



THE ZONING BY-LAW OF NORFOLK COUNTY 1-Z-2014

COUNTY APPROVED: JULY 14, 2014

O.M.B. ORDERS: 1) APRIL 10, 2015 – PL141006
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Consolidation copy as of February 1, 2026



The Corporation of Norfolk County Zoning By-Law 1-Z-2014

Being a By-Law to regulate the use of lands, the frontage and depth of a parcel of land, the proportion of land occupied by a building or structure, the erection, use, height, bulk, size, floor area, spacing and location of building and structures, and the provision of parking facilities within Norfolk County.

WHEREAS Norfolk County Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 of the *Planning Act, R.S.O. 1990, c.P.13*;

AND WHEREAS this By-Law conforms to the Norfolk County Official Plan;

NOW THEREFORE the Council of The Corporation of Norfolk County hereby enacts as follows:

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Commented [AC1]: Table of Contents to be updated following passing of the ZBL Housekeeping Amendment and approval of track changes

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1.0 Administration, Interpretation and Zones

1.1 Title

This By-Law shall be known and may be cited as “The Zoning By-Law of Norfolk County”.

1.2 Scope of the By-Law

1.2.1 Defined Area

The provisions of this By-Law shall apply to all lands within the boundaries of Norfolk County.

1.2.2 Conformity with the By-Law

- a) No land, *building* or *structure* shall be used, *erected* or *altered* in whole or in part except in conformity with the provisions of this By-Law.
- b) No land, *building* or *structure* shall be used or occupied except for uses that are specifically identified in the By-Law as *permitted* uses by the relevant zoning category.

1.2.3 Non-Conforming and Non-Complying Due to Government Purchase of Land

- a) Notwithstanding anything to the contrary contained *herein*, where the *County*, the Province of Ontario, the government of Canada or any board or commission of the *County*, the Province of Ontario, the government of Canada acquires a portion of a *lot*, any reduction to the *lot area*, *lot frontage* or *yard* created by the acquisition, which results in the remaining parcel being *noncomplying*, shall be deemed to comply to the provisions of this By-Law.
- b) Where an *existing non-conforming* or *non-complying* parcel of land is made further *non-conforming* or *non-complying* by the acquisition, the parcel shall be deemed to be *non-conforming* or *non-complying*, only to the extent of the nonconformity or non-compliance which existed prior to the acquisition.

1.2.4 Setbacks from Buildings and Uses in Adjacent Municipalities

Where any *setback* or separation distance is *required*, by this By-Law, to separate certain *buildings*, *structures* or uses from one another, such *setback* or separation distance shall also be *required* from similar *buildings*, *structures* or uses located in adjacent municipalities.

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 municipality- County, as amended, or any license or permit requirements. [X-Z-2026]

1.2.6 Building and Other Permits

- a) No building permit shall be issued where the proposed *building, structure* or use would be in violation of this By-Law, any *County By-Law* or the *Ontario Building Code*.
- b) Where *Ontario, Long Point Region Conservation Authority Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses, Regulations* are in effect, a permit from the conservation authority having jurisdiction is *required* prior to a building permit being issued and any construction taking place.

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 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 the requirement 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. [X-Z-2026]

1.3 Interpretation

1.3.1 Interpretation of Provisions

In the interpretation and application of the provisions of this By-Law, the provisions shall be held to be the minimum requirements for the promotion of public health, safety, comfort, convenience, amenity and general welfare.

1.3.2 Interpretation of Words

For the purpose of this By-Law:

- a) words used in the present tense shall be deemed to include the future;
- b) words in the singular number shall be deemed to include the plural and words in the plural shall be deemed to include the singular;
- c) words in any gender shall be deemed to include all other genders;

- d) the words “use” or “used” shall be deemed to include the words “intended, arranged or designed for use” or “intended, arranged or designed to be used” or “intend, arrange or design for use”;
- e) the word “shall” is mandatory and not discretionary;
- f) the word “may” is permissive;
- g) words in italics are defined in Section 2.0.

1.3.3 Changes in Legislation

Where the provisions of this By-Law refer to specific legislation, such provisions shall be deemed to also refer to any legislation which amends such legislation or is a successor thereto.

1.3.4 Clarity and Accuracy

In the development of this By-Law, every effort is made to ensure clarity and accuracy. This By-Law is a complex and detailed document, and inadvertent inconsistencies and errors may have occurred in its development. Notwithstanding any other provisions of this By-Law, corrections to technical errors including typographical, grammatical, spelling, section numbering, metric conversion, transposition errors and minor mapping irregularities may be made to this By-Law without formal amendment under the *Ontario Planning Act* and will not require public notification.

1.4 Zones

1.4.1 Establishment of *Zones*

The following *Zones* are hereby established within the *County*. Such *Zones* are shown on Schedules A-1 to A-46 inclusive, attached hereto and forming part of this By-Law. The Schedules may be referred to as the “Zoning Maps” and each *Zone* may be known by and referred to by its name or symbol.

<u><i>Zone</i></u>	<u><i>Symbol</i></u>
<u>Residential Zones</u>	
Urban Residential Type 1 <i>Zone</i>	R1
Urban Residential Type 2 <i>Zone</i>	R2
Urban Residential Type 3 <i>Zone</i>	R3
Urban Residential Type 4 <i>Zone</i>	R4
Urban Residential Type 5 <i>Zone</i>	R5
Urban Residential Type 6 <i>Zone</i>	R6
Hamlet Residential <i>Zone</i>	RH
Resort Residential <i>Zone</i>	RR

Commercial Zones

Central Business District <i>Zone</i>	CBD
Shopping Centre Commercial <i>Zone</i>	CSC
Service Commercial <i>Zone</i>	CS
Residential Commercial Business <i>Zone</i>	CRB
Neighbourhood Commercial <i>Zone</i>	CN
Hamlet Commercial <i>Zone</i>	CHA
Rural Commercial <i>Zone</i>	CR
Resort Area Commercial <i>Zone</i>	CRA
Marine Commercial <i>Zone</i>	CM

Industrial Zones

General Industrial <i>Zone</i>	MG
Light Industrial <i>Zone</i>	ML
Disposal Industrial <i>Zone</i>	MD
Extractive Industrial <i>Zone</i>	MX
Rural Industrial <i>Zone</i>	MR
Marine Industrial <i>Zone</i>	MM
Special Industrial <i>Zone</i>	MS

Institutional Zones

Community Institutional <i>Zone</i>	IC
Neighbourhood Institutional <i>Zone</i>	IN
Rural Institutional <i>Zone</i>	IR

Open Space Zones

Open Space <i>Zone</i>	OS
Open Space (Tent and Trailer) <i>Zone</i>	OST

Provincially Significant Wetlands Zones

Provincially Significant wetland <i>Zone</i>	PSW
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Hazard Land Zones

Hazard Land <i>Zone</i>	HL
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Agricultural Zones

Agricultural <i>Zone</i>	A
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Development Zones

Development <i>Zone</i>	D
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1.4.2 Interpretation of *Zone* Boundaries

The following provisions shall apply in the interpretation of the location of *Zone* boundaries:

- a) a *Zone* boundary which is contiguous with a highway, *street* or *lane* shall be the centre-line of such highway, *street* or *lane*;
- b) a *Zone* boundary indicated as following a right-of-way of a railway shall be the centre-line of such right-of-way;
- c) a *Zone* boundary appearing to follow the *lot lines* of any *lot* shall be deemed to follow such *lot lines*;
- d) where the provisions of Subsection 1.4.2 a), b) or c) are not applicable in determining the location of a *Zone* boundary, its location shall be determined by measuring the distance from the nearest definable legal geographic reference point as indicated on the applicable Zoning Map;
- e) in the event that a *street* or *lane* or part thereof is closed, or an abandoned railway right-of-way is sold, the property formally within such *street*, *lane* or abandoned railway right-of-way shall be included within the *Zone* of the adjacent property to which it is adjoined. In the event that the closed *street*, *lane* or abandoned railway right-of-way was a *Zone* boundary between two (2) or more different *Zones*, the new *Zone* boundary shall be the boundary of the new property formed by the joining of the closed *street*, *lane* or abandoned railway right-of-way to adjacent properties. Where no joining takes place, the new *Zone* boundary shall be the former centre-line of the closed *street*, *lane* or abandoned railway right-of-way.

1.4.3 More Than One (1) *Zone* on a *Lot*

Where a *lot* is situated in more than one (1) *Zone*, all provisions in the pertinent *Zone* shall be satisfied on each portion of the *lot* so *Zoned*, except:

- a) where a portion of a *lot* is *Zoned* Hazard Land (HL) or Provincially Significant Wetland (PSW), such portion may be used in the calculation of any *required lot area*; or,
- b) where the main use is wholly situated in one (1) *Zone*, an *accessory structure* or use may be *permitted* in any other *Zone* than the Provincially Significant Wetland *Zone* (PSW) provided it meets all provisions of Section 3.0 except nonresidential *accessory structures* shall not be *permitted* in residential *Zones*.

1.4.4 Establishment of Holding *Zones*

Pursuant to Section 36 of the *Ontario Planning Act*, holding *Zones* are hereby established by the use of the symbol "H" as a suffix to the *Zone* symbols in Subsection 1.4.1. Land subject to the symbol "H" shall not be used, nor any *building* or *structure* used, *altered* or *erected* except in accordance with the *Zone* applied thereon and until the "H" is removed by an amendment to this By-Law.

1.4.5 Special Provisions

The *County* may pass amendments to this By-Law which apply to certain lands or properties shown on Schedules A-1 to A-46. Where *permitted* uses or provisions on such lands differ from the provisions of this By-Law, a Special Provision shall be added to Section 14 of this By-Law. A numerical symbol shall be added to Schedules A-1 to A-46 identifying the subject lands and the Section number of the Special Provision. When necessary, a detailed Schedule showing the location of the lands affected or other requirements is or shall be contained at the end of Section 14 of this By-Law.

1.4.6 Prohibited Uses

With respect to any lands to which this By-Law applies, all uses are prohibited unless specifically *permitted* in this By-Law.

1.5 Administration

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 this By-Law.](#) ~~[X-Z-2026]~~

1.5.2 Inspection

A building inspector or any officer or employee of the *County*, who has been assigned the responsibility of enforcing this By-Law by the Council of the *County*, is hereby authorized to enter and inspect, at all reasonable times and upon producing proper identification, any property or premises which he or she believes is in contravention of this By-Law. Such inspector, officer or employee shall follow proper *biosecurity protocols* in the Agricultural Zone (A). Such inspector, officer or employee shall not enter any room or *building* actually used as a *dwelling* without requesting and obtaining the consent of the occupant and without first informing the occupant that they may refuse the right of entry, in which case entry can be made only under the authority of a search warrant or as authorized by a court or other body having jurisdiction to make such an order for entry.

1.5.3 Violations and Penalties

- a) Every *person* who uses land, or *erects* or uses any *building* or *structure* in a manner contrary to any requirement of this By-Law, or who causes or permits such use

or erection, or who violates any provision of this By-Law or causes or permits a violation, shall be guilty of an offence and upon conviction therefore shall pay a penalty within the provisions in the *Ontario Planning Act*, for each such offence, and every such penalty shall be recoverable under the *Ontario Municipal Act* and the *Ontario Provincial Offences Act*.

- b) Where a conviction referred to in Subsection 1.5.3 a) has been entered, in addition to any penalty, the court may also make an order prohibiting the continuation or repetition of the offence by the *person* convicted.

1.5.4 Restraint of a Contravention

In the event that any *building or structure is erected, altered, reconstructed, extended or used, or any land is used, in contravention of this By-Law, such contravention may be restrained by legal action at the instance of any ratepayer of the County or the County pursuant to the provisions in the Ontario Municipal Act in that regard.*

1.5.5 Validity

If any Section, clause or provision of this By-Law, or anything contained in any Schedule of this By-Law, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-Law as a whole or any part thereof, other than the Section, clause or provisions so declared to be invalid. It is hereby declared that all the remaining Sections, clauses or provisions of this By-Law shall remain in full force and effect until repealed, notwithstanding that one (1) or more provisions of this By-Law shall been declared to be invalid.

1.6 Repeal of Existing By-Laws

1.6.1 Repeal of By-Laws 1-NA 86, NW 1-2000, 1-1999 and 1-DE 80 and All Amendments

By-Laws 1-NA 86, NW 1-2000, 1-1999 and 1-DE 80 (The City of Nanticoke, The Town of Simcoe and the Township of Delhi Zoning ByLaws respectively) and all amendments thereto, passed pursuant to the *Ontario Planning Act* as amended, and which were approved by the Ontario Municipal Board, the Region of Haldimand-Norfolk or the City of Nanticoke, Town of Simcoe and the Township of Delhi, are hereby repealed.

1.6.2 Repeal of By-Law 1-NO 85 and All Amendments

By-Law 1-NO 85 (The Township of Norfolk Zoning By-Law) and all amendments thereto, passed pursuant to the *Ontario Planning Act* as amended, and which were approved by the Ontario Municipal Board, the Region of

Haldimand-Norfolk or the Township of Norfolk, are hereby repealed. [38-Z-2018]

1.6.3 Minor Variances

Notwithstanding Subsection 1.6.1 and Subsection 1.6.2, all minor variances granted to By-Laws 1-NA 86, NW 1-2000, 1-1999, 1-DE 80 and 1-NO 85 to any amendments thereto by the Committee of Adjustment for the *County* or its predecessors shall remain in full force and effect and shall be considered to be minor variances to this By-Law in accordance with the provisions in the *Ontario Planning Act*.

2.0 Definitions

Whenever used in this By-Law, the following words and phrases shall have the following meanings:

2.1 **“ABATTOIR”** shall mean the whole or part of lands, lots, buildings or structures used for the slaughter of animals or livestock. [X-Z-2026]

2.42.2 **“ACCESS AISLE”** shall mean an additional space beside a parking space that allows persons with disabilities to get in and out of their vehicles. [X-Z-2026]

2.22.3 **“ACCESSORY BUILDING OR STRUCTURE”** shall mean a detached building or structure used for an accessory use, such as, without limitation, a detached garage or the storage or shelter of materials, equipment or other items, and may contain an *Additional Residential Dwelling Unit*. [7-Z-2020][25-Z-2022]

2.32.4 **“ACCESSORY USE”** shall mean a use naturally and normally incidental to, subordinate to and exclusively devoted to a principal use and located on the same lot therewith.

2.42.5 **“ADULT LIVE ENTERTAINMENT FACILITY”** shall mean a lot and a building or structure, or portion thereof used for a trade, calling, business or occupation, providing a performance, exhibition, or activity designed to appeal to exotic or sexual appetites or inclinations and for the purposes of this definition:

- 1) “performance, exhibition, or activity designed to appeal to exotic or sexual appetites or inclinations” shall mean a live performance, exhibition, or activity of which a principle feature or characteristic is the nudity or partial nudity of any person.
- 2) “partial nudity” shall mean less than completely or opaquely covered:
 - i. human genitals or human pubic region;
 - ii. human buttocks; or
 - iii. the human female breast below the point immediately above the top of the areola.
- 3) “providing” shall mean furnishing, performing, soliciting, giving or making available. [5-Z-2017]

2.6 **“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. [X-Z-2026]

2.7 **“AIR TREATMENT CONTROL”** shall mean the functional use of industrial grade multi-stage carbon filtration system, or similar technology, to reduce and/or treat the emission of pollen, dust and odours expelled from a facility and sized accordingly in comparison to the facility it serves as designed by a qualified person. [25-Z-2018]

2.52.8 **“ALTER”** shall mean any alteration in a bearing wall or partition, column, beam, girder or other supporting member of a building or structure or any increase in the area or volume

measurement of a *building* or *structure*. The raising of a *building* or *structure* by increasing the height of a foundation shall not be construed as altering a *building* or *structure* provided that the maximum *permitted* height is not exceeded and provided that an additional *storey* is not created.

2.62.9 **"ANGULAR PLANE"** shall mean a maximum *building height* measured as a vertical angle of 45 degrees beginning at the ~~property lot~~ line ~~of the nearest applicable lot of an R1-A, R1-B or R2 lot.~~ [X-Z-2026]

2.10 **"ANIMAL HOSPITAL"** shall mean the premises of a veterinarian where animals are treated or kept for treatment.

2.72.11 **"ANIMAL KENNEL"** shall mean a place where domestic pets are kept, raised, boarded or trained for remuneration.

2.82.12 **"ARCADE"** shall mean a *building* or part of a *building* containing three (3) or more mechanical, electronic, computer or similar devices intended for use as a game, entertainment or amusement by members of the public. The use of one (1) or two (2) such devices in an establishment may be considered a valid *non-residential accessory use*. The use of computers for email or web site access unrelated to gaming shall not be considered as establishing an *arcade*.

2.92.13 **"ATTACHED GARAGE"** shall mean an enclosed space designed or used for one or more *parking spaces* and attached to the principal *dwelling*. The enclosed space must include common walls, foundation and a roof, and the garage must be accessible via doorway into the principle *dwelling unit*. [8-Z-2020]

2.102.14 **"AUCTION CENTRE"** shall mean land and *buildings* on or within which goods, wares, merchandise, substances, articles and things are sold to the highest bidder.

2.112.15 **"AUTOMOBILE BODY SHOP"** shall mean a *building* or *structure* used for the painting or repairing of *vehicle* bodies or parts thereof but excludes an automobile wrecking yard or *salvage yard*.

2.122.16 **"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.

2.132.17 **"AUTOMOBILE SERVICE AND REPAIR STATION"** shall mean a *building* or *structure* wherein *vehicles* are oiled, greased or repaired. An *automobile service and repair station* shall not include an *automobile body shop* or an *industrial garage*.

2.142.18 **"AUTOMOBILE WASHING ESTABLISHMENT"** shall mean a *building* or place used for washing of *vehicles*.

2.152.19 **"BALCONY"** shall mean an outside platform projecting from the wall of a *dwelling* and located above the height of the floor of the *first storey*.

2.20 **"BAR OR NIGHT CLUB"** shall mean an establishment which supplies alcoholic drinks, food and/or entertainment and contains a walk-up bar or counter where patrons may order, obtain and pay for food and alcoholic drinks. A *bar or night club* may contain an *outdoor patio or cafe*. This definition includes business enterprises commonly known as a tavern, pub or drinking establishment.

2.162.21 **"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. [X-Z-2026]

2.172.22 **"BASEMENT"** shall mean a *storey* or *storeys* of a *building* located below the *first storey*.

2.23 **"BED & BREAKFAST"** shall mean a *single detached dwelling* containing, as an *accessory use*, one (1) or more rooms provided, for gain, with or without meals, for the travelling or vacationing public as temporary accommodation. Such rooms shall contain no cooking facilities. A *bed & breakfast* does not include a *restaurant, boarding or lodging house, rooming house, group home* or *hotel*.

2.182.24 **"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. [X-Z-2026]

2.192.25 **"BIOSECURITY PROTOCOL"** shall mean the practices and procedures which if implemented are likely to prevent or greatly reduce the likelihood of the movement of disease-causing agents.

2.202.26 **"BOATHOUSE"** shall mean a *building* or *structure* used for the accommodation or shelter of marine craft provided the *building* or *structure* is located over a *boatslip* or immediately adjacent to a *watercourse* or a *water body*.

2.212.27 **"BODY RUB ESTABLISHMENT"** shall mean the kneading, manipulating, rubbing, massaging, by touching or stimulating, by any means, of a *person's* body or part thereof, and which is expressly performed for sexual purposes and to cater to a *person's* sexual appetite. This definition shall not include alternative health care uses. [5-Z-2017]

2.222.28 **"BOATSLIP"** shall mean a docking space or berth for the accommodation of marine craft immediately adjacent to a *watercourse* or a *water body*, and includes a docking space or berth within a *boathouse*.

2.232.29 **"BOUTIQUE"** shall mean a small scale *retail store* specializing in the sale of gifts, specialty foods or apparel primarily catering to the tourist trade.

2.242.30 **"BUILDING"** shall mean an enclosed *structure* consisting of any combination of walls, roof and floor or a structural system serving the same function, including all

associated works, fixtures and service systems but excluding an attached *deck or unenclosed porch*.

2.252.31 **"BUILDING HEIGHT"** shall mean the vertical distance between the average *finished grade* of the ground at the front wall of a *building* and:

- a) in the case of a flat roof or a mansard roof, the highest point of the roof surface;
- b) in the case of any other roof, the highest point of the ridge. [8-Z-2017]

Illustration of Building Definitions

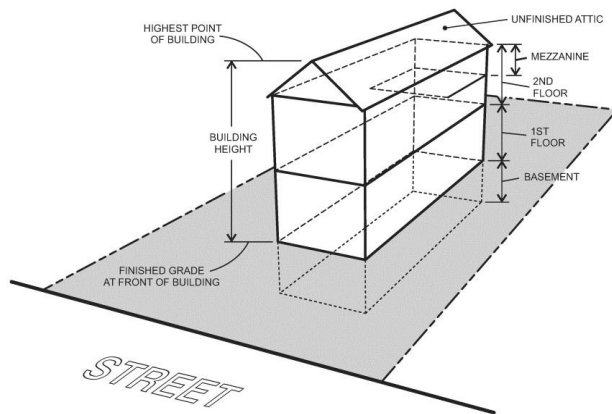
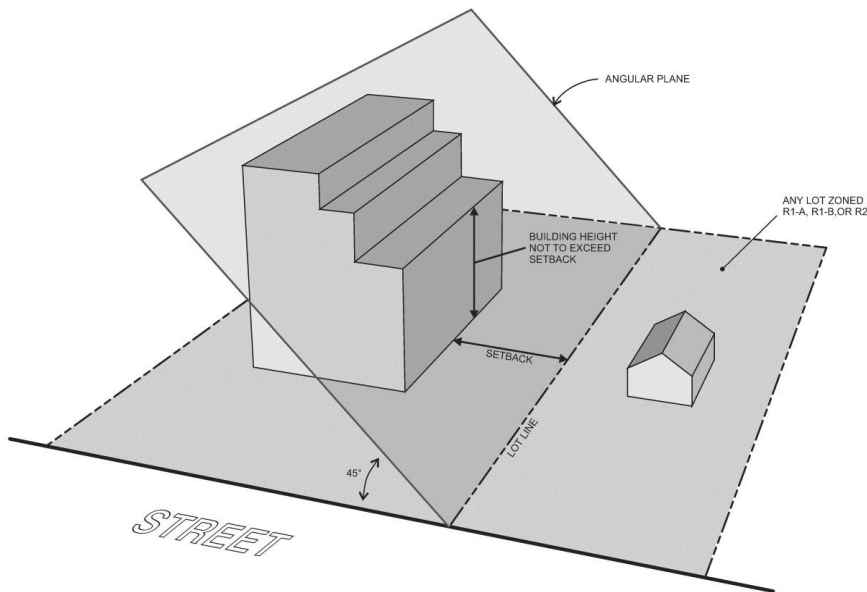


Illustration of Angular Plane



Note: The above illustrations are for clarification and convenience only and do not form part of this By-Law.

- 2.32 **"CAMPGROUND"** shall mean land and facilities owned and operated by a governmental agency, a community service club or charitable organization and used for the purpose of camping. A *campground* may include cabins, *tents*, dining halls and other *accessory buildings* and *structures* but excludes a *tent and trailer park*.
- 2.33 **"CANNABIS"** shall mean a genus of flowering plants in the family *Cannabaceae*. Synonyms include but are not limited to marijuana, and marihuana. This definition does not include the industrial or agricultural production of hemp (a source of foodstuffs (hemp milk, hemp seed, hemp oil), fiber and biofuels). [25-Z-2018]
- 2.332.34 **"CANNABIS PRODUCTION AND PROCESSING"** shall mean lands, *buildings* or *structures* used for the production, processing, testing, destroying, packaging and/or shipping of *cannabis* authorized by an issued license or registration by the federal Minister of Health, pursuant to the Access to Cannabis for Medical Purposes Regulations, SOR/2016-230, to the *Controlled Drugs and Substances Act*, SC 1996, c 19, and the *Cannabis Act*, S.C. 2018, c. 16, as amended from time to time, or any successors thereto. [5-Z-2019]
- 2.342.35 **"CEMETERY"** shall mean land that is set aside or used as a place for the interment of ~~the dead~~ *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 ~~the dead~~ *human remains* in sealed crypts or compartments.
- A cemetery shall not include a crematorium.* [X-Z-2026]
- 2.36 **"CHIP WAGON"** shall mean food ~~service vehicle~~ *truck*. [8-Z-2022] [X-Z-2026]
- 2.37 **"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 ~~dispensary~~ *a pharmacy directly associated with the facility*. [X-Z-2026]
- 2.38 **"COMMON WALL"** shall mean a wall separating two (2) *dwelling units*.
- 2.39 **"COMMUNAL SEWAGE TREATMENT SYSTEM"** shall mean a sewage network within the meaning of Section 1 of the *Ontario Water Resources Act* that services six (6) or more *lots* or private residences and is not owned by a municipality.
- 2.40 **"CONTRACTOR SHOP"** shall mean a *building* or part of a *building* used by a *building* trade, such as, without limitation, sheet metal, plumbing, heating, electrical, dry-wall, carpentry or masonry, for the assembly, fabrication, repair or storage of *building*

components or for the repair or storage of machinery, equipment and materials used in the *building* trade.

2.41 “**CONTRACTOR SUPPLY AND SERVICE SHOP**” shall mean a *building* or part of a *building* used as both a *building* supply establishment and a *contractor shop* for a particular trade or group of trades.

2.42 “**CONTRACTOR’S YARD**” shall mean an outdoor area used by a contractor for the *outdoor storage* of *vehicles*, machinery, equipment or materials, and may include a *contractor shop*.

2.43 “**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, vape and tobacco~~, 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*. [X-Z-2026]

2.44 “**COUNTRY STORE**” shall mean a *building* or part of a *building* wherein groceries and items commonly sold in a *convenience store* are offered for sale to the general public in combination with the sale of any or all of the following accessory items: meats, clothing, general hardware, household goods, drugs, the sale or rental of videos and similar items.

2.45 “**COUNTY**” shall mean the Corporation of Norfolk County.

2.452.46 “**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*. [X-Z-2026]

2.47 “**CUSTOM WORKSHOP**” shall mean a *building* or part of a *building* used by an individual or individuals qualified as a tradesman, trained in a craft or being a member of a guild, or other skilled labour, for the repair, custom fabrication, or custom assembly of articles, items or things. A *custom workshop* shall include, without limitation, a machine shop, a pattern shop, a sheet metal shop, a wood working shop, a cabinetwork shop or other similar operation.

2.462.48 “**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. [X-Z-2026]

2.49 “**DAY CARE NURSERY**” shall be defined as ~~mean day care centre. [X-Z-2026] a building or part of a building that provides temporary care and supervision to more than five (5) children for a period not exceeding twenty-four hours at any one period of time and is licensed pursuant to the Child Care and Early Years Act~~ Day Nurseries Act.

2.50 **"DECK OR UNENCLOSED PORCH"** shall mean a *structure* at the front, side or rear of a *building* which may be attached or detached from the main *building* and which may be covered by a roof with or without supporting columns provided the *deck* or *porch* remains unenclosed by walls, windows or screening.

2.51 **"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. ~~[X-Z-2026]~~

2.52 **"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
- 2.47h) may or may not be mounted on wheels have the same definition as in the Ontario Building Code. ~~[X-Z-2026]~~

2.53 **"DEPARTMENT STORE"** shall mean a *building* or part of a *building* used for the retail sale of a wide variety of goods, wares, merchandise and services including, without limitation, family clothing and apparel, and furniture, appliances and home furnishings and may include, as *accessory uses*, offices, warehousing and outdoor sales and display area. Such merchandise is generally displayed or offered on a departmentalized basis. For greater clarity, this definition does not include an automotive/home improvement store. 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.

2.54 **"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*. [X-Z-2026]

2.482.55 “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. [X-Z-2026]

2.492.56 “DISTILLERY” shall mean a building or structure used for the making or blending of spirits containing alcohol. [X-Z-2026]

2.502.57 “DOCK” shall mean a structure extending along shore or out from the shore into a body of water, to which boats and watercraft may be moored. [8-Z-2017]

2.512.58 “DRINKING WATER THREAT” means an activity or condition that adversely affects or has the potential to adversely affect the quality or quantity of any water that is or may be used as a source of drinking water, and includes an activity or condition that is prescribed by the regulations as a drinking water threat (Source: Clean Water Act). [37Z-2017]

2.522.59 “DRIVEWAY” shall mean an internal roadway that is not a street, private road, internal road or lane, which provides vehicular access from a street, private road or private lane, to a parking aisle, parking space or loading space. [5-Z-2018]

2.532.60 “DRY CLEANING DISTRIBUTION STATION” shall mean a building or part of a building used for the purpose of receiving articles of clothing, goods or fabric to be dry cleaned, dyed or laundered elsewhere and for the pressing and distribution of any such articles of clothing, goods or fabric.

2.542.61 “DRY CLEANING ESTABLISHMENT” shall mean a building or part of a building where dry cleaning, dry dyeing, cleaning or pressing of articles of clothing, goods or fabric is carried on and may include a dry cleaning distribution station.

2.552.62 “DWELLING” shall mean a building containing one (1) or more dwelling units. ~~Each~~ dwelling may include an attached private garage. [X-Z-2026]

~~2.51.12.62.1~~ “SINGLE DETACHED DWELLING” shall mean a dwelling not attached to any other dwelling and containing only one (1) primary dwelling unit. [X-Z-2026]

~~2.51.22.62.2~~ “SEMI-DETACHED DWELLING” shall mean a building on a lot or lots divided by a vertical common wall into two (2) primary dwelling units by a vertical common wall with no internal access between primary dwelling units and each dwelling having frontage on a street. [X-Z-2026]

2.51.92.62.3 **"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.* [X-Z-2026]

2.51.42.62.4 **"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*. [X-Z-2026]

2.51.52.62.5 **"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*. [X-Z-2026]

2.62.6 **"BOARDING OR LODGING HOUSE"** shall mean a *single detached dwelling*, with or without meals, for lodging or sleeping accommodation and may provide communal but not individual cooking facilities. The *dwelling* shall be occupied by the proprietor and shall provide accommodation for no more than ten (10) individuals including the proprietor's family. A *boarding or lodging house* does not include a *hotel* or *bed & breakfast*.

2.51.62.62.7 **"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.* [X-Z-2026]

2.51.72.62.8 **"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*. [X-Z-2026]

2.51.82.62.9 **"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*. [X-Z-2026]

2.51.92.62.10 **"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*. [X-Z-2026]

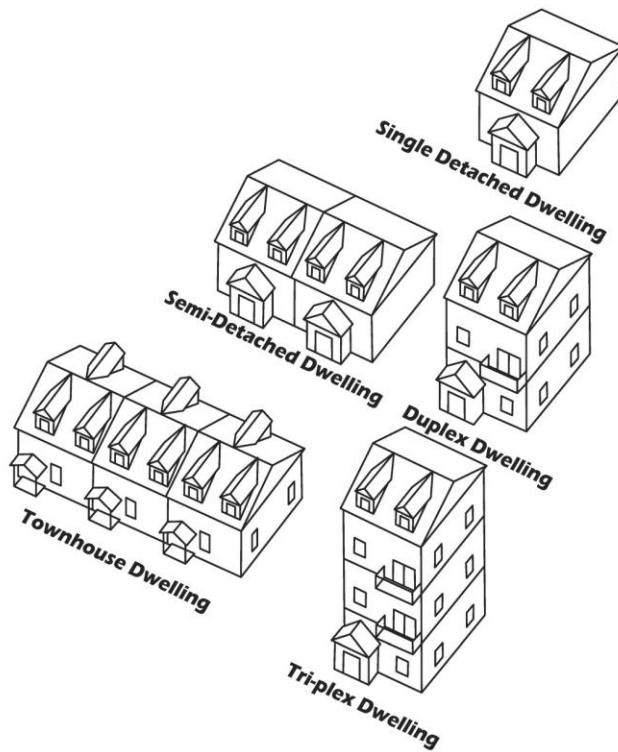
2.51.102.62.11 **"APARTMENT DWELLING"** shall mean a *dwelling* containing five (5) or more *primary dwelling units* with a shared or common entrance. [X-Z-2026]

2.51.112.62.12 **"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*. ~~[X-Z-2026]~~

2.62.13 **“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.* ~~[X-Z-2026]~~

Illustration of Typical Dwelling Types



Note: The above illustrations are for clarification and convenience only and do not form part of this By-Law.

~~2.56~~2.63 **"DWELLING UNIT"** shall mean a suite of two (2) or more rooms used by one (1) or more individuals living together, in which cooking, eating, living, sleeping and sanitary facilities are provided, which has a private entrance directly from outside the *building*, from a common hallway or from a common stairway. A *dwelling unit* does not include a ~~bunk house~~*temporary farm workers accommodation*, group home, mobile home or recreational vehicle. ~~[X-Z-2026]~~

2.63.1 **"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.~~~~[X-Z-2026]~~

2.63.2 **"ADDITIONAL RESIDENTIAL DWELLING UNIT"** shall mean a self-contained residential *dwelling unit* supplemental to the *primary dwelling unit* ~~on a single property 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*.~~[7-Z-2020][25-Z-2022] [X-Z-2026]~~

~~2.52-12~~2.63.3 **"INTERIOR ADDITIONAL RESIDENTIAL DWELLING UNIT"** shall mean a second *dwelling unit* that is within, but supplemental to, the permitted *primary residential dwelling unit* ~~on the same property lot~~, where the second *dwelling unit* has its own kitchen and bathroom. ~~[25-Z-2022] [X-Z-2026]~~

~~2.52-22~~2.63.4 **"DETACHED ADDITIONAL RESIDENTIAL DWELLING UNIT"** shall mean a separate accessory building on a lot containing a *primary dwelling unit*. ~~The detached additional residential unit which is subordinate and secondary to the principal primary dwelling unit located on the same lot.~~ ~~[25-Z-2022] [X-Z-2026]~~

~~2.52-32~~2.63.5 **"MODULAR HOME"** shall mean a prefabricated *building* constructed to Canadian Standards Association (CSA) standard A277, as amended from time to time, and which is designed to be used as a principal residence. ~~[25-Z-2022]~~

2.64 **"ERECT"** shall mean when used in this By-Law, the *building*, construction, reconstruction and relocation of a *building* or *structure*, and, without limiting the generality of the foregoing, also includes:
a) any preliminary physical operation, such as excavating, filing or draining, or,
b) any work requiring a building permit.

~~2.64~~2.65 **"ESTABLISHED BUILDING LINE"** shall mean the average distance from the *street line* to the main wall of *existing buildings* on one side of a *street* between *street* intersections where both the distance between the *street* intersections is 200 metres or less and more than one half of the *lots* fronting the *street* on the same side has been built upon.

~~2.65~~2.66 **"EXISTING"** shall mean legally in existence from the date of the passing of this By-Law.

2.67 **"FARM"** shall mean the use of land, *building* or *structure* for agricultural purposes, such as, without limitation, the growing of crops, including nursery, biomass, and horticultural crops; raising of *livestock*; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry and maple syrup production, but does not include *Cannabis Production and Processing*. [25-Z-2018]

2.662.68 **"FARM BREWERY"** shall mean a *farm* on which *buildings* or *structures* are used for the making of beers from grains, hops, or fruit grown primarily on the *farm operation*. [34-Z-2019]

2.69 **"FARM DISTILLERY"** shall mean a *farm* on which *buildings* or *structures* are used for the making of spirits from crops grown primarily on the *farm operation*. [34-Z-2019]

~~**"FARM EXPERIENCE ACTIVITY/AGRI TOURISM USES"** shall mean an accessory activity that is directly associated with agriculture and an existing farm operation and which consists of adding a component of information farm related tourism uses that may include, education, temporary accommodation such as a bed and breakfast or entertainment activities related to an existing farm operation.~~

Commented [AC2]: Relocated to Section 2.6 Agri-Tourism Uses

2.70 **"FARM IMPLEMENT SALES AND SERVICE ESTABLISHMENT"** shall mean an establishment having as its main use the storage and display of *farm* implements for sale and which may include facilities for the repair of or maintenance of *farm* equipment.

2.672.71 **"FARM OPERATION"** shall mean an agricultural activity carried on a *farm* by one (1) *person* in the expectation of gain and operating on one (1) or more properties, which shall be situated within the *County* and having a valid *Farm Business Registration Number* in good standing.

2.682.72 **"FARM PROCESSING"** shall mean the grading, sorting, packing, drying or processing of crops and produce produced on properties which form part of the *farm operation* where the facility is located.

2.692.73 **"FARM PROCESSING - VALUE ADDED"** shall mean the processing and refining of crops and produce produced on properties which form part of the *farm operation* to a final retail product. The final retail product shall primarily consist of the crops and produce produced on the *farm operation*.

2.702.74 **"FARM PRODUCE OUTLET"** shall mean a use accessory to a *farm operation* which consists of the retail sale of agricultural products such as vegetables, fruits and other crops produced on properties which form part of the *farm operation* where the outlet is located and shall be operated by the owner of the *farm operation*.

2.712.75 **"FARM SUPPLY OUTLET"** shall mean a *building* or part of a *building* used for the retail sale or rental of minor equipment and implements, parts, tools, hardware, fertilizer, sprays, seed, feed and clothing for *farm* use.

2.722.76 "FARM WINERY" shall mean a *farm* on which *buildings* and *structures* are used for the making of wines from fruit grown primarily on the *farm operation*.

2.732.77 "FARMERS MARKET" shall mean the use of land, *buildings* or *structures* for the retail sale of food to the public during no more than two (2) days in one (1) week. This definition may include the retail sale of arts and crafts as a secondary use.

2.78 "FINISHED GRADE" shall mean the average elevation of the finished surface of the ground at the front of a *building* or *structure*, exclusive of any embankment in lieu of steps.

2.79 "FLOOR AREA RATIO" shall mean the ratio of the *usable floor area* to the *lot*, determined by the calculation of: $\text{floor area ratio} = \text{usable floor area} / \text{lot area}$.

2.80 "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. [X-Z-2026]

2.742.81 "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, as 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. [X-Z-2026]

2.82 "FOOD SERVICE TRUCK VEHICLE" shall mean a vehicle, trailer or cart, able to be made mobile, where food is prepared and sold for immediate consumption by the public. [8-Z-2022] 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. [X-Z-2026]

2.752.83 "GARAGE, INDUSTRIAL" shall mean a *building*, *structure* or *lot* where commercial and industrial *vehicles* and equipment such as, without limitation, buses, trucks and construction and industrial *vehicles* and equipment are stored, repaired, maintained, leased and/or sold.

2.762.84 "GARAGE, PRIVATE" shall mean an *accessory building* or portion of a *dwelling* which is designed or used for one (1) or more *parking spaces* and shall include an open or partially enclosed shelter for motor *vehicles* commonly known as a carport.

2.772.85 "GARDEN CENTRE" shall mean a *building*, *structure* or *lot* used for the retail sale of agricultural products such as plants, trees and shrubs and ancillary sales of landscaping

materials and products and shall not include *Cannabis Production and Processing*. [25-Z-2018]

2.782.86 **"GARDEN SUPPLY CENTRE"** shall mean a *building, structure or lot* used for the retail sale of gardening tools, materials and/or products.

~~2.79~~ **"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, ~~or lounge~~, or wedding venue as accessory uses. [X-Z-2026]

2.802.87

~~—~~ **"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*, ~~or where a greenhouse is not related to a permitted farming operation, 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*. [X-Z-2026]

2.88

~~—~~ **"GROCERY STORE / SUPERMARKET"** shall mean ~~a building or part of a building in which a diverse line of goods such as 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.~~ shall mean a retail store selling food produce primarily, as well as day to day household merchandise and pharmaceuticals that are stored, offered, and kept for retail sale. [X-Z-2026]

2.90 **"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.

a) 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. [X-Z-2026]

2.812.91 **"GROUP HOME"** shall mean a building that is licensed, ~~or~~ 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. [X-Z-2026]

2.822.92 **"HABITABLE ROOM"** shall mean a room used or intended to be used for living, sleeping, cooking or eating purposes including, without limiting the generality of the foregoing, a bedroom, living room, recreation room, family room, den, library, kitchen, sewing room or enclosed sunroom but excluding a bathroom, change room, bathhouse, sauna, laundry room, furnace room, hallway, closet, storage room or garage. For a room located in a *basement* to be considered a *habitable room*, it shall meet the minimum ceiling height, window area and window size set out in the *Ontario Building Code*.

2.93 **"HEREIN"** shall mean "in this By-Law" and shall not be limited to any particular Section of this By-Law.

2.94 **"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). [X-Z-2026]

2.832.95 **"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 the individual carrying out the craft, trade, guild or service resides within a dwelling unit located on the same lot. A *home industry* does not include ~~an automobile service and automobile service and repair station, or an, an~~ *automobile body shop, or a merchandise service shop or paint booth*. [27-Z-2020] – [X-Z-2026]

2.96 **"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 day care for five (5) children or less, exclusive of the individual's children,~~ which is permitted to may 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. [27-Z-2020] [X-Z-2026]

2.97 **"HORSE AND BUGGY"** shall mean a non-motorized transport such as buggies or wagons dragged by one (1) or more horses. ~~[X-Z-2026]~~

~~2.842.98~~ **"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*. ~~[X-Z-2026]~~

2.99 **"HOTEL"** shall mean one (1) or more buildings providing temporary sleeping accommodation, within individual rental units, with or without cooking facilities, mainly for the travelling or vacationing public. A hotel may include as secondary uses restaurants, bar or night clubs, recreational facilities and conference and convention facilities. This definition includes a motel, traveller's motel and a motor hotel.

~~2.852.100~~ **"LANDSCAPE AREA"** shall mean an area of land comprised of trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include pervious paths, patios, walkways, or elements designed to enhance the visual amenity of a property but does not include open storage display areas, parking or loading areas, or areas covered by driveways. ~~[5-Z-2018]~~

2.101 **"LANE"** shall mean a public or private thoroughfare which affords only a secondary means of access for vehicular traffic to abutting lots and which is not intended for general traffic circulation.

~~2.86~~ **"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. ~~[X-Z-2026]~~

~~2.87~~ **"SEWAGE WORKS"** ~~LARGE ON-SITE SEPTIC SYSTEM AND/OR HOLDING TANK~~ shall mean any works for the collection, transmission, treatment and disposal of sewage or any part of such work as specified a system that stores and/or treats human waste on-site with a design flow of greater than 10,000 litres per day and regulated 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. ~~[37-Z-2017]~~

2.102

~~2.882.103~~ **"LIVESTOCK"** shall mean and include bovine, swine, poultry, horses, goats, sheep, ratites, fur bearing animals, deer and elk, game animals, birds and other animals identified in the Ontario Ministry of Agriculture, Food and ~~Agribusiness-Rural Affairs~~, *Minimum Distance Separation (MDS) Formulae Implementation Guidelines Factor Tables (Table 1)* as amended. ~~[X-Z-2026]~~

~~2.892.104~~ **"LIVESTOCK FACILITY"** shall mean one (1) or more barns or permanent structures with livestock occupied portions, intended for keeping or housing livestock. A livestock facility also includes all manure or material storages and anaerobic digesters.

Commented [AC3]: Relocated to Subsection 2.168 "Sewage Works"

~~2.902.105~~ **"LOADING SPACE"** shall mean an off-street space or berth adequate for the temporary parking of a commercial *vehicle* while loading or unloading merchandise or materials and located upon the same *lot* as the principal use and in a location with convenient access to a *street* or *lane*.

~~2.912.106~~ **"LONG-TERM CARE FACILITY"** shall mean a *building* wherein lodging, meals and nursing care are provided in a supervised living environment for individuals. This definition does not include a *retirement home* or senior's apartments.

~~2.107~~ **"LOT"** shall mean a parcel of land which can be legally conveyed. Where two (2) adjoining *lots* are in common ownership and a main *building* straddles the *lots*, the two (2) *lots* are deemed to be one (1) *lot* for the purposes of establishing *interior side yards*.

~~1.1.1.~~ 2.107.1. **"CORNER LOT"** shall mean a *lot* situated:

- a) at the intersection of two (2) *streets*; or,
- b) on the curve of a *street* where the angle of intersection is 135 degrees or less.

The angle of intersection shall be measured from the inside of the curve and at the point where a projection of the *front* and *exterior side lot lines*, drawn from the extremities of the *interior lot lines*, intersect.

~~3.107.2-2.107.2.~~ **"INTERIOR LOT"** shall mean a *lot* with only one (1) *lot line* being contiguous with a *street line*.

~~3.107.3-2.107.3.~~ **"THROUGH LOT"** shall mean a *lot* with two (2) or more opposite *lot lines* being contiguous with the *street line*, other than a *corner lot*, unless three (3) or more *lot lines* of a *corner lot* are contiguous with a *street line*.

~~3.108.2.108~~ **"LOT AREA"** shall mean the total horizontal area within the *lot lines* of a *lot*, excluding:

- a) the horizontal area of such *lot* covered by a body of water or marsh or beyond the rim of the banks of a *watercourse*, but including a *boatslip*; or,
- b) the area between the top and toe of a cliff or embankment having a slope of 22.5 degrees or more from the horizontal.

~~2.912.109~~ **"LOT COVERAGE"** shall mean the percentage of the *lot area* covered by the *first storey* of all *buildings*, including *accessory buildings*, *decks* or *unenclosed porches* on the *lot* and including all projections but exclusive of canopies and overhanging eaves.

~~2.922.110~~ **"LOT DEPTH"** shall mean:

- a) the horizontal distance between the *front* and *rear lot lines*; or,

- b) if the *front* and *rear lot lines* are not parallel, "*lot depth*" means the length of a straight line joining the middle of the *front lot line* with the middle of the *rear lot line*; or,
- c) if there is no *rear lot line*, "*lot depth*" means the length of a straight line joining the middle of the *front lot line* with the apex of the triangle formed by the *side lot lines*.

2.932.111 "**LOT FRONTAGE**" shall mean:

- a) where the *side lot lines* are parallel, the distance between the *side lot lines* measured at right angles; or,
- b) where the *side lot lines* are not parallel, the length of a line drawn between the *side lot lines* parallel to the *front lot line* at the minimum required *front yard setback*; or,
- c) where the *side lot lines* are not parallel and where the *front lot line* is curved, the length of a line drawn between the *side lot lines* back from and parallel to the chord of the *lot frontage* at the minimum required *front yard setback*. The chord of the *lot frontage* is a straight line joining the two points where the *side lot lines* intersect the *front lot line*.

2.942.112 "**LOT LINE**" shall mean any boundary of a *lot* and the vertical projection thereof.

2.11~~247~~.1 "**FRONT LOT LINE**" shall mean:

- a) in the case of an *interior lot*, the line dividing the *lot* from the *street*; or
- b) in the case of a *corner lot*, the shorter *lot line* abutting a *street*; or
- ~~c)~~ in the case of a *corner lot* whose *exterior lot lines* are the same length, the *lot line* opposite the main entrance of the main *building*; or
- d) In the case of a *through lot*, the nearer *street line* to the main *building*.

2.11~~247~~.2 "**REAR LOT LINE**" shall mean:

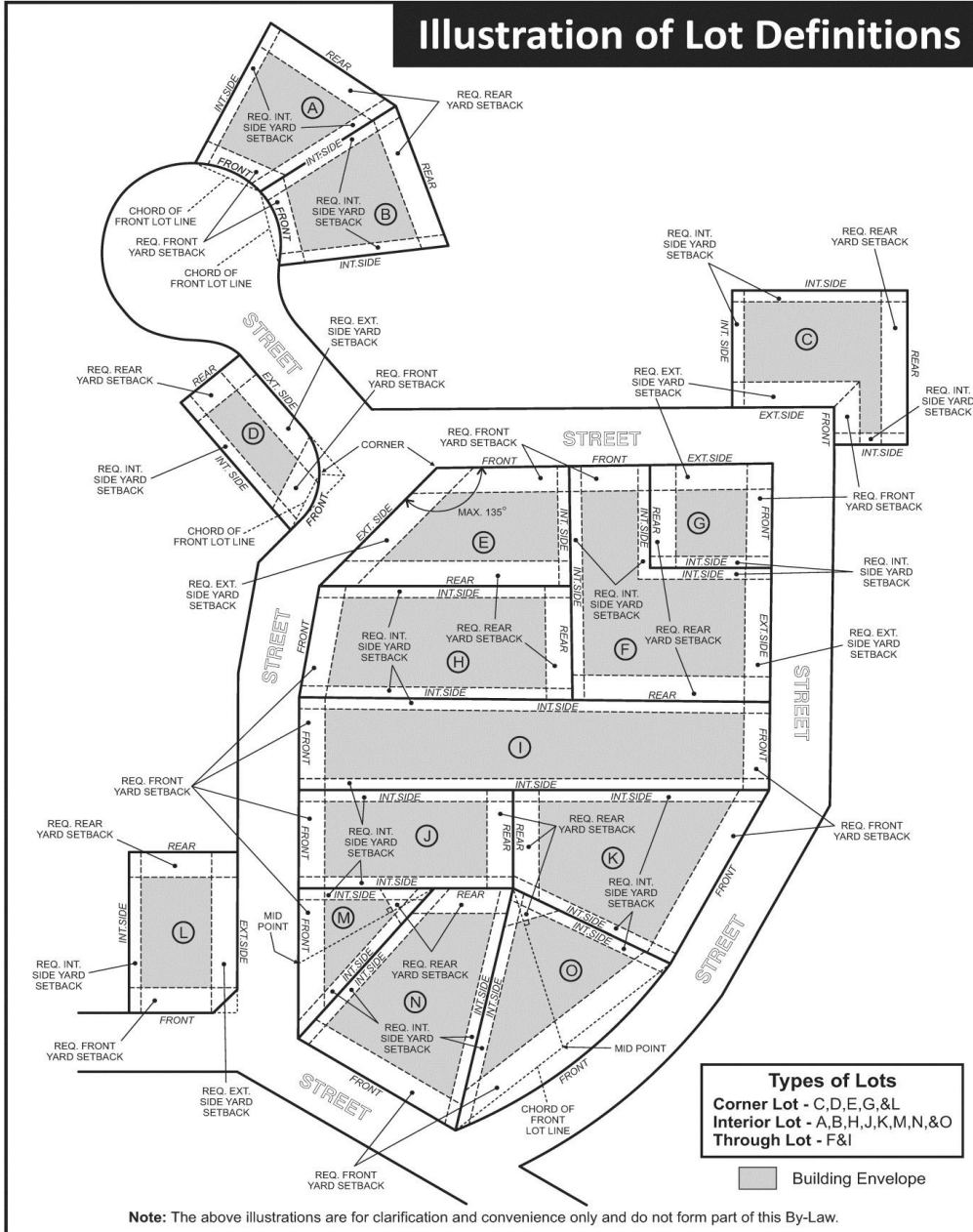
- a) in the case of a *lot* having four (4) *lot lines*, the *lot line* farthest from and opposite to the *front lot line*; or,
- b) in the case of a *lot* having only three (3) *lot lines*, there shall be no *rear lot line*; or,
- c) in the case of a *lot* having more than four (4) *lot lines*, the *lot line* farthest from and opposite to but not intersecting with the *front lot line*. [27-Z2020]

2.11~~27~~.~~32~~ "**SIDE LOT LINE**" shall mean a *lot line* other than a *front* or *rear lot line*.

2.11~~27~~.~~43~~ "**EXTERIOR SIDE LOT LINE**" or "**EXTERIOR LOT LINE**" shall mean the *lot line* abutting a *street* other than the *front lot line* of a *corner lot* or the *rear lot line* of a *through lot*.

2.11~~27~~.~~54~~ "**INTERIOR SIDE LOT LINE**" or "**INTERIOR LOT LINE**" shall mean any *lot line* other than a *lot line* contiguous with a *street line*.

Illustration of Lot Definitions



- 2.113 **"LUMBER YARD AND BUILDING SUPPLY ESTABLISHMENT"** shall mean a place, *building* or *structure* or part thereof used for the retail sale of lumber and/or *building* supplies including, without limitation, roofing, masonry, plumbing, heating, electrical, paint and similar items. The sale of tools and equipment used in the *building* trades may be *permitted* as accessory to the main retail use. *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.*
- 2.114 **"MARINA"** shall mean an establishment on a navigable waterway where marine craft, equipment and supplies are sold, leased, stored, docked or repaired and includes as accessory thereto the sale of marine related sports equipment, fuel and club facilities.
- 2.115 **"MERCHANDISE SERVICE SHOP"** shall mean an establishment where household or business articles or goods such as appliances, furniture, electronics or similar items are repaired, refurbished or serviced, but excludes any manufacturing operation.
- 2.116 **"MICRO-BREWERY, 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. [X-Z-2026]
- 2.117 **"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. [X-Z-2026]
- 2.1152.118 **"MOBILE HOME"** shall mean a prefabricated *building* designed to be made mobile whether the running gear is removed or not and manufactured to provide cooking, eating, living, sleeping, and sanitary facilities, constructed to Canadian Standards Association (CSA) standard Z240, as amended from time to time, and which is designed to be used as a principal residence.
- 2.1162.119 **"MOBILE HOME PARK"** shall mean a plan of subdivision approved and registered, and designed and intended for the location of *mobile homes* thereon.
- 2.120 **"MODEL HOME"** shall mean a *dwelling* which is not occupied for human habitation but is used for the purpose of display to the public and where a portion of this *dwelling* may be used as a sales office for the *dwelling units* to be constructed on *lots* within a plan of subdivision or condominium.
- 2.121 **"MUNICIPAL DRAIN"** shall mean drainage works as defined under the *Drainage Act*. [X-Z-2026]

2.1172.122 **"NON-COMPLYING"** shall mean an *existing lot, building or structure* that does not fulfil the requirements of either the specific *Zone* regulations or general provisions of this By-Law for the *Zone* in which the *lot, building or structure* is located and the general provisions, but which complied to the applicable regulations and general provisions when the *lot* was created or the *building or structure* was constructed.

2.123 **"NON-CONFORMING"** shall mean a use of any *lot, building, or structure, or portion* thereof, which does not conform with the list of *permitted* uses of this By-Law for the *Zone* in which such *existing lot, building or structure* is located.

2.124 **"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. [~~X~~-Z-2026]*

2.1182.125 **"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. [~~X~~-Z-2026]

2.1192.126 **"OFFICE, BUSINESS ADMINISTRATION"** shall mean a *building* or part of a *building* used in administering, directing, managing or conducting the affairs of a business but not providing services directly to the public or produce or distribute any goods on the premises.

2.1202.127 **"OFFICE, GOVERNMENT"** shall mean a *building* or part of a *building* used for the purposes of administration of a government or agency, or a department or office of a government or agency.

2.1242.128 **"OFFICE, INDUSTRIAL"** shall mean a *building* or part of a *building* used by a manufacturing, industrial, warehousing or similar business to manage, administer, direct or conduct the affairs of the industrial operation for the business.

2.1222.129 **"OFFICE, PERSONAL SERVICE"** shall mean a *building* or part of a *building* being used as an office for individuals providing a service directly to the public such as, without limitation, a real-estate office, travel agency and insurance brokerage and including a *government office* directly serving the public such as, without limitation, a motor *vehicle* permit office, welfare office or employment office.

2.1232.130 **"OFFICE, PROFESSIONAL"** shall mean a *building* or part of a *building* used for the practice of a profession including such offices, without limitation, as an accountant, architect, engineer, land surveyor, lawyer, land use planner or other generally recognized profession.

2.131 **"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.* [34-Z-2019] [~~X~~-Z-2026]

- 2.124 ~~"ONTARIO AGGREGATE RESOURCES ACT" shall mean the Aggregate Resources Act and the regulations issued pursuant to the Aggregate Resources Act, R.S.O. 1990, Chapter A. 8, as amended.~~
- 2.125 ~~"ONTARIO BUILDING CODE ACT" shall mean the Building Code Act and the regulations issued pursuant to the Building Code Act, S.O. 1992, Chapter 23, as amended.~~
- 2.126 ~~"ONTARIO CONSERVATION AUTHORITIES ACT" shall mean the Conservation Authorities Act and the regulations issued pursuant to the Conservation Authorities Act, R.S.O. 1990, Chapter C. 27, as amended.~~
- 2.127 ~~"ONTARIO ENVIRONMENTAL PROTECTION ACT" shall mean the Environmental Protection Act and the regulations issued pursuant to the Environmental Protection Act, R.S.O. 1990, Chapter E. 19, as amended.~~
- 2.128 ~~"ONTARIO HEALTH PROTECTION AND PROMOTION ACT" shall mean the Health Protection and Promotion Act and the regulations issued pursuant to the Health Protection and Promotion Act, R.S.O. 1990, Chapter H. 7, as amended.~~
- 2.129 ~~ONTARIO, LONG POINT REGION CONSERVATION AUTHORITY: REGULATION OF DEVELOPMENT, INTERFERENCE WITH WETLANDS AND ALTERATIONS TO SHORELINES AND WATERCOURSES" shall mean the regulations issued pursuant to Ontario Regulation 178/06 issued under the Conservation Authorities Act, R.S.O. 1990, Chapter C. 27, as amended.~~
- 2.130 ~~"ONTARIO MUNICIPAL ACT" shall mean the Municipal Act and the regulations issued pursuant to the Municipal Act, 2001, S.O. 1990, Chapter 25, as amended.~~
- 2.131 ~~"ONTARIO NUTRIENT MANAGEMENT ACT" shall mean the Nutrient Management Act and the regulations issued pursuant to the Nutrient Management Act, 2002, R.S.O. 1990, Chapter 4, as amended.~~
- 2.132 ~~"ONTARIO PLANNING ACT" shall mean the Planning Act and the regulations issued pursuant to the Planning Act, R.S.O. 1990, Chapter P. 13, as amended.~~
- 2.133 ~~"ONTARIO PROVINCIAL OFFENCES ACT" shall mean the Provincial Offences Act and the regulations issued pursuant to the Provincial Offences Act, R.S.O. 1990, Chapter P. 33, as amended.~~
- 2.132 ~~"OPEN STORAGE" shall be defined as outdoor storage. [X-Z-2026]~~
- 2.134 ~~2.133~~ "OUTDOOR EVENT SPACE" shall mean the area identified for a short term organized gathering, festival or event, that may or may not be licensed, and includes any stage area, viewing area, eating area but excludes areas identified for parking. [5-Z-2018]
- 2.135 ~~2.134~~ "OUTDOOR PATIO OR CAFE" shall mean an outdoor area enclosed by a fence, ropes, gates or other means of delineating such area wherein food and drinks are offered for sale or sold to the public for immediate consumption within the enclosed outdoor area.

2.1362.135 **"OUTDOOR STORAGE"** shall mean the storage or display of equipment, materials or things not within an enclosed *building*. Enclosure of an area by a fence or a canopy or roofed *structure* shall not be construed as an enclosed *building*.

2.1372.136 **"PARK"** shall mean an area of land owned and operated by a government agency, a community service club or charitable organization and used for open space, horticulture, outdoor recreation, or maintenance of a natural area but excludes a *tent and trailer park*.

2.1382.137 **"PARK MODEL TRAILER"** shall mean a recreational unit that meets the following criteria:

- a) it is built on a single chassis mounted on wheels;
- b) it is designed to facilitate relocation from time to time;
- c) it is designed as living quarters for seasonal camping and may be connected to those utilities necessary for operation of installed fixtures and appliances; and,
- d) it has a *gross floor area*, including lofts, not exceeding 50 square metres when in the set-up mode and has a width greater than 2.6 metres in a transit mode.

2.138 **"PARKING AISLE"** shall mean the area used by motor *vehicles* for access to and from all off-street *parking spaces*, but does not include an access *driveway*.

2.139 **"PARKING LOT"** shall mean an area or *structure* provided for the parking of automotive *vehicles* and includes any related aisles, *parking spaces*, ingress and egress *lanes*, but shall not include any part of a *street*.

2.140 **"PARKING SPACE"** shall mean an area which is used for and is adequate for the temporary parking or storage of an automotive *vehicle*.

2.141 **"PIER"** shall mean a *structure* built on posts extending from land out over water, used as a landing place for boats and/or watercraft. [8-Z-2017]

2.142 **"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. [X-Z-2026]

2.1442.143 **"PERMANENT YEAR-ROUND RESIDENCY"** shall mean the use of a dwelling unit as a permanent, full-time residence throughout all seasons of the year. [X-Z-2026]

2.1422.144 **"PERMITTED"** shall mean permitted by this By-Law.

2.1432.145 **"PERSON"** shall mean an individual, partnership, corporation, association, trust, unincorporated organization or any other entity or organization, including a government or agency or political subdivision thereof.

2.146 **"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 establishments, a photographic studio, a music studio, computer services or similar use. [X-Z-2026]

2.442.147 **"PHARMACY"** shall mean a retail store which dispenses prescription drugs, and which sells non-prescription medicine, health, beauty products and associated sundry products. [X-Z-2026]

2.442.148 **"PIT OR QUARRY"** shall mean a place licensed to permit the excavation of aggregate resources under the *Ontario Aggregate Resources Act*.

2.442.149 **"PLACE OF ASSEMBLY"** shall mean a *building* or part of a *building* used for meetings, banquets and assembly which may include an auditorium, assembly hall or banquet hall.

2.442.150 **"PLACE OF ENTERTAINMENT"** shall mean a *building* or part of a *building* wherein facilities are provided for entertainment or amusement which may include, without limitation, a pool hall, a bowling alley, an *arcade*, a theatre, a music or dance hall, or other cultural activity.

2.442.151 **"PLACE OF SPORTS AND RECREATION"** shall mean a place, *building* or part of a *building* where or wherein facilities are provided for sports and/or recreation which may include, without limitation, an arena, a curling rink, a skating rink, racquet sports, a gymnasium, a swimming pool, a tennis court, an indoor golf facility or a fitness facility.

2.442.152 **"PLACE OF WORSHIP"** shall mean a church, temple, mosque, synagogue or other *building* or part of a *building* used for public worship.

2.153 **"PRIVATE CLUB"** shall mean a place, *building* or part of a *building* where social functions are carried out solely by a private organization for its members and their guests.

2.154 **"PRIVATE ROAD"** shall mean a right-of-way over private property that is privately maintained and may have a shared access to abutting lots. [X-Z-2026]

2.450.155 **"PUBLIC UTILITY YARD"** shall mean land or *buildings* used for the storage, repair and maintenance of *vehicles*, equipment or material used in connection with supplying of public services, municipal works or utilities and may include as *accessory uses* administrative offices.

2.452.156 **"RECREATIONAL VEHICLE"** shall mean a *vehicle* designed to provide temporary living, sleeping or eating accommodation for travel, vacation, seasonal camping or recreational use and designed to be driven, towed, transported or relocated from time to time whether or not the *vehicle* is jacked up or its running gear is removed. A *recreational vehicle* shall not be used as the principal place of residence of the occupant. A *recreational vehicle* shall include a motor home, camper trailer, motorized home, motorized camper, truck camper, pick-up coach, chassis-mounted camper, slide-in camper, tent trailer, fifth-

wheel trailer, *park model trailer* and similar mobile *vehicles*, watercraft, boats and marine craft, but excludes a *mobile home*.

~~2.1522.157~~ **"REQUIRED"** shall mean as *required* by the provisions contained *herein*.

~~2.1532.158~~ **"RESERVE, 0.30 METRE (ONE FOOT RESERVE)"** shall mean a narrow strip of land, traditionally one (1) foot in width and in metric measurement being generally 30 centimetres in width, reserved for the purpose of restricting access.

~~2.1542.159~~ **"RESTAURANT"** shall mean a *building* or part of a *building* wherein food is offered for sale or sold to the public for immediate consumption either within the *building* or elsewhere. This definition includes a licensed dining room and a tea room. A *restaurant* may contain an *outdoor patio* or *cafe*.

~~2.1552.160~~ **"RESTAURANT, FAST FOOD"** shall mean a *building* or part of a *building* wherein food is offered for sale or sold to the public for immediate consumption either within the *building* or elsewhere and where patrons order, obtain and pay for their food from a counter and/or a *drive through* window. This definition includes a cafeteria, a lunch counter and a coffee shop. A restaurant, fast food may contain an outdoor patio or cafe. [X-Z-2026]

~~2.161~~ **"RESTAURANT, TAKE-OUT"** shall mean a *building* or part of a *building* wherein prepared food is offered for sale or sold to the public for immediate consumption in places other than in the *building* where the food is prepared. This definition includes a ~~food service vehicle~~ *chip wagon*.

~~2.1562.162~~ **"RETAINING WALL"** shall mean a *structure* designed to hold back soil to prevent erosion and/or manage changes in ground elevation. [X-Z-2026]

~~2.1572.163~~ **"RETAIL STORE"** shall mean a *building* or part of a *building* or an enclosed outdoor area which is used for the retail sale of goods, wares, merchandise, substances, articles and ~~things~~ *similar items*. This definition does not include a *salvage yard* or a *department store* but does include comparison goods shopping. [X-Z-2026]

~~2.1582.164~~ **"RETIREMENT HOME"** shall mean a multiple *dwelling* where all *dwelling units* do not contain full kitchens but where the *building* provides communal facilities such as kitchen/ dining facilities, laundry facilities, lounges and where the residents are supervised in their daily living activities. A *retirement home* shall not be considered a *long-term care facility*, emergency shelter, lodging house or any other facility which is licensed, approved or regulated under any general or special Act.

~~2.1592.165~~ **"SALVAGE YARD"** shall mean an establishment where used and disused goods, wares, merchandise, motor *vehicles*, articles or things are dismantled and stored for further use. This definition may include a junk yard, a scrap metal yard or an automobile wrecking yard and retail sales incidental to the foregoing main uses. A salvage yard does not include vehicle sales or rental establishments. [X-Z-2026]

~~2.160~~2.166 "SECTION 59 NOTICE" refers to the requirements under Section 59 of the *Clean Water Act*, which requires issuance of a notice from the *County's* Risk Management Official before permitting an activity that is considered a restricted land use as identified in the Long Point Region Source Protection Plan. [37-Z-2017]

2.167 "SETBACK" shall mean the least dimension between a property line and the nearest wall of any *building* or *structure* on the lot.

2.168 "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.* [37-Z-2017] [X-Z-2026]

~~2.161~~2.169 "SHIPPING CONTAINER" shall mean a container or standardized transportation box with strength suitable to withstand repeated use for shipment, storage, and handling via multiple modes of sea and ground transportation including freight, rail, road and water. [15-Z-2017]

~~2.162~~2.170 "SEPTIC SYSTEM AND/OR HOLDING TANK" shall mean a system that stores and/or treats human waste on-site and 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. [37-Z-2017]

~~2.163~~ "SIGHT TRIANGLE" shall mean the triangular space formed by the *street lines* of a *corner lot* and a line drawn from a point on one of the said *street lines* to a point on the other said *street lines*, each said point being measured at a specific distance from the point of intersection of the said *street lines*.

~~2.171~~

~~2.164~~ "SIGN" shall mean a name, identification, description device, display, or illustration which directs attention to an object, product, place, activity, *person*, institution, organization or business.

~~2.172~~

~~2.165~~ "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* (Source: *Clean Water Act*). [37-Z-2017] [X-Z-2026]

~~2.173~~

~~2.166~~2.174 "SMALL ON-SITE SEPTIC SYSTEM AND/OR HOLDING TANK" shall mean a system that stores and/or treats human waste on-site with a design flow of less than or equal to 10,000 litres per day and subject to approval under the *Building Code Act* or 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. [37-Z-2017]

2.1672.175 **"SPECIAL EVENT"** shall mean an event approved by the County through a *Special Event Permit*. [X-Z-2026]

2.176 **"SPECIAL EVENT SALES"** shall mean the use of land, *buildings* or *structures* for the purpose of a show or event, the principle intent of which is the retail sale of goods, wares, merchandise, substances, articles or things to the public for a short term. Short term, for the purposes of this definition, shall mean not longer than seven (7) days of consecutive duration or fifteen (15) days total duration during any calendar year for any specific individual sale.

2.177 **"STACKING LANE"** shall mean a continuous on-site queuing lane that includes *stacking spaces* associated with a *drive through*. [X-Z-2026]

2.1682.178 **"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. [X-Z-2026]

2.1692.179 **"STOREY"** shall mean the portion of a *building* which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, the portion between the top of such floor and the ceiling above it.

2.1702.180 **"STOREY, FIRST"** shall mean the *storey* with its floor closest to *finished grade* and having its ceiling more than 1.8 metres above *finished grade*.

2.1712.181 **"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. [X-Z-2026]

2.1722.182 **"STREET CENTRE-LINE"** shall mean a line drawn parallel to and equidistant from the limits of a road allowance as originally laid out prior to any subsequent road widening.

2.1732.183 **"STREET, IMPROVED"** shall mean a *street* which has been constructed and is maintained in such a manner so as to facilitate its year round use by automotive traffic and is intended to provide automotive access to abutting *lots*.

2.1742.184 **"STREET LINE"** shall mean the limit of the *street* allowance and is the dividing line between the *lot* and a *street*.

2.1752.185 **"STRUCTURE"** shall mean anything constructed or *erected*, the use of which requires location on or in the ground, or attached to something having location on or in the ground but excluding an underground servicing facility.

~~“SUPERMARKET” shall mean a building or part of a building in which a diverse line of goods such as canned, bottled, packaged and frozen foods, fresh meat and poultry, fish, fresh fruits and vegetables, prepared food products, bakery products, dairy products, candy and confectionery and other food products are sold. In addition, newspapers, magazines, paper products, soft drinks, ~~v~~Vapour and ~~t~~Tobacco ~~p~~Products, 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.~~

2.186 ~~“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).- [X-Z-2026]~~

2.187 ~~“TANDEM PARKING” shall mean two parking spaces, one behind the other, which are accessed by the same driveway or traffic aisle. [X-Z-2026]~~

2.188 ~~“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. [X-Z-2026]~~

2.1762.189 ~~“TENT” shall mean a structure supported by a pole or poles, ropes, or other similar devices. [X-Z-2026]~~

2.1772.190 ~~“TENT AND TRAILER PARK” shall mean an area of land used for camping or for the parking of recreational vehicles for vacationing or recreational purposes and shall include the storage of such vehicles over the winter months.~~

2.191 ~~“THERMAL DESTRUCTOR” shall mean an incinerator or a furnace for the burning of refuse and industrial by-products or residues.~~

2.1782.192 ~~“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. [X-Z-2026]~~

2.1792.193 ~~“TOURIST CABIN” shall mean a dwelling unit detached, furnished building providing temporary rental accommodation for one (1) or more individuals the travelling public, and may include the furnishing of sleeping accommodation and the provision of meals, in which cooking, eating, sleeping and sanitary facilities are provided, for use by the vacationing public. [X-Z-2026]~~

2.1802.194 ~~“TOURIST INFORMATION BUILDING” shall mean a building or part of a building used to disseminate information regarding tourist accommodation, attractions and events.~~

2.1842.195 "TOURIST RETAIL ESTABLISHMENT" shall mean a *building* or a part of a *building* that is used for the retail sale of merchandise relating to local tourism activities.

2.1822.196 "TRAILER" shall mean a device designed for the transportation of *persons*, animals or property which can be towed and relocated from time to time. A trailer shall include any such device used for general utility, commercial, industrial or agricultural purposes and shall include devices used for the towing of any object including, but not limited to, a vehicle, boat, ATV, snow machine and *livestock*. [8-Z-2022]

2.1832.197 "TRAINING AND REHABILITATION CENTRE" shall mean a *building* or part of a *building* wherein facilities are provided and operated by social, public and private agencies for the rehabilitation and training of socially, physically or psychologically challenged individuals and may include living quarters for such individuals.

2.1842.198 "TRUCK TERMINAL" shall mean a *building* or place where trucks or transports are rented, leased, kept for hire, stored, parked or dispatched for hire as common carriers.

2.1852.199 "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~~ *inside* ~~exterior~~ face of exterior walls ~~or the centre-line of~~ interior *common walls* and firewalls. [X-Z-2026]

2.200 “UTILITY SERVICE BUILDING” shall mean a *building* or *structure* used in connection with the supplying of local utility services and may include, without limitation, a water or sewer pumping station, water storage reservoir, gas regulator *building*, hydro substation, telephone repeater or exchange *building*, sewage or water treatment plant.

~~2.201~~ “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.~~ [X-Z-2026]

2.202 “VEHICLE” shall mean an automobile or motorized transport or truck designed or used for carrying passengers or for transporting goods and may include: a *farm* implement, *mobile home*, *recreational vehicle*, *snowmobile* or *marine craft*.

2.203 “VEHICLE SALES OR RENTAL ESTABLISHMENT” shall mean an establishment having as its main use the storage and display of *vehicles* for sale, rent or lease. *Accessory uses* may include facilities for the repair or maintenance of *vehicles*. A *vehicle sales or rental establishment* shall not include an *industrial garage*.

2.204 “VIDEO STORE” shall mean a *building* or part of a *building* wherein videos are offered for sale or rent.

~~2.205~~ “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. [X-Z-2026]

~~2.206~~ “WATERCOURSE” shall means a natural or human-made channel for a perennial or intermittent stream of water such as a creek, river, ditch or drain. [X-Z-2026]

~~2.205~~ 2.207 “WHARF” shall mean a *structure* built on the shore of or projecting into a lake, stream, river, etc., so that boats and/or watercraft may be moored alongside to load or unload or to lie at rest. [8-Z-2017]

~~2.206~~ 2.208 “WHOLESALE OUTLET” shall mean an establishment in which goods, wares, merchandise, substances, articles or things are offered or kept for sale in large quantities for wholesale to retail business establishments and shall not include *Cannabis Production and Processing*. [25-Z-2018]

~~2.209~~ “YARD” shall mean the space between a *building* or *structure* on a *lot* and the *lot lines* of the *lot*.- Any *yard* requirement *herein* is expressed as a horizontal linear distance perpendicular to a *lot line*. Where *yards* meet at a corner greater than 180 degrees, measured from the inside of the property, the *yards* shall extend to the point of intersection of the adjoining *yard*. A *required yard* shall be the distance from the *lot line* to the extent specified by this By-Law.

2-179.12.209.1 **"FRONT YARD"** shall mean a *yard* extending across the full width of the lot between the *front lot line* of the lot and the nearest part of any excavation or main *building* on the lot.

2-179.22.209.2 **"REAR YARD"** shall mean a *yard* extending across the width of the lot, exclusive of any *exterior side yard*, between the *rear lot line* and the nearest part of any excavation or main *building* on the lot. If a lot has only three (3) *lot lines* and there is no *rear lot line*, the *rear yard* shall be the area extending across the full width of the lot, between the apex formed by the *side lot line* and the nearest part of any excavation or main *building* on the lot.

2-179.32.209.3 **"INTERIOR SIDE YARD"** shall mean a *yard* extending from the *front yard* to the *rear yard* and from the *interior side lot line* to the nearest part of any excavation or main *building* on the lot. A *required interior side yard* shall extend from the *required front yard* to the *required rear yard*.

2-179.42.209.4 **"EXTERIOR SIDE YARD"** shall mean a *yard* abutting a *street*, and extending from the *front yard* to the *rear lot line* and from the *exterior side lot line* to the nearest part of any excavation or main *building* on the lot. A *required exterior side yard* shall extend from the *required front yard* to the *rear lot line*.

2.210 **"ZONE"** shall mean a designated area of land shown on the Schedules to this By-Law.

3.0 General Provisions

3.1 Accessory Uses to Non-Residential Uses

No *building* or *structure*, excluding a *sign*, which is accessory to any *non-residential* use in any *Zone* shall:

- a) contravene any *Zone* provisions for the *Zone* in which the *building* or *structure* is located except;
 - i. a *building* or *structure* used as a gatehouse or kiosk for parking attendants or security personnel which may be *erected* in any *required* setback from a *street* provided such *building* or *structure* is located no nearer than 3 metres to any *street line* and provided it does not exceed 20 square metres in area;
- b) be established on any *lot* until or unless the main *building* or use to which it is accessory is established;
- c) occupy more than 10 percent of the *lot area*, for all *accessory buildings* together, to a maximum of 200 square metres *usable floor area* on a *lot* less than 2 hectares in the Agricultural *Zone* (A). [66-Z-2018]

3.2 Accessory Uses to Residential Uses

- 3.2.1 The following provisions apply specifically to *accessory buildings* or *structures* and excludes *Additional Residential Dwelling Units*. For *Additional Residential Dwelling Unit* zoning provisions see Section 3.2.3, Section 3.2.3.1 and Section 3.2.3.2 of this By-Law.

No *building* or *structure* which is accessory to any *permitted* residential use in any *Zone* shall:

- a) Exceed a *building height* of 5 metres in an Urban Residential *Zone* (R1 to R6), 7 metres in the Resort Residential *Zone* (RR), 8 metres in the Agricultural *Zone* (A), and 6 metres in all other *Zones*;
- b) Occupy any part of a *front yard*, except:
 - i. An *accessory building* or *structure* in an Agricultural *Zone* (A) which shall occupy no part of a *required front yard*;
- c) Occupy any part of a *required exterior side yard*;
- d) Be nearer than 1.2 metres of a *lot line* within an *interior side yard* or 1.2 metres of an *interior lot line* within a *front yard*;
- e) Be nearer than 1.2 metres of an *interior lot line* within a *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*;
- f) In the case of a *through lot*, be nearer than 6 metres from any *street line* or the average *setback* of the nearest *structures* whichever is less;
- g) Occupy more than 10 percent of the *lot area*, for all *accessory buildings* together, to a maximum of 55 square metres *usable floor area* in an Urban Residential Zone (R1 to R6) and 100 square metres *usable floor area* in all other *Zones*, excluding Agricultural Zone (A) where a maximum size of 200 square metres of *usable floor area* is *permitted* to a maximum of 10 percent of the *lot area*. Swimming pools and *Detached Additional Residential Dwelling Units* shall not constitute a *structure* for the purposes of this provision;
 - i. The *useable floor area* for *Detached Additional Residential Dwelling Units* is in addition to the *accessory building or structure useable floor area* outlined above.
- h) Be established on any *lot* until or unless the main *building* or *use* to which it is accessory is established. [25-Z-2022]

3.2.2 Boathouse

Notwithstanding Subsection 3.2.1, a *boathouse* as an *accessory use* to a residential use shall comply with the provisions in the applicable *Zone* and with the following provisions:

- a) minimum *exterior side yard* – 6 metres;
- b) minimum *interior side yard* – 1.2 metres, except where a *boathouse*, is *erected* on a common *lot line* in which case no *interior side yard setback* is *required*;
- c) maximum *building height* – 7 metres;
- d) maximum total *usable floor area* – 56 square metres;
- e) maximum *lot coverage* – shall not occupy more than 10 percent of the *lot area*, for all *accessory buildings*;
- f) shall not contain a *dwelling unit*, *habitable room* or washroom facilities;
- ~~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. [X-Z-2026]

3.2.3 ~~Accessory~~ Additional Residential Dwelling Units [X-Z-2026]

- 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 ~~dwelling~~, semi-detached ~~dwelling~~, 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.~~
- b)d) ~~The entirety of a Detached Additional Residential Dwelling Unit may be located a maximum of 40 metres from the primary dwelling unit.~~
- e)e) Additional Residential Dwelling Units shall not occupy any part of a front yard or a required exterior side yard except ~~on a Detached Additional Residential Dwelling Unit necessary building or structure may occupy a front yard in the~~ Agricultural Zone (A) ~~zone which but~~ shall occupy no part of a required front yard.
- d)f) ~~The Additional Residential Dwelling Unit shall have its own exterior entrance separate from the exterior entrance to the primary dwelling unit, but shall not be permitted on an elevation, or façade of the building that faces a public street or private road, and 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 second dwelling through a common vestibule entry is permitted;~~
- g) The maximum number of ~~residential~~ Additional Residential Dwelling Units permitted per lot shall be ~~three (3)~~ 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; or and/or
 - iii one (1) Detached Additional Residential Dwelling Unit ancillary to the main primary dwelling unit.
- ~~i a primary dwelling unit, one interior additional residential dwelling unit and one detached additional residential dwelling unit. Two interior~~

~~additional residential dwelling units or two detached additional residential dwelling units are not permitted.~~

- e)h) ~~Two (2) Additional Residential Dwelling Units are permitted on a lot occupied by a primary dwelling unit.~~ Where an Additional Residential Dwelling Unit is located on a lot, ~~none of~~, 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.
- f)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.
- g)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.
- h)k) Additional Residential Dwelling Units are not permitted within a farm building or a building with on-farm diversified use.
- i)l) All ~~A~~ 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 are regulated by the Ministry of Transportation (MTO) shall only be permitted to have a second Additional Residential Unit subject to MTO approval and permit.

3.2.3.1 Interior Additional Residential Dwelling Unit [25-Z-2022] ~~[X-Z-2026]~~

- a) ~~One (1) Interior Additional Residential Dwelling Unit is permitted within the primary dwelling of any single detached, semi-detached and street townhouse dwelling. Interior Additional Residential Dwelling Units proposed in the basement of a primary dwelling may occupy the whole basement.~~
- a) _____
- b) The useable floor area of an addition to the primary dwelling unit to accommodate an Interior Additional Residential Dwelling Unit shall not exceed 75100 square metres per additional residential dwelling unitm2 (807 square feet). ~~In the case of an interior additional residential dwelling unit which is located in the basement of a single detached, semi-detached and street townhouse dwelling the interior dwelling unit may occupy the whole basement.~~
- c) ~~The Additional Residential Dwelling Unit shall have its own exterior entrance separate from the exterior entrance to the primary dwelling unit, but shall not be permitted on an~~

elevation, or façade of the building that faces a public street or private road; and shall have no means of internal access to the primary dwelling unit, except that access to a primary and second dwelling through a common vestibule entry is permitted.

- d) ~~Decks and Unenclosed Porches are subject to the provisions outlined in Section 3.6 of the Norfolk County Zoning By-Law 1-Z-2014.~~
- e) ~~One (1) off street parking space shall be provided for the additional residential dwelling unit in addition to the minimum required parking spaces for the primary dwelling, and in accordance with provisions in the Off Street Parking Section of this By-Law except that the required parking spaces may be located in tandem.~~
- f) ~~A minimum of 50 percent of the front yard shall be maintained as landscaped open space. [7-Z-2020]~~
- g) ~~The lot complies with all other provisions of Norfolk County Zoning By-Law 1-Z-2014.~~
- 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.

3.2.3.2 Detached Additional Residential Dwelling Unit [25-Z-2022] ~~[X-Z-2026]~~

- a) ~~Detached Additional Residential Dwelling Units are not permitted within a farm building or a building used for an on-farm diversified use.~~
- b)a) The maximum useable floor area of a Detached Additional Residential Dwelling Unit ~~is shall not exceed 75100 square metres m2 (807 square feet).~~ This includes any basement area and excludes any attached garage.
- e)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.~~
 - iii.ii.
- d) ~~Detached Additional Residential Dwelling Units shall not occupy any part of a front yard or exterior side yard.~~
- c) ~~The entirety of the~~ The maximum building height of a Detached Additional Residential Dwelling Units shall not exceed;

- i. 5 metres in height 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);
- e)iii. 8 metres in the Agricultural Zone (A).

~~f) The entirety of the Detached Additional Residential Dwelling Unit are to be located within a maximum of 40 metres from the primary dwelling.~~

~~g) Decks and Unenclosed Porches are subject to the provisions outlined in Section 3.6 of the Norfolk County Zoning By Law 1-Z-2014.~~

~~h) One (1) off street parking space shall be provided for the additional residential dwelling unit in addition to the minimum required parking spaces for the primary dwelling, and in accordance with provisions in the Off Street Parking Section of this By Law;~~

~~i) A minimum of 50 percent of the front yard shall be maintained as landscaped open space. [Z-Z-2020]~~

~~f)d)~~ In addition to the provisions outlined in Subsection 3.2.3.2, a Detached 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.

3.3 Adult Live Entertainment Facility and/or Body Rub Establishments

Where an Adult Live Entertainment Facility and/or Body Rub Establishment is permitted, the lot on which it is located must not be:

- a) within 500 metres of a residential use building, day care, place of worship, school, library, community centre, community health and resource centre or park, or any residential, institutional, open zone; or
- b) within 1000 metres of a lot occupied by another adult live entertainment facility.
[5-Z-2017]

3.43 Auction Centre

Any auction centre shall be subject to the following provisions:

- a) there shall be no outdoor storage of goods, wares, merchandise, substances, articles or things except as permitted by (b) below;
- b) notwithstanding (a) above, the outdoor storage of goods, wares, merchandise, substances, articles or things shall be permitted on the day of an auction and no more than twenty-four (24) hours in advance or twenty-four (24) hours after the sale provided that only those goods, wares, merchandise, substances, articles or things intended for sale by auction are stored or displayed;

Commented [AC4]: Relocated (previously Subsection 3.41)

- c) no land shall be used for *auction centre* purposes until or unless a *building* intended for *auction centre* use has been established on the *lot*.

3.5 Bed & Breakfast

Any *bed & breakfast* shall be subject to the following provisions:

- a) the operator shall live in the *dwelling unit*;
- b) up to three (3) bedrooms may be made available for guests ~~;~~ [66-Z-2018] [X-Z-2026]
- c) ~~no parking for guests shall be permitted within the front yard.~~

3.65 Building Separation from Railways

The pertinent *side yard* and *rear yard* provisions contained *herein* shall not apply where an *interior lot line* is in common with a railway right-of-way boundary in which case the minimum separation distance between any *building* or *structure* and the railway right-of-way boundary shall be as follows:

- a) for any *dwelling unit*, institutional use, *hotel*, motel, motor hotel, *hospital*, school – 15 metres;
- b) for any industrial, commercial or agricultural *building* requiring direct rail loading facilities, or for any *building* or *structure* accessory to any *permitted* use – 0 metres;
- c) all other buildings – 6 metres.

3.7 Cannabis Production and Processing

Notwithstanding any other provision of this By-Law, any Cannabis Production and Processing shall be subject to the following provisions:

- a) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control situated in the General Industrial Zone (MG), Light Industrial Zone (ML), Rural Industrial Zone (MR) may be located closer to any Residential Zone, Institutional Zone, or Open Space Zone than 70 metres.
- b) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control situated in the Agricultural Zone (A) may be located closer to any Residential Zone, Institutional Zone, or Open Space Zone than 150 metres.
- c) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control situated in the General Industrial Zone (MG), Light Industrial Zone (ML), Rural Industrial Zone (MR) may be located closer to any dwelling on a separate lot, public school,

Commented [AC5]: Relocated (previously Subsection 3.23)

private school, place of worship, campground, group home, hotel, long-term care facility, mobile home park, park, place of assembly, place of entertainment, place of sports and recreation, tent and trailer park, tourist cabin, hospital, or day care nursery than 150 metres. [5-Z-2019]

- d) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control situated in the Agricultural Zone (A) may be located closer to any dwelling on a separate lot, public school, private school, place of worship, campground, group home, hotel, long-term care facility, mobile home park, park, place of assembly, place of entertainment, place of sports and recreation, tent and trailer park, tourist cabin, hospital, or day care nursery than 150 metres. [5-Z-2019]
- e) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is not equipped with air treatment control situated in the Agricultural Zone (A), General Industrial Zone (MG), Light Industrial Zone (ML), Rural Industrial Zone (MR) may be located closer to any dwelling on a separate lot, public school, private school, place of worship, campground, group home, hotel, long-term care facility, mobile home park, park, place of assembly, place of entertainment, place of sports and recreation, tent and trailer park, tourist cabin, hospital, or day care nursery than 300 metres. [5-Z-2019]
- f) A building or structure used for security purposes for Cannabis Production and Processing may be located in the required front yard and does not have to comply with the required minimum front yard, side yard, and rear yard setbacks.
- g) Outdoor storage is prohibited on the property in which the Cannabis Production and Processing is located.
- h) Cannabis Production and Processing shall only be permitted within the zones as explicitly indicated in this Zoning By-Law, and shall not be permitted in any residential zone.
- i) All development in relation to the establishment of or expansion to a Cannabis Production and Processing shall be subject to Site Plan Control. [25-Z-2018]
- j) Notwithstanding Subsections 3.7 c), d) and e), within the Agricultural Zone (A), an on-farm diversified use shall be permitted on the same lot as Cannabis Production and Processing subject to the requirements of Subsection 12.3. [5-Z-2019]
- e)k) Illumination of Cannabis Production and Processing operations shall be subject to the requirements of Subsection 3.19. [5-Z-2019]

3.86 Decks and Unenclosed Porches

No deck or unenclosed porch shall:

- a) be nearer than 1.2 metres from an *interior side lot line*;
- b) have a floor higher than the height, above *finished grade*, of the floor of the *first storey* of the main *dwelling* on the *lot*, if so, it is referred to as a *balcony* [27-Z-2020];
- c) be closer than 3 metres from the *rear lot line*; [8-Z-2020]
- d) project more than 1.5 metres into the *required front yard* or *required exterior side yard*;

~~— 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. [X-Z-2026]~~

e) —

3.97 Established Building Line

Notwithstanding the *front yard* or *exterior side yard* requirements of this By-Law, any *building* in a residential or commercial *Zone* may be located closer to the *street line* than *required*, provided it is in accordance with the *established building line*, and is not located closer to the *street centre-line* than half the planned road width set out in Subsection 3.2832.2.

3.108 Exemptions from Height Provisions

The height provisions of this By-Law shall not apply to the following uses:

- a) belfry, steeple, spire, clock or bell tower, dome, cupola, or flag pole;
- b) chimney or stack;
- c) radio, television or telecommunication antennae;
- d) aids to navigation;
- e) electrical transmission tower or pylon;
- f) water storage *structure*;
- g) barn, silo, drying elevator or tower, fire training tower, kiln, windmill, grain elevator, or similar type of farm buildings; [X-Z-2026]
- h) elevator enclosure or mechanical penthouse occupying not more than 10 percent of the area of the roof of a *building* on which it is located;
- i) machinery for the moving of industrial and extractive materials and housing frames and *structures* for such machinery;
- j) *hospital*.

3.9 Minimum Services

Commented [AC6]: Relocating to Subsection 3.25

~~3.9.1 No land shall be used and no building or structure shall be erected, used or occupied, including alteration or change of use of a building or structure in any urban Zone unless:~~

- ~~a) servicing capacity is confirmed as being available for all watermains and sanitary systems;~~
- ~~b) watermains, storm sewers, sanitary systems and hydro service are constructed and operational and all regulatory approvals have been received to the satisfaction of the County or appropriate approval authority;~~
- ~~c) stormwater management facilities, if required, are constructed and operational;~~
- ~~d) adequate water supply is available for fire protection; and~~

~~roadways and/or lanes are constructed to the satisfaction of the County and provide safe and adequate access to all buildings or structures.~~

~~Where municipal watermains, storm sewers, or sanitary systems are not available in an urban Zone, connection mains will be required for existing development on private or communal servicing when municipal servicing is made available unless a demolition permit has been issued.~~

- ~~e) 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.~~

~~3.9.2 No land shall be used and no building or structure shall be used or occupied, including alteration or change of use of a building or structure in any rural Zone unless an approved waste disposal system, water supply and hydro service are constructed and operational and all regulatory approvals have been received to the satisfaction of the County or any jurisdiction having authority;~~

- ~~a) Stormwater management facilities, if required, are constructed and operational;~~
- ~~b) adequate water supply is available for fire protection; and~~
- ~~c) roadways and/or lanes are constructed to the satisfaction of the County and provide safe and adequate access to all buildings or structures.~~

~~3.9.3 Notwithstanding Subsections 3.9.1 and 3.9.2 above, nothing herein shall prevent the construction of model homes in accordance with Subsection 3.23 25 of By-Law 1-Z-2014.~~

~~3.9.4 Notwithstanding Subsections 3.9.1 and 3.9.2 above, nothing herein shall prevent the issuance of a conditional building permit if it is in accordance with the Ontario Building Code Act and deemed appropriate by the Chief Building Official.~~

~~3.9.5 That the General Manager of the Public Works Division has the discretion to waive the requirement for minimum services where a municipal water supply or municipal sanitary sewer system is not available or require that the municipal water supply or municipal sanitary sewer system be extended to service the property. [8-Z-2017]~~

3.110 Exemptions from Yard Provisions

Except as otherwise provided *herein*, every part of any *required yard* shall be open and unobstructed by any *building, structure, fuel-storage tanks, heating or air conditioner units, and generators* except:

- a) sills, belt courses, cornices, chimneys, bay windows, pilasters, hydro metres or gas metres may project into any *required yard* or *setback* area a distance of not more than 0.65 metres;
- b) eaves or gutters may project into any *required yard* or *setback* area a distance of not more than 0.65 metres;
- c) canopies or awnings may project into any *required rear yard, required front yard* or *required exterior side yard* area a distance of not more than 1.5 metres;
- d) *balconies* may project into any *required rear yard, required front yard* or *required exterior side yard* area a distance of not more than 1.5 metres provided they are no closer than 3 metres from an *interior lot line* and 6 metres from a *rear lot line*;
- e) *barrier-free access ramps* may project into any *required rear yard, required front yard* or *required exterior side yard* area a distance of 3 metres;
- f) steps may project into any *required rear yard, required front yard* or *required exterior side yard* area a distance of not more than 1.5 metres; and steps may project into any *required interior side yard* area a distance of 1 metre.
- g) Public utilities may project into any *required rear yard, required front yard, required interior side yard* area or *required exterior side yard* area. [66-Z-2018]
- h) Air conditioner units, and generators provided the encroachment is no closer than 0.6 metres to the *side lot line*. [27-Z-2020]

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. [X-Z-2026]

3.132 Frontage on a Street

3.11.1 No *building* or *structure* shall be *erected, altered* or enlarged on any land which does not have the minimum *required lot frontage* on an open, constructed and year-round, *improved street*.

3.11.2 For the purposes of this Subsection, a private condominium road servicing a condominium *development* shall be deemed to be an open, constructed and year-round *improved street*.

3.143 Gasoline Pump Islands

Notwithstanding anything to the contrary contained *herein*, a gasoline pump island including any kiosk or canopy associated therewith, may be located in any *front* or *exterior side yard* provided:

- a) no portion of the gasoline island or kiosk is located nearer than 5 metres to any *lot line* or 3 metres to any *sight triangle*;
- b) the outer edge of any canopy is located no nearer than 1 metre to any *lot line* and provided the support columns of any canopy are located no nearer than ~~5~~ 5 metres to any *lot line* or within a *sight triangle*;

~~b)c)~~ the tanks are located no nearer than 3 metres from any *lot line*. [X-Z-2026]

3.153 Home Industry

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

- a) there shall be no goods, wares or merchandise, other than arts and crafts produced on the premises, offered or exposed for sale or rent on the premises;
- b) there shall be no change to the exterior appearance of the *building* used to accommodate the *home industry*;
- c) two (2) employees in addition to the proprietor shall be *permitted* (does not include *farm workers* on a registered *farm*);
- d) no *home industry* shall occupy more than 100 square metres of the *usable floor area* of the *building* in which it is located; in cases where there is more than one (1) *home industry*, the cumulative total *usable floor area* of the *building* occupied by the *home industries* shall not exceed 100 square metres;
- e) no *home industry* shall occupy any portion of a *dwelling*;
- f) no *outdoor storage* accessory to the *home industry* shall be *permitted*;
- g) no *home industry* shall be located in a *building* which is closer than ~~10~~ 5 metres from an *interior lot line*. [X-Z-2026]

3.165 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; there shall be no goods, wares or merchandise, other than arts and crafts produced on the premises, offered or exposed for sale or rent on the premises; [X-Z-2026]~~
- 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;
- e)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; [X-Z-2026]~~
- e)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.

3.176 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 constructedpaved with dust-free materials;
- c) driveways accessing horse and buggy storage must remain unobstructed. [X-Z-2026]

3.185 Lakeshore, Erosion Prone Area Provisions

- 3.185.1 Any building or structure shall be located a minimum distance inland from the nearest top of bank along the Lake Erie shore in accordance with the following:

	<u>Location</u>	<u>Minimum Distance</u>
a)	within Concession South Lake Road and North Lake Road, geographic township of Houghton:	
	West ½ of Lot 1	300 metres
	East ½ of Lot 1	400 metres
	West ½ of Lot 2	350 metres
	East ½ of Lot 2	250 metres
	West ½ of Lot 3	250 metres
	East ½ of Lot 3	350 metres
	Lot 4	400 metres
	West ½ of Lot 5	400 metres
	East ½ of Lot 5	300 metres
	Lot 6	200 metres
	West ½ of Lot 7	250 metres
	East ½ of Lot 7	200 metres
	Lot 8	200 metres
	Lot 9	200 metres
	Lot 10	180 metres
	West ½ of Lot 11	150 metres
	East ½ of Lot 11	90 metres
	West ½ of Lot 12	150 metres
	East ½ of Lot 12	220 metres
	Lot 13	250 metres
	West ½ of Lot 14	250 metres
	East ½ of Lot 14	220 metres
	West ½ of Lot 15	220 metres
	East ½ of Lot 15	200 metres
	Lot 16	160 metres
	Lot 17	170 metres
	West ½ of Lot 18	200 metres
	East ½ of Lot 18	250 metres
	West ½ of Lot 19	280 metres
	East ½ of Lot 19	240 metres
	Lot 20	200 metres
	Lot 21	150 metres
	West ½ of Lot 22	130 metres
	East ½ of Lot 22	150 metres
	Lot 23	150 metres
b)	within geographic township of South Walsingham:	
	Lot A - Gore	130 metres
	Lot 1, Concession B	110 metres
	West ½ of Lot 2, Concession B	110 metres

3.185.2 Notwithstanding Subsection 3.1519.1 *existing dwellings* and additions and *accessory buildings and structures* thereto and *farm buildings* shall be *permitted* subject to the provisions of the Agricultural Zone (A).

3.1916 Lighting Facilities

Where private lighting facilities, whether internal or external to any *building or structure*, are provided in any *Zone* to illuminate *buildings, structures* or uses, they shall be designed to be energy efficient, be directed downwards, and located or arranged to deflect glare away from adjacent residential uses, *streets* and the night sky and to avoid causing nuisance to adjacent property owners, or any confusion with traffic signals. [5-Z-2019]

3.2017 Livestock, Minimum Parcel Size

No *livestock* shall be *permitted* to be kept in any *Zone* with the exception of the Agricultural Zone (A) on parcels with a minimum *lot area* of two (2) hectares. A *livestock facility* shall comply with the requirements of the *Ontario Nutrient Management Act* and *Minimum Distance Separation (MDS)* formulae and guidelines developed by the province, as amended from time to time.

3.2118 Location of a Dwelling

- 3.2118.1 No *dwelling* shall be *erected* or located on a separate *lot* unless it complies with the requirements of the *Ontario Nutrient Management Act* and *Minimum Distance Separation (MDS I)* formulae and guidelines developed by the province, as amended from time to time.
- 3.2118.2 No *dwelling* shall be *erected* or located on a separate *lot* within 90 metres of an *abattoir*.
- 3.2118.3 No *dwelling* shall be *erected* or located on a separate *lot* within 30 metres of a disposal industrial use, extractive industrial use, rural industrial use or a *farm processing* facility.
- 3.2118.4 Subsections 3.1822.1, 3.1822.2 and 3.1822.3 above shall not apply to additions or alterations to any legally established *dwelling*.
- 3.2118.4 Subsections 3.1822.1, 3.1822.2, 3.1822.3 and 3.1822.4 above shall not apply to any *existing lot* provided that the *dwelling* is located at the furthest point possible from the *livestock facility*, manure storage area, *abattoir*, industrial use or *farm processing* facility and provided such *dwelling* does not contravene any *yard* provisions.

3.2219 Location of Group Home

A *group home* is *permitted* in any *Zone* that permits a *dwelling unit* provided that:

- a) the group home shall comply with the applicable Zone regulations and provisions for the type of dwelling which the group home occupies. ~~The group home shall comply with the applicable Zone regulations and provisions for the type of dwelling which the group home occupies.~~

3.230 Lots Abutting a "0.30 Metre Reserve (One Foot Reserve)"

- 3.230.1 Where in any Zone a 0.30 metre reserve separates a side yard from a street, the exterior side yard requirement shall be provided and measured as though the reserve is non-existent.
- 3.230.2 Where in any Zone a 0.30 metre reserve separates a portion of a front yard from a street, the lot frontage shall be measured as though the reserve is non-existent.

3.231 Cannabis Production and Processing

~~Notwithstanding any other provision of this By-law, any Cannabis Production and Processing shall be subject to the following provisions:~~

- ~~a) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control situated in the General Industrial Zone (MC), Light Industrial Zone (ML), Rural Industrial Zone (MR) may be located closer to any Residential Zone, Institutional Zone, or Open Space Zone than 70 metres.~~
- ~~b) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control situated in the Agricultural Zone (A) may be located closer to any Residential Zone, Institutional Zone, or Open Space Zone than 150 metres.~~
- ~~c) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control situated in the General Industrial Zone (MC), Light Industrial Zone (ML), Rural Industrial Zone (MR) may be located closer to any dwelling on a separate lot, public school, private school, place of worship, campground, group home, hotel, long term care facility, mobile home park, park, place of assembly, place of entertainment, place of sports and recreation, tent and trailer park, tourist cabin, hospital, or day care nursery than 150 metres. [5-Z-2019]~~
- ~~d) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control situated in the Agricultural Zone (A) may be located closer to any dwelling on a separate lot, public school, private school, place of worship, campground, group home, hotel, long term care facility, mobile home park, park, place of assembly, place of entertainment, place of sports and recreation, tent and trailer park, tourist cabin, hospital, or day care nursery than 150 metres. [5-Z-2019]~~

Commented [A7]: Relocating to Subsection 3.7

- e) ~~No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is not equipped with air treatment control situated in the Agricultural Zone (A), General Industrial Zone (MG), Light Industrial Zone (ML), Rural Industrial Zone (MR) may be located closer to any dwelling on a separate lot, public school, private school, place of worship, campground, group home, hotel, long term care facility, mobile home park, park, place of assembly, place of entertainment, place of sports and recreation, tent and trailer park, tourist cabin, hospital, or day care nursery than 300 metres. [5-Z-2019]~~
- f) ~~A building or structure used for security purposes for Cannabis Production and Processing may be located in the required front yard and does not have to comply with the required minimum front yard, side yard, and rear yard setbacks.~~
- g) ~~Outdoor storage is prohibited on the property in which the Cannabis Production and Processing is located.~~
- h) ~~Cannabis Production and Processing shall only be permitted within the zones as explicitly indicated in this Zoning By-law, and shall not be permitted in any residential zone.~~
- i) ~~All development in relation to the establishment of or expansion to a Cannabis Production and Processing shall be subject to Site Plan Control. [25-Z-2018]~~
- j) ~~Notwithstanding Subsections 3.21-23 c), d) and e), within the Agricultural Zone (A), an on farm diversified use shall be permitted on the same lot as Cannabis Production and Processing subject to the requirements of Subsection 12.3. [5-Z-2019]~~
- k) ~~Illumination of Cannabis Production and Processing operations shall be subject to the requirements of Subsection 3.1816. [5-Z-2019]~~

3.242 Minimum Building Elevation

The minimum elevation of the top of foundation of any building and any addition to a building shall be 176.5-8 metres above sea level, [Canadian Geodetic Vertical Datum of 1928](#) ~~Geodetic Survey of Canada datum~~, with the following exceptions: [\[X-Z-2026\]](#)

- a) *accessory buildings and attached private garages;*
- b) *boathouses;*
- c) *buildings or parts of buildings used for boat building, maintenance, repair, display or storage;*

- d) additions, not exceeding 14 square metres in aggregate area, to existing buildings used for all other purposes. When a building is raised, Subsection 3.24~~2~~ shall apply notwithstanding the definition of *alter* contained herein.

3.25 Minimum Services

Commented [AC8]: Relocated (previously Subsection 3.9)

3.25.1 No land shall be used and no building or structure shall be erected, used or occupied, including alteration or change of use of a building or structure in any urban Zone unless:

- a) servicing capacity is confirmed as being available for all watermains and sanitary systems;
- b) watermains, storm sewers, sanitary systems and hydro service are constructed and operational and all regulatory approvals have been received to the satisfaction of the County or appropriate approval authority;
- c) stormwater management facilities, if required, are constructed and operational;
- d) adequate water supply is available for fire protection; and
- e) roadways and/or lanes are constructed to the satisfaction of the County and provide safe and adequate access to all buildings or structures.
- 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. [X-Z-2026]

3.25.2 No land shall be used and no building or structure shall be used or occupied, including alteration or change of use of a building or structure in any rural Zone unless an approved waste disposal system, water supply and hydro service are constructed and operational and all regulatory approvals have been received to the satisfaction of the County or any jurisdiction having authority;

- a) Stormwater management facilities, if required, are constructed and operational;
- b) adequate water supply is available for fire protection; and
- c) roadways and/or lanes are constructed to the satisfaction of the County and provide safe and adequate access to all buildings or structures.

3.25.3 Notwithstanding Subsections 3.25.1 and 3.25.2 above, nothing herein shall prevent the construction of model homes in accordance with Subsection 3.26 of By-Law 1-Z-2014.

3.25.4 Notwithstanding Subsections 3.25.1 and 3.25.2 above, nothing herein shall prevent the issuance of a conditional building permit if it is in accordance with the Ontario Building Code Act and deemed appropriate by the Chief Building Official.

3.25.5 That the General Manager of the Public Works Division has the discretion to waive the requirement for minimum services where a municipal water supply or municipal sanitary sewer system is not available or require that the municipal water supply or municipal sanitary sewer system be extended to service the property. [8-Z-2017]

3.263 Model Homes

Notwithstanding any other provision of this By-Law, where a subdivision or condominium agreement or preservicing agreement has been executed by the owner regarding the *development* of a site, more than one (1) *single detached dwelling, semi-detached dwelling* or *townhouse dwelling* may be constructed on a *lot* as a *model home* in accordance with a conditional building permit prior to the registration of the plan of subdivision or condominium plan subject to the following provisions:

- a) the type of *dwelling* shall be *permitted* in the *Zone* in which the *dwelling* is to be located while the holding (H) provision is in effect;
- ~~b) each *dwelling unit* shall be used for the purpose of a *model home* and/or sales office only and shall not be occupied as a *dwelling unit* prior to the date of the registration of the subdivision plan or condominium plan and the removal of the holding (H) provision if applicable; [X-Z-2026]~~
- ~~b) a *dwelling* used for the purpose of a *model home* shall not be connected to public water or sanitary sewer services;~~
- c) the maximum number of *model homes* for any proposed plan of subdivision or proposed condominium plan shall not exceed 10 percent of the total number of *dwelling units* within the plan of subdivision or condominium plan proposed for registration, to a maximum of twenty (20) *dwelling units*; [X-Z-2026]
- d) every *model home* shall comply with all other provisions of this By-Law, as though the *dwellings* and/or units were constructed on the *lot* within the future registered plan of subdivision or condominium plan;
- e) every *model home* shall comply with all applicable terms and conditions of the said subdivision or condominium agreement;
- ~~e)f) *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. [X-Z-2026]~~

3.274 Non-Conforming Uses

~~3.24.13.27.1~~ Nothing in this By-Law shall apply to prevent the use of any land, *building* or *structure* for any purpose prohibited by this By-Law if such land, *building* or *structure* was lawfully established and used for such purpose on the date of the passing of this By-Law, and provided that it continues to be used for that purpose.

~~3.24.23.27.2~~ Nothing in this By-Law shall prevent the strengthening or restoration of a *nonconforming building* or *structure* to a safe condition so long as the strengthening or restoration does not *alter* the height, area, size or volume of the *building* or *structure* or changes its use to other than a conforming use.

~~3.24.33.27.3~~ Nothing in this By-Law shall prevent a *non-conforming building* or *structure*, which is partially or fully damaged or destroyed from being restored or reconstructed provided *yard* depths, height, area, size or volume of the *building* or *structure* as it existed at the time prior to the damage or destruction are maintained or compliance with regulations of the *Zone* in which the *building* or *structure* is located is not further reduced.

3.285 Non-Complying

Nothing in this By-Law shall prevent a *non-complying building* or *structure* from being enlarged, extended, reconstructed, repaired, renovated or used provided that the enlargement, extension, reconstruction, repair or renovation does not further reduce the compliance of the *building* or *structure* with any provision of this By-Law.

3.2926 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 one Interior Additional Residential Dwelling Units are permitted in accordance with Subsection 3.2.3; and one Detached Additional Residential Dwelling Unit (for a total of two (2) Additional Residential Dwelling Units) are permitted [7-Z-2020][25-Z-2022]. [X-Z-2026]~~
- b) ~~the Urban Residential Type 4 (4) Zone; [X-Z-2026]~~
- c) ~~the Urban Residential Type 5 (R5) and Urban Residential Type 6 (R6) Zones. [X-Z-2026]~~

3.3027 Obnoxious Uses

No land shall be used and no *building* or *structure* shall be *erected, altered, enlarged* or used for any purpose which:

- a) is obnoxious, beyond that which normally could be expected in the operation of a *permitted* use in the *Zone* in which it is located;
- b) could create a health hazard or which would cause the proposed *building* or *structure* to be affected by a health hazard as defined and regulated under the *Ontario Health Protection and Promotion Act*; or,
- c) would cause an adverse effect on a sensitive land use or which would cause it to be affected by an adverse effect as defined and regulated by the *Ontario Environmental Protection Act*.

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*. [~~X~~-Z-2026]

3.328 Planned Road Allowance Width

3.328.1 No *building* or *structure* or part thereof shall be *erected* or enlarged nearer:

- a) to the *street line* than the *required front yard setback*; or,
- b) on those *streets* listed in Subsection 3.2832.2, to the *street centre-line*, than half the planned road allowance width plus the *required front yard setback*; or,
- c) on those *streets* listed in Subsection 3.2832.2, to either (a) or (b) whichever is greater.

3.328.2 The planned road allowance width shall be:

- a) Evergreen Hill Road from Oak Street to Hillcrest Road – 26 metres;
- b) Ireland Road from Lynn Valley Road to St. John's Road – 30 metres;
- c) Highway 59, Highway 6, St. John's Road, Cockshutt Road, Queensway – 30 metres;
- d) all other roads – 20 metres.

3.328.3 In the case of a *street* under the jurisdiction of the Province of Ontario, in accordance with any applicable By-Law or regulation.

3.33 Pedestrian Means of Ingress and Egress

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/parcel 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. [X-Z-2026]

3.34~~29~~ Removal of Soil and Aggregates

Notwithstanding the definition of *pit or quarry*, nothing contained *herein* shall prevent the Province of Ontario or the *County*, or any agent of the foregoing from carrying out any excavation of sand, gravel, stone, clay, earth or fill for the purpose of any public works.

3.35~~0~~ Setback from Municipal Drains

No new *building or structure* or part thereof shall be *erected* or enlarged nearer to any *municipal drain*, than specified as follows:

- ~~a)~~ in any Agricultural (A), Industrial, Rural Commercial (CR), Rural Institutional (IR) and Open Space (OS), Open Space (Tent and Trailer) (OST) *Zones*, 9 metres from *top of bank* to an open drain and where the *top of bank* is not definable, 9 metres from the centre-line of the drain. In the case of an enclosed drain, 4.5
- a) metres from the centre-line of the drain;
- b) in any residential, urban or hamlet commercial and urban or hamlet institutional *Zones*, 4.5 metres from the *top of bank* of an open drain and where the *top of bank* is not definable, 4.5 metres from the centre-line;
- c) Subsections 3.3~~0~~36 a) and b) shall not apply to *existing buildings or structures*;
- d) notwithstanding Subsections 3.3~~0~~36 a) and b), if the working area described in a municipal drainage By-Law is greater than in Subsections 3.3~~0~~36 a) or b), the working area setback shall apply.

3.36 Shipping Containers

Any shipping container shall be subject to the following provisions:

- a) a shipping container shall be permitted in all Industrial and Institutional Zones, as well as the Central Business District Zone (CBD), Shopping Centre Commercial Zone (CSC), Service Commercial Zone (CS), Hamlet Commercial Zone (CHA),

Commented [AC9]: Relocated (previously Subsection 3.39)

Rural Commercial Zone (CR), Marine Commercial Zone (CM) and Agricultural Zone (A) Zones as accessory to a permitted use; [66-Z-2018]

- b) a shipping container placed on a property, shall be considered a structure and except within the Agricultural (A) Zone, shall be subject to Site Plan Control;
- c) notwithstanding the above, a shipping container may be permitted on a temporary basis on a property in any Zone, as a temporary storage unit for moving or renovation purposes, subject to the following provisions:
 - i. temporary use in a residential Zone for a maximum time frame of one month;
 - ii. temporary use in a commercial Zone for a maximum time frame of four months within a calendar year.

A shipping container shall not contravene any Zone provisions for the Zone in which the shipping container is located. [15-Z-2017]

4)

3.37.1 Sight Triangles

- 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)-zone. [8-Z-2017]
- 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 along the street lines.
- 3.37.3 No sight triangle shall apply for an intersection in the Central Business District Zone (CBD).

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.

3.38 Site Plan Control

3.38.1 Pursuant to Section 41 of the Ontario Planning Act, as amended, the following Zones are declared as site plan control areas via By-Law X and are subject to the provisions of Section 41 of the Ontario Planning Act: R3; R4; R5; R6; CBD; CSC; CS; CRB; CN; CHA; CR; CRA; CM; MG; ML; MD; MX; MR; MM; MS; IC; IN; IR; OS; OST; On-Farm Diversified Use; Cannabis Production and Processing and all development larger than the maximum permitted area under Subsection 12.2 Value Added Agriculture. [25-Z-2018] [34-Z-2019]

3.38.2 Notwithstanding the above, any property may be subject to Site Plan Control via site specific By-Law.

3.38.3 Notwithstanding the above, no site plan shall be required for:

- a) development of farm buildings and the residence of the farm operator;
- b) development in the form of residential freehold street townhouse units approved as part of a registered plan of subdivision;
- c) development in the form of single detached, semi-detached, or duplex dwellings, except in cases where specifically required;
- 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.

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. [X-Z-2026]

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; [X-Z-2026]
- 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; [X-Z-2026]
- 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; [X-Z-2026]
- vi) Septic systems required for a surplus farm residence shall be entirely contained within the surplus farm residence lot. [X-Z-2026]
- 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]

3.4032 Swimming Pools

Notwithstanding any yard and setback provisions of this By-Law, any swimming pool accessory to a main use on a lot or any building or structure, such as a pump house, change room or storage shed, used in conjunction with any swimming pool shall:

- a) not occupy any part of a front yard, or required exterior side yard except in an Agricultural Zone (A) where it shall not occupy any part of a required front yard or required exterior side yard;
- b) not be nearer than 1.2 metres of a lot line within an interior side yard or 1.2 metres of an interior lot line within a front yard;
- c) not be nearer than 1.2 metres of an interior lot line within a rear yard;
- d) in the case of any patio or walk situated at ground level around a swimming pool, be permitted to extend to any interior lot line.

~~d)~~

3.4133 Uses Permitted in All Zones

Notwithstanding any other provision in this By-Law to the contrary, the following
uses may be permitted in any Zone ~~and shall be subject only to the specified provisions of~~
~~this Subsection:~~ [X-Z-2026]

- a) aids to navigation;
- b) any *building or structure* accessory to exploration, drilling or pumping of petroleum or natural gas, but only until the work is completed or abandoned. For the purpose of this Subsection, failure to proceed expeditiously with any work shall constitute abandonment of such work;
- c) *buildings, structures* and uses accessory to any *permitted* use subject to the provisions in the applicable Zone and Subsections 3.1 and 3.2;
- d) Canada Post mail-boxes and super boxes;
- 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 ~~and is licenced by the County~~. 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; [X-Z-2026]
- f) construction camp, work camp, tool shed, scaffold or other *buildings and structures* accessory to and necessary for construction work on a premise, but only until such construction work is completed or abandoned. For the purpose of this Subsection, failure to proceed expeditiously with the construction work shall constitute abandonment of such work;
- ~~f)g)~~ *decks or unenclosed porches* subject to the requirements of Subsection 3.8; [X-Z-2026]
- ~~g)h)~~ facilities essential to the operation of any public utility such as sewers and watermain and including any accessory *utility service building or structure*;
- ~~h)i)~~ gas, oil or water pipelines, power lines, telephone lines, cable television lines or any similar utility service lines including any substation, transformer or similar *utility service building or structure* associated therewith, excluding any *public utility yard*;
- ~~i)j)~~ a *park*;
- ~~j)k)~~ public washrooms;

~~h)l)~~ public water or public sewage treatment plants including any accessory *public utility yard*;

m) railway lines excluding any accessory station, depot or *yard*;

~~h)n)~~ *retaining walls*; [X-Z-2026]

~~m)o)~~ ~~signs and billboards~~ subject to any applicable other By-Law; [X-Z-2026]

~~n)p)~~ *special event sales* ancillary to a *place of worship* or public service club or retail sales accessory to *permitted* uses within *buildings* owned or controlled by the *County* or the Province of Ontario or agencies thereof;

~~o)q)~~ storm water management and drainage facilities

~~p)r)~~ *street*, traffic *signs* and traffic signals;

~~q)s)~~ swimming pool accessory to any *permitted* use subject to the provisions of Subsection 3.3240;

~~r)t)~~ temporary one (1) day auction or temporary up to three (3) day *garage* or yard sale provided such sale is conducted no more than once a calendar year;

u) temporary sales and rental office for the sale, rental or promotion of land and *development* in the immediate surrounding area;

~~r)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*. [X-Z-2026]

Notwithstanding the *permitted* uses ~~in (a) to (s)~~ hereabove, no *building* or *structure* shall be *permitted* in a Hazard Land Zone (HL) or a Provincially Significant Wetland Zone (PSW).

3.4234 Uses Prohibited in All Zones

The following uses shall not be *permitted* in any *Zone*:

- a) acid works;
- b) ammonia manufacture;
- c) commercial manufacturing of fertilizers from dead animals or from human waste;
- d) commercial manufacturing of gas;
- e) glue factories;
- f) industrial liquid waste disposal well;
- g) industrial waste lagoon;
- h) industrial waste landfill site;

- i) manufacture or detonation of explosives;
- j) manufacturing of a hazardous substance;
- k) ore refineries and smelters;
- l) paint and/or varnish manufacturing;
- m) refining coal, oil or petroleum products;
- n) research laboratories which generate obnoxious emissions or which may pose a health hazard as defined by the *Ontario Health Protection and Promotion Act* and as determined by the Medical Officer of Health;
- o) residential uses within a truck, bus, coach, railway car, recreational equipment or other *vehicle* whether or not the same is mounted on wheels or other forms of mounting or foundations, except for a *mobile home* where specifically *permitted* in this By-Law;
- p) solidification process plant for industrial waste;
- q) tanneries, slaughterhouses and stock yards;
- r) tar works;
- s) the racing or any other similar competition involving *vehicles* whether sanctioned or unsanctioned unless authorized as a *special event* by a license issued pursuant to the *Ontario Municipal Act*, as amended;
- t) the occupancy on an overnight basis of any *recreational vehicle* between October 31st and April 1st in any year; [X Z-2026]
- u) thermal destructor;
- v) uses which are obnoxious or generate obnoxious emissions and/or which are deemed to be contrary to the regulations of the *Ontario Environmental Protection Act* or the *Ontario Health Protection and Promotion Act*.

3.4335 Wellhead Protection

3.4335.1 Identification of Vulnerable Areas

- a) Vulnerable Areas shown on Schedule B represent Wellhead Protection Areas (WHPAs) and Intake Protection Zones (IPZs) and the associated level of vulnerability for municipal water sources serving the *County* as well as Tillsonburg in Oxford County. Issue Contributing Areas (ICAs) have also been identified for some of the *County's* wellheads and are included in the Vulnerable Areas shown on Schedule B.
- b) A WHPA illustrates three time-related capture zones including a 100- metre radius surrounding the well (WHPA-A), 2 year travel time for water to enter the well (WHPA-8), and 5 year travel time for water to enter the well (WHPAC).

- c) Water Quantity Wellhead Protection Areas (WHPA-Q1/Q2) are characterized as significant, moderate, or low, and reflect the susceptibility of the aquifer to water use and a reduction in recharge. [24-Z-2020]
- d) An Intake Protection *Zone* (IPZ) illustrates the area established around municipal intakes within which a spill or leak into a surface water source may enter a municipal water intake too quickly.
- e) An Issue Contributing Area (ICA) is an area within a WHPA where the existing or trending concentration of a parameter (e.g. trichloroethylene (TCE), chloride, nitrate, or sodium) or pathogen at a municipal well would result in the deterioration of the quality of the water for use as a source of drinking water. The ICAs shown in Schedule B-5 are for nitrate.
- f) The degree of vulnerability of a WHPA or IPZ is represented in Schedule B by a vulnerability score. The vulnerability score can have a value of up to 10, with 10 being the most vulnerable. ICAs are not assigned a vulnerability score as they represent an area in which certain activities would pose a *significant drinking water threat* regardless of the vulnerability of the underlying area.

3.3543.2 Use Prohibition and Regulations within Vulnerable Areas

- a) Notwithstanding the land uses *permitted* by the underlying *zone* category in this By-~~L~~Law, any land use, except a solely residential land use, that involves one of the following *significant drinking water threats* activities shall be prohibited within the vulnerable areas identified on Schedule B until a *Section 59 Notice* has been issued by the *County's Risk Management Official* in accordance with the Clean Water Act, 2006, or the Risk Management Official is satisfied that a *significant drinking water threat* activity will not be engaged in. Amendments to this By-~~L~~Law are not *required* for a *permitted* use in the underlying *zone* category if a *Section 59 Notice* has been issued by the *County's Risk Management Official* in accordance with the Clean Water Act, 2006, or if the Risk Management Official has been satisfied that a *significant drinking water threat* will not be engaged in.
 - i) Waste disposal sites within the meaning of Part V of the Environmental Protection Act.
 - ii) The establishment, operation or maintenance of a system that collects, stores, transmits, treats or disposes of sewage.
 - iii) The application of agricultural source material to land.
 - iv) The storage of agricultural source material.
 - v) The management of agricultural source material.

- vi) The application of non-agricultural source material to land.
- vii) The handling and storage of non-agricultural source material.
- viii) The application of commercial fertilizer to land.
- ix) The handling and storage of commercial fertilizer.
- x) The application of pesticide to land.
- xi) The handling and storage of pesticide.
- xii) The application of road salt.
- xiii) The handling and storage of road salt.
- xiv) The storage of snow.
- xv) The handling and storage of fuel.
- xvi) The handling and storage of a dense non-aqueous phase liquid.
- xvii) The handling and storage of an organic solvent.
- xviii) The management of runoff that contains chemicals used in the de-icing of aircraft.
- xix) An activity that takes water from an aquifer or a surface *water body* without returning the water taken to the same aquifer or surface *water body*.
- xx) An activity that reduces the recharge of an aquifer.
- xxi) The use of land as *livestock* grazing or pasturing land, an outdoor confinement area or *farm-animal* yard.
- ~~xxi)~~ xxii) The establishment and operation of a liquid hydrocarbon pipeline. [X-Z-2026]

3.354.3 Septic Systems and Holding Tanks within Vulnerable Areas

- a) Notwithstanding any other provision of this By-Law to the contrary, the following shall apply to WHPAs with a vulnerability score of 10 and/or a nitrate ICA as identified on Schedule B:
 - i. A new or replacement *small on-site septic system and/or holding tank* shall be located on the same property but where possible sited outside the limits of the WHPA with a vulnerability score of 10 and/or a nitrate ICA as identified on Schedule B.
 - ii. New *development* relying on a ~~large on-site septic system and/or holding tank~~ sewage works shall be prohibited where the ~~large on-site septic system~~

~~and/or holding tanks/sewage works~~ would be a significant drinking water threat.
[37-Z-2017]

~~3.4036 — Surplus Farm Dwelling Residence Severance Properties~~

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

~~Notwithstanding the permitted uses in the Agricultural Zone (A), a single detached dwelling and home occupation shall not be permitted on the retained lands;~~

~~Any existing accessory buildings and structures existing on the severed lot at the time of severance, shall be deemed to be granted relief from the applicable building height and accessory building or structure lot coverage regulations existing at the time of severance and relief from the usable floor area regulation to a maximum of 200 square metres;~~

~~i) 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;~~

~~ii) Any new zoning deficiencies created by the severance of the severed lot, excluding those matters set out in paragraphs (b) and (c) above, shall require zoning relief through the approval of a Planning Act application;~~

~~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]~~

~~iii) Septic systems required for a surplus farm residence shall be entirely contained within the surplus farm residence lot.~~

~~3.4137 — Adult Live Entertainment Facility and/or Body Rub Establishments~~

~~Where an Adult Live Entertainment Facility and/or Body Rub Establishment is permitted, the lot on which it is located must not be:~~

- ~~a) within 500 metres of a residential use building, day care, place of worship, school, library, community centre, community health and resource centre or park, or any residential, institutional, open zone; or~~
 - ~~b) within 1000 metres of a lot occupied by another adult live entertainment facility.~~
- ~~[5-Z-2017]~~

~~3.3842 — Site Plan Control~~

~~3.3842.1 Pursuant to Section 41 of the Planning Act, as amended, the following Zones are declared as site plan control areas via By-Law 2014-97 and are subject to the~~

Commented [AC10]: Relocating to Subsection 3.40

Commented [AC11]: Relocating to Subsection 3.3

~~provisions of Section 41 of the Planning Act: R3; R4; R5; R6; CBD; CSC; CS; CRB; CN; CHA; CR; CRA; CM; MC; ML; MD; MX; MR; MM; MS; IC; IN; IR; OS; OST; On Farm Diversified Use; Cannabis Production and Processing and all development larger than the maximum permitted area under Subsection 12.2 Value Added Agriculture. [25 Z 2018] [34 Z 2019]~~

~~3.3842.2 Notwithstanding the above, any property may be subject to Site Plan Control via site-specific By Law.~~

~~3.3842.3 Notwithstanding the above, no site plan shall be required for:~~

- ~~a) development of farm buildings and the residence of the farm operator;~~
- ~~b) development in the form of residential freehold street townhouse units approved as part of a registered plan of subdivision;~~
- ~~— development in the form of single detached, semi-detached, or duplex dwellings, except in cases where specifically required;~~
- ~~— residential building that contains 10 or less dwelling units on a single lot;~~
- ~~— the placement of a portable classroom on a school site of a district school board in accordance with section (41) of the Planning Act.~~

- ~~i. 3.42.4 Notwithstanding the above, Site Plan Control is required if the site is within a prescribed area, as amended by provincial regulation.~~

3.4339 Shipping Containers

Commented [AC12]: Relocating to Subsection 3.37

Any shipping container shall be subject to the following provisions:

a) ~~a shipping container shall be permitted in all Industrial and Institutional Zones, as well as the Central Business District Zone (CBD), Shopping Centre Commercial Zone (CSC), Service Commercial Zone (CS), Hamlet Commercial Zone (CHA),~~

Rural Commercial Zone (CR), Marine Commercial Zone (CM) and Agricultural Zone (A) Zones as accessory to a permitted use; [66 Z-2018]

b) ~~a shipping container placed on a property, shall be considered a structure and except within the Agricultural (A) Zone, shall be subject to Site Plan Control;~~

c) ~~notwithstanding the above, a shipping container may be permitted on a temporary basis on a property in any Zone, as a temporary storage unit for moving or renovation purposes, subject to the following provisions:~~

i. ~~temporary use in a residential Zone for a maximum time frame of one month;~~

ii. ~~temporary use in a commercial Zone for a maximum time frame of four months within a calendar year;~~

A shipping container shall not contravene any Zone provisions for the Zone in which the shipping container is located. [15 Z-2017]

3.44 Zone Provisions for Residential Condominiums

Notwithstanding any other provision of this By-law, a plan of condominium for dwellings other than apartment dwellings 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 entire 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 to accessory buildings or structures:
 - 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 side faces 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 1.5 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 roadscaping.

4.0 Off Street Parking

4.1 Parking Area Regulations

4.1.1 Access to a Street

Each *parking space* shall have direct access to a *street, aisle, lane* or private drive, except for any *single detached dwelling, semi-detached dwelling, duplex dwelling, tri-plex dwelling, four-plex dwelling, street townhouse, stacked townhouse* or *group townhouse*, in which case only one (1) *parking space* per *dwelling unit* shall be *required* to have direct access.

4.1.2 Prepared Surface

Any *required parking space* or a *parking lot* shall be a suitably level and graded hard surface.

4.1.3 Parking Space Dimensions

Every *parking space* shall comply with the following requirements and be in accordance with Schedule C to this By-Law:

- a) width of *parking space*:
 - for *vehicles* parked side by side 3 metres
 - for *vehicles* parked with wall or fence adjacent 3.3 metres
- b) depth of *parking space*:
 - for 30 degree parking 4.8 metres
 - for 45 degree parking 5.6 metres
 - for 55 degree parking 6 metres
 - for 60 degree parking 6.1 metres
 - for 65 degree parking 6.2 metres
 - for 70 degree parking 6.2 metres
 - for 90 degree parking 5.8 metres
 - for parallel parking 7 metres
 - for *tandem parking* 6 metres

For parking at an angle other than those listed above, the depth of the *parking space* shall meet the requirements of the angle of parking being provided.

4.1.4 Parking Aisle Requirements

The perpendicular width of every *parking aisle* shall comply with the following requirements and be in accordance with Schedule C to this ByLaw:

- a) one-way traffic:
 - for 30 degree parking 3.6 metres
 - for 45 degree parking 4.3 metres
 - for 55 degree parking 4.9 metres
 - for 60 degree parking 5.2 metres
 - for 65 degree parking 5.5 metres
 - for 70 degree parking 5.9 metres
 - for 90 degree parking 7.3 metres
- b) two-way traffic: 7.3 metres [66-Z-2018]
- c) for parallel parking
 - 3 metres for one way traffic
 - 6 metres for two way traffic

For parking at an angle other than those listed above, the *aisle* width shall not be less than the requirement for the angle of parking which is next greater than the angle of parking being provided.

4.2 Location of Parking on a Lot

4.2.1 All *parking spaces* shall be wholly provided on the *lot* occupied by the *building, structure* or use for which the *parking spaces* are *required* except where a *lot* has both residential and *non-residential Zones* in which case any *parking spaces* for *non-residential* use shall not be *permitted* on any portion of the *lot* zoned residential.

4.2.2 No parking area shall be located in any *sight triangle*.

4.2.3 Residential Parking Area

For Urban Residential Type 1 to 4 *Zones* (R1 to R4), the following shall apply:

- a) within a *front yard* or *exterior side yard*, motor *vehicles* shall only be parked on a *driveway*, in a *parking space* or *private garage* [7-Z-2018];
- b) not more than one (1) *required parking space* may be located within the *required front yard* or *required exterior side yard* [7-Z-2018];
- c) *vehicles* shall not be parked within any *landscape area* [7-Z-2018];

4.2.4 Other Provisions

- a) ~~notwithstanding any other provision of this By-Law to the contrary, for tri-plex 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~~ required parking spaces shall be prohibited within the

required front yard ~~or 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; [X-Z-2026]

- a) ~~notwithstanding any other provision of this By-Law to the contrary, for tri-plex 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; [X-Z-2026]~~

~~b)c)~~ for group townhouses and apartment dwellings, no parking lot shall be located closer than 3 metres from any dwelling on the lot or of any interior lot line abutting another residential Zone;

~~e)d)~~ for group townhouses and apartment dwellings, no parking lot or parking space shall be located between a dwelling and the street line, except for individual or tandem parking spaces leading directly to each townhouse dwelling unit;

~~e)e)~~ for commercial or industrial properties, no parking lot shall be located closer than 4.5 metres from any interior lot line abutting a residential Zone;

~~e)f)~~ for ~~accessory additional~~ residential dwelling units, notwithstanding the foregoing, one (1) parking space dedicated for the use of the ~~accessory additional~~ residential dwelling unit, may be permitted in the front yard provided a minimum of 50 percent of the required front yard shall be maintained as landscaped open space notwithstanding such dedicated parking space.

4.2.5 Parking and Landscape Area [7-Z-2018]

Within Urban Residential Type 1 to 4 Zones (R1 to R4), the following shall apply:

- a) A minimum of 50 percent of the front yard shall be maintained as landscape area.
 - b) In the case of a corner lot, a minimum of 50 percent of each of the front yard and exterior side yard shall be maintained as landscape area.
- 4.2.6 Notwithstanding the provisions in Subsection 4.2.3 or any other yard provisions of this By-Law, no setback from a property line shall be required for underground parking and underground parking structures.

4.2.7 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. [X-Z-2026]

4.3 Accessible Parking

4.3.1 Types of Accessible Parking Spaces

The following two types of accessible *parking spaces* shall be provided in accordance with the provisions of this Subsection for the use of *persons* with disabilities:

- a) type A, a wider accessible *parking space* which has a minimum width of 3.4 metres with signage that clearly identifies the space as “van accessible” plus an *access aisle* in accordance with Subsection 4.3.2;
- b) type B, a standard accessible *parking space* which has a minimum width of 2.4 metres plus an *access aisle* in accordance with Subsection 4.3.2.

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.~~

Access aisles must be provided for all accessible *parking spaces* but may be shared by two adjacent *parking spaces* for the use of *persons* with disabilities in an off-street parking facility and must meet the following requirements:

- a) a minimum width of 1.5 metre extending the full length of the *parking space*; and,
- b) be marked with high tonal contrast diagonal lines, which prohibits parking in them, where the surface is asphalt, concrete or some other hard surface.

4.3.3 Minimum Number and Type of Accessible Parking Spaces

Number of <i>Parking Spaces</i>	Type A Accessible Space (Van)	Type B Accessible Space
1-25	1	0
26-50	1	1
51-75	1	2*
76-100	2	2
101-133	2	3*
134-166	3	3
167-250	3	4*
251-300	4	4
301-350	4	5*
351-400	5	5
401-450	5	6*
451-500	6	6
501-550	6	7*
551-600	7	7

601-650	7	8*
651-700	8	8
701-750	8	9*
751-800	9	9
801-850	9	10*
851-900	10	10
901-950	10	11*
951-1000	11	11
1001 and over	11+1 percent of the total number of spaces (rounded up to the next whole number), divided equally between types A and B. If an odd number of spaces is <i>required</i> , the extra space may be type B	

*Where an uneven number of accessible *parking spaces* are *required*, the extra type B space may be changed to a type A space.

- 4.3.4 Any *existing* accessible *parking spaces* established in accordance with the standards of previous Zoning By-Law shall be deemed to conform with the provisions of this By-Law.

4.4 Use of Non-Residential Parking Areas and Spaces

All *required* parking areas or *parking spaces* shall only be used for display or storage purpose or for the short-term parking of any *vehicle* or for the location of any *sign* or light standard.

4.5 Parking of Vehicles in Residential Zones

The parking of *vehicles* in residential *Zones* shall be subject to the following:

- a) not more than one (1) *vehicle* per *dwelling unit* shall be a *vehicle* used for commercial purposes;
- b) such commercial *vehicles* shall not exceed a height of 2.2 metres or a length of 6.7 metres;
- c) *recreational vehicles* and *trailers* shall be prohibited from being present in a *front yard* of *exterior side yard* on more than 7 consecutive or non-consecutive days in any calendar month. [8-Z-2022]

4.6 Parking for Multiple Uses

When a *building, structure* or *lot* accommodates more than one (1) type of use, the *parking space* requirement for such *building, structure* or *lot* shall be the sum of the requirements for the separate uses thereof.

4.7 Requirements for Delivery Space

- 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 the 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*. [~~X~~-Z-2026]

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. [~~X~~-Z-2026]
- 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*. [~~X~~-Z-2026]
- 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*. [~~X~~-Z-2026]
- 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*. [~~X~~-Z-2026]

4.9~~7~~ Requirements for Loading Spaces

Where loading docks are provided on a *lot*, a *loading space* for each loading dock shall have a minimum width of 3 metres and a depth of 10 metres, and sufficient space shall be provided on the same *lot* for the manoeuvring of *vehicles* using the loading docks. Such manoeuvring space shall not utilize any *required parking space*.

4.9-10 Number of Parking Spaces

Any *building*, *structure* or use shall have *parking spaces* provided and maintained in accordance with the following:

<u>Type of Use</u>	<u>Minimum Requirement</u>
<u>Residential</u>	
a) <i>single detached, semi-detached,</i>	<u>2 parking spaces for each dwelling unit duplex, tri-plex, four-plex, townhouse dwellings and vacation home [8-Z-2017]</u>
b) <i>apartment dwelling[8-Z-2017]</i>	<u>1.5 parking spaces for each dwelling unit</u>
c) <i>dwelling unit in a non-residential building</i>	<u>1 parking space for each dwelling unit</u>
d) <i>boarding or lodging house</i>	<u>2 parking spaces for each dwelling unit plus 1 parking space for each room for boarders</u>
e) necessary <u>additional</u> <i>residential dwelling unit</i> on a lot	<u>1 parking space for each additional residential dwelling unit in addition to those required for the primary residential dwelling unit-use</u>

<u>Type of Use</u>	<u>Minimum Requirement</u>
<u>Visitor Parking [8-Z-2017]</u>	
f) <i>All apartment dwellings; and duplex dwellings, tri-plex dwellings, four-plex dwellings, townhouse dwellings or single detached or semi-detached dwellings as part of a condominium development or when they abut a private road [27-Z-2020].</i>	<u>1 visitor space for every 3 dwelling units</u>
<u>Non-residential</u>	
g) <i>animal hospital or animal kennel</i>	<u>1 parking space for every 25 square metres of usable floor area</u>
h) <i>arena, auditorium, gymnasium, assembly hall, stadium, or skating rink</i>	<u>1 parking space for every 8 fixed seats or for every 10 square metres of usable floor area where there are no fixed seats</u>
i) <i>auction centre</i>	<u>1 parking space for every 10 square metres of usable floor area</u>
j) <i>bar or night club</i>	<u>1 parking space for every 5 square metres of usable floor area</u>
k) <i>bed & breakfast</i>	<u>1 parking space per room for guests</u>
l) <i>billiard or pool room</i>	<u>1 parking space for every 10 square metres of usable floor area</u>
m) <i>bowling alley</i>	<u>2 parking spaces for each bowling lane</u>

n)	<u>cannabis production and processing</u>	<u>4 parking spaces plus 1 parking space for every 600 square metres of usable floor area [X-Z-2026]</u>
o)	college, university or technical institutions	1 parking space for every student enrolled full-time day courses
p)	<u>convenience store</u>	<u>1 parking space for every 30 square metres of usable floor area [X-Z-2026]</u>
q)	curling rink	10 parking spaces per curling sheet
r)	dance hall or banquet hall	1 parking space for every 10 square metres of usable floor area
s)	<u>department store</u>	<u>1 parking space for every 30 square metres of usable floor area [X-Z-2026]</u>
t)	dry cleaning distribution station	2 parking spaces
u)	farm produce outlet	1 parking space for every 10 square metres of usable floor area
v)	financial institution	1 parking space for every 15 square metres of usable floor area
w)	funeral home	1 parking space for every 10 square metres of public assembly area
x)	group home, retirement home [7-Z-2018]	3 parking spaces per bed
y)	golf course	2 parking spaces per hole plus 1 parking space for every 10 square metres of a club house restaurant and lounge floor area
z)	<u>grocery store / Supermarket</u>	<u>1 parking space for every 30 square metres [X-Z-2026]</u>
		<u>of usable floor area</u>
aa)	home occupation and home industry excluding an office of a health service practitioner for each employee	1 parking space plus 1 additional parking space
aa)bb)	hospital	1 parking space for each bed at rated capacity
bb)cc)	hotel	1 parking space for each hotel room plus the applicable requirement contained herein for other hotel uses
ee)dd)	industrial establishment <u>including Cannabis Prod and Processing [25-Z-2018]</u>	1 parking space for every 90 square metres of usable floor area
dd)ee)	laundromat	1 parking space for every 4 washing and

		drying machines
ee)	liquor or beer store	12 parking spaces
ff)	long-term care facility	1 parking space for every 4 patient beds
gg)	medical or dental clinic, and office of a health service practitioner as a home occupation	1 parking space for every 15 square metres of usable floor area [66-Z-2018]
hh)	movie and other theatres	1 parking space for every 6 seats
ii)	office	1 parking space for every 30 square metres of usable floor area
jj)	Personal service shop	1 parking space for every 20 square metres of usable floor area
kk)	pharmacy	1 parking space for every 20 square metres of useable floor area [X-Z-2026]
ll)	place of worship	1 parking space for every 8 seats or 5 metres of pew space or every 10 square metres of usable floor area where there are no seats or pews
mm)	private club	1 parking space for every 10 square metres of usable floor area, or where applicable in accordance with the requirements for a bar or night club, whichever is greater
nn)	restaurant	1 parking space for every 10 square metres of usable floor area
oo)	restaurant, fast food with drive- through	1 parking space for every 10 square metres of usable floor area
pp)	restaurant, fast food without drive through	1 parking space for every 8 square metres of usable floor area
qq)	restaurant, outdoor patio and restaurant, fast-food, outdoor patio	1 parking space per every 4 seats [X-Z-2026]
rr)	restaurant, take-out	2 parking spaces
ss)	retail store or merchandise service	1 parking space for every 30 square metres of shop usable floor area
tt)	school, elementary	1.5 parking spaces per classroom including laboratories, libraries and workshops
uu)	school, secondary	5 parking spaces per classroom including laboratories, libraries and workshops

- | | | |
|-----|---|--|
| vv) | school, trade adult education | 1 <i>parking space</i> for every student enrolled full time for day courses |
| ww) | shopping plaza with three (3) or more units | 1 <i>parking space</i> for every 20 square metres of <i>usable floor area</i> |
| xx) | warehouse or wholesale establishment | 1 <i>parking space</i> for every 180 square metres of <i>usable floor area</i> |
| yy) | other <i>non-residential</i> uses | 1 <i>parking space</i> for every 35 square metres of <i>usable floor area</i> |

Where the calculation for the purposes of meeting this provision results in a partial *parking space*, a full *parking space* shall be provided for the partial space.

4.10-11 Parking Credit System

4.119.1 Change of Use in a Commercial Zone

Where a change in the use is proposed for any *building* or *structure* located in a commercial *Zone*, the parking requirement shall be the lesser of the following:

- a) the requirement of Subsection 4.109; or,
- b) the sum of the *parking spaces* located on the *lot* immediately prior to the change of use together with the net difference of the requirements between the previous and proposed uses calculated in accordance with the standards set out in Subsection 4.109.

4.119.2 Extension or Additions to a Building or Structure

The parking requirement for a *building* or *structure* proposed to be extended or added to, which prior to the extension or addition was deficient to the parking standards provided in Subsection 4.109 of this By-Law, but the use of which is in conformity with the *permitted* uses specified by this By-Law for the *Zone* in which the *building* or *structure* is situated, shall be:

- a) the number of spaces on the *lot* immediately prior to the extension or addition; and,
- b) the number of additional *parking spaces*, *required* as a result of the extension or addition calculated in accordance with the standards set out in Subsection 4.109.

4.121 Parking in a Central Business District (CBD) Zone

4.11.1 Notwithstanding Subsection 4.109, no *parking spaces* are *required* for any lands identified in the Central Business District *Zone* (CBD).

4.11.2 Parking is prohibited in the *front yard*.

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. [X-Z-2026]

5.0 Residential Zones

5.1 Urban Residential Type 1 Zone (R1)

5.1.1 Permitted Uses

In an R1 Zone, no land, building or structure shall be used except in accordance with the following uses:

- a) dwelling, single detached
- b) bed & breakfast, subject to Subsection 3.54
- c) home occupation, subject to Subsection 3.16
- d) accessory-additional residential dwelling unit, subject to Subsection 3.2.3.

5.1.2 Zone Provisions

In an R1-A and R1-B Zone, no building or structure shall be erected or altered except in accordance with the provisions in the following Zones:

	Provision	R1-A	R1-B
a)	minimum lot area:		
	i) interior lot	450 square metres	360 square metres
	ii) corner lot	560 square metres	450 square metres
b)	minimum lot frontage:		
	i) interior lot	15 metres	12 metres
	ii) corner lot	18 metres	15 metres
c)	minimum front yard:	6 metres	6 metres
	i) detached garage with rear lane	3 metres	3 metres
d)	minimum exterior side yard:	6 metres	6 metres
e)	minimum interior side yard:		
	i) detached garage	3 metres&1.2 metres	3 metres&1.2 metres
	ii) detached garage with a rear lane; attached garage	1.2 metres each side	1.2 metres each side
f)	minimum rear yard:	7.5 metres	7.5 metres
g)	maximum building height:	11 metres [8-Z-2017]	11 metres [8-Z-2017]

5.1.3 Projection of an Attached Garage

The wall of an attached garage facing the street in an R1-B Zone shall project no more than 3.5 metres from the main front wall of the dwelling. This projection shall be measured from the wall of the garage facing the front lot line to the nearest structural element of the front wall of the dwelling facing the front lot line, including any covered porch which extends along the entire front wall of the dwelling, but excluding eaves, stairs or gutters.

This provision shall not apply where:

- a) the front wall of the *dwelling* and the wall of the *attached garage* containing the opening for vehicular access do not face the same *lot line*; or,
- b) the width of the *attached garage* is less than 60 percent of the width of the *dwelling*.

5.2 Urban Residential Type 2 (R2)

5.2.1 Permitted Uses

In an R2 Zone, no land, building or structure shall be used except in accordance with the following uses:

- a) dwelling, single detached
- b) dwelling, semi-detached
- c) dwelling, duplex
- d) bed & breakfast, subject to Subsection 3.54
- e) day care ~~centre~~~~nursery~~
- f) home occupation, subject to Subsection 3.16
- g) accessory~~additional~~ residential dwelling unit, subject to Subsection 3.2.3.

5.2.2 Zone Provisions for Semi-Detached and Duplex Dwellings

In an R2 Zone, no building or structure shall be erected or altered except in accordance with the provisions for each of the following uses:

Provision	Semi-detached (per unit)	Duplex Dwelling
a) minimum lot area:		
i) interior lot	255 square metres	450 square metres
ii) corner lot	345 square metres	540 square metres
b) minimum lot frontage:		
i) interior lot	8.5 metres	15 metres
ii) corner lot	11.5 metres for the corner unit	18 metres
c) minimum front yard:	6 metres	6 metres
i) except where a detached private garage or parking space is accessed via a rear lane	3 metres	3 metres
d) minimum exterior side yard:	6 metres	6 metres
e) minimum interior side yard:		
i) detached private garage or parking space accessed via front yard	3 metres	3 metres&1.2 metres
ii) detached private garage or parking space accessed via a rear lane	1.2 metres	1.2 metres each side
iii) attached private garage	1.2 metres	1.2 metres each side
f) minimum rear yard:	7.5 metres	7.5 metres
g) maximum building height:	11 metres [8-Z-2017]	11 metres [8-Z-2017]

5.2.3 Zone Provisions for all Other Permitted Uses

The provisions in the R1-B Zone shall apply to all other uses except a *home occupation* which shall be permitted in any dwelling within the R2 Zone.

5.2.4 Mutual Side Lot Line for Semi-Detached Dwelling

On the mutual *side lot line* separating two (2) attached *semi-detached dwelling units*, no *interior side yard* is required where the walls are joined; where the walls are not joined, a 1.2 metre *side yard* shall be required.

5.2.5 Projection of an Attached Garage

The wall of an *attached garage* facing the *street* in an R2 Zone shall project no more than 3.5 metres from the front wall of the *dwelling*. This projection shall be measured from the wall of the garage facing the *front lot line* to the nearest structural element of the front wall of the *dwelling* facing the *front lot line*, including any covered porch which extends along the entire front wall of the *dwelling*, but excluding eaves, stairs or gutters.

This provision shall not apply where:

- a) the front wall of the *dwelling* and the wall of the *attached garage* containing the opening for vehicular access do not face the same *lot line*;
- b) the width of the *attached garage* is less than 60 percent of the width of the *dwelling*; or,
- c) a *duplex* or *single detached dwelling* is located on a *lot* with a *lot frontage* of 15 metres or greater.

5.3 Urban Residential Type 3 (R3)

5.3.1 Permitted Uses

In an R3 Zone, no land, building or structure shall be used except in accordance with the following uses:

- a) dwelling, single detached
- b) dwelling, semi-detached
- c) dwelling, duplex
- d) dwelling, tri-plex
- e) dwelling, four-plex
- f) boarding or lodging house
- g) bed & breakfast, subject to Subsection 3.54
- h) day care ~~centre~~~~nursery~~
- i) home occupation, subject to Subsection 3.16
- j) ~~necessary~~ additional residential dwelling unit, subject to Subsection 3.2.3.

5.3.2 Zone Provisions for Tri-plex, Four-plex, Boarding or Lodging House

In an R3 Zone, no building or structure shall be erected or altered except in accordance with the provisions for each of the following dwelling types:

Provision	Tri-plex	Four-plex	Boarding or Lodging House
a) minimum lot area:			
i) interior lot	510 sq. m.	660 sq. m.	450 sq. m.
ii) corner lot	600 sq. m.	765 sq. m.	540 sq. m.
b) minimum lot frontage:			
i) interior lot	17 metres	19.5 metres	15 metres
ii) corner lot	20 metres	22.5 metres	18 metres
c) minimum front yard:	6 metres	6 metres	6 metres
d) minimum exterior side yard:	6 metres	6 metres	6 metres
e) minimum interior side yard:	3 metres & 1.2 metres	3 metres	
i) attached garage			1.2 metres each side
ii) detached garage			3 metres & 1.2 metres
f) minimum rear yard:	12 metres	12 metres	12 metres
g) minimum usable floor area: for a boarding room			8 sq. m. and an additional 6 sq. m. for each additional occupant

h)	maximum <i>building height</i> :	11 metres [8-Z-2017]	11 metres [8-Z-2017]	11 metres [8-Z-2017]
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5.3.3 Zone Provisions for all Other Permitted Uses

The provisions for the Urban Residential Type 2 (R2) *Zone* shall apply to all other uses except a *home occupation* which shall be *permitted* in any *dwelling* within the R3 *Zone*.

5.3.4 Yard Exemption for a Boarding or Lodging House

Any *existing single detached dwelling* having any *yard* less than that *required* by this By-Law may be used as a *boarding or lodging house* provided any extension or addition to the *dwelling* house complies with the *yard* requirements.

5.4 Urban Residential Type 4 (R4)

5.4.1 Permitted Uses

In an R4 Zone, no land, *building* or *structure* shall be used except in accordance with the following uses:

- a) *group townhouse*
- b) *stacked townhouse*
- c) *street townhouse*
- d) *semi-detached, duplex, tri-plex and four-plex dwellings* provided they are located on the same lot with, and in accordance with the Zone provisions of, *group townhouse*
- e) *home occupation, subject to Subsection 3.16*
- f) ~~*necessary*~~ *additional* *residential dwelling unit*, subject to Subsection 3.2.3.[7-Z-2020]

5.4.2 Zone Provisions

In an R4 Zone, no *building* or *structure* shall be *erected* or *altered* except in accordance with the provisions for each of the following *dwelling* types:

Provision	Street Townhouse (per unit)	Group Townhouse Stacked Townhouse
a) minimum lot area:		
iii) attached garage	156 square metres	195 square metres
iv) corner lot	264 square metres	195 square metres
v) detached garage	162 square metres	215 square metres
	(access via a rear lane)	
b) minimum lot frontage:		
iii) interior lot	6.5 metres	30 metres
iv) corner lot	11 metres	30 metres
v) corner lot accessed by a 6.5 metres rear lane		
c) minimum front yard:		
i) attached garage	6 metres	6 metres
ii) detached garage or rear yard parking	1.5 metres (accessed by 1.5 metres a rear lane)	
d) minimum exterior side yard:		
i) with a 6 metre front yard	6 metres	6 metres
ii) with a 1.5 metre front yard	1.5 metres	1.5 metres
e) minimum interior side yard:	1.2 metres	3 metres
f) minimum rear yard:		
i) attached garage	7.5 metres	7.5 metres
ii) detached garage	13 metres (access via a rear lane including	7.5 metres

half of the *lane*)

- | | | | |
|----|--|-------------------------|-------------------------|
| g) | minimum separation:
between townhouse <i>dwelling</i> s | 2 metres | 2 metres |
| h) | maximum <i>building height</i> : | 11 metres
[8-Z-2017] | 11 metres
[8-Z-2017] |

5.4.3 *Setback from Mutual Side Lot Line*

Notwithstanding the *required side yard*, on a mutual *side lot line* separating two (2) attached *townhouse* units, no *interior side yard* is *required* where the walls are joined, where the walls are not joined, a 1.2 metre *side yard* shall be *required*.

5.4.4 *Maximum Units in a Townhouse Dwelling*

No more than eight (8) *dwelling units* shall be located in a townhouse *dwelling*.

5.5 Urban Residential Type 5 (R5)

5.5.1 Permitted Uses

In an R5 Zone, no land, building or structure shall be used except in accordance with the following uses:

- a) dwelling, apartment
- b) home occupation, [subject to Subsection 3.16](#)
- c) retirement home.

5.5.2 Zone Provisions

In an R5 Zone, no building or structure shall be erected or altered except in accordance with the following provisions:

- a) minimum lot frontage: 30 metres
- b) minimum front yard: 3 metres
- c) minimum exterior side yard: 3 metres
- d) minimum interior side yard: 3 metres
- e) minimum rear yard: 9 metres
- f) maximum building height: five (5) storeys [6-Z-2018]
- g) maximum floor area ratio:
 - i) four (4) storey building 0.72 [6-Z-2018]
 - ii) five (5) storey building 0.79 [6-Z-2018]

5.6 Urban Residential Type 6 (R6)

5.6.1 Permitted Uses

In an R6 Zone, no land, building or structure shall be used except in accordance with the following uses:

- a) dwelling, apartment
- b) home occupation, subject to Subsection 3.16
- c) retirement home.

5.6.2 Zone Provisions

In an R6 Zone, no building or structure shall be erected or altered except in accordance with the following provisions:

- a) minimum lot frontage: 30 metres
- b) minimum front yard: 3 metres
- c) minimum exterior side yard: 3 metres
- d) minimum interior side yard: 5 metres
- e) minimum rear yard: 9 metres
- f) maximum building height: eight (8) storeys
- g) maximum floor area ratio:
 - i) four (4) storey building 0.72
 - ii) five (5) storey building 0.79
 - iii) six (6) storey building 0.86
 - iv) seven (7) storey building 0.93
 - v) eight (8) storey building 1

5.6.3 Step Back of Upper Floors

The exterior wall of each floor of a building facing a street and located above four (4) storeys shall be stepped back 2 metres from the exterior wall of the 4th storey and each floor above six (6) storeys shall be setback an additional 2 metres from the exterior wall facing a street.

5.6.4 Angular Plane

Where an R6 Zone abuts an Urban Residential Zone (R1-A, R1-B or R2), no portion of an apartment dwelling shall exceed the height of a 45 degree angular plane originating at the lot line of the nearest R1-A, R1-B or R2 Zone.

5.6.5 *Zone Provisions for Apartment Dwellings Three (3) Storeys or Less*

Notwithstanding the provisions in Subsection 5.6.2, *apartment dwellings* three (3) *storeys* or less shall use the Urban Residential Type 5 *Zone* (R5) provisions.

5.7 Hamlet Residential Zone (RH)

5.7.1 Permitted Uses

In an RH Zone, no land, building or structure shall be used except in accordance with the following uses:

- a) dwelling, single detached
- b) bed & breakfast, subject to Subsection 3.4
- c) day care ~~centre~~nursery
- d) home industry, subject to Subsection 3.15
- e) home occupation, subject to Subsection 3.16
- f) ~~necessary~~additional residential dwelling unit, subject to Subsection 3.2.3 [7-Z-2020]

5.7.2 Zone Provisions

In an RH Zone, no building or structure shall be erected or altered except in accordance with the following provisions:

- a) minimum lot area: 0.4 hectares
- b) minimum lot frontage:
 - i) interior lot 30 metres
 - ii) corner lot 30 metres
- c) minimum front yard: 6 metres
- d) minimum exterior side yard: 6 metres
- e) minimum interior side yard:
 - i) attached garage 1.2 metres each side
 - ii) detached garage 3 metres and 1.2 metres
- f) minimum rear yard: 9 metres
- g) maximum building height: 11 metres [8-Z-2017]

5.8 Resort Residential Zone (RR)

5.8.1 Permitted Uses

In an RR Zone, no land, building or structure shall be used except in accordance with the following uses:

- a) *vacation home*
- b) *legally existing single detached dwelling used for permanent occupancy.*

5.8.2 Zone Provisions

In an RR Zone, no building or structure shall be erected or altered except in accordance with the following provisions:

- a) *minimum lot area:* 0.4 hectares
- b) *minimum lot frontage:*
 - i) *interior lot* 15 metres
 - ii) *corner lot* 18 metres
- c) *minimum front yard:* 6 metres
- d) *minimum exterior side yard:* 6 metres
- e) *minimum interior side yard:*
 - i) *attached garage* 1.2 metres each side
 - ii) *detached garage* 3 metres and 1.2 metres
- f) *minimum rear yard:* 9 metres
- g) *maximum building height:* 9.1 metres [50-Z-2017]
- h) *maximum lot coverage:* 15% plus an additional 10% maximum lot coverage for all accessory buildings and structures (including boat-houses)

5.8.3 Accessory Building or Structure

No accessory building or structure shall contain a *habitable room* or washroom facilities.

5.8.4 Accessory Building or Structure

Refer to Section 3.2 – Accessory Uses to Residential Uses for clarification purposes.

Ontario Municipal Board Decision October 14, 2015

6.0 Commercial Zones

6.1 Central Business District Zone (CBD)

6.1.1 *Permitted Uses*

In a CBD Zone, no land, *building* or *structure* shall be used except in accordance with the following uses:

- a) adult education and training facility
- b) ambulance service
- c) *animal hospital*, provided the entire operation is carried on within an enclosed *building*
- d) antique shop
- e) art gallery
- f) *auction centre*, subject to Subsection 3.4
- g) *automobile gas station*, subject to Subsection 3.14
- h) *automobile service and repair station*
- i) *automobile washing establishment*
- j) automotive parts shop
- k) *bar or night club*
- l) *boutique*
- m) brew-your-own
- n) bus or taxi terminal
- o) *clinic or doctors' offices*
- p) college or trade school
- q) community centre
- r) *contractor supply and service shop*
- s) *convenience store*, subject to Subsection 6.1.7
- t) craft, souvenir and gift shop
- u) *day care* ~~centre~~~~nursery~~
- v) delicatessen and specialty food shops
- w) *department store*
- x) *dry cleaning distribution station*
- y) *dry cleaning establishment*
- z) *dwelling, apartment*, subject to the requirements of Subsection 6.1.4
- aa) *dwelling units in any permitted commercial building*, subject to the requirements of Subsection 6.1.4
- bb) equipment rental establishment
- cc) *farmers market*
- dd) financial institution

ee) fire hall
~~ff)~~ florist shop
~~gg)~~ food production
~~hh)~~ food service vehicle, subject to
 Subsection 3.12
 ii) fruit and vegetable outlet
~~jj)~~ funeral home
~~kk)~~ garden supply centre
~~ll)~~ grocery store / supermarket
~~mm)~~ hardware store
~~nn)~~ home occupation, subject to Subsection
 3.16
~~oo)~~
~~pp)~~ hotel
~~qq)~~ laundromat
 ~~kk)~~ library
~~rr)~~
 ~~ll)~~ long-term care facility
~~ss)~~
 ~~mm)~~ lumber yard and building supply
 establishment
~~tt)~~
 ~~nn)~~ merchandise service shop
~~uu)~~
 ~~oo)~~ ~~rr)~~ museum
~~vv)~~
~~ww)~~ office, all types
~~xx)~~ parking lot
~~yy)~~ personal service shop
~~zz)~~ pharmacy
 vv) photographic studio or shop
~~aaa)~~ place of assembly
~~bbb)~~ place of entertainment
~~ccc)~~ place of sports and recreation
~~ddd)~~ place of worship
~~eee)~~ police station
~~fff)~~ printing and publishing establishment
~~ggg)~~ private club
~~hhh)~~ radio, television and cable television studio
~~iii)~~ restaurant, including an accessory micro-brewery, winery
~~jjj)~~ restaurant, fast-food
~~kkk)~~ restaurant, take-out
~~lll)~~ retail store

mmm) retirement home
nnn) school
~~supermarket~~
ooo) training and rehabilitation centre
ppp) vehicle sales or rental establishment
qqq) ~~video store~~ wholesale outlet.

6.1.2 Zone Provisions

In a CBD Zone, no building or structure shall be erected or altered except in accordance with the following provisions:

- a) minimum front yard: 0 metres
- b) minimum exterior side yard: 0 metres
- c) minimum interior side yard: 0 metres except abutting any residential Zone in which case the minimum interior side yard shall be 1.2 metres
- d) minimum rear yard: 0 metres except abutting any residential Zone in which case the minimum rear yard shall be 6 metres
- e) maximum building height: six (6) storeys
- f) maximum front yard setback: 3 metres but does not permit parking
- g) maximum lot coverage: 80 percent

6.1.3 Zone Provisions for Dwellings

Notwithstanding the provisions in Subsection 6.1.2, all single detached, semi-detached, duplex, tri-plex or four-plex dwellings shall conform to the Urban Residential Type 3 (R3) Zone provisions in Subsection 5.3.

6.1.4 Location and Use of First Storey

Any dwelling units in the CBD Zone shall not occupy more than 50 percent of the usable floor area of the first storey, and the frontages of the first storey shall be dedicated to retail, office or service uses. [66-Z-2018]

6.1.5 Step Back of Upper Floors

The front wall of each floor located above four (4) storeys shall be stepped back 2 metres from the front wall of the fourth storey.

6.1.6 Angular Plane

Where an apartment dwelling in a CBD Zone abuts an Urban Residential Type 1 Zone (R1-A), (R1-B) or Urban Residential Type 2 Zone (R2), no portion of an apartment dwelling shall exceed the height of a 45 degree

angular plane originating at the *lot line* of the nearest Urban Residential Type 1 Zone (R1-A), (R1-B) or Urban Residential Type 2 Zone (R2).

6.1.7 *Zone Provision for Convenience Store*

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

6.1.8 *Zone Provision for a Drive Through*

A *Drive Through* shall not be *permitted* within the Central Business District Zone (CBD). [6-Z-2018]

6.2 Shopping Centre Commercial Zone (CSC)

6.2.1 Permitted Uses

In a CSC Zone, no land, *building* or *structure* shall be used except in accordance with the following uses:

- a) adult education and training facility
- b) *animal hospital*, provided the entire operation is contained within an enclosed *building*
- c) *automobile gas station*, subject to Subsection 3.14
- d) automobile parts shop
- e) *automobile service and repair station*
- f) *automobile washing establishment*
- g) *bar or night club*
- h) bus or taxi terminal
- i) *clinic or doctors' offices*
- j) college or trade school
- k) community centre
- l) *convenience store*
- m) *day care* ~~centre~~~~nursery~~
- n) delicatessen and specialty food stores
- o) *dry cleaning distribution station*
- p) financial institution
- q) florist shop
- ~~p)~~r) food service vehicle, subject to Subsection 3.12
- ~~q)~~s) fruit and vegetable outlet
- ~~r)~~t) garden supply centre
- ~~s)~~u) hotel
- ~~t)~~v) laundromat
- ~~u)~~w) lumber yard and building supply establishment
- ~~v)~~x) merchandise service shop
- ~~w)~~y) office accessory to a shopping centre operation
- ~~x)~~z) office, personal service
- aa) outdoor sales area accessory to the main use
- bb) ~~aa)~~ parking lot
- cc) ~~bb)~~ personal service shop
- ~~y)~~dd) pharmacy
- ~~z)~~ee) photographic studio or shop
- ~~aa)~~ff) place of assembly

- ~~bb)~~ ~~gg)~~ place of entertainment
- ~~ee)~~ place of sports and recreation
- ~~hh)~~
- ~~dd)~~ ~~gg)~~ printing and publishing establishment
- ~~ii)~~
- ~~ee)~~ ~~hh)~~ restaurant, including an accessory micro-brewery, winery
- ~~jj)~~
- ~~ff)~~ ~~ii)~~ restaurant, fast-food
- ~~kk)~~
- ~~ll)~~ ~~jj)~~ restaurant, take-out
- ~~gg)~~

~~kk)~~ video store.

6.2.2 Zone Provisions

In a CSC Zone, no building or structure shall be erected or altered except in accordance with the following provisions:

- a) minimum lot frontage: 30 metres
- b) minimum front yard: 13 metres
- c) minimum exterior side yard: 6 metres
- d) minimum interior side yard: 3 metres
- e) minimum rear yard: 9 metres
- f) maximum building height: 11 metres
- g) maximum lot coverage: 30 percent

6.2.3 Landscaped Strip

All buildings, parking lots and parking spaces and display areas shall be setback 3 metres from the front lot line. This area shall be landscaped which may include patio pavers.

6.3 Service Commercial Zone (CS)

6.3.1 Permitted Uses

In a CS Zone, no land, building or structure shall be used except in accordance with the following uses:

- a) ambulance service
- b) animal hospital, provided the entire operation is carried on within an enclosed building
- c) any non-residential use permitted in the Neighbourhood Institutional Zone (IN), subject to the provisions of that Zone
- d) auction centre
- e) automobile gas station, subject to Subsection 3.14
- f) automobile service and repair station
- g) automobile washing establishment
- h) automotive parts shop
- i) bar or night club
- j) clinic or doctors' offices
- ~~k) commercial greenhouse, tree and plant nursery~~
- ~~h)k)~~ community centre
- ~~m)l)~~ contractor shop
- ~~n)m)~~ contractor supply and service shop
- ~~o)n)~~ convenience store, subject to Subsection 6.3.5
- ~~p)o)~~ day care ~~centre~~nursery
- ~~q)p)~~ dry cleaning distribution station
- ~~r)q)~~ dry cleaning establishment
- ~~s)r)~~ dwelling apartment, dwelling, single detached or dwelling unit in a nonresidential building -maximum one (1) [8-Z-2020][8-Z-2022]
- ~~t)s)~~ equipment rental establishment
- ~~u)t)~~ farm implement sales and service establishment
- ~~v)u)~~ financial institution
- ~~w)v)~~ fire hall
- ~~x)w)~~ florist shop
- ~~y)x)~~ food service vehicle, subject to Subsection 3.12
- y) fruit and vegetable outlet
- z) funeral home
- ~~aa) aa)~~ garden supply centre
- ~~bb) bb)~~ greenhouse, tree and plant nursery
- ~~cc) cc)~~ home occupation, subject to Subsection 3.15

~~z)~~dd) hotel
~~dd)~~ee) laundromat
ff) lumber yard and building supply establishment
~~ee)~~gg) manufacturing and retail sale of monuments
~~gg)~~hh) merchandise service shop
ii) miniature golf, golf driving range and baseball pitch
jj) outdoor storage accessory to permitted uses
~~hh)~~kk) parking lot ~~or structure~~
~~kk)~~ll) personal service shop
~~ll)~~mm) place of assembly
nn) place of sports and recreation
oo) place of worship
pp) police station
qq) private club
rr) restaurant
ss) restaurant, fast-food
~~mm)~~tt) restaurant, take-out
~~tt)~~uu) sheet metal, plumbing, heating, electrical or woodworking shop or any similar activity
~~uu)~~vv) swimming pool sales and service establishment
ww) training and rehabilitation centre
xx) vehicle sales or rental establishment
yy) wholesale outlets.

6.3.2 Zone Provisions for Non-Residential Uses or Non-Residential Uses in Combination with Residential Uses

In a CS Zone, no building or structure shall be erected or altered except in accordance with the following provisions:

- a) minimum lot area:
 - i) interior lot 450 square metres
 - ii) corner lot 495 square metres
- b) minimum lot frontage:
 - i) interior lot 15 metres
 - ii) corner lot 16.5 metres
- c) minimum front yard: 3 metres
- d) minimum exterior side yard: 3 metres
- e) minimum interior side yard: 3 metres
- f) minimum rear yard: 9 metres

- g) minimum *usable floor area*: 40 square metres
for a *dwelling unit* in a non-
- h) residential *building*
- i) maximum *building height*: 11 metres
- j) maximum *lot coverage*: 35 percent
- k) maximum *usable floor area*: 200 square metres of a fruit and vegetable
outlet
- l) *outdoor storage*: prohibited in a *front yard* and within 3
metres of any *lot line* adjoining a
residential *Zone*

6.3.3 Outdoor Display of Goods

Outdoor display of *vehicles* on paved areas shall be *permitted* in the *front yard* subject to Subsection 6.3.~~45~~. Outdoor display of other non-vehicular items shall be *permitted* within a *front yard* provided such display is located on a grassed or *landscaped area* without surrounding fences and subject to Subsection 6.3.~~45~~.

6.3.4 Landscaped Strip

All *buildings*, *parking lots* and *parking spaces* and display areas shall be setback 3 metres from the *front lot line*. This area shall be landscaped which may include patio pavers.

6.3.5 Zone Provision for Convenience Store

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

6.3.6 Zone Provisions for Dwellings

Notwithstanding the provisions in Subsection 6.3.2, all *single detached dwellings* shall conform to the Urban Residential Type 3 (R3) *Zone* provisions in Subsection 5.3. [8-Z-2020] [27-Z-2020]

6.4 Residential Commercial Business Zone (CRB)

6.4.1 Permitted Uses

In a CRB Zone, no land, building or structure shall be used except in accordance with the following uses:

- a) adult education and training facility
- b) art gallery
- c) *bed & breakfast*, subject to Subsection 3.5
- d) *boarding or lodging house*
- e) *clinic or doctors' offices*
- f) college or trade school
- g) community centre
- h) *convenience store*, subject to Subsection 6.4.6
- i) *day care* ~~centre~~~~nursery~~
- j) delicatessen and specialty food shops
- k) *dry cleaning distribution station*
- l) *dwelling, single detached*
- m) *dwelling, semi-detached*
- n) *dwelling, duplex*
- o) *dwelling, tri-plex*
- p) *dwelling, four-plex*
- q) *dwelling units in any permitted commercial or institutional building – maximum four (4)*
- r) financial institution
- s) fire hall
- t) funeral home
- u) *home occupation*, subject to Subsection 3.16
- v) *laundromat*
- w) library
- x) *long-term care facility*
- y) museum
- z) *office, all types*
- ~~aa) personal service shop~~
- aa) ~~bb)~~ *photographic studio or shop*
- bb) ~~cc)~~ *place of assembly*
- cc) ~~dd)~~ *place of sports and recreation*
- dd) ~~ee)~~ *place of worship*
- ee) ~~ff)~~ *police station*
- ff) ~~gg)~~ *private club*
- gg) ~~hh)~~ *retirement home*.

6.4.2 Zone Provisions for any Sole Residential Use

Notwithstanding the provisions in Subsection 6.4.3 any sole residential use shall conform to the provisions in the Urban Residential Type 3 Zone (R3).

6.4.3 Zone Provisions for Non-Residential Uses or Non-Residential Uses in Combination with Residential Uses

Any *non-residential use permitted* in this Zone or a combination of nonresidential uses and residential uses in the same *building* or converted *dwelling* shall conform to the following provisions:

- a) minimum *front yard*: 6 metres
- b) minimum *exterior side yard*: 6 metres
- c) minimum *interior side yard*: 3 metres and 1.2 metres
- d) minimum *rear yard*: 7.5 metres
- e) minimum *usable floor area*: 40 square metres for a *dwelling unit* in a nonresidential *building*
- f) maximum *building height*: 11 metres
- g) maximum *lot coverage*: 60 percent

6.4.4 Parking in the Front Yard

Notwithstanding the provisions of Subsection 4.2 and Subsection 6.4.2, parking of *vehicles* in the *front yard* shall be limited to two (2) *parking spaces*.

6.4.5 Conversion of an Existing Dwelling to a Commercial Building or a Mixed Commercial – Residential Building

Any *existing dwelling* having any *yard* less than that *required* by this ByLaw may be used for a *non-residential use permitted* by this Zone or used for a combination of *non-residential* and residential uses *permitted* by this Zone provided:

- a) the parking requirements of this By-Law are complied with;
- b) each *dwelling unit* has a minimum of 40 square metres of *usable floor area*; and,
- c) any extension or addition complies to the *yard* and *setback* requirements of this By-Law.

6.4.6 Zone Provision for Convenience Store

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

6.5 Neighbourhood Commercial Zone (CN)

6.5.1 Permitted Uses

In a CN Zone, no land, building or structure shall be used except in accordance with the following uses:

- a) clinic or doctors' offices
- b) community centre
- c) convenience store, subject to Subsection 6.5.4
- d) day care ~~centre~~ ~~nursery~~
- e) dry cleaning distribution station
- f) dwelling, single detached
- g) dwelling, semi-detached
- h) dwelling, duplex
- i) dwelling units in any permitted building – maximum two (2)
- j) financial institution
- k) fruit and vegetable outlet
- l) home occupation, subject to Subsection 3.16
- m) laundromat
- n) personal service shop
- o) restaurant, take-out, provided it has no drive through window.
- p) ~~video store~~

6.5.2 Zone Provisions for any Sole Residential Use

Notwithstanding the provisions in Subsection 6.5.3 any sole residential use and home occupations shall conform to the provisions in the Urban Residential Type 2 Zone (R2).

6.5.3 Zone Provisions for Non-Residential Uses or Non-Residential Uses in Combination with Residential Uses

Any non-residential use permitted in this Zone or a combination of nonresidential uses and residential uses in the same building or converted dwelling shall conform to the following provisions:

- a) minimum lot area:
 - i) interior lot 450 square metres
 - ii) corner lot 495 square metres
- b) minimum lot frontage:
 - i) interior lot 15 metres
 - ii) corner lot 16 metres
- c) minimum front yard: 3 metres
- d) minimum exterior side yard: 3 metres

- | | | |
|----|---|--|
| e) | minimum <i>interior side yard</i> : | 3 metres |
| f) | minimum <i>rear yard</i> : | 9 metres |
| g) | minimum <i>usable floor area</i> :
in a nonresidential <i>building</i> | 40 square metres for a <i>dwelling unit</i> |
| h) | maximum <i>building height</i> : | 11 metres |
| i) | maximum <i>lot coverage</i> : | 35 percent |
| j) | maximum <i>usable floor area</i> :
vegetable outlet | 200 square metres of a fruit and
vegetable outlet |
| k) | <i>outdoor storage</i> : | prohibited in a <i>front yard</i> and within
3 metres of any <i>lot line</i> adjoining a
residential <i>Zone</i> |

6.5.4 Zone Provision for Convenience Store

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

6.6 Hamlet Commercial Zone (CHA)

6.6.1 Permitted Uses

In a CHA Zone no land, building or structure shall be used except in accordance with the following uses:

- a) ambulance service
- b) animal hospital
- c) antique shop
- d) art gallery
- e) automobile gas station, subject to Subsection 3.14
- f) automobile service and repair station
- g) automobile washing establishment
- ~~h) bake shop~~
- ~~h) bed & breakfast, subject to Subsection 3.5~~
- ~~h) clinic or doctors' offices~~
- ~~k) contractor shop~~
- ~~h) contractor supply and service shop~~
 - ~~m) commercial greenhouse, tree and plant nursery and may include open storage thereto~~
- ~~h) community centre~~
- ~~e) convenience store, subject to Subsection 6.6.4~~
 - ~~p) country store, subject to Subsection 6.6.4~~
 - ~~o) custom workshop~~
 - ~~p) day care centre~~
 - ~~g) dry cleaning distribution station~~
 - ~~r) dwelling, single detached or dwelling unit in a non-residential building – maximum one (1)~~
 - ~~s) farm implement sales and service establishment~~
 - ~~t) financial institution~~
 - ~~u) fire hall~~
 - ~~v) food production~~
 - w) food service vehicle, subject to Subsection 3.12
 - x) fruit and vegetable outlet
 - y) funeral home
 - ~~z) garden supply centre, tree and plant nursery~~
 - ~~aa) greenhouse, tree and plant nursery and may include open storage thereto~~
 - ~~bb) hardware store~~
 - ~~cc) home occupation, subject to Subsection 3.16~~
 - ~~dd) laundromat~~
 - ~~aa) ee) library~~

~~ff~~~~ee~~) merchandise service shop
~~gg~~~~ff~~) museum
~~ss~~~~hh~~) office, all types
~~ii~~) outdoor storage accessory to permitted uses
~~jj~~) parking lot
~~kk~~) personal service shop
~~ll~~) place of assembly
~~hh~~~~mm~~) place of sports and recreation
~~mm~~~~nn~~) police station
~~nn~~~~oo~~) private club
~~ee~~~~pp~~) restaurant, including an accessory
micro-brewery, winery
~~pp~~~~qq~~) restaurant, fast-food
~~rr~~) restaurant, take-out provided there is no drive
through
~~qq~~~~ss~~) retail store subject to Subsection 6.6.4
~~rr~~~~tt~~) training and rehabilitation centre
~~ss~~~~uu~~) vehicle sales or rental establishment.

6.6.2 Zone Provisions

In a CHA Zone, no building or structure shall be erected or altered except in accordance with the following provisions:

- | | | |
|----|-----------------------------|---|
| a) | minimum lot area: | 1,860 square metres |
| b) | minimum lot frontage: | 30 metres |
| c) | minimum front yard: | 6 metres |
| d) | minimum exterior side yard: | 6 metres |
| e) | minimum interior side yard: | 3 metres |
| f) | minimum rear yard: | 9 metres |
| g) | maximum building height: | 11 metres |
| h) | maximum usable floor area: | 280 square metres of a fruit and vegetable outlet |
| i) | outdoor storage: | prohibited in a front yard and within 3 metres of any lot line adjoining a residential Zone |

6.6.3 Outdoor Display of Goods

Outdoor display of products normally sold in an outdoor environment including vehicles, farm implements, trees, shrubs and plants, fruit and vegetables and other similar items, but excluding items sold in bulk, shall be permitted in the front yard. Outdoor display of other items shall be permitted

within a *front yard* and is located on a grassed or *landscaped area* without surrounding fences.

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

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

6.7 Rural Commercial Zone (CR)

6.7.1 Permitted Uses

In a CR Zone, no land, building or structure shall be used except in accordance with the following uses:

- a) animal hospital
- b) automobile body shop
- c) automobile gas station, subject to Subsection 3.14
- d) automobile service and repair station
- e) bed & breakfast, subject to Subsection 3.5
- ~~f) commercial greenhouse, tree and plant nursery and may include open storage accessory thereto~~
- ~~g) contractor shop [6-Z-2018]~~
- ~~h) contractor supply and service shop [6-Z-2018]~~
- ~~i) convenience store, subject to Subsection 6.7.3~~
- ~~j) country store, subject to Subsection 6.7.3~~
- ~~k) dry cleaning distribution station~~
- ~~l) dwelling, single detached or dwelling unit in a non-residential building - maximum one (1)~~
- ~~m) farm implement sales and service establishment~~
- ~~n) farm machinery and equipment repair shop [6-Z-2018]~~
- ~~o) farm supply outlet~~
- ~~p) fruit and vegetable outlet~~
- ~~q) food production, subject to Subsection 6.7.3~~
- ~~r) Food service vehicle, subject to Subsection 3.12~~
- ~~s) garden supply centre, tree and plant nursery~~
- ~~t) greenhouse, tree and plant nursery and may include open storage accessory thereto~~
- ~~u) home occupation, subject to Subsection 3.16~~
- ~~v) machine shop related to farm machinery and equipment [6-Z-2018]~~
- ~~w) outdoor storage accessory to permitted uses~~
- ~~x) place of assembly~~
- ~~y) restaurant~~
- ~~z) restaurant, take-out~~

6.7.2 Zone Provisions

In a CR Zone, no building or structure shall be erected or altered except in accordance with the following provisions:

- a) minimum lot area: 1,860 square metres

- | | |
|--|---------------------------------|
| b) minimum lot frontage: | 30 metres |
| c) minimum front yard: | 13 metres |
| d) minimum exterior side yard: | 13 metres |
| e) minimum interior side yard: | 3 metres |
| f) minimum rear yard: | 9 metres |
| g) minimum usable floor area: | |
| i) for a dwelling unit in a non-building | 40 square metres residential |
| ii) for a single detached dwelling | 92 square metres |
| h) maximum building height: | 11 metres |
| h)i) maximum usable floor area: | 300 square metres |
| | of a fruit and vegetable outlet |

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

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

6.8 Resort Area Commercial Zone (CRA)

6.8.1 Permitted Uses

In a CRA Zone, no land, building or structure shall be used except in accordance with the following uses:

- a) convenience store, subject to Subsection 6.8.3=
- ~~a)b)~~ food service vehicle, subject to Subsection 3.12
- ~~b)c)~~ personal service shop
- ~~c)d)~~ place of entertainment
- ~~d)e)~~ restaurant
- ~~e)f)~~ restaurant, take-out
- ~~f)g)~~ tourist information building
- ~~g)h)~~ tourist retail establishment
- i) dwelling unit accessory to a permitted commercial use within a permitted commercial building at a maximum size of 65 square metres.

6.8.2 Zone Provisions

In a CRA Zone, no building or structure shall be erected or altered except in accordance with the following provisions:

- a) minimum lot area: 0.4 hectares
- b) minimum lot frontage:
 - i) interior lot 30 metres
 - ii) corner lot 18 metres
- c) minimum front yard: 6 metres
- d) minimum exterior side yard: 6 metres
- e) minimum interior side yard: 3 metres
- f) minimum rear yard: 9 metres
- g) maximum building height: 7.5 metres
- h) maximum lot coverage: 15% plus an additional 10% lot coverage for all accessory buildings and structures

6.8.3 Zone Provision for Convenience Store

The usable floor area of a convenience store shall not exceed 280 square metres.

6.8.4 Boathouses

Boathouses are not permitted.

Ontario Municipal Board Decision, October 14, 2015

6.9 Marine Commercial Zone (CM)

6.9.1 Permitted Uses

In a CM Zone, no land, building or structure shall be used except in accordance with the following uses:

- a) boat club or sailing club
- b) boathouse
- c) convenience store, subject to Subsection 6.9.3
- d) dock, pier or wharf, subject to Subsection 6.9.4
- e) dry dock facilities, boat repair shop and other marine trades
- f) existing facilities for accommodating travel trailers
- ~~g)~~ fish processing and sales
- ~~g)h)~~ food service vehicle, subject to Subsection 3.12
- ~~h)i)~~ marine craft and equipment sales
- ~~i)j)~~ museum
- ~~j)k)~~ outdoor storage accessory to any permitted use
- ~~k)l)~~ parking lot
- ~~l)m)~~ restaurant
- ~~m)n)~~ restaurant, take-out
- ~~n)o)~~ tourist information building
- ~~o)p)~~ warehousing associated with any permitted use
- ~~p)q)~~ existing dwelling units used for permanent residences.

6.9.2 Zone Provisions

In a CM Zone, no building or structure shall be erected or altered except in accordance with the following provisions:

- a) minimum lot area:
 - i) interior lot with municipal 450 square metres services
 - ii) corner lot with municipal 540 square metres services
- i) where not connected to 1,860 square metres public water and/or public sanitary sewer systems
- b) minimum lot frontage:
 - i) interior lot with municipal 15 metres services
 - ii) corner lot with municipal 18 metres services
 - iii) where not connected to 30 metres public water and/or public sanitary sewer systems
- c) minimum front yard: 6 metres
- d) minimum exterior side yard: 6 metres

- e) minimum *interior side yard*: 3 metres
- f) minimum *rear yard*: 9 metres
- g) maximum *building height*: 11 metres
- h) *outdoor storage*: prohibited within 2 metres of a *front lot line* or *exterior side lot line* or 3 metres of any *lot line* adjoining a residential *Zone*

6.9.3 Zone Provision for Convenience Store

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

6.9.4 Zone Provisions for a Boathouse or Dock, Pier or Wharf

Notwithstanding the provisions in Subsection 6.9.2, where a *lot line* abuts a navigable *watercourse*, any *boathouse* or *dock, pier* or *wharf* shall have a *setback* of zero metres where it abuts the *watercourse*.

7.0 Industrial Zones

7.1 General Industrial Zone (MG)

7.1.1 Permitted Uses

In an MG Zone, no land, *building* or *structure* shall be used except in accordance with the following types of uses:

- a) ambulance service
- b) *animal hospital*
- c) *auction centre, subject to Subsection 3.4* |
- d) bus terminal
- e) call centre
- f) *Cannabis Production and Processing, subject to Subsection General Provisions 3.721 [25-Z-2018]* |
- g) construction shop
- h) *contractor's yard*
- i) *crematorium, subject to Subsection 7.1.6* |
- j) fire hall
- k) *food and beverage processing, ~~excluding abattoir~~* |
- l) general material manufacturing
- m) graphics and design
- n) industrial supply
- o) material processing, excluding asphalt plant, cement works and concrete batching
- p) *merchandise service shop*
- q) *office, industrial, accessory to a permitted use*
- r) personal and health services for employees, accessory to an industry on the same lot
- s) research and development facility
- t) retail sales accessory to an industry on the same lot, subject to Subsection 7.1.5 |
- u) storage
- v) taxi terminal
- w) telecommunications and data processing
- x) trade school
- y) transportation

- z) *vehicle services and repair, including automobile body shop and industrial garage*
- aa) *wholesale outlet.*

7.1.2 High Requirement for Municipal Public Water and Sanitary Sewage Treatment

Notwithstanding Subsection 7.1.1, uses with a high requirement for municipal treatment in either strength or quantity of waste, or a high volume requirement of municipal water shall not be *permitted*.

7.1.3 Exemption for Certain Industries with a High Requirement for Municipal Sewage Treatment

Any manufacturing or processing plant *existing* at the date of passing of this By-Law which has a high requirement of municipal sewage treatment in either strength or quantity of wastes or a high volume requirement of municipal water shall be allowed to enlarge or expand provided the enlargement or expansion does not constitute a significantly higher level of municipal sewage treatment or water requirements.

7.1.4 Zone Provisions

In an MG Zone, no building or structure shall be *erected* or *altered* except in accordance with the following provisions:

- a) minimum *lot area*: 1,855 square metres
- b) minimum *lot frontage*: 30 metres
- c) minimum *front yard*: 6 metres
- d) minimum *exterior side yard*: 6 metres
- e) minimum *interior side yard*: 3 metres
 - i) abutting a residential Zone 20 metres
- f) minimum *rear yard*: 9 metres
- g) maximum *building height*: subject to a 45 degree *angular plane* measured from the edge of any residential, commercial or institutional Zoned lots
- h) *outdoor storage*: prohibited in any *front yard* or any *required exterior side yard*

7.1.5 Retail Sales Accessory to an Industry

Retail sales accessory to an industry shall be *permitted* up to 15 percent of the floor area of an industry to a maximum of 150 square metres of *usable floor area* provided the retail sales area is separated from the principal industrial or warehouse use by solid partition walls.

7.1.6 Additional *Zone* Provisions for *Crematoriums* [6-Z-2018]

Notwithstanding certain *Zone* provisions in Subsection 7.1.4, the following additional provisions shall apply to a *crematorium*:

- a) minimum *lot area*: 2 hectares
- b) minimum *setback* to any residential *zone*, school, community centre or *place of recreation*: 200 metres

7.2 Light Industrial Zone (ML)

7.2.1 Permitted Uses

In an ML Zone, no land, building or structure shall be used except in accordance with the following type of uses:

- a) ambulance service
- b) animal hospital
- c) auction centre, subject to Subsection 3.4
- d) automobile service and repair station
- e) call centre
- f) Cannabis Production and Processing subject to Subsection General Provisions 3.721 [25-Z-2018]
- g) contractor shop
- ~~g)h)~~ dry cleaning establishment
- ~~h)i)~~ farm implement sales and service establishment
- ~~i)j)~~ fire hall
- k) food and beverage processing
- ~~j)l)~~ garage, industrial
- ~~k)m)~~ graphics and design
- ~~l)n)~~ indoor storage
- ~~m)o)~~ light material manufacturing
- ~~n)p)~~ lumber yard and building supply establishment
- ~~o)q)~~ office, industrial, accessory to a permitted use
- ~~p)r)~~ personal and health services for employees of permitted uses
- ~~q)s)~~ research and development facility
- ~~r)t)~~ telecommunications and data processing
- ~~u)~~ vehicle sales or rental establishment.

7.2.2 High Requirement for Municipal Water and Sanitary Sewage Treatment

Notwithstanding Subsection 7.2.1, uses with a high requirement for municipal treatment in either strength or quantity of waste, or a high volume requirement of municipal water shall not be *permitted*.

7.2.3 Exemption for Certain Industries with a High Requirement for Municipal Sewage Treatment

Any manufacturing or processing plant *existing* at the date of passing of this By-Law which has a high requirement of municipal sewage treatment in either strength or quantity of wastes or a high volume requirement of municipal water shall be allowed to enlarge or expand provided the enlargement or expansion does not constitute a significantly higher level of municipal sewage treatment or water requirements.

7.2.4 Zone Provisions

In an ML Zone, no building or structure shall be erected or altered except in accordance with the following provisions:

- a) minimum lot area: 1,700 square metres
- b) minimum lot frontage: 30 metres
- c) minimum front yard: 6 metres
- d) minimum exterior side yard: 6 metres
- e) minimum interior side yard: 3 metres
- f) minimum rear yard: 9 metres
- g) maximum building height: subject to a 45 degree *angular plane* measured from the edge of any residential, commercial or institutional Zoned lots

7.3 Disposal Industrial Zone (MD)

7.3.1 Permitted Uses

In an MD Zone, no land, *building* or *structure* shall be used except in accordance with the following type of uses:

- a) municipal disposal area including ~~incineration~~, baling, compacting and separation
- b) municipal sanitary land fill site
- c) open storage accessory to any *permitted* use
- d) *public utility yard*
- e) *salvage yard*
- f) waste recycling facility.

7.3.2 Zone Provisions

In an MD Zone, no *building* or *structure* shall be *erected* or *altered* except in accordance with the following provisions:

- a) minimum *lot frontage*: 30 metres
- b) minimum *front yard*: 13 metres
- c) minimum *exterior side yard*: 13 metres
- d) minimum *interior side yard*: 4.5 metres
- e) minimum *rear yard*: 4.5 metres
- f) minimum separation: 30 metres from a *dwelling* on an adjacent *lot*
- g) maximum *building height*: 11 metres
- h) *outdoor storage*: prohibited within any *required front* or *side yard* and within 6 metres of any *interior lot line*

7.4 Extractive Industrial Zone (MX)

7.4.1 Permitted Uses

In an MX Zone, no land *building* or *structure* shall be used except in accordance with the following type of uses:

- a) cement batching plant
- b) concrete and asphalt mixing plant
- c) crushing and screening plant
- d) sand and gravel *pit*
- e) stone *quarry*.

7.4.2 Zone Provisions for Industrial Buildings and Structures

In an MX Zone, no *building* or *structure* shall be *erected* or *altered* except in accordance with the following provisions:

- a) minimum *front yard*: 13 metres
- b) minimum *exterior side yard*: 13 metres
- c) minimum *interior side yard*: 4.5 metres
- d) minimum *rear yard*: 9 metres
- e) minimum separation: 30 metres from a *dwelling* on an adjacent *lot*
- f) maximum *building height*: 11 metres

7.4.3 Zones Provisions for Concrete and Asphalt Mixing Plant and Crushing and Screening Plant and Cement Batching Plant

In an MX Zone, no *building* or *structure* shall be *erected* or *altered* except in accordance with the following provisions:

- a) minimum *front yard*: 30 metres
- b) minimum *exterior side yard*: 45 metres
- c) minimum *interior side yard*: 45 metres
- d) minimum *rear yard*: 45 metres
- e) minimum separation: 90 metres from a *dwelling* on an adjacent *lot*

7.5 Rural Industrial Zone (MR)

7.5.1 Permitted Uses

In an MR Zone, no land, building or structure shall be used except in accordance with the following type of uses:

- a) agriculturally oriented contractor's yard and facilities
- b) animal hospital
- c) automobile body shop
- d) automobile service and repair station
- e) ~~temporary farm workers accommodation bunk house~~ provided occupants are employed predominately by the farm operation where the ~~bunk house~~ temporary farm workers accommodation is located
- f) Cannabis Production and Processing, subject to Subsection General Provisions 3.721 [25-Z-2018]
 - g) ~~commercial greenhouse~~
 - h) ~~dairy~~
 - i) ~~dwelling, single detached~~
 - j) ~~farm~~
 - k) ~~farm machinery and equipment repair shop~~
 - l) ~~farm processing~~
 - m) ~~farm produce grading station~~
 - n) ~~farm produce outlet~~
 - o) ~~farm supply outlet~~
 - p) ~~feed mill~~
 - q) ~~fertilizer dealership~~
 - r) ~~flour mill~~
 - s) ~~food and agricultural product processing~~
 - t) ~~food and beverage processing excluding abattoirs and slaughter houses~~
 - u) ~~fuel storage depot for home and farm use~~
 - v) ~~grain elevator and drying facilities~~
 - w) ~~greenhouse~~
 - x) ~~home industry, subject to Subsection 3.15~~
 - y) ~~home occupations, subject to Subsection 3.16~~
 - z) ~~lumber yard~~
 - aa) ~~machine shop related to farm machinery and equipment~~
 - bb) ~~office, industrial as an accessory use to an industry on the same lot~~
 - cc) ~~outdoor storage accessory to any permitted use~~
 - dd) ~~public utility yard~~
 - ee) ~~sawmill~~

~~ddee~~) seasonal storage of *recreational vehicles* and recreational equipment as a secondary use to a *farm*
~~eeff~~) storage of school buses.

7.5.2 Zone Provisions

In an MR Zone, no *building* or *structure* shall be *erected* or *altered* except in accordance with the following provisions:

- a) minimum *lot area*: 1,855 square metres
- b) minimum *lot frontage*: 30 metres
- c) minimum *front yard*: 13 metres
- d) minimum *exterior side yard*: 13 metres
- e) minimum *interior side yard*: 6 metres
- f) minimum *rear yard*: 9 metres
- g) minimum separation: 30 metres from a *dwelling* on an adjacent *lot*
- h) maximum *building height*: 11 metres
- i) *outdoor storage*: prohibited in any *required front yard* or *exterior side yard*

7.6 Marine Industrial Zone (MM)

7.6.1 Permitted Uses

In a MM Zone, no land, building or structure shall be used except in accordance with the following uses:

- a) boathouse
- b) dock, pier or wharf, [subject to Subsection 7.6.3](#)
- c) dry dock facilities, boat repair shop and other marine trades
- d) fish processing and sales
- e) marine craft and equipment sales
- f) outdoor storage accessory to any permitted use
- g) warehousing associated with any permitted use.[1]

7.6.2 Zone Provisions

In a MM Zone, no building or structure shall be erected or altered except in accordance with the following provisions:

- a) minimum lot area:
 - i) interior lot with municipal services 450 square metres
 - ii) corner lot with municipal services 540 square metres
 - iii) where not connected to water and/or public sanitary sewer systems 1,860 square metres
- b) minimum lot frontage:
 - i) interior lot with municipal services 15 metres
 - ii) corner lot with municipal services 18 metres
 - iii) where not connected to and/or public sanitary sewer systems 30 metres
- c) minimum front yard: 6 metres
- d) minimum exterior side yard: 6 metres
- e) minimum interior side yard: 3 metres
- f) minimum rear yard: 9 metres
- g) maximum building height: 11 metres
- h) outdoor storage: prohibited within 2 metres of a front

lot line or exterior side lot line or 3 metres of any lot line adjoining a residential Zone

7.6.3 *Zone Provisions for a Boathouse or Dock, Pier or Wharf*

Notwithstanding the provisions in Subsection 7.6.2, where a *lot line* abuts a navigable *watercourse*, any *boathouse or dock, pier or wharf* shall have a *setback* of zero metres where it abuts the *watercourse*.

[1] text deletion, OMB decision April 10. 2015

7.7 Special Industrial Zone (MS)

7.7.1 Permitted Uses

In an MS Zone, no land, *building* or *structure* shall be used except in accordance with the following type of uses:

- a) *abattoir*, which may include in association therewith a retail establishment and a meat packaging and processing plant
- b) *dwelling, single detached* on same lot.

7.7.2 Zone Provisions

In an MS Zone, no *building* or *structure* shall be *erected* or *altered* except in accordance with the following provisions:

- a) minimum *lot area*: 2 hectares
- b) minimum *lot frontage*: 180 metres
- c) minimum *front yard*: 13 metres
- d) minimum *exterior side yard*: 13 metres
- e) minimum *interior side yard*: 6 metres
- f) minimum *rear yard*: 13 metres
- g) minimum separation: 90 metres to an *existing dwelling* house from *dwelling* located on a separate *lot*
- h) maximum *building height*: 11 metres

8.0 Institutional Zones

8.1 Community Institutional Zone (IC)

8.1.1 Permitted Uses

In an IC Zone, no land, building or structure shall be used except in accordance with the following uses:

- a) adult education and training facility
- b) ambulance service
- c) art gallery
- d) cemetery
- e) clinic or doctors' offices
- f) college or university
- g) community centre
- ~~h) crematorium~~
- ~~h) day care centre~~ ~~nursery~~
- ~~h)i) dwelling, single detached~~
- ~~h)j) dwelling, semi-detached~~
- ~~h)k) dwelling, duplex~~
- ~~h)l) dwelling unit in any permitted building – maximum one (1)~~
- ~~h)m) fire hall~~
- ~~h)n) funeral home~~
- ~~h)o) home occupation, subject to Subsection 3.16~~
- ~~h)p) hospital~~
- ~~h)q) library~~
- ~~h)r) long-term care facility~~
- ~~h)s) museum~~
- ~~h)t) office, government~~
- ~~h)u) pharmacy accessory to a hospital or clinic or doctors' offices~~
- ~~h)v) place of assembly~~
- ~~h)w) place of entertainment~~
- ~~h)x) place of sports and recreation, public~~
- ~~h)y) place of worship~~
- ~~h)z) police station~~
- ~~h)aa) private club~~
- ~~h)bb) school, all types~~
- ~~h)cc) training and rehabilitation centre~~

~~dd)~~ accessory uses to a permitted use on the same lot: restaurant, fast-food restaurant, take-out restaurant, convenience store, subject to Subsection 8.1.4, craft souvenir and gift shop and financial institution.

8.1.2 Zone Provisions for any Sole Residential Use

Any sole residential use and home occupation shall conform to the provisions in the Urban Residential Type 2 Zone (R2).

8.1.3 Zone Provisions for all Other Uses

In an IC Zone, no building or structure shall be erected or altered except in accordance with the provisions in the following Zones:

- a) minimum lot area:
 - i) interior lot 450 square metres
 - ii) corner lot 540 square metres
 - iii) lot on private services .40 hectares
- b) minimum lot frontage:
 - i) interior lot 15 metres
 - ii) corner lot 18 metres
 - iii) lot on private services 30 metres
- d) minimum front yard: 6 metres
- e) minimum exterior side yard: 6 metres
- f) minimum interior side yard: 3 metres
- g) minimum rear yard: 9 metres
- h) maximum building height: 11 metres

~~8.1.4 Additional Zone Provisions for Crematoriums~~

~~Notwithstanding certain Zone provisions in Subsection 8.1.3, the following additional provisions shall apply to a crematorium:~~

- ~~a) minimum lot area: 2 hectares [6-Z-2018]~~
- ~~b) minimum front yard: 30 metres~~
- ~~c) minimum exterior side yard: 30 metres~~
- ~~d) minimum interior side yard: 30 metres~~
- ~~e) minimum rear yard: 30 metres~~
- ~~f) Minimum setback to any residential zone, school, community centre or place of~~

~~recreation: 200 metres [6-Z-2018]~~

8.1.45 Zone Provision for Convenience Store

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

8.2 Neighbourhood Institutional Zone (IN)

8.2.1 Permitted Uses

In an IN Zone, no land, building or structure shall be used except in accordance with the following uses:

- a) cemetery
- b) community centre
- ~~c) crematorium~~
- ~~d) day care centre~~ ~~nursery~~
- ~~e) dwelling, single detached~~
- ~~f) dwelling, semi-detached~~
- ~~g) dwelling, duplex~~
- ~~h) dwelling unit in any permitted building – maximum one (1)~~
- ~~i) dwelling units in any permitted non-residential building – maximum two (2)~~
- j) elementary school
- ~~k) home occupation, subject to Subsection 3.16~~
- ~~l) library~~
- ~~m) long-term care facility~~
- ~~n) place of worship and accessory dwelling unit.~~

8.2.2 Zone Provisions for any Sole Residential Use

Any sole residential use and *home occupation* shall conform to the provisions in the Urban Residential Type 2 Zone (R2).

8.2.3 Zone Provisions

In an IN Zone, no building or structure shall be erected or altered except in accordance with the provisions in the following Zones:

- a) minimum lot area:
 - i) interior lot 450 square metres
 - ii) corner lot 540 square metres
 - iii) lot on private services .40 hectares
- b) minimum lot frontage:
 - i) interior lot 15 metres
 - ii) corner lot 18 metres
 - iii) lot on private services 30 metres
- d) minimum front yard: 6 metres
- e) minimum exterior side yard: 6 metres

- f) minimum *interior side yard*: 3 metres
- g) minimum *rear yard*: 7.5 metres
- h) maximum *building height*: 11 metres

~~8.2.4 Additional Zone Provisions for Crematoriums~~

~~Notwithstanding certain Zone provisions in Subsection 8.2.3, the following additional provisions shall apply to a crematorium:~~

- a) ~~minimum lot area:~~ 2 hectares [66 Z 2018]
- b) ~~minimum front yard:~~ 30 metres
- c) ~~minimum exterior side yard:~~ 30 metres
- d) ~~minimum interior side yard:~~ 30 metres
- e) ~~minimum rear yard:~~ 30 metres
- f) ~~minimum setback to any~~
~~residential zone, school,~~
~~community centre or place of~~
~~recreation:~~ 200 metres [66 Z 2018]

8.3 Rural Institutional Zone (IR)

8.3.1 Permitted Uses

In an IR Zone, no land, building or structure shall be used except in accordance with the following uses:

- a) animal hospital
- b) art gallery
- c) cemetery
- d) community centre
- ~~e) crematorium~~
- ~~f) day care nursery~~
- ~~g) dwelling, single detached~~
- ~~h) dwelling unit in any permitted non-residential building - maximum one (1)~~
- ~~i) fire hall~~
- ~~j) home occupation, subject to Subsection 3.16~~
- ~~k) long-term care facility~~
- ~~l) museum~~
- ~~m) place of assembly~~
- ~~n) place of sports and recreation~~
- ~~o) place of worship~~
- ~~p) police station~~
- ~~q) private club~~
- ~~r) public or private elementary or secondary school~~
- ~~s) training and rehabilitation centre.~~

8.3.2 Zone Provisions

In an IR Zone, no building or structure shall be erected or altered except in accordance with the provisions in the following Zones:

- a) minimum lot area: 1,390 square metres
- b) minimum lot frontage: 30 metres
- c) minimum front yard: 13 metres
- d) minimum exterior side yard: 13 metres
- e) minimum interior side yard: 3 metres
- f) minimum rear yard: 9 metres
- g) minimum usable floor area: 40 square metres
for a dwelling unit in
a nonresidential building

- h) maximum *building height*: 11 metres

~~8.3.3 Additional Zone Provisions for Crematoriums~~

~~Notwithstanding certain Zone provisions in Subsection 8.3.2, the following additional provisions shall apply to a crematorium:~~

- ~~a) minimum lot area: 2 hectares [66-Z-2018]~~
- ~~b) minimum front yard: 30 metres~~
- ~~c) minimum exterior side yard: 30 metres~~
- ~~d) minimum interior side yard: 30 metres~~
- ~~e) minimum rear yard: 30 metres~~
- ~~f) minimum setback to any residential zone, school, community centre or place of recreation: 200 metres [66-Z-2018]~~

9.0 Open Space Zones

9.1 Open Space Zone (OS)

9.1.1 *Permitted Uses*

In an OS Zone, no land, *building* or *structure* shall be used except in accordance with the following uses:

- a) *campground*
- b) *dwelling, single detached*
- c) *dwelling unit in any permitted non-residential building – maximum one (1)*
- d) *fairground*
- e) *golf course*
- f) *golf driving range*
- g) *home occupation*
- h) *park*
- i) *place of recreation ancillary to a golf course but excluding an arena*
- j) *place of sports and recreation.*

9.1.2 *Zone Provisions*

In an OS Zone, no *building* or *structure* shall be *erected* or *altered* except in accordance with the provisions in the following Zones:

- a) *minimum lot area:* 1,390 square metres
- b) *minimum lot frontage:* 30 metres
- c) *minimum front yard:* 6 metres
- d) *minimum exterior side yard:* 6 metres
- e) *minimum interior side yard:* 3 metres
- f) *minimum rear yard:* 9 metres
- g) *minimum usable floor area:* 40 square metres
for a dwelling unit in a nonresidential building
- h) *maximum building height:* 11 metres

9.2 Open Space - Tent and Trailer Zone (OST)

9.2.1 Permitted Uses

In an OST Zone, no land, building or structure shall be used except in accordance with the following uses:

- a) *campground*
- b) *dwelling, single detached*
- c) *dwelling unit in any permitted non-residential building - maximum one (1)*
- d) *fairground*
- e) *golf course*
- f) *golf driving range*
- g) *home occupation*
- h) *place of sports and recreation*
- i) *tent and trailer park.*

9.2.2 Zone Provisions

In an OST Zone, no building or structure shall be erected or altered except in accordance with the provisions in the following Zones:

- a) *minimum lot area:* 1,390 square metres
- b) *minimum lot frontage:* 30 metres
- c) *minimum front yard:* 6 metres
- d) *minimum exterior side yard:* 6 metres
- e) *minimum interior side yard:* 3 metres
- f) *minimum rear yard:* 9 metres
- g) *minimum usable floor area:* 40 square metres
for a dwelling unit in a nonresidential building
- h) *maximum building height:* 11 metres

10.0 Provincially Significant Wetland Zone

10.1 Provincially Significant Wetland Zone (PSW)

10.1.1 *Permitted Uses*

In a PSW *Zone*, no land, *building* or *structure* shall be used except in accordance with the following uses:

- a) agricultural uses *existing* on the date of passage of this By-Law
- b) provincially significant wetland
- c) wildlife management area.

10.2 Interpretation of Zone

Notwithstanding Subsection 1.4.2, the extent of the Provincially Significant Wetland *Zone* (PSW) shown on the Zoning Maps may be modified on a site specific basis where initiated by the land owner without amendment to this By-Law where such wetland boundary corrections are deemed acceptable ~~and approved by the Ministry of Natural Resources~~ in accordance with the Ontario Wetland Evaluation System.

11.0 Hazard Land Zone

11.1 Hazard Land Zone (HL)

11.1.1 *Permitted Uses*

In an HL Zone, no land, *building* or *structure* shall be used except in accordance with the following uses:

- a) *dock, pier or wharf*
- b) *farm*, excluding any *building*
- c) *parking lot* or any similar non-structural use accessory to a *permitted* use or accessory to a *permitted* use in an adjacent Zone but on same lot
- d) *public park*, provided there are no *buildings* located thereon except *buildings* used as an open pavilion and for sanitary facilities or change houses for bathers.

11.2 Interpretation of Zone

Notwithstanding Subsection 1.4.2, the extent of the Hazard Land Zone (HL) shown on the Zoning Maps may be revised on a site specific basis where initiated by the land owner without amendment to this By-Law where such revision is determined to be acceptable to and confirmed in writing by the Conservation Authority having jurisdiction.

11.3 Additional Zone Provisions for Lakeshore Erosion Prone Areas

The provisions set out in Section 3.1~~85~~ Lakeshore, Erosion Prone Area Provisions shall apply. |

12.0 Agricultural Zones

12.1 Agricultural Zone (A)

12.1.1 *Permitted Uses*

In an A Zone, no land, building or structure shall be used except in accordance with the following uses:

- a) *animal kennel*, subject to Subsection 12.1.4
- b) *bed & breakfast*, subject to Subsection 3.54
- c) ~~*temporary farm workers accommodation*~~*bunk house*
- d) *Cannabis Production and Processing*, subject to ~~Subsection General Provisions 3.721~~ [25-Z-2018]
- e) *dwelling, single detached*
- f) *farm*
- g) *farm brewery*, subject to Subsection 12.2.3 [34-Z-2019]
- h) *farm distillery*, subject to Subsection 12.2.3 [34-Z-2019]
- i) ~~*farm experience activity*~~*agri-tourism uses*, subject to Subsection 12.2.2
- j) *farm processing*, accessory to a *farm*
- k) *farm processing-value added*, subject to Subsection 12.2.1
- l) *farm produce outlet*, accessory to a *farm*
- m) *farm winery*, subject to Subsection 12.2.3
- ~~n) *greenhouse*~~
- ~~o) *home industry*~~, ~~subject to Subsection 3.15~~
- ~~p) *home occupation*~~, ~~subject to Subsection 3.16~~
- ~~q) *on-farm diversified use*~~, subject to Subsection 12.3 [34-Z-2019]
- ~~r) *seasonal storage of recreational vehicles and recreational equipment as a secondary use to a farm.*~~
- ~~s) *accessory-additional residential dwelling unit*~~, subject to Subsection 3.2.3 [7-Z-2020]

12.1.2 *Zone Provisions*

In an A Zone, no building or structure shall be erected or altered except in accordance with the provisions in the following Zones:

- a) *minimum lot area:*
 - i) *lot* 40 hectares
 - ii) *residential lot surplus to a farm operation* 2,000 square metres
[27-Z-2016]
- b) *minimum lot frontage:*

- i) *interior and corner lots* 30 metres
- c) *minimum front yard:* 13 metres
- d) *minimum exterior side yard:* 13 metres
- e) *minimum interior side yard:* 3 metres
- f) *minimum rear yard:* 9 metres
- g) *minimum separation:* 30 metres
between a *farm processing facility*
and a *dwelling* on an adjacent *lot*
- h) *maximum building height:* 11 metres

12.1.3 Location of Feed Lot, *Livestock Facility* or Manure or Material Storages

No land shall be used and no *building* or *structure* or part thereof shall be used or *erected* for the purpose of a feed lot, or for *livestock facility* or manure or material storage unless it complies with the requirements of the *Ontario Nutrient Management Act* and *Minimum Distance Separation* (MDS II) formulae and guidelines developed by the province, as amended from time to time.

12.1.4 Location of an *Animal Kennel*

No land shall be used and no *building* or *structure* or part thereof shall be *erected* for the purpose of an *animal kennel* nearer than:

- a) 300 metres to any Residential (R1, R2, R3, R4, R5, R6, RH) or Development (D) *Zone*;
- b) 125 metres to any Rural Commercial *Zone* (CR), Institutional *Zone* (IC, IN, IR) or any *dwelling* house located on a separate *lot*; or,
- e) — 30 metres to any *lot line*.

12.2 Value Added Agriculture

12.2.1 Any *farm processing-value added* shall be subject to the following provisions:

- a) the maximum *usable floor area* shall be 560 square metres;
- b) the majority of the product processed, preserved, packaged and/or stored shall be from the *farm operation*;
- c) the *farm processing-value added* shall be secondary to the main *farm* use on the subject lands.

12.2.2 Any ~~*farm experience activity*~~ *agri-tourism uses* shall be subject to the following provisions:

- a) the ~~agri-tourism uses~~*farm experience activity* shall be secondary to the main *farm* use on the subject lands;
- b) all ~~agri-tourism uses~~*farm experience activity* shall be clearly *farm*-related through ongoing interaction with agricultural activities;
- c) the ~~agri-tourism uses~~*farm experience activity* area including all associated uses shall not exceed 5 percent of the total *lot area* for the *farm* parcel on which it is located. Production lands which are used for the growing of crops and simultaneously used as part of the activity area shall not be included in the calculation of the 5 percent.

12.2.3 Any *farm winery, farm brewery, or farm distillery* shall be subject to the following provisions:

- ~~a)~~ all wines, beers, and spirits produced shall be made from crops grown primarily by the *farm operation*; and,
- ~~a)~~
- b) secondary uses shall be limited to *on-farm diversified uses*, subject to Subsection
- c) 12.3. [34-Z-2019]

12.3 On-Farm Diversified Use

12.3.1 Any *on-farm diversified use* shall be subject to the following provisions:

- a) an *on-farm diversified use* shall only be permitted on ~~an existing~~ *farm operation*;
- b) no *on-farm diversified use* shall exceed a combined total of two (2) percent of a *farm* parcel to a maximum of one (1) hectare;
- c) the *gross floor area* of all *buildings* used for an *on-farm diversified use* shall not exceed 20 percent of the acceptable land area, as calculated in 12.3.1 b);
- d) the land area and the area of *existing buildings* used for an *on-farm diversified use* may be discounted at the rate of 50 percent. Where an *on-farm diversified use* uses the same footprint as a demolished *building*, the land area for the use may be similarly discounted by 50 percent;
- ~~e)~~ 100 percent of the area needed for a *parking space* and *outdoor storage* for the *on-farm diversified use* will be included in the area calculation;
- ~~f)e)~~ where an *on-farm diversified use* uses an *existing farm laneway*, or *parking area*, the area of the laneway or parking area will not be included in the area calculations. [34-Z-2019]

13.0 Development Zones

13.1 Development Zone (D)

13.1.1 Permitted Uses

In a D Zone, no land, building or structure shall be used except in accordance with the following uses:

- a) ~~temporary farm workers accommodation~~ ~~bunk house~~
- b) dwelling, single detached
- c) farm, excluding the housing of livestock, animal kennels and feed lots, and excluding orchards
- d) farm produce outlet, accessory to a farm
- e) home industry, subject to Subsection 3.15
- f) home occupation, subject to Subsection 3.16
- g) seasonal storage of recreational vehicles and recreational equipment as a secondary use to a farm.

13.1.2 Zone Provisions

In a D Zone, no building or structure shall be erected or altered except in accordance with the provisions in the following Zones:

- | | |
|--------------------------------|-------------|
| a) minimum lot area: | 10 hectares |
| b) minimum lot frontage: | 180 metres |
| c) minimum front yard: | 6 metres |
| d) minimum exterior side yard: | 6 metres |
| e) minimum interior side yard: | 3 metres |
| f) minimum rear yard: | 9 metres |
| g) maximum building height: | 11 metres |

14.0 Special Provisions

The following Special Provisions shall apply to those lands shown on Schedule A which are outlined and entitled with the following corresponding Special Provision numbers. When appropriate a detailed Special Provision Site Specific Schedules showing the location of the lands affected or other requirements is contained at the end of this Section.

- 14.1 In addition to the uses *permitted* in the CRA Zone, a miniature golf course and a marine oriented canvas and vinyl fabricating establishment shall also be *permitted*.
- 14.2 In lieu of the corresponding provisions of the RR Zone, the following shall apply:
- a) that Subsection 5.8.1 shall not apply to the lands identified as having reference to this Subsection and that in lieu thereof *permitted* uses shall include *existing vacation home* and *accessory uses, buildings and structures*;
 - b) that the provisions of Subsection 5.8.2 shall not apply to the lands delineated as having reference to this Subsection to prevent the repair, rebuilding or replacement of any *existing vacation home* provided that such replacement does not constitute an increase in the original *usable floor area* or volume of the original *building*;
 - c) that one (1) accessory garage be *permitted* on Lots 55 and 56, Plan 206, 25 Hastings Drive;
 - d) that the maximum useable floor area of an *existing vacation home* located on Lot 57, Plan 206, shall be 125 square metres, of which the main floor maximum useable floor area will continue as it currently exists at 76 square metres. [26-Z-2015]
- 14.3 In lieu of the requirements of Subsection 5.8.2, the following shall apply:
- a) the *front yard* shall be the northerly property boundary fronting onto Erie Boulevard;
 - b) the *interior side yard* shall be the westerly property boundary;
 - c) the *rear yard* shall be the southerly property boundary fronting Lake Erie;
 - d) the minimum *front yard setback* shall not apply. [35-Z-2018]
- 14.4 In addition to the uses *permitted* in the CRA Zone, a motel shall be *permitted*. For the purposes of this special provision, "motel" shall mean an establishment serving mainly the needs of the travelling or vacationing public by furnishing temporary occupancy and sleeping accommodation consisting of individual rental units, each of which may have direct access from the outside or through a common corridor or hallway, and with or without cooking facilities.
- In lieu of the corresponding requirements of the CRA Zone, the following shall apply:
- a) Maximum *lot coverage* – 22 percent of the percentage of the *lot* are enclosed by the perpendicular projections onto a horizontal plane of the outside face of the exterior wall of all buildings, exclusive of balconies, canopies, fire

escapes, bay window and overhanging eaves provided none of the foregoing are less than 2.5 metres above *finished grade*.

- b) Maximum *building height* – 7.3 metres measured from the vertical distance between the *finished grade* of the ground at the front of a *building* and the mean height between the eaves and the ridge.

[Ontario Municipal Board Decision, October 14, 2015]

14.5 In addition to the uses *permitted* in the CM Zone, an accessory *dwelling unit* and a maximum of ten (10) sites for the storage and use of *recreational vehicles* and motor homes shall be *permitted*.

14.6 In addition to the uses *permitted* in the CM Zone, an accessory *dwelling unit*, *home occupation* and *tent and trailer park* shall be *permitted*.

14.7 In the RR Zone, any use, *building* or *structure* legally *existing* at the date of passing of the amending By-Law (April 29, 1994) shall be deemed to conform to the corresponding provisions in the RR Zone, provided any new use, *building* or *structure* shall conform with the Zone provisions in the RR Zone.

14.8 In lieu of the corresponding provisions of the RR Zone, the following shall apply:

- a) minimum *lot area* – 370 square metres;
- b) minimum *lot frontage* – 12 metres;
- c) maximum *lot coverage* – 20 percent.

14.9 In addition to the uses *permitted* in the CRA Zone, retail sales of hunting and sporting goods, rental establishment for small hand tools, and a coffee and donut shop, shall be *permitted*;

In lieu of the definition contained in Section 2.0, for the purposes of this Subsection a *lot* shall be defined as the lands delineated as having reference to this Subsection. In lieu of the corresponding provisions of the CRA Zone, the following shall apply:

- a) minimum *lot area* – 1,500 square metres;
- b) minimum *lot frontage* – 26 metres;
- c) minimum *front yard* – 6 metres;
- d) minimum *exterior side yard* – 6 metres;
- e) minimum *interior side yard* – 6 metres;
- f) minimum *rear yard* – 5 metres;
- g) maximum *building height* – 11 metres;
- h) maximum *lot coverage* – 19.47 percent.

Any *building* legally *existing* at the date of passing of the amending By-Law (February 11, 1998) shall be deemed to conform to the minimum *yard* provisions. There shall be

no open storage of rental equipment and there will be no parking *permitted* within the *required interior side yard*. [22-Z-2015]

14.10 In lieu of the corresponding provision of the RR Zone, the following shall apply:

- a) minimum *rear yard* – 6.63 metres.

14.11 In addition to the uses *permitted* in the RR Zone, an ornithological research facility and associated overnight accommodation and nature interpretive centre shall also be *permitted* on the lands delineated by this Subsection.

14.12 In lieu of the corresponding provisions in the RR Zone, the following shall apply:

- a) minimum *lot area* – 1.5 hectares;
- b) maximum *building height* shall not apply to prevent any renovation or replacement of the *existing vacation home/lighthouse structure*.

14.13 In lieu of the corresponding provisions of the RR Zone, the following shall apply:

- a) minimum *lot area* – 554.8 square metres;
- b) minimum *front yard* – 2 metres;
- c) minimum *rear yard* – 3.75 metres;
- d) maximum *lot coverage* – 22 percent.

14.14 In addition to the uses *permitted* in the RR Zone, a *single detached dwelling* shall also be *permitted*.

For purposes of this Subsection and notwithstanding any other provisions of this ByLaw, except for Section 4.0 and Subsection 5.8.2, as amended, Lots 14 and 15, Plan 304, shall only be used for a *park*, except when used conjointly one with the other, in which event a *single detached dwelling* is *permitted*.

For purposes of this Subsection and notwithstanding any other provisions of this ByLaw, as amended, except for Section 3.0 and Subsection 5.8.2, as amended, Lots 46 and 47, Plan 546, shall only be used for a *park*, except when used conjointly one with the other, in which event a *single detached dwelling* is *permitted*.

For purposes of this Subsection and notwithstanding any other provisions of this ByLaw, as amended, except for Section 3.0 and Subsection 5.8.2, as amended, Lots 72, 73 and 74, Plan 133, shall only be used for a *park*, except when used conjointly one with the others, in which event a *single detached dwelling* is *permitted*.

For purposes of this Subsection only one (1) *dwelling* shall be used for permanent residency on the following *lot* - Lot 77, Plan 128.

14.15 In addition to the uses *permitted* in the CM Zone, a *trailer park* with a maximum of ninety (90) sites shall also be *permitted*.

For the purpose of this Subsection, “trailer park” shall be defined as an area of land used for the parking for recreational purposes, of seasonal trailers.

For the purpose of this Subsection, “seasonal trailer” shall be defined as a trailer or motor coach of such size and dimensions so as to be designed to be located at a single location for the entire summer recreational season, but shall not include a *mobile home*.

- 14.16 In addition to the uses *permitted* in the CM Zone, two (2) *single detached dwellings* for the use of the owner and/or watchman shall also be *permitted*.

Notwithstanding Subsection 3.2629, a second *single detached dwelling* may be *permitted*.

- 14.17 In the RR Zone, notwithstanding the requirements of Subsection 3.2.2 the following shall apply:

- a) maximum *building height* – 7 metres;
- b) maximum *usable floor area* – 247.5 square metres.

Notwithstanding Subsection 3.2.1 no new *accessory buildings* may be *permitted* on the subject lands.

For the purpose of this Subsection a *boathouse* may include such *accessory uses* as storage and a pottery workshop.

- 14.18 In lieu of the corresponding provisions in Section 3.2, Accessory Uses to Residential Uses, the following shall apply:

- a) No *building* or *structure* which is accessory to any *permitted* residential use shall exceed a *building height* of 7.32 metres; and
- b) No *building* or *structure* which is accessory to any *permitted* residential use shall occupy more than 10.33 percent of the *lot area*, for all *accessory buildings* together, to a maximum of 133.8 square metres *usable floor area*. Swimming pools shall not constitute a *structure* for the purposes of this provision. [32-Z2017]

- 14.19 In lieu of the uses *permitted* in the RR Zone, a *vacation home* with a maximum *usable floor area* of 95.4 square metres shall be *permitted*. A *deck* on the ground level shall also be *permitted* to maximum size of 12 square metres; with this exception no *decks* or *balconies* shall be *permitted*. The location of the summer cottage is as shown on Schedule 14.19.1.

Any upper floor area is deemed to be an attic and restricted to use for storage. Human habitation on the upper floor is prohibited. For the purpose of this By-Law, an attic is defined as “an area in the top *storey* of a house, immediately below the roof”.

The property and *building* as shown in Schedule 14.19.1 at the date of passing of the amending By-Law (January 26, 2010) shall be deemed to conform with Subsection 5.8.2.

The *building* as shown in Schedule 14.19.1 at the date of passing of the amending ByLaw (January 26, 2010) shall be deemed to conform with the parking requirements outlined in Section 4.0.

- 14.20 In lieu of the corresponding provisions of the RR Zone, the following shall apply:

- a) minimum *lot area* – 550 square metres;
- b) minimum *front yard* – 1.5 metres;
- c) maximum *lot coverage* – 20 percent.

14.21 In lieu of the *accessory use* provisions and the RR *Zone* provisions, any *development* on the lands delineated by this Subsection shall be in accordance with the following:

- a) minimum *front yard* – 3.66 metres;
- b) maximum height of *accessory building* – 5.1 metres.

14.22 In lieu of the corresponding provisions of the RR *Zone*, the following shall apply:

- a) minimum *lot area* – 415.26 square metres;
- b) minimum *lot frontage* – 0 metres;
- c) minimum *interior side yard* (west) – 0.61 metres;
- d) minimum *interior side yard* (east) – 1.83 metres;
- e) minimum *rear yard* – 0.88 metres.

14.23 In lieu of the corresponding provision of the RR *Zone*, the following shall apply:

- a) minimum *lot frontage* – 12 metres.

14.24 In the CRA *Zone*, in lieu of the *required* parking, no *parking spaces* shall be *required* for the tourist *boutique*.

14.25 In addition to the uses *permitted* in the CRA *Zone*, a miniature golf course and an *arcade* shall also be *permitted*.

14.26 In addition to the uses *permitted* in the CRA *Zone*, an *outdoor patio* with a maximum seating capacity of twenty four (24) *persons* and a motel shall also be *permitted*. In lieu of the *required* parking, twenty one (21) *parking spaces* shall be *required*.

14.27 In addition to the uses *permitted* in the CRA *Zone*, rental cottages shall also be *permitted*.

14.28 In lieu of corresponding provisions of Section 3.86 no *deck* or *unenclosed porch* shall project more than 3.79 metres into the *required rear yard*.

For the purposes of this subsection the westerly property line (College Street) shall be deemed the *front lot line*. A *single detached dwelling* shall not be *permitted*.

14.29 A *single detached dwelling* shall not be *permitted* on the lands delineated by this Subsection. [38-Z-2014, 42-Z-2014, 43-Z-2014, 44-Z-2014, 45-Z-2014, 46-Z-2014, 58-Z-2014, 59-Z-2014, 63-Z-2014, 64-Z-2014, 65-Z-2014, 66-Z-2014, 67-Z-2014, 68-Z-2014, 9-Z-2015, 11-Z-2015, 15-Z-2015, 24-Z-2015, 32-Z-2015, 34-Z-2015, 36-Z-2015, 38-Z-2015, 39-Z-2015, 43-Z-2015, 44-Z-2015, 45-Z-2015, 49-Z-2015, 50-Z-2015, 51-Z-2015, 57-Z-2015, 61-Z-2015, 62-Z-2015, 63-Z-2015, 4-Z-2016, 6-Z-2016, 9-Z-2016, 10-Z-2016, 15-Z-2016, 16-Z-2016, 17-Z-2016, 18-Z-2016, 24-Z-2016, 32-Z-2016, 33-Z-2016, 34-Z-2016, 54-Z-2016, 9-Z-2017, 10-Z-2017, 11-Z-2017, 12-Z-2017, 19-Z-2017, 27-Z-2017, 51-Z-2017, 52-Z-2017, 1-Z-2018, 14-Z-2018, 27-Z-2018, 39-Z-2018, 56-Z-2018, 58-Z-2018, 60-Z-2018, 61-Z-2018, 74-Z-2018, 75-Z-2018, 15-Z-2019, 16-Z-2019, 29-Z-2019]

14.30 In addition to the uses *permitted* in the A *Zone*, an insulation and *farm* machinery repair business shall also be *permitted*.

14.31 In addition to the uses *permitted* in the A *Zone*, a second *single detached dwelling* shall also be *permitted*.

Notwithstanding Subsection 3.~~26~~29, a second *single detached dwelling* may be *permitted*. |

14.32 In the RH Zone, the minimum *front yard* requirement shall not apply to any *building existing* on the lands identified as having reference to this Subsection.

14.33 In addition to the uses *permitted* in RH Zone, a garage used for the repair of personal automobiles, pick-up trucks and small to medium sized *farm* equipment with the provision for the *outdoor storage* of a maximum of five (5) *vehicles* shall also be *permitted*.

14.34 In lieu of the *permitted* uses and the corresponding provisions in the A Zone, the use of the lands shall be limited to a *single detached dwelling* and *home occupation* subject to a minimum *lot area* of 4,000 square metres.

14.35 Number not used. [8-Z-2022]

14.36 In addition to the uses *permitted* in the A Zone, a woodworking shop with a maximum *usable floor area* of 232.25 square metres shall also be *permitted*.

14.37 In lieu of the *permitted* uses in the A Zone, the following uses shall be *permitted*:

- a) three (3) cabins *existing* at the date of passing of the amending By-Law (July 8, 2003) are to be used for recreation purposes only. The three (3) cabins are not to be used as a *dwelling*. Indoor plumbing is not *permitted* in the *existing* cabins;
- b) *accessory buildings* legally *existing* at the date of passing of the amending By-Law (July 8, 2003) that are used for storage or to shelter and feed *livestock*;
- c) the wire-fenced *livestock* compound legally *existing* at the date of passing of the amending By-Law (July 8, 2003);
- d) motor homes, *mobile homes*, recreational camping *vehicles*, travel trailers and tent trailers are not *permitted* to be stored and/or utilized;
- e) with the exception of the areas noted in a), b) and c) above, the lands shall be maintained as an area of natural vegetation and that no *buildings* or *structures* or any form of *development* shall be *permitted*.

14.38 In addition to the uses *permitted* in the A Zone, the following shall also be *permitted*:

- a) the sale of products made from ginseng (such as candy, tea, capsules and honey);
- b) the sale of locally grown *farm* produce (such as maple syrup) is also *permitted* provided it remains secondary to the use described in a) above;
- c) processing and storage of ginseng for product development;
- d) one (1) apartment for employee accommodation with a maximum of six (6) bedrooms. The number of occupants in the apartment shall not exceed six (6).

14.39 The maximum height of an *accessory building* shall be 6 metres.

14.40 In lieu of the *permitted* uses in the MD Zone, a *salvage yard* may be *permitted* and any use *permitted* in the A Zone shall also be *permitted* subject to the provisions of that Zone.

14.41 In lieu of the corresponding provision in the A Zone, the following shall apply:

- a) minimum *lot frontage* – 14 metres.

14.42 In addition to the uses *permitted* in the RH Zone, a produce outlet and accessory sales of locally produced artisanal breads, cheeses, honey, art and crafts shall also be *permitted* to a maximum *useable floor area* of 90 square metres.

14.43 In lieu of the corresponding provision of the RH Zone, the following shall apply:

- a) minimum *rear yard* – 30 metres.

14.44 In addition to the uses *permitted* in the A Zone, a *farm* machinery and *vehicle* repair shop including the sale of ancillary parts and accessories shall also be *permitted*. *Outdoor storage* shall be limited to the *rear yard*.

14.45 In addition to the uses *permitted* in the RH Zone, a woodworking operation with a maximum floor area of 372 square metres shall also be *permitted*.

14.46 In addition to the uses *permitted* in the IR Zone, a *parking lot* shall also be *permitted*.

14.47 In lieu of the uses *permitted* in the CHA Zone, a *restaurant*, *farm* implement sales, *garden centre*, tree and plant nursery, fruit and vegetable outlet, one (1) *dwelling unit* and a flea market carried out entirely within an *existing building* shall also be *permitted*. The sale of convenience foods for consumption elsewhere is not *permitted*.

14.48 In lieu of the corresponding provision of the A Zone, the following shall apply:

- a) minimum *lot frontage* – 17 metres.

14.49 In addition to the uses *permitted* in the CHA Zone, an *automobile body shop*, excluding painting of automobiles, parking and *outdoor storage* of eight (8) whole *vehicles* shall also be *permitted*. The *outdoor storage* of *vehicle* parts is prohibited.

In lieu of the corresponding provisions of the CHA Zone, the following shall apply:

- a) minimum *exterior side yard* – 4 metres including *outdoor storage*;
- b) minimum *interior side yard* – 1.2 metres;
- c) minimum *front yard* – 9 metres for *outdoor storage*;
- d) maximum *usable floor area* – 160 square metres for an *automobile body shop*.

14.50 In addition to the *permitted* uses in the A Zone, a wine processing facility with a wine tasting room, accessory retail uses and a *restaurant* for up to twenty (20) *persons* shall also be *permitted*.

14.51 In lieu of the corresponding provision of the RH Zone, the following shall apply:

- a) minimum *lot frontage* – 29 metres.

14.52 In lieu of the corresponding provision of the RH Zone, the following shall apply:

- a) minimum *exterior side yard* – 2.4 metres.

14.53 In addition to the *uses permitted* in the A Zone, the manufacturing and assembly of shades and trellis systems for growing agricultural products shall also be *permitted*.

14.54 In lieu of the corresponding provision of the R1-B Zone, the following shall apply;

a) Minimum *lot frontage* - 10.67 metres. [29-Z-2015]

14.55 In addition to the uses *permitted* in the A Zone, a construction contractor's yard and an associated office shall also be *permitted*.

14.56 In lieu of the height requirements for an *accessory building*, the maximum height for the *accessory building* or *structure* shall be 5.4 metres.

14.57 In lieu of the corresponding provisions of the A Zone, the following shall apply for an *accessory building* and a *home industry*:

- a) minimum *usable floor area* for all *accessory buildings* together - 223 square metres;
- b) maximum *accessory building height* - 6.4 metres;
- c) maximum numbers of employees for *home industry* - three (3) persons.

14.58 In addition to the uses *permitted* in the CR Zone, a *vehicle sales or rental establishment* shall also be *permitted*.

14.59 In addition to the uses *permitted* in the A Zone, a photographic or artist's studio shall also be *permitted*.

14.60 In lieu of the corresponding provisions in the RR Zone, the following shall apply:

- a) maximum *lot coverage* - 28.05 percent

Section 3.13~~1~~.1 shall not apply. [2-Z-2018]

14.61 In addition to the uses *permitted* in the RH Zone, a post office shall also be *permitted*.

14.62 In lieu of the corresponding provisions of the CHA Zone, the following shall apply:

- a) minimum *lot area* - 1,290 square metres;
- b) minimum *lot frontage* - 27 metres.

14.63 In lieu of the corresponding provisions of the IC Zone, the following shall apply:

- a) minimum *front yard* - 5 metres;
- b) minimum southerly *interior side yard* - 1.8 metres;
- c) minimum northerly *interior side yard* - 3 metres.

14.64 In the HL Zone, any *building* or *structure* shall be *setback* a minimum of 8 metres from the *top of bank*.

14.65 In addition to the uses *permitted* in the A Zone, an operation for the storage and pickling of cucumbers in a maximum of 600 tanks, in addition to related *buildings* and facilities to service this use, shall also be *permitted*.

14.66 In lieu of the corresponding provision of the A Zone, the following shall apply:

- a) minimum *lot frontage* – 10.67 metres.

14.67 In addition to the uses *permitted* in the A Zone, the commercial drying of ginseng shall also be *permitted*.

14.68 In addition to the uses *permitted* in the A Zone, the manufacture and assembly of shade cloth and ground cover for growing agricultural products shall also be *permitted*.

14.69 In addition to the uses *permitted* in the A Zone,

- a) the following definitions apply to the subject lands:
 - i “*farm operation*” shall mean a *farm* activity carried on by the owner of the *farm operation* in the expectation of gain and operating on one (1) or more properties located within and outside the *County*;
 - ii “*farm processing*” shall mean a use accessory to a *farm operation* used for the sorting, potting, packing, drying or processing of crops and produce produced on properties which form part of the *farm operation* where the facility is located but shall not include processing for gain or compensation. *Farm processing* shall not include an *abattoir* or slaughterhouse;
 - iii “*farm produce outlet*” shall mean a use accessory to a *farm operation* which consists of the retail sale of agricultural products such as vegetables, fruits, flowers, plants and other crops produced on the properties which form part of the *farm operation* where the outlet is located and shall be operated by the owner of the *farm operation*;
- b) *farm processing* shall be *permitted* on the lands but shall be limited to produce produced on properties which form part of the *farm operation* where the facility is located;
- c) in addition to the operation of a *farm produce outlet* on the lands, as accessory to the operation of a *farm produce outlet* the sale of trees, ornamental plants, mulch, not produced on properties owned by the *farm operation* shall be *permitted*, provided the display area located inside or outdoors does not exceed 10 percent of the *usable floor area* of the *existing building*;
- d) in addition to the operation of a *farm produce outlet* on the lands, as accessory to the operation of a *farm produce outlet* the sale of garden related products including garden decorations, soils, fertilizers, herbicides and pesticides, fish ponds, water plants and supplies, shall be *permitted*, provided the display area does not exceed 140 square metres of the *usable floor area* of the *existing building* (in addition to the 10 percent for display area noted above). The sale of lawn and patio furniture, barbeques and lawn mowers will not be *permitted*.

14.70 In addition to the uses *permitted* in the A Zone, a solar *farm* shall also be *permitted* subject to the *setbacks* as outlined on Schedule 14.70.1.

14.71 in CR Zone, the sale and service of motor homes shall also be *permitted*. A *dwelling unit* is prohibited.

14.72 In lieu of the corresponding provisions of the A Zone, the following shall apply:

- a) minimum *rear yard* – 8.9 metres;
- b) maximum height of an *accessory building* – 7.2 metres.

14.73 In addition to the uses *permitted* in the A Zone, a golf driving range and miniature golf shall also be *permitted*.

14.74 In lieu of the *permitted* uses of the CSC Zone, the sole *permitted* uses are the following:

- a) shoe outlet store to a maximum *usable floor area* – 2,508.38 square metres;
- b) *pharmacy* to a maximum *usable floor area* – 789.76 square metres;
- c) *clinic or doctor's office*.

14.75 In addition to the uses *permitted* in the A Zone and notwithstanding Subsection 12.1.3, an office addition to an *existing livestock barn* shall be *permitted*.

In lieu of the corresponding provisions of the A Zone, the following shall apply;

- a) maximum floor area for a *farm office addition* - 26.5 square metres;
- b) minimum *interior side yard* for *farm office addition*- 27.7 metres.

14.76 In lieu of the corresponding requirements for an *accessory building*, two (2) *existing barns*, with a total *usable floor area* of 380 square metres shall be *permitted* prior to establishment of main residential use.

14.77 In lieu of the corresponding provision of the A Zone, the following shall apply:

- a) minimum *lot frontage* – 8.8 metres.

14.78 In addition to the uses *permitted* in the CR Zone, an automobile sales establishment shall also be *permitted*. The outside storage of automobile parts or portions of automobiles shall be prohibited in the *front yard* or *side yards*. A maximum of twelve (12) automobiles for sale may be displayed at any one time on the property and no *buildings* or *structures* shall be *permitted* within 7.5 metres of the top of slope of the *municipal drain*.

14.79 In lieu of the corresponding provision of the RH Zone, the following shall apply:

- a) minimum *lot frontage* – 26 metres.

14.80 In addition to the uses *permitted* in the CHA Zone, a machine shop shall be *permitted* subject to the following:

- a) maximum *usable floor area* – 176 square metres;
- b) there shall be no *open storage* of materials associated with the machine shop operation.

14.81 in the HL Zone, a *single detached dwelling* shall also be *permitted* subject to the following:

- a) minimum *interior side yard* – 3 metres;

- b) minimum *rear yard* – 9 metres.

14.82 In addition to the uses *permitted* in the A Zone, a peanut processing plant including facilities for shipping, receiving, sampling, grading, weighing, cleaning, roasting and shelling shall also be *permitted*. Such a use may include an accessory retail operation occupying a maximum floor area of 25 square metres and shall be subject to the following:

- a) minimum *front yard* – 7.6 metres;
- b) minimum *exterior side yard* – 7.6 metres;
- c) minimum *interior side yard* – 7.6 metres;
- d) minimum *rear yard* – 7.6 metres;
- e) no outside storage shall be *permitted* within the *required front* and *exterior side yards*.

14.83 In lieu of the corresponding provision of the RH Zone, the following shall apply:

- a) minimum *lot frontage* – 24 metres.

14.84 In addition to the uses *permitted* in the A Zone, a craft shop and display gallery shall also be *permitted*.

14.85 In addition to the uses *permitted* in the A Zone, a landscape business (*garden centre, tree and plant nursery*) and accessory landscape *contractor's yard* shall also be *permitted*. The accessory landscape *contractor's yard* shall be limited to 465 square metres in the *existing* barn. The secondary use display area for products not generated on-site (landscape rock, garden products and equipment) shall be limited to a maximum of 186 square metres.

14.86 In lieu of the corresponding provisions of the A Zone, the following shall apply:

- a) minimum *lot area* – 8.37 hectares;
- b) minimum *interior side yard (west)* – 51.8 metres.

14.87 In lieu of the corresponding provision of the A Zone, the following shall apply:

- a) minimum *interior side yard (west)* – 30.4 metres for a *dwelling* excluding an *attached garage*.

14.88 In lieu of the *permitted* uses in the MD Zone, a *salvage yard* shall also be *permitted* and any use *permitted* in the A Zone shall also be *permitted* subject to the provisions of that Zone.

14.89 In addition to the uses *permitted* in the A Zone, a four (4) unit *dwelling* shall be *permitted*.

14.90 In addition to the uses *permitted* in the A zone, a restaurant-pancake house and the sale of maple syrup and related products shall also be *permitted*.

In lieu of the corresponding provisions of the A Zone, the following shall apply:

- a) minimum *front yard* – 8.2 metres;
- b) planned road allowance widths shall not apply.

14.91 In addition to the uses *permitted* in the A Zone, a winery, wine tasting and accessory retail to a maximum *usable floor area* of 100 square metres shall also be *permitted*.

14.92 In addition to the uses *permitted* in the A Zone, a lumber drying kiln, associated *outdoor storage* and the sale of lumber shall also be *permitted*.

14.93 In addition to the uses *permitted* in the HL Zone, the *existing single detached dwelling* shall also be *permitted*. An accessory garage shall also be *permitted* with a maximum *usable floor area* of 75 square metres.

14.94 In addition to the uses *permitted* in the HL Zone and PSW Zone, the *existing tent and trailer park* shall also be *permitted* to a maximum of fifty (50) sites, including *existing sites*. One (1) *single detached dwelling* subject to the A Zone provisions and *buildings, structures* and uses accessory to the foregoing uses shall also be *permitted*. No permanent *buildings or structures*, other than those *required* for public utilities, shall be located below the 730 metres elevation Geodetic Survey of Canada datum.

14.95 In addition to the uses *permitted* in the A Zone, a saw mill shall also be *permitted*.

14.96 In addition to the uses *permitted* in the A Zone, the repair of cars, trucks and *farm vehicles* and the sale of used cars, subject to a maximum of six (6) cars being exposed for sale as *outside storage* shall also be *permitted*. *Outside storage* of car parts or portions of cars and a body shop is prohibited.

14.97 In addition to the uses *permitted* in the A Zone, a horse radish processing plant with a maximum *usable floor area* of 350 square metres shall also be *permitted*. For the purpose of this Subsection, a horse radish processing plant shall be defined as a processing plant which may include facilities for the storage, washing, grinding and bottling of horse radish.

14.98 In lieu of the corresponding provision of the RH Zone, the following shall apply:

- a) minimum *lot frontage* – 28 metres.

14.99 In addition to the uses *permitted* in the A Zone, one (1) *existing aircraft maintenance building*, a maximum of two (2) airstrips, a maximum of three (3) aircraft hangers and open storage of aircraft shall also be *permitted*.

In lieu of the corresponding provisions in the A Zone, the following shall apply:

- i. minimum *rear yard* – 1.2 metres. [8-Z-2019]

14.100 In addition to the uses *permitted* in the CS Zone, a supermarket with a maximum *usable floor area* of 2,850 square metres shall also be *permitted*.

14.101 In addition to the uses *permitted* in the A Zone, a welding repair shop, primarily for the

repair of agricultural equipment shall also be *permitted* subject to a maximum *usable floor area* of 558 square metres. *Outdoor storage* shall be limited to the westerly *interior side yard* and *rear yard*.

14.102 In addition to the uses *permitted* in the A Zone, the sale of carpet and flooring materials shall also be *permitted* subject to a maximum *usable floor area* of 280 square metres.

14.103 In addition to the uses *permitted* in the A Zone, a service and repair business, primarily for the service and repair of agricultural equipment shall also be *permitted* subject to a maximum *usable floor area* of 167.5 square metres. Any *outdoor storage* shall be limited to the *rear yard*.

14.104 In lieu of the corresponding provisions in the MS Zone, the following shall apply: a)

minimum *lot area*:

i) *corner lot* – 5989.3 square metres;

b) minimum *lot frontage*:

i) *corner lot* – 48.77 metres;

c) minimum *exterior side yard* – 5.8 metres;

d) minimum separation: from *dwelling* – 58.3 metres to an *existing dwelling* house location on a separate *lot*. [2-Z-2017]

14.105 In addition to the uses *permitted* in the A Zone, a fruit and vegetable processing and storage facility shall also be *permitted*.

14.106 In lieu of the corresponding provision of the A Zone, the following shall apply:

a) minimum *lot frontage* – 9.2 metres.

14.107 Notwithstanding Subsection 3.2629, that maximum number of *single detached dwellings* | *permitted* on the lot – twenty two (22) *single detached dwellings*

For the purposes of this Subsection the “lot” shall be defined as Block A. In

lieu, of the corresponding provision in R1-A Zone, the following shall apply:

a) minimum *lot frontage* – 14.8 metres;

b) minimum *rear yard* – 2 metres;

c) no maximum *lot coverage*. [30-Z-2014]

14.108 In lieu of the uses *permitted* in the OS Zone, a golf driving range, maintenance *buildings* accessory to a golf driving range and one (1) *dwelling unit* and a *home occupation* shall also be *permitted*.

14.109 In lieu of the corresponding provision of the A Zone, the following shall apply:

a) minimum *lot frontage* – 20 metres.

14.110 In addition to the uses *permitted* in the A Zone, a landscape contractor's yard shall also be *permitted*.

14.111 In lieu of the corresponding provision of the RH Zone, the following shall apply:

- a) minimum lot frontage - 28.65 metres.

14.112 In lieu of the uses *permitted* in the CHA Zone, a restaurant, farm implement sales, garden centre, tree and plant nursery, fruit and vegetable outlet, one (1) dwelling unit, home occupation and a flea market carried out entirely within the existing building shall also be *permitted*.

14.113 In addition to the *uses permitted* in the RH Zone, a *semi-detached dwelling* or a *duplex dwelling* shall also be *permitted*.

14.114 In lieu of the *uses permitted* in the MR Zone, a crop spraying business, accessory open storage and any *uses permitted* in the A Zone shall be *permitted*.

14.115 In addition to the *uses permitted* in the RR Zone, one (1) *boathouse* shall also be *permitted* subject to the following:

- a) minimum *front yard* – 6 metres;
- b) minimum *interior side yard* – 1.2 metres;
- c) maximum *building height* – 5 metres.

14.116 In the RH Zone, the *front lot line* shall be deemed to be the easterly projection of the north limit of Ryan Crescent for the purposes of calculating the *required front yard setback*.

14.117 In the RH Zone, notwithstanding the provisions of Subsection 3.1~~53~~, an *automobile service and repair station* shall be *permitted* as a *home industry* subject to a maximum *usable floor area* of 134 square metres and a minimum *interior side yard* of 3.6 square metres.

The maximum number of customer *vehicles* stored outdoors shall be limited to five (5).

14.118 In addition to the *uses permitted* in the RH Zone, a brewing supply and wine making retail establishment shall also be *permitted* in an *existing dwelling* or *attached garage* provided that the *usable floor area* does not exceed 60 square metres.

14.119 In addition to the *uses permitted* in the RH Zone, an electrical contractor's business shall also be *permitted*. The size of the *accessory building* used for the electrical contractor's business shall be limited to a maximum of 131 square metres.

14.120 In addition to the *uses permitted* in the RH Zone, a vacuum sales and service and automobile stereo sales operation shall also be *permitted*.

14.121 In addition to the *uses permitted* in the RH Zone, an automobile sales establishment and storage and sales of prefabricated storage sheds shall also be *permitted*. No open storage or display shall be *permitted* in any *required yard*.

14.122 In lieu of the *uses permitted* in the CHA Zone, the following shall be *permitted*:

- a) a *country store* with a maximum *usable floor area* of 280 square metres
- b) *personal service shop*
- c) *restaurant*
- d) *automobile service and repair station*
- e) *vehicle sales or rental establishment*

- f) *farm implement sales and service establishment*
- g) *animal hospital*
- h) *commercial greenhouse*
- i) *tree and plant nursery including accessory storage*
- j) *fruit and vegetable outlet*
- k) *one (1) dwelling unit*
- l) *a custom workshop.*

14.123 In lieu of the uses *permitted* in the CHA Zone, the following shall be *permitted*:

- a) *a country store with a maximum usable floor area of 280 square metres*
- b) *restaurant*
- c) *vehicle sales or rental establishment*
- d) *animal hospital*
- e) *personal service shop including a clinic*
- f) *one (1) dwelling unit.*

14.124 In the RH Zone, Subsection 3.2 g) shall not apply to any *building or structure* legally existing at the date of passing of the amending By-Law (September 20, 1988).

14.125 In lieu of the requirements of the CSC Zone, the following shall apply:

Part A In lieu of the requirements of the CSC Zone, the following shall apply to the lands shown on Schedule 14.125.1:

- a) A shopping mall shall be *permitted* on the lands identified as Parts 1 to 5, provided it does not exceed 23,780 square metres in *gross floor area*. Not more than 11,165 square metres shall be occupied by a *department store* and 3,265 square metres shall be occupied by the *permitted* commercial uses as outlined in Subsection Part A b) below on Parts 1, 2, 3 and 4 on Schedule 14.125.1.

For the purposes of this Subsection, the following definitions shall apply:

“department store” shall mean a *building* or part of a *building* used for the retail sale of a wide variety of goods, wares, merchandise and services including *automobile service station*, family apparel, and furniture, appliances and home furnishings and may include, as *accessory uses*, offices, warehousing and outdoor sales and display area. Such merchandise is generally displayed or offered on a departmentalized basis. Services may also be offered for sale provided they are subordinate to the main use. For greater clarity, this

definition does not include an automotive/home improvement store. A *department store* may include a maximum *gross floor area* of 3,020 square metres devoted to the sale of food subject to the removal of holding B as set out in Subsection Part A c) ii. below.

b) The following uses related to Part A a) above are *permitted*: *automobile service station, automobile washing establishments, hotel, motel, motor hotel, place of recreation and entertainment, custom workshop, funeral home, retail establishment, personal and merchandise service shop, restaurant, tavern, place of worship, vehicle sales or rental establishment and accessory uses.*

c) In accordance with the provisions of Section 36 of the *Ontario Planning Act* as amended, the holding (H) symbol is to be removed from the zoning designation with respect to the whole or any part or parts of the lands in respect of which such zoning designation applies, by further amendment, upon satisfaction of the following:

- i holding A shall remain until site plan approval is granted;
- ii holding B may be removed after January 1, 2016 subject to a market assessment to the satisfaction of the *County*.

d) Notwithstanding any consent or severance of the lands known in June 1, 2005 as Norfolk Mall, the provisions of this By-Law with respect to Section 4.0 and Subsection 6.2 of the By-Law shall continue to apply to the whole of the lands shown on Schedule 14.125.1 on June 1, 2005, as if no consent or severance occurred.

e) For the purpose of this Subsection, *gross floor area* shall mean the total area of all floors of the *building* measured from the inside face of exterior walls.

Part B In lieu of the requirements of the *CSC Zone*, the following shall apply to the lands shown on Schedule 14.125.1 as Parts 2, 3, 4 and 5:

a) The subject lands as identified under this Subsection shall form part of the shopping mall as defined in this Subsection Part A a).

b) A *supermarket* shall be *permitted*, provided it does not exceed 9,300 square metres in *gross floor area* and 50 square metres shall be occupied by the *permitted* *CSC Zone* uses as outlined as Parts 2, 3, 4 and 5 on Schedule 14.125.1.

For the purpose of this Subsection, the following definition shall apply:

“supermarket” shall mean a *building* or part of a *building* in which a balanced line of goods such as canned, bottled, packaged and frozen foods, fresh meat and poultry, fish, fresh fruits and vegetables, prepared food products, bakery products, dairy products, candy and confectionery and other food products are sold. In addition, newspapers, magazines, paper products, soft drinks, tobacco products, health and beauty aids, housewares, flowers and plants and

other non-food articles may be sold as well as outdoor display and sale of seasonal items. Services may also be offered for sale provided they are subordinate to the main use.

c) In accordance with the provisions of Section 36 of the *Ontario Planning Act*, as amended, the holding (H) symbol is to be removed from the zoning designation with respect to the whole or any part or parts of the lands in respect of which such zoning designation applies, by further amendment, upon satisfaction of the following requirements:

- i. the approval of a site plan;
- ii. addressing water and sewer serving requirements.

d) Notwithstanding any consent or severance of the lands known in June 1, 2005 as Norfolk Mall, the provisions of this By-Law with respect to Section 4.0 and Subsection 6.2 of the By-Law shall continue to apply to the whole of the lands shown on Schedule 14.125.1 on June 1, 2005, as if no consent or severance occurred.

14.126 Notwithstanding the uses *permitted* in the OS Zone, a *campground* and *fairground* shall not be *permitted*.

14.127 In addition to the uses *permitted* in the A Zone, a *farm* equipment repair business shall also be *permitted*.

14.128 In addition to the uses *permitted* in the MR Zone, *farm* machinery and equipment manufacturing shall also be *permitted*.

14.129 In addition to the uses *permitted* in the A Zone, a sawmill operation including storage and sales of lumber shall also be *permitted*. There shall be no *building* or *open storage* within 30 metres of the easterly lot line.

14.130 In addition to the uses *permitted* in the A Zone, a sawmill and ancillary open storage shall also be *permitted* on the lands shown on Schedule 14.130.1 as Parts 1 and 2. A landscape product production and supply facility shall also be *permitted* on the lands shown on Schedule 14.130.1 as Part 2.

14.131 In addition to the uses *permitted* in the A Zone, a sawmill and ancillary open storage shall also be *permitted* subject to the following provisions:

- a) minimum *setback* from the Goshen Road – 350 metres;
- b) minimum *setback* from the Jackson Side Road – 14 metres;
- c) minimum *setback* from the easterly side road – 100 metres;
- d) open storage shall be prohibited within 14 metres from any *street* or 8 metres from any *interior lot line*;
- e) any *building* or *structure* existing at the date of passing of the amending By-Law (July 20, 1996) shall be deemed to conform with the provisions of this By-Law.

14.132 In addition to the uses *permitted* in the A Zone, a facility for grading, storage and shipping of greenhouse vegetables and the sale or distribution of items related to *greenhouse* growing needs shall also be *permitted*.

14.133 In addition to the uses *permitted* in the A Zone, an establishment for the repair of agricultural, propane powered and personal *vehicles* subject to a maximum *usable floor area* of 344 square metres shall also be *permitted*.

14.134 In addition to the uses *permitted* in the MR Zone, a fuel ethanol plant shall also be *permitted*.

In lieu of the corresponding provisions in the MR Zone, the following shall apply:

- a) minimum *lot area* – 10 hectares;
- b) minimum *lot frontage* – 298 metres;
- c) minimum *front yard* – 60 metres;
- d) minimum *interior side yard* (east) – 44 metres;
- e) minimum *interior side yard* (west) – 145 metres;
- f) minimum *rear yard* – 53 metres;
- g) maximum *lot coverage* – 15 percent;
- h) no open storage shall be *permitted*;
- i) *accessory buildings* and *structures* shall maintain minimum *side yard* of 39.6 metres and maximum *lot coverage* of 5 percent.

14.135 In addition to the *uses permitted* in the A Zone, a fruit juice processing plant including accessory waste disposal shall also be *permitted*.

14.136 In addition to the uses *permitted* in the RH Zone, a *country store* shall be *permitted*. Further, a body shop and a used automobile sales establishment shall also be *permitted* subject to the CHA Zone provisions.

14.137 In addition to the uses *permitted* in the A Zone, the sale of antique furniture and articles shall also be *permitted*.

14.138 In lieu of the corresponding provisions of the A Zone, the following shall apply:

- a) minimum *lot area* – 1,030 square metres;
- b) minimum *lot frontage* – 27 metres;
- c) minimum *front yard* – 3 metres;
- d) minimum *exterior side yard* – 8.9 metres.

14.139 In lieu of the uses *permitted* in the CR Zone, the following shall be *permitted*:

- a) *automobile gas station*
- b) *bed & breakfast*
- c) *commercial greenhouse, tree and plant nursery and may include open storage accessory thereto*
- d) *convenience store*
- e) *dry cleaning distribution station*
- f) *dwelling, single detached or dwelling unit in a non-residential building – maximum one (1)*
- g) *farm implement sales and service establishment*
- h) *farm supply outlet*
- i) *fruit and vegetable outlet*
- j) *garden centre, tree and plant nursery*
- k) *home occupation*
- l) *restaurant, take-out*
- m) *truck parts sales and truck service establishment.*

14.140 In addition to the uses *permitted* in the A Zone, a *farm machinery and vehicle repair shop* and the sale of parts and accessories shall also be *permitted*. *Outdoor storage* is restricted to the *rear yard* only.

14.141 In addition to the uses *permitted* in the CR Zone, the following shall also be *permitted*:

- a) *ambulance service*

- b) *automobile washing establishment*
- c) *automotive parts shop*
- d) *bar or night club*
- e) *community centre*
- f) *craft, souvenir and gift shop*
- g) *fire hall*
- h) *florist shop*
- i) *home occupation*
- j) *hotel*
- k) *lumber yard and building supply establishment*
- l) *outdoor storage accessory to permitted uses*
- m) *parking lot*
- n) *place of sports and recreation*
- o) *place of worship*
- p) *police station*
- q) *private club*
- r) *training and rehabilitation centre*
- s) *vehicle sales or rental establishment.*

For the purpose of this By-Law, Parts 2 and 5 and Parts 3 and 6, 37R-2581 of the subject lands as described are deemed to be one (1) lot.

14.142 In addition to the uses *permitted* in the A Zone, a *duplex dwelling* shall also be *permitted*.

14.143 In lieu of the uses *permitted* in the MR Zone, a warehouse, wholesale establishment, *contractor's yard*, *truck terminal*, manufacture and fabrication of cassettes, cartridges and similar items for data processing, word processing and computer applications shall be *permitted*.

14.144 In addition to the uses *permitted* in the A Zone, an agriculturally related trucking operation including associated servicing and safety inspections shall also be *permitted*.

14.145 In addition to the *uses permitted* in the A Zone, a fruit and vegetable market and craft shop including the sale of produce, baked goods and preserves, a *restaurant* with a maximum seating capacity of sixteen (16) *persons* and a *retail store* for the sale of tourist

and camping supply items secondary to the fruit and vegetable market and with a maximum *usable floor area* of 93 square metres shall also be *permitted*.

14.146 In addition to the uses *permitted* in the A Zone, a sawmill, open ancillary storage, drying kiln and the retail sale of lumber processed on-site shall also be *permitted*.

14.147 In addition to the uses *permitted* in the A Zone, the sale and display of monuments shall also be *permitted* provided that there be no processing, manufacturing or finishing and that any storage of monuments shall only include monuments for display purposes in an outdoor location.

14.148 In addition to the uses *permitted* in the A Zone, a craft shop and tea room shall also be *permitted*.

14.149 In addition to the uses *permitted* in the A Zone, an all-terrain *vehicle*, snowmobile and small equipment dealership and a recreational track and *special events* area shall also be *permitted*.

14.150 In addition to the uses *permitted* in the A Zone, a warehouse and distribution operation shall also be *permitted* in accordance with the corresponding provisions in the MR Zone.

14.151 In addition to the uses *permitted* in the A Zone, a wine making establishment shall also be *permitted* in the *attached garage* to a maximum *usable floor area* of 45 square metres.

14.152 In addition to the uses *permitted* in the A Zone, a storage shed for a concrete contractor, truck and equipment as well as machinery for custom *farming operations* shall also be *permitted* subject to the following:

- a) minimum *front yard setback* for storage shed – 60 metres;
- b) maximum *usable floor area* for storage shed – 558 square metres.

14.153 In lieu of the corresponding provision of the RH Zone, the following shall apply:

- a) minimum *lot frontage* – 22 metres.

14.154 In addition to the uses *permitted* in the A Zone, a site for the purpose of preserving an historic *building*, retail of agriculture produce, retail sale of antiques, arts and crafts and a *place of assembly* and *special events* shall also be *permitted*.

14.155 In addition to the RH Zone provisions, a 9 metre setback from a definable *top of bank* shall be *required*.

14.156 in the RH Zone, a body shop shall also be *permitted* subject to the following:

- a) maximum *usable floor area* – 465 square metres;
- b) there shall be no open storage of automobiles or parts other than for the automobile to be repaired;
- c) any *setback* legally *existing* at the date of passing of the amending By-Law (October 13, 1987) shall be deemed to conform with the provisions of this ByLaw.

14.157 In lieu of the corresponding provision of the RH Zone, the following shall apply:

- a) minimum *lot frontage* – 12.16 metres.

14.158 In addition to the uses *permitted* in the IR Zone, a *bed & breakfast* shall also be *permitted*.

14.159 In lieu of the uses *permitted* in the MD Zone, the lands identified by this Subsection shall be maintained as an area of natural vegetation and that no *buildings* or *structures* or any form of *development* shall be *permitted*.

14.160 In lieu of the uses *permitted* in the A Zone, a *single detached dwelling* shall be the sole *permitted* use.

14.161 In addition to the uses *permitted* in the A Zone, a body shop shall also be *permitted*.

14.162 In addition to the uses *permitted* in the A Zone, the sale of agriculturally-oriented merchandise shall be *permitted* provided that any *building* used for this use shall not exceed 410 square metres. For the purpose of this Subsection, agriculturally-oriented merchandise shall be defined as merchandise directly related to or necessary in the operation of a *farm*.

14.163 In addition to the uses *permitted* in the MR Zone, a fertilizer mixing plant shall also be *permitted*.

In lieu of the corresponding provision in the MR Zone, the minimum *front yard* requirement shall not apply to the *existing building* on the lands provided the *required front yard* shall be 7.9 metres.

14.164 In lieu of the uses *permitted* in the OS Zone, a *golf course*, golf driving range and an ancillary *restaurant* with a maximum seating capacity of sixty (60) *persons* shall be *permitted*.

14.165 In addition to the uses *permitted* in the A Zone, a custom woodworking operation carried on entirely within a *building* with a maximum *usable floor area* of 324 square metres shall also be *permitted*.

14.166 In addition to the uses *permitted* in the A Zone, a small scale concrete lawn ornament business which includes retail sales and manufacturing of the ornament shall also be *permitted* on Part 1 and a small scale aluminum siding storage *building* with associated office area shall also be *permitted* on Part 2 as shown on Schedule 14.166.1.

14.167-In lieu of the corresponding provisions in the R1-A Zone, the following shall apply:

- a) minimum *lot area* – 1,600 square metres;
- b) minimum services – connection to public water supply and sanitary sewer systems not *required*.

14.168 In lieu of the corresponding provisions in the RH Zone, the minimum *lot frontage* shall be 18 metres.

14.169 In addition to the uses *permitted* in the A Zone, a machine shop shall also be *permitted* subject to the following:

- a) minimum *interior side yard* – 15 metres;

- b) maximum *usable floor area* – 465 square metres;
- c) *outdoor storage* of parts and materials shall not be *permitted*.

14.170 In addition to the uses *permitted* in the A Zone, the use of containers for agricultural and non-agricultural storage purposes to a maximum of fifty (50) units on and off the subject lands shall also be *permitted*.

14.171 In addition to the uses *permitted* in the A Zone, a fruit and vegetable market and a small scale agriculturally oriented *country store*, the sale of processed produce and baked goods made on the site, the sale of agriculturally oriented goods not made on-site including preserves, crafts and collectibles, the sale of garden and landscape items such as plants, shrubs, trees and fertilizers shall also be *permitted*.

14.172 In addition to the uses *permitted* in the A Zone, a flooring business having a maximum *usable floor area* of 102 square metres shall also be *permitted*.

14.173 Number not used. [42-Z-2018]

14.174 In addition to the uses *permitted* in the A Zone, a waste recycling facility shall also be *permitted*.

14.175 In the OS Zone, a *campground* shall not be *permitted*. Greens, tees, fairways or areas frequented by the public shall be prohibited within Part 1 on Schedule 14.175.1.

14.176 In addition to the uses *permitted* in the A Zone, an eaves troughing and tinsmithing shop shall also be *permitted*.

14.177 In lieu of the corresponding provisions in the A Zone, the following shall apply:

- a) minimum *interior side yard west* – 60.96 metres;
- b) minimum *interior side yard east* – 9 metres;
- c) maximum *lot area* – 1.6 hectares;
- d) a sewage disposal system, which is deemed to be a *structure*, shall be prohibited from the *interior side yard east*.

14.178 In lieu of the uses *permitted* in the CR Zone, a *country store*, *automobile gas station*, one (1) *dwelling unit* and a *home occupation* shall be *permitted*.

14.179 In addition to the uses *permitted* in the CR Zone, a *vehicle sales or rental establishment* shall also be *permitted*.

14.180 In addition to the uses *permitted* in the A Zone, a golf driving range, putting green, miniature golf, accessory golf concession stand and *outdoor storage* of farm machinery and *vehicles* in the *rear yard* area only shall also be *permitted*. The maximum *usable floor area* for the concession stand shall be 117 square metres.

14.181 In addition to the uses *permitted* in the MS Zone, a *restaurant* shall also be *permitted*.

14.182 In addition to the uses *permitted* in the A Zone, an agriculturally oriented machinery repair operation including safety inspection of *vehicles* shall also be

permitted. No open storage of *vehicles* or parts or equipment shall be *permitted* in the front or exterior side yard.

14.183 In addition to the uses *permitted* in the A Zone, the storage of *recreational vehicles* including snowmobiles and seadoo's and related parts and materials shall also be *permitted* subject to the following:

- a) the storage be contained within the *existing* 15 by 30 metre barn and that *open storage* be limited to a maximum of 525 square metres;
- b) there shall be no retail sales from the barn.

14.184 In addition to the uses *permitted* in the A Zone, the fabrication of boat canvas and upholstery and associated boat work and temporary storage of boats shall also be *permitted*.

14.185 In lieu of the corresponding provisions in the RH Zone, the following shall apply:

- a) any *buildings* or *structures* *existing* at the date of passing of the amending By-Law (June 20, 1994) shall be deemed to comply with the provisions in the RH Zone;
- b) minimum *lot frontage* – 28 metres;
- c) in addition, no *buildings* or *structures* shall be *permitted* on the portion of the lands shown on Schedule 14.185.1.

14.186 In addition to the uses *permitted* in the A Zone, a car detailing (exterior and interior car cleaning) and *vehicle sales or rental establishment* with a maximum *usable floor area* of 167.2 square metres shall also be *permitted*. No outside storage or display of *vehicles* shall be *permitted*.

14.187 In lieu of the corresponding provision in the RH Zone, the following shall apply:

- a) minimum *lot frontage* – 24 metres.

14.188 In lieu of the corresponding provisions in the RH Zone, the following shall apply:

- a) minimum *lot frontage* – 27 metres;
- b) the westerly *side yard* shall be 6 metres and the easterly *side yard* shall be 1.2 metres.

14.189 In addition to the uses *permitted* in the HL Zone, a zip line course with trails shall also be *permitted*. [20-Z-2015]

14.190 In addition to the uses *permitted* in the A Zone, a guest house with a maximum of four (4) guest rooms shall also be *permitted*. For the purpose of this By-Law, a guest house shall mean a *single detached dwelling* which contains up to four (4) guest rooms which are made available for temporary accommodation for the travelling public. The guest house may offer meals to those temporarily residing at the establishment. In

addition to the parking requirements for a *single detached dwelling*, there shall be a minimum of one (1) additional *parking space* for each guest room.

14.191 In addition to the uses *permitted* in the A Zone, a sawmill and a second *single detached dwelling* shall also be *permitted*.

Notwithstanding Subsection 3.2629, a second *single detached dwelling* may be *permitted*. [53-Z-2019]

14.192 In addition to the uses *permitted* in the MR Zone, fabricating, manufacturing, assembly and warehousing of wooden pallets and an accessory office and wholesale and retail outlet shall also be *permitted*.

14.193 In addition to the uses *permitted* in the MR Zone, the following shall also be *permitted*:

- a) processing and manufacturing and light assembly plant provided that such plant requires the use of water for only; domestic purposes, fire fighting, storage systems or closed loop cooling systems for industrial applications and provided no refining, heavy foraging, casting or smelting operation are carried out;
- b) warehouse;
- c) wholesale establishment.

A grain elevator and drying facilities shall not be *permitted*.

In lieu of the corresponding provisions in the MR Zone, the following shall apply:

- a) minimum northerly *side yard* – 5 metres;
- b) minimum southerly *side yard* – 60 metres;
- c) there shall be no open storage *permitted* in any *required side yard*.

14.194 In addition to the uses *permitted* in the RH Zone, a *building* for the storage of crop spraying equipment and supplies shall also be *permitted*

In lieu of the corresponding provisions in the RH Zone, the following shall apply for the storage of crop spraying equipment and supplies:

- a) maximum *usable floor area* – 223 square metres;
- b) minimum *rear yard*– 3 metres.

14.195 In addition to the uses *permitted* in the A Zone, an *apartment dwelling* with a maximum of five (5) *dwelling units* shall also be *permitted*.

14.196 In lieu of the corresponding provisions in the RH Zone, the following shall apply:

- a) minimum *lot frontage* – 21 metres.

14.197 In addition to the uses *permitted* in the RH Zone, the following uses shall be *permitted*:

- a) an *automobile body shop*

- b) a *distillery* and winery with associated retail sales in a building with a maximum *usable floor area* of 604 square metres.

Open storage shall be prohibited in the *required front yard*.

14.198 In addition to the uses *permitted* in the A Zone, a *garden supply centre* shall also be *permitted*. For the purpose of this Subsection, a *garden supply centre* shall be defined as an establishment where such items as trees, shrubs, herbs, fertilizers and pesticides, garden ornaments and accessories, portable garden storage *buildings*, seeds and other related items are cultivated and/or sold.

14.199 In the CHA Zone, open storage of any materials shall be prohibited.

14.200 Number not used.

14.201 In addition to the uses *permitted* in the A Zone, a heating, air conditioning and electrical business, secondary to the residential use shall also be *permitted* subject to the following:

- a) there shall be no goods, wares or merchandise, offered or exposed for sale or rent on the premises;
- b) there shall be no change to the exterior appearance of the *building* to accommodate the *home industry*;
- c) a maximum of three (3) employees shall be *permitted* in addition to the owner/operator of the *home industry*;
- d) the *home industry* shall be limited to a maximum of 190 square metres *usable floor area* of the *accessory building* in which it is located;
- e) no *outdoor storage* accessory to the home industry shall be *permitted*;
- f) one (1) non-illuminated *sign* shall be *permitted* and a light may be *erected* so as to shine upon the *sign*.

14.202 In lieu of the corresponding provision in the A Zone, the following shall apply:

- a) minimum *lot frontage* – 9 metre.

14.203 In addition to the uses *permitted* in the A Zone, a *contractor's yard* shall also be *permitted*. The maximum *usable floor area* of any *building* associated with the *contractor's yard* shall be 630 square metres. For the purpose of this By-Law, a *contractor's yard* shall mean an establishment where construction equipment is stored and repaired as a use secondary to a residential use provided the proprietor resides within a *building* located on the same *lot*.

14.204 In addition to the uses *permitted* in the A Zone, the storage of road sand and salt within a *dome* shall also be *permitted*.

14.205 In addition to the uses *permitted* in the A Zone, a *farm market* and a *farm-related* tourist attraction which includes an *accessory restaurant* shall also be *permitted*.

- 14.206 In addition to the uses *permitted* in the A Zone, a mechanical repair garage with a maximum *usable floor area* of 250 square metres shall also be *permitted*. For the purpose of this By-Law, a mechanical repair garage shall mean a *building* where motor *vehicles* and *farm* implements are repaired but excludes a gas bar, *vehicle sales or rental establishment* or a body shop.
- 14.207 In addition to the uses *permitted* in the CR Zone, a miniature golf course shall also be *permitted*.
- 14.208 In lieu of the uses *permitted* in the CR Zone, a miniature golf course, *automobile service and repair station*, commercial *greenhouse*, *garden centre*, tree and plant nursery, *convenience store*, *hotel*, *home occupation* and one (1) *dwelling unit* in any *permitted building* shall be *permitted*.
- 14.209 In addition to the uses *permitted* in the A Zone, a *home occupation* defined as a monument sales and associated outdoor display area shall be *permitted*. The maximum *usable floor area* of the office in the garage shall be 22 square metres and the maximum outdoor monument and related items display area is 55 square metres. With the exception of a), d) and f), the requirements of Subsection 3.1~~53~~ shall apply. One (1) non-illuminated *sign* shall be *permitted* with a maximum area of 0.5 square metres and a maximum height of 1.5 metres. A light may be *erected* so as to shine upon the *sign*.
- 14.210 In lieu of the uses *permitted* in the CR Zone, a *farm implement sales and service establishment*, *automobile service and repair station* and *vehicle sales or rental establishment* shall also be *permitted* with a maximum *usable floor area* of 372 square metres and a maximum of four (4) *vehicles* are *permitted* in the *front yard*.
- 14.211 In addition to the uses *permitted* in the CR Zone, a *duplex dwelling* shall also be *permitted*.
- 14.212 In addition to the uses *permitted* in the CR Zone, sales, service, storage of marine and allterrain *vehicles* shall also be *permitted*.
- 14.213 In addition to the uses *permitted* in the CR Zone, sale and service of marine and allterrain *vehicles* shall also be *permitted*.
- 14.214 In addition to the uses *permitted* in the OST Zone, *government office* shall also be *permitted*.
- 14.215 In addition to the uses *permitted* in the A Zone, parking and minor servicing of two (2) septic tank pumper trucks shall also be *permitted*.
- 14.216 In addition to the uses *permitted* in the A Zone, a *contractor supply and service shop* (plumbing and heating) with a maximum *usable floor area* of 200 square metres and accessory *outdoor storage* shall also be *permitted*. *Outdoor storage* is prohibited in the *front yard*.
- 14.217 In lieu of the corresponding provisions in the A Zone, the following shall apply:
- a) minimum *lot area* – 811 square metres;
 - b) minimum *lot frontage* – 16 metres;
 - c) minimum *rear yard* – 3.05 metres.

14.218 In addition to the uses *permitted* in the A Zone, antique sales and tea room with a maximum seating capacity of thirty (30) persons shall also be *permitted*.

14.219 In lieu of the corresponding provisions of the RH Zone, the *buildings* legally *existing* at the time of the date of passing of the amending By-Law (May 27, 2003) shall be deemed to comply with Subsection 5.7.2.

14.220 In lieu of the corresponding provisions in the A Zone, the following shall apply:

- a) minimum *lot frontage* – 20 metres.

14.221 In addition to the uses *permitted* in the RH Zone, an *apartment dwelling* house shall also be *permitted* on the lands delineated as having reference to this Subsection. In lieu of the corresponding provisions in the RH Zone, the following shall apply:

- a) minimum *lot area* – 900 square metres;
- b) minimum *lot frontage* – 20 metres;
- c) maximum number of *dwelling units* – fourteen (14);
- d) any *yards* legally *existing* at the date of passing of the amending By-Law (September 2, 1988) shall be deemed to conform to the provisions of this By-Law;
- e) all new and *existing* window openings on the wall of the *building* facing Lot 4, Block 2, Plan 269, are to be a minimum height of 1.37 metres from floor level;
- f) no window air conditioning units be placed in any windows on the side of the *building* facing Lot 4.

14.222 In addition to the uses *permitted* in the RH Zone, an *animal hospital* shall also be *permitted* provided the entire operation is carried on within an enclosed *building*.

14.223 In addition to the uses *permitted* in the RH Zone, the retail sale of furniture, home accessories and gifts to a maximum *usable floor area* of 60 square metres shall also be *permitted*.

14.224 In addition to the uses *permitted* in the A Zone, an agriculturally related trucking operation including servicing and safety inspections shall also be *permitted*.

14.225 In addition to the uses *permitted* in the A Zone, an agriculturally related trucking operation including servicing and safety inspections shall also be *permitted*. There shall be no *buildings* or *structures* or any *outdoor storage* associated with a trucking business within 30 metres of the *street line*.

14.226 In addition to the uses *permitted* in the A Zone, a *farm* machinery and equipment supply and repair shop shall also be *permitted*.

14.227 In addition to the uses *permitted* in the A Zone, a small engine and equipment sales and repair shop shall also be *permitted*.

14.228 In addition to the uses *permitted* in the A Zone, a broiler chicken operation with a maximum housing for 23,000 chicken quota shall also be *permitted*.

14.229 Notwithstanding the corresponding provisions in the CR Zone, for the purposes of an addition to the *existing* concrete block *building*, the north westerly wall shall be located no nearer to the northern boundary of the *lot* than the easterly extension of the northern wall of the *existing building*.

14.230 In addition to the uses *permitted* in the A Zone, a machinery repair operation including retail sales of cooling system equipment and parts shall also be *permitted* provided the use must be contained within a *building*, the maximum *usable floor area* shall be 42 square metres and there shall be no *outdoor storage* of parts.

14.231 in the A Zone, the storage of *farm* implement machinery in conjunction with a custom *farming operation* shall also be *permitted*.

14.232 On the lands delineated by this Subsection, no *dwelling* house shall be located any closer than 9 metres to any *existing* gas well.

14.233 In addition to the uses in the A Zone, a grading, cooling, packaging and shipping facility not exceeding 3,902 square metres shall be *permitted*. An agricultural and trucking operation administrative office *building* not exceeding a *usable floor area* of 2,900 square metres shall also be *permitted* on Part 1 of Schedule 14.233.1. [39-Z-2019]

14.234 In lieu of the corresponding provisions of the A Zone, the minimum *lot frontage* shall not apply and Subsection 1.4.3 shall not apply.

14.235 In the RH Zone, which consists of an area of 7.7 metres on either side of any *existing* natural gas main and well, no *buildings* or *structures* shall be *permitted*.

14.236 In addition to the uses *permitted* in the CHA Zone, an *automobile body shop*, welding shop and cabinet making shop shall also be *permitted*. Any *lot frontage*, *lot area* and yards legally *existing* at the date of passing of the amending By-Law (August 14, 1980) shall be deemed to conform to the corresponding provisions in the CHA Zone.

14.237 In addition to the uses *permitted* in the IC Zone, repair of trucks (excluding a body shop), automobile sales and service and a mobile washing establishment shall also be *permitted*. No *outside storage* of car parts or portions of cars is *permitted* and a maximum of four (4) cars for sale may be *permitted* as outside storage. For the purposes of this Subsection, the *building existing* at the date of passing of the amending By-Law (October 30, 1995) shall be deemed to comply with the corresponding yard provisions in the IC Zone.

14.238 In addition to the uses *permitted* in the IC Zone, a truck repair, automobile sales and service and a sandblasting and mobile wash establishment shall also be *permitted*. No *outside storage* of car parts or portions of cars is *permitted* and a maximum of four (4) cars for sale may be *permitted* as outside storage.

14.239 In lieu of the corresponding provision in the RH Zone, the following shall apply:

- a) minimum *lot frontage* – 26 metres.

14.240 In lieu of the corresponding provision in the RH Zone, the following shall apply:

- a) minimum *lot area* – 2593 square metres;
- b) minimum *lot frontage* – 16.65 metres. [10-Z-2018]

14.241 In lieu of the uses *permitted* in the MR Zone, a horse barn shall be *permitted* on the land delineated as Part 1 on Schedule 14.241.1. A horse barn shall be defined as a *structure* used to keep, raise and board horses. The number of horses *permitted* shall be a maximum of eight (8) and up to two (2) foals.

In addition to the uses *permitted* in the MR Zone, a *truck terminal* and fertilizer mixing plant shall be *permitted* on the land delineated as Part 2 on Schedule 14.241.1. In lieu of the corresponding provisions in the MR Zone, as it relates to the fertilizer plant, the following shall apply:

- a) minimum *interior side yard* – 24 metres;
- b) minimum *rear yard* – 30 metres.

In lieu of the uses *permitted* in the MR Zone, a *truck terminal* shall be *permitted* on the lands delineated as Part 3 on Schedule 14.241.1.

14.242 In lieu of the uses *permitted* in the MR Zone, only the following shall be *permitted*:

- a) agriculturally oriented *contractor's yard* and facilities
- b) *animal hospital*
- c) *automobile service and repair station*
- d) *commercial greenhouse*
- e) *farm machinery and equipment repair shop*
- f) *farm supply outlet*
- g) *feed mill*
- h) *fertilizer dealership*
- i) *food and agricultural product processing*
- j) *food processing excluding abattoirs and slaughters houses*
- k) *fuel storage depot for home and farm use*
- l) *grain elevator and drying facilitates*
- m) *home occupation*
- n) *lumber yard*
- o) *machine shop related to farm machinery and equipment*
- p) *office, industrial as an accessory use to an industry on the same lot*
- q) *outdoor storage accessory to any permitted use*
- r) *public utility yard*
- s) *seasonal storage of recreational vehicles and recreational equipment as a secondary use to a farm*
- t) *storage of school buses*

- u) *truck terminal and related accessory uses. [21-Z-2018, 22-Z-2018, 23-Z-2018]*

14.243 In lieu of the corresponding provision in the A Zone, the following shall apply:

- a) *minimum lot frontage – 27 metres.*

14.244 In addition to the uses *permitted* in the A Zone, a *contractor's yard* shall also be *permitted*. The maximum *usable floor area* of any *building* associated with the *contractor's yard* shall be 910 square metres. For the purpose of this By-Law, a *contractor's yard* shall mean an establishment where construction equipment is stored and repaired as a use secondary to a residential use provided the proprietor resides within a *building* located on the same *lot*.

14.245 In addition to the uses *permitted* in the A Zone, a fire hall and its associated uses shall also be *permitted*. In lieu of the requirements of Subsection 12.1.2 g), a hose tower to a maximum height of 25 metres shall be *permitted*.

14.246 In addition to the uses *permitted* in the A Zone, an operation for the storage and pickling of cucumbers in tanks, in addition to related *buildings* to service this use, shall also be *permitted*.

14.247 In addition to the uses *permitted* in the A Zone, a fruit and vegetable market and craft shop including the sale of processed produce, baked goods and preserves, the serving of refreshments and light meals with a maximum seating capacity of sixteen (16) seats and a *country store* with a maximum *usable floor area* of 93 square metres shall also be *permitted*.

14.248 In lieu of the corresponding provisions in the A Zone, the following shall apply:

- a) *minimum front yard – 9 metres;*
- b) *minimum rear yard – 7 metres.*

14.249 In addition to the uses *permitted* in the A Zone, the following uses shall also be *permitted*:

- a) *a small scale fruit market including the sale of goods produced on the subject property, such as processed produce, baked goods and preserves;*
- b) *the sale of goods and products not produced on the farm such as crafts, ice cream, flowers, bread, milk and meats provided this remains secondary to the uses permitted on a) above.*
- c) *Hotel accommodations shall be permitted within the existing bunkhouse building to a maximum size of 165 square metres for agri-tourism related lodging;*
- d) *That the hotel accommodation shall be permitted on a seasonal basis between April through October. [21-Z-2016]*

14.250 In lieu of the corresponding provisions in the A Zone and in accordance with Schedule

14.250.1, the following shall apply:

- a) *minimum interior side yard (right or north) – 6.1 metres;*
- b) *minimum interior side yard (left or south) – 12.2 metres;*
- c) *minimum rear yard (west) – 6.1 metres.*

14.251 In lieu of the corresponding provision in the RH Zone, the following shall apply:

- a) minimum *lot frontage* – 27 metres.

14.252 In addition to the uses *permitted* in the CHA Zone, a *duplex dwelling* shall also be *permitted* in the *existing building*.

14.253 In lieu of the corresponding provision in the RH Zone, the following shall apply:

- a) minimum *lot area* – 2,322.5 square metres.

14.254 In lieu of the corresponding provision in the RH Zone, the following shall apply:

- a) minimum *lot area* – 1,950 square metres.

14.255 In lieu of the corresponding provision in the RH Zone, the following shall apply:

- a) minimum *lot area* – 1,858 square metres.

14.256 In addition to the uses *permitted* in the RH Zone, a *bake shop* with accessory retail sales and a *cafe* shall also be *permitted*.

14.257 In lieu of the corresponding provisions in the IC Zone, the following shall apply:

- a) minimum *lot area* – 1,226 square metres;
- b) minimum *lot frontage* – 18 metres;
- c) minimum *front yard* – 4 metres.

14.258 In addition to the uses *permitted* in the RH Zone, an *apartment dwelling* with a maximum of nine (9) *dwelling units* shall also be *permitted*.

In lieu of the corresponding provisions in the RH Zone, the following shall apply:

- a) minimum *lot area* – 5,600 square metres;
- b) minimum *lot frontage* – 30 metres;
- c) minimum *front yard* – 6 metres;
- d) minimum *side yard* – 3 metres;
- e) minimum *rear yard* – 7.5 metres;
- f) maximum *building height* – 11 metres.

14.259 In addition to the uses *permitted* in the R1-A and HL Zones, a *boathouse* shall also be *permitted*.

14.260 Notwithstanding the uses *permitted* in the A Zone, on the lands shown as Part 1 on Schedule 14.260.1, no *buildings* or *structures* shall be *permitted*.

14.261 In lieu of the corresponding provision in the RR Zone, frontage on an *improved street* shall not be *required*.

14.262 In addition to the uses *permitted* in the A Zone, a *marine engine repair facility* in the *garage*, *existing* as of the date of passing of the amending By-Law (July 15, 2008),

with a maximum *usable floor area* of 73 square metres and associated storage of a maximum of six (6) boats shall also be *permitted*.

14.263 In lieu of the corresponding provisions in the A Zone, the following shall apply:

- a) minimum *front yard* – 10.5 metres;
- b) minimum *rear yard* – 8 metres.

14.264 In addition to the uses *permitted* in the A Zone, an electrical contracting business shall also be *permitted*.

14.265 In addition to the uses *permitted* in the A Zone, the storage of construction and electrical equipment and material shall also be *permitted*.

14.266 In lieu of the corresponding provision in the RH Zone, the following shall apply:

- a) minimum *lot frontage* – 25 metres.

14.267 In addition to the uses *permitted* in the RH Zone, an ambulance service and a *parking lot* shall also be *permitted*.

14.268 In addition to the uses *permitted* in the CBD Zone, the *building* located on the lands delineated by this Subsection shall be *permitted* to have a total of five (5) *apartment* units exclusive of a commercial use.

14.269 In addition to the uses *permitted* in the RH Zone, a plumbing and tinsmithing operation and propane sales outlet shall also be *permitted*.

14.270 In addition to the uses *permitted* in the A Zone, an agriculturally related trucking operation shall also be *permitted*.

14.271 In addition to the uses *permitted* in the A Zone, small engine and *vehicle* repair and accessory parts business shall also be *permitted*.

14.272 In addition to the uses *permitted* in the A Zone, a winery with associated retail sales and a *café* with a maximum seating of thirty (30) *persons* shall also be *permitted*. The retail component shall be limited to a maximum *usable floor area* of 131 square metres.

14.273 In addition to the uses *permitted* in the A Zone, a hunting and forestry management shelter shall also be *permitted*. For the purpose of this By-Law, a hunting and forestry management shelter shall be defined as a *building* used for overnight accommodation for a period of time not exceeding a total of six (6) weeks per calendar year for the purpose of hunting and/or forestry management on the subject lands or adjacent lands.

14.274 In addition to the uses *permitted* in the A Zone, a golf teaching centre, driving range, putting green and accessory retail shall also be *permitted*.

14.275 In addition to the uses *permitted* in the A Zone, a *farm* market with sale of on-farm and off-farm produce and crafts and a store with a maximum *usable floor area* of 84 square metres shall also be *permitted*. For the purpose of this By-Law, a store is defined as a *building* where groceries, meats and *convenience store* item are offered for sale to the general public.

14.276 In lieu of the uses *permitted* in the OST Zone, a *tent and trailer park* accommodating a maximum 150 *tent* sites, a maximum 150 trailer sites and a maximum of twenty five (25) cabins operating on a seasonal basis shall be *permitted*.

14.277 In lieu of the uses *permitted* in the OS and OST Zones, a *tent and trailer park* and/or *campground* shall only be *permitted* on Part 2 as shown on Schedule 14.277.1 and the number of trailer sites or campsites shall be limited to a maximum of 311 sites.

In lieu of the corresponding provision in the OS and OST Zones, the *required* minimum *lot frontage* shall not apply.

For the purposes of this Subsection a campsite shall be defined as an area occupied by either one *recreational vehicle* or *tent* camping.

14.278 In addition to the uses *permitted* in the OS Zone, motor homes shall also be *permitted*.

14.279 In addition to the uses *permitted* in the RR Zone, a *single detached dwelling* shall also be *permitted*.

In lieu of the corresponding provisions in the RR Zone, the following shall apply:

- a) minimum *lot area* – 3,716 square metres;
- b) minimum *lot frontage* – 30 metres.

14.280 In addition to the uses *permitted* in the RR Zone, a *single detached dwelling* shall also be *permitted*. For the purposes of this By-Law, the lands delineated by this Subsection shall be deemed to comply with the *required lot frontage* requirements of the RR Zone.

14.281 In lieu of the corresponding provision in the RH Zone, the following shall apply:

- a) minimum *lot frontage* – 20 metres.

14.282 In lieu of the corresponding provisions in the RH Zone, the following shall apply:

- a) minimum *lot area* – 962 square metres;
- b) minimum *interior side yard* (left for existing *single detached dwelling*) – 2.77 metres.

In lieu of the corresponding requirements in Subsection 3.2.1, the minimum *interior side yard* (right) for a garage, *existing* at the date of passing of the amending By-Law (August 11, 1997) shall be 0.73 metres.

14.283 In addition to the uses *permitted* in the CHA Zone, a furniture making shop shall also be *permitted*.

14.284 In addition to the uses *permitted* in the RH Zone, an art gallery and studio shall also be *permitted*.

14.285 In lieu of the corresponding provisions in the RH Zone, the following shall apply:

- a) minimum *interior side yard* (east side) – 2.45 metres;
- b) minimum *interior side yard* (west side) – 3 metres.

14.286 In lieu of the corresponding provision in the A Zone, the following shall apply:

- a) minimum lot frontage – 6 metres.

14.287 In addition to the uses *permitted* in the A Zone, a *farm* machinery and *vehicle* repair shop and *contractor's yard* shall also be *permitted*.

14.288 In the A Zone, a *single detached dwelling* shall not be *permitted* and the *existing buildings* on the subject lands shall be deemed to comply with the provisions.

14.289 Notwithstanding the uses *permitted* in the IR Zone, the following uses shall not be *permitted*:

- a) animal hospital
- b) cemetery
- c) fire hall
- d) golf course
- e) museum
- f) police station.

14.290 In addition to the uses *permitted* in the Hazard Land (HL) Zone, a *farmer's market* | shall also be *permitted*. [36-Z-2014]

14.291 In addition to the uses *permitted* in the A Zone, a commercial *greenhouse*, tree and plant nursery; a wooden packaging manufacturing operation as a secondary use on the *farm* shall also be *permitted*.

14.292 Notwithstanding the uses *permitted* in the MR Zone, an *automobile service and repair station* and a lumber yard shall not be *permitted*.

14.293 In addition to the uses *permitted* in the A Zone, a *garden centre / nursery* shall also be *permitted*.

14.294 In addition to the uses *permitted* in the A Zone, a *farm* machinery, small engines and *vehicle* repair operation contained within the *building*, *existing* at the date of passing of the amending By-Law (October 24, 2000), with a maximum *usable floor area* of 92 square metres and a *vehicles sales or rental establishment* with a maximum display of two (2) cars at any one time shall also be *permitted*.

14.295 In addition to the uses *permitted* in the A Zone, a *contractor's yard* shall also be *permitted* within the *existing usable floor area* of the *buildings existing* at the date of passing of the amending By-Law (March 11, 2003). For the purpose of this By-Law, a *contractor's yard* shall mean an establishment where septic trucks and equipment are stored and repaired as a use secondary to a residential use provided the proprietor resides within a *building* located on the same lot.

14.296 In addition to the uses *permitted* in the A Zone, an estate winery involving the pressing, fermenting, bottling and sale of wine produced on-site shall also be *permitted*.

14.297 In addition to the uses *permitted* in the A Zone, a shipping and receiving centre for horticultural crops shall also be *permitted*.

14.298 In addition to the uses *permitted* in the A Zone, an automobile repair garage and *automobile body shop* shall also be *permitted* subject to the following:

- a) the minimum *front yard* for the automobile repair garage and *automobile body shop* shall be 45 metres;
- b) open storage shall be *permitted* only in the *rear yard*.

14.299 In addition to the uses *permitted* in the RH Zone, a *country store* shall also be *permitted*.

14.300 In addition to the uses *permitted* in the IR Zone, a *country store*, hardware store, *farm implement sales and service establishment*, machine shop, lumber yard, flea market, *farm produce outlet*, *farm supply outlet*, *farm produce and grading station*, *custom workshop* and a maximum of six (6) *dwelling units* shall also be *permitted*. Open storage shall not be *permitted* in the *front* or *side yard*.

14.301 In lieu of the corresponding provision in the RH Zone, the following shall apply:

- a) minimum northerly *interior side yard* – 30 metres.

14.302 On Part 1, in addition to the uses *permitted* in the A Zone, the following uses shall also be *permitted*:

- a) Eco-Education Pavilion having a maximum *usable floor area* of 1,085 square metres;
- b) *Place of assembly* having a maximum *usable floor area* of 450 square metres combined, within the Eco-Education Pavilion and outdoor pavilions;
- c) *Restaurant* within the Eco-Education Pavilion, having a maximum of 40 seats, excluding *outdoor patio*;
- d) *Outdoor patios*, having a maximum *usable floor area* of 95 square metres;
- e) Cafeteria within the Eco-Education Pavilion, having a maximum *usable floor area* of 45 square metres;
- f) Observatory, education centre, reception and an *Office, Business Administration*, within the Eco-Education Pavilion, having a combined maximum *usable floor area* of 395 square metres;
- g) *Microbrewery*, including *Office, Business Administration, retail store, tasting and brewing areas*, within the Eco-Education Pavilion, having a combined maximum *usable floor area* of 420 square metres;
- h) Fifteen (15) overnight temporary camping pods including:
 - i One (1) bedroom per *tent*,
 - ii Attached washroom facilities,
 - iii Maximum *usable floor area* of 66 square metres per pod;
- i) Thirty (30) overnight temporary camping pods including:

- i. One (1) bedroom per *tent*,
- ii. Attached washroom facilities,
- iii. Maximum *usable floor area* of 50 square metres per pod;
- j) *Accessory uses, buildings and structures* to a maximum of 100 square metres *usable floor area*.

On Part 2, in addition to the uses *permitted* in the HL *Zone*, outdoor ecological activities such as trails, canopy tours, zip lines, etc. shall be *permitted*, together with *accessory uses, buildings, and structures*. [11-Z-2019]

14.303 Notwithstanding the uses permitted in the A *Zone*, the following uses shall also be *permitted*:

- a) As shown on Schedule 14.303.1, a winery/winery boutique shall also be *permitted* on lands shown as Part 1 accessory to a vineyard establishment on the lands shown as Part 2 and Part 3. The winery boutique shall have a maximum *usable floor area* of 100 square metres;
- b) As shown as Part 1 on Schedule 14.303.1, a *restaurant* with a maximum seating for thirty (30) *persons*, accessory to the main winery use;
- c) As shown as Part 1 on Schedule 14.303.1, a banquet and conference centre, accessory to the main winery use. [52-Z-2015]

In lieu of the corresponding provisions in the A *Zone*, the following shall apply to Part 3 on schedule 14.303.1:

- d) minimum *lot area*: 28.06 hectares

For the purposes of this Subsection, the lands shown as Part 1, Part 2 and Part 3 of the subject lands as shown on Schedule 14.303.1 shall be deemed to be one (1) *lot* for the purposes of facilitating *accessory uses* related to the winery operation. Uses accessory to a winery shall be *permitted* on lands shown as Part 2 and Part 3 on Schedule 14.303.1. [2-Z-2020]

14.304 In addition to the uses *permitted* in the A *Zone*, a fence installation company, including storage of fencing materials and fabrication of fence posts and gates shall also be *permitted*.

14.305 In lieu of the uses *permitted* in the IR *Zone*, a *place of worship*, school, day nursery, museum, one (1) *dwelling unit* and a *home occupation* shall be *permitted*.

14.306 In addition to the uses *permitted* in the A *Zone*, a tomato canning plant, warehouse for canning plant, accessory grading station and sampling room shall also be *permitted*. The maximum *usable floor area* for the canning plant shall be 465 square metres and 744 square metres for the warehouse.

14.307 In addition to the uses *permitted* in the A *Zone*, a sawmill within an enclosed *building* shall also be *permitted*. The grading and storage of logs and lumber shall be *permitted* only within the area subject of this provision.

14.308 In addition to the uses *permitted* in the A Zone, a retreat centre for demonstration and education purposes including the following uses shall also be *permitted* as a secondary use to the *farm operation*:

- a) a *building* with a maximum *usable floor area* of 186 square metres to be used as *retail store* space limited to goods and merchandise associated with the nursery, ancillary seminars and workshops and a demonstration kitchen;
- b) a maximum of five (5) *buildings* limited to a maximum *usable floor area* of 84 square metres per *building* to be used for temporary occupancy and sleeping accommodation as part of the *permitted* retreat centre. Each unit within a *building* may have direct access to the outside or through a common corridor or hallway and have no cooking facilities;
- c) a seminar hall with a maximum *usable floor area* of 233 square metres used for workshops and seminars.

14.309 In addition to the uses *permitted* in the RH Zone, fruit and vegetable sales, nursery plant sales including the sale of Christmas trees, antique shop and a *country store* shall also be *permitted*.

14.310 Number not used. [33-Z-2022]

14.311 In lieu of the uses *permitted* in the IN Zone, a *place of worship*, day nursery, community centre, one (1) *dwelling unit* in any *permitted building* and a *single detached dwelling* on a separate *lot* shall be *permitted*.

14.312 In addition to the uses *permitted* in the RH Zone, an antique shop with a maximum *usable floor area* of 50 square metres shall also be *permitted*.

14.313 Notwithstanding the uses *permitted* in the CR Zone, the following uses shall not be *permitted*:

- a) *place of assembly*
- b) *restaurant* – other than the preparation of light foods and sandwich preparation accessory to the *existing country store*.

14.314 In addition to the uses *permitted* in the A Zone, a guest house with a maximum of four (4) guest rooms shall also be *permitted*. For the purpose of this Subsection, a guest house shall mean a *single detached dwelling* which contains up to four (4) guest rooms which are made available for temporary accommodation for the traveling public. Such establishments may offer meals to those *persons* temporarily residing at the establishment. In addition to the parking requirements for a *single detached dwelling* house, there shall be a minimum of one (1) additional *parking space* for each guest room.

14.315 In lieu of the corresponding provision in the MS Zone, any new *abattoir* shall have a *front yard setback* of 150 metres. Any *abattoir* shall be serviced by a sequential batch reactor.

14.316 Notwithstanding the uses *permitted* in the A Zone, a *single detached dwelling* shall not be *permitted*.

14.317 Notwithstanding the uses *permitted* in the CR Zone, an *animal hospital* shall not be *permitted*.

14.318 In addition to the uses *permitted* in the CR Zone, a gym with a maximum *usable floor area* of 79 square metres shall also be *permitted*.

14.319 In addition to the uses in the CR Zone, the sale, rental and storage of fishing equipment and supplies including bait and ice fishing huts and accessory open storage shall also be *permitted*.

14.320 Notwithstanding the uses *permitted* in the OST Zone, a *tent and trailer park* with a maximum of 200 sites shall be *permitted* and the *required lot frontage* shall not apply.

In lieu of the corresponding provision in the OST Zone, the following shall apply:

- a) minimum *rear yard* – 45.7 metres.

14.321 In addition to the uses *permitted* in the RH Zone, a home spa business with a maximum *usable floor area* of 97 square metres shall also be *permitted*. For the purpose of this ByLaw, a home spa business shall be defined as a small scale health spa providing varied health therapies to *persons* with assorted health ailments. For the purpose of this Subsection, the *building* containing the health spa business shall be deemed not to be a *dwelling*.

In lieu of the corresponding provision in the RH Zone, the following shall apply:

- a) minimum *lot frontage* – 4.88 metres.

14.322 In addition to the uses *permitted* in the CHA Zone, a retail establishment and the assembly and repair of boats in a *building* shall also be *permitted*. The *outdoor storage* of boat parts or portions of boats is prohibited with the exception of an area within and including 15.24 metres south of the most northern limits of the subject lands.

14.323 In lieu of the uses *permitted* in the CHA Zone, a *country store*, hardware store, *personal service shop*, *merchandise service shop*, restaurant, bake shop, bank, *office*, antique shop, fruit and vegetable outlet, one (1) *dwelling unit* and a *home occupation* shall be *permitted*.

In lieu of the corresponding provisions in the CHA Zone, the following shall apply:

- a) minimum *lot area* – 437 square metres;
- b) minimum *lot frontage* – 13.72 metres;
- c) minimum *front yard* – 0.18 metres;
- d) minimum *exterior side yard* – 3.4 metres;
- e) minimum *interior side yard* – 0.18 metres.

14.324 Notwithstanding Subsection 4.109 and the requirements of the CHA Zone, the *existing building* shall be deemed to comply with the *required parking* and *Zone* provisions in the CHA Zone.

14.325 In addition to the uses *permitted* in the IN Zone, the following uses shall also be *permitted*:

- a) housing for up to ten (10) people
- b) *office space*, store, tea room and *cafe* with a combined total maximum *usable floor area* of 139.35 square metres

- c) classrooms and gym to be utilized for sports, arts and crafts, music and summer camps.

14.326 In addition to the uses *permitted* in the RH Zone, a *custom workshop* and retail sales area shall also be *permitted*.

In lieu of the corresponding provision in the RH Zone, the following shall apply:

- a) minimum *rear yard* – 1.5 metres. [18-Z-2017]

14.327 In addition to the uses *permitted* in the RH Zone, an *automobile service and repair station* with a maximum *usable floor area* of 112 square metres shall also be *permitted*.

14.328 In addition to the uses *permitted* in the HL Zone, a *single detached dwelling* and a *home occupation* shall also be *permitted*.

14.329 In addition to the uses *permitted* in the A Zone, a winery with associated retail sales, including local produce, baked goods, preserves, gift baskets, plants and shrubs shall also be *permitted*.

14.330 In addition to the uses *permitted* in the A Zone, the following uses shall also be *permitted*:

- a) a wholesale fish bait supply and associated retail with a total maximum *usable floor area* for the retail component shall be limited to 30 square metres and that a minimum of two (2) *parking spaces* be provided for such use in accordance with Section 4.0;
- b) a *chip wagon* with a maximum *usable floor area* of 55 square metres, and that a minimum two (2) *parking spaces* be provided for such use in accordance with Section 4.0.

For the purposes of this Subsection, *restaurant take-out* shall be defined as a *building* or part of a *building* wherein prepared food is offered for sale or sold to the public for immediate consumption in places other than in the *building* where the food is prepared. This definition includes a *chip wagon*.

14.331 In addition to the uses *permitted* in the A Zone, an agriculturally oriented *contractor's yard* and any similar contracting operation shall also be *permitted*.

14.332 Notwithstanding the provisions of Subsection 3.1~~53~~, a *farm* implement repair business shall be *permitted* as a *home industry* subject to a maximum *usable floor area* of 171.87 square metres of an *accessory building*.

Outdoor storage on a short term basis while awaiting pickup or work shall be limited to 116 square metres of located to the north of the *accessory building*.

14.333 In addition to the uses *permitted* in the CM Zone, a fish hut rental establishment, *tent and trailer park* with a maximum of 100 campsites, *accessory dwelling unit* and a *home occupation* shall also be *permitted*.

14.334 Number not used. [4-Z-2021]

14.335 Notwithstanding the IR Zone, the *building, existing* at the date of the passing of the amending By-Law (February 23, 1999), shall be deemed to comply with the provisions.

14.336 In addition to the uses *permitted* in the RH Zone, vehicle sales or rental establishment and an automobile body shop shall also be *permitted*. There shall be no more than eight (8) automobiles on display for sale at any one time and there shall be no outdoor storage of automobile parts or automobiles for salvage purposes on the subject lands.

14.337 In addition to the uses *permitted* in the RH Zone, a restaurant and fruit and vegetable market shall also be *permitted*. For the purposes of this Subsection, any building or structure existing at the date of passing of the amending By-Law (November 22, 1994) shall be deemed to comply with the corresponding provisions in the RH Zone.

14.338 Notwithstanding the provisions in the CHA Zone, any building or structure existing at the date of passing of the amending By-Law (March 15, 2000) shall be deemed to conform with the CHA Zone provisions.

14.339 In addition to the uses *permitted* in the A Zone, a saw mill and ancillary open storage shall also be *permitted*.

14.340 In addition to the uses in the A Zone, a farm machinery repair garage shall also be *permitted*.

14.341 In addition to the uses *permitted* in the OST Zone, a motor home sales and service operation shall also be *permitted* and the number of campsites shall be limited to a maximum of 150.

14.342 In addition to the uses *permitted* in the A Zone, a bulldozing and earth moving contractor's yard shall also be *permitted*.

14.343 In addition to the uses *permitted* in the HL Zone, a trailer for temporary accommodation shall also be *permitted*.

14.344 In addition to the uses *permitted* in the IR Zone, an ambulance service shall also be *permitted*.

14.345 In addition to the uses *permitted* in the A Zone, the restoration and building of wooden boats in a building with a maximum usable floor area of 249 square metres shall also be *permitted*. A maximum of two (2) employees shall be *permitted* and there shall be no goods, wares or merchandise other than the boats produced and restored on the premises offered or exposed for sale or rent.

14.346 In addition to the uses *permitted* in the CM Zone, fish hut rental establishment, tent and trailer park, accessory dwelling unit and home occupation shall also be *permitted*. Additionally, the following shall also be *permitted*:

- a) a lifestyle residential condominium facility with a maximum of 75 dwellings shall be *permitted* on the lands delineated as Part 1 on Schedule 13.346.1. For the purpose of this Subsection, a residential condominium facility shall be defined as containing dwelling units which primarily accommodate seniors and retirees;
- b) subject to a), on the subject lands shown on Schedule 13.346.1, the total number of units including both motor homes and dwelling units shall be limited to a maximum of 107 and that on Part 2 of the subject shown as on Schedule

14.346.1, the maximum number of *recreational vehicles* shall be limited to thirty two (32);

c) the number of *boatslips* shall be limited to a maximum of 200.

14.347 In addition to the uses *permitted* in the HL Zone, a *boathouse*, no portion of which shall be used for accommodation for human habitation, shall also be *permitted* with the following maximum floor area dimensions:

- a) main level *boathouse* – 137.9 square metres;
- b) main level tool room – 18.1 square metres;
- c) upper area storage loft – 113.4 square metres;
- d) upper area bathroom – 18.1 square metres;
- e) upper observation *deck* – 30.65 square metres;
- f) upper access walkway – 21.83 square metres;
- g) exterior stairway – 9.29 square metres;
- h) exterior sitting area – 72.8 square metres;
- i) exterior main walkway – 37.16 square metres.

14.348 In addition to the uses *permitted* in the A Zone, a *truck terminal* shall also be *permitted*.

14.349 In addition to the uses *permitted* in the A Zone, a *contractor's yard* shall also be *permitted*. For the purpose of this By-Law, a *contractor's yard* shall mean an establishment where construction equipment is stored and repaired as a use secondary to a residential use provided the proprietor resides within a *building* located on the same *lot*. The maximum total *usable floor area* of the *buildings* associated with the *contractor's yard* shall be 207.5 square metres.

14.350 In addition to the uses *permitted* in the A Zone and HL Zone, a hunting and game club shall also be *permitted*. For the purpose of this Subsection a hunting and game club shall not include the construction of any additional *buildings* for clubhouse use or overnight accommodation.

14.351 In addition to the uses *permitted* in the CR Zone, the production and sale of beer and wine as a 'U-Brew' operation shall also be *permitted* within the *existing country store building*.

14.352 In addition to the uses *permitted* in the A Zone, a custom machine shop with a maximum *usable floor area* of 47 square metres including a tool and die operation shall also be *permitted*. No *open storage* shall be *permitted*.

14.353 In addition to the uses *permitted* in the CR Zone, a metal working shop and welding shop for steel and accessory showroom shall also be *permitted* provided the maximum *usable floor area* of the *building* be restricted to what was *existing* on December 10, 1994. Further, the sale of used *vehicles* for the carrying of passengers or the transport of goods, and the sale of used mobile construction equipment shall also be *permitted*.

14.354 Notwithstanding the uses *permitted* in the CR Zone, a *single detached dwelling* shall not be *permitted*.

14.355 In addition to the uses *permitted* in the CR Zone, the following shall also be *permitted*:

- a) ambulance service
- b) *automobile washing establishment*
- c) automotive parts shop
- d) *bar or night club*
- e) community centre
- f) craft, souvenir and gift shop
- g) fire hall
- h) florist shop
- i) *home occupation*
- j) *hotel*
- k) *lumber yard and building supply establishment*
- l) *outdoor storage accessory to permitted uses*
- m) *parking lot*
- n) *place of sports and recreation*
- o) *place of worship*
- p) police station
- q) *private club*
- r) *roofing contractor's yard*
- s) *training and rehabilitation centre*
- t) *vehicle sales or rental establishment.*

There shall be no *open storage* of equipment or materials other than the display of products within either the *front yard* or 7.5 metres from any interior property line.

14.356 In addition to the uses *permitted* in the A Zone, a canvas and tarpaulin business and *farm implement sales and service establishment* shall also be *permitted*. No open storage shall be *permitted* in any *required front yard* or *exterior side yard*.

14.357 In lieu of the corresponding provisions in the A Zone, the following shall apply:

- a) minimum *front yard* – 10 metres;
- b) minimum *interior side yard* (easterly) – 2.4 metres.

14.358 In lieu of the corresponding provisions in the RR Zone, the following shall apply:

- a) minimum *lot area* – 464 square metres;
- b) minimum *lot frontage* – 15 metres.

14.359 In lieu of the uses *permitted* in the MG Zone, the following uses shall apply:

- a) day care centre
- b) fitness and health care facility
- c) industrial supply establishment
- d) *office, industrial*
- e) *open storage* accessory to any *permitted* use
- f) processing, manufacturing and light assembly plant provided there is not a high requirement of either strength or quantity of waste, or a high volume requirement of public water and provided that no refining, heavy forging, casting or smelting operations are carried out
- g) research and development facilities
- h) *restaurant*
- i) retail sales related to industrial on same *lot*
- j) sports facility
- k) *truck terminal* provided that it is not on the portion of the lands shown on Schedule 14.359.1 as Part 1
- l) any use *permitted* in an ML Zone except an *automobile service and repair station*.

No *building, structure* or open storage shall be located any nearer than 36 metres from any RH Zone.

14.360 In lieu of the uses *permitted* in the MR Zone, the following shall be *permitted*:

- a) agriculturally oriented *contractor's yard* and facilities
- b) *animal hospital*
- c) dairy
- d) *farm* machinery and equipment supply and repair shop
- e) feed mill
- f) flour mill
- g) grain elevators and drying facilities
- h) *open storage* accessory to any *permitted* use
- i) any use *permitted* in the A Zone, subject to the provisions of that Zone.

In addition to the *Zone* provisions in the MR *Zone*, the following provisions shall apply:

- a) any feed mill, flour mill or grain elevators and drying facility shall be located no nearer than 100 metres to any *dwelling* house located on a separate *lot*;
- b) there shall be no *buildings* or open storage any nearer than 30 metres from any common *lot line* with a residential *lot*.

14.361 In lieu of the uses *permitted* in the MR *Zone*, the following uses shall be *permitted*:

- a) agriculturally oriented *contractor's yard* and any similar contracting operation
- b) *animal hospital*
- c) *dairy*
- d) *farm* machinery and irrigation systems manufacturing operation
- e) *farm* machinery sales and service
- f) *feed mill*
- g) *fertilizer dealership*
- h) *flour mill*
- i) *fuel storage depot* for home and *farm* sales
- j) *lumber yard*
- k) *open storage* accessory to any *permitted* use
- l) *public utility yard*
- m) any use *permitted* in the A *Zone*, in accordance with the provisions of that *Zone*.

14.362 In addition to the uses *permitted* in the A *Zone*, a *retail store* (sale of wine produced onsite including accessory items, wine cellar and a wine making establishment shall also be *permitted*.

14.363 In addition to the uses *permitted* in the MR *Zone*, a wholesale and retail carpet operation and liquidation centre shall also be *permitted*.

In lieu of the corresponding provisions in the MR *Zone*, the following shall apply:

- a) minimum *interior side yard* – 1.5 metres;
- b) minimum *rear yard* – 5.8 metres.

14.364 In lieu of the uses *permitted* in the MG *Zone*, the following shall apply:

- a) *day care centre*
- b) *fitness and health care facility*
- c) *industrial supply establishment*
- d) *office, industrial*

- e) *open storage* accessory to any *permitted* use
- f) processing, manufacturing and light assembly plant provided there is not a high requirement of either strength or quantity of waste, or a high volume of public water and provided no refining, heavy foraging, casting or smelting operations are carried out
- g) research and development facilities
- h) *restaurant*
- i) retail sales related to industrial on same *lot*
- j) sports facility
- k) *truck terminal*
- l) any use *permitted* in the ML Zone.

There shall be no open storage located in any *front yard*. The following uses shall be prohibited within 42 metres of any *single detached dwelling*; processing, manufacturing and light assembly, *truck terminal*, lumber yard, *contractor's yard* and open storage.

14.365 Notwithstanding the uses *permitted* in the MG Zone, a fertilizer dealership, fuel storage depot, sawmill, feed mill, flour mill and grain elevator shall not be *permitted*.

14.366 In addition to the uses *permitted* in the ML Zone, the following shall also be *permitted*;

- a) processing
- b) manufacturing and light assembly
- c) research and development facilities
- d) open storage accessory to any *permitted* use
- e) *restaurant*
- f) fitness and health care facility
- g) sports facility
- h) day care centre
- i) industrial supply establishment
- j) *industrial offices*.
- k) retail sales related to industrial uses on the same *lot*.

14.367 In addition to the uses in the RH Zone, a *duplex dwelling* or *semi-detached dwelling* shall also be *permitted*. For the purpose of this Subsection, any *yards* as *building* separations *existing* at the date of passing of the amending By-Law (August 7, 1990) shall be deemed to conform with the requirements of the RH Zone.

14.368 In lieu of the corresponding provision in the CS Zone, the *required front yard setback* shall not apply to any *building, existing* at the date of passing of the amending

By-Law (December 8, 1986), on the lands delineated by this Subsection. No *dwelling* shall be located any nearer than 30 metres to a railway right-of-way.

14.369 In lieu of the uses *permitted* in the CHA Zone, a *restaurant, personal service shop, merchandise service shop* and one (1) *dwelling unit* shall be *permitted*.

Notwithstanding the corresponding provisions in the CHA Zone, any *yard* or *setback* legally *existing* at the date of passing of the amending By-Law (December 14, 1993) shall be deemed to conform to the provisions of this By-Law provided that any new *buildings* or *structures* shall conform to provisions of Subsection 6.6.2.

That notwithstanding Section 4.0, a *restaurant* with a maximum of twelve (12) seats, *personal service shop* and *merchandise service shop* shall be exempt from the requirement of off-street parking provided that any employee parking be located on the subject *lot*.

14.370 In addition to the uses *permitted* in a R3 Zone, an *apartment dwelling* containing a maximum of twelve (12) *dwelling units* shall also be *permitted*, subject to the following:

- a) minimum *yard* requirements – the location of any *existing building* or *structure* at the date of passing of the amending By-Law (April 21, 1986) shall be deemed to conform with the provisions of this By-Law provided that any *building* or *structure* addition or any new *building* or *structure* shall conform with the *yard* provisions in the R3 Zone;
- b) maximum *building height* – 11 metres;
- c) minimum off-street parking – 1.5 *parking spaces* for each *dwelling unit*;
- d) Subsection 5.3.5 shall not apply to the lands delineated by this Subsection.

14.371 In the RH Zone, no opening in any *building* shall be below the elevation of 239.5 metres Geodetic Survey of Canada datum.

14.372 In addition to the uses *permitted* in the ML Zone, manufacturing of motor homes or travel trailers and one (1) *dwelling unit* shall also be *permitted*.

14.373 In addition to the uses *permitted* in the CHA Zone, a maximum of three (3) *dwelling units* within any *permitted commercial building* shall also be *permitted*.

14.374 In the RH Zone, a minimum 8 metre *development setback* from the drainage ditch shall apply and no opening in any *building* shall be below the elevation of 239.5 metres Geodetic Survey of Canada datum.

14.375 In addition to the uses *permitted* in the MG Zone, a *salvage yard* shall also be *permitted*. No *open storage* or *salvage yard fence* shall be located closer than 4.5 metres to any Residential Zone.

14.376 In lieu of the uses *permitted* in the MG Zone, the following uses shall be *permitted*:

- a) *contractor's yard*
- b) *farm machinery and equipment supply and repair shop*
- c) *fertilizer dealership*

- d) fuel storage depot for home and *farm* sales
- e) *garage, industrial*
- f) *open storage* accessory to any *permitted* use
- g) processing, manufacturing and assembly plant provided that such plan requires the use of water for only: domestic purposes, fire fighting, storage systems or closed loop cooling systems for industrial applications
- h) research and development facilities
- i) *truck terminal*
- j) warehouse.

In lieu of the corresponding provisions in the MG *Zone*, the following shall apply:

- a) minimum *front yard* for industrial uses – 14 metres;
- b) minimum distance from the *existing dwelling* to an acid wash bay – 70 metres.

14.377 In addition to the uses *permitted* in the A *Zone*, a metal working, welding and repair shop shall also be *permitted*. No open storage shall be *permitted* in any *front yard* or *exterior side yard*.

14.378 In lieu of the uses *permitted* in the RH *Zone*, the following uses shall be *permitted*:

- a) *mobile home park*
- b) *mobile home park* office
- c) *laundromat*
- d) *convenience store*
- e) recreational facilities serving a *mobile home park*
- f) service and storage *buildings* serving a *mobile home park*
- g) a *single detached dwelling*.

In lieu of the corresponding provisions in the RH *Zone*, the following shall apply:

- a) minimum *lot area* – 18 hectares;
- b) minimum *lot frontage* – 925 metres;
- c) minimum *front yard* – 13 metres;
- d) minimum *side yard* – 8 metres;
- e) minimum *rear yard* – 8 metres;
- f) maximum number of *mobile homes* – 101;
- g) minimum site size for a single width *mobile home* unit – 300 square metres;

- h) minimum site size for a double width *mobile home* unit – 352 square metres;
- i) minimum *parking spaces* for each *mobile home* – 1.5;
- j) no open storage shall be *permitted* on *mobile home* sites.

14.379 In lieu of the uses *permitted* in the RH Zone, the following uses shall be *permitted*:

- a) transportable *dwelling units*
- b) *mobile home park*
- c) service and storage *buildings* serving a *mobile home park*
- d) *single detached dwelling*.

In lieu of the corresponding provisions in the RH Zone, the following shall apply:

- a) minimum *lot area* – 9 hectares;
- b) minimum *lot frontage* – 560 metres;
- c) minimum *front yard* – 13 metres;
- d) minimum *side yard* – 8 metres;
- e) minimum *rear yard* – 8 metres;
- f) maximum number of *mobile homes* and/or transportable *dwelling units* – 101;
- g) minimum site size for a single width *mobile home* unit – 300 square metres;
- h) minimum site size for a double width *mobile home* unit – 352 square metres;
- i) minimum site size for a transportable *dwelling unit* – 475 square metres;
- j) minimum *parking spaces* for each *mobile home* – 1.5;
- k) no open storage shall be *permitted* on *mobile home* sites.

For the purpose of this Subsection a transportable *dwelling unit* shall be defined as a *dwelling* house constructed under Part 9 of the *Ontario Building Code* designed for location on a leasehold site where such unit contains no *basement*, no more than two (2) bedrooms and the floor area does not exceed 130 square metres and where the following design features are incorporated:

- a) hinged access door to crawlspace with a minimum space of 0.79 metres by 0.91 metres;
- b) minimum headroom in crawlspace to be 0.79 metres from grade to underside of floor joists;

- c) removable pressure treated 2 x 4 perimeter skirt (knee-wall) extended from 0.15 metres below *finished grade* to the underside of floor joist to be lag bolted to underside of floor joists at 1.22 metres on centre. Removal of the knee-wall will allow the installation of steel beams for moving purposes;
- d) lag bolted superstructure to foundation system with removable lag bolts;
- e) threaded connection/couplings at all water, sewer and gas service stacks enabling the disconnection of services. Threaded connections shall be accessible via hinged access panels in insulated services ducts - and shall be clearly marked as to their location and purpose;
- f) an exterior electrical mast. The main electrical feed will be disconnected by the appropriate electrical utility.

14.380 In addition to the uses *permitted* in the A Zone, the keeping of exotic animals shall also be *permitted*.

14.381 In addition to the uses *permitted* in the A Zone, a commercial *greenhouse*, tree and plant nursery including accessory open storage shall also be *permitted*.

In lieu of the corresponding provisions in the A Zone, the following shall apply:

- a) minimum *front yard* – 7.6 metres;
- b) minimum *rear yard* – 4.5 metres.

14.382 In addition to the uses *permitted* in the MR Zone, a guest house with a maximum of four (4) guest rooms and facilities for offering meals to those *persons* temporarily residing in such rooms shall also be *permitted*.

No *dwelling* house shall be located closer than 30 metres to the railway right-of-way.

Notwithstanding Subsection 12.1.4, an *animal kennel* may be located a minimum of 15 metres from the south *lot line*.

14.383 In lieu of the uses *permitted* in the R3 Zone, a *single detached dwelling* and an *apartment dwelling* house with a maximum of five (5) *dwelling units* shall be *permitted*.

In lieu of the corresponding provisions in the R3 Zone, the following shall apply:

- a) minimum *lot area* – 3,300 square metres;
- b) minimum *lot frontage* – 38 metres;
- c) minimum *front yard* – 6 metres;
- d) minimum *exterior side yard* – 6 metres;
- e) minimum *interior side yard* – 3 metres;
- f) minimum *rear yard* – 12 metres;
- g) minimum services – every *dwelling unit* shall be connected to a public water system;
- h) maximum *building height* – 11 metres.

Notwithstanding the definitions in Section 2.0, for the purpose of this Subsection an *apartment dwelling* house shall be defined as a *dwelling* house comprising of two (2) or more *dwelling units* but excludes townhouse.

14.384 In addition to the uses *permitted* in the A Zone, a *boarding or lodging house* with a maximum of seven (7) boarders shall also be *permitted* on the subject lands.

14.385 In addition to the uses *permitted* in the MR Zone, *recreational vehicle* sales, service and storage and a *contractor's yard* shall also be *permitted*. A sawmill and a grain elevator shall not be *permitted*.

14.386 In addition to the uses *permitted* in the R1-A Zone, a welding shop with a maximum *usable floor area* of 140 square metres shall be *permitted*.

In lieu of the provisions of the R1-A Zone, the welding shop shall be subject to the Zone provisions in the ML Zone.

14.387 In lieu of the corresponding provision in the IC Zone, the following shall apply:

- a) minimum *lot frontage* – 12 metres.

14.388 In the R1 Zone, connection to a public sanitary sewer system is not *required*.

14.389 In addition to the uses *permitted* in the R1-A Zone, the following shall also be *permitted*:

- a) accessory recreational facilities
- b) *golf course*
- c) *group townhouses*
- d) *home occupation*
- e) *private club*
- f) *recreational vehicle* and boat storage compound.

In lieu of the corresponding provisions in the R1-A Zone, the following shall apply:

- a) minimum *lot area* – 307 square metres;
- b) minimum *lot frontage* – 9.7 metres for an *interior lot* and 13 metres for a *corner lot*;
- c) minimum yard requirements:
 - i. *front yard* – 2.9 metres;
 - ii. *interior side yard* – 0.6 metres;
 - iii. *exterior side yard* – 2.9 metres;
 - iv. *rear yard* – 8 metres;
 - v. *front yard setback* from the outside edge of hammer head on dead end streets – 1 metre;

- d) minimum services – every *dwelling unit* shall be connected to a public water system and a public sanitary sewer system;
- e) maximum *building height* – one (1) *storey*;
- f) maximum number of bedrooms per *dwelling unit* – two (2);
- g) maximum density – one (1) *dwelling unit* per 307 square metres.

In lieu of the uses *permitted* in the OS Zone, the following shall be *permitted*:

- a) *golf course*
- b) place of recreation and *private club*.

In lieu of the corresponding provision in the OS Zone, the following shall apply:

- a) minimum *front yard setback* – 2 metres.

Subsection 3.2629 shall not apply to the lands identified as having reference to this Subsection.

Subsection 4.1.3 and Subsection 4.2.1 shall not apply to the lands identified as having reference to this Subsection and that the following shall apply in lieu thereof:

- a) a portion of the public road allowance a curb and garage or exterior wall in front of a *dwelling unit* may be used in calculation of *required* length of such *parking space*;
- b) individual *parking spaces* shall have a minimum width of 3 metres and a minimum length of 5.8 metres.

Subsection 3.374 shall not apply to any *dwelling house*.

Subsection c (ii) above and Subsection 3.2 e) shall not apply to air conditioner units.

14.390 In addition to the uses *permitted* in the CS Zone, a mini storage, offices and a maximum of three (3) *apartment dwelling units* shall also be *permitted*.

In lieu of the corresponding provision in the CS Zone, the following shall apply:

- a) minimum *rear yard* – 4.7 metres.

14.391 In addition to the uses *permitted* in the R3 Zone, the following shall also be *permitted*:

- a) twenty (20) unit seniors *apartment dwelling house*;
- b) townhouses with a maximum total number of twelve (12) units.

For the purpose of this Subsection a townhouse shall be defined as a *dwelling house* comprising four (4) or more *dwelling units* with each *dwelling unit* being divided one from the other by an above grade vertical *common wall* and with each *dwelling unit* having direct access to a *yard*.

Subsection 4.109 b), shall not apply to the lands identified as having reference to this Subsection and that the minimum number of *parking spaces* shall be 0.75 *parking spaces* for each *dwelling unit* in lieu thereof.

14.392 In addition to the uses *permitted* in the R1-A Zone, a catalogue sales office with a maximum *usable floor area* of 50 square metres within a *single detached dwelling* shall also be *permitted*.

14.393 In lieu of the corresponding provisions in the R3 Zone as they relate to a *four-plex dwelling* or a *tri-plex dwelling*, the following shall apply:

- a) minimum *lot area* – 930 square metres;
- b) minimum *lot frontage* – 20 metres;
- c) minimum *building height* – 11 metres;
- d) any *yards existing* at the date of passing of the amending By-Law (January 26, 1988) shall be deemed to conform with this By-Law;
- e) minimum *usable floor area* – 66 square metres per unit.

14.394 In addition to the uses *permitted* in the IN Zone, a fire hall shall also be *permitted*.

14.395 In lieu of the corresponding provisions in the R1-A Zone, the following shall apply:

- a) minimum *lot frontage* - 6 metres;
- b) minimum *rear yard* – 6 metres.

14.396 In lieu of the *required lot frontage* of the R1-A Zone, the *lot frontage* shall be deemed to comply.

14.397 In addition to the uses *permitted* in the CM Zone, the following uses shall be *permitted*:

- a) bank
- b) *dwelling unit* on the second floor of the *existing building* located on the east side of the property – maximum one (1)
- c) guest house with a maximum of three (3) guest rooms
- d) *hotel*, *motel*, *motor hotel*, *tavern*
- e) *merchandise service shop*
- f) office
- g) *personal service shop*
- h) *place of entertainment*
- i) retail establishment
- j) *restaurant*.

In lieu of the corresponding provisions in the CM Zone, the following shall apply:

- a) minimum *front yard* – 6 metres;
- b) minimum *exterior side yard* – 0 metres;

- c) minimum *rear yard* – 6 metres.

Subsection 3.374 shall not apply to the lands delineated as having reference to this Subsection.

Notwithstanding Subsections 4.119 no *parking spaces* for a tavern or licensed dining room or *restaurant* shall be *required*.

14.398 In addition to the uses *permitted* in the CM Zone, a *dwelling unit* with a maximum *usable floor area* of 31 square metres for a caretaker, watchman or proprietor shall also be *permitted*.

In lieu of the corresponding provisions in the CM Zone, the following shall apply:

- a) minimum *lot area* – 1,320 square metres;
- b) minimum *lot frontage* – 7 metres;
- c) no habitable use of any portion of the *building* below 176.5 metres Geodetic Survey of Canada datum shall be *permitted*.

14.399 In addition to the uses *permitted* in the R2 Zone, an office and *personal service shop* shall also be *permitted*.

Notwithstanding Subsection 4.109 a minimum of three (3) *parking spaces* shall be *permitted*.

Any *building* or *structure* existing at the date of passing of the amending By-Law (May 23, 1995) shall be deemed to comply with the corresponding provisions in the R2 Zone.

14.400 In the R2 Zone, any *yards* existing on the lands delineated by this Subsection at the date of passing of the amending By-Law (October 10, 1989) shall be deemed to conform to the provisions of this By-Law.

14.401 In addition to the uses *permitted* in the R1-A Zone, a guest house with a maximum of four (4) guest rooms shall also be *permitted*. For the purpose of this By-Law, a guest house shall mean a *single detached dwelling* which contains up to four (4) guest rooms which are made available for temporary accommodation for the travelling public. The guest house may offer meals to those temporarily residing at the establishment. In addition to the parking requirements for a *single detached dwelling*, there shall be a minimum of one (1) additional *parking space* for each guest room.

14.402 In addition to the uses *permitted* in the HL Zone, an *accessory structure*, accessory to the existing residential use on the property, shall also be *permitted*. In lieu of the corresponding provisions the following shall apply;

- a) minimum *exterior side yard* - 2.13 metres;
- b) maximum *usable floor area* - 67 square metres. [36-Z-2014]

14.403 In addition to the uses *permitted* in the CS Zone, a mini storage facility and the seasonal *outdoor storage* of *recreational vehicles* and equipment including boats and *recreational vehicles* shall also be *permitted*.

14.404 That in lieu of the corresponding provision of the A Zone, the following shall apply:

- a) minimum *lot frontage* – 6.94 metres.[48-Z-2014]

14.405 In lieu of the corresponding provision in the R1-A Zone, the following shall apply:

- a) minimum *lot area* – 1,858 square metres.

14.406 In lieu of the corresponding provisions in the R1-A Zone, the following shall apply:

- a) minimum *lot area* – 1,858 square metres;
- b) minimum *lot frontage* – 26 metres.

14.407 In lieu of the uses *permitted* in the OS Zone, administrative offices, research facilities related to wildlife and environmental study, facilities for accommodation ancillary to administrative or research functions, *park* and passive recreational activities shall be *permitted*.

14.408 In lieu of the corresponding provisions in the CS Zone, the *required* minimum *lot area*, minimum *lot frontage* and minimum *yard* requirements shall be deemed to be those *existing* at the date of the passing of the amending By-Law (August 7, 1990), provided any new *building* or *structure* shall comply to the provisions.

14.409 In lieu of the corresponding provisions in the R1-A Zone, for lands shown as Part 1 and Part 2 on Schedule 14.409.1, the following shall apply:

- a) minimum *lot area* – 400 square metres;
- b) minimum *lot frontage* – 12 metres.

In addition to the uses *permitted* in the R1 Zone, a 'Country Inn' shall also be *permitted* on the lands shown as Part 7 on Schedule 32.96.1 and shall be defined as an establishment serving mainly the needs of the travelling or vacationing public by supplying food, refreshments, entertainment and sleeping accommodation and which may include accommodation for staff, a beverage room, dining room, meeting room or similar use and a gift shop.

In lieu of the corresponding provisions in the R1 Zone, for lands shown as Part 7 on Schedule 32.96.1, relating to a 'Country Inn' the following shall apply:

The Country Inn shall be limited to a maximum of 60 guest rooms;

That notwithstanding the off-street parking requirements of this By-Law, the minimum *parking space* requirement shall be 1.25 spaces for each guest room:

- a) minimum *front yard* – 6 metres;
- b) minimum *exterior side yard* – 6 metres;
- c) minimum *interior side yard* – 3 metres;
- d) minimum *rear yard* – 3 metres;
- e) maximum *building height* – 12 metres.

In lieu of the corresponding provisions in the R2 Zone, for lands shown as Part 3 and Part 4 on Schedule 32.96.1, relating to a two family *dwelling* house the following shall apply:

- a) minimum lot area – 600 square metres;
- b) minimum *lot frontage* – 15 metres.

In addition to the uses *permitted* in the R2 Zone, townhouses shall also be *permitted* on the lands shown as Part 3 and Part 4 on Schedule 32.96.1.

In lieu of the corresponding provisions in the R2 Zone, for lands shown as Part 3 and Part 4 on Schedule 32.96.1, relating to townhouses the following shall apply:

- a) minimum *lot area* – 156 square metres;
- b) minimum *lot frontage* – 6.5 metres;
- c) minimum *front yard* – 6 metres;
- d) minimum *exterior side yard* – 6 metres;
- e) minimum *interior side yard* – 1.2 metres;
- f) minimum separation between townhouse *dwellings* – 2 metres;
- g) minimum *rear yard* – 7.5 metres;
- h) maximum *building height* – 11 metres;
- i) minimum useable floor area – 65 square metres.

Notwithstanding the *required interior side yard*, on a mutual *side lot line* separating two attached townhouse units, no *interior side yard* is *required* where the walls are joined, where the walls are not, a 1.2 metres side yard shall be *required*.

The lands shown as Part 8 of the subject lands on Schedule 32.96.1 shall be considered as a buffer area and notwithstanding any provision of this *By-Law* to the contrary there shall be no *development, building or structure permitted*. [35-Z-2015]

14.410 In lieu of the uses *permitted* in the R3 Zone, *single detached dwelling, semi-detached, duplex dwelling, tri-plex dwelling, four-plex dwelling and townhouse* with a maximum of eight (8) *dwellings units* shall be *permitted*.

In lieu of the corresponding provisions in the R3 Zone, the following shall apply:

- a) minimum *front yard setback* – 10 metres;
- b) minimum *interior side yard setback* – 3 metres;
- c) minimum *rear yard* – 12 metres;
- d) minimum *usable floor area* – 65 square metres;
- e) maximum *building height* – 11 metres.

14.411 In addition to the uses *permitted* in the OST Zone, a *tent and trailer park* with a maximum of forty five (45) sites shall also be *permitted*.

14.412 In addition to the uses *permitted* in the R1-A Zone, a country inn with a maximum of sixty (60) guest rooms shall also be *permitted*. For the purpose of this Subsection a country inn shall be defined as an establishment serving mainly the needs of the travelling or vacationing public by supplying food, refreshments, entertainment, and sleeping accommodation and which may include accommodation for staff, a beverage room, dining room, meeting room or similar use and a gift shop.

Notwithstanding Subsection 4.109 for the purposes of this Subsection the minimum *parking spaces* provided shall be in accordance with the following: country inn - 1.25 *parking spaces* for each guest room.

In lieu of the corresponding provisions in the R1-A Zone, the following shall apply:

- a) minimum *front yard* – 6 metres;
- b) minimum *exterior side yard* – 6 metres;
- c) minimum *interior side yard* – 3 metres;
- d) minimum *rear yard* – 3 metres;
- e) maximum *building height* – 12 metres.

14.413 Notwithstanding the corresponding provisions in the R1-A Zone, the following shall apply on the lands delineated by this Subsection and identified on Schedule 14.413.1:

- a) a maximum of thirty two (32) *dwelling units* shall be *permitted*;
- b) minimum *lot area*:
 - i. Part 1 – 465 square metres;
 - ii. Part 2 – 465 square metres;
 - iii. Part 3 – 275 square metres;
 - iv. Part 4 – 465 square metres;
- c) minimum *lot frontage*:
 - i. Part 1 – 12 metres;
 - ii. Part 2 – 7.3 metres;
 - iii. Part 3 – 4.2 metres;
 - iv. Part 4 – 9.7 metres;
- d) minimum *yard requirements*:
 - i. *front yard* – 18 metres;
 - ii. *interior side yard* – 1.2 metres except where *dwelling units* on separate *lots* share a *common wall*, in which case the *interior side yard* shall be 0 metres;

iii. *rear yard* - 9 metres;

- e) notwithstanding Subsection 4.2.3 *required parking spaces* may be permitted within the *required front yard*;
- f) minimum services – every *dwelling* house shall be connected to a public water system and a public sanitary sewer system;
- g) minimum *usable floor area* – 80 square metres;
- h) maximum *building height* – 8 metres.

14.414 In the R1 *Zone*, Subsection 5.1.4 shall not apply provided that any *dwelling* shall be connected to a public water system.

14.415 In addition to the minimum *side yard* requirements in the IC *Zone*, the *existing* easterly *side yard* for the museum shall be deemed to be the minimum *side yard* for that *building*.

14.416 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

- a) minimum *rear yard* – 6 metres;
- b) Subsection 3.3~~7~~⁴ shall not apply.

14.417 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

- a) minimum *lot frontage* – 9 metres;
- b) minimum *interior side yard* – 1.8;
- c) minimum *interior side yard* along a *common wall* – 0 metres.

14.418 In addition to the uses *permitted* in the R2 *Zone*, a day nursery shall also be *permitted* subject to the corresponding provisions in the R2 *Zone*.

14.419 In lieu of the corresponding provisions in the R5 *Zone* and the requirements of Subsection 4.0, the following shall apply:

- a) minimum *front yard* – 7.6 metres;
- b) minimum westerly *interior side yard* – 1.8 metres;
- c) maximum number of *apartment dwelling units* – eighteen (18);
- d) minimum number of *parking spaces* – twenty one (21);
- e) no *parking space* shall be located within the *required front yard*, *required exterior side yard*, or *required interior side yard*.

14.420 in the R3 *Zone*, an *apartment dwelling* house with a maximum of six (6) *dwelling units* shall also be *permitted*.

Any *building* or *structure* existing at the date of passing of the amending *By-Law* (June 5, 1995) shall be deemed to conform with the provisions of this *By-Law* provided that any new *buildings* or *structures* shall be in accordance with the provisions of Subsection 5.3 except that minimum *lot frontage* shall be 20.42 metres.

14.421 In addition to the uses *permitted* in the R2 Zone, a parking area shall also be *permitted*.

14.422 In addition to the uses *permitted* in the R5 Zone, an *apartment dwelling* with a maximum of six (6) *dwelling units* shall also be *permitted*.

Subsection 4.2.3 d) shall not apply. Subsection 4.109 b) shall not apply provided that | one (1) *parking space* be provided on-site for each *dwelling*.

Notwithstanding Subsection 5.5.2, the *existing interior side yard* and *floor area ratio* at the date of passing of the amending *By-Law* (August 12, 1985) shall be deemed to conform with the corresponding provisions in the *By-Law* provided any additions, enlargements or new *development* conform with the *Zone* provisions set out in Subsection 5.5.2.

14.423 In the CG Zone, the minimum number of *parking spaces* for a licensed *restaurant* shall not apply provided the lands are used as a licensed *restaurant* with a maximum capacity of eighty (80) *persons*.

14.424 In addition to the uses *permitted* in the CBD Zone, a maximum of six (6) *dwelling units* shall also be *permitted*.

Notwithstanding Subsection 6.1.4, a maximum of two (2) residential *dwelling units* are *permitted* on the ground floor level only in the portion of the *building* which fronts onto Church Street West.

No portion of the ground floor *apartment* units are *permitted* within 7.6 metres of the front of the *building* facing Main Street.

Notwithstanding Section 4.0, the provision of *parking spaces* for residential uses is not *required*.

14.425 In the CG Zone, the minimum number of *parking spaces* for an unlicensed *restaurant* shall not apply provided the *restaurant* does not exceed a maximum dining area of 34 square metres.

14.426 In the R3 Zone, a *four-plex dwelling* and a *boarding or lodging house* shall not be *permitted*.

In lieu of the corresponding provisions in the R3 Zone, the following shall apply:

- a) minimum *lot frontage* – 20.12 metres;
- b) minimum *front yard* – 5.49 metres;
- c) minimum *exterior side yard* – 2.44 metres.

14.427 In the CS Zone, notwithstanding Subsection 4.109, the minimum number of *parking spaces* shall be 155 spaces or the requirement as calculated under Section 4.0, whichever is the lesser. |

14.428 In lieu of the corresponding provisions in the R1-A Zone, the following shall apply:

- a) minimum *lot area* – 2, 660 square metres;

- b) minimum *lot frontage* – 38 metres.

The definition of “*lot*” as contained in Section 2.0 shall not apply provided that “*lot*” shall mean the combination of Lots 13 and 14 in Registered Plan 313.

14.429 In the R1 *Zone*, no *buildings* or *structures* shall be *permitted* within the southerly 20 metres of the subject lands and the minimum services requirement for connection to public water supply and a public sanitary sewer system shall not apply.

14.430 In lieu of the corresponding provisions in the R1-B *Zone*, the following shall apply:

- a) minimum *lot area* – 280 square metres.
- b) minimum services requirement for connection to public water supply and a public sanitary sewer system shall not apply.

14.431 In lieu of the corresponding provisions in the R1-A *Zone*, the following shall apply:

- a) minimum *lot area* – 3,000 square metres;
- b) minimum *lot frontage* – 40 metres;
- c) minimum services requirement for connection to public water supply and a public sanitary sewer system shall not apply.

14.432 In lieu of the corresponding provisions in the R1-A *Zone*, the following shall apply:

- a) minimum *lot area* – 1,390 square metres;
- b) minimum *lot frontage* – 30 metres;
- c) minimum services requirement for connection to public water supply and a public sanitary sewer system shall not apply.

14.433 In addition to the uses *permitted* in the IN *Zone*, a *restaurant* with a maximum of thirty (30) seats shall also be *permitted*.

14.434 In the R5 *Zone*, the number of *apartment* units shall be limited to a maximum of twenty two (22) two-bedroom *apartment* units.

14.435 In the R5 *Zone*, any *apartment dwelling* shall be limited to a maximum of twenty five (25) *dwelling units*. No *building* or *structure* shall be located nearer than 9 metres from the *top of bank*.

Subsection 4.109 b) shall not apply to any *apartment dwelling* for senior citizens provided that 0.56 *parking spaces* per *dwelling unit* are provided.

14.436 In addition to the uses *permitted* R5 *Zone*, a *convenience store* shall also be *permitted*.

In lieu of the corresponding provisions in the R5 *Zone*, the following shall apply:

- a) minimum *front yard*:
 - i. for an *apartment dwelling* house – 6 metres; ii.
- for a *convenience store* – 0.6 metres;

- b) minimum exterior side yard:
 - i. for an *apartment dwelling* house – 6 metres;
 - ii. for a *convenience store* – 0.6 metres;
- c) minimum *interior side yard* – 4 metres;
- d) minimum *rear yard* – 6 metres;
- e) maximum number of *dwelling units* – eight (8).

Off *street* parking requirements as set out in Subsections 4.2.3 and 4.119 shall not apply to the lands identified as having reference to this Subsection provided that a minimum of thirteen (13) *parking spaces* be provided.

Subsection 3.2629 shall not apply to the lands identified as having reference to this Subsection.

14.437 In lieu of the uses *permitted* in the R2 Zone, a *semi-detached* and/or a *duplex dwelling* shall be *permitted*.

In lieu of the corresponding provisions in the R2 Zone, the following shall apply:

- a) minimum *lot area* – 1,070 square metres;
- b) minimum *lot frontage* – 22 metres;
- c) minimum *rear yard* – 4.9 metres for the most northerly located *dwelling* house;
- d) minimum *usable floor area* – 44.6 square metres for the most northerly located *dwelling* house;
- e) any other yards *existing* at the date of passing of the amending By-Law (October 22, 1990) shall be deemed to conform to the corresponding provisions in the By-Law.

14.438 In addition to the uses *permitted* in the MG Zone, a *place of assembly* including such uses as trade shows and exhibitions shall also be *permitted*.

14.439 Number not used. [64-Z-2019]

14.440 In addition to the uses *permitted* in the MG Zone, a *laundromat* shall also be *permitted*.

14.441 In addition to the uses *permitted* in the MG Zone, an *automobile washing establishment* shall also be *permitted*.

In lieu of the corresponding provisions in the MG Zone, the following shall apply:

- a) minimum *lot area* – 1,492 square metres;
- b) minimum *lot frontage* – 20 metres;
- c) minimum *interior side yard* – 0.6 metres.

14.442 In lieu of the uses *permitted* in the R3 Zone, Subsection 3.2629 and Subsection 3.2629, a *single detached dwelling* and a *duplex* or *semi-detached dwelling* shall be *permitted*. In lieu of the corresponding provisions in the R3 Zone, the following shall apply:

- a) minimum *lot area* – 1,300 square metres;
- b) minimum *lot frontage* – 18 metres;
- c) minimum *front yard* – 6 metres except that for any *duplex* or *semi-detached dwelling* the *front yard setback* shall be 20 metres;
- d) minimum *interior side yard* – 3 metres on one side and 1.2 metres on the other side;
- e) minimum *rear yard* – 9 metres;
- f) maximum *building height* – 11 metres;
- g) maximum number of *dwelling* houses per *lot* – two (2);
- h) minimum separation between a *dwelling* house and railway right-of-way – 9 metres.

14.443 In the R5 Zone, any *apartment dwelling* located on the subject lands shall be limited to a maximum of five (5) *dwelling units*. In lieu of the *required rear yard*, the minimum *rear yard* shall be 4 metres.

14.444 In addition to the uses *permitted* in the A Zone, a solar *farm* shall also be *permitted*.

In lieu of the corresponding provisions in the A Zone, the following shall apply:

- a) minimum *lot area* – 5 hectares;
- b) minimum *front yard* – 20 metres;
- c) minimum *interior side yard* – 10 metres;
- d) minimum *exterior side yard* – 10 metres;
- e) minimum *rear yard* – 10 metres;
- f) maximum height for all *buildings* and *structures* – 10 metres;
- g) maximum *lot coverage* – 95 percent;
- h) for contiguous solar *farm* installations on abutting *lots*, the side or *rear yard* requirements between such *lots* may be waived.

14.445 In addition to the uses *permitted* in the R1-A Zone, a *convenience store*, *personal service shop*, *dry cleaning distribution station*, *laundromat* and *restaurant* shall also be *permitted*.

14.446 In addition to the uses *permitted* in the R1-A Zone, a *clinic* including physical therapy, training and rehabilitation, an office and a *personal service shop* shall also be *permitted*.

In lieu of the corresponding provisions in the R1-A Zone, the following shall apply:

- a) minimum *interior side yard* (east) – 0 metres;
- b) minimum *rear yard* – 9 metres.

14.447 In addition to the uses *permitted* in the R1-A Zone, a plumbing equipment storage garage not including an office or fabricating shall also be *permitted*. No open storage shall be *permitted* and the storage garage shall not occupy more than 10 percent of the *lot area*.

14.448 In lieu of the corresponding provisions in the R1-A Zone, the following shall apply:

- a) minimum *lot area* – 445 square metres;
- b) minimum *lot frontage* – 12 metres;
- c) minimum *exterior side yard* – 3.5 metres.

14.449 In lieu of the corresponding provisions in the R3 Zone, the following shall apply:

- a) minimum *lot frontage* – 24 metres;
- b) minimum *interior side yard* – 1.8 metres.

Subsection 4.109 shall not apply for any *four-plex dwelling* and in lieu thereof a minimum of six (6) *parking spaces* shall be *required*.

14.450 In lieu of the corresponding provisions in the R3 Zone, the following shall apply:

- a) minimum *lot area* – 930 square metres;
- b) minimum *lot frontage* – 24 metres.

14.451 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) minimum *lot frontage* – 14.3 metres;
- b) minimum *rear yard* – 7.5 metres.

14.452 In addition to the uses *permitted* in the R2 Zone, a community centre shall also be *permitted*. For the purpose of this Subsection, a community centre shall be defined as “land and *buildings* owned and operated by the province, *County* or community service club and used for the purpose of social and recreational activities, but excludes a *private club* as defined *herein*”.

Subsection 4.109 f) (minimum number of *parking spaces*) shall not apply to the lands identified as having reference to this Subsection where the *existing dwelling* on the lands is used for a community centre and that the minimum number of *parking spaces* shall be one (1) only as it relates to the community centre.

14.453 In addition to the uses *permitted* in the ML Zone, a *truck terminal* shall also be *permitted*.

14.454 In addition to the uses *permitted* in the CS Zone, a maximum of three (3) *dwelling units* in a *permitted building*, shall also be *permitted*.

14.455 In lieu of the corresponding provision in the R4 Zone, the following shall apply:

- a) minimum *rear yard* – 8.5 metres.

Notwithstanding the definition of *townhouses* as defined in Section 2.0, for the purposes of this Subsection, a townhouse shall mean a *dwelling* house comprising of four (4) or more *dwelling units* with each *dwelling unit* being divided one from the other by an above grade vertical *common wall*, a minimum of 10 square metres in area, and with each *dwelling unit* having direct access to a *yard*.

14.456 In lieu of the uses *permitted* in the OS Zone, the following uses shall be *permitted*:

- a) a *golf course*
- b) place of recreation ancillary to a *golf course* but excluding an arena
- c) golf driving range
- d) one (1) *dwelling unit*
- e) any use *permitted* in the A Zone, subject to the provisions of that Zone.

14.457 In addition to the uses *permitted* in the ML Zone, a *single detached dwelling* shall also be *permitted*.

14.458 In lieu of the uses *permitted* in the CHA Zone, a *vehicle sales or rental establishment, automobile service and repair station and farm implement sales and service establishment* shall be *permitted*. No open storage of automobile parts shall be *permitted*.

14.459 In the RH Zone, the provision of Subsection 3.1~~31~~, frontage on a *street*, shall not apply.

14.460 In addition to the uses *permitted* in the RH Zone, a *duplex* or a *semi-detached dwelling* shall also be *permitted*.

14.461 In addition to the uses *permitted* in the RH Zone, a *duplex* or *semi-detached dwelling* shall also be *permitted*.

In lieu of the corresponding provision in the RH Zone, the following shall apply:

- a) minimum *lot frontage* – 29.5 metres.

14.462 In addition to the uses *permitted* in the RH Zone, a *duplex* or *semi-detached dwelling* shall also be *permitted*.

In lieu of the corresponding provision in the RH Zone, the following shall apply:

- a) minimum *lot frontage* – 22 metres.

14.463 In addition to the uses *permitted* in the A Zone, an electrical equipment repair shop shall also be *permitted* in the *accessory building* with a maximum *usable floor area* of 178 square metres.

14.464 In addition to the uses *permitted* in the CR Zone, a furniture manufacturing operation and mini storage facility shall also be *permitted*. [8-Z-2022]

14.465 In addition to the uses *permitted* in the A Zone, a peanut processing plant including facilities for grading, weighing, cleaning, shipping, storing and crushing peanuts shall also be *permitted*.

In lieu of the corresponding provisions in the A Zone, the following shall apply:

- a) minimum *lot frontage* – 228 metres;
- b) minimum *front yard* – 15 metres;
- c) minimum *rear yard* – 45 metres;
- d) minimum *interior side yard* – 12 metres;
- e) *accessory buildings* are only *permitted* in the *rear yard*;
- f) no *outside storage* shall be *permitted*.

14.466 In lieu of the corresponding provision in the R1-A Zone, the following shall apply:

- a) minimum *interior side yard* – 2.9 metres and 1.2 metres.

14.467 In addition to the uses *permitted* in the R1-A Zone, an art gallery with a maximum *usable floor area* of 112 square metres shall also be *permitted*.

14.468 In lieu of the corresponding provision in the R4 Zone, the following shall apply:

- a) minimum *lot frontage* – 20.1 metres.

14.469 In the R4 Zone, a maximum of twenty five (25) *dwelling units* shall be *permitted*.

14.470 In addition to the uses *permitted* in the CS Zone, a *custom workshop* shall also be *permitted*.

14.471 In addition to the uses *permitted* in the A Zone, the following uses shall be *permitted*;

- a) nano-brewery with a maximum *usable floor area* of 222 square metres;
- b) *restaurant* with a maximum *usable floor area* of 80 square metres (or less than 30 seats), which includes an *outdoor patio* with a maximum *usable floor area* of 36 square metres;
- c) accessory sale of brewery and *restaurant* related merchandise;
- d) *agricultural* related educational workshops, festivals, and events; and
- e) wedding ceremonies to a maximum of one hundred (100) people. [58-Z-2016]

14.472 In addition to the uses *permitted* in the R6 Zone, the following uses shall also be *permitted*:

- a) *dwelling*, single detached
- b) *dwelling*, semi-detached
- c) *dwelling*, duplex
- d) *dwelling*, tri-plex

- e) *dwelling, four-plex*
- f) *boarding or lodging house*
- g) *bed & breakfast*, subject to Subsection 3.54
- h) *day care nursery*
- i) *group townhouse*
- j) *stacked townhouse*
- k) *street townhouse*
- l) *accessory residential dwelling unit*, subject to Subsection 3.2.3. [58-Z-2015]

14.473 In lieu of the corresponding provisions in Section 3.2, Accessory Uses to Residential Uses, the following shall apply:

- a) No *building* or *structure* which is accessory to any *permitted* residential use shall exceed a *building height* of 9.2 metres; and
- b) No *building* or *structure* which is accessory to any *permitted* residential use shall occupy more than 10 percent of the *lot area*, for all *accessory buildings* together, to a maximum of 243.17 square metres *usable floor area*. Swimming pools shall not constitute a *structure* for the purposes of this provision. [65-Z-2016]

14.474 In the R3 Zone, a *four-plex dwelling* and *boarding or lodging house* shall not be *permitted*.

14.475 In the R1-A Zone, no *building* or *structures* shall be *permitted* except that it is located at least 6 metres north of the sanitary sewer easement and at least 3 metres from the east and west *interior side yards* of Part 2 as shown on Schedule 14.475.1.

14.476 In addition to the uses *permitted* in the R5 Zone, a *boarding or lodging house* subject to the corresponding provisions in the R3 Zone shall also be *permitted*. Six (6) *parking spaces* for the *boarding or lodging house* shall be *permitted* within the *required front yard* and shall be *permitted* 1.5 metres from the *front lot line*.

14.477 In addition to the uses *permitted* in the A Zone, a *restaurant* and *craft shop* shall also be *permitted*.

14.478 Notwithstanding the uses *permitted* in the CS Zone, a *bar or night club*, *hotel*, *restaurant*, *restaurant*, *fast food* and a *restaurant, take-out* shall not be *permitted*. Connection to a public water supply and a public sanitary sewer system is not *required* for the *existing dwelling*.

14.479 In lieu of the corresponding provisions in the R1-A Zone and as shown on Schedule

14. 479.1, the following shall apply:

Part 1

- a) *minimum lot frontage* – 6 metres;
- b) *minimum rear yard* – 6 metres;

Part 2

- a) minimum *lot frontage* for one (1) *lot* comprised of the entirety of Part 2 – 8.9 metres.

14.480 In lieu of the corresponding provision in the R1-A Zone, the following shall apply:

- a) minimum *lot frontage* – 14.41 metres.
- b) Notwithstanding Subsection 3.2.1, the maximum *building height* shall be 6 metres; and the maximum *usable floor area* shall be 94.3 square metres. [64-Z2015]

14.481 In the CBD Zone, the *required* number of *parking spaces* may be provided on the immediate abutting *lots* subject to Special Provision 14.482.

14.482 In addition to the uses *permitted* in the MG Zone, a *parking lot* shall also be *permitted*.

14.483 In addition to the uses *permitted* in the R2 Zone and the requirements of Subsection 4.109, the following shall also be *permitted*:

- a) culinary educational facility with a maximum of eight (8) students
- b) minimum number of *parking spaces* - ten (10)
- c) *restaurant*.

14.484 In addition to the uses *permitted* in the R2 Zone, storage for the property owner's landscape business in the *existing accessory building* with a maximum *usable floor area* of 95 square metres shall also be *permitted*. No *outdoor storage* for the landscaping business shall be *permitted*.

14.485 In lieu of the corresponding provision in the R3 Zone, the following shall apply:

- a) minimum *lot frontage* – 18.8 metres.

14.486 In the CBD Zone, no *parking spaces* shall be *required*.

14.487 In addition to the uses *permitted* in the CBD Zone, light assembly and light manufacturing shall also be *permitted*.

14.488 In addition to the uses *permitted* in the R2 Zone, a doctor's office in an *accessory building* shall also be *permitted*. Two (2) *parking spaces* shall be *permitted* in the *exterior side yard*.

14.489 In the R2 Zone, the minimum number of *parking spaces* for the *day care nursery* shall be three (3).

14.490 In addition to the uses *permitted* in the R1-A Zone, a second *dwelling unit* with a maximum *usable floor area* of 71 square metres to be located in a second *storey* of a detached garage shall also be *permitted*.

14.491 In addition to the uses *permitted* in the R1-A Zone, a second *dwelling unit* with a maximum *usable floor area* of 40 square metres to be located in a second *storey* of a detached garage shall also be *permitted*.

14.492 In addition to the uses *permitted* in the R1-A Zone, a *clinic or doctor's office* shall also be *permitted*. A minimum of five (5) *parking spaces* shall be provided.

14.493 In the R3 Zone, a maximum number of four (4) *dwelling units* shall be *permitted*.

14.494 In addition to the uses *permitted* in the CS Zone, office, all types shall also be *permitted*.

14.495 Notwithstanding the uses *permitted* in the CS Zone, a *bar or night club, hotel or a private club* shall not be *permitted*.

14.496 In addition to the uses *permitted* in the CS Zone, a *farm supply outlet* shall also be *permitted*. The minimum *lot frontage* shall be 9.2 metres.

14.497 In addition to the uses *permitted* in the MG Zone, a flea market and bingo hall shall also be *permitted*.

14.498 In lieu of the corresponding provisions in the R1-A Zone, the following shall apply:

- a) minimum *exterior side yard* – 3 metres;
- b) minimum *rear yard* of 1.2 metres applies solely to proposed Lot 32 as shown on Schedule 14.498.1.

14.499 In the R4 Zone, the maximum number of *dwelling units* shall be twenty (20).

14.500 Notwithstanding the uses *permitted* in the CS Zone, a *bar or night club, florist shop, craft, souvenir and gift shop* shall not be *permitted*.

14.501 In addition to the uses *permitted* in the A Zone, a *farm supply outlet* shall also be *permitted*. A *farm supply outlet* shall mean a *building* or part of a *building* used for the retail sale or rental of minor equipment and implements, parts, tools, hardware, seed, feed and clothing for *farm* use. The sale of chemicals is prohibited. *Outdoor storage* shall be limited to the area within 6 metres immediately adjacent to the west and south side of the most westerly *building* fronting the road.

14.502 In lieu of the corresponding provision in the R1-A Zone, the following shall apply:

- a) minimum *exterior side yard* – 4 metres.

14.503 In lieu of the uses *permitted* in the R2 Zone, the following shall be *permitted*:

- a) minimum of 9 *dwelling units* of which, at least eight are in four semidetached *dwellings*;
- b) *day care nursery*;
- c) *home occupation*.

In lieu of the corresponding provisions of the R2 Zone, the following shall apply:

- a) minimum *lot frontage* for a *single detached dwelling* – 14.5 metres;
- b) minimum *lot frontage* for a *semi-detached dwelling corner lot* – 11.2 metres;
- c) minimum *exterior side yard* – 4 metres.

14.504 In lieu of the uses *permitted* in the CS Zone, a *building supply establishment, single detached dwelling* and a *home occupation* shall be *permitted*.

In lieu of the corresponding provisions in the CS *Zone*, the following shall apply:

- a) minimum *interior side yard* – 1 metre;
- b) connection to public sanitary sewer system is not *required*.

14.505 In lieu of the corresponding provision in the R1-A *Zone*, the following shall apply:

- a) minimum *exterior side yard* – 3 metres.

In lieu of the corresponding provisions in the R1-A *Zone*, the following shall apply for Lots 43 & 44 [16-Z-2020]:

- a) minimum *lot frontage*:
 - i. *corner lot* - 16.80 metres.

14.506 In lieu of the corresponding provisions in the R5 *Zone*, the following shall apply:

- a) maximum number of *dwelling units* – ten (10);
- b) notwithstanding the definition contained in Section 2.0, an *apartment dwelling* shall also mean a *dwelling* containing five (5) or more *dwelling units* which may have a separate entrance;
- c) minimum *interior side yard* (right) – 1.6 metres;
- d) maximum *building height* – two (2) *storeys*;
- e) notwithstanding Subsection 4.2.3, a *driveway* is *permitted* within 3 metres of the *lot line*;
- f) notwithstanding Subsection 4.2.3, a maximum of five (5) *parking spaces* are *permitted* between the *dwelling* and the *street line*.

14.507 In lieu of the corresponding provision in the R1-B *Zone*, the following shall apply:

- a) minimum *exterior side yard* – 3.5 metres.

14.508 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

- a) maximum *building height* – two (2) *storeys*;
- b) minimum *front yard* from Richardson Drive – 6.1 metres;
- c) minimum *exterior side yard*:
 - i. 3 metres from Greenock Street north side; ii.
 - 7.6 metres from Greenock Street south side;
- d) minimum separation between an internal *parking lot* and the front wall of each *building* – 6.1 metres;
- e) minimum setback from *top of bank* – 7.6 metres;

- f) minimum *rear yard* for each unit – 7.6 metres;
- g) maximum *lot coverage* – 25 percent.

14.509 In addition to the uses *permitted* in the CN Zone, an *existing* retail establishment focussing on the sale of fabrics and clothing, a *farmers market*, a *place of sports and recreation* and an adult training centre shall also be *permitted*.

14.510 In the MG Zone, a trucking operation shall not be *permitted*.

14.511 In addition to the uses *permitted* in the R1-A Zone, a water garden and fish pond supply and product outlet with a maximum *usable floor area* of 22.3 square metres shall also be *permitted*. *Outdoor storage* of landscaping machinery and equipment and display of landscaping products in the *front yard* shall be prohibited.

14.512 In lieu of the corresponding provisions in the R2 Zone, the following shall apply:

- a) minimum *exterior side yard* – 3 metres;
- b) minimum *interior side yard* – 0 metres;
- c) maximum *building height* – two (2) storeys.

14.513 In addition to the uses *permitted* in the CN Zone, office of all types shall also be *permitted*.

14.514 In lieu of the corresponding provision in the R4 Zone, a *parking space* with a dimension of 3.3 metres by 5.3 metres shall be *permitted* within the *attached garage* of a *group townhouse*.

14.515 In addition to the uses *permitted* in the R2 Zone, a *business administration office* shall also be *permitted*. A minimum of four (4) *parking spaces* shall be provided for the *business administration office*.

14.516 In addition to the uses *permitted* in the R2 Zone, a *restaurant* shall also be *permitted*.

14.517 In lieu of the corresponding provisions in the R5 Zone, the following shall apply:

- a) maximum number of *dwelling units* – twenty six (26);
- b) the lands are deemed to be one (1) *lot*;
- c) maximum *floor area ratio* shall not apply.

14.518 In addition to the uses *permitted* in the MG Zone, a *lumber yard and building supply establishment* shall also be *permitted*.

14.519 Number not used. [15-Z-2022]

14.520 In addition to the uses *permitted* in the CM Zone, a marine craft *salvage yard* and *industrial garage* shall also be *permitted*.

14.521 In addition to the uses *permitted* in the CN Zone, the following uses shall also be *permitted*;

- a) a bakery

- b) *garden centre*
- c) *tree and plant nursery,*
- d) *restaurant, take-out,*
- e) *outdoor patio or cafe and*
- f) *outdoor storage accessory to a permitted use.*

In lieu of the corresponding provisions in the CN Zone, the following shall apply:

- a) *minimum rear yard for accessory building* – 3 metres;
- b) *minimum rear yard for an accessory building, existing at the date of passing of the amending By-Law (November 10, 2000)* – 2.7 metres;
- c) *maximum usable floor area for a restaurant* – 25 square metres;
- d) *minimum parking spaces* – eight (8).

14.522 In addition to the uses *permitted* in the R2 Zone, three (3) *single detached dwellings*, one (1) *duplex dwelling* and one (1) *four-unit townhouse dwelling* shall also be *permitted*.

14.523 In addition to the uses *permitted* in the CN Zone, *automobile service and repair station* and an *animal hospital* shall also be *permitted*. The *animal hospital* operation must be carried on within an enclosed *building*.

14.524 In addition to the uses *permitted* in the CN Zone, a *boathouse*, boat or sailing club, *custom workshop*, *farmers market* and a *place of sports and recreation* shall also be *permitted*.

14.525 In lieu of the corresponding provisions in the R1-B Zone, the following shall apply:

- a) *minimum lot area* - 171.70 square metres;
- b) *minimum front yard setback* - 2 metres;
- c) *minimum interior side yard left* - 1 metres;
- d) *minimum rear yard* - 0 metres. [49-Z-2014]

14.526 Number not used.

14.527 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) *minimum lot area* – 194 square metres;
- b) *minimum lot frontage* – 7.5 metres;
- c) *minimum front yard* – 2.5 metres;
- d) *minimum exterior side yard* – 3 metres;
- e) *minimum interior side yard* – 1.5 metres;
- f) *maximum number of dwelling units* – twenty two (22);

- g) planned road allowance widths shall not apply;
- h) location of *parking space*: depth of *required parking space* may include a portion of a public road allowance and in such case shall be measured from the curb of the *street* to the exterior front wall of the *private garage* or *dwelling* if no *private garage*;
- i) maximum number of *dwelling units* in the *townhouse dwelling* - two (2).

14.528 In lieu of the corresponding provisions in the R1-A Zone, the following shall apply:

- a) maximum number of *dwelling units* - two (2);
- b) planned road allowance widths shall not apply;
- c) location of *parking space*: depth of *required parking space* may include a portion of a public road allowance and in such case shall be measured from the curb of the *street* to the exterior front wall of the *private garage* or *dwelling* if no *private garage*.

14.529 In lieu of the corresponding provision in the R1-A Zone, the following shall apply:

- a) minimum *rear yard* - 3.6 metres.

14.530 In the R1-A Zone, three (3) guest *parking spaces* are *permitted* in the *front yard*.

14.531 In lieu of the corresponding provisions in the R1-A Zone, the following shall apply:

- a) minimum *interior side yard*:
 - i. detached garage - 3 metres and 1.5 metres;
 - ii. *attached garage* - 1.5 metres on both sides;
 - iii. minimum *usable floor area* - 112 square metres.

14.532 In lieu of the corresponding provisions in the R1-A Zone, the following shall apply:

- a) minimum *lot frontage* - 12 metres;
- b) for the purpose of the By-Law, *lot* shall consist of the entirety of Lots 8, 9, 10 and 11, Block 66, Plan 207.

14.533 In lieu of the corresponding provision in the R1-A Zone, the following shall apply:

- a) minimum *rear yard* - 6 metres.

14.534 In lieu of the corresponding provisions in the R1-A Zone, the following shall apply:

- a) minimum *lot frontage* - 5 metres;
- b) minimum *front yard* - 2.4 metres;
- c) all other *yards existing* at the date of passing of the amending By-Law (November 10, 2000) shall be deemed to conform to the corresponding provisions in the By-Law.

14.535 In lieu of the corresponding provisions in the R1-A Zone and as shown on Schedule 14.535.1, the following shall apply:

- a) minimum *lot frontage* for Lot 4 – 10 metres;
- b) minimum *interior side yard* – 1.52 metres both sides;
- c) minimum *rear yard* for Lots 2 and 4 – 3.04 metres;
- d) the *lot line* abutting Grand St shall be deemed to be the *front lot line* for Lot 4.

14.536 In the R1-A Zone, the requirement for connection to a public sanitary sewer shall not apply. Frontage on an opened, constructed and year round maintained *street* is not required.

14.537 Notwithstanding Subsection 3.2629, a second *single detached dwelling* may be permitted. [40Z-2014]

14.538 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) minimum *rear yard* – 5 metres;
- b) maximum number of *dwelling units* – twenty six (26).

14.539 Notwithstanding the uses *permitted* in the R4 Zone, a *duplex, tri-plex* or *four-plex* shall not be *permitted*.

In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) minimum *lot frontage* – 28.1 metres;
- b) minimum *interior side yard* – 6 metres;
- c) maximum *building height* – 7.3 metres and one (1) *storey*;
- d) maximum number of *dwelling units* – four (4);
- e) a *deck* or *unenclosed porch* shall not be *permitted* in the *interior side yard*;
- f) any *patio* (meaning not built up and fully supported by grade) in the *interior side yard* shall not be nearer than 3 metres of the *interior side lot line*.

14.540 In addition to the uses *permitted* in the CS Zone, a commercial storage facility shall also be *permitted*. *Parking lots, parking spaces, driveways* and display areas shall not be *permitted* in the *required front yard* apart from one (1) entrance to the subject lands.

14.541 In lieu of the corresponding provision in the R2 Zone, the following shall apply:

- a) minimum *rear yard* – 7 metres.

14.542 Notwithstanding the uses *permitted* in the R1-B Zone, the maximum number of *dwelling units* shall be forty (40). The road is deemed to be an improved road and not subject to Section 3.3228 – Planned Road Allowance Width for purposes of a Plan of Condominium.

14.543 In addition to the *uses permitted* in the R4 Zone, *single detached dwelling* and *semi-detached dwelling* shall also be *permitted*.

In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) total number of multi-unit *dwelling*s may not exceed 40 percent of the total number of *dwelling units* within each development phase;
- b) *lot frontage* – 0 metres for *lots* within a condominium providing that the condominium has a minimum of 12 metres of frontage on an *improved street* or registered and constructed condominium road;
- c) minimum *building setback* – 7.5 metres except where the side wall of a *building* abuts another Zone in which case the minimum *yard* shall be 3 metres;
- d) maximum *lot coverage* – 40 percent;
- e) minimum separation distance between *buildings* on the same *lot*: 3 metres between the end walls of *dwelling*, 15 metres between the front or rear walls of *dwelling*s, and in all other cases the minimum separation distance between walls shall be 9 metres.

14.544 Notwithstanding the *uses permitted* in the OS Zone, a *golf course* is the sole *permitted use*.

14.545 In addition to the corresponding provisions in the R5 Zone, the following shall apply:

- a) maximum number of units – 135 per *lot*;
- b) maximum height – six (6) *storeys*. [32-Z-2018]

14.546 Notwithstanding the *uses permitted* in the CSC Zone, a *retail store* and a *supermarket* shall not be *permitted*. The Commercial Zone excludes *retail stores* and *supermarkets* to provide that such uses are justified by a retail market assessment prior to their establishment through a subsequent Zoning By-Law Amendment. [8-Z-2022]

14.547 In addition to the corresponding provisions in the R1-A Zone, the following shall apply:

- a) minimum *lot frontage* – 30 metres;
- b) minimum *rear yard* – 60 metres from *top of bank*;
- c) connection to a public sanitary sewer is not *required*.

14.548 In addition to the corresponding provisions in the R1-A Zone, no part of any *building* shall be located further than 45 metres from the north property line.

14.549 In addition to the *uses permitted* in the R1-A Zone, a *restaurant* and a *spa* in connection with the *restaurant* shall be *permitted*. No part of any *building* shall be located further than 45 metres from the north property line.

14.550 In addition to the corresponding provisions in the R1-A Zone, the setback from the *top of bank* shall be 50 metres.

14.551 In lieu of the uses *permitted* in the A Zone, a *single detached dwelling* and a *home occupation* shall be *permitted*. The minimum lot area shall be 0.9 hectares.

14.552 In lieu of the uses *permitted* in the A Zone, a *single detached dwelling* and a *home occupation* shall be *permitted*. The setback to the *top of bank* is 4 metres for the east slope and 10 metres for the south slope.

14.553 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) minimum *interior side yard* (right) – 6 metres;
- b) maximum *building height* – 14 metres;
- c) no *deck* or *unenclosed porch* shall be nearer than 3 metres from an *interior side lot line*.

14.554 In the R4 Zone, the maximum number of *group townhouse dwelling units* shall be fourteen (14).

14.555 In the R4 Zone, the maximum number of *group townhouse dwelling units* shall be thirty (30).

14.556 In lieu of the corresponding provisions in the R5 Zone, the following shall apply:

- a) minimum *interior side yard* – 7.5 metres;
- b) minimum *rear yard* – 4.5 metres;
- c) maximum number of *dwelling units* – thirty (30);
- d) maximum *usable floor area ratio* shall not apply.

14.557 In addition to the uses *permitted* in the R1-A Zone, an *Accessory Residential Dwelling Unit* shall also be *permitted*. The minimum *rear yard* shall be 5 metres and a swimming pool is *permitted* in the *front yard*. [7-Z-2020]

14.558 In lieu of the corresponding provisions in the IN Zone, the following shall apply:

- a) minimum *front yard* – 1 metre;
- b) minimum *interior side yard* – 0.9 metres;
- c) minimum *rear yard* – 6 metres.

14.559 In lieu of the corresponding provisions in the R5 Zone, the following shall apply:

- a) minimum *front yard* – 7.62 metres;
- b) minimum *exterior side yard* – 8.5 metres;
- c) minimum *interior side yard* – 2.65 metres;
- d) minimum *rear yard* – 8.55 metres;
- e) parking is *permitted* in the *front* and *exterior side yards*.

14.560 In addition to the uses *permitted* in the R1-B Zone, two (2) *tourist cabins* shall be *permitted* on Part 1 on Schedule 14.560.1

In lieu of the corresponding provisions in the R1-B Zone, the following shall apply:

- a) Minimum *lot area*:
 - i. Part 2 on Schedule 14.560.1, *interior lot* – 365 square metres;
 - ii. Part 3 on Schedule 14.560.1, *corner lot* – 410 square metres.

[63-Z-2016]

14.561 In lieu of the corresponding provisions in the R1-A Zone, the following shall apply:

- a) frontage on an *improved street* – not required;
- b) minimum *front yard* – 0 metres.

14.562 In lieu of the uses *permitted* in the CBD Zone and subject to Subsection 14.568, fifty seven (57) *vacation homes* and an accessory property management office shall be *permitted*.

14.563 In lieu of the uses *permitted* in the CBD Zone and subject to Subsection 14.568, two (2) *vacation homes* and *boarding or lodging house* shall be *permitted*.

14.564 In lieu of the uses *permitted* in the CBD Zone, Subsection 14.568 shall apply. Further, notwithstanding the definition of *tourist cabin* as set out in Section 2.0, the *existing tourist cabins* may also be occupied on a year round full time occupancy basis. The *existing tourist cabins* consist of five (5) *single detached dwellings* of 55 square metre *usable floor area*, six (6) *single detached dwellings* of 46 square metre *usable floor area*, one (1) *single detached dwelling* of 32.5 square metre *usable floor area* and a *semi-detached dwelling* with two (2) *dwellings units* of 46 square metre *usable floor area*.

14.565 In the CBD Zone, the minimum number of *parking spaces* for a *retail store* or merchandise shop shall be ten (10).

14.566 In lieu of the corresponding provisions in the CBD Zone, the following shall apply:

- a) minimum *lot area* for an *existing building* – 559 square metres;
- b) minimum *exterior side yard* for an *existing building* – 2 metres;
- c) minimum *rear yard* for an *existing building* – 1.2 metres.

14.567 In lieu of the corresponding provisions in the CBD Zone, the following shall apply:

- a) minimum *front yard* for a gasoline island and support columns – 3 metres;
- b) three (3) *parking spaces* within the Main Street and Harbour Street *sight triangle* shall be *permitted*.

14.568 In lieu of the uses *permitted* in the CBD Zone, the following shall be *permitted*:

- a) amusement *arcades* and rides
- b) antique store

- c) *bar or night club*
- d) *boat rentals*
- e) *boutique*
- f) *convenience store*
- g) *dock, pier or wharf*
- h) *dwelling units in a non-residential building provided no dwelling units are located on the ground floor – maximum two (2)*
- i) *existing single detached dwelling*
- j) *existing vacation home*
- k) *hotel*
- l) *parking lot*
- m) *place of entertainment*
- n) *place of sports and recreation*
- o) *retail fish sales*
- p) *restaurant*
- q) *restaurant, fast food*
- r) *restaurant, take-out*
- s) *tourist cabins.*

In lieu of the corresponding provisions in the CBD Zone, the following shall apply:

- a) *maximum building height – 11 metres;*
- b) *maximum usable floor area for a:*
 - i. *convenience store – 200 square metres;*
 - ii. *boutique – 100 square metres.*

14.569 In addition to the uses *permitted* in the R5 Zone, an *apartment dwelling* containing a maximum of thirty two (32) *dwelling units* shall also be *permitted*. The maximum *building height* shall be four (4) *storeys*. Subsections 4.2.2 and 4.2.3 d) do not apply.

14.570 In addition to the uses *permitted* in the CM Zone, a *restaurant, fast food*, shall also be *permitted*.

In lieu of the corresponding provision in the CM Zone, the following shall apply:

- a) *minimum exterior side yard – 3.92 metres.*

14.571 In addition to the uses *permitted* in the CM Zone, a *retail store* shall also be *permitted*.

14.572 In addition to the uses *permitted* in the CM Zone, one (1) *dwelling unit* on the second floor of any *permitted building* shall also be *permitted*. The *maximum usable floor area* for a *dwelling unit* shall be no greater than the *dwelling unit*, existing on the date of the passing of the amending By-Law (November 10, 2000).

14.573 In addition to the corresponding provisions of the R4 Zone, the following shall apply:

- a) Subsection 3.21 shall apply;
- b) maximum number of *dwelling units* – forty (40);
- c) southerly *lot lines* abutting River Drive shall be deemed to be the *front lot line*;
- d) minimum *rear yard* - 3 metres;
- e) these *dwelling units* shall be considered *group townhouses* which may be divided above or below grade either vertically or horizontally;
- f) notwithstanding Subsection 5.4.4, a *townhouse dwelling* can also contain a maximum of sixteen (16) *dwelling units* in each *building* with the units constructed back-to-back and may include portions of the respective *dwelling units* constructed over part of the other *dwelling units*;
- g) notwithstanding the definition contained in Section 2.0, the side of any *building* facing and abutting Grand Street shall be deemed to be the front of the *building*.

14.574 In lieu of the corresponding provisions in the CM Zone, the following shall apply:

- a) minimum *interior side yard* – 5.2 metres (south) and 1.2 metres (north);
- b) maximum *usable floor area* – 125.4 square metres;
- c) an *accessory building* shall not be *permitted* within the south *interior side yard*.

14.575 In lieu of the corresponding provisions in the R1-A Zone, the following shall apply:

- a) minimum *exterior side yard* – 0.35 metres;
- b) minimum *interior side yard* – 1.5 metres.

14.576 In lieu of the corresponding provision in the R1-A Zone, the following shall apply:

- a) minimum *rear yard* – 3.6 metres.

14.577 In lieu of the corresponding provision in the R1-A Zone, the following shall apply:

- b) minimum *rear yard* – 6 metres.

14.578 In addition to the uses *permitted* in the CS Zone, a furniture store shall also be *permitted*.

14.579 In lieu of the corresponding provisions in the R5 Zone, the following shall apply:

- a) minimum *rear yard setback* – 3 metres;
- b) maximum *building height* – three (3) *storeys*;
- c) maximum number of *dwelling units* – twenty eight (28);
- d) Subsection 4.2.3 (d) does not apply.

14.580 In lieu of the corresponding provisions in the R1-B *Zone*, the following shall apply:

- a) minimum *lot area* – 405 square metres;
- b) minimum *front yard* – 4.6 metre;
- c) minimum *exterior side yard* – 1 metre;
- d) minimum *interior side yard* – 1 metre;
- e) minimum *rear yard* – 3 metres.

14.581 In lieu of the uses *permitted* in the R4 *Zone*, a maximum of twenty nine (29) *dwelling units* shall be *permitted*.

In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

- a) minimum *front yard* – 3 metres;
- b) minimum *rear yard* – 3 metres.

14.582 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

- a) minimum *lot frontage* for an end *townhouse dwelling unit* – 8.2 metres;
- b) minimum *front yard* with an attached *private garage*:
 - i. to the main wall of a *dwelling* – 4.5 metre;
 - ii. to the front of a *private garage*.

14.583 In lieu of the uses *permitted* in the R4 *Zone*, thirty two (32) *dwelling units* shall be *permitted*.

In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

- a) no part of any *dwelling unit* shall be *permitted* within the area identified as Part 1 on Schedule 14.583.1;
- b) *lot* shall be defined as the entirety of the subject lands as shown on Schedule 14.583.1;
- c) *single detached dwellings* may be *permitted* on the same *lot* in accordance with the *Zone* provisions of *group townhouses*.

14.584 In lieu of the corresponding provisions in the R1-A *Zone*, the following shall apply:

- a) minimum *interior side yard (right)* – 7.5 metres;
- b) minimum *rear yard* – 3 metres;

- c) minimum *setback* from *top of bank* – 10 metres.

14.585 In lieu of the corresponding provisions in the R2 *Zone*, the following shall apply:

- a) minimum *rear yard* – 5 metres;
- b) maximum number of *parking spaces permitted* in the *exterior side yard* – three (3).

14.586 In lieu of the corresponding provisions in the RR *Zone*, the following shall apply:

- a) minimum *lot frontage* – 0 metres;
- b) frontage on an *improved street* – not required;
- c) minimum *rear yard* – 50 metres from the *top of bank*.

14.587 In lieu of the corresponding provisions in the A *Zone*, the following shall apply:

- a) minimum *lot area*:
 - i. *interior lot* – 1,497.33 square metres;
- b) minimum *interior side yard (left)*:
 - i. *existing detached garage* – 1.79 metres

In lieu of the uses *permitted* in the A *Zone*, only the following uses shall be *permitted*:

- c) An *existing accessory building* without a *single detached dwelling* on the same lot.
[35-Z-2016]

14.588 In lieu of the uses *permitted* in the RR *Zone*, a *vacation home* and *home occupation* shall be *permitted*.

In lieu of the corresponding provision in the RR *Zone*, the following shall apply:

- a) minimum *rear yard* – 50 metres.

14.589 In addition to the uses *permitted* in the RR *Zone*, the following shall be *permitted*:

- a) *convenience store*
- b) *dwelling, single detached*
- c) *restaurant*
- d) *restaurant, take-out*
- e) *tourist cabins*.

In lieu of the corresponding provisions in the RR *Zone*, the following shall apply:

- a) maximum *usable floor area* for a *convenience store* – 100 square metres;
- b) maximum number of seats for a *restaurant* – twenty (20).

14.590 In addition to the uses *permitted* in the RR Zone, a single detached dwell shall also be *permitted*.

In lieu of the corresponding provision in the RR Zone, the following shall apply:

- a) the *setback* from the *top of bank* shall be 30 metres from the top of the upper most shoreline protection wall.

14.591 In addition to the uses *permitted* in the RR Zone, five (5) rental *vacation homes* shall also be *permitted*.

14.592 In lieu of the uses *permitted* in the CS Zone, an *automobile service and repair station* and automobile sales shall be *permitted*. The requirement to connect to public water and public sanitary services shall not apply.

14.593 In lieu of the corresponding provision in the MX Zone, frontage on a *street* shall not be *required*.

14.594 The requirement to connect to public water and public sanitary sewer services shall not apply. No *building* shall be *permitted* within 85 metres of the east *lot line*.

14.595 In addition to the uses *permitted* in the A Zone, a ginseng drying facility including cold storage and a *bunk house* for seasonal workers employed by a ginseng drying facility shall also be *permitted*.

In lieu of the corresponding uses in the A Zone, the following shall apply:

- a) minimum *rear yard* – 30 metres.

14.596 In addition to the uses *permitted* in the A Zone, a second *single detached dwelling* shall also be *permitted*. [28-Z-2015]

14.597 In addition to the uses *permitted* in the R1-B Zone, a four (4) *vehicle garage* to accommodate construction *vehicles* shall also be *permitted*. *Outdoor storage* of construction *vehicles* shall be prohibited.

A garage used to accommodate construction *vehicles* shall meet the following provisions:

- a) located within the *rear yard* only;
- b) minimum *setback* from *side lot line* and *rear lot line* – 1.2 metres;
- c) maximum *building height* – 4.6 metres;
- d) maximum *lot coverage* – 16 percent.

14.598 In addition to the uses *permitted* in the R1-B Zone, a *business administration office* not exceeding 279 square metres and two (2) *apartment dwelling units* shall also be *permitted*.

In lieu of the corresponding provisions in the R1-B Zone, the following shall apply:

- a) minimum *interior side yard* – 8.96 metres;
- b) minimum *rear yard* – 10.6 metres;
- c) notwithstanding Section 4.0, *required parking* may be located within 0.61 metres of the westerly property line.

14.599 In addition to the uses *permitted* in the ML Zone, a *business administration office* shall also be *permitted*.

In lieu of the corresponding provisions in the ML Zone, the following shall apply:

- a) minimum *interior side yard* (right) – 1.6 metres;
- b) minimum *rear yard* – 0 metres.

14.600 In lieu of the corresponding provisions in the R2 Zone, the following shall apply:

- a) minimum *corner lot area* – 369 square metres;
- b) minimum *front yard* – 2.74 metres.

14.601 In lieu of the corresponding provisions in the CS Zone, the following shall apply:

- a) minimum *interior side yard* – 0 metres;
- b) minimum *rear yard* – 1.6 metres.

14.602 In addition to the uses *permitted* in the MG Zone, the following shall also be *permitted*:

- a) *arcade*
- b) *bowling alley*
- c) *fitness facility*
- d) *indoor golf*
- e) *pool hall*
- f) *accessory day care*
- g) *accessory restaurant* with a maximum *gross floor area* of 152 square metres.

14.603 In addition to the uses *permitted* in the MG Zone, a meeting hall and banquet hall shall also be *permitted*.

14.604 In lieu of the corresponding provisions in the Urban Residential Type 4 Zone (R4), the following shall apply:

- a) minimum *lot frontage*:
 - i. *corner lot* – 28.80 metres;
- b) minimum *rear yard* – 3.00 metres;
- c) minimum *exterior side yard* – 3.00 metres;
- d) number of *parking spaces*:
 - i. total *parking spaces* – 29;
 - ii. residential *parking spaces* - 24;
 - iii. visitor *parking spaces* - 5;

- iv. barrier-free *parking spaces* - 2;
- e) maximum units in a *townhouse dwelling*: 18;
- f) minimum landscape area: 27.8% at *front yard*. [4-Z-2023].

In lieu of Section 4.2.4 Parking Requirements, the following shall apply:

- a) For commercial or industrial properties, no *parking lot* shall be located closer than 1.0 metres from any *interior lot line* abutting a residential *Zone*. [25-Z-2020]

14.605 In the MG *Zone*, general material manufacturing, transportation uses, fuel storage depot and *vehicle* related uses shall not be *permitted*. The minimum *interior side yard setback* shall be 1.76 metres from the *existing industrial building*.

14.606 Number not used.

14.607 In lieu of the corresponding provision in the R2 *Zone*, the following shall apply:

- a) minimum *rear yard* – 3.84 metres.

14.608 In the MG *Zone*, general material manufacturing, transportation uses, fuel storage depot and *vehicle* related uses shall not be *permitted*.

In lieu of the corresponding provisions in the MG *Zone*, the following shall apply:

- a) minimum *interior side yard* – 2.8 metres;
- b) minimum *rear yard* – 8.5 metres.

14.609 That in lieu of the corresponding requirements of the RR *Zone*, the following shall apply;

- a) minimum *lot frontage* – 0 metres. [OMB decision April 8, 2015 re 19-Z-2015]

14.610 In lieu of the uses *permitted* in the CSC *Zone*, a *supermarket* shall be *permitted*.

For the purpose of this Subsection a *supermarket* shall be defined as one (1) *building* in which a balanced line of food store type merchandise such as canned, bottled, packaged and frozen foods, fresh meat and poultry, fish, fresh fruits and vegetables, prepared food products, bakery products, dairy products, candy and confectionery and other food products are sold.

Non-food retail items such as but not limited to newspapers, magazines, paper products, tobacco products, health and beauty aids, housewares, flowers and plant and other non-food articles may also be sold. Services may also be offered for sale provided they are subordinate to the main use. A community kitchen and public eating area for consumables produced on-site and an accessory *clinic or doctor's office* and a fitness centre within the *supermarket* are also *permitted*.

Maximum total floor area – 12,449 square metres.

Maximum floor area for food store type merchandise (FSTM) – 6,503 square metres.

Maximum floor area for *department store* type merchandise (DSTM) – 3,523 square metres (a total of the *existing* floor area devoted to DSTM of 1,014 square metres plus an additional 2,509 square metres). This may be increased to a total maximum floor area

for *department store* type merchandise (DSTM to 4,034 square metres after January 1, 2011 or until such time as Council has received an acceptable market study demonstrating market support and providing justification to allow the increase in floor area for additional DSTM.

14.611 In lieu of the uses *permitted* in the CSC Zone, a *department store* shall be *permitted*. In

lieu of the corresponding provisions in the CSC Zone, the following shall apply:

- a) maximum usable area for a *department store* - 7,500 square metres;
- b) outdoor sales and display area shall not form part of usable area;
- c) minimum *lot area* - 3.6 hectares;
- d) minimum *interior side yard* east side - 0 metres;
- e) maximum *lot coverage* - 21 percent;
- f) maximum *lot area* devoted to accessory outdoor sales and display area - 2.5 percent. [94-Z-2025]

14.612 In addition to the uses *permitted* in the CSC Zone, a home and automobile supply store shall also be *permitted*. A *lumber yard and building supply establishment, place of entertainment, retail store and supermarket* shall not be *permitted*.

Maximum total floor area for a home and automobile supply store – 9,941 square metres.

Outdoor sales and display area shall not form part of the total floor area.

Subsection 1.4.3 shall not apply.

The holding (H) symbol shall be removed when Council is satisfied that the following requirements have been met:

- a) a detailed engineering design, including a storm water management plan and report and an erosion and sediment control plan have been prepared to the satisfaction of the *County*, the Long Point Region Conservation Authority, the Ministry of the Environment, the Ministry of Natural Resources and the Ministry of Transportation;
- b) the Long Point Region Conservation Authority and/or the Department of Fisheries and Oceans has provided a clearance letter confirming that the applicant has or will satisfy all requirements pursuant to the *Federal Fisheries Act*;
- c) the Long Point Region Conservation Authority confirms that the applicant has obtained its permit regarding the Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses;
- d) that the land necessary to extend Ireland Road has been conveyed free and clear of all encumbrances to the *County* or alternatively that it will be conveyed if *development* proceeds on the remaining lands to phase 2;
- e) appropriate easements for access and servicing purposes be provided to the property owner to the west if *required* by the *County*;
- f) an urban design brief has been prepared to the satisfaction of the *County*, addressing the matters set out in Section 7.4 of the Norfolk *County* Official Plan. In particular, the urban design brief shall provide options for landscaping and built form which are consistent or complimentary to the urban design brief prepared in regard to the commercial *development* proposed for lands to the south. In addition, the urban design brief shall provide detail on the proposed gateway feature which shall be complimentary to the feature proposed on the south side of the Queensway East;
- g) execution of a development agreement addressing site *development* and servicing;
- h) the implementation of all necessary road improvements.

14.613 In lieu of the uses *permitted* in the CSC Zone, a *lumber yard and building supply establishment* shall be *permitted*.

Maximum total floor area for a *lumber yard and building supply establishment* is 7,943 square metres.

Outdoor sales and display area shall not form part of the total floor area.

Subsection 1.4.3 shall not apply.

Subsection 3.1~~34~~ shall not apply to *development* on the subject lands.

The holding (H) symbol shall be removed when Council is satisfied that the following requirements have been met:

- a) a detailed engineering design, including a storm water management plan and report and an erosion and sediment control plan have been prepared to the satisfaction of the *County*, the Long Point Region Conservation Authority, the Ministry of the Environment, the Ministry of Natural Resources and the Ministry of Transportation;
- b) the Long Point Region Conservation Authority and/or the Department of Fisheries and Oceans has provided a clearance letter confirming that the applicant has or will satisfy all requirements pursuant to the *Federal Fisheries Act*;
- c) the Long Point Region Conservation Authority confirms that the applicant has obtained its permit regarding the Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses;
- d) appropriate easements for access and servicing purposes be provided to the property owner to the west if *required* by the *County*;
- e) an urban design brief has been prepared to the satisfaction of the *County*, addressing the matters set out in Section 7.4 of the Norfolk *County* Official Plan. In particular, the urban design brief shall provide options for landscaping and built form which are consistent or complimentary to the urban design brief prepared in regard to the commercial *development* proposed for lands to the south. In addition, the proposed gateway feature shall be complementary to the feature proposed on the south side of the Queensway East;
- f) execution of a development agreement addressing site *development* and servicing;
- g) the implementation of all necessary road improvements;
- h) that the holding (H) provision of this By-Law shall be removed upon a site plan agreement being entered into with the municipality and registered on title in accordance with the standard site plan policies of the *County*.

14.614 In lieu of the uses *permitted* in the IR Zone, a *place of worship* shall be *permitted*.

14.615 In lieu of the corresponding provisions in Section 3.2, Accessory Uses to Residential Uses, the following shall apply:

- a) No *building* or *structure* which is accessory to any *permitted* residential use shall exceed a *building height* of 6.89 metres; and

b) No *building* or *structure* which is accessory to any *permitted* residential use shall occupy more than 10 percent of the *lot area*, for all *accessory buildings* together, to a maximum of 334.5 square metres *usable floor area*. Swimming pools shall not constitute a *structure* for the purposes of this provision. [1-Z-2017]

14.616 In lieu of the corresponding provisions in the A *Zone*, the following shall apply:

- a) minimum *lot area* – 900 square metres;
- b) minimum *lot frontage* – 14 metres.

14.617 Number not used. [24-Z-2022]

14.618 In lieu of the corresponding provision in the IC *Zone*, frontage on an open and assumed public road is not *required*.

14.619 In addition to the uses *permitted* in the CS *Zone*, office, all types, within the *existing buildings* shall also be *permitted*.

14.620 In addition to the uses *permitted* in the CS *Zone*, retail sales and service of water softeners and retail sales of bottled water and related items shall also be *permitted*.

14.621 In addition to the uses *permitted* in the MG *Zone*, a bingo hall, *place of assembly*, *special event sales* including an *auction centre*, a *lumber yard* and *building supply establishment* and resale of used household goods shall also be *permitted*. [16-Z-2017]

14.622 In addition to the uses *permitted* in the MG *Zone*, a *business administration office* shall also be *permitted*.

14.623 In addition to the *uses permitted* in the MG Zone and Section 3.2, *Accessory Uses* to

Residential Uses, the following shall apply:

- a) Two (2) *existing single detached dwellings* shall be *permitted*;
- b) No *building or structure* which is accessory to any *permitted* residential use shall occupy more than 11.27 percent of the *lot area*, for all *accessory buildings* together, to a maximum of 647.35 square metres *usable floor area*. Swimming pools shall not constitute a *structure* for the purposes of this provision;
- c) No *building or structure* which is accessory to any *permitted* residential use shall exceed a *building height* of 9.5 metres. [36-Z-2018]

14.624 In addition to the *uses permitted* in the MG Zone, an animal shelter, including a small office, area for storage of food and supplies, indoor kennels, outdoor runs and associated fundraising activities shall also be *permitted*.

14.625 In addition to the *uses permitted* in the CS Zone, a woodworking operation including the assembly of crafts and furniture, spray booth, counselling and life skills training shall also be *permitted*.

14.626 In addition to the *uses permitted* in the CS Zone, a retail floor covering sales outlet and *industrial garage* shall also be *permitted*.

14.627 In addition to the *uses permitted* in the CS Zone, office, all types, within the *existing buildings* shall also be *permitted*.

14.628 In addition to the *uses permitted* in the MG Zone, an emergency helicopter landing pad shall also be *permitted*.

14.629 In addition to the *uses permitted* in the R6 Zone, *group townhouses* shall also be *permitted*.

In lieu of the corresponding provisions in the R6 Zone, the following shall apply:

- a) maximum *building height* for the *apartment dwellings* – six (6) *storeys*;
- b) maximum number of *apartment dwelling units* – sixty four (64);
- c) *parking spaces* are *permitted* between an *apartment dwelling* and the *street line* provided no part of any *parking space* is located within 6 metres of the *street line*;
- d) *group townhouses* shall comply to the Zone provisions in the R4 Zone.

14.630 In addition to the *uses permitted* in the CS Zone, a home and agricultural supply establishment shall also be *permitted*. One (1) *parking space* for every 80 square metres of *gross floor area* shall be *required*. [63-Z-2025]

14.631 In lieu of the corresponding provision in the MG Zone, the following shall apply:

- a) minimum *rear yard* – 4.2 metres.

14.632 In addition to the *uses permitted* in the OS Zone, a *public utility yard* and emergency services training shall also be *permitted*. The minimum *lot frontage* shall not apply.

14.633 In addition to the uses *permitted* in the CS Zone, a ceramic shop and studio shall also be *permitted*.

14.634 In addition to the uses *permitted* in the CS Zone, a firearms service and repair shop to a maximum *usable floor area* of 487 square metres and accessory retail sales to include firearms, archery and accessory items, issuance of licenses and provision of related government services associated with a *permitted* use shall also be *permitted*. An external archery service and set up area shall be prohibited.

14.635 In addition to the uses *permitted* in the CS Zone, offices relating to *permitted* uses on the adjacent properties to the east and west shall also be *permitted*.

14.636 In addition to the uses *permitted* in the R4 Zone, an *apartment dwelling* with a maximum of forty (40) *dwelling units* shall also be *permitted*. The *yard, floor area ratio, height and usable floor area* provisions in the R6 Zone shall apply to the *apartment dwelling*:

- a) maximum number of *group townhouse dwelling units* – thirty (30);
- b) maximum number of *stacked townhouse dwelling units* – six (6);
- c) minimum number of *parking spaces* – eighteen (18).

Subsection 5.4.4 shall not apply to the *building* that includes the six (6) *stacked townhouse dwelling units* and the six (6) *group townhouse dwelling units*.

Minimum *usable floor area* for *stacked townhouse dwelling units* – 56 square metres.

14.637 In lieu of the corresponding provision in the IC Zone, the minimum *interior side yard* adjacent to the *rear lot line* of an abutting *lot* identified as Special Policy 14.638 – 1.6 metres.

14.638 In lieu of the corresponding provision in the IC Zone, the following shall apply:

- a) minimum *rear yard* – 1.6 metres.

14.639 In lieu of the corresponding provisions in the R1-B Zone, the following shall apply:

- a) minimum *front yard* – 4 metres;
- b) connection to a public water supply and public sanitary sewer system shall not be *required*.

14.640 In the R6 Zone, *parking spaces* are allowed between an *apartment dwelling* and the *street line*.

14.641 In addition to the uses *permitted* in the CS Zone, office, all types, within the *existing buildings* shall also be *permitted*.

14.642 In lieu of the corresponding provisions in the CS Zone, the following shall apply:

- a) minimum *lot frontage* – 13 metres;
- b) minimum *front yard* 4.5 metres;
- c) minimum *rear yard* – 3 metres from Main Street.

14.643 In addition to the uses *permitted* in the CS Zone, office, all types, within the existing buildings shall also be *permitted*.

14.644 in the CN Zone, the following uses shall also be *permitted*:

- a) art gallery
- b) arts, crafts and photographic studio and accessory retail
- c) "brew your own" beer/wine making
- d) commercial moving business
- e) fitness centre
- f) florist shop
- g) furniture sales accessory to the commercial moving and warehousing business
- h) health care services
- i) *merchandise service shop*
- j) *offices accessory to a permitted use*
- k) warehouse (excluding storage of food items, chemicals and hazardous materials).

The following uses shall not be *permitted*:

- a) *clinic or doctors' offices*
- b) *convenience store*
- c) *day care nursery*
- d) fruit and vegetable outlet
- e) *laundromat*
- f) *long-term care facility*
- g) *place of worship*
- h) *restaurant, takeout*
- i) *video store.*

Health care services are defined to exclude the services of a general practitioner (medical doctor) but shall include such services as physiotherapy, massage therapy, chiropractic and other similar health related services and it shall be limited to a maximum *usable floor area* of 141 square metres.

Other than the warehouse use, the total *usable floor area* for all other *non-residential* uses shall be limited to a maximum of 218 square metres.

The accessory sale of used furniture is limited to a maximum *usable floor area* of 141 square metres.

Outdoor storage is prohibited.

Required yards for the *non-residential* uses shall be deemed to be those *existing* at the date of passing of the amending By-Law (December 14, 2004).

The number of *parking spaces required* shall not apply with the exception of *single detached, semi-detached and duplex dwellings* in which case all requirements set out in Subsection 4.109 shall apply.

A minimum of eight (8) *parking spaces* shall be provided on the lands identified as Subsection 14.645.

14.645 In lieu of the uses *permitted* in the R2 Zone, a *parking lot* shall be *permitted*. A minimum of eight (8) *parking spaces* shall be provided solely for the uses located the lands identified as Subsection 14.644. The requirements for *parking aisle* and location of a *parking lot* shall not apply.

14.646 In lieu of the uses *permitted* in the CS Zone, *existing* uses and all uses *permitted* in the CS Zone, shall be *permitted* provided they are located in non-mixed use *buildings*. A business office equipment and supply sales outlet with a maximum gross leasable area of 1,860 square metres and a *convenience store* of 1,590 square metres shall be *permitted*, without a residential component.

One (1) bulk food store may be *permitted* on either the lands delineated by this Special Provision or on lands delineated by Special Provision 14.819.

The lands identified as having reference to this Special Provision are deemed to be one (1) *lot*.

The frontage on Norfolk Street North shall be deemed to be the *front lot line*.

The minimum *sight triangle* for the Riverside Road, Queensway West and Norfolk Street North (northwest corner of Highway 3 and Highway 24) intersection shall be measured back at a distance of 7.5 metres.

CS Zone uses only, located in non-mixed use *buildings* shall conform to the corresponding provisions in the CS Zone.

The bulk food store shall conform to the corresponding provisions in the CS Zone with the exception that a 0.5 metre minimum *interior side yard setback* is *permitted* for the *building* as shown in the detail on Schedule 14.646.1.

Maximum gross leasable area for a bulk food store: 522.8 square metres.

In lieu of the corresponding provisions in the Service Commercial (CS) Zone, the following shall apply:

a) minimum *rear yard* - 5 metres [25-Z-2021]

14.647 In addition to the uses *permitted* in the CS Zone, a seafood enhancement facility and *Cannabis Production and Processing* [25-Z-2018], subject to General Provisions 3.21, shall also be *permitted*.

In lieu of the corresponding provisions in the CS Zone, the following shall apply:

a) minimum *front yard setback* - 1.9 metres;

- b) minimum *interior side yard* (right) – 0 metres;
- c) minimum *rear yard setback* – 2.5 metres.

14.648 In the CS Zone, the property is deemed to be one (1) lot. The minimum *lot frontage* shall be 14 metres. Any existing buildings, parking space dimensions and aisle widths at the date of passing of the amending By-Law (August 30, 1999) shall be deemed to conform with this By-Law.

14.649 In addition to the uses *permitted* in the R2 Zone, professional offices and personal service offices shall also be *permitted*.

14.650 In the CS Zone, a minimum of two (2) barrier-free parking spaces shall be provided. Minimum *setback* for a gas bar kiosk shall be 3.0 metres to a property line and 2.5 metres to a *sight triangle*. In the HL Zone, a garbage enclosure shall be *permitted*.

14.651 In lieu of the corresponding provision in the CS Zone, the following shall apply:

- a) minimum *exterior side yard* – 9.4 metres from Gilbertson Drive.

14.652 In addition to the uses *permitted* in the CS Zone, offices, all types, shall also be *permitted* in existing buildings.

14.653 In lieu of the corresponding provisions 6.5.2 and in the R2 Zone, the following shall apply:

- a) minimum lot area:
 - i. interior lot - 187 square metres per unit;
 - ii. corner lot - 194 square metres per unit (388 sq. m. total);
- b) minimum lot frontage:
 - i. interior lot - 5.03 metres per unit (10.06 m total);
 - ii. corner lot - 10.36 metres;
- c) minimum interior side yard:
 - i. detached private garage or parking space accessed via a rear lane - 0.76 metres;
 - ii. attached private garage - 0.76 metres; [14-Z-2020] [16-Z-2021]

14.654 In lieu of the uses *permitted* in the CR Zone, only the following uses shall be *permitted*:

- a) Commercial greenhouse
- b) Tree and plant nursery, open storage accessory thereto
- c) Fruit and vegetable outlet. [62-Z-2016]

14.655 In lieu of the corresponding provisions in the R2 Zone, the requirement for connection public sanitary services shall not apply and lot frontage on a street shall not be required.

14.656 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) minimum *rear yard* – 5.5 metres;
- b) minimum number of *parking spaces* – twelve (12).

14.657 The minimum number of *parking spaces* for a *tri-plex* shall be four (4). Two (2) of the *required parking spaces* shall have direct access to the *street*.

14.658 In lieu of the corresponding provisions in the R3 Zone, the following shall apply:

- a) minimum *lot frontage* – 13.16 metres;
- b) minimum *usable floor area* – 50 square metres per *dwelling unit*;
- c) the accessory garage may be located 0.3 metres from the *interior side lot line*;
- d) total parallel *parking space* and aisle width requirements – 5.8 metres for the parking area and aisle width between the *lot line* or fence and the *existing dwelling*.

14.659 In lieu of the corresponding provisions in the R3 Zone, the following shall apply:

- a) minimum *lot frontage* – 17 metres;
- b) maximum *lot coverage* – 35 percent;
- c) minimum *parking spaces* – 1.5 spaces per *dwelling unit*.

14.660 In lieu of the corresponding provision in the CRB Zone, a maximum of three (3) *dwelling units* shall be *permitted*.

14.661 In lieu of the corresponding provisions in the CRB Zone, the following shall apply:

- a) minimum *parking spaces* for offices and/or clinic – in accordance with Subsection 4.109 or twenty three (23) *parking spaces* whichever is less;
- b) minimum *parking aisle width* – 6 metres for 90 degree parking.

14.662 In the CRB Zone, a *convenience store*, community centre, *dry cleaning distribution station*, financial institution, funeral home, fire hall, library, police station, *place of assembly* and *place of sports and recreation* shall not be *permitted*.

14.663 In lieu of the corresponding provisions in the R5 Zone, the following shall apply:

- a) minimum *rear yard* – 8 metres;
- b) minimum *interior side yard* – 3 metres;
- c) maximum number of *dwelling units* – six (6).

14.664 In lieu of the corresponding provisions in the R6 Zone, the following shall apply:

- a) minimum *front yard* – 1.5 metres except that any portion of an *apartment dwelling* greater than six (6) *storeys* shall be *setback* a minimum of 12 metres;
- b) minimum *exterior side yard* – 1.5 metres;

- c) minimum *interior side yard* – 6.5 metres;
- d) maximum *building height* – eight (8) *storeys*;
- e) maximum number of *dwelling units* – seventy four (74);
- f) minimum *parking aisle* width – 6.6 metres for 90 degree parking;
- g) setback of parking from an *interior lot line* shall not apply.

Notwithstanding the provisions of Section 4.0, the provisions of Subsection 4.2.1 shall not apply.

14.665 In lieu of the corresponding provisions in the MG Zone, the following shall apply:

- a) minimum *setback* shall not apply to a bridge connecting two (2) *buildings*;
- b) minimum *front yard* (Union Street) – 4 metres;
- c) minimum *rear yard* – 0 metres where the *building* will connect to the *existing building* to the south allowing 110 square metres of *gross floor area* within 9 metres of the rear property line.

14.666 In lieu of the corresponding provision in the MG Zone, the following shall apply:

- a) minimum *rear yard* – 0 metres where the *building* will connect to the *existing building* to the north allowing 55 square metres of *gross floor area* within 4.6 metres of the rear property line.

14.667 In the IN Zone, the following shall apply:

- a) the subject lands shall be deemed to be a *lot*;
- b) the provisions in the Zone do not apply to a *place of worship*;
- c) the parking requirements shall not apply to a *place of worship*;
- d) obstruction of *sight triangles* shall not apply to a *place of worship*.

14.668 In addition to the uses *permitted* in the CBD Zone, a *tri-plex dwelling* which shall not be *required* to meet Subsection 6.1.4 shall also be *permitted*.

14.669 In addition to the uses *permitted* in the CBD Zone, a five (5) unit *dwelling* which shall not be *required* to meet Subsection 6.1.4 shall also be *permitted*.

14.670 In addition to the uses *permitted* in the HL Zone, *docks* and docking facilities and display *structures* shall also be *permitted*.

14.671 In lieu of the corresponding provision in the CS Zone, the following shall apply:

- a) minimum *rear yard* – 4 metres.

14.672 In addition to the uses in the A Zone, the following uses shall also be *permitted*:

- a) a peanut processing, handling, storage facility for locally grown peanuts;
- b) accessory retail sales with a maximum *usable floor area* of 49 square metres.

Notwithstanding Subsection 12.1.1 a *single detached dwelling* shall not be *permitted*.

14.673 In addition to the uses *permitted* in the CS Zone, office, all types and a *retail store* to a combined maximum floor area of 168 square metres shall also be *permitted*. For the purposes of this Subsection *retail store* shall be limited to the sale of bottled water and ufill water centre, sale and service of water treatment equipment including: water softeners, filtration systems, ultraviolet disinfecting systems, reverse osmosis drinking water systems, and water coolers, hot tubs, spas, saunas, replacement filters, chemicals and accessories are *permitted*.

14.674 Notwithstanding the uses *permitted* in the CSC Zone, a *supermarket* and all uses *permitted* in the CS Zone shall be *permitted* subject to the corresponding provisions in the CS Zone.

14.675 In addition to the uses *permitted* in the CSC Zone, a *department store* shall also be *permitted*.

In lieu of the corresponding provisions in the CSC Zone, the following shall apply:

- a) minimum *interior side yard* – 15 metres;
- b) minimum northern *exterior side yard* from Queensway East – 13.7 metres;
- c) minimum *front yard* from Donly Drive for an *automobile gas station* – 45 metres;
- d) minimum *exterior side yard* from Queensway East for an *automobile gas station* – 20 metres;
- e) maximum *lot coverage* for all *buildings* – 26 percent;
- f) maximum *lot coverage* for a *supermarket* component of the shopping centre – 7.3 percent;
- g) all properties denoted by this Subsection shall be deemed to be one (1) *lot*;
- h) maximum usable area for a *department store* – 4,645 square metres;
- i) maximum usable area for comparison goods shopping and a *department store* in total – 5,574 square metres;
- j) maximum number of comparison goods shopping stores – three (3) per *retail store* category;
- k) “comparison goods shopping” shall mean a *building* or part of a *building* used for *retail stores* providing a comparison shopping function and shall include the following *retail store* categories: women’s apparel, men’s apparel, shoes, jewellery, beauty products, books and cd’s, recreational products including games, software and sporting goods, gifts and crafts, and 50 percent of the *usable area* of general merchandise stores such as Sears Catalogue Store. For greater clarity, this definition does not include a *department store*, an automotive/home improvement store or an agricultural related hardware store which may include sales of work apparel and other accessory products.

14.676 In addition to the uses *permitted* in the A Zone, a storage building for the specific purposes of storage of agricultural products, *farm* equipment and personal residential storage shall also be *permitted*.

- a) maximum *usable floor area* of a storage *building* – 223 square metres;
- b) minimum *rear yard* – 1.5 metres;
- c) minimum *interior side yard* left – 1.5 metres;
- d) maximum *building height* – 11 metres. [54-Z-2014]

14.677 In addition to the uses *permitted* in the CSC Zone, the following uses shall also be *permitted*:

- a) *retail stores*
- b) *a department store* with a maximum floor area of 10,350 square metres. Food store type merchandise is *permitted* within the *department store*. Maximum total floor area for food store type merchandise within the *department store* shall be 1,858 square metres. Outdoor sales and display area shall not form part of the total floor area.

Excluded uses on the lands delineated by this Subsection include:

- a) an individual store which is primarily devoted to the sale of jewellery
- b) an individual store which is primarily devoted to the sale of electronics
- c) *office, personal service.*

In lieu of the corresponding provisions in the CSC Zone, the following shall apply:

- a) minimum *front yard* from Ireland Road – 6 metre;
- b) minimum parking requirements – one (1) *parking space* for every 21 square metres of *usable floor area*. [50-Z-2014 and OMB order April 10, 2015]

14.678 In lieu of the corresponding provision in the R1-A Zone, the following shall apply:

- a) minimum *lot frontage* – 12.5 metres.

14.679 In addition to the uses *permitted* in the A Zone, an upland game recreational hunting preserve shall also be *permitted*.

14.680 In lieu of the corresponding provisions in the R1-B Zone, the following shall apply:

- a) minimum *lot area* – 440 square metres;
- b) minimum *exterior side yard* – 3 metres;
- c) minimum *interior side yard*:
 - i. detached garage – 3 metres and 1 metres;
 - ii. *attached garage* – 1 metres on both sides; iii.
on a *corner lot* – 1 metres;
- d) maximum *lot coverage* – 42 percent.

14.681 In lieu of the corresponding provision in the R4 Zone, the following shall apply:

- a) minimum *interior side yard* – 9 metres for *group townhouses, duplex, tri-plex and four-plex.*

14.682 In lieu of the corresponding provisions in the R2 Zone, the following shall apply:

- a) minimum *exterior side yard* – 3 metres;
- b) minimum *interior side yard* where a *private garage* is attached to a *dwelling* – 1 metre.

14.683 In lieu of the corresponding provision in the R6 Zone, the minimum *exterior side yard* shall be 3 metres.

14.684 In lieu of the corresponding provisions in the R1-B Zone, the following shall apply:

- a) minimum *lot area* – 350 square metres;
- b) minimum *exterior side yard* – 3 metres;
- c) maximum *lot coverage* – 42 percent.

14.685 In lieu of the corresponding provisions in the RH Zone, the following shall apply:

- a) Minimum separation: between a *farm processing facility* and a *dwelling* on an adjacent *lot*: 26.59 metres. [64-Z-2016]

14.686 In addition to the uses *permitted* in the R4 Zone, a maximum twelve (12) unit *apartment building* shall also be *permitted*.

Relief from Subsection 4.2.3 c) and d) to allow parking between the *dwelling* and the *street line* and to allow parking at 0.97 metres to the *interior lot line* abutting other residential Zones.

In lieu of the corresponding provision in the R4 Zone, the following shall apply:

- a) minimum *rear yard* – 3.0 metres.

14.687 In lieu of the corresponding provisions in the R5 Zone, the following shall apply:

- a) minimum *rear yard* – 7 metres;
- b) *parking spaces* shall be allowed between an *apartment dwelling* and the *street line*.

14.688 In addition to the uses *permitted* in the A Zone, *farm implement storage* and *display* shall also be *permitted*.

14.689 In lieu of the corresponding provisions in the IN Zone, the following shall apply:

- a) minimum *rear yard* – 5 metres;
- b) connection to public water supply and public sanitary sewer shall not be *required*.

14.690 In lieu of the corresponding provisions in the A Zone, the maximum *usable floor area* for an *automobile service and repair station* home industry shall be 205 square metres.

14.691 In lieu of the corresponding provision in the CR Zone, the following shall apply:

- a) minimum *rear yard* – 4 metres.

14.692 In addition to the uses *permitted* in the RH Zone, two (2) *greenhouses* no greater than 5.48 metres by 45.72 metres in size shall also be *permitted*.

14.693 In addition to the uses *permitted* in the CN Zone, an *automobile gas station* shall also be *permitted*.

In lieu of the corresponding provisions in the CN Zone, the following shall apply:

- a) minimum *exterior side yard* for gasoline pump island – 3 metres;
- b) minimum *interior side yard* – 4.5 metres;
- c) minimum *rear yard* – 4.5 metres;
- d) maximum *usable floor area* for a *convenience store* – 223 square metres.

14.694 In lieu of the corresponding provisions in the CN Zone, the following shall apply:

- a) minimum *rear yard* – 1 metre;
- b) maximum *usable floor area* of a *convenience store* – 400 square metres;
- c) maximum *parking aisle* width:
 - i. adjacent to West Street – 1 metre;
 - ii. adjacent to Payne Avenue – 0.3 metres;
- d) maximum *parking spaces* – eleven (11);
- e) maximum *usable floor area* of a *convenience store* for video sales and rental purposes – 42 percent of the maximum *usable floor area* of a *convenience store*;
- f) maximum *lot coverage* – 50 percent.

14.695 In the CN Zone, the maximum number of *parking spaces* shall be twenty (20).

14.696 In the IC Zone, a reduction of *parking space* depth on west boundary of 0.7 metres to allow 5.1 metre depth; a reduction of aisle width of 1.3 metres to allow aisle width of 6.0 metres for 90 degree parking shall be *permitted*.

14.697 In addition to the uses *permitted* in the R2 Zone, a *clinic or doctor's office* for one (1) general practitioner shall also be *permitted*.

14.698 In lieu of the corresponding provision in the R4 Zone, the minimum *rear yard setback* with an *attached garage* shall be 7 metres.

14.699 In lieu of the corresponding provisions in the R2 Zone, the following shall apply:

- a) minimum *lot frontage* – 13.5 metres;
- b) minimum *interior side yard* (left) – 3 metres except that an *unenclosed porch* or steps may project into the *required setback* area not more than 1.2 metres;
- c) location of *required parking* – not more than three (3) *required parking spaces* located within the *required front yard*.

14.700 In addition to the uses *permitted* in the OS Zone, the following uses shall also be *permitted*:

- a) *auction centre*
- b) *boarding, training and showing of livestock, farmers market, lottery events*
- c) *musical events*
- d) *place of assembly*
- e) *private club*
- f) *restaurant accessory to a permitted use*
- g) *short term shows and events*
- h) *special event sales*
- i) *trailer park accessory to a permitted use*
- j) *warehouse for the storage of dry materials.*

A minimum 15 metre *setback* shall be *required* from South Drive for any lottery event.

For the purpose of this Subsection, “short term shows and events” shall mean the use of land, *buildings* or *structures* for the purpose of entertainment or amusement such as home and garden shows, trade shows, demolition derbies, and horse, pet, poultry or other *livestock* shows for a short term. Short term, for the purposes of this definition, shall mean not longer than fourteen (14) days of consecutive duration or 30 days total duration during any calendar year for any individual show or event.

14.701 In addition to the uses *permitted* in the R2 Zone, a *garden supply centre*, nursery and florist shop shall also be *permitted*.

14.702 In lieu of the corresponding provision in the R2 Zone, the maximum size of an *accessory building or structure* shall be 160 square metres.

14.703 In addition to the uses *permitted* in the R2 Zone, a *boarding or lodging house* shall also be *permitted*.

14.704 In addition to the uses *permitted* in the R2 Zone, a *lumber yard and building supply establishment* shall also be *permitted*.

Permitted structures within the area identified as the subject lands on Schedule 14.704.1, shall be a privacy fence and accessory signage. No part of any *building* shall be *permitted* within 23 metres of John Street. The *rear lot line* shall be defined as the northerly *lot line*. Minimum *setback* for *structures* (excluding privacy fence) from *rear lot line* – 3 metres.

14.705 In addition to the uses *permitted* in the R2 Zone, a *clinic* and a community health centre not to exceed a total of 123 square metres *useable floor area* shall also be *permitted*.

The *front lot line* shall be defined as the *lot line* adjacent to Norfolk Street South. *Rear lot line* shall be defined as the *lot line* located along the west side of the *lot*, opposite Norfolk Street South. No parking is *permitted* in the *front yard*.

14.706 In lieu of the corresponding provisions in the R5 Zone, the following shall apply:

- a) minimum *front yard* – 12 metres;
- b) minimum *side yard* – 4.5 metres;
- c) minimum *rear yard* – 13.5 metres;
- d) maximum *lot coverage* – 30 percent;
- e) maximum number of *dwelling units* – twenty three (23);
- f) maximum *building height* – 9.2 metres.

14.707 In addition to the uses *permitted* in the CRB Zone, a used book store with a maximum *usable floor area* of 30 square metres shall also be *permitted*.

In lieu of the corresponding provisions in the CRB Zone, the following shall apply:

- a) minimum *exterior side yard* – 2 metres from Stanley Street;
- b) minimum *interior side yard* – 1.1 metres.

14.708 In addition to the uses *permitted* in the CBD Zone, a swimming pool sales and service establishment and a woodworking or cleaning equipment and supply shop shall also be *permitted*.

14.709 In lieu of the parking restrictions in sections 4.1~~34~~.2 and 6.1.2, a *parking lot* shall be *permitted* in the *front yard* and a maximum *front yard setback* of 56.2 m shall be *permitted*. [15-Z-2021]

14.710 In lieu of the corresponding provisions in the CBD Zone, none of the *yard* requirements shall apply, maximum *lot coverage* is 90 percent and maximum height for an addition or extension is 5 metres.

In lieu of Subsection 6.1.4, the *first storey* to any *dwelling units* are not *required* to be level with the established grade of the *street*, and *dwelling units* are *permitted* on the Robinson Street frontage of the *first storey*. [57-Z-2018]

14.711 In lieu of the corresponding provisions in the R1-A or R1-B Zone, the following shall apply:

- a) Minimum service requirement for connection to public water supply and public sanitary sewer system shall not apply. [66-Z-2016]

14.712 In lieu of the corresponding provisions in the R5 Zone, the following shall apply:

- a) minimum *front yard* - 2 metres;
- b) minimum *interior side yard* – 0 metres;
- c) minimum *rear yard* – 0 metres;
- d) maximum *floor area ratio*:
 - i. two (2) *storey building* – 0.85;
 - ii. three (3) *storey building* – 0.88;
- e) minimum *parking spaces* – eight (8);

- f) minimum aisle width for 90 degree parking – 6 metres;
- g) *parking spaces* shall be allowed between an *apartment dwelling* and the *street line*;
- h) one (1) *parking space* shall be *permitted* to project 2.5 metres into the southerly *sight triangle*.

14.713 In lieu of the corresponding provisions in the R6 *Zone*, the following shall apply:

- a) *front lot line* shall mean the most westerly *lot line*;
- b) minimum *front yard* – 2 metres;
- c) minimum *exterior side yard* – 3.5 metres;
- d) minimum *interior side yard* (left) – 3.5 metres;
- e) minimum *interior side yard* (right) – 4 metres;
- f) maximum *building height* – five (5) *storeys*;
- g) maximum number of *dwelling units* – sixty six (66);
- h) lofts forming part of an *apartment dwelling unit* shall not be considered a *separate storey*;
- i) minimum *parking space* width – 3 metres;
- j) minimum *parking aisle* width – 6.6 metres for 90 degree parking;
- k) *parking spaces* adjacent to southerly wall of the *apartment dwelling* may be used for commercial parking purposes;
- l) *setback* from a *street line* or property line for a *parking lot* shall not apply;
- m) minimum barrier-free *parking space* width – 3.65 metres;
- n) minimum number of *parking spaces* – eighty six (86).

Notwithstanding the provisions of Section 4.0, the provisions of Subsection 4.2.1 shall not apply.

14.714 In lieu of the corresponding provisions in the CBD *Zone*, the following shall apply:

- a) minimum *setback* from a *street*:
 - i. 0.8 metres from *street line* of Chapel Street;
 - ii. 0 metres from *street line* of Metcalfe Street;
 - iii. 6.5 metres from *street line* of Talbot Street;
- b) minimum *parking space* width - 2.74 metres;
- c) minimum *parking spaces*:

- i. the greater of 390 spaces or one (1) per 31 square metres of *usable floor area* excluding storage and warehousing floor areas; ii. for storage and warehousing floor areas – one (1) per 180 square metres;
- d) minimum *parking aisle* width - 6 metres for 90 degree parking adjacent to northerly limit of any new construction;
- e) all properties denoted by this Subsection shall be deemed to be one (1) *lot*.

14.715 In lieu of the corresponding provisions in the R2 *Zone*, the maximum size of a personal service *home occupation* shall be 70 square metres. There shall be no parking *required* and there shall be no limits on the number of employees for the personal service *home occupation*.

14.716 In lieu of the corresponding provisions in the R3 *Zone*, the following shall apply:

- a) minimum *interior side yard* for a *tri-plex* – 2.8 metres;
- b) minimum *parking space* aisle width – 2.86 metres;
- c) minimum number of *parking spaces* for a *tri-plex* – five (5).

14.717 In addition to the uses *permitted* in the R2 *Zone*, a *clinic* or *doctors' offices* shall also be *permitted*.

In lieu of the corresponding parking width provisions, the following shall apply:

- a) for cars parked side by side – 2.8 metres;
- b) for cars parked adjacent to a wall or fence – 3 metres.

14.718 In addition to the uses *permitted* in the RR *Zone*, two semi-detached *vacation homes* shall be *permitted* on Part 1. Semi-detached *vacation home* shall mean a *building* divided into two (2) *dwelling units* by a vertical *common wall* with no internal access between *dwelling units* and each *dwelling* having frontage on a *street*, which shall only be used for vacations, recreation or seasonal purposes. *Permanent year-round residency* is not *permitted*.

In lieu of the corresponding provisions in the RR *Zone*, the following shall apply:

- a) minimum *lot area*:
 - i. *interior lot* – 400 square metres;
 - ii. *corner lot* – 400 square metres;
- b) minimum *front yard*: Part 1 – 3.75 metres, Part 2 – 0.35 metres;
- c) minimum *exterior side yard*: Part 1 – 2.5 metres; Part 2 – 3.25 metres
- d) minimum *rear yard* – 5.9 metres;
- e) maximum *building height* – 8 metres;

In lieu of the corresponding provisions in Section 3.86, Decks and Porches, the following shall apply:

A deck or unenclosed porch may:

- a) project 3 metres into the *required rear yard* but in no circumstance be closer than 2.5 metres from the *rear lot line*; and,
- b) project 3 metres into the *required front yard* or *required exterior side yard* but in no circumstance be closer than 0.5 metres from a *front lot line* or *exterior side lot line*.

In lieu of the corresponding provisions in Section 4.2, Location of Parking on a *Lot*, the following shall apply:

- a) all *required parking* may be located within the *required front yard* or *required exterior side yard*. [22-Z-2017]

14.719 In lieu of the uses *permitted* in the CN Zone, a *clinic or doctor's office* with a maximum *usable floor area* of 557.4 square metres shall be *permitted*.

14.720 In lieu of the corresponding provisions in the R1-B Zone, the following shall apply:

- a) minimum *front yard* – 2.5 metres;
- b) minimum *usable floor area* – 60 square metres.

14.721 In addition to the uses *permitted* in the R3 Zone, a *dwelling* with a maximum of seven (7) *dwelling units* shall also be *permitted*.

In lieu of the corresponding provisions in the R3 Zone as it applies to the *dwelling*, existing on the date of passing of the amending By-Law (March 9, 2010), the following shall apply:

- a) minimum *front yard* – 1.62 metres;
- b) minimum *exterior side yard* – 3 metres;
- c) minimum *interior side yard* – 0 metres;
- d) minimum *rear yard* – 2.99 metres;
- e) minimum *usable floor area* – 44 square metres per *dwelling unit*.

14.722 In lieu of the corresponding provisions in the R5 Zone, the following shall apply:

- a) minimum *rear yard* – 5.95 metres from South Drive;
- b) minimum *rear yard* – 0 metres;
- c) maximum number of *dwelling units* – thirty (30);
- d) maximum of thirteen (13) *parking spaces* between *apartment dwelling* and *street line*.

14.723 In lieu of the corresponding provisions in the R2 Zone, the following shall apply:

- a) minimum *lot area* – 350 square metres;
- b) minimum *rear yard* – 6 metres.

14.724 In lieu of the corresponding provision in the R2 Zone, the requirement for frontage on a *street* shall not apply.

14.725 In lieu of the corresponding provisions in the R2 Zone, the following shall apply:

- a) minimum *lot area* – 440 square metres;
- b) minimum *front yard* – 4.5 metres;
- c) the requirement for frontage on a *street* shall not apply;
- d) the southerly *lot line* abutting Mason’s Lane shall be deemed to be a *front lot line*.

14.726 In lieu of the corresponding provisions in the R2 Zone, the following shall apply:

- a) minimum *lot area* – 440 square metres;
- b) minimum *front yard* – 4.7 metres.

14.727 In addition to the uses *permitted* in the R4 Zone, one (1) *single detached dwelling*, *duplex dwelling*, *semi-detached dwelling* and *tri-plex dwellings* shall also be *permitted*.

14.728 In lieu of the corresponding provision in the R4 Zone, the minimum *exterior side yard* shall be 3 metres.

14.729 In addition to the uses *permitted* in the CN Zone, an *automobile gas station* shall also be *permitted*.

14.730 In lieu of the corresponding provision in the R1-B Zone, the minimum *lot frontage* shall be 8 metres.

14.731 In addition to the uses *permitted* in the R2 Zone, a community centre shall be *permitted* with a minimum of two (2) *parking spaces*.

14.732 In lieu of the corresponding provisions in the R5 Zone, the maximum number of *dwelling units* shall be twelve (12) and *parking spaces* shall be allowed between an *apartment dwelling* and the *street line*.

14.733 In lieu of the corresponding provisions in the R5 Zone, the following shall apply:

- a) the maximum *floor area ratio* does not apply;
- b) maximum number of *dwelling units* – eight (8);
- c) minimum *front yard* shall not apply to the *existing building*.

14.734 In lieu of the corresponding provision in the R2 Zone, the minimum *lot frontage* for a *single detached dwelling* shall be 8 metres.

14.735 In lieu of the corresponding provision in the R1-B Zone, the following shall apply:

- b) minimum *exterior side yard* – 3 metres.

14.736 In addition to the uses *permitted* in the IC Zone, a correctional centre shall also be *permitted*.

14.737 In addition to the uses *permitted* in the MG Zone, one (1) *dwelling unit* in the existing building shall also be *permitted*. Connection to a public sanitary sewer system is not *required* and the *interior side yard* shall be zero between the two (2) *existing buildings* through the loading dock.

14.738 In addition to the uses *permitted* in the MG Zone, a day program facility for seniors and disabled adults and accessory offices shall also be *permitted*.

14.739 In addition to the uses *permitted* in the MG Zone, the following uses shall also be *permitted*:

- a) *clinic or doctors' offices*
- b) *fitness and health care facilities ancillary to a clinic*
- c) *offices, all types.*

In lieu of the corresponding provisions in the MG Zone, the following shall apply:

- a) *minimum lot frontage* – 13.5 metre;
- b) *minimum front yard* – 1.5 metres;
- c) *minimum interior side yard* – 1.5 metres.

14.740 In lieu of the corresponding provisions in the IN Zone, the following shall apply:

- a) *the northerly property line shall be deemed the front lot line;*
- b) *minimum front yard* – 10.5 metres;
- c) *minimum interior side yard* – 12 metres.

14.741 In lieu of the corresponding provisions in the R1-B Zone, the following shall apply:

- a) *minimum exterior side yard* – 3.0 metres;
- b) *maximum lot coverage* – shall not apply.

With the exception of fences, no *building* or *structure* (including pools) shall be *permitted* within the area shown as the subject lands on Schedule 14.741.1 which delineates the location of an easement in favour of Union Gas Ltd.

14.742 In lieu of the corresponding provision in the R4 Zone, the maximum *building height* is one (1) *storey*.

14.743 In the OS Zone, no *buildings* or *structures* shall be *permitted*.

14.744 In lieu of the corresponding provision in the R2 Zone, the minimum *lot frontage* shall be 15 metres.

14.745 In lieu of the corresponding provisions in the R5 Zone, a maximum of six (6) *dwelling units* shall be *permitted*. The minimum *front yard setback* shall be 6 metres. *Parking spaces* shall be allowed between an *apartment dwelling* and the *street line*.

14.746 In addition to the uses *permitted* in the CS Zone, office, all types, within *existing buildings* shall also be *permitted*.

14.747 In lieu of the corresponding provision in the R2 Zone, the minimum *lot frontage* for a *single detached dwelling* shall be 8 metres.

14.748 In addition to the uses *permitted* in the CSC Zone, a *supermarket* and comparison goods shopping shall also be *permitted*.

In lieu of the corresponding provisions in the CSC Zone, the following shall apply:

- a) minimum *front yard* from Parker Drive - 3.7 metres;
- b) minimum *interior side yard*:
 - i. 6.7 metres from northern boundary;
 - ii. 6 metres from western boundary;
- c) minimum *front yard* from Parker Drive for an open storage compound – 0 metres;
- d) minimum *exterior side yard* from Charlton Crescent for an open storage compound – 0.6 metres;
- e) maximum *lot coverage* – 35 percent;
- f) minimum number of *parking spaces* – 190;
- g) all properties denoted by this Subsection shall be deemed to be one (1) *lot*;
- h) maximum *usable floor area* for comparison goods shopping – 15 percent;
- i) maximum number of comparison goods shopping stores – one (1) per *retail store* category;
- j) “comparison goods shopping” shall mean a *building* or part of a *building* used for *retail stores* providing a comparison shopping function and shall include the following *retail store* categories: women’s apparel, men’s apparel, shoes, jewellery, beauty products, books and cd’s, recreational products including games, software and sporting goods, gifts and crafts, and 50 percent of the *usable floor area* of general merchandise stores such as Sears Catalogue Store. For greater clarity, this definition does not include a *department store*, an automotive/home improvement store or an agricultural related hardware store which may include sales of work apparel and other accessory products.

14.749 In lieu of the uses *permitted* in the CN Zone, only an *animal hospital* shall be *permitted*.

14.750 In lieu of the uses *permitted* in the CS Zone, an *automobile body shop*, *automobile service and repair station*, *automobile parts shop* and *vehicles* sales or rental establishment shall only be *permitted*. All painting and repairs of *vehicles* and *vehicle* parts are to occur within an enclosed *building*. No *open storage* of *vehicles* or parts, other than *vehicles* which are currently licensed is *permitted*.

14.751 Notwithstanding the uses *permitted* in the MX Zone, a concrete and asphalt mixing plant and a stone *quarry* shall not be *permitted*. Any *building* or *structure* as well as *outdoor storage* which shall include the stockpiling of materials and the parking of *vehicles* or parts of *vehicles*, including *trailers* or parts of truck *trailers* or other equipment are prohibited within 120 metres of the *front lot line*. This prohibition does not apply to a properly constructed berm, used to mitigate noise impact and to provide visual screening. Temporary stacking of *vehicles* is *permitted* along the internal haul road.

14.752 In addition to the uses *permitted* in the A Zone, a *garden supply centre* and florist shop shall also be *permitted*. No open storage or parking associated with the *garden supply centre* is *permitted* within the *front yard*.

14.753 In lieu of the corresponding provisions in the R1-A Zone, the following shall apply:

- a) connection to public water supply and public sanitary sewer systems not *required*;
- b) minimum *rear yard setback* – 3 metres;
- c) an *accessory building* may be constructed with a maximum *building height* of 5 metres;
- d) an *accessory building* may be constructed within the *front yard*;
- e) an *accessory building* may be constructed to a maximum *usable floor area* of 100 square metres.

14.754 In lieu of the corresponding provisions in the R1-A Zone, the following shall apply:

- a) minimum *interior side yard* – 8 metres (west);
- b) connection to public water and public sanitary sewer systems is not *required*.

14.755 In lieu of the corresponding provisions in the A Zone, the following shall apply:

- a) minimum *lot area* – 675 square metres;
- b) minimum *lot frontage* – 28 metres.

14.756 In lieu of the corresponding provision in the A Zone, the following shall apply:

- a) minimum *lot frontage* – 24 metres.

14.757 In addition to the uses *permitted* in the A Zone, the following uses shall also be *permitted*:

- a) *contractor's yard* and *accessory buildings* or *structures*;
- b) storage and repair of equipment used in conjunction with the adjacent extractive industrial operation (sand and gravel *pit*).

In lieu of the corresponding provisions, the following shall apply:

- a) frontage on an approved *street* shall not apply;

b) all petroleum storage shall be in above ground containers that meet the requirements of the Technical Standards and Safety Act. Any spills shall be removed and disposed of at a facility approved by the Ministry of the Environment. Fuel containers shall be placed in a steel, secondary containment *structure*. The fuel area shall be constructed on a compacted clay floor and shall be a covered *structure*;

c) all scrap that is temporarily stored shall be completely removed before February 28 in each calendar year.

14.758 In addition to the uses *permitted* in the A Zone, a winery and accessory *restaurant* with a maximum capacity of twenty (20) *persons* and accessory retail with a maximum *usable floor area* of 38 square metres shall also be *permitted*.

14.759 In the A Zone, Subsection 1.4., more than one Zone on a *lot*, shall not apply.

14.760 In addition to the uses *permitted* in the OS Zone, a motel and accessory *dwelling unit* shall also be *permitted*.

In lieu of the corresponding provisions in the OS Zone, the following shall apply:

a) minimum *rear yard* (north) – 33.8 metres;

b) minimum *rear yard* (east) – 31.3 metres.

14.761 In addition to the uses *permitted* in the CS Zone, sale of *farm* produce and seafood shall also be *permitted*. Connection to public water and public sanitary sewer system shall not be *required*.

14.762 In addition to the uses *permitted* in the A Zone, the following shall also be *permitted*:

a) antique sales

b) *automobile service and repair station*, specifically limited to a business specializing

in glass installation for automobiles only

c) contractor's office, including retail sales and display areas up to 35 percent total *usable floor area* of unit in which it is located, accessory to a storage and warehousing operation

d) *custom workshop*

e) *outdoor storage* shall be prohibited

f) storage and warehousing

g) two (2) offices, *professional* which shall include the office of a registered massage therapist and/or naturopath with a maximum *usable floor area* of 130 square metres, including retail sale of accessory products.

h) *Day care nursery* [6-Z-2020]

14.763 In addition to the uses *permitted* in the CR Zone, a *vehicle sales and rental establishment* shall also be *permitted*.

14.764 In addition to the uses *permitted* in the A Zone, a *solar farm* shall also be *permitted*.

In lieu of the corresponding provisions in the A Zone, the following shall apply:

- a) minimum *front yard* – 20 metres;
- b) minimum *interior side yard* – 10 metres.

14.765 In addition to the uses *permitted* in the A Zone, a *solar farm* shall also be *permitted*.

In lieu of the corresponding provisions in the A Zone, the following shall apply:

- a) minimum *lot area* – 5 hectares;
- b) minimum *front yard* – 20 metres;
- c) minimum *interior side yard* – 10 metres;
- d) minimum *exterior side yard* – 10 metres;
- e) minimum *rear yard* – 10 metres;
- f) maximum height for all *buildings and structures* – 10 metres;
- g) maximum *lot coverage* – 95 percent;
- h) for contiguous *solar farm* installations on abutting *lots*, the side or *rear yard* requirements between such *lots* may be waived.

14.766 In addition to the uses *permitted* in the A Zone, a printing and publishing establishment, *place of assembly*, manufacturing and sale of scented container candles and related crafts and the sale of fruit and vegetables shall also be *permitted*.

14.767 In addition to the uses *permitted* in the CR Zone, an automobile sales establishment shall also be *permitted*. No *building* or *structure* shall be located closer than 8 metres to Kent Creek and the automobile sales establishment shall be limited to a maximum of fifteen (15) *vehicles* at any one time.

14.768 In addition to the uses *permitted* in the CR Zone, a motel, motor hotel, *vehicle sales and rental establishment*, police station, fire hall and ambulance service shall also be *permitted*.

14.769 In addition to the uses *permitted* in the CBD Zone, a mini storage/public storage facility shall also be *permitted*.

In lieu of the corresponding provisions in the CBD Zone, the following shall apply:

- a) minimum *interior side yard* abutting a residential Zone – 3 metres;
- b) minimum *rear yard* – 0 metres.

14.770 In lieu of the corresponding provisions of the R1-A Zone, on the lands delineated by this Subsection and more accurately shown on Schedule 14.770.1., the following shall apply:

- a) minimum *interior side yard* (Part 1) – 1.2 metres;

- b) minimum *rear yard* for Parts as shown on Schedule 14.770.1:
 - i. Part 2 – 9 metres
 - ii. Part 3 – 6 metres
 - iii. Part 4 – 4 metres

The requirements of Subsection 3.1~~34~~ shall not apply to the condominium units.

The requirements of Subsection 3.2~~629~~ shall not apply to the subject lands, and that a maximum of forty (40) *single detached dwellings* shall be *permitted* on this lot.

Section 2.0 – definition of *lot* shall not apply to the condominium units. [27-Z-2015]

14.771 In addition to the uses *permitted* in the A Zone, an industrial woodworking operation shall also be *permitted*.

In lieu of the corresponding provisions of the A Zone, the following shall apply:

- a) maximum *usable floor area* – 4,645 square metres;
- b) there shall be no open storage *permitted*.

14.772 In lieu of the corresponding requirements in the A Zone, the following shall apply:

- a) minimum *lot frontage* – 60 metres;
- b) minimum *interior side yard* – 11 metres.

14.773 In the OST Zone, Subsection 3.1~~85~~.1 shall not apply to any motor home located on the subject lands. Subsection 1.4.3 shall not apply to the subject lands.

14.774 In addition to the uses *permitted* in the A Zone, an automobile wrecking yard and a *vehicle sales and rental establishment* shall also be *permitted*.

14.775 In addition to the uses *permitted* in the A Zone, a *farm machinery and vehicle repair business* shall also be *permitted*.

14.776 In addition to the uses *permitted* in the A Zone, a craft store/art studio with a maximum *usable floor area* of 185.8 square metres and a maximum area for display of items outdoors of 37.16 square metres shall also be *permitted*.

14.777 Notwithstanding the uses *permitted* in the CBD Zone, a *hotel, motel or motor hotel* shall not be *permitted*.

14.778 Notwithstanding the uses *permitted* in the RH Zone, four (4) *dwelling units* shall also be *permitted* in the *existing building*.

14.779 In lieu of the uses *permitted* in the CS Zone, the following uses shall be *permitted*:

- a) antique shop
- b) art gallery and museum
- c) bakery

- d) beauty salon and tanning salon
- e) craft and gift shop
- f) *dwelling, single detached*
- g) miniature golf
- h) *restaurant*
- i) sale of marine related sports equipment.

In lieu of the corresponding provisions in the CS Zone, the following shall apply:

- a) the *existing lot area* and *lot frontage* are deemed to comply with Subsection 6.3.2;
- b) a miniature golf course located on the subject lands shall maintain a minimum 4.5 metre *setback* from the easterly *lot line* of the subject lands and a minimum 1.0 metre *setback* from all other *lot lines*;
- c) a miniature golf course requires one (1) *parking space* for each miniature golf hole located on the lands subject to this provision;
- d) a miniature golf course located on the subject lands is deemed to comply with Subsection 4.2.1.

14.780 Notwithstanding the corresponding RR Zone provisions, the minimum *lot area* shall be 485 square metres and the maximum *building height* shall be 8 metres for the *vacation home* and the *boathouse*.

14.781 In addition to the uses *permitted* in the A Zone, a sawmill and ancillary *open storage* shall also be *permitted* subject to the following:

- a) minimum *front yard* – 37 metres.

14.782 In lieu of the uses *permitted* in the A Zone, a *single detached dwelling* and *home occupation* shall be *permitted* subject to a minimum *lot area* of 400 square metres.

14.783 In lieu of the corresponding provisions in the RR Zone, the following shall apply:

- a) minimum *front yard* – 3.04 metres;
- b) minimum *rear yard* – 6.09 metres;
- c) the southern right-of-way shall be deemed to be an *improved street*.

The definition of *lot* and *lot area* as defined in Section 2.0 shall not apply and in lieu the following shall apply:

- a) *lot* shall mean Lots 31, 32 and 33 in registered Plan 143;
- b) *lot area* shall mean the total horizontal area within the *lot lines* of a *lot* as defined in (a) above;

14.784 In lieu of the corresponding provisions in the R1-A or R1-B Zone, the following shall apply:

- a) minimum *lot area* – 3,200 square metres;
- b) minimum services requirement for connection to public water supply and a public sanitary sewer system shall not apply

14.785 In addition to the uses *permitted* in the CR Zone, a bake shop shall also be *permitted*.

14.786 In lieu of the corresponding provisions in the RR Zone, the following shall apply:

- a) minimum *lot area* – 1,020 square metres;
- b) minimum *lot frontage* – 28 metres.

14.787 In addition to the uses *permitted* in the RH Zone, a boat building and repair and small engine repair and related sales operation shall also be *permitted*. *Open storage* shall only be *permitted* within 25 metres of the westerly property boundary and shall be limited to a maximum of six (6) boats at any one time.

14.788 In addition to the uses *permitted* in the CR Zone, a body shop and a *vehicle sales and rental establishment* shall also be *permitted*.

14.789 In lieu of the corresponding provisions in the R5 Zone, the following shall apply:

- a) minimum *side yard* (south) – 0.9 metres;
- b) minimum *rear yard* – 0.9 metres;
- c) one (1) *parking space* shall be provided on-site for each *dwelling unit* plus one (1) additional on-site *parking space*.

14.790 In addition to the uses *permitted* in the CM Zone, trailer park with a maximum of fifty (50) sites shall also be *permitted*. A trailer park shall be defined as an area of land used for the parking of seasonal trailers for recreational purposes. A seasonal trailer is a trailer or motorcoach of such size and dimensions so as to be designed to be located at a single location for the entire summer recreational season but shall not include a *mobile home*.

14.791 In addition to the uses *permitted* in the CHA Zone, a *duplex* or a *semi-detached dwelling* shall also be *permitted*. The *yard setbacks*, existing at the time of passing of the amending By-Law (July 10, 1989) are deemed to comply with the corresponding provisions.

14.792 In addition to the uses *permitted* in the A Zone, a tea room and craft shop contained in one (1) *building* having a maximum *usable floor area* of 115 square metres shall also be *permitted*.

14.793 In the A Zone, the southerly 9 metres of the lands delineated by this Subsection shall be maintained in a natural state and no *buildings* or *structures* shall be *permitted*.

14.794 In addition to the uses *permitted* in the CHA Zone, a custom woodworking shop shall also be *permitted*.

In lieu of the corresponding provisions in the CHA Zone, the following shall apply:

- a) minimum *lot area* – 1,137 square metres;

- b) minimum *lot frontage* – 25.3 metres;
- c) minimum *interior side yard* – 0.9 metres;
- d) minimum *rear yard* – 2.4 metres;
- e) any *required* new ventilation of the commercial *building* shall be located on the east side.

14.795 In addition to the uses *permitted* in the R2 *Zone*, the retail sale of antiques and collectibles from an *existing dwelling* shall also be *permitted* provided this use does not exceed 45 square metres.

14.796 In lieu of the corresponding provisions of the RR *Zone*, for a *vacation home* the following shall apply:

- a) maximum *lot coverage* - 24 percent

Accessory uses to the residential use shall not be *permitted* and Subsection 3.2 shall not apply to the subject lands.

14.797 In lieu of the corresponding provisions in the RR *Zone*, the following shall apply to Parts 1 and 2 on Schedule 14.797.1:

- a) minimum *lot area* – 600 square metres;
- b) minimum *lot frontage* – 13 metres;
- c) minimum *interior side yard* (right) – 2 metres;
- d) maximum *lot coverage* – 28 percent per *dwelling house*;
- e) an on-site sewage disposal system shall be *permitted* on Part 3 on Schedule 14.797.1.

14.798 In the R4 *Zone*, the maximum number of *dwelling units* shall be twenty six (26).

14.799 In lieu of the uses *permitted* in the CN *Zone*, the following uses shall be *permitted*:

- a) *animal hospital*
- b) *clinic or doctors' offices*
- c) *convenience store*
- d) *day care nursery*
- e) *dry cleaning distribution station*
- f) *dwelling units in any permitted commercial building* – one (1) or more
- g) *financial institution*
- h) *office, business administration*
- i) *office, personal service*
- j) *office, professional*

- k) *personal service shop*
- l) *pharmacy*
- m) *retail store associated with a clinic or doctor's office.*

14.800 In the OST Zone, the maximum number of trailer camping sites shall be fifty five (55) and a setback of 10 metres shall be maintained from the *top of bank* of the ponds.

14.801 In addition to the uses *permitted* in the A Zone, a ginseng processing plant, small scale stone custom fabricating shop specializing in counter tops and sinks shall also be *permitted*.

14.802 In addition to the uses *permitted* in the A Zone, a fowl slaughtering operation with a maximum *usable floor area* of 47 square metres shall also be *permitted*.

14.803 In addition to the uses *permitted* in the A Zone, a *duplex dwelling, automobile service and repair station and automobile body shop* shall also be *permitted*.

14.804 In lieu of the corresponding provision in the A Zone, the minimum *rear yard* shall be 3.76 metres.

14.805 In lieu of the corresponding provision in the R1-A Zone, the minimum setback from the *top of bank* shall be 5 metres.

14.806 In lieu of the corresponding provision in the CM Zone, the following shall apply:

- a) minimum *rear yard* – 4 metres.

14.807 In lieu of the corresponding provisions in the R1-A Zone, the following shall apply:

- a) minimum *exterior side yard* – 3.6 metres;
- b) minimum *interior side yard* – 2.4 metres;
- c) minimum *rear yard* – 7 metres.

14.808 In addition to the uses *permitted* in the R3 Zone, a maximum of four (4) *dwelling units* within the *existing building* shall also be *permitted*. The minimum number of *parking spaces* for the four (4) *dwelling units* shall be four (4).

14.809 In addition to the uses *permitted* in the R2 Zone, a *bed & breakfast* containing only one (1) room for guests shall also be *permitted*.

In lieu of the corresponding provisions in the R2 Zone, the following shall apply:

- a) minimum *exterior side yard* – 3 metres;
- b) minimum *interior side yard* – where a *private garage* is attached to a *dwelling* – 1 metre;
- c) no *parking spaces* are required for the *bed & breakfast*.

14.810 In addition to the uses *permitted* in the CS Zone, the uses *existing* at the time of the date of passing of the amending By-Law (August 30, 1999), offices, all types, within *existing buildings*, shall also be *permitted*.

14.811 In lieu of the corresponding provisions in the R2 Zone, the following shall apply:

- a) minimum *interior side yard* (left) – 0.89 metres;
- b) minimum *interior side yard* – where a *private garage* is not attached – 0.87 metres.

14.812 Notwithstanding the uses *permitted* in the CBD Zone, the following shall not be *permitted*:

- a) ambulance service
- b) *automobile gas station*
- c) *automobile service and repair station*
- d) *automobile washing establishment*
- e) bus or taxi terminal
- f) *dry cleaning establishment*
- g) *dwelling, apartment*
- h) fire hall
- i) funeral home
- j) *hotel*
- k) *lumber yard and building supply establishment*
- l) *parking lot*
- m) police station
- n) *retirement home*
- o) *vehicle sales or rental establishment*
- p) warehouse
- q) *wholesale outlet.*

In lieu of the corresponding provisions in the CBD Zone, the following shall apply:

- a) maximum floor area of a *restaurant* – 260 square metres;
- b) maximum *parking space* width:
 - i. 2.7 metres for 45 degree parking;
 - ii. 2.9 metres for 90 degree parking;
- c) minimum barrier-free *parking space* length – 5.8 metres;
- d) minimum number of *parking spaces* – sixty six (66).

Notwithstanding the provisions of Section 4.0, the provisions of Subsection 4.2.1 shall not apply.

14.813 In addition to the uses *permitted* in the CRB Zone, a *bridal boutique* shall also be *permitted*. A minimum number of five (5) *parking spaces* shall be *required*.

14.814 In addition to the uses *permitted* in the CS Zone, offices, all types, within *buildings*, existing on the date of passing of the amending By-Law (August 30, 1999), shall also be *permitted*.

14.815 In addition to the uses *permitted* in the CN Zone, a florist shop and a *restaurant* with a maximum *usable floor area* of 139.4 square metres shall also be *permitted*.

In lieu of the corresponding provisions in the CN Zone, the following shall apply:

- a) maximum *lot coverage* – 22 percent;
- b) *required parking spaces* – one (1) per 25 square metres of usable area;
- c) no parking within 3 metres of a *lot line*.

14.816 Notwithstanding the uses *permitted* in the MG Zone, general material manufacturing, transportation uses, fuel storage depot and *vehicle* related uses shall not be *permitted*.

14.817 Notwithstanding the uses *permitted* in the A Zone, a *single detached dwelling* shall not be *permitted*. No *building* or *structure* shall be *permitted* within 7 metres from the *top of bank* of the *municipal drain*.

14.818 Notwithstanding the provisions of the A Zone, an *accessory building* with a maximum *usable floor area* of 268 square metres in advance of the main use shall be *permitted*.

14.819 In addition to the uses *permitted* in the CS Zone, one (1) bulk food store shall also be *permitted* on either the lands delineated by Special Provision 14.646 or on lands delineated as this Subsection.

CS Zone uses only, located in non-mixed use *buildings* shall conform to the corresponding provisions in the CS Zone.

Maximum gross leasable area for a bulk food store of 479 square metres shall be *permitted*.

The bulk food store shall conform to the corresponding provisions in the CS Zone.

14.820 In addition to the uses *permitted* in the A Zone, a *farm implement sales and service establishment* shall also be *permitted*.

14.821 In addition to the uses *permitted* in the CHA Zone, a motel, motor hotel, miniature golf, golf driving range and baseball pitch shall also be *permitted*.

14.822 In lieu of the uses *permitted* in the IR Zone, a *place of worship* shall be *permitted*.

14.823 Notwithstanding the uses *permitted* in the OS Zone, a *single detached dwelling*, one (1) *dwelling unit* in any *non-residential building* and a *home occupation* shall not be *permitted*.

14.824 In addition to the uses *permitted* in the R2 Zone, a *restaurant* on the first floor of the *dwelling* shall also be *permitted*. The *restaurant* shall be limited to sixty (60) seats. No *special events* associated with the *restaurant* business, including *tents*, shall be *permitted*. No parking associated with the *restaurant* business shall be *permitted* within 45 metres of the *rear lot line*.

14.825 In lieu of the parking requirements in the CBD Zone, Subsection 4.109 c), two (2) *parking spaces* for three (3) *dwelling units* shall be *permitted*.

14.826 In addition to the uses *permitted* in the A Zone, a *microbrewery*, snack processing facility, accessory retail and *restaurant* [49-Z-2016], shall also be *permitted*.

In addition to the uses *permitted* in the A Zone, a *microbrewery*, snack processing facility, accessory retail and *restaurant* shall also be *permitted* and the following shall apply:

- a) that accessory retail shall be limited to a retail factory outlet of craft beer and the sale of related confectionary food products and those produced on the premises to a maximum of 90 square metres; [49-Z-2016]
- b) that the area used for the *microbrewery* processing area shall be limited to a maximum of 335 square metres;
- c) that for the purposes of this Subsection a *microbrewery* shall be defined as a brewing operation using locally grown hops and malting barley;
- d) that the snack processing facility shall be limited to a maximum of 725 square metres;
- e) that for the purposes of this Subsection a snack processing facility shall be defined as a kettle chip manufacturing operation using locally grown potatoes;
- f) that the office/employee area shall be limited to a maximum of 260 square metres;
- g) that the maximum *permitted* total floor area of the *building* housing the *microbrewery*, snack processing and accessory retail shall not exceed 2,800 square metres;
- h) that the number of employees engaged in the *microbrewery*, snack processing facility, office and accessory retail shall be limited to ten (10) employees or the full-time equivalent thereto. Employees engaged solely in crop production, harvesting and delivery shall not be included in the number of employees for the purposes of the aforesaid limitation;
- i) that the maximum *usable floor area* for the *restaurant* shall be limited to 125 square metres. [49-Z-2016],

14.827 In lieu of the corresponding provision of the R4 Zone, the following shall apply:

- a) minimum *lot frontage* - 9.14 metres.

14.828 In the R4 Zone, a “lot” shall be defined as lots within the condominium plan. In

lieu of the corresponding provisions in the R4 Zone, the following shall apply:

a) minimum lot frontage:

i. interior lot – 6.5 metres;

ii. corner lot – 9 metres;

b) minimum exterior side yard – 3.0 metres;

c) minimum interior side yard – 1.2 metres;

d) minimum rear yard:

i. attached garage 6.0 metres

In lieu of the parking provisions in Subsection 4.2 Location of Parking on a Lot, the following shall apply:

i. No parking lot shall be located closer than 1.2 metres from a dwelling on the lot or any interior lot line abutting another residential Zone.

In lieu of the parking provisions in Subsection 4.3 Accessible Parking, the following shall apply:

ii. A minimum of 3 Type A accessible Parking Spaces are required. [55-Z-2016]

14.829 In addition to the uses permitted in the CS Zone, a lawyer’s office and real estate office shall also be permitted.

14.830 In lieu of the corresponding provision of the R1-A Zone, the following shall apply:

a) minimum top of bank setback - 6 metres.

14.831 In addition to the uses permitted in the R1-A or B Zone, one (1) Accessory Residential Dwelling Unit with a maximum usable floor area of 37 square metres shall also be permitted. [7-Z-2020]

14.832 In addition to the uses permitted in the Central Business District Zone (CBD), The following shall apply:

i Block Townhouses shall be permitted.

ii That the front lot line be deemed as King Street;

iii That the residential units shall occupy no more than 95% of the usable floor area at first floor fronting public streets. [29-Z2018][10-Z-2021]

14.833 In addition to the uses permitted in the R3 Zone, the development of a four-plex with a minimum interior side yard (right) of 1.2 metres and a minimum front yard of 1.5 metres shall also be permitted.

14.834 In addition to the uses permitted in the A Zone, a composting operation for leaf and yard waste, woodchips, sawdust, mulch and horse manure shall also be permitted on the

subject lands. There shall be no *buildings permitted* that are accessory to the composting operation.

14.835 In addition to the uses *permitted* in the A Zone, the following uses shall also be *permitted*:

- a) *cafe* and licensed patio to serve wine produced on the premises and other non-alcoholic beverages and light meals may be *permitted* within the currently *existing* winery *building*. The *cafe* and licensed patio shall be accessory to the winery on the premises and shall have a combined maximum size of thirty (30) seats;
- b) passive, non-motorized trail system on lands exclusive of the woodlands, provincially significant wetlands, and adjacent areas to provincially significant wetlands identified as Part 1 on attached Schedule 14.835.1;
- c) classroom and seminar room may be *permitted* within the winery *building*, *existing* on the date of passing of the amending By-Law (July 12, 2011) for such things as agricultural, culinary, wine-making and similar classes and seminars. Such use may not exceed 163 *persons*;
- d) a winery production *building* may be *permitted* on the lands identified as Part 2 on Schedule 14.835.1. No portion of this *building* is to be used for retail sales.

14.836 In addition to the uses *permitted* in the A Zone, a truck inspection station including associated repairs with a maximum *usable floor area* of 78 square metres shall also be *permitted*. A *parking lot*, wash bay, parts inventory, oil changes or oil tank for waste or clean oil shall not be *permitted*.

14.837 In addition to the uses *permitted* in the MG Zone, a pre-treatment facility for an ice cream plant shall also be *permitted*.

14.838 In lieu of the corresponding provision of the A Zone, the following shall apply:

- a) minimum *lot frontage* – 6.7 metres.

14.839 In lieu of the corresponding provision in the RH Zone, the following shall apply:

- b) minimum *lot frontage* – 18.2 metres.

14.840 In lieu of the uses *permitted* in the CHA Zone, the following uses shall be *permitted*:

- a) ambulance service
- b) *animal hospital*
- c) antique shop
- d) art gallery
- e) *automobile gas station*
- f) *automobile service and repair station*
- g) *automobile washing establishment*
- h) bake shop

- i) *bed & breakfast*
- j) *clinic or doctors' offices*
- k) *commercial greenhouse, tree and plant nursery and may include open storage thereto*
- l) *community centre*
- m) *contractor shop*
- n) *contractor supply and service shop*
- o) *convenience store*
- p) *country store*
- q) *custom workshop*
- r) *day care nursery*
- s) *dry cleaning distribution station*
- t) *dwelling, single detached or dwelling unit in a non-residential building – maximum one (1)*
- u) *farm implement sales and service establishment*
- v) *financial institution*
- w) *fire hall*
- x) *fruit and vegetable outlet*
- y) *funeral home*
- z) *furniture manufacturing operation*
- aa) *garden centre, tree and plant nursery*
- bb) *hardware store*
- cc) *home occupation*
- dd) *laundromat*
- ee) *library*
- ff) *merchandise service shop*
- gg) *mini storage*
- hh) *museum*

- ii) *office, all types*
- jj) *outdoor storage accessory to permitted uses*
- kk) *parking lot*
- ll) *personal service shop*
- mm) *place of assembly*
- nn) *place of sports and recreation*
- oo) *police station*
- pp) *private club*
- qq) *restaurant*
- rr) *restaurant, fast food*
- ss) *restaurant, take-out provided there is no drive through*
- tt) *training and rehabilitation centre*
- uu) *vehicle sales or rental establishment.*

14.841 In addition to the uses *permitted* in the A Zone, a *farm supply outlet* shall also be *permitted*. A *farm supply outlet* shall be defined as a *building* or part of a *building* used for the retail sale or rental of minor equipment and implements, parts, tools, hardware, fertilizer, sprays, seed, and feed for *farm* use.

14.842 In addition to the uses *permitted* in the A Zone, a *farm implement sales and service establishment* shall also be *permitted*.

No *outdoor storage* or display shall be *permitted* between the *buildings* and Highway 3.

14.843 In addition to the uses *permitted* in the A Zone, the following uses shall also be *permitted*:

- a) *farm experience special events* including: festivals, workshops, *farm* tours, and wedding ceremonies to a maximum of 100 people for wedding ceremonies
- b) *lavender production kitchen-laboratory*
- c) *restaurant* or tearoom with patio to a maximum of thirty (30) seating
- d) *wine tasting*
- e) *winery*
- f) *accessory retail* including *lavender boutique*, limited to the sale of goods primarily produced on the *farm*, and to a maximum *usable floor area* of 120 square metres.

14.844 In addition to the uses *permitted* in the A Zone, the following uses shall also be *permitted*:

- a) *farm experience special events* accessory to the *farm* and/or winery including: festivals, workshops, *farm* tours, and wedding ceremonies to a maximum of 100 people for wedding ceremonies.

14.845 In lieu of the corresponding provisions in the R5 *Zone*, the following shall apply:

- a) minimum *front yard* – 60 metre;
- b) maximum number of *dwelling units* – forty four (44).

In lieu of the corresponding provisions of Section 4.0, the following shall apply:

- a) minimum number of visitor *parking spaces* – eleven (11);
- b) *parking spaces* shall be *permitted* in the *front yard*.

14.846 In addition to the uses *permitted* in the A *Zone*, an administrative office for the oversight and management of land holdings held by an environmental agency shall also be *permitted* to a maximum *usable floor area* of 190 square metres.

14.847 In lieu of the corresponding provisions in the R1-A *Zone*, the following shall apply:

- a) frontage on an *improved street* – not required;
- b) minimum *lot frontage* – 0 metres;
- c) minimum *front yard* –1.2 metres;
- d) minimum number of *parking spaces* – 1. [56-Z-2014]

14.848 In addition to the uses *permitted* in the A *Zone*, a composting operation for leaf and yard waste, shall also be *permitted*. There shall be no *buildings permitted* that are accessory to the composting operation.

14.849 In lieu of the corresponding provisions in the RR *Zone*, the following shall apply:

- a) minimum *lot frontage* – 7.9 metre;
- b) minimum *front yard setback* – 1.8 metre;
- c) minimum *rear yard setback* – 3.59 metre.

Subsection 3.1~~34~~ does not apply.

14.850 Notwithstanding the uses *permitted* in the A *Zone*, the lands shall be considered as a buffer area and notwithstanding any provision of this By-Law to the contrary there shall be no *development, building or structure permitted*. [57-Z-2004]

14.851 In addition to the uses *permitted* in the CSC *Zone*, a *retail store* and *supermarket* shall also be *permitted*.

14.852 In lieu of the corresponding provisions in the CBD *Zone*, the following shall apply:

- a) minimum *corner lot area* – 155 square metres;
- b) minimum *corner lot frontage* – 9.8 metres;
- c) maximum *lot coverage* – 100 percent;

- d) maximum number of *parking spaces* for *retail store* – none.

14.853 In lieu of the corresponding provisions in the RR *Zone*, the following provisions shall apply:

- a) minimum *lot area* – 446 square metres;
- b) minimum *lot frontage* – 12.35 metres;
- c) minimum *interior side yard* (right) – 1.10 metres;
- d) maximum *lot coverage* – 26 percent.

14.854 In lieu of the corresponding provisions of A *Zone*, the following shall apply:

- a) minimum *lot frontage* – 9.16 metres;
- b) minimum *interior side yard* (right) – 0.29 metres.

14.855 In addition to the uses *permitted* in the OS *Zone*, a *greenhouse* for leisure and recreational horticultural purposes shall also be *permitted*.

14.856 In addition to the uses *permitted* in the MG *Zone*, a medical marihuana production facility shall also be *permitted*. Further, that no *building* or *structure* or portion thereof used for *Cannabis Production and Processing* [25-Z-2018] purposes be located closer than 76 metres to any residential *Zone* or any *dwelling*.

14.857 In addition to the uses *permitted* in the ML *Zone*, a fitness centre and related accessory retail sales shall also be *permitted*, with a maximum total *usable floor area* of 300 square metres.

14.858 In addition to the uses *permitted* in the A *Zone*, a *value added farm* business for the use of an educational workshop for spinning and weaving wool to make clothing and artwork; and tearoom and *boutique* limited to 120 square metres combined for both uses and limited to primarily the sale of on *farm* products and to a maximum of twenty (20) seats for customers shall also be *permitted*.

14.859 In lieu of the corresponding provision in the A *Zone*, the following shall apply:

- a) minimum *lot frontage* of 9.14 metres.

14.860 In lieu of the corresponding provisions in the RR *Zone*, the following shall apply:

- a) minimum *lot frontage* – 14.36 metres;
- b) maximum *building height* – 8 metres (measured to the peak of the roof).

A maximum of two (2) *single detached dwellings* shall also be *permitted*.

14.861 In addition to the uses *permitted* in the IR *Zone*, the following uses shall be *permitted*:

- a) a *microbrewery* for craft beer with secondary accessory *retail store* within the *existing building*;
- b) a *restaurant* within the *existing building*, with associated *patios*;
- c) *special events* within the *existing building*;

- d) large scale *special events* in the event field including concerts (maximum of five (5) per year, May through October, for a total of seven (7) days for each event, including set-up and clean-up); and,
- e) *special event sales* accessory to any *permitted* event. [38-Z-2017]

14.862 In lieu of the corresponding provisions of the A Zone, the following shall apply:

- a) minimum *lot frontage* – 9 metres;
- b) minimum *interior side yard* (northerly) – 25 metres.

That an environmental protection zone be established as shown on Schedule 14.862.1 and that no *buildings* or *structures* be constructed and no grading or grooming of the land shall occur in the environmental protection zone.

14.863 In the R4 Zone, notwithstanding Subsection 4.109, one (1) *parking space* for each *dwelling unit* shall be *permitted*.

14.864 In addition to the uses *permitted* in the A Zone, a *home industry* defined as monument sales and associated outdoor monument display area shall also be *permitted*. In lieu of the corresponding provisions in the A Zone, the following shall apply:

- a) maximum *usable floor area* of the *home industry* – 222.96 square metres;
- b) maximum number of employees – three (3);
- c) maximum outdoor monument display area – 55.04 square metres.

14.865 In addition to the uses *permitted* in the A Zone, a truck inspection station as a secondary use to the existing *farming operation*, including associated repairs for only agricultural vehicles, with a maximum *usable floor area* of 465 square metres shall also be *permitted*.

14.866 In lieu of the corresponding provision in the RR Zone, on Part 1 shown on Schedule 14.866.1 the following provision shall apply:

- a) *lot frontage* – 12.22 metres.

An on-site sewage disposal system shall be *permitted* on those lands described as Part 3 on the attached Schedule 14.866.1.

14.867 In lieu of the corresponding provision in the A Zone, the following shall apply:

- a) minimum *lot frontage* for a *lot of record* – 20 metres.

14.868 In addition to uses *permitted* in the R2 Zone, a *clinic* or *doctors' office* shall also be *permitted*. Notwithstanding Subsection 7.8 Number of Parking Spaces;

- a) minimum four (4) *parking spaces* for the *clinic* or *doctor's office*;
- b) when a *clinic* or *doctor's office* is in operation within the *single detached dwelling* a minimum of one (1) *parking space* for the residential use shall be *required*.

14.869 In lieu of the corresponding provision of the R2 Zone, the following shall apply:

- a) minimum *exterior side yard* – 3 metres.

14.870 In lieu of the corresponding provision of the R1-B *Zone*, the following shall apply:

- a) minimum *exterior side yard* – 3 metres.

14.871 Number not used. [2-Z-2021]

14.872 In lieu of the corresponding provisions in the IN *Zone*, the following shall apply:

- a) minimum *exterior side yard* - 3 metres;
- b) maximum number of *dwelling units* – forty (40);
- c) minimum number of *parking spaces* – twenty one (21);
- d) *dwelling units* in any permitted non-residential building – maximum forty (40).

The Grove Street property line shall be deemed to be the *front lot line*.

Existing parking lot shall be permitted between the existing structure and the street line.

Setback from a street line or property line for a *parking lot* shall not apply.

Existing parking lot shall be permitted within a *sight triangle*.

Parking is permitted in the *front yard*. [60-Z-2014]

14.873 In addition to the uses permitted in the A *Zone*, a truck inspection station including associated repairs for agricultural vehicles with a maximum *usable floor area* of 600 square metres as an agriculture-related use shall also be permitted. [61-Z-2014]

14.874 In addition to the uses permitted in the RH *Zone*, a contractor's yard and shop with a maximum *usable floor area* of 112 square metres shall also be permitted. [62-Z-2014]

14.875 In lieu of the *parking space* dimensions, a *parking space* with a dimension of 3.0 metres by 5.8 metres shall be permitted within the attached garage of a group townhouse in the R4 *Zone*. [70-Z-2014]

14.876 In addition to the uses permitted in the R5 *Zone*, a retirement home - a multiple dwelling where all *dwelling units* do not contain full kitchens but where the building provides communal facilities such as kitchen/dining facilities, laundry facilities, lounges and where residents are supervised in their daily living activities, shall also be permitted.

In lieu of the corresponding provisions in the R5 *Zone*, the following shall apply:

- a) minimum unit *usable floor area* for a *dwelling unit* – 31.86 square metres;
- b) minimum *rear yard* – 4.5 metres;
- c) maximum *building height* –four (4) storeys;
- d) minimum required *parking spaces* – 0.4 *parking spaces* per *dwelling unit*;
- e) total of forty six (46) *parking spaces* for the *dwelling units*, visitors and staff parking:

- i maximum number for *parking spaces* in phase 1 – twenty eight (28);
- ii maximum number of *parking spaces* in phase 2 – eighteen (18). [1-Z-2015]

14.877 In addition to the *permitted* uses of the RH Zone, an *apartment dwelling* house with a maximum of fourteen (14) *dwelling units*, shall also be *permitted*.

In lieu of the corresponding provisions in the RH Zone, the following shall apply:

- a) minimum *lot area* – 14,000 square metres;
- b) minimum *lot frontage* – 30 metres;
- c) minimum *front yard* – 9 metres;
- d) minimum *interior side yard* – 4 metres;
- e) minimum *rear yard* – 9 metres;
- f) maximum *building height* – 11 metres.

The *apartment dwelling* shall be *permitted* with private water servicing and waste water servicing, subject to any applicable regulatory approvals. [2-Z-2015]

14.878 Notwithstanding the provisions of the ML Zone, the following shall apply;

- a) Minimum *required parking spaces* – 7. [2-Z-2015]

14.879 In addition to the *permitted* uses of the CMT Zone, an *apartment dwelling* with a maximum of forty eight (48) *dwelling units* shall be *permitted*. [4-Z-2015]

In lieu of the corresponding provisions in the CMT Zone, the following shall apply:

- a) minimum *front yard setback* – 0 metres;
- b) minimum *interior side yard* (right) – 2.89 metres;
- c) minimum *rear yard setback* – 1.40 metres;
- d) minimum *lot coverage* – 92 percent;
- e) maximum *building height* – 14.20 metres;
- f) minimum *required parking spaces* – forty eight (48);
- g) *parking space* width adjacent to a wall – 3.0 metre.

14.880 In lieu of the corresponding provisions of the RH Zone, the following shall apply:

- a) maximum *building height* of the accessory to residential *building* (existing metal barn) – 7.15 metres;
- b) maximum *usable floor area* of the accessory to residential *building* – 501.7 square metres;
- c) the accessory to residential *building* shall be used for personal storage only. [8-Z-2015]

14.881 In addition to the uses *permitted* in the MG Zone, an agricultural *greenhouse* operation shall also be *permitted*.

In lieu of the corresponding provisions of the MG Zone, the following shall apply:

- a) minimum *front yard setback* - 10.2 metres
- b) minimum number of *parking spaces* – twenty six (26). [14-Z-2015]

14.882 In addition to the uses *permitted* in the ML Zone, the retail sale of flooring products shall also be *permitted*. [16-Z-2015]

14.883 In lieu of the corresponding provisions in the R1 Zone and more accurately shown on Schedule 14.883.1, the following provisions shall apply:

- a) minimum *front yard setback* – 0.5 metres;
- b) an on-site private sewage system shall be *permitted*.

Further that no *building* or *structure* or portion thereof shall be located closer than 6 metres from *top of bank*. [18-Z-2015]

14.884 In addition to the uses *permitted* in the A Zone, a zip line course with trails, and an assembly *building* with a maximum *usable floor area* for retail space of 107.1 square metres shall also be *permitted*. [20-Z-2015] [47-Z-2018]

14.885 In lieu of the corresponding provision in the R1 Zone, the following shall apply:

- a) minimum *rear yard setback* – 5.5 metres. [23-Z-2015]

14.886 In addition to the uses *permitted* in the R5 Zone, a *retirement home* and *long-term care facility* shall also be *permitted*. For the purpose of this special provision, a *retirement home* shall mean a multiple *dwelling unit* where all *dwelling units* do not contain full kitchens but where the *building* provides communal facilities such as kitchen/dining facilities, laundry facilities, lounges and where the residents are supervised in their daily living activities. A *retirement home* shall not be considered an emergency shelter [19-Z-2020]

In lieu of the corresponding provision in the R5 Zone, the following shall apply:

- a) maximum of *dwelling units* (as defined in this special provision) – 150;
- b) maximum *building height* – 3 storeys. [25-Z-2015]

14.887 In lieu of the corresponding provision in the R1-B and R2 Zone, the following shall apply:

- a) minimum *exterior side yard* - 3 metres; [53-Z-2014] [61-Z-2019]

14.888 In lieu of the corresponding provisions in the R6 Zone, the following shall apply:

- a) minimum *lot frontage*: 21.38 metres;
- b) total number of *parking spaces*: 78;
- c) maximum *floor area ratio*:
- i) four (4) *storey building* – 0.82 [69-Z-2018]

14.889 In addition to the uses *permitted* in the OS Zone, a storm water management pond and related access/elements shall also be *permitted*. [53-Z-2014]

14.890 Number not used. [53-Z-2014] [61-Z-2019]

14.891 In addition to the uses *permitted* in the OS Zone, a *park*/walkway shall also be *permitted*. [53-Z-2014]

14.892 In addition to the provisions of the CSC Zone, the maximum *usable floor area* for the lands delineated by this special provision shall be 14,400 square metres. This shall be divided into two Stages. Stage 1 shall permit a maximum *usable floor area* of 8,826 square metres of commercial useable floor area and Stage 2 shall permit a maximum *usable floor area* of 5,574 square metres of commercial useable floor area set out as follows:

Stage 1 of the *development* shall permit a maximum of:

- b) 3,716 square metres for *supermarket* uses;
- c) 3,716 square metres for commercial uses subject to the following provisions:
 - i. a minimum store size of 371 square metres shall be *permitted* with the exception of a total of four (4) stores which shall be *permitted* to be less than 371 square metres.
- d) 1,394 square metres of service commercial uses shall also be *permitted*.

Stage 2 of the *development* shall permit a maximum of 5,574 square metres of shopping centre commercial uses subject to the lifting of the Holding symbol and the provision of an updated market impact analysis which demonstrates that the requirements of Policy 9.7.3 of the Norfolk County Official Plan are satisfied. The updated market impact analysis must assess the market impacts of Stage 1 at a point in time when 85% of the non-food retail space referred to in 14.892 b) and 14.892 c) above is occupied and has been open for business for a minimum of one year.

Outdoor sales and display areas shall not form part of the total floor area.

Subsection 1.4.3 shall not apply.

Subsection 3.1~~31~~ shall not apply to *development* on the subject lands. [41-Z-2015]

14.893 That the minimum *lot frontage* and *lot coverage* provision in the Lakeshore (L) Zone shall not apply to the lands delineated as having reference to this subsection and further described as Part 1 and the following provision shall apply in lieu thereof:

- a) *Lot frontage* - 12.21 metres;
- b) Maximum *lot coverage* - 18.07 percent;
- c) That notwithstanding Section 33 of the Zoning By-law 1-DE 80, an on-site sewage disposal system shall be *permitted* on those lands delineated as having reference to this subsection and further described as Part 3. [3-Z-2015]

14.894 In addition to the uses *permitted* in the HL Zone, a septic tank and tile bed shall also be *permitted*. [59-Z-2015]

14.895 In lieu of the corresponding provision in Section 3.2 g), Accessory Uses to Residential Uses, the following shall apply:

- a) No *building* or *structure* which is accessory to any *permitted* residential use shall occupy more than 10 percent of the *lot area*, for all *accessory buildings* together, to a maximum of 182.96 square metres *usable floor area*. Swimming pools shall not constitute a *structure* for the purposes of this provision. [65-Z-2015]

14.896 In lieu of the corresponding provision in Subsection 3.2 g), Accessory Uses to Residential Uses, the following shall apply:

- a) No *building* or *structure* which is accessory to any *permitted* residential use shall occupy more than 10 percent of the *lot area*, for all *accessory buildings* together, to a maximum of 420.4 square metres *usable floor area*. Swimming pools shall not constitute a *structure* for the purposes of this provision. [3-Z-2016]

14.897 In lieu of Subsection 6.1.4 of the CBD Zone, the following shall apply:

The *first storey* of any *apartment dwelling* constructed within the CBD Zone shall be level with the established grade of the *street*, and the frontage (Water Street) of the *first storey* shall be dedicated to retail, office or service uses with a minimum of 90 square metres.

Subsection 6.1.5 Step Back of Upper Floors shall not apply. [2-Z-2016]

14.898 In addition to the applicable regulation and provisions contained in this By-Law, Section 3.3936 Surplus Farm Dwelling Severance Properties shall also apply to the lands having reference to this Subsection and shall supersede any Section of the By-Law where there is a conflict. [1-Z-2016]

14.899 In lieu of the corresponding provision in Section 3.2 g), Accessory Uses to Residential Uses, the following shall apply:

- a) No *building* or *structure* which is accessory to any *permitted* residential use shall occupy more than 10 percent of the *lot area*, for all *accessory buildings* together, to a maximum of 221.86 square metres *usable floor area*. Swimming pools shall not constitute a *structure* for the purposes of this provision. [8-Z-2016]

14.900 In addition to the uses *permitted* in the Agricultural (A) Zone, the manufacturing of minbarns/sheds using a maximum of 1.7 hectares of land including a maximum of 742.8 square metres of indoor space within accessory agricultural *buildings* as a *home industry* with a maximum of four (4) employees shall be *permitted*. [11-Z-2016]

14.901 In addition to the uses *permitted* in the IC Zone, a bake shop with accessory retail sales and a café shall be *permitted*. [30-Z-2016]

14.902 In lieu of the corresponding provisions in Section 3.724(d), the following shall apply:

- a) No *building* or *structure* or portion thereof used for *Cannabis Production and Processing* [25-Z-2018] purposes situated in the Agricultural Zone (A) may be located closer to an *existing dwelling* than 100 metres. [14-Z-2016]

14.903 In addition to the uses *permitted* in the A Zone, the following shall be *permitted*:

- a) Music concerts (maximum of five (5) per year, May through October, for a total of seven (7) days for each event, including set-up and clean up)

- b) Other shows and events such as: medieval times, car shows, fundraisers, etc. (maximum of 10 per year, for a total of two (2) days in length including set-up and clean up)
- c) Accessory vendors (food/drink/merchandise) to any *permitted* event
- d) Accessory camping to any *permitted* event (maximum of 500 camp sites)
- e) *Accessory parking* to any *permitted* event
- f) Fitness camps
- g) Wedding ceremonies [12-Z-2016]

14.904 In lieu of the corresponding provisions in Section 3.2, *Accessory Uses to Residential Uses*, the following shall apply:

- a) No *building* or *structure* which is accessory to any *permitted* residential use shall exceed a *building height* of 7.6 metres; and
- b) No *building* or *structure* which is accessory to any *permitted* residential use shall occupy more than 10 percent of the *lot area*, for all *accessory buildings* together, to a maximum of 620 square metres *usable floor area*. Swimming pools shall not constitute a *structure* for the purposes of this provision. [29-Z-2016]

14.905 Notwithstanding the uses *permitted* in the MR Zone, the following uses shall not be *permitted*:

- a) *Automobile body shop*;
- b) *Automobile service and repair station*;
- c) *Dwelling, single detached*
- d) Fuel storage depot for home and *farm* use;
- e) *Lumber yard*;
- f) *Office, industrial* as an accessory to an industry on the same *lot*;
- g) Seasonal storage of *recreational vehicles* and recreational equipment as a secondary use to a *farm*;
- h) Storage of school buses

In addition to the uses *permitted* in the MR Zone, the following uses shall also be *permitted*:

- a) *Office*, as an *accessory use* to a *permitted use*;
- b) *Dwelling, single detached*, accessory to a *permitted use*. [22-Z-2016]

14.906 In addition to the uses *permitted* in the Service Commercial (CS) Zone, *retail store* shall be *permitted*. [19-Z-2016]

14.907 In lieu of the corresponding provisions in Section 3.2, *Accessory Uses to Residential Uses*, the following shall apply:

- a) No *building or structure* which is accessory to any *permitted* residential use shall occupy more than 10 percent of the *lot area*, for all *accessory buildings* together, to a maximum of 223 square metres *usable floor area*. Swimming pools shall not constitute a *structure* for the purposes of this provision. [36-Z-2016]

14.908 In lieu of the corresponding provisions in Section 3.2, Accessory Uses to Residential Uses, the following shall apply:

- a) No *building or structure* which is accessory to any *permitted* residential use shall exceed a *building height* of 6.4 metres; and
- b) No *building or structure* which is accessory to any *permitted* residential use shall occupy more than 10 percent of the *lot area*, for all *accessory buildings* together, to a maximum of 165.37 square metres *usable floor area*. Swimming pools shall not constitute a *structure* for the purposes of this provision. [37-Z-2016]

14.909 In lieu of the corresponding provisions in Section 3.2, Accessory Uses to Residential Uses, the following shall apply:

- c) No *building or structure* which is accessory to any *permitted* residential use shall occupy more than 10 percent of the *lot area*, for all *accessory buildings* together, to a maximum of 167.23 square metres *usable floor area*. Swimming pools shall not constitute a *structure* for the purposes of this provision. [40-Z-2016]

14.910 In lieu of the corresponding provisions in the Agricultural (A) Zone, the following shall apply:

- a) maximum *usable floor area* for an *accessory building* – 220.74 square metres;
- b) maximum *building height* for an *accessory building* – 6.7 metres. [31-Z-2016]

14.911 In addition to the uses *permitted* in the RH Zone, a *duplex dwelling* shall be *permitted*. [18Z-2018]

14.912 In lieu of the corresponding provisions in Section 3.3639, Surplus Farm Residence Severance Properties, the following shall apply:

- a) Any *existing accessory buildings* and *structures* existing on the severed *lot* at the time of severance shall be deemed to be granted relief from the applicable *building height* and *accessory building or structure lot coverage* regulations existing at the time of severance and relief from the *usable floor area* regulation to a maximum of 552 square metres. [3-Z-2017]

14.913 In lieu of the uses *permitted* in the IC Zone, only the following uses shall be *permitted*:

- a) Adult education and training facility
- b) Ambulance service
- c) Art gallery
- d) Community centre
- e) Museum
- f) *Pharmacy* accessory to a *hospital* or *clinic* or *doctors' offices*

- g) *Place of assembly*
- h) *Place of entertainment*
- i) *Place of sports and recreation, public and private*
- j) *Place of worship*
- k) *Private club*
- l) *School, all types*
- m) *Training and rehabilitation centre*
- n) *Accessory uses to a permitted use on the same lot: restaurant, fast food restaurant, take-out restaurant, convenience store, craft souvenir and gift shop and financial institution*
- o) *All office uses*
- p) *Private utility yard*
- q) *Design and production studio*
- r) *Indoor storage and warehousing*

For the purposes of this application *Private Utility Yard* shall mean "land or buildings used for storage, repair and maintenance of vehicles, equipment or materials used in connection with supplying or delivering private utilities, telecommunications or internet services and may include as *accessory uses* administrative offices". In lieu of the corresponding provisions in the IC Zone, the following shall apply:

- a) *Minimum interior side yard – 2.6 metres [39-Z-2016]*

14.914 In lieu of the corresponding provisions in Section 3.2, Accessory Uses to Residential Uses, the following shall apply:

- a) *No building or structure which is accessory to any permitted residential use shall exceed a building height of 8 metres; and*
- b) *No building or structure which is accessory to any permitted residential use shall occupy more than 10 percent of the lot area, for all accessory buildings together, to a maximum of 479 square metres usable floor area. Swimming pools shall not constitute a structure for the purposes of this provision. [41-Z-2016]*

14.915 In lieu of the corresponding provisions in Section 3.2, Accessory Uses to Residential Uses, the following shall apply:

- a) *No building or structure which is accessory to any permitted residential use shall exceed a building height of 6.86 metres; and*
- b) *No building or structure which is accessory to any permitted residential use shall occupy more than 10 percent of the lot area, for all accessory buildings together, to a maximum of 200.11 square metres usable floor area. Swimming*

pools shall not constitute a *structure* for the purposes of this provision. [52-Z-2016]

14.916 In lieu of the corresponding provisions in the RH *Zone*, the following shall apply:

- a) minimum *lot area*: 2500 square metres;
- b) minimum *exterior side yard*: 0.53 metres.

In lieu of the corresponding provisions of Section 3.2.1, Accessory Uses to Residential *Uses*, the following shall apply:

- a) Not exceed a *building height* of 7.5 m in the Hamlet Residential (RH) *Zone*;
- b) Occupy more than 12.6 percent of the *lot area*, for all *accessory buildings* together, to a maximum of 412.5 square metres *useable floor area* in the Hamlet Residential *Zone*;

In lieu of the corresponding provisions of Section 3.2.3, Accessory Residential Dwelling Units, the following shall apply:

- a) Notwithstanding Subsection 3.2.3 a) and in lieu of the applicable provisions of Subsection 3.2, where an *accessory residential dwelling unit* is located in an *accessory building or structure*, the following shall apply:
 - i. be nearer than 1.2 metres of a *lot line* within an *interior side yard*.
 - ii. the maximum *useable floor area* shall be 190 m2. [15-Z-2018] [26-Z-2022]

14.917 In lieu of the corresponding provisions in the RH *Zone*, the following shall apply:

- a) minimum *lot area*: 2445 square metres;
- b) minimum *front yard*: 4.87 metres. [17-Z-2018]

14.918 In lieu of the corresponding provisions in the R1-B *Zone*, the following shall apply:

- a) minimum *front yard*: 1.15 metres [4-Z-2017]

14.919 In lieu of the corresponding provisions in Section 3.2, Accessory Uses to Residential *Uses*, the following shall apply:

- a) No *building or structure* which is accessory to any *permitted* residential use shall exceed a *building height* of 5.6 metres;
- b) An *accessory building or structure* may occupy part of a *front yard*; and
- c) No *building or structure* which is accessory to any *permitted* residential use shall occupy more than 10 percent of the *lot area*, for all *accessory buildings* together, to a maximum of 223 square metres *usable floor area*. Swimming pools shall not constitute a *structure* for the purposes of this provision. [14-Z-2017]

14.920 In lieu of the corresponding provisions in Section 3.2, Accessory Uses to Residential *Uses*, the following shall apply:

- a) No *building or structure* which is accessory to any *permitted* residential use shall exceed a *building height* of 8 metres; and

b) No *building* or *structure* which is accessory to any *permitted* residential use shall occupy more than 10 percent of the *lot area*, for all *accessory buildings* together, to a maximum of 286 square metres *usable floor area*. Swimming pools shall not constitute a *structure* for the purposes of this provision. [21-Z-2017]

14.921 In lieu of Section 2.2, an *accessory building* or *structure* shall mean a detached *building* or *structure* shall mean a detached *building* or *structure* used for an *accessory use*, such as, without limitation, a detached garage or the storage or shelter of materials, equipment or other items, and may contain a *dwelling unit* or a *habitable room*.

In lieu of the corresponding provisions in Section 3.2, Accessory Uses to Residential Uses, the following shall apply:

- a) No *building* or *structure* which is accessory to any *permitted* residential use shall exceed a *building height* of 7.62 metres; and
- b) No *building* or *structure* which is accessory to any *permitted* residential use shall occupy more than 10 percent of the *lot area*, for all *accessory buildings* together, to a maximum of 278.7 square metres *usable floor area*. Swimming pools shall not constitute a *structure* for the purposes of this provision. [23-Z-2017]

14.922 In lieu of the corresponding provisions in the R1-A Zone and R2 Zone, the following shall apply:

- a) minimum *exterior side yard* – 3 metres. [26-Z-2017]

14.923 In addition to the uses *permitted* in the HL Zone, a *single detached dwelling* shall also be *permitted* on lands identified on Schedule 14.923.1. All proposed *decks*, parking and *septic system* must be included within the subject lands.

Subsection 3.1~~34~~.1 shall not apply. [25-Z-2017]

14.924 In addition to the uses *permitted* in the HL Zone, a *single detached dwelling* shall also be *permitted* on lands identified on Schedule 14.924.1. All proposed *decks*, parking and *septic system* must be included within the subject lands.

Subsection 3.1~~34~~.1 shall not apply. [24-Z-2017]

14.925 In lieu of the corresponding provisions in the CSC Zone, the following shall apply:

- b) minimum *front yard* – 9 metres [28-Z-2017]

14.926 In lieu of the corresponding provisions in Section 3.2, Accessory Uses to Residential Uses, the following shall apply:

- a) No *building* or *structure* which is accessory to any *permitted* residential use shall occupy more than 10 percent of the *lot area*, for all *accessory buildings* together, to a maximum of 190 square metres *usable floor area*. Swimming pools shall not constitute a *structure* for the purposes of this provision. [39-Z-2017]

14.927 In lieu of the corresponding provisions in Section 3.2, Accessory Uses to Residential Uses, the following shall apply:

- a) No *building* or *structure* which is accessory to any *permitted* residential use shall exceed a *building height* of 6.7 metres; and

b) No *building* or *structure* which is accessory to any *permitted* residential use shall occupy more than 10 percent of the *lot area*, for all *accessory buildings* together, to a maximum of 223 square metres *usable floor area*. Swimming pools shall not constitute a *structure* for the purposes of this provision. [40-Z-2017]

14.928 In lieu of the corresponding provisions in the R3 *Zone*, the following shall apply:

- a) minimum *front yard* - 4.85 metres;
- b) number of *parking spaces*:
- i) total *parking spaces* - 4 [33-Z-2017]

14.929 In lieu of the corresponding provision in Section 3.1~~64~~, *Home Occupation*, the following shall apply:

- a) A *home occupation* may occupy a maximum of 165 square metres, including a maximum display space of 49 square metres. [35-Z-2017]

14.930 In lieu of the corresponding provisions in the *Central Business District (CBD) Zone*, the following shall apply:

- a) For the purposes of this By-Law, Sydenham Street shall be deemed the frontage in relation to the *apartment dwelling*;
- b) Subsection 6.1.2 e) shall not apply and a maximum *building height* of seven (7) *storeys* shall be *permitted*;
- c) Subsection 6.1.4 Location and Use of *First Storey* shall not apply, and that up to 100 percent of the *usable floor area* of the *first storey* may be occupied by *dwelling units*, to a maximum of seven units shall be *permitted* on the *first storey*;
- d) Subsection 6.1.5 Step Back of Upper Floors shall not apply. [36-Z-2017][15-Z-2021]

14.931 In lieu of the corresponding provisions in the A *Zone*, the following shall apply:

- a) minimum *lot area* - 3.2 hectares;
- b) minimum *front yard*-11.96 metres;
- c) minimum *exterior side yard* - 11.22 metres [48-Z-2017]

14.932 In lieu of the corresponding provisions in the HL *Zone*, the following shall apply:

- a) maximum *lot coverage* for all *accessory buildings* - 13.35 percent;
- b) maximum *usable floor area* for all *accessory buildings* - 58.06 square metres. [34Z-2017]

14.933 In lieu of the corresponding provisions in the A *Zone*, the following shall apply:

- a) minimum *front yard* - 5 metres
- Section 3.1~~34~~.1 shall not apply. [42-Z-2017]

14.934 In lieu of the corresponding provisions in Section 3.2, Accessory Uses to Residential Uses, the following shall apply:

- a) No *building* or *structure* which is accessory to any *permitted* residential use shall exceed a *building height* of 6.5 metres; and
- b) No *building* or *structure* which is accessory to any *permitted* residential use shall occupy more than 10 percent of the *lot area*, for all *accessory buildings* together, to a maximum of 427.35 square metres *usable floor area*. Swimming pools shall not constitute a *structure* for the purposes of this provision. [3-Z-2018]

14.935 In lieu of the corresponding provisions in Section 3.2, Accessory Uses to Residential Uses, the following shall apply:

- a) No *building* or *structure* which is accessory to any *permitted* residential use shall occupy more than 10 percent of the *lot area*, for all *accessory buildings* together, to a maximum of 195.1 square metres *usable floor area*. Swimming pools shall not constitute a *structure* for the purposes of this provision. [53-Z2017]

14.936 In lieu of the corresponding provisions in the A Zone, the following shall apply:

- a) minimum *lot area*:
 - i) *lot* – 0.35 hectares. [57-Z-2017]

14.937 In lieu of the corresponding provisions in the A Zone, the following shall apply:

- a) minimum *lot area*:
 - i) *lot* – 36 hectares. [58-Z-2017]

14.938 In lieu of the corresponding provisions in the RH Zone, the following shall apply:

- a) minimum *lot area* – 1567 square metres. [9-Z-2018]

14.939 In lieu of the corresponding provisions in Section 3.2, Accessory Uses to Residential Uses, the following shall apply:

- a) No *building* or *structure* which is accessory to any *permitted* residential use shall occupy more than 10 percent of the *lot area*, for all *accessory buildings* together, to a maximum of 483 square metres *usable floor area*. Swimming pools shall not constitute a *structure* for the purposes of this provision. [12-Z-2018]

14.940 In lieu of the corresponding provisions in the RH Zone, the following shall apply:

- a) minimum *lot area*: 2680 square metres;
- b) minimum *exterior side yard*: 2.47 metres. [17-Z-2018]

14.941 In lieu of the corresponding provisions in the R3 Zone, the following shall apply:

- a) minimum *lot frontage*:
 - i) *interior lot* – 18.31 metres;
 - b) minimum *front yard* – 5.61 metres;
 - c) minimum *interior side yard* – 1.25 metres;

d) number of *parking spaces*:

i) total *parking spaces*: 5. [26-Z-2018]

14.942 In lieu of the corresponding provisions in the Shopping Centre Commercial (CSC) Zone, the following shall apply:

a) maximum *building height* – 30 metres. [32-Z-2018]

14.943 In lieu of the corresponding provisions in the R1-A Zone, the following shall apply:

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a) minimum *exterior side yard* – 2.69 metres;

b) minimum *rear yard* – 2.86 metres.

In addition to the *permitted* locations listed in the first paragraph of Section 3.2.3, an *accessory residential dwelling unit* shall also be *permitted* in an *existing accessory building or structure*. Section 3.2.3 a) to n) applies. [30-Z-2018]

14.944 In lieu of the corresponding provisions in the RH Zone, the following shall apply:

a) minimum *lot frontage*:

i) *interior lot* – 18.67 metres. [37-Z-2018]

14.945 In lieu of the corresponding provisions in Section 3.2, Accessory Uses to Residential Uses, the following shall apply:

a) No *building* or *structure* which is accessory to any *permitted* residential use shall occupy more than 10 percent of the *lot area*, for all *accessory buildings* together, to a maximum of 372 square metres *usable floor area*. Swimming pools shall not constitute a *structure* for the purposes of this provision. [43-Z-2018]

14.946 In lieu of the uses *permitted* in the HL Zone, only the following uses shall be *permitted*:

a) public *park* as defined for the purpose of this special provision as lands owned and/or operated by the County of Norfolk, Long Point Region Conservation Authority or other government agency provided there are no *buildings* or *structures* located thereon;

b) day use, which is defined as being personal use and enjoyment of a vacant *lot* for a day, which may include launching boats.

The following uses shall be prohibited and are listed for the purposes of clarity and to avoid any confusion, and such prohibited uses are in addition to all other uses that are not *permitted* uses listed above:

a) *tent and trailer park*;

b) *recreational vehicles*;

c) overnight storage or overnight parking of trailers, *tents* and *vehicles*;

d) *buildings* or *structures* of any type including *decks*, change houses and sanitary facilities; and

- e) *dock, pier or wharf.*

Site alteration and new development shall not be permitted. [38-Z-2018]

14.947 In addition to the uses permitted in the A Zone, wedding ceremonies and a café with a maximum of 30 seats combined indoor and outdoor shall also be permitted. [48-Z-2018]

14.948 Notwithstanding the permitted uses in the A Zone, a single detached dwelling shall not be permitted.

In lieu of the corresponding provisions of the A Zone, the following shall apply:

- a) Minimum lot frontage – 0 metres. [68-Z-2018]

14.949 In lieu of the corresponding provisions in Section 3.2, Accessory Uses to Residential Uses, the following shall apply:

- a) No building or structure which is accessory to any permitted residential use shall occupy more than 10 percent of the lot area, for all accessory buildings together, to a maximum of 152 square metres useable floor area. Swimming pools shall not constitute a structure for the purposes of this provision.
- b) Accessory uses are permitted on a lot prior to the main building or use being established. [65-Z-2018]

14.950 In addition to the uses permitted in the MG Zone, place of sports and recreation and place of assembly shall also be permitted. [64-Z-2018]

14.951 In lieu of the permitted uses in the R1-A Zone, the following uses are permitted on the subject lands in accordance with the provisions of the R1-A Zone and the By-Law unless otherwise identified below:

- a) Dwelling, single detached
- b) Home occupation
- c) Tourist cabins as an accessory use to the residential use in accordance with the following provisions:
 - i) a maximum of 4 tourist cabins as an accessory use are permitted and one (1) building or structure is to contain no more than one (1) tourist cabin;
 - ii) maximum useable floor area for all tourist cabins – 190 square metres;
 - iii) minimum separations distance between each tourist cabins – 3 metres;
 - iv) maximum building height – 5 metres;
 - v) minimum front yard – 6 metres;
 - vi) minimum interior side yard – 4 metres;
 - vii) minimum of one (1) parking space is required for each tourist cabin

In lieu of corresponding provisions, a maximum of one (1) *parking space is permitted* within the *required front yard* and *recreational vehicles, mobile homes or similar vehicles* are prohibited from parking within the *required front yard*. [18-Z-2022]

14.952 In addition to the uses *permitted* in the R5 Zone, the following uses shall be *permitted*:

- a) *Clinic or Doctors' Office*
- b) *Pharmacy*
- c) *Convenience Store*
- d) *Laundromat*
- e) *Personal Service Shop*
- f) *Office*
- g) *Restaurant*

In lieu of the corresponding provisions in section 2.93 f) of *Zoning By-Law 1-Z-2014*, the following shall apply:

- a) The *lot line* along Evergreen Hill Road shall be considered as *front lot line*.

In lieu of the corresponding provisions in section 4.2.4 ~~c~~b) of *Zoning By-Law 1-Z-2014*, the following shall apply:

- b) No *setback* shall be *required* between a *dwelling* on the *lot* or of any *interior side lot line* abutting another residential zone and a *parking space*.

In lieu of the corresponding provisions in section 4.109 b) of *Zoning By-Law 1-Z-2014*, the following shall apply:

- a) Number of residential *parking space (apartment dwelling)*:
 - i) Bachelor Unit: *1 parking space* for each *dwelling unit*
 - ii) 1 bedroom Unit: *1 parking space* for each *dwelling unit*
 - iii) 2 Bedroom Unit: *1.5 parking spaces* for each *dwelling unit*

In lieu of the corresponding provisions in R5 zone, the following shall apply

- a) *maximum floor area ratio*:
 - i) Four (4) *storey building*: 0.85 [16-Z-2022]

14.953 In addition to the uses *permitted* in the A Zone, a *ginseng storage, grading, and processing facility* shall be *permitted*. The facility may use *ginseng* produced by the *farm operation* or by other *farms* in *Norfolk County*. [70-Z-2018]

14.954 In addition to the uses *permitted* in the Hazard Land (HL) Zone, a *single detached dwelling* and *septic system* shall also be *permitted*. [4-Z-2019]

14.955 In lieu of the corresponding provisions in Section 3.2, Accessory Uses to Residential Uses, the following shall apply:

- a) No *building or structure* which is accessory to any *permitted* residential use shall occupy more than 10 percent of the *lot area*, for all *accessory buildings* together, to

a maximum of 139.35 square metres *usable floor area*. Swimming pools shall not constitute a *structure* for the purposes of this provision. [2-Z-2019]

14.956 In addition to the uses *permitted* in the A Zone, ten (10) glamping sites and associated amenities shall be *permitted*, as well as *special events* within the *existing barn*, to a maximum of 90 square metres. [71-Z-2018]

14.957 In lieu of the corresponding provisions in the A Zone, the following shall apply:

No land shall be used and no *building* or *structure* or part thereof shall be *erected* for the purpose of an *animal kennel* nearer than 15.70 metres to any *lot line*. [10-Z-2019]

14.958 In lieu of the corresponding provisions in Section 3.2, Accessory Uses to Residential Uses, the following shall apply:

- a) No *building* or *structure* which is accessory to any *permitted* residential use shall occupy more than 10 percent of the *lot area*, for all *accessory buildings* together, to a maximum of 369.68 square metres *usable floor area*. Swimming pools shall not constitute a *structure* for the purposes of this provision.
- b) No *building* or *structure* which is accessory to any *permitted* residential use shall exceed a maximum *building height* of 7.62 metres. [9-Z-2019]

14.959 On Part 1 of Schedule 14.959.1, in lieu of the uses *permitted* in the CM Zone, only the following uses are *permitted*:

- a) *Boathouses*
- b) *Docks*
- c) *Amenity area*
- d) *Boardwalk*

In lieu of Section 3.2.2 d) and e), the following shall apply:

- e) Maximum *useable floor area* for all *boathouses* – 1,100 square metres;
- f) Maximum *lot coverage* for all *boathouses* – 12 percent

On Part 2 of Schedule 14.959.1, in lieu of the corresponding provisions in the R6 Zone, the following shall apply:

- g) In addition to the uses *permitted* in the R6 Zone retail, *restaurant*, office or services uses are *permitted* on the *first storey*;
- h) Minimum *interior side yard*: 2.9 metres
- i) Maximum *building height*: six (6) *storeys*
- j) Maximum *floor area ratio* for six (6) *storey building* – 0.78

In lieu of the requirements of subsection 4.1.4 *Parking Aisle Requirements*, the following shall apply:

- k) For two-way traffic, 90-degree parking, the *parking aisle width* shall be 6 metres.

In lieu of the requirements of Subsection 4.1069 Number of Parking Spaces the following shall apply:

- l) *Apartment dwelling: 1.25 parking spaces for each dwelling unit and no parking is required for any non-residential use.*

In lieu of the requirements of Subsection 4.2.4 ~~d~~e), the following shall apply:

- m) *A parking lot and parking spaces shall be permitted between a dwelling and the street line. [15-Z-2022]*

14.960 In addition to the uses *permitted* in the A Zone, the following shall be *permitted*:

- a) *place of recreation*
- b) *shows and events accessory to a place of recreation to a maximum of six (6) per year*
- c) *accessory parking to any permitted event. [26-Z-2019]*

14.961 In lieu of the corresponding provisions in the Agricultural (A) Zone, the following shall apply:

12.1.4 Location of an Animal Kennel

- b) *60 metres to any Rural Commercial Zone (CR), Institutional Zone (IC, IN, IR) or any dwelling house located on a separate lot. [14-Z-2019]*

14.962 In lieu of the corresponding provisions in Section 4.2.3. (Location of Parking on a Lot) the following shall apply:

- a) *Three (3) required parking spaces may be located within the required front yard. [23-Z-2022]*

14.963 In lieu of the corresponding provision in the RH Zone, the following shall apply:

- a) *minimum lot area:*
 - i) *interior lot – 2,832 square metres. [18-Z-2019]*

14.964 In lieu of the corresponding provisions in the MG Zone, the following shall apply:

- a) *minimum setback to a residential Zone – 10 metres;*
- b) *maximum building height – 5.4 metres;*
- c) *maximum usable floor area – 446 square metres;*

In lieu of the uses *permitted* in the MG Zone, only the following uses shall be *permitted*:
marine storage and open storage of marine craft. [33-Z-2019]

14.965 In lieu of Subsection 6.1.4, one *dwelling unit* shall be *permitted* on the Alice Street frontage of the *first storey*. [31-Z-2019]

14.966 In addition to the uses *permitted* in the A Zone, a *contractor's yard* and landscape business shall be *permitted* on the lands identified as Part 1 on Schedule 14.966.1.

In lieu of the corresponding provisions in the A Zone, a minimum *lot area* of 16 hectares shall be *permitted*. [30-Z-2019]

14.967 In lieu of Subsection 3.2.3 ~~f~~^e) and ~~g~~^f), two (2) *accessory residential dwelling units* shall be *permitted per lot*.

In lieu of the requirements of Subsections 3.2.3 l) and 4.2.4 ~~f~~^e), less than 50 percent of the *required front yard* may be maintained as landscaped open space. One (1) *required parking space per accessory residential dwelling units* shall be *permitted in the required front yard*. [38-Z-2019]

14.968 In lieu of the corresponding provisions in the RR Zone, the following shall apply:

- a) minimum *lot area* – 1300 square metres;
- b) minimum *lot frontage* – 14 metres. [32-Z-2019]

14.969 In addition to the uses *permitted* in the Agricultural (A) Zone, a *tourist cabin* shall be *permitted*. [40-Z-2019]

14.970 In addition to the uses *permitted* in the RH Zone, a *semi-detached dwelling* shall be *permitted*.

In lieu of the corresponding provisions in the RH Zone, the following shall apply:

- a) maximum of three (3) *dwellings* on a lot including one (1) *single detached dwelling*, and one (1) *semi-detached dwelling* (one *dwelling unit* per side);
- b) minimum *front yard* – 2.8 metres;
- c) minimum *interior side yard* – 0.5 metres;
- d) minimum *interior side yard* with an *attached garage* for an existing *single detached dwelling* – 0 metres;
- e) maximum *usable floor area* for all *accessory buildings or structures* – 136.6 square metres. [46-Z-2019]

14.971 In addition to the uses *permitted* in the RH Zone, a *chip wagon* shall also be *permitted*. [50Z-2019]

14.972 Notwithstanding the zoning provisions of this By-Law the following provisions shall apply to the lands identify as Part-1 and Part-2 in the Schedule A of By-Law 1-Z-2014:

- a) That the lands shall be considered as one lot for the purpose of identifying *front, rear, and interior side lot lines* and *setbacks* as follows:
Lot lines:

- i. *Front Lot Line*: Along Rob Blake Way
- ii. *Rear Lot Line*: Along Southerly property line
- iii. *Interior Side Lot Lines*: All other *Lot lines*

Setbacks:

- i. *Front Yard*: 53 metres

- ii. *Rear Yard*: 21 metres
- iii. *Interior Side Yard*: 3 metres
- iv. Minimum enclosed porch and *deck* from *interior side lot lines*: 1 metre
- v. Minimum enclosed porch and *deck* on a slope where it reached a height of 2 metres above grade: 1 metre

- b) That in lieu of the corresponding provisions of section 4.2.5 a) of By-Law 1-Z-2014, a minimum of 33% of the *front yard* shall be landscape area;

Part-1

- c) That in lieu of the corresponding provisions in the Urban Residential Type 4 Zone (R4), the following shall apply:
Number of *parking spaces*:
 - i. residential *parking spaces* – 2 space/ *dwelling unit*;
 - ii. visitor *parking spaces* – 1 space for every 3 *dwelling units*

Part-2

- d) That in lieu of the corresponding provisions in the Urban Residential Type 6 Zone (R6), the following shall apply:
Number of *parking spaces*:
 - i. residential *parking spaces* – 1.0 space/ *dwelling unit*;
 - ii. visitor *parking spaces* – 1 space for every 3 *dwelling units* [24-Z-2022]

14.973 In addition to the uses *permitted* in the HL Zone, a *vacation home* shall be *permitted*.

In lieu of the corresponding provisions in the RR Zone, the following shall apply:

- a) maximum *lot coverage* – 19.01 percent. [55-Z-2019]

14.974 In addition to the uses *permitted* in the R2 Zone, a *hotel* having a maximum of four bedrooms shall also be *permitted*.

For the purposes of this special provision, the following definition shall apply:

Hotel – shall mean one *building* providing temporary sleeping accommodation, within individual rental units, mainly for the travelling or vacationing public. A *hotel* may include as secondary uses *restaurant* (including licenses dining facilities (, recreational facilities, spa, gift shop and tourist retail establishment and conference and convention facilities. This definition excludes motel, travelers motel and motel hotel. [59-Z-2019][6Z-2023]

14.975 In lieu of the corresponding provisions in the D Zone, the following shall apply:

- a) minimum *lot area* – 8.094 hectares. [57-Z-2019]

14.976 In lieu of Subsection 4.109 ~~09~~), the minimum number of *Parking Spaces* shall be 587; and |
in lieu of Subsection 4.3.3, the minimum number of *Accessible Parking Spaces* shall be 14.
[58-Z-2019]

14.977 In lieu of the corresponding provision in the R4 *Zone*, the following shall apply:

- a) minimum *lot frontage*:
 - i) *interior lot* – 26 metres;
- b) maximum *building height* for *dwellings* adjacent to the R1-A *Zone*: – one (1) *storey*. [3-Z-2020]

14.978 In lieu of the corresponding provision, subsection 6.1.4 shall not apply. [1-Z-2020]

14.979 In lieu of the corresponding provision in the R4 *Zone*, *development* adjacent to an R1-B or R2 *Zone* shall have a maximum *building height* of 9.8 metres.

In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply as they relate to *street townhouse* (per unit):

- a) Minimum *lot frontage*:
 - i. *Corner lot* – 10.2 metres;
- b) Minimum *exterior side yard* – 2.8 metres

In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply as they relate to *stacked townhouse*:

- c) Number of *parking spaces*:
 - i. Residential *parking spaces* - 36;
- d) Minimum *exterior side yard* -2.8 metres;

In lieu of Section 4 -Parking Requirements, the following shall apply:

- e) 4.1.3 *Parking Space* Dimensions, for a parallel *parking space*, the following shall apply:
 - i. Width - 2.5 metres;
 - ii. Length - 6.7 metres;
- f) 4.1.4 *Parking Aisle* Requirements, for two-way traffic, the following shall apply:
 - i. two-way traffic - 6.3 metres
- g) 4.2.5 *Parking and Landscape Area*, the following shall apply:

- i. A minimum of 20 percent of the *front yard* shall be maintained as landscape area.
- ii. In the case of a corner lot, a minimum of 20 percent of each of the *front yard* and *exterior side yard* shall be maintained landscape area. [9-Z-2020]

14.980 i) That the lands subject to this Special Provision shall be regarded as one *lot* for the purposes of meeting zoning regulations and shall continue to remain regarded as one *lot* if subject to any future consent or plan of condominium;

ii) Notwithstanding Section 3.65 of this By-Law, the provisions of Section 3.65 shall not apply to the subject lands;

Part 1 (as shown in Map A of the By-Law 31-Z-2022):

iii) In addition to the uses *permitted* in the R6 Zone, the following uses shall also be *permitted* in accordance with the R6 Zone provisions and this Special Provision:

- a. Amenity Building
- b. Accessory renewable energy installations
- c. Gardens and beehive honey production
- d. Private outdoor recreational uses
- e. Community Centre
- f. convenience store
- g. doctors' offices
- h. personal service shop
- i. day care nursery
- j. dry cleaning establishment
- k. florist shop
- l. fruit and vegetable outlet
- m. laundromat

iv) Notwithstanding the definitions in Section 2.0 of this By-Law, the following definition will apply:

"Amenity Building" shall mean a *building* accessory to the *permitted* residential uses on the property, and may include a gymnasium, yoga studio, social room, kitchen, office, washrooms, recreation rooms, reading rooms, *outdoor patio*, meeting rooms, and storage rooms.

v) Notwithstanding the provisions of Section 5.6.3 of this By-Law, step backs of upper floors are not *required*.

vi) Notwithstanding the provisions of Section 3.119 (d) of this By-Law, in the R6 zone, balconies may project into any *required setback*, a distance of not more than 1.5 metres provided they are no closer than 3 metres from any *lot line*; vii)

Notwithstanding the provisions of Section 4.2.4 (de) of this By-Law, in the R6 zone, the location of a *parking lot* or *parking space* is *permitted* between a *dwelling* and the *street line*;

viii) Notwithstanding the provisions of Section 4.109 (b) and 4.119 (f) of this By-Law, the following regulations shall apply to the lands in the R6 zone:

- a. Residential parking for Apartments: 1.10 spaces per *dwelling unit*;
- b. Visitor Parking: 0.25 *Parking Spaces* per *dwelling unit*;
- c. No additional parking is *required* for the *Amenity Building* or Private Outdoor Recreational Uses;
- d. *Non-residential* uses: in accordance with associated parking requirements as per section 4.109.

ix) Notwithstanding the provisions of Section 5.6.2. (e) of this By-Law, the following regulations shall apply to the lands in the R6 zone:

- a. Minimum *rear yard* - 8.0 metres.

Part 2 (as shown in Map A of the By-Law 31-Z-2022):

- x) In addition to the uses *permitted* in the CS Zone, the following uses shall also apply:
 - a. Apartment *dwelling* above ground floor;
 - b. Storm Water Management Pond.

Part 3 (as shown in Map A of the By-Law 31-Z-2022):

- xi) In addition to the uses *permitted* in the HL Zone, private driveway access and site services shall be *permitted*. [31-Z-2022]

14.981 In lieu of corresponding provisions Section 3.2.3 ~~d)b)-ii)~~ and Section 3.2.3.2 ~~b)i)~~ respectively, the following shall apply:

- a) an *accessory residential dwelling unit* within an *accessory building* shall be *permitted* a maximum of 320 metres from the primary residential *dwelling unit*; and
- b) the *accessory residential dwelling unit* shall not be larger than 75 percent of the total *gross floor area* of the *primary dwelling unit* excluding any *deck* or *unenclosed porch*. [15-Z-2020]

14.982 In lieu of the corresponding provisions for the Hamlet Residential (RH) Zone, the following provisions that shall apply on Part 1 on Schedule 14.982:

- a) minimum *interior side yard* (right or east):
 - i. *attached garage* – 10 metres; ii.
 - detached garage* – 10 metres;

In lieu of the uses *permitted* in the Residential Hamlet (RH) Zone, only a *dwelling, single detached* and *accessory uses* for residential uses (excluding an *accessory residential dwelling unit*) be *permitted* as a use on Part 1 as shown on Map A to By-Law 29-Z-2022.

In lieu of the uses *permitted* in the Agricultural (A) and Residential Hamlet (RH) Zone, only a *dwelling, single detached and accessory uses* for residential uses (excluding an *accessory residential dwelling unit*) be *permitted* as a use on Parts 2 and 3 on Map A to Bylaw. [29-Z-2022]

14.983 In lieu of the corresponding provisions in the Resort Residential Zone (RR) the following shall apply:

a) maximum *lot coverage* - 24.45% for the primary vacation dwelling plus an additional 10% for all *accessory buildings and structures*. [28-Z-2022]

14.984 In lieu of corresponding provisions in the Hamlet Residential Zone, the following shall apply:

a) minimum *lot frontage*:

i. *interior lot* - 22.03 metres; [18-Z-2020]

14.985 In addition to the uses *permitted* in the Agricultural (A) Zone, a *farm machinery and equipment repair business* shall be *permitted* at a maximum of 4,800 square feet. [20-Z-2020]

14.986 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

a) minimum /of frontage:

i. *Corner lot* - 10,83 metres;

b) minimum *exterior side yard*- 3.00 metres;

c) minimum *interior side yard* - 0 metres for rear *deck* in middle unit of three

d) minimum *rear yard*:

ii. *Attached garage* ~ 6, 68 metres; [25-Z-2020]

14.987 In addition to the uses *permitted* in the Hazard Land (HL) Zone, the following *uses* shall be *permitted*:

a) *Dwelling, single detached*

b) *Bed & breakfast*, subject to Subsection 3.54

c) *Home occupation*

d) *An accessory structure* (not habitable, with a permit from appropriate authority)

In lieu of the corresponding provisions, the following shall apply:

a) minimum *front yard*: - 6 metres;

b) minimum *interior side yard*:

i. from *attached garage* – 1.2 metres; ii.

from other *interior side yard* – 4 metres;

c) minimum *rear yard*:

i. 39.5 m from the *rear lot line*; ii.

4.0 m from the *Stable Top of the Slope*;

d) maximum *building height*: 11 metres; [23-Z-2020]

14.988 In lieu of Subsection 3.~~724~~_d, the following shall apply:

No lands, *building or structure* or portion thereof used for *Cannabis Production and Processing* purposes that is equipped with *air treatment control* situated in the *Agricultural Zone (A)* may be located closer to any *dwelling* on a separate lot, public school, private school, *place of worship, campground, group home, hotel, long-term care facility, mobile home park, park, place of assembly, place of entertainment, place of sports and recreation, tent and trailer park, tourist cabin, hospital, or day care nursery* than 12 metres.

In lieu of Subsection 4.~~109~~_{oz}, a minimum of nine (9) *parking spaces* shall be required. [9Z-2021]

14.989 In lieu of the corresponding provisions in the *R1-B Zone*, the following shall apply:

a) minimum *lot area*:

i. *interior lot* – 300 square metres;

In lieu of the uses and provisions in the *Urban Residential Type 4 Zone (R4)* and the corresponding provision of Section 2, the following shall apply:

a) Within the *dwelling existing* as of the date of this By-Law, the following are *permitted* uses:

i) *Dwelling, single detached*;

ii) *Boarding or Lodging House*, up to a maximum of 5 lodging suites within the *dwelling, single detached*; iii) *Home occupation*

For the purposes of this By-Law, a lodging suite shall mean the room(s) associated with the use sleeping, living, and sanitary facilities but no kitchen.

b) For new *development* as identified as Part 1 in Map B (Schedule 14.989.1) attached to and forming part of this By-Law, the following are *permitted* uses:

i) *Home occupation*

ii) *Stacked townhouses* in accordance with the following provisions:

a. A minimum *lot frontage* of 30 metres;

b. A minimum *lot area* of 1,000 square metres

- c. A maximum of twelve (12) *dwelling units*;
 - d. A maximum *building height* of 11 metres;
 - e. A 2.0 metre high visual barrier along the easterly *lot line* provided that it is no higher than 1.0 metres within 6.0 metres of a *lot line* abutting any *street*;
 - f. Only located substantially in accordance with the *setbacks* and locational requirements as shown in Map B (Schedule 14.989.1).
- d) In lieu of the corresponding provisions in Section 4 Off Street Parking, the following shall apply:
- Parking Aisle Requirements*
- i) One-way traffic: 3.5 metres
 - ii) Two-way traffic: 6.0 metres [3-Z-2022]

14.990 Number not used.

14.991 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

- a) minimum *rear yard* – 6.0 metres;. [21-Z-2020] [36-Z-2021]

14.992 In addition to the uses *permitted* in the MG *Zone*, a Gymnasium shall also be *permitted*.

For the purpose of special provision, a Gymnasium shall be defined as "a *place of sports and recreation* which is characterized by a large room used for various indoor sports and usually equipped with gymnastic apparatus."

In lieu of the corresponding provisions in the MG *Zone* and Section 4.109, the following shall apply:

- a) number of *parking spaces*:
 - i. total *parking spaces* – 40;
 - ii. barrier-free *parking spaces* – two (2). [17-Z-2020]

14.993 In lieu of the corresponding provisions in the Hamlet Residential *Zone* (RH), the following shall apply:

- a) Minimum *lot area*: 1,800 square metres;
- b) Minimum *lot frontage*: 25.0 metres [22-Z-2022].

14.994 In lieu of the corresponding provisions in the RH *Zone*, the following shall apply to Part 1:

- a) Minimum *lot frontage*: 23 metres. [26-Z-2020][32-Z-2023]

14.995 In addition to the uses *permitted* in the RH *Zone*, a *Wildlife Rehabilitation Centre* shall be *permitted* as an *accessory use* to the primary residential use. Maximum *lot coverage* for the *wildlife enclosure structures* located in the *rear yard* shall have a maximum area of 40 sq. m. and be a minimum of 5 metres from the North *side lot line* and 1.2 m from the *rear lot*

line and southern side lot line; No wildlife enclosure structures shall be located in the front yard. [5-Z-2021]

14.996 In addition to the uses *permitted* in the General Industrial (MG) Zone, to recognize all *existing residential dwelling units* located on the site, to a maximum of eight (8) units shall be *permitted*. [6-Z-2021]

14.997 In lieu of the corresponding provisions in the R1-B Zone and R2 Zone, the following shall apply:

- a) Minimum *exterior side yard* - 3 metres [30-Z-2021]

14.998 In lieu of corresponding provisions in Section 3.2.3 ~~B) - d)~~ and Section 3.2.3.1 ~~b)~~ respectively, where an *accessory residential dwelling unit* is located in an *accessory building* or *structure* the following shall apply:

- a) Located a maximum of 160 metres away from the *primary dwelling*;
- b) The *accessory residential dwelling unit* and its garage shall not be larger than 275 square metres.

In lieu of corresponding provisions in Section 3.2.1 g). the following shall apply:

- c) A maximum of 316 square metres of *usable floor area* for all *accessory buildings* together is *permitted* on the subject lot.

Existing secondary entrance to the subject lands shall be *permitted* subject to applicable County standards.

A severance to separate the *accessory residential dwelling unit* from the *primary farm* property including the *primary residential dwelling* shall not be *permitted*. [32-Z-2021]

14.999 In lieu of the corresponding provisions in the R 1-A Zone, the following shall apply:

- a) minimum *exterior side yard* - 3 metres;

In lieu of the corresponding provisions in the R2 Zone, the following shall apply:

- a) minimum *exterior side yard* - 3 metres; [11-Z-2021]

14.1000 Number not used.

14.1001 In lieu of the corresponding provisions in the CM Zone, the following shall apply:

- a) minimum *lot area*:
 - i where not connected to public water and/or public sanitary sewer systems - 660 sq. m.
- b) minimum *lot frontage*:
 - i where not connected to public water and/or public sanitary sewer systems - 21 metres;
- c) minimum *rear yard* - 2.1 metres; [14-Z-2021]

14.1002 In addition to the uses *permitted* in the Agricultural (A) Zone, The following uses shall be *permitted*:

Single Detached Residential Dwellings:

- a) Multiple *Farm Dwelling Units* within a Resort-oriented condominium provided that at least one of the other *permitted* uses exist on the property;

On-Farm Diversified Uses:

- b) A maximum of 8-unit *tourist cabins*/inn within a Resort-oriented Condominium provided that at least one of the other *permitted* uses exist on the property;
- c) A saloon with food and beverage services within a Resort-oriented Condominium;
- d) A wedding and conference centre within a Resort-oriented Condominium;
- e) A Riding Arena and Barn with a maximum height of 20 metres within a Resort Oriented Condominium.

In lieu of the corresponding provisions in the Agriculture (A) Zone, the following shall apply:

- a) A Resort-Oriented Condominium *development*, as defined in this amendment, shall be *permitted* on a local road;
- b) The total *on-farm diversified uses* will cover a maximum of 1 Hectare or 10,000 sq.m.;
- c) The Gross Floor Area (GFA) of all buildings used for an *on-farm diversified use* shall not exceed 4000 sq.m. [18-Z-2021]

14.1003 In addition to the uses *permitted* in the Marine Commercial (CM) Zone, an '*Accessory Residential Dwelling Unit*' shall be *permitted* on the second floor of the *existing commercial structure*.

In lieu of the corresponding provisions in the Marine Commercial (CM) Zone, the following shall apply:

- a) maximum *usable floor area* of '*Accessory Residential Dwelling Unit*' shall not exceed the *usable floor area* of first floor of the *existing commercial structure*;
- b) minimum number of *parking spaces* for the *Accessory Residential Dwelling Unit*: 1;
- c) In lieu of section 3.2.1 b), a *structure* shall be *permitted* in the *front yard* for the establishment of a safe access and egress. [17-Z-2021][17-Z-2022]

14.1004 In addition to the uses *permitted* in the Urban Residential Type 4 (R4) Zone, a *single detached dwelling* shall be *permitted*;

In lieu of the corresponding provisions in the Urban Residential Type 4 (R4) Zone, the following shall apply:

a) For the purpose of this By-Law, the whole *lot* shall be considered as one *lot* with the following *lot* configurations:

- i. *Front line*: Along Mechanic Street West at the north side;
- ii. *Interior Lot Lines*: Along east and west side;
- iii. *Rear Lot Line*: Along the southern side of the subject lands abutting Waterford Pond.

b) Minimum separation between *buildings*: 2.4 metres [19-Z-2021]

14.1005 In lieu of the uses *permitted* in the MG zone, the following uses shall apply:

- a) Day care centre
- b) Fitness and health care facility
- c) Industrial supply establishment
- d) *Office, industrial*
- e) *Open storage* accessory to any *permitted* use
- f) Processing, manufacturing and light assembly plant provided there I not a high requirement of either strength or quantity of waste, or a high volume requirement of public water and provided that no refining, heavy forging, casting or smelting operations are carried out
- g) Research and development facilities
- h) *Restaurant*
- i) Retail sales related to industrial on same *lot*
- j) Sports facility
- k) *Truck terminal* provided that it is not on the portion of the lands shown on Schedule 14.359.1 as part 1
- l) Any use *permitted* in an ML Zone except an *automobile service and repair station*.

No *building, structure* or open storage shall be located any nearer than 4.5 metres from any RH Zone.

In lieu of the corresponding provisions in the MG Zone, the following shall apply:

a) Minimum *interior side yard*:

- i. Abutting a residential *Zone* – 4.5 metres;
- b) Maximum *building height* – 7.5 metres;
- c) *Outdoor storage*: permitted within 11.20 metres from the *front yard* [23-Z-2021].

14.1006 In lieu of the corresponding provisions in the Hamlet Residential (RH) *Zone*, the following shall apply:

a) Minimum *lot area*:

- i. *Interior lot* - 3639 square metres; [20-Z-2021]

14.1007 In lieu of the corresponding provisions in Subsection 5.5 'Urban Residential 5 (R5) *Zone*,' the following shall apply:

- a) Minimum *lot frontage*:
- i) *Interior lot* – 25.4 metres;
- b) Minimum *front yard*: 1.25 metres
- c) Minimum *side yard*: 1.25 metres;
- d) Maximum *building height*: three (3) *storeys*

In lieu of the corresponding provisions in Subsection 4.2 'Location of Parking on a *Lot*,' the following shall apply:

- a) No *parking lot* shall be located closer than 2 metres from a *dwelling* on the lot; 0 metres from the east *interior lot line*, and 3 metres from the west *interior lot line*, when abutting another Residential *Zone*.

In lieu of the corresponding provisions in Subsection 4.109 'Number of Parking Spaces', the following shall apply:

- a) Total number of *parking spaces*: 12
 - i) Residential *parking spaces*: 9
 - ii) Visitor *parking spaces*: 3 (including 1 barrier free *parking space*) [27-Z-2021]

14.1008 In addition to the uses *permitted* in the CHA *Zone*, a storage facility shall be *permitted*.

In lieu of the corresponding provisions in the CHA *Zone*, the following shall apply:

- a) Minimum *rear yard* – 5.6 metres [35-Z-2021]

14.1009 In addition to the uses *permitted* in the Agricultural *Zone* (A) *Zone*, a *Marine Craft Repair Shop* as a *Home Industry* shall be *permitted*.

In lieu of the corresponding provisions in the Agricultural Zone (A) Zone, the following shall apply:

- a) Maximum *usable floor area* of a *Home Industry* is 233 square metres
- b) Maximum *usable floor area* of all *Accessory Structures* together is 250 sq. m.
- c) Minimum *setback* between a *Home Industry* and the *interior lot line* shall be 3.0 metres. [31-Z-2021]

14.1010 In lieu of the corresponding provisions in the *Hamlet Residential Zone* (RH), the following shall apply:

- a) Minimum *lot frontage*:
 - i) *Interior lot* – 28.33 metres; [33-Z-2021]

14.1011 In addition to the uses *permitted* in the CS Zone, *street townhouse* shall also be *permitted*. In lieu of the corresponding provisions, the following shall apply to the *street townhouse* (per unit) use:

- a) Minimum *lot area*:
 - i. *Attached garage* – 170 square metres;
- b) Minimum *lot frontage*:
 - i. *Interior lot* – 6.0 metres;
- c) Minimum *front yard*:
 - i. *Attached garage* – 6 metres;
- d) Minimum *interior side yard*: 2.4 metres
- e) Minimum *rear yard*:
 - i. *Attached garage* – 7.5 metres
- f) Minimum separation between townhouse *dwellings*: 2 metres;
- g) Maximum *building height*: - 11 metres
- h) Maximum *lot coverage* – 39 percent;
- i) Maximum units in a *Townhouse Dwelling*: eight (8) *dwelling units* [1-Z-2022]

14.1012 In addition to the uses *permitted* in the Agricultural Zone (A), an *accessory use* to nonexistent primary use shall be *permitted*.

In lieu of the corresponding provisions in the Agricultural Zone (a), the following shall be *permitted*:

- a) Maximum *useable floor area* of *accessory use* to a combination of residential and *non-residential* uses – 446 square metres. [4-Z-2022]

14.1013 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

a) Minimum lot frontage:

- i. interior lot – 6.37 metres;

In lieu of the *parking space* dimensions, a *parking space* with a dimension of 3.2 metres by 5.66 metres shall be *permitted* within the *attached garage* of a street townhouse in the R4 Zone. [7-Z-2022]

14.1014 Number not used.

14.1015 In lieu of the corresponding provisions of section 4.2.4 a) of By-Law 1-Z-2014, the following shall apply:

- a) One *parking space* is *permitted* on *front yard*. [11-Z-2022]

14.1016 In addition to the uses *permitted* in the Agricultural (A) Zone, an *animal hospital* up to a maximum gross floor area of 230 sq. m. shall be *permitted*. [13-Z-2022]

14.1017 In lieu of the corresponding provisions in the Resort Residential Zone (RR), the following shall apply:

- a) maximum lot area - 0.086 hectares;
- b) maximum building height - 10.5 metres;
- c) maximum lot coverage - 24.2% for the primary dwelling plus an additional 10% for all accessory buildings and structures. [9-Z-2022]

14.1018 In addition to the uses *permitted* in the CRB Zone, *retail store* shall also be *permitted* on the ground floor of the *building existing* as of the date of this By-Law provided that it is within a *building* with a *permitted* residential use (a Mixed Commercial- Residential Building) and in accordance with the provisions of Sections 4.0, 6.4.3, 6.4.4 and 6.4.5. [14-Z-2022]

14.1019 In addition to the uses *permitted* in the Hamlet Residential Zone (RH) Zone, the following list of additional uses shall be *permitted*:

- a) *Animal hospital*
- b) *Antique shop*
- c) *Art gallery*
- d) *Bake shop*
- e) *Bed and breakfast*
- f) *Clinic or doctors' offices*
- g) *Contractor shop*
- h) *Contractor supply and service shop*
- i) *Convenience store*

- j) *Country store*
- k) *Custom workshop*
- l) *Day care nursery*
- m) *Dwelling, single detached or dwelling unit in a non-residential building -*
maximum one (1)
- n) *Farm implement sales and services establishment*
- o) *Financial institution*
- p) *Fruit and vegetable outlet*
- q) *Hardware store*
- r) *Home occupation*
- s) *Laundromat*
- t) *Library*
- u) *Merchandise service shop*
- v) *Museum*
- w) *Office, all types*
- x) *Outdoor storage accessory to permitted uses*
- y) *Personal service shop*
- z) *Place of assembly*
- aa) *Place of sports and recreation*

In lieu of the corresponding provisions in the Hamlet Residential Zone (RH) Zone, the following shall apply:

- a) Minimum lot area: 0.14 hectares [10-Z-2022]

14.1020 In lieu of the corresponding provisions in Section 6.1.4 CBD Zone, the following shall apply:

Dwelling units may occupy 100 percent of the usable floor area of the first storey, and the frontages of the first storey are not required to be dedicated to retail, office or service uses. [19-Z-2022]

14.1021 Notwithstanding the definitions of “*Lots*” in Section 2.0 of this By-Law, the subject lands will be considered as one *lot*. The property line along Old Highway 24 will be considered as the *Front Lot Line*;

b. Notwithstanding all other zoning provisions of section 4.2, section 4.2.1 and section 4.2.4 (~~et~~) shall not apply;

c. In lieu of the corresponding provisions in the Service Commercial (CS) *Zone* and Urban Residential Type 4 (R4) *Zone*, the following shall apply:

i. Minimum *Exterior Side Yard*: 1.5 metres

ii. Minimum *Rear Yard*: 7.5 metres

Part 1 (as shown in Map A of the By-Law 30-Z-2022):

In lieu of the corresponding provisions in the Service Commercial (CS) *Zone*, the following additional uses shall be *permitted*:

i) *Grocery store*

ii) *Office*, all types as identified in Z-1-2014

iii) *Pharmacy*

iv) *Photographic studio or shop*

v) *Retail Store*

In lieu of the corresponding provisions in the Service Commercial (CS) *Zone*, the following shall apply:

i) Minimum *Front Yard*: 1.5 metres

ii) Maximum *Lot Coverage*: 60%

iii) Section 6.3.4 of Zoning By-Law Z-1-2014 shall not apply

In lieu of the corresponding provisions of section 4.109, the following shall apply:

i) *Non-residential parking spaces*: 1 *parking space* for every 30 square metres of *usable floor area*.

Part 2 (as shown in Map A of the By-Law 30-Z-2022):

In lieu of the corresponding provisions in the Urban Residential Type 4 (R4) *Zone*, the following shall apply:

i) *Permitted* uses include: *Back-to-Back Townhouse*

ii) *Back-to-Back Townhouse* shall mean a *dwelling* containing four (4) or more *dwelling units* with each *dwelling unit* being divided from the other having no internal access between them, and each *dwelling unit* having an independent entrance at the *finished grade* level.

iii) Minimum *Front Yard*: 35.6 metres

- iv) Maximum *Building Height*: 13.5 metres
- v) Section 5.4.4 of Zoning By-Law Z-1-2014 shall not apply. [30-Z-2022]

14.1022 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

- a) Minimum *lot frontage*:
 - i. *Interior lot* – 6 metres;
 - ii. *Corner lot* – 4 metres;
- b) Minimum *exterior side yard* – 2.9 metres;
- c) Minimum *rear yard* – 6 metres;
- d) A minimum of 12.6 percent of the *required front yard* shall be maintained as landscaped open space;
- e) 3 *required parking spaces* shall be *permitted* within the *required front yard*; [2025-83]

14.1023 Part 1:

In lieu of the corresponding provisions in the R2 *Zone*, the following shall apply:

- b) minimum *lot area* – 175 square metres;
- c) minimum *lot frontage* – 5.50 metres;

Part 2:

In lieu of the corresponding provisions in the R1-B *Zone*, the following shall apply:

- a. minimum *lot area* – 266 square metres;
- b. minimum *lot frontage* – 9.98 metres;
- c. minimum *exterior side yard* – 2.55 metres [35-Z-2022]

14.1024 In lieu of the corresponding provisions in the Urban Residential Type 4 *Zone* (R4) *Zone*, the following shall apply:

- a) minimum *exterior side yard* - 3.0 metres;

In lieu of the corresponding provisions in the Open Space *Zone* (OS), a Stormwater Management Facility shall be *permitted*.

In lieu of the corresponding provisions of section 3.3~~4~~.2, a *sight triangle* shall be measured back from an intersection a distance of 7 metres along the *street lines*. [34-Z2022]

14.1025 Part 1:

In lieu of the corresponding provisions in the R1-B *Zone*, the following shall apply:

- a) minimum *lot area*:
 - i) *interior lot* – 247.05 square metres;
 - ii) *Corner Lot* – 315.00 square metres;
- b) minimum *lot frontage* – 9.15 metres;
- c) minimum *exterior side yard* – 3.50 metres;
- d) minimum *front yard* – 4.40 metres;
- e) minimum *rear yard* – 6 metres;

Part 2:

In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

- a) minimum *lot area*:
 - i. *interior lot* – 154.00 square metres;
 - ii. *Corner Lot* – 222.00 square metres;
- b) minimum *lot frontage* – 6 metres;
- c) minimum *exterior side yard* – 2.10 metres;
- d) minimum *front yard* – 4.40 metres;
- e) minimum *rear yard* – 6 metres;

Part 3:

In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

- a) “Dual Frontage Towns” shall mean a *townhouse dwelling* which is fronting a public *street* with a pedestrian access only and have a driveway access from the rear *yard*.
- b) minimum *lot area*:
 - i *interior lot* – 146.00 square metres;
 - ii *Corner Lot* – 310.00 square metres;
- c) minimum *front yard*: 2.00 metres
- d) minimum *rear yard* – 0 metre;
- e) minimum setback from a *sight triangle*– 1.00 metre;

Part 4:

In addition to the *permitted* use in R6 zone the following uses are *permitted* only at ground floor:

- a) office space;
- b) all *permitted* uses of Neighbourhood Commercial Zone (CN);

In lieu of the corresponding provisions in the R6 Zone, the following shall apply:

- a) maximum *Floor Area Ratio* for five (5)-storey building – 0.81
- b) minimum *rear yard* – 6 metres;
- c) no step back of upper floors will be *required*

Notwithstanding Section 4.2 of this By-Law, the provisions of Section 4.2.1 shall not apply to Part 4 on Map A (attached to and forming part of this By-Law);

Notwithstanding Section 4.109 of this By-Law, the following parking provisions shall apply to the lands in the R6 zone:

- a) residential parking, *apartment dwelling*: 1.0 space/unit;
- b) visitor parking, *apartment dwelling*: 0.25 parking space for every dwelling unit;

Part 5:

In addition to the *permitted* use in OS zone the following use shall be *permitted*:

- a) Stormwater Management Pond [36-Z-2022]

14.1026 That notwithstanding Section 5.6.2, the following provisions shall apply to the lands identified as Parts 1,2, 4 and 5 on Map A and zoned R6-14.1026 (H):

- a) The lands shall be considered one *lot* for the purpose of applying the R6-14.1026 zoning regulations and the parking provisions of Section 4.2.1, as amended, with the exception of the provisions for FAR as noted in (k).
- b) *Permitted* Uses shall include those uses as provided in Section 5.6.1 of the R6 Zone and the following additional uses.
 - i. *Group townhouse*
 - ii. *Stacked townhouse*
 - iii. *Street townhouse*
 - iv. Commercial, personal service, *office*, institutional, *retail* and *restaurant* uses at grade in *apartment buildings*
- c) A minimum of 350 square metres of *non-residential useable floor area* shall be provided at grade within *apartment buildings* and may include the uses *permitted* in b) iv). The *non-residential useable floor area* may be located within one or more *buildings* and may be provided within one or more phases of *development*.

- d) For the purposes of defining the *front lot line* of the *lot* as defined in (a), Chapman Street East as the *front lot line*.
 - e) Within the subject lands as identified on "Map B", no *buildings* shall be *permitted* above 12.5 metres in height.
 - f) Minimum *Lot Frontage*: 30 metres
 - g) Minimum *Front Yard*: 3 metres
 - h) Minimum *Side Yard* (Interior and Exterior): 3 metres
 - i) Minimum *Rear Yard*: 3 metres
 - j) Maximum *Building Height*: six (6) *storeys* exclusive of rooftop elevator enclosure, mechanical penthouse, or rooftop terraces.
 - k) Maximum *Floor Area Ratio*: 1.5 and for the purposes of calculating *lot area*, the *lot* shall include Parts 1,2,4,5 and 6 as shown on Map "A."
 - l) Step Back of Upper Floors: The exterior wall of each floor of a *building* abutting along the lines shown on "Map B" and located above four (4) *storeys* shall be stepped back 1.5 metres from the 4th *storey* exterior wall. Where more than exterior wall of a *building* abuts the line shown on "Map B", only the exterior wall that abuts along the line shown on "Map B" the longest shall be *required* to be stepped back. Balconies are to be *permitted* within the step backs.
 - m) *Angular Plane*: Where the R6-14-14.1026 (H) *Zone* abuts an Urban Residential *Zone* (R1-A, R1-B, or R2) no portion of an apartment *dwelling* shall exceed the height of a 45 degree *angular plane* originating at the *lot line* of the nearest R1-A, R1-B, or R2 *Zone*.
 - n) The following provisions shall apply to *group townhouses*, *stacked townhouses* and *street townhouse* uses as *permitted* in the R614.1026 (H) *zone*:
 - i. Minimum separation between any townhouse *dwelling* blocks for the townhouses: 2 metres, ii. Maximum *building height*: 12.5 metres
 - iii. Notwithstanding the *required* side yard, on a mutual *lot line* separating two (20) attached *group*, *stacked* or *street townhouse* units, no *interior side yard* is *required* where the walls are joined. Where the walls are not joined, a 1.2 metre side yard shall be *required*.
 - iv. No more than eight (8) *dwelling units* shall be in any *group* or *street townhouse block*,
 - v. No more than sixteen (16) *dwelling units* shall be in any *stacked townhouse block*, and
 - vi. Notwithstanding Section 4.1.4, for two-way traffic and 90-degree parking, the minimum *parking aisle* width shall be 6 metres.
- Notwithstanding Section 4.109, the minimum *required parking spaces* per *dwelling* shall apply as follows:

a. *Apartment Dwelling*: 1.25 *parking spaces* for each *dwelling unit*

b. *Stacked and Group Townhouse*: 1.25 *parking spaces* for each *dwelling unit*

c. No parking shall be *required* for *non-residential* use

d. Visitor Parking:

i. 1 visitor space for every 5 group or *stacked townhouse* or *apartment dwelling unit*

Notwithstanding section 5.4.2 of the R4 *Zone*, the following exceptions shall apply to the lands identified as Part 3 on Map A *zone* R4-14.1026 (H):

a. *Minimum Lot Frontage*: 5.7 metres

b. *Minimum Side Yard* (Interior and Exterior): 3 metres

Boathouses shall not be *permitted* in association with the subject lands identified as Part 6 on Map "A" [37-Z-2022]

14.1027 In addition to the uses *permitted* in the Institutional (IN) *Zone*, the following additional uses shall be *permitted*:

i) Future roofed accommodation in the form of a *hotel*.

ii) *Place of Assembly*; and

iii) *Place of Entertainment* in the form of an Event Hall with *accessory uses*.

For the purpose of this Special Provision, the following definitions shall apply:

Hotel – shall mean one *building* providing temporary sleeping accommodation, within individual rental units, mainly for the travelling or vacationing public. A *hotel* may include as secondary uses *restaurant* (including licensed dining facilities), recreational facilities, spa, gift shop and tourist retail establishment and conference and convention facilities. This definition excludes motel, traveler's motel, and motel hotel.

Place of assembly shall mean a *building* or part of a *building* used for meetings, banquets, and assembly which may include an auditorium, assembly hall or banquet hall for use during organized social gatherings including weddings, private functions, community events and festivals, religious gatherings, business conferences and live music performances.

Place of entertainment shall mean a *building* or part of a *building* wherein facilities are provided for entertainment or amusement which may include an *arcade*, a theatre, a music or dance hall. This definition excludes the following uses *adult live entertainment facility*, *bar or night club*, *pool hall*, *bowling alley*, *private club*, and *convenience store*.

In lieu of corresponding provisions in Section 4.1.4 b) the following shall apply:

a) *Two-way traffic aisle*: 7 metres.

In lieu of the corresponding provisions in Section 4.109, the following shall apply:

- b) Minimum 3 *parking spaces* [5-Z-2023]

14.1028 In addition to the uses *permitted* in the Agricultural (A) Zone, an electrical contractor's office and warehouse shall be *permitted* as a *Home Industry*.

In lieu of the corresponding provisions of section 3.2.1 g), the following shall apply:

- a) Maximum *usable floor area* of Accessory Uses to Residential Uses is 560 sq. m.

In lieu of the corresponding provisions of section 3.153, the following shall apply:

- b) Maximum *usable floor area* of a *Home Industry* is 560 sq. m.
- c) Nine (9) employees in addition to the proprietor shall be *permitted* (does not include *farm workers* on a registered *farm*).

In lieu of the corresponding provisions of section 4.109, the following shall apply:

- a) The total *parking space required* for an electrical contractor's office and warehouse is 15 including one accessible *parking space*. [41-Z-2022]

14.1029 Number not used.

14.1030 Number not used.

14.1031 In lieu of the corresponding provisions in the A Zone, the following shall apply:

- a) minimum *lot area*:
 - i. *lot* – 20 hectares [43-Z-2022]

14.1032 In lieu of the corresponding provisions in the RH Zone, the following shall apply:

- i) Within lands described as Part 1 of Map A, the following shall apply:
 - a) minimum *lot area*:
 - i. *interior lot* - 1590 square metres;
 - ii. *corner lot* - 1590 square metres;
- ii) Within lands described as Part 2 of Map A, the following shall apply:
 - a) minimum *lot area*:
 - i. *interior lot* – 1590 square metres;
 - b) minimum *lot frontage*:
 - i. *interior lot* – 27 metres;
- iii) Within lands described as Part 3 of Map A, the following shall apply:

- a) minimum *lot area*:
 - i. *corner lot* – 1590 square metres;
- b) minimum *lot frontage*:
 - i. *corner lot* – 8 metres [2024-15]

14.1033 In lieu of the corresponding provisions in the R1-B *Zone*, the following shall apply:

- i Minimum *exterior side yard* – 4.5 metres;

In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

- a) minimum *exterior side yard* – 4.5 metres [11-Z-2023]

14.1034 **Part 2:**

In addition to the *permitted uses* in the R4 *zone*, the following uses shall be *permitted*:

- a) *dwelling*, single detached with a minimum *lot frontage* of 9.3 metres in accordance with the applicable provisions of R1-B *zone*
- b) *dwelling*, *semi-detached* in accordance with the applicable provisions of R2 *zone*

In lieu of the corresponding provisions in the R4 *zone*, the following shall apply:

- a) minimum *exterior side yard* – 4.5 metres

Part 3:

In addition, to the *permitted use* in OS *zone* the following use is *permitted*:

- a) stormwater management pond [18-Z-2023]

14.1035 Notwithstanding the definitions of "*Lots*" in Section 2.0 of this By-Law, the subject lands identified as Part 2 and Part 3 on Map A (attached to and forming part of this By-Law) will:

- a) be considered as one *lot*;
- b) the property line along West Church Street will be considered as the *Front Lot Line*;
- c) the property line along Nichol Street will be considered as the *Rear Lot Line*; and
- d) a minimum of 5% of the subject lands (Part 1, 2 & 3) shall be allocated for open space, outdoor amenities and play grounds.

Part 2

Notwithstanding the provisions of R4 *Zone*, for stacked townhouse units the following shall apply:

- a) Number of *parking spaces*:
 - i. One (1)-bedroom units – one (1) space per *dwelling unit*

Part 3

In addition to the uses *permitted* in the Urban Residential Type 6 *Zone* (R6), the following additional small-scale neighbourhood commercial, retail, and institutional uses shall be *permitted* in one or more *buildings*:

- i) *Restaurants*, except a take-out or *drive through* facility
- ii) *Delicatessen* and Specialty Food Shop
- iii) *Daycare Nursery*
- iv) *Retail Store*
- v) *Clinic or Doctor's Office*
- vi) *Pharmacy*
- vii) *Financial Institution*
- viii) *Office* (all types)
- ix) *Place of assembly, entertainment, sports and recreation*
- x) *Bike Repair Shop*
- xi) *Personal Service Shop*

Provided the uses are:

- a) the ground floor of a mixed commercial -residential *building* only that includes a greater percentage of residential use
- b) total maximum total Useable Floor Area of all *non-residential* uses to be not more than 15% of the total *Lot area* of Part 1, 2 & Part 3 of this By-Law
- c) maximum of 300m² for an individual outlet
- d) maximum of 30% of the ground floor may be for *Retail Store* use
- e) accordance with the provisions of the R6 *Zone* and any other provisions of this bylaw and Z-1-2014, as amended

Notwithstanding the provisions of Section 4 Off Street Parking, the following shall apply:

- a) Number of *parking spaces*:

- i. Studio apartment units – one (1) space per *dwelling unit*
- ii. One (1)-bedroom units – one (1) space per *dwelling unit*
- iii. *Restaurant* - one (1) space per 15 square metre
- iv. Commercial Use - one (1) space per 35 square metre
- v. *Daycare Nursery* - one (1) space per 35 square metre [17-Z-2023]

14.1036 In lieu of the *permitted* in the *Hazard Land Zone* (HL), the following uses are *permitted* on the subject lands in accordance with the provisions of the HL *Zone* and the By-Law unless otherwise identified below:

a) *Dwelling, single detached* with the following provisions:

- i. Minimum *front yard*: - 4.93 metres;
- ii. Minimum *interior side yard*:
 - a) With or without *attached garage* – 1.2 metres
 - b) Other side – 4 metres (area to be free of obstructions)
- iii. Minimum *rear yard* – 7 metres from stable slope allowance as determined by the LPRCA
- iv. Maximum *building height* – 11 metres
- v. Maximum *useable floor area* – *existing dwelling* area plus 50m² as determined by the LPRCA
- vi. The proposed new *dwelling* shall not extend beyond the location of the southerly foundation wall of the *existing dwelling*. [23-Z-2023]

14.1037 In lieu of the corresponding provisions in the Urban Residential Type 2 *Zone* (R2), the following shall apply:

a) Minimum *lot frontage*:

- i. *Interior lot* – 8.20 metres [25-Z-2023]

14.1038 Number not used.

14.1039 In lieu of the corresponding provisions in the Urban Residential Type 4 (R4) *Zone*, the following shall apply to Part 1 of the subject lands identified on Map A:

- a) Notwithstanding the definitions of “*Lots*” in Section 2.0 of this By-Law, Part 1 of the subject lands identified on Map A (attached to and forming part of this By-Law), shall be considered as one *lot*.
- b) Maximum *building height* – 13 metres
- c) Minimum *rear yard setback*

- i. *Attached garage* – 3 metres

In lieu of the corresponding provisions in the Service Commercial Zone (CS), the following shall apply to Part 2 of the subject lands identified on Map A:

In addition to the uses *permitted* in the Service Commercial Zone (CS), the following uses shall be *permitted*:

- a) Notwithstanding the definitions of “*Lots*” in Section 2.0 of this By-Law, Part 1 of the subject lands identified on Map A (attached to and forming part of this By-Law), shall be considered as one *lot*.
- b) *Dwelling units* in a commercial *building*, a *boutique*, a college or trade school, a delicatessen and specialty food stores, an office accessory to a shopping centre operation and a *retail store*.
- c) Maximum *building height*: 30 metres or 6 stories.

In accordance with the corresponding provisions of Section 4.0 Off Street Parking, the following provisions apply, only for Part 2 of the subject lands identified on Map A:

- a) A reduction in residential parking (1.25 *parking spaces* per *dwelling unit*);
- b) Commercial parking (1 space per 35 square metres of useable floor area).
[27-Z-2023]

14.1040 **Part 1**, identified on Map A (attached to and forming part of this By-Law)

- i) In lieu of the corresponding provisions in the R1 -B Zone, the following provisions shall apply to lands *zoned* Urban Residential Type 1 Zone (R1-B) with a special provision 14.1040:
 - a) Minimum *lot area*:
 - i. *Interior lot* - 360 square metres
 - ii. *Corner lot* - 450 square metres
 - b) Minimum *lot frontage*:
 - i. *Interior lot* 12 - metres
 - ii. *Corner lot* 15 - metres
 - c) Minimum *front yard*:
 - d) To residential *dwelling unit* 3 - metres
 - e) To *attached garage* - 6 metres
 - f) Minimum *exterior side yard* - 3 metres

- g) Minimum *interior side yard* - 1.2 metres
- h) Minimum *rear yard* - 6.5 metres
- i) Maximum *driveway* width along *street line* - 3 metres
- j) Minimum length of landscape area along *street line* - 6 metres
- ii) Notwithstanding Section 3.2~~39~~.1, where in any *Zone* a 0.30 metre reserve separates a side yard from a *street*, the *exterior side yard* requirement and the minimum *lot area* requirement shall be provided and measured as though the reserve is non-existent. [2024-127]

14.1041 **Part 2**, identified on Map A (attached to and forming part of this By-Law)

- i. In lieu of the corresponding provisions in the Urban Residential Type 1 Zone (R1-B), the following provisions shall apply to lands zoned Urban Residential Type 1 Zone (R1) with a special provision **14.1041**:
 - a) Minimum *lot area*:
 - i. *Interior lot* 272 - square metres
 - ii. *Comer lot* 360 - square metres
 - b) Minimum *lot frontage*:
 - i. *Interior lot* - 10 metres
 - ii. *Comer lot* - 13 metres
 - c) Minimum *front yard*:
 - i. To residential *dwelling unit* - 3 metres
 - ii. To *attached garage* - 6 metres
 - d) Minimum *exterior side yard* - 3 metres
 - e) Minimum *interior side yard* - 1.2 metres
 - f) Minimum *rear yard* - 6.5 metres
 - g) Maximum *driveway width* along *street line* - 3 metres
 - h) Minimum length of landscape area along *street line* - 6 metres
 - i) Notwithstanding Section 3.2~~39~~.1, where in any *Zone* a 0.30 metre reserve separates a side yard from a *street*, the *exterior side yard* requirement and the minimum *lot*

area requirement shall be provided and measured as though the reserve is non-existent. [2024-127]

14.1042 **Part 3**, identified on Map A (attached to and forming part of this By-Law)

i) In lieu of the provisions in the corresponding R2 *Zone*, the following provisions shall apply to lands *zoned* Urban Residential Type 2 *Zone* (R2) with a special provision 14.1042:

Provision	Semi-detached (per unit)
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a) Minimum *lot area*:

i. Interior lot	267 square metres
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ii. Corner lot	352 square metres
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b) Minimum *front yard*:

i. To residential <i>dwelling unit</i>	3 metres
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ii. To attached garage	6 metres
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c) Minimum *exterior side yard*: 3 metres

d) Minimum *rear yard* 6.5 metres

ii) Notwithstanding Section 3.2~~39~~³⁰.1, where in any *Zone* a 0.30 metre reserve separates a *side yard* from a *street*, the *exterior side yard* requirement and the minimum *lot area* requirement shall be provided and measured as though the reserve is non-existent. [2024-127]

14.1043 In addition to the uses *permitted* in the Service Commercial *Zone* (CS) *Zone*, *Retail Store* shall be *permitted* subject to the following:

a) Maximum *Useable Floor Area*: 810 square metres. [33-Z-2023]

14.1044 In lieu of the corresponding provisions in the RH *Zone*, the following shall apply:

a) Minimum *lot area*:

i. Interior lot – 2200 square metres;

ii. Corner lot – 2200 square metres [29-Z-2023]

14.1045 In lieu of the corresponding provisions in the R1-B *Zone*, the following shall apply:

a) Minimum *Lot Area*:

i. Interior Lot - 233 square metres

ii. Corner Lot - 320 square metres

b) Minimum *Lot Frontage*:

- i. *Interior Lot*- 9.0 metres
 - ii. *Corner Lot* - 12.0 metres
- c) Minimum *Front Yard*- 4.4 metres
- d) Minimum *Rear Yard* - 6.0 metres
- e) Minimum *Interior Side Yard* - 1.2 metres on one side and 0.8 metre on the other side
- f) Minimum *Exterior Side Yard* - 2.0 metres
- g) Where *lot lines* have been chamfered at a *street* intersection to facilitate transfer or deeding of a daylighting or part thereof, or *sight triangle* or part thereof, to Norfolk County, the *lot* shall be considered to be whole (as if the chamfered corner remained part of the *lot*) for the application of all provisions of the Zoning By-Law. Therefore, when considering zoning provisions such as *lot area*, *lot frontage*, *front yard*, *exterior side yard*, or any other zoning provision, the measurements and calculations shall be completed as if the *lot* was whole including the daylighting or *sight triangle* or parts thereof as part of the *lot*. [50-Z-2025]

14.1046 In lieu of the corresponding provisions of the RH Zone, the following provisions shall apply to Part 1 and 2:

- a) Minimum *lot area*: 2000 square metres
- b) Minimum *lot frontage*:
 - i) *Interior lot*: 25 metres
 - ii) *Exterior lot*: 25 metres
- c) Minimum *exterior side yard*: 4 metres

Notwithstanding the uses *permitted* in the Agricultural (A) Zone, a *single detached dwelling* shall not be *permitted* on Part 3.

In lieu of the corresponding provisions in the Agricultural (A) Zone, the following shall apply to Part 3:

- a) Minimum *lot area*: 31.5 hectares [31-Z-2023]

14.1047 In addition to the uses *permitted* in the Hamlet Residential (RH) Zone, a *semi-detached dwelling* shall be *permitted*.

In lieu of the corresponding provisions in the Hamlet Residential (RH) Zone, the following shall apply:

- a) Minimum *lot area*:
 - i. *Interior lot* – 447.4 square metres;
 - ii. *Corner lot* – 447.4 square metres
- b) Minimum *lot frontage*:

- i. *Interior lot* – 15 metres
- ii. *Corner lot* – 18 metres
- c) Minimum *front yard* – 4.5 metres
- d) Minimum *interior side yard* – 1.2 metres
- e) Minimum *rear yard* – 15 metres
- f) Maximum *building height* – 11 metres [2024-16]

14.1048 In lieu of the corresponding provision in the subject lands identified as Part 1 and Part 2 on Map A (attached to and forming part of this By-Law), the following shall apply:

Part 1

- a) Minimum *Exterior side yard setback* – 4.69 metres
- b) Minimum *interior side yard setback* – 2.71 metres
- c) Minimum *rear yard setback* – 6.10 metres

Part 2

- a) Minimum *Lot Area* – 252.79 m²
- b) Minimum *Rear Yard setback* - 3.13 metres [2024-18]

14.1049 In lieu of the *permitted* uses in the HL Zone, the following uses are *permitted* on the subject lands in accordance with the provisions of the HL Zone and the By-Law unless otherwise identified below:

b) *Dwelling, single detached* with the following provisions:

- i. minimum *front yard*: - 2.5 metres;
- ii. minimum *interior side yard*:
 - a. *attached garage* – 1.2 metres;
- iii. minimum *rear yard* – 1.82 metres;
- iv. maximum *building height* – 11 metres
- v. maximum *building area* – 173.30 metres² [19-Z-2023]

14.1050 Part 1 (as shown in Map A of the By-Law 01-Z-2023):

- a) Notwithstanding the definitions of “*Lots*” in Section 2.0 of this By-Law, the subject lands will be considered as one *lot*.
- b) The property line along West Church Street will be considered as the *Front Lot Line*.

c) That twenty five percent (25)% of the *primary dwelling units* contain *Interior Additional Residential Dwelling Units* in accordance with the provisions of this By-Law. [1-Z-2023]

14.1051 In lieu of the corresponding provisions in the Hamlet Residential *Zone* (RH), the following shall apply:

a) minimum *lot area*: 3,600 square metres. [2-Z-2023]

14.1052 In addition to the uses *permitted* in the Urban Residential Type 2 (R2) *Zone*, the following shall apply:

a) The site can used for:

i. *Boarding and Lodging House*

ii. *Rooming House*

iii. *Group Home*

b) Minimum *parking spaces* for *Group/Boarding/Rooming Home*:

i. 3 *Parking spaces* per unit (to a total of 6 for the subject lands)

c) For the purposes of this site specific provision, the following definitions shall apply:

i. “*BOARDING OR LODGING HOUSE*” shall mean a *semi-detached dwelling*, with or without meals, for lodging or sleeping accommodation and may provide communal but not individual cooking facilities. The *dwelling* shall be occupied by no more than four (4) individuals in a supportive housing program. A *boarding or lodging house* does not include a *hotel* or *bed & breakfast*.

ii. “*ROOMING HOUSE*” shall mean a *semi-detached dwelling* containing individual rooms rented, with or without meals, for lodging or sleeping accommodation and may provide communal but not individual cooking facilities. The *dwelling* shall be occupied by no more than four (4) individuals in a supportive housing program. A *rooming house* does not include a *hotel* or *bed & breakfast*.

iii. “*GROUP HOME*” shall mean a *building* that is licenses or funded for the accommodation of no more than four (4) individuals per unit, 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.

d) That section 5.3.4 *Yard Exemption* for a *Boarding or Lodging House* shall not apply for the subject lands.

e) That any *setback* deficiencies created through the additional uses, shall be deemed to comply.

f) That at such as either *dwelling unit* is in one of the 3 (three) new uses, the following uses shall not be *permitted*:

i. *Bed & breakfast*

ii. *Day care nursery*

iii. *Home occupation*

iv. *Accessory residential dwelling unit [2024-22]*

14.1053 In lieu of the corresponding provisions in the RH Zone, the following shall apply to Part 1:

a) Minimum lot area:

i. *Interior lot* – 3817 square metres

In lieu of the corresponding provisions in the RH Zone, the following shall apply to Part 2:

b) Minimum lot area:

i. *Interior lot* – 3275 square metres

In lieu of the corresponding provisions in the A Zone, the following shall apply to Part 4:

c) Minimum lot area: 39.06 ha [2024-34]

14.1054 In addition to the zoning provisions in the Central Business District Zone (CBD), the following shall apply:

a) The site can be used as a fully residential *building* with no commercial uses. [2024-57]

14.1055 In addition to the uses *permitted* in the Urban Residential Type 2 (R2) Zone, the following shall apply:

a) The site can be used for:

i. *Boarding and Lodging House*

ii. *Rooming House*

b) Minimum parking spaces for Group/Boarding/Rooming Home:

i. 3 Parking spaces per unit (to a total of 6 for the subject lands)

c) For the purposes of this site specific provision, the following definitions shall apply:

i. "BOARDING OR LODGING HOUSE" shall mean a semi-detached dwelling, with or without meals, for lodging or sleeping accommodation and may provide communal but not individual cooking facilities. The dwelling shall be occupied by no more than four (4) individuals in supportive housing program. A boarding or lodging house does not include a hotel or bed & breakfast.

ii. "ROOMING HOUSE" shall mean a semi-detached dwelling containing individual rooms rented, with or without meals, for lodging or sleeping accommodation and may provide communal but not individual cooking facilities.

The dwelling shall be occupied by no more than four (4) individuals in supportive housing program. A rooming house does not include a hotel or bed & breakfast.

d) That section 5.3.4 Yard Exemption for a *Boarding or Lodging House* shall not apply for the subject lands.

e) That any set-back deficiencies created through the additional uses, shall be deemed to comply.

f) That at such as either *dwelling unit* is in one of the 2 (two) new uses, the following uses shall not be *permitted*:

- i. *Bed & breakfast*
- ii. *Day care nursery*
- iii. *Home occupation*
- iv. *Accessory residential dwelling unit [2024-47]*

14.1056 **Part-1**

In lieu of the corresponding provisions in the R4 Zone, the following shall apply as they relate to street townhouse:

- a) a *street townhouse* shall be *permitted* on a Parcel of Tied Land (POTL) as defined under the *Condominium Act, 1998* where it is serviced by a *private road* within a *condominium development*.
- b) all POTL containing a *street townhouse* unit shall be deemed *interior lots*.
- c) minimum *lot frontage* per *street townhouse* unit on a POTL - 5.8 metres
- d) minimum *rear yard* per *street townhouse* unit on a POTL - 6.0 metres
- e) minimum *rear yard* per *street townhouse* unit on a POTL abutting 74 Wilson Avenue and the R4 Zone (boundary as of the date of the passing of this bylaw) - 7.5 metres
- f) minimum *interior side yard* for the end unit of a townhouse *dwelling* on a POTL-0 metres
- g) minimum *interior side yard* for a *street townhouse* unit on a POTL abutting *existing lots* fronting St. Michael's Street - 3.0 metres to the Open Space (OS) Zone
- h) for the *lot* as a whole, being the combined lands of the POTL and the common elements of a private condominium:
 - i the *lot line* abutting Wilson Avenue *street line* shall be deemed the *front lot line* and the minimum *setback* to this *lot line* shall be 6 metres.

ii the *lot line* abutting St. Michael's Street, *street line* shall be deemed the *rear lot line* and the minimum *setback* to this *lot line* shall be 6.0 metres from the common *lot line* as of the date of passing of this By-Law.

iii the minimum *setback* to all other *lot lines* shall be 4.4 metres.

In lieu of the corresponding provisions of Section 3.0, the following shall apply:

- i) on a POTL containing a *street townhouse unit*, no *deck or enclosed porch* shall be nearer than 0 metres from an *interior side lot line*.
- j) on a POTL containing a *street townhouse unit*, no *deck or unenclosed porch* shall be closer than 2 metres from the *rear lot line*.
- k) on a POTL containing a *street townhouse unit*, no *deck or unenclosed porch* shall, on a sloping *rear yard*, be closer than 0 metres from an *interior lot line* and 3 metres from the *rear lot line* at the point where the *deck* floor reaches a height of 2 metres above the finished surface of the ground.
- l) on a POTL containing a *street townhouse unit*, steps may project 3 metres into a *required front yard* and 4.4 metres into a *required rear yard*, but no closer than 0.6 m to any *lot line*.

In lieu of the corresponding provisions of Section 4.0, the following shall apply:

- m) a minimum of 30 percent of the *front yard* of a POTL containing a *street townhouse unit* shall be maintained as *landscaped area*.
- n) within a *private garage* on a POTL, the minimum width of a *required parking space* shall be 3 metres, and 2 steps (maximum of 0.5m) shall be *permitted* to encroach within a *required parking space* in a *private garage*.

Part-2, Part-3, Part 6, Part 9, and Part 10

In lieu of the corresponding provisions in the R1-B Zone, the following shall apply as they relate to *single detached dwelling*:

- o) minimum *lot frontage*:
 - i. *interior lot* – 9 metres
 - ii. *corner lot* – 13 metres
- p) minimum *lot area*:
 - i. *interior lot* on lands identified as Parts 2, 3, 9, and 10-270 square metres
 - ii. *interior lot* on lands identified as Part 6- 250 square metres
 - iii. *corner lot* - 390 square metres

- q) minimum *interior side yard*:
 - i. *interior lot* - 1.2 metres on one side, and 0.6 metres on the other side
 - ii. *corner lot* - 0.6 metres
- r) minimum *exterior side yard* - 3 metres
- s) minimum *rear yard*:
 - i. on lands identified as Part 2, 3 and 6-6.5 metres
 - ii. on lands identified as Part 9 - for the entire wall facing the *rear lot line*, 3 metres on one corner, 6.5 metres on the opposite corner, and no point located in between both corners shall be closer than 3 metres from the *rear lot line*.
 - iii. on lands identified as Part 10- for the entire wall facing the *rear lot line*, 3 metres on one corner, 4 metres on the opposite corner, and no point located in between both corners shall be closer than 2.4 metres from the *rear lot line*.
- t) maximum *building height* - 11.5 metres

In lieu of the corresponding provisions of Section 3.0, the following shall apply:

- u) no *deck or unenclosed porch* shall be nearer than 0.6 metres from an *interior side lot line*.
- v) no *deck or unenclosed porch* shall be closer than 2 metres from the *rear lot line*.
- w) no *deck or unenclosed porch* shall, on a sloping *rear yard*, be closer than 0.6 metres from an *interior lot line* and 5 metres from the *rear lot line* at the point where the *deck* floor reaches a height of 2 metres above the finished surface of the ground.
- x) steps may project 3 metres into a *required front yard* and *exterior side yard*, 4.5 metres into a *required rear yard*, and 1 metre into an *interior side yard*, but no closer than 0.6 m to any *lot line*.
- y) a *sight triangle* shall be measured back from an intersection a distance of 4.5 metres along the *street lines*.

In lieu of the corresponding provisions of Section 4.0, the following shall apply:

- z) a minimum of 30 percent of the *front yard* and *exterior side yard* shall be maintained as *landscaped area*.

- aa) within a *private garage*, the minimum width of a *required parking space* shall be 3 metres, and 2 steps (maximum of 0.5 m) shall be *permitted* to encroach within a *required parking space* in a *private garage*.

Part-4

In lieu of the corresponding provisions in the R6 *Zone*, the following shall apply:

- bb) the following uses shall also be *permitted* in accordance with the provisions of the R6 *Zone* and may be located in the same *building* as residential uses:
- i. Bake shop
 - ii. *clinic or doctors' offices*
 - iii. community centre
 - iv. *convenience store*
 - v. *day care nursery*
 - vi. *dry cleaning distribution station*
 - vii. financial institution
 - viii. fruit and vegetable outlet
 - ix. *laundromat*
 - x. *personal service shop*
 - xi. *restaurant*
 - xii. *restaurant, take-out*, provided it has no *drive through* window
- cc) *non-residential* uses shall only be *permitted* on the ground floor.
- dd) *minimum lot area* - 1.2 hectares.
- ee) the exterior wall of each floor of a *building* facing a *street* and located above six (6) *storeys* shall be stepped back 2 metres from the exterior wall of the 6th *storey* and each floor above six (6) *storeys* shall be *setback* an additional 2 metres from the exterior wall facing a *street*.
- ff) where an R6 *Zone* abuts an Urban Residential Type 4 *Zone* (R4), no portion of an *apartment dwelling* shall exceed the height of a 45 degree *angular plane* originating at the *lot line* of the nearest R4 *Zone*.
- gg) no *angular plane* shall apply where there is a *street* between a *lot* with a R6 *Zone* and a *lot* with a R1-A, R1-B, R2, or R4 *Zone*.

In lieu of the corresponding provisions of Section 3.0, the following shall apply:

- hh) a *sight triangle* shall be measured back from an intersection a distance of 4.5 metres along the *street lines*.

Part-5

In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply as they relate to street townhouse (per unit):

- ii) *minimum lot frontage*:

- i. *interior lot* -5.4 metres
- ii. *corner lot* - 10.5 metres
- jj) *minimum front yard*: 6 metres to a *private garage* and 4.5 metres to any other portion of the *dwelling*.
- kk) *minimum exterior side yard* - 4.5 metres
- ll) *minimum interior side yard* for townhouse *dwelling* to *common wall* - 0 metres
- mm) *minimum rear yard* -7 metres
- nn) *maximum building height* -13 metres

In lieu of the corresponding provisions of Section 3.0, the following shall apply:

- oo) An upper-level functional *balcony* shall be provided in the front elevation at a minimum rate of 1 *balcony* per 3 units. Blocks greater than 6 units, shall provide a minimum of 3 upper level front facing balconies per block.
- pp) no *deck* or *enclosed porch* shall be nearer than 0 metres from an *interior side lot line* which also contains a *common wall* of an adjoining *street townhouse* unit.
- qq) no *deck* or *unenclosed porch* shall, on a sloping *rear yard*, be closer than 0 metres from an *interior lot line* and 5 metres from the *rear lot line* at the point where the *deck* floor reaches a height of 2 metres above the finished surface of the ground.
- rr) steps may project 3 metres into a *required front yard* and *exterior side yard*, 4.5 metres into a *required rear yard*, and 1 metre into an *interior side yard*, but no closer than 0.6 m of any *lot line*.
- ss) a *sight triangle* shall be measured back from an intersection a distance of 4.5 metres along the *street lines*.

In lieu of the corresponding provisions of Section 4.0, the following shall apply:

- tt) a minimum of 30 percent of the *front yard* and *exterior side yard* shall be maintained as *landscaped area*.
- uu) within a *private garage*, the minimum width of a *required parking space* shall be 3 metres, and 2 steps (maximum 0.5m) shall be *permitted* to encroach within a *required parking space* in a *private garage*.

Part-7

In lieu of the corresponding provisions in the CN *Zone*, the following shall apply:

- vv) *minimum lot area* - 0.3 hectares

ww) no residential uses or *buildings* are permitted.

Part-8

In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply as they relate to street townhouse (per unit):

xx) a *street townhouse dwelling* may be constructed back to back by including a vertical *common wall* along a *rear lot line* and/or *interior lot line*.

yy) no *rear yard* shall be *required* where a vertical *common wall* is shared along a *rear lot line* between two or more adjoining *lots*.

zz) minimum *lot frontage*:

- i. *interior lot* -6 metres
- ii. *corner lot* - 10.5 metres

aaa) minimum *lot area*:

- i. *interior lot* - 100 square metres
- ii. *corner lot* - 200 square metres

bbb) minimum *front yard* -4.5 metres

ccc) minimum *exterior side yard* - 4.5 metres

ddd) maximum *building height* - 13 metres

In lieu of the corresponding provisions of Section 3.0, the following shall apply:

eee) steps may project 3 metres into a *required front yard* and *exterior side yard*, but no closer than 0.6 m of any *lot line*.

fff) An upper level functional *balcony* shall be provided in the front elevation at a minimum rate of 1 *balcony* per 3 units. Blocks greater than 6 units, shall provide a minimum of 3 upper level front facing balconies per block.

ggg) a *balcony* may project 2 metres into a *required front yard*.

hhh) a *sight triangle* shall be measured back from an intersection a distance of 4.5 metres along the *street lines*.

In lieu of the corresponding provisions of Section 4.0, the following shall apply:

iii) a minimum of 30 percent of the *front yard* and *exterior side yard* shall be maintained as *landscaped area*.

jjj) minimum width of *parking space* in garage and driveway shall be 3 meters. 2 steps (maximum 0.5 m) shall be *permitted* to encroach within *required parking spaces* in garage. [2024-66]

14.1057 In lieu of the corresponding provisions in the RH *Zone*, the following shall apply:

a) minimum *lot area*:

i. *interior lot* -3100 square metres; [2024-55]

14.1058 In lieu of corresponding provisions of Urban Residential Type 2 (R2) *Zone* the following shall be applied:

a) *minimum lot frontage*: 7.60 meters per unit

In lieu of corresponding provisions of Section 3.86 regarding Decks and Unenclosed | Porches, the following shall be applied:

b) *Setback* from an *interior side lot line*: 0.44 metres [2024-58]

14.1059 In the CRB *Zone*, the following shall apply:

a) In lieu of the *permitted* uses in the CRB *Zone*, the following uses shall be *permitted*:

- i. art gallery
- ii. clinic or doctors' offices
- iii. community centre
- iv. convenience store
- v. day care nursery
- vi. delicatessen and specialty food shops
- vii. dry cleaning distribution station
- viii. dwelling units, apartment
- ix. dwelling units, in a mixed-use building
- x. financial institution
- xi. home occupation
- xii. laundromat
- xiii. library
- xiv. long-term care facility
- xv. museum
- xvi. office, all types
- xvii. personal service shop
- xviii. photographic studio or shop
- xix. place of assembly
- xx. place of sports and recreation
- xxi. place of worship
- xxii. private club
- xxiii. retirement home

b) Commercial and institutional uses, only except for accessible/barrier-free residential uses, are restricted to ground floor area only and within a mixed use (residential/non-residential) *building*;

c) In lieu of the corresponding provisions in the CRB *Zone*, the following shall apply:

- i. maximum number of *dwelling units*: 50 units per hectare;
- ii. minimum *front yard*: - 3 metres;
- iii. minimum *exterior side yard* - 3 metres;
- iv. minimum *interior side yard* - 25 metres for the westerly edge of any
- v. *building or structure*;
- vi. *interior side yard setback* for the easterly *lot line* shall include a
- vii. minimum 6 metre landscape *buffer strip*;
- viii. maximum *gross floor area* for commercial uses - 1,393 square metres;
- ix. maximum *building height*: -12 metres (3 *storeys*);
- x. balconies shall be set back a minimum of 1.5 metres from the *front*
- xi. *yard and exterior side yard*.
- xii. Perpendicular width of every *parking aisle* for two-way traffic - 6.7
- xiii. metres. [OLT decision September 09, 2025 re 85-Z-2025]

14.1060 Number not used.

14.1061 In addition to the uses *permitted* in the *Urban Residential Type 6 (R6) Zone*, *Commercial Retail Units* (300m²), *office use* shall be *permitted*.

In lieu of corresponding provision Section 4.1.3 of the *Norfolk County Zoning By-Law 1-Z-2014*, the following shall apply:

- a) Minimum width of *parking space* for vehicle adjacent to any wall or fence - 3 meters

In lieu of the corresponding provisions in the *Urban Residential Type 6 (R6) Zone*, the following shall apply:

- a) maximum number of *dwelling units*: 143
- b) minimum *rear yard*: 3.5 metres
- c) maximum *Building height*: 8 *storeys*
- d) maximum *floor area ratio*:

- i. eight (8) *storey building*: 1.60 [2024-106]

14.1062 Number not used.

14.1063 In addition to the uses *permitted* in the *Rural Industrial (MR) Zone*, the following shall apply:

a) The site can be used for:

i. *farm* machinery and equipment manufacturing. [2024-93]

14.1064 In Lieu of the corresponding provision of *Urban Residential Type 2 (R2) Zone*, the following shall be applied:

a) minimum *exterior side yard*: 4.5 m [2024-82]

14.1065 In lieu of the corresponding provisions of *Hamlet Residential (RH) Zone*, the following shall be applied:

a) minimum *lot area*: 2587 square metres [2024-65]

14.1066 In lieu of the corresponding provisions in the *Hamlet Residential (RH) Zone* and *Agricultural (A) Zone*, the following shall apply:

a) Part 1 – minimum *lot area*:

i. *interior lot* – 3000 square metres (0.3 Hectares)

ii. *corner lot* – 3000 square meters (0.3 Hectares)

b) Part 2 – minimum *lot area* of 69,200 square meters (6.92 Hectares). [2024-130]

14.1067 In addition to the uses *permitted* in the *Hamlet Residential (RH) Zone*, the following shall apply:

a) The subject lands will have a minimum *lot area* of 0.1632 hectares. [2024-122]

14.1068 Number not used

14.1069 In addition to the uses *permitted* in the *Provincially Significant Wetland (PSW) Zone*, the following shall be applied:

a) a research station

In lieu of the corresponding provisions in the *Provincially Significant Wetland (PSW) Zone*, the following shall apply:

a) maximum number of *structures* – 9

b) maximum total floor area of all *structures* – 235 square metres [2024-121]

14.1070 Number not used.

14.1071 **Part 4**, identified on Map A (attached to and forming part of this By-Law)

a) In addition to the *Permitted Uses* in the *CN Zone*, the following provision shall apply to *Part 4 zoned Neighbourhood Commercial (CN) Zone*:

- i a *dwelling* apartment use shall also be a *permitted* use.
- b) In lieu of the corresponding “Zone Provisions for any Sole Residential Use” in the CN Zone, the following provisions shall apply to lands *zoned* Neighbourhood Commercial (CN) Zone with Special Provision **14.1071**:
 - i Notwithstanding the provisions in Subsection 6.5.3, any sole residential use and *home occupations* shall conform to the provisions in the Urban Residential Type 4 Zone (R4) and the Urban Residential Type 6 Zone (R6) as the respective provisions apply to the type of sole residential use.
- c) In lieu of or in addition to the corresponding “Zone Provisions for Non-Residential Uses or Non-Residential Uses in Combination with Residential Uses” in the Neighbourhood Commercial (CN) Zone with Special Provision **14.1071**, the following provisions shall apply:
 - i. minimum *front yard, exterior side yard, interior side yard and rear yard* requirements shall not apply.
 - ii. minimum *setback* from a *street line* – 3 metres
 - iii. minimum *setback* from an adjoining residential zone – 7.5 metres
 - iv. minimum *building height* - 3 storeys
 - v. maximum *building height*-6 storeys
 - vi. maximum *lot coverage* – 50 percent
 - vii. *outdoor storage* – prohibited in a yard adjoining a residential Zone
- d) Notwithstanding Section 3.2~~30~~.1, where in any Zone a 0.30 metre reserve separates a *side yard* from a *street*, the *exterior side yard* requirement and the minimum *lot area* requirement shall be provided and measured as though the reserve is non-existent. [2024-127]

14.1072 **Part 6**, identified on Map A (attached to and forming part of this By-Law)

- a) In lieu of the corresponding provisions in the R1-A Zone, the following provisions shall apply to Part 6 *zoned* Urban Residential Type 1 Zone (R1-A) with special provision **14.1072**:
 - i. maximum driveway width along *street line* – 3 metres
 - ii. minimum length of landscape area along *street line* – 6 metres
- b) Notwithstanding Section 3.2~~30~~.1, where in any Zone a 0.30 metre reserve separates a *side yard* from a *street*, the *exterior side yard* requirement and the minimum *lot area* requirement shall be provided and measured as though the reserve is non-existent. [2024-127]

14.1073 In addition to the uses *permitted* in the OS Zone and HL Zone, the following uses shall be *permitted*:

- a) antique shop
- b) art gallery

- c) *auction centre*
- d) *bar or night club*
- e) *boutique*
- f) *brew-your-own*
- g) *clinic or doctors' offices*
- h) *college of trade school*
- i) *contractor supply and service shop*
- j) *convenience store*
- k) *delicatessen and specialty food shop*
- l) *department store*
- m) *equipment rental establishment*
- n) *farmers market*
- o) *financial institution*
- p) *florist shop*
- q) *fruit and vegetable outlet*
- r) *hardware store*
- s) *library*
- t) *lumber yard and building supply establishment*
- u) *merchandise service shop*
- v) *museum*
- w) *office (all types)*
- x) *parking lot*
- y) *personal service shop*
- z) *pharmacy*
- aa) *photographic studio or shop*
- bb) *place of entertainment*
- cc) *place of sports and recreation*
- dd) *printing and publishing establishment*
- ee) *private club*
- ff) *radio, television and cable television studio*
- gg) *restaurant*
- hh) *restaurant, fast food*
- ii) *restaurant, take-out*
- jj) *retail store*
- kk) *supermarket*
- ll) *training and rehabilitation centre*
- mm) *video store*
- nn) *wholesale outlet*
- oo) *storage within the lower level, accessory to a permitted use. [2025-47]*

14.1074 In addition to the uses *permitted* in the OS Zone and HL Zone, a *parking lot* shall be *permitted* and may be used in association with *permitted uses* on lands located directly adjacent to the south. [2025-47]

14.1075 In addition to the uses *permitted* in the Central Business D Zone, the following shall apply:

- a) The ground floor can be used for a maximum of 76.5% residential at the rear with a minimum of 23.5% commercial space facing Culver Street. [2025-24]

14.1076 Notwithstanding the corresponding provisions in the Hamlet Residential (RH) zone.

The following shall apply:

- a) Within lands described as Part 1 of Map A, the following shall apply:
 - i. minimum *interior lot area* – 3500 square metres
 - ii. minimum *corner lot area* – 3500 square metres
- b) Within lands described as Part 2 of Map A, the following shall apply:
 - i. minimum *lot frontage* – 27 metres;
- c) *Development* and *site alteration* are prohibited on adjacent lands to the significant woodland, located within 10 metres of the dripline.
- d) *Development* and *site alteration* are prohibited on adjacent lands to the Area of Natural and Scientific Interest, located within 5 metres of the dripline. [2025-33]

14.1077 In lieu of the corresponding provisions in the R5 Zone, the following shall apply:

- a) minimum *rear yard setback* – 3 metres;
- b) minimum *required parking spaces* – 20;
- c) minimum *required sight triangle setback* – 8.5 metres;
- d) minimum *required setback of parking lot from the interior lot line* abutting another residential zone – 1.9 metres;
- e) minimum *required visitor parking spaces* – 1 for every 4 *dwelling units*. [2025-45]

14.1078 That Subsection 14 Special Provisions is hereby further amended by adding 14.1078 as follows:

In addition to the uses *permitted* in the IC Zone, an *outdoor patio or cafe* shall be *permitted*.
[2025-40]

14.1079 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) minimum *lot frontage*:
 - i. *interior lot* – 6 metres;
- b) minimum *rear yard* – 4.2 metres;
- c) a minimum of 13.7 percent of the *required front yard* shall be maintained as landscaped open space;
- d) 3 *required parking spaces* shall be *permitted* within the *required front yard*; [2025-83]

14.1080 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) minimum lot frontage:
 - i. interior lot – 6.13 metres;
- b) minimum rear yard – 5.48 metres;
- c) a minimum of 26.6 percent of the *required front yard* shall be maintained as landscaped open space;
- d) 3 *required parking spaces* shall be *permitted* within the *required front yard*; [2025-83]

14.1081 In lieu of the corresponding provisions in the R4 Zone, the following shall apply

- a) minimum lot frontage:
 - i. interior lot – 6.86 metres;
 - ii. corner lot – 10.8 metres;
- b) minimum exterior side yard – 2.9 metres;
- c) minimum rear yard – 4.48 metres;
- d) a minimum of 24.3 percent of the *required front yard* shall be maintained as landscaped open space;
- e) 3 *required parking spaces* shall be *permitted* within the *required front yard*; [2025-83]

14.1082 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) minimum lot frontage:
 - i. interior lot – 6.86 metres;
- b) minimum rear yard – 5.49 metres;
- c) a minimum of 24.3 percent of the *required front yard* shall be maintained as landscaped open space;
- d) 3 *required parking spaces* shall be *permitted* within the *required front yard*; [2025-83]

14.1083 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) minimum lot frontage:
 - i. interior lot – 6.86 metres; [2025-83]
- b) a minimum of 24.3 percent of the *required front yard* shall be maintained as landscaped open space;
- c) 3 *required parking spaces* shall be provided within the *required front yard*;

14.1084 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) minimum lot frontage:
 - i. interior lot – 6 metres;
- b) a minimum of 13.4 percent of the *required front yard* shall be maintained as landscaped open space;
- c) 3 *required parking spaces* shall be provided within the *required front yard*; [2025-83]

14.1085 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) minimum lot frontage:
 - i. interior lot – 6 metres;
- b) a minimum of 15.9 percent of the *required front yard* shall be maintained as landscaped open space;
- c) 3 *required parking spaces* shall be provided within the *required front yard*; [2025-83]

14.1086 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) minimum lot frontage:
 - i. interior lot – 6 metres;
- b) minimum rear yard – 4.1 metres;
- c) a minimum of 12.4 percent of the *required front yard* shall be maintained as landscaped open space;
- d) 3 *required parking spaces* shall be provided within the *required front yard*; [2025-83]

14.1087 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) minimum lot frontage:
 - i. interior lot – 6.86 metres;
- b) minimum rear yard – 7.84 metres;
- c) a minimum of 24.3 percent of the *required front yard* shall be maintained as landscaped open space;
- d) 3 *required parking spaces* shall be provided within the *required front yard*; [2025-83]

14.1088 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) minimum lot frontage:

- i. *interior lot* – 6 metres;
- b) *minimum rear yard* – 5.6 metres;
- c) a minimum of 15.4 percent of the *required front yard* shall be maintained as landscaped open space;
- d) 3 *required parking spaces* shall be provided within the *required front yard*; [2025-83]

14.1089 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) *minimum lot frontage*:
 - i. *interior lot* – 6.86 metres;
 - ii. *corner lot* – 9.3 metres;
- b) *minimum exterior side yard* – 2.5 metres;
- c) *minimum rear yard* – 4.4 metres;
- d) a minimum of 24.5 percent of the *required front yard* shall be maintained as landscaped open space;
- e) 3 *required parking spaces* shall be provided within the *required front yard*; [2025-83]

14.1090 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) *minimum lot frontage*:
 - i. *interior lot* – 6 metres;
- b) *minimum rear yard* – 4.1 metres;
- c) a minimum of 11.9 percent of the *required front yard* shall be maintained as landscaped open space;
- d) 3 *required parking spaces* shall be provided within the *required front yard*; [2025-83]

14.1091 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) *minimum lot frontage*:
 - i. *interior lot* – 6.86 metres;
- b) *minimum rear yard* – 12.98 metres;
- c) a minimum of 24.3 percent of the *required front yard* shall be maintained as landscaped open space;
- d) 3 *required parking spaces* shall be provided within the *required front yard*; [2025-83]

14.1092 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) minimum lot frontage:
 - i. interior lot – 6.86 metres;
- b) a minimum of 24.3 percent of the *required front yard* shall be maintained as landscaped open space;
- c) 3 *required parking spaces* shall be provided within the *required front yard*. [2025-83]

14.1093 In addition to the uses *permitted* in the R6 Zone, the following uses shall be *permitted*:

- a) *hotel*
- b) *hostel*
- c) *boarding or lodging house*
- d) *emergency shelter*

In addition to the uses *permitted* in the R6 Zone, the following uses shall be *permitted* on the *first storey*:

- e) *daycare nursery*
- f) *laundromat*
- g) *merchandise service shop*
- h) *personal service shop*
- i) *restaurant*
- j) *boarding or lodging house*
- k) *emergency shelter*

In lieu of the corresponding provisions in the R6 Zone, the following shall apply:

- l) minimum interior side yard: 3 metres;
- m) maximum floor area ratio: 1.0 for any *building* up to eight (8) storeys;
- n) number of *parking spaces*:
 - i. *parking spaces per dwelling unit*: 1.5;
 - ii. *visitor parking spaces*: 0;
 - iii. *Parking spaces* provided and maintained for public use: 10. [2025-47]

14.1094 Number not used.

14.1095 In lieu of the corresponding provisions, the following shall apply:

- a) In addition to the uses *permitted* in the R4 Zone, *single detached dwellings* shall be a *permitted* use.
- b) The following uses shall not be *permitted*:

- i. *group townhouse*
- ii. *stacked townhouse*
- iii. *street townhouse*
- iv. *semi-detached dwelling*
- v. *duplex*
- vi. *tri-plex*
- vii. *four-plex*

- c) The *street townhouse* provisions shall apply.
- d) The *rear yard* shall be defined as the easterly most property line.
- e) The *front lot line* shall be defined as the *lot line* on Hawtrey Road.
- f) The *exterior lot lines* shall be defined as the lot lines on Highway 59 and Highway 3.
- g) All other *lot lines* that are not a *rear lot line* or *front lot line* shall be deemed *interior side lot lines*.
- h) The definition of a *lot* shall not apply to individual condominium units. A *lot* shall mean the entire condominium block.
- i) A private condominium road shall not be deemed an *improved street*.
- j) Visitor *parking spaces* shall be *permitted* within the *required front yard*.
- i) In lieu of the corresponding provisions in the R4 Zone, the following shall apply:
 - i. minimum *lot frontage*: 20 metres;
 - ii. minimum *exterior side yard*: 4 metres;
 - iii. minimum *interior side yard*: 2.6 metres;
 - iv. minimum *rear yard*: 3 metres;
 - v. minimum separation between *dwellings*: 1.8 metres
 - vi. *Landscaped area*: not applicable. [2025-65]

14.1096 In lieu of the corresponding provisions in Section 3.3936, Surplus Farm Dwelling Severance Properties, the following shall apply:

- a) Any existing *accessory buildings* and *structures* existing on the severed *lot* at the time of severance shall be deemed to be granted relief from the applicable *building height* and *accessory building or structure lot coverage* regulations existing at the time of severance and relief from the *usable floor area* regulation to a maximum of 600.5 square metres. [2025-48]

14.1097 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) Minimum *Lot Area*:
 - i. *Corner Lot* – 210 square metres
- b) Minimum *Lot Frontage*:
 - i. *Interior Lot* – 6.0 metres
 - ii. *Corner Lot* – 8.5 metres
- c) Minimum *Front Yard* – 4.4 metres
- d) Minimum *Rear Yard* – 6.0 metres
- e) Minimum *Exterior Side Yard* – 2.0 metres
- f) Where *lot lines* have been chamfered at a *street* intersection to facilitate transfer or deeding of a daylighting or part thereof, or *sight triangle* or part thereof, to Norfolk County, the *lot* shall be considered to be whole (as if the chamfered corner remained part of the *lot*) for the application of all provisions of the Zoning By-law. Therefore, when considering zoning provisions such as *lot area*, *lot frontage*, *front yard*, *exterior side yard*, or any other zoning provision, the measurements and calculations shall be completed as if the *lot* was whole including the daylighting or *sight triangle* or parts thereof as part of the *lot*. [2025-50]

14.1098 In addition to the *permitted* uses in the R4 Zone, a Dual Frontage Townhouse will be *permitted* with the following provisions:

- a) Dual-Frontage Townhouse – Shall be defined as a Street Townhouse which has a municipal road directly abutting the property at both the *front yard* and the *rear yard*. The Dual-Frontage Townhouse shall therefore be located on a “*through lot*”.
- b) The primary pedestrian access shall be from the *front yard*. The *front lot line* shall be deemed to be on Dalton Road or Croton Avenue.
- c) Driveway and garage access shall be from the *rear yard* only. The *rear lot line* shall be deemed to be on the internal subdivision road.
- d) Minimum *Lot Area*:
 - i. *Interior Lot* – 147 square metres
 - ii. *Corner Lot* – 255 square metres
- e) Minimum *Lot Frontage*
 - i. *Corner Lot* – 9.2 metres
- f) Minimum *Exterior Side Yard* – 2 metres
- g) Minimum *Front yard* (*street line* to the face of the *building* with pedestrian access on Dalton Road or Croton Avenue) – 2.0 metres

- h) Minimum *Rear yard* (internal subdivision *street line* to the face of the *building* with driveway / garage access): 6 metres
- i) Maximum *building height*: 14 metres;
- j) Where *lot lines* have been chamfered at a *street* intersection to facilitate transfer or deeding of a daylighting or part thereof, or *sight triangle* or part thereof, to Norfolk County, the lot shall be considered to be whole (as if the chamfered corner remained part of the lot) for the application of all provisions of the Zoning By-law. Therefore, when considering zoning provisions such as *lot area*, *lot frontage*, *front yard*, *exterior side yard*, or any other zoning provision, the measurements and calculations shall be completed as if the lot was whole including the daylighting or *sight triangle* or parts thereof as part of the lot. [2025-50]

14.1099 Number not used.

14.1100 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) minimum *lot area*: 158 square metres per *dwelling unit*;
- b) minimum setback of a *parking lot* to a *dwelling* and *interior lot line*: 1.5 metres;
- c) minimum number of *parking spaces*: 19;
- d) minimum *rear yard*: 3 metres;
- e) maximum *dwelling units* in a *townhouse dwelling*: 12
- f) That the holding (H) provision of this By-Law shall be removed upon completion of the *required* archaeological assessment, to the satisfaction of Norfolk County. [2025-80]

14.1101 In addition to the uses *permitted* in the A Zone, an emergency/transition shelter shall also be *permitted*. An emergency/transition shelter shall be defined as a special needs housing form that contains one or more *habitable rooms* which may include common kitchen, bathroom or other living and amenity space that meets the *Ontario Building Code* intended for temporary, short-term usage. The housing accommodations must be related to or supported by a non-profit or community group, government agency or special needs circumstances for purposes such as immigrants, refugees, and low-income families accommodation, homelessness, and other transient/transitional needs. It shall not be geared to long-term (approximately three-years or greater) leasing or purchasing of the habitable space and shall not include market-based short-term rentals.

In lieu of the corresponding provisions in the A Zone, the following shall apply:

- a) number of *parking spaces*: 1 space for every 4 *dwelling units*. [2025-79]

14.1102 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) minimum *rear yard* - 3.7 metres. Number not used.

14.1103 Number not used.

14.1104 Number not used.

14.1105 Number not used.

14.1106 In addition to the uses *permitted* in the A Zone, a *greenhouse* manufacturing facility having a maximum *usable floor area* of 6,324 square metres and a maximum *building height* of 13 metres shall be *permitted*. [2025-64]

14.1107 In addition to the uses *permitted* in the MG Zone, a *place of sports and recreation* shall be *permitted*. [2025-81]

14.1108 In lieu of the corresponding provisions in the A Zone, the following shall apply:

- a) minimum *lot area*: 9.24 hectares.
- b) A *single detached dwelling* shall not be *permitted*. [2025-100]

14.1109 In lieu of the corresponding provisions in the A Zone, the following shall apply:

- a) minimum *lot area*: 25.57 hectares. [2025-100]

14.1110 In lieu of the corresponding provisions in the A Zone, the following shall apply:

- a) minimum *lot area*: 20.13 hectares. [2025-103]

14.1111 In lieu of the corresponding provision in the RH Zone, the following shall be applied:

- a) Minimum *lot area*: 0.18 hectares [2025-102]

14.1112 Number not used.

Note: By-law to be consolidated for additional special provision numbers at the end of the year.

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.
- 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.

~~14.1112~~[14.1113](#)

Special Provision Site Specific Schedules

15.0 Approval

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

Read a first and second time this 15th of July, 2014.

Read a third time and finally passed this 15th of July, 2014.

Mayor

Clerk/Manager of Council Services

16.0 Schedules

16.1 Schedule A - List of Zones

16.2 Schedule B – Water Source Protection Vulnerable Areas

16.3 Schedule C - Parking Regulations