THE MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW

Passed by Municipal Council on September 11, 2006

BY-LAW NUMBER 75-2006

OFFICE CONSOLIDATION – September 2026

The Municipality of Thames Centre

COMPREHENSIVE
Zoning By-Law

No. 75-2006

Office Consolidation

This office consolidation of The Municipality of Thames Centre Zoning By-Law has been provided for convenience only. This consolidation incorporates all Ontario Municipal Board decisions/orders and approved amendments up to and including **April 30th, 2025.** For official documentation, reference should be made to the original amendments made to Zoning By-Law No. 75-2006. Interpretation of the Zoning By-Law shall be the responsibility of the Municipality of Thames Centre. Please contact the Planning and Developments Services Department for official interpretation of the Zoning By-Law and assistance prior to making any development application.

INCLUDED IN THIS CONSOLIDATION

List of Zoning By-Law Amendments

By-Law No.	Date of Passing	Location	Zone Change
87-2006	20-Nov-06	2309 Westchester Bourne	A to HC-7 & Section 15.5.7(2) Added “contractors yard or shop” as a permitted use
4-2007	22-Jan-07	5214 Marion Street	A, FD to T-A-4-1-22-2010, T-FD-1-1-22-2010 & Sections “5.6.4”, “27.5”
14-2007	5-Mar-07	4454 Marion Street	M1 to M1-5 & New "19.4.5" subsection
31-2007	7-May-07	3886 Hamilton Road	Section 10.4.2(2) Added "dwelling unit" as a permitted use
52-2007	30-Jul-07	4301 Putnam Road	A to HR
60-2007	27-Aug-07	Pt Lots 14 & 15, Con II, formerly in the Township of West Nissouri, now in the Municipality of Thames Centre, in the County of Middlesex.	M3 to M2, M2-19 & Section 20.4.19 Added "Defined Area" and "Permitted Uses"
69-2007	15-Oct-07	2024 Westchester Bourne	HR to GC1-5
70-2007	15-Oct-07	21430 Nissouri Road	M3 to A
71-2007	15-Oct-07	4245 Elgin Road	A to HR
78-2007	29-Oct-07	4077 Breen Road	Section 20.4.12 Added "auction establishment" as a permitted use
87-2007	26-Nov-07	4908 Dorchester Road	A to HR
88-2007	26-Nov-07	Pt Lot 23, Con II, on the east side of Valleyview Road	RR, EP to RR-6 & New "12.4.6" subsection
3-2008	21-Jan-08	5891 Putnam Road	A to HR

9-2008	11-Feb-08	NE intersection of Marion Street & Shaw Road	M1 to M1-6 & New "19.4.6" subsection
14-2008	10-Mar-08	Pt Lot 3, Con VII, formerly in the Township of West Nissouri, now in the Municipality of Thames Centre, in the County of Middlesex.	A to M2-5
18-2008	7-Apr-08	49 Byron Avenue	M1 to R1, R1-8 & New "9.4.8 " subsection
25-2008	5-May-08	4189 Mossley Drive	M2 to I-4 & New "23.4.4" subsection
34-2008	26-May-08	Pt Lot 16, Con III formerly in the Township of West Nissouri, now in the Municipality of Thames Centre, in the County of Middlesex.	FD to OS, R1-7, R3, I, R1-h
41-2008	23-Jun-08	4350 Putnam Road	I to HR
59-2008	8-Sep-08	2544 Dorchester Road	FD-1 to h-5 R1
54-2008	8-Sep-08	23545 Wellburn Road	A to A-38, HR & New "5.5.38" subsection

By-law No.	**Date of Passing**	**Location**	**Zone Change**	**Map #**
46-2008 *Z19-2005*	August 11, 2008	Pt. Lot 21, Con A, SRT	"A" to "HC-14" & 15.5.14 Defined Area and permitted uses	40
47-2008 *Z4-2007*	April 9, 2009	3998 Gladstone Drive	"A" to "A38" and "EP" to EP-4 added outdoor paintball facility	58
67-2008	October 6, 2008	257 Hamilton Cres	"M1" to "M1-7" & 19.4.7 new subsection	2-1
89-2008	December 8, 2008	48 Crampton Drive	Temporary use of land Expire 15-12-2011	
28-2009	April 6, 2009	20162 Nissouri Road	Temporary use of land Expire 06-04-2012	
29-2009	April 6, 2009	17938 Oliver Drive	Temporary use of land	
30-2009	April 6, 2009	6337 Marion Street	"A" to M3	38
38-2009	April 20, 2009	Part of Lot 12 Con 3, W. Nissouri	"A" to M3	18
44-2009	May 20, 2009	Lot 16 Con III, in the former Township of W. Nissouri	See map	3-1
48-2009	June 1, 2009	16169 Thorndale Rd, Lot 15, Con 1	M3 to "A"	17
49-2009	June 1, 2009	3810 Elgin Road - Lot 12 Con II, SRT	"A" to HR	49A
73-2009	August 31, 2009	4823 Dundas St. – Lot 9 Con 1, NRT	"A" to AGC-1 & Section 7.5.1 added "Defined Area" and "Permitted Uses"	31
77-2009	September 21, 2009	146 Railway St. – Lot 15, Con 3	R1-1 to M1-8 and Section 19.4.8 added Defined Area, Permitted Uses, Regulations	3-1
92-2009	October 26, 2009	51 Byron Ave	FD to I	2-5
102-2009	December 7, 2009	Part of Lot 15, Con V, SRT, in the former Township of N. Dorchester	R1-7 to R1-12 and R1-7 to I-5 & Section 9.4.12 & Section 23.4.5 "Defined Area and "Regulations" and "Defined Area" and "Permitted Uses"	2-6
109-2009	December 14, 2009	21473 Nissouri Rd, Part of Lot 13, Con 2, W. Nissouri	M3-A	17
9-2010 (Repeals By-law 46-2008)	February 8, 2010	Lot 21, Con A, SRT, in the former Township of N. Dorchester	HC-14 to HC14-h-5	40
28-2010 (Repeals By-law 18-2010)	May 10, 2010	3352 Dorchester Road, Part of Lot 18, Con 1	"A" to CR-h-3	48
31-2010	August 9, 2010	Part of Lot 16 Con III, in the former Township of W. Nissouri	R3 to R3-5 and Section 11.4.5 Added Defined Area and Regulations	3-1

By-law No.	Date of Passing	Location	Zone Change	Map #
48-2010	July 12, 2010	Part Lots 14 and 15, Con 2 W. Nissouri	M3 to M2	17
54-2010	August 9, 2010	Lot 19, Con A, SRT, N. Dorchester	"A" to GC1-6 and added Section 14.5..5.1 Defined Area and Permitted Uses	48
62-2010	September 13, 2010	5139 Cobble Hills Road , Part of Lot 3, Con VII, in the former Township of W. Nissouri	M2-5 to A-41 and Section 5.5.41 added Defined Area & Minimum Lot Area	29
63-2010	September 13, 2010	Lot 13, Con B, SRT in the former Township of N. Dorchester	FD to R1	42
64-2010	September 13, 2010	Part of Lot B, Con IV, SRT in the former Township of N. Dorchester	A to A-42 and added Section 5.5.42 Defined Area and Minimum Lot Area 10 ha	59
66-2010	October 4, 2010	Lot 16, Concession 3, in the former Township of West Nissouri	GC-1 to R3	3-1
2-2011	January 10, 2011	5736 Putnam Road, Part of Lot 3, Con VI, SRT in the former Township of N. Dorchester	A to HR-6 and added Section 8.4.6 Defined Area and Regulations	64A
4-2011	January 24, 2011	Part of Lot 11, Con III, in the former Township of N. Dorchester	FD to R1	2-3
5-2011	January 24, 2011	Part of Lot 16, Con B, SRT in the former Township of N. Dorchester	R3 to R3-6 and added Section 11.4.6 Defined Area and Regulations	2-6
26-2011	April 4, 2011	Trails at Wye Creek – Lot 16, Con 3 in the former Township of W. Nissouri	R1-7 to R1-13 and added Section 9.4.13 Defined Area and Regulations	3-1
46-2011	June 27, 2011	4900 Gladstone Drive – Lot B, Con 4 SRT in the former Township of N. Dorchester	A to AGC-2 and added 7.5.2 Defined Area and Permitted Uses	59
48-2011	July 11, 2011	20379 Nissouri Road, Lot 4, Con 2, in the former Township of W. Nissouri	Temporary use of land T-A-4 - 11-07-2014	26
75-2011	December 12, 2011	Lot 1, Con B SRT, in the former Township of N. Dorchester	HR to GC1-7 Amend Section 2 Definitions and added Section 14.5.5.2 Defined Area, Permitted Uses & Number of Parking Spaces	39A
76-2011	November 7, 2011	31 Mill Road, in the former Township of N. Dorchester	R1 to R1-14 Added Section 9.4.14 defined area and regulations	2-4
77-2011	November 7, 2011	245 Hamilton Crescent, in the former Township of N. Dorchester	M1 to M1-9 Added Section 19.4.9 Defined and Permitted Uses	2-1

By-law No.	**Date of Passing**	**Location**	**Zone Change**	**Map #**
80-2011 (Repeals By-law 70-2011)	October 24, 2011	General Amendment to Parking Regulations	Deleted Section 4.2.1(3) and replaced with new section (3)	
90-2011	December 12, 2011	22135 Purple Hill Road, Lot 18, Con 5, W. Nissouri	Temporary use of land T-A-5 -31-12-2012	15
97-2011	December 12, 2011	1978 Westchester Bourne, in the former Township of N. Dorchester	GC1 to CG1-8	39A
12-2012	March 5, 2012	5862 Putnam Road	"I" to "HR"	64A
17-2012	April 2, 2012	Pt. Lot 10 Con 1 former Twp of West Nissouri	Temporary use of land T-M3-h – 1-05-2015	22
18-2012	April 2, 2012	4009 Westchester Brne. former Twp of N. Dorchester	Replace section 15.5.11 (permitted uses)	
22-2012	April 16, 2012	Pt. Lot 17 Con 2 former Twp of W. Nissouri	"A" to "M3"	13
28-2012	May 7, 2012	187 Byron Ave. former Twp of N. Dorchester	"FD-3" to "R3-7" Added Section 11.4.7 Defined area and Permitted uses	2-5
29-2012	May 7, 2012	5342 Hamilton Road	CR-4 to A	43
34-2012	June 11, 2012	17938 Oliver Drive	Temporary use of Land T-A-1 11-06-2015	12
36-2012	June 11, 2012	4540 Breen Road	Temporary use of land T-A-3 11-06-2015	45
37-2012	June 11, 2012	16662 Thorndale Road	M2 to M2-20 Added Section 20.4.20 Defined area, Permitted Uses and Regulations	13
38-2012	June 11-2012	22162 Nissouri Road	Temporary use of land T-A-2 11-06-2015	27
44-2012	June 11, 1012	Pt. Lot 25, Con IV	"I" to "A"	10
61-2012	July 16, 2012	Pt. Lot 1, Con A SRT	EP to M3	45
66-2012	August 13, 2012	Pt. Lot 16 Con III former Twp of West Nissouri	R1-h to R1-10 and R1-11 and R2-4	3-1
75-2012	Sept. 10, 2012	225 King Street	GC1 to GC1-9 added Section 14.5.5.4 Defined Area, Permitted Uses & Regulations	3-1
6-2013	Feb. 4, 2013	2823 Catherine Street	M2 to M2-21 added Section 20.4.21 Defined Area & Permitted Uses	35
7-2013	Feb. 4, 2013	Pt. Lot 16 Con III	GC1-1 to GC2-6 added Section 14.5.11 Defined Area and Permitted Uses	3-1
8-2013	Feb. 4, 2013	3300 Putnam Road	A to AGC-3 added Section 7.5.3 Defined Area and Permitted Uses	52

By-law No.	Date of Passing	Location	Zone Change	Map #
13-2013	May 27, 2013	5547 Elgin Road	GC1 to GC1-10 added Section 14.5.5.5 Defined Area and Permitted Uses	62A
14-2013	Mar 4, 2013	17609 Gregory Drive	I to HR-7 HR-8 added Defined Area and Regulations	3A
15-2013	Mar 4, 2013	22135 Purple Hill Road	T-A-6 (28-02-2014)	15
16-2013	Mar 4, 2013	22157 Purple Hill Road	Change A to OS	15
32-2013	April 8, 2013	Pt. Lots 12 & 13 Con II	Change M3 to A	17
33-2013	1st & 2nd reading (no 3rd Reading)	4524 Westchester Brne	Added to Section 5.5.29 (A-29) permitted uses	
42-2013	May 6, 2013	3972 and 3950 Dundas St	HC to CR and RR-7 and CR to RR-7	26
52-2013	June 17, 2013	4211 Breen Rd	Change (I) to (M2)	52
68-2013	Sept 9, 2013	Marion Street	Change from (FD) to (R1-15)	2-3
69-2013	Nov 24, 2014	2005 Westchester Brne	GC1 to GC1-11	39A
79-2013	Oct 7, 2013	16619 Wyton Drive	Change (A) to (M2)	22
98-2013	Dec. 16, 2013	Lots 24 & 25, Con 1	Change from (A) to (A-43)	9
99-2013	Dec 16, 2013	Lot 6, Con V	Change from (I) to (A)	24
9-2014	May 8, 2017	Lot 15 Con III	Change from (FD) to (R1-16) and (OS)	3-1
14-2014	Mar 3 2014	Lots 18 & 19, Con B SRT	(FD) to R1-17, R1-18 & R3-8 added Sections 9.4.17, 9.4.18 & 11.4.8 Defined Area & Permitted Uses	2-4 2-5
21-2014	Mar 24 2014	Pt Lot 18, Con 2 NRT	Change from (A) to (M3)	33
28-2014	Mar 26 2014	4430 Dundas St.	Change from (HC-5-h) to HC	27
42-2014	May 26 2014	21778 Nissouri Rd.	M1 to M1-10 added Section 19.4.10 Defined Area and Permitted Uses	3-1
46-2014	Jun 16 2014	22135 Purple Hill Rd.	(A) to (A-44) added Section 5.5.44 Defined Area & Permitted Uses	15
47-2014	Jun 16 2014	21858 Fairview Rd.	(A) to First Density Residential (R1)	3-2
69-2014	Jun 15 2015	187 Byron Ave.	(FD-3) to (R1-19)	2-5
76-2014	Nov 3 2014	428 Richmond St.	(M3) to (A)	32
77-2014	Nov 3 2014	Part Lot 3, Con B, SRT	Amend Definitions 2.298.1 add Propane Transfer Facility, Commercial. Change from M2 to M2-23 and add Propane Transfer Facility, Commercial as an additional permitted use.	45
85-2014	Dec 15 2014	21558 Olalondo Rd.	to (M3)	17
7-2015	Feb 18 2015	20110 Purple Hill Road	(A) (M3) to (A-h)	2-2
8-2015	Feb 9 2015	5090 Marion Street	(FD) to (R1)	28

By-law No.	Date of Passing	Location	Zone Change	Map #
20-2015	Mar 2 2015	21964 Fairview Rd.	(A) to (AGC-4) added section 7.5.4	14
40-2015	May 11 2015	20110 Purple Hill Rd.	(A-h) to (A)	28
43-2015	May 11 2015	5539 Hamilton Rd.	to (CR-8) added Section 18.4.8	43
58-2015	Jun 15 2015	4240 Avon Drive	(A) (OS) to (HR)	64A
59-2015	Jun 15 2015	1135 Ideal Drive	(M3) to (M2)	17
66-2015	Jul 13 2015	Pt Lot 16, Con III (Trails @Wye Creek Phase 4b)	(R1-h) to (R1-10)	3-1
80-2015	Sept 21 2015	4159 Breen Rd.	(M2-12-h) to (M2-12)	51
93-2015	Nov 2 2015	21815 & 21819 Nissouri Rd.	to (R1) & (FD-4) added Section 27.4.4	13
102-2015	Dec 14 2015	17606 Thorndale Rd.	(A) to (A-45)	15
103-2015	Dec 14 2015	22297 Fairview Rd.	(A) to (A-45) added (A) 5.5.45(1)(b)	14
9-2016	Feb 8 2016	20082 Purple Hill Rd.	(M3) to (A)	28
10-2016	Feb 8 2016	2844 Cromarty Dr.	to (M2-24) added Section 20.4.23	50
11-2016	Feb 8 2016	289 Clara St.	(A) (FD) & (EP) to (R1-20), (FD-5) & (EP) added Sections 9.4.20 & 27.4.5	2-2
12-2016	Feb 8 2016	4524 Westchester Bourne	Amend by deleting Section 5.5.29 (A-29) and replacing with Section 5.5.29 (A-29)	54
24-2016	Mar 14 2016	17222 Oliver Drive	to (A-45) added 5.5.45(1)(c)	10
29-2016	Mar 30 2016	Pt Lot 3, Con A, SRT, Pt Lot 3, Con B, SRT	(A) to (M3)	45
36-2016	Apr 11 2016	6351 Trafalgar St.	(A) (A), (EP) & (W) to (A-45), (EP) & (W) added 5.5.45(1)(e)	33
37-2016	Apr 11 2016	3344 & 3490 Putnam Rd	(HC) & (A) to (MHP-3)	52
38-2016	Apr 11 2016	22610 Nissouri Rd	& (EP) to (A-45) & (EP) added 5.5.45(1)(d)	10
51-2016	May 9 2016	5700 Gore Road	(A) (A), (EP) & (W) to (A-45), (EP) & (W) added 5.5.45(1)(f)	32
52-2016	May 9 2016	16781 & 16791 Wyton Dr.	(A) & (EP) to (A-45) & (EP) added 5.5.45 (1)(g)	22
53-2016	May 9 2016	3600 & 3652 Dorchester Rd.	& (EP) to (A-45) & (EP) added 5.5.45 (1)(h)	48
54-2016	May 9 2016	2678 Ferrar Road	(A) To (A-45) added (A) 5.5.45 1(i)	40

By-law No.	Date of Passing	Location	Zone Change	Map #
56-2016	May 9 2016	2112 & 2124 Westchester Bourne	(CR-2) to (HR)	39A
63-2016	June 20 2016	23426 Heritage Road	to (A-45) added 5.5.45 1(j)	7
64-2016	June 20 2016	23330 Heritage Road	(A) (A) to (A-45) added 5.5.45 1(k)	7
65-2016	June 20 2016	Lots 3 to 5, Plan 359, Thorndale	(R1-1) to (R2-4) & (R1-8)	3-1
66-2016	June 20 2016	22058 Heritage Road	(A) & (EP) to (A-45) & (EP) added 5.5.45 1(l)	15
73-2016	July 11 2016	5571 Dundas Street	& (EP) to (A-45) & (EP) added 5.5.45 1 (m)	32
74-2016	July 11 2016	17685 Oliver Drive	(A) & (EP) to (A-45) & (EP) added 5.5.45 1 (n)	15
75-2016	July 11 2016	22111 Valley View Road	(A) & (EP) to (A-45) & (EP) added 5.5.45 1 (o)	13
76-2016	July 11 2016	4049 Catherine Street	(A) (R1) to (R2-5)	2-2
81-2016	August 8 2016	18033 Plover Mills Road	(A) & (EP) to (A-45) & (EP) added 5.5.45 1 (p)	12
82-2016	August 8 2016	23166 Wellburn Road	(A) to (A-45) added 5.5.45 1 (q)	7
83-2016	August 8 2016	23287 Heritage Road	(A) to (A-45) added 5.5.45 1 (r)	6
96-2016	October 3 2016	23370 Cherry Hill Rd.	& (EP) to (A-45) & (EP) added 5.5.45 1 (s)	8
97-2016	October 3 2016	2630 Lower Cow Path	(A) (A), (EP) & (W) to (A-45), (EP) & (W) added 5.5.45.1 (t)	43
98-2016	October 3 2016	Pt Lot 16, Concession 3	(R1-h) & (EP) to (R1-10-h), (R1-21-h) and (EP)	3-1
101-2016	October 17 2016	Pt Lots 1 & 2, Concession 6	(A-h) to (A)	28
102-2016	October 17 2016	4300 Breen Road	Amend Definition “Propane transfer Facility Commercial” Section 2.298.1	N/A
107-2016	November 7 2016	22445 Fairview Road	& (EP) to (A-45) & (EP) added 5.5.45.1 (u)	10
108-2016	August 21 2017	2648 Harris Road	(A) & (EP) to (M1-11), (R1), (R1-22) & (EP)	2-4
117-2016	December 12, 2016	3560 Westchester Bourne	(A) (A), (EP) & (W) to (A-45), (EP) & (W) added 5.5.45.1 (v)	47
118-2016	December 12, 2016	23504 Wellburn Road	(A) to (A-45) added 5.5.45 1 (w)	7
10-2017	February 6, 2017	2356 & 2368 Hamilton Road	(HR), (GC1) & (GC1-7) to (HR-9) & (GC1-7)	39A

By-law No.	**Date of Passing**	**Location**	**Zone Change**	**Map #**
18-2017 *Z32-2016*	February 22, 2017	160 King Street	amended and replaced section 23.4.1 (permitted uses)	3-1
20-2017 *Z3-2017*	March 6, 2017	5090 Marion Street	(A), (EP) & (FD) to (R1), (FD-6), (A) & (EP)	2-2
40-2017 *Z8-2017*	May 8, 2017	5156 Hamilton Road	(HC) to (HC-15)	37
49-2017 *Z9&Z10-2016 LPAT-PL161154*	May 29, 2017	20232 & 20304 Heritage Road	(A) & (EP) to (M3-5), (A-46), (A-47) & (EP)	28
53-2017 Z10-2017	June 12, 2017	23174 Cherry Hill Road	(A) To (A-45) added 5.5.45 (1) (x)	8
54-2017 *Z6-2017*	June 12, 2017	Part Lot 11, Con 3	(FD) to (R1-15), (OS-7), (FD-6)	2-3
~~56-2017 *Z30-2016*~~	~~June 12, 2017~~	~~20162 Nissouri Road~~	~~(A) & (EP) to (T-A-1 06-12-2020) - Expired~~	~~27~~
60-2017 *Z14-2017*	June 26, 2017	Lot 16, Concession 3 Trails at Wye Creek – Ph 5	(R1-10-h) to (R1-10)	3-1
63-2017 Z15-2017	July 17, 2017	21778 Nissouri Road	(M1-10) to (GC2-7)	3-1
64-2017 Z13-2017	July 17, 2017	5865 Cobble Hills Road	& (EP) to (A-45) & (EP) added 5.5.45(1) (y)	20
65-2017 Z16-2017	July 17, 2017	5299 Dorchester Road	(A) (A-27) to (A)	61
66-2017 Z12-2017	July 17, 2017	Part Lot 1, Concession 3	FD & (RR) to (A-46), (FD-7) & (HC)	27
85-2017 Z17-2017	Oct 16, 2017	21034 Cherry Hill Road	(A) & (EP) to (A-45) & (EP) added 5.5.45(1) (z)	25
94-2017 Z18-2017	Nov 13, 2017	6503 Cobble Hills Rd.	(A) to (A-45) added 5.5.45(1) (aa)	12
95-2017 Z19-2017	Nov 13, 2017	6347 Cobble Hills Rd.	(A) & (EP) to (A-45) & (EP) added 5.5.45(1) (ab)	12
102-2017 Z21-2017	Dec 11, 2017	2115 Gladstone Drive	A & (EP) to (A-45) & (EP) added 5.5.45(1) (ad)	62
103-2017 Z23-2017	Dec 11, 2017	23332 Fairview Road	A) to (A-45) added 5.5.45(1) (ac)	6
104-2017 Z22-2017	Dec 11, 2017	200 Agnes Street	(MHP) to (R1-18)	2-5 3-1
4-2018 *Z5-2017*	Jan 8, 2018	17938 Oliver Drive	A to T-A-2 01-08-2021	12
11-2018 *Z4-2017*	Jan 29 2018	48 Crampton Drive	HC-12 to T-HC-12 01-29-2021	54
14-2018 Z9-2017	Feb 12 2018	Pt lots 16 & 17, Con 2, NRT	(A-45) to (M3)	33

By-law No.	Date of Passing	Location	Zone Change	Map #
16-2018 Z26-2017	Feb 12 2018	Pt Lot 11, Concession 3, NRT	(FD-6) to (R1-15) Section 27.4 (2) of FD Zone deleted and replaced	2-3
17-2018 Z27-2017	Feb 12 2018	1632 Harrietsville Drive	(A) to (A-45) added 5.5.45(1) (ad)	62
15-2018 Z24-2017	Mar 5 2018	Pt lot 6, Con 5	to AGC-5	24
25-2018 Z2-2017	Mar 5 2018	20379 Nissouri Road	(A) A to T-A-3 03-05-2021	26
27-2018 Z2-2018	Mar 5 2018	24007 Cherry Hill Road	(B) (A) to (A-45) added 5.5.45(1) (ae)	3
34-2018 (Z1-2018)	Apr 9 2018	22177 Nissouri Road	(C) (A) to (A-45) added 5.5.45(1) (af)	13
35-2018 (Z3-2018)	Apr 9 2018	21055 Fairview Road	(D) to (A-45) added 5.5.45(1) (ag) and (A-48)	23
44-2018 (Z6-2018)	May 7/18	16760 Wyton Drive	(E) (A) to (A-45) added 5.5.45(1) (ah)	17
48-2018 (Z7-2018)	May 28, 2018	Pt Lot 16, Con 3, Lots 7 – 37 on 33M-744 Pt Lot 16, Con 3, Lots 1 – 6 on 33M-744	(R1-10-h) to (R1-10) (F) (R1-21-h) to (R1-21)	3-1
51-2018 (Z9-2018)	June 11, 2018	3004 Westchester Bourne	(G) (A) to (M2)	47
52-2018 (Z8-2018)	June 11, 2018	5328 & 5342 Gore Road	(A) to (A-45) added 5.5.45(1) (ai)	32
53-2018 (Z11-2018)	June 11, 2018	22456 Nissouri Road	(A) to (A-45) added 5.5.45(1) (ak)	10
54-2018 (Z10-2018)	June 11, 2018	17288 Oliver Drive	(A) to (A-45) added 5.5.45(1) (ak)	10
65-2018 (Z13-2018)	July 16, 2018	23046 Nissouri Road	(A) to (A-45) added 5.5.45(1) (al)	6
73-2018 (Z11-2017)	Aug 13 2018	16169 Thorndale Road	(A) to (A-49) & (M3-6) Added Section 5.5.49 & Section 21.4.46	17
76-2018 (Z14-2018)	Sept 10, 2018	17087 Wyton Drive	(A) to (A-45) added 5.5.45(1) (am)	23
87-2018 (Z15-2018)	Nov 5, 2018	146 Crampton Drive	(A) to (A-45) added 5.5.45(1) (an)	54
98-2018 (Z18-2018)	Dec 10, 2018	41 Byron Avenue	(M1) to (R1)	2-5

By-law No.	Date of Passing	Location	Zone Change	Map #
16-2019 (Z20-2018)	Feb 4, 2019	3490 Putnam Road	to (M2-h)	52
17-2019 (Z21-2018)	Feb 4, 2019	23086 Fairview Road	(A) to (A-45) added 5.5.45(1) (ao)	6
24-2019 (Z4-2018)	March 4, 2019	20317 Purple Hill Road	(A) to (M3)	28
23-2019 (Z1-2019)	March 4, 2019	5481 Trafalgar Street	(A) to (A-45) added 5.5.45(1) (ap)	32
22-2019 (Z2-2019)	March 4, 2019	3844 Catherine Street	(R1) to (R2)	2-1
36-2019 (Z3-2019)	April 29, 2019	6434 Hamilton Road	(A) to (A-45) added 5.5.45(1) (aq)	44
32-2019 (Z4-2019)	April 29, 2019	23214 Fairview Road	(A) to (A-50) and (A-45) added 5.5.45(1) (ap)	6
33-2019 (Z5-2019)	April 29, 2019	18065 Thorndale Road	(A) to (A-45) added 5.5.45(1) (ar)	20
31-2019 (Z6-2019)	April 29, 2019	4723 Gladstone Drive	(A) to (A-48) and (A-45) added 5.5.45(1) (aq)	65
34-2019 (Z7-2019)	April 29, 2019	3416 Cromarty Drive	(A) to (AGC-6)	51
44-2019 (Z9-2019)	May 13, 2019	5387 Cobble Hills Road	(A) to (A-45) added 5.5.45(1) (as)	25
43-2019 (Z10-2019)	May 13, 2019	20422 Nissouri Road	to (A-51)	27
42-2019 (Z1-2017)	May 13, 2019	Part of Lot 15, Concession 3 (West Nissouri)	(M1-h), (FD) and (EP) to (R1-22-H), (R1-23-H), (R3-9-H), (GC2-6), (OS) and (EP)	3-1
53-2019 (Z12-2019)	June 10, 2019	24054 Heritage Road	(A) to (A-45) added 5.4.45(1) (as)	3
67-2019 (Z11-2019)	July 15, 2019	20216 Purple Hill Road	to (OS)	28
68-2019 (Z13-2019)	July 15, 2019	5539 Hamilton Road	and (CR-8) to (CR-3)	43
72-2019 (Z8-2019)	August 12, 2019	Municipality of Thames Centre	Wellhead Protection Areas (WHPAs)	2-5, 2-6, 3-1, 3-2, 14, 15, 41, 42, 48, 49, 60 & 61

By-law No.	Date of Passing	Location	Zone Change	Map #
79-2019 (Z15-2019)	September 9, 2019	4292 Dundas Street	HC-2 – Deleting “bingo hall and replacing with “contractor’s yard or shop”	N/A
90-2019 (Z17-2018)	October 7, 2019	22342 Fairview Road	(A) to (A-45) added 5.4.45(1) (at)	14
89-2019 (Z17-2019)	October 7, 2019	533 Westminster Drive	(A) to (A-45) added 5.4.45(1) (au)	53
95-2019 (Z19-2018)	November 4, 2019	2 Stardust Drive	(RM) to (RM-1)	48
96-2019 (Z20-2019)	November 4, 2019	1645 Gladstone Drive	(A) to (A-45) added 5.4.45(1) (at)	62
108-2019 (Z21-2019)	December 16, 2019	233 King Street	GC1 to GC1-12	3-1
009-2020	January 27, 2020	Fairview Subdivision	(FD) to (R1-24-H), (R1-25-H), (R2-6-H), and (OS)	3-1
021-2020	March 9, 2020	Boardwalk Subdivision	(R1-17), (R1-26) & (R3-8) added 50% max coverage	2-4 2-5 41
38-2020	June 22, 2020	20162 Nissouri Road	(A) & (EP) to (T-A-1 06-22-2023)	27
40-2020	June 22, 2020	5251 Dorchester Road	(M2-15) to (T-M2-15 06-22-2023)	61
44-2020	July 13, 2020	3 Elliott Trail	(R1) to (R1-27)	3-1
55-2020	September 28, 2020	16969 Evelyn Drive	A to A-45	27
67-2020	October 26, 2020	251 King Street	R1 to R1-1	3-1
69-2020	October 26, 2020	Rosewood Subdivision – Phase 1	R1-H to R1; R1-23-H to R1-23	3-1
74-2020	November 9, 2020	Pt. Lot 9, Con 1, SRT (NDT)	A to M3 & A to A-52	50
1-2021	January 18, 2021	3674 Gore Road	A to A-45	30
10-2021	February 8, 2021	5042 Hamilton Road	FD to R1	37
16-2021	March 8, 2021	5397 & 5407 Westchester Bn.	A to A-45	53
17-2021	March 8, 2021	4211 Breen Road	M2 to M2-25	52
18-2021	March 8, 2021	3810 Elgin Road	A to A-53	50
21-2021	March 29, 2021	1281 Gladstone Drive	A to A-54 and HR	61

By-law No.	Date of Passing	Location	Zone Change	Map #
27-2021	April 12, 2021	3418 Catherine Street	Additional permitted uses	-
35-2021	April 26, 2021	5373 Cobble Hills Road	A to T-A-4 04-26-2024	20
42-2021	May 26, 2021	161 Queen Street	R1 to R1-28	2-5
47-2021	June 14, 2021	23234 Wellburn Road	A to A-45	7
48-2021	June 14, 2021	4008 Dundas Street	HC to HC-17	26
49-2021	June 14, 2021	4193 Hamilton Road	GC2-3 - Additional permitted uses	-
50-2021	June 14, 2021	230 King Street	GC to GC1-13	3-1
51-2021	June 14, 2021	2387 Westchester Bourne	A to A-55 & A to HC-7	39
53-2021	June 14, 2021	Rosewood Subdivision	OS to R1-23 & R3-9-H to R3-10-H, replacing Section 11.4.9	3-1
61-2021	August 9, 2021	21563 Heritage Road	A to A-45	18
71-2021	September 13, 2021	Dorchester Road at Boardwalk Way	R1-H-5 to R1	2-5
75-2021	October 4, 2021	3251 Cromarty Drive	A to T-A-F 10-4-2024	51
85-2021	November 8, 2021	1274 Shaw Road	M1 to M1-10	2-1
90-2021	December 13, 2021	22198 Fairview Road	A to T-A-6 12-13-2031	14
92-2021	December 13, 2021	Boardwalk at Mill Pond Subdivision- Phase 2	R1-17-H to R1-17	41
93-2021	December 13, 2021	16614 Thorndale Road	A to A-56	13
5-2022	January 10, 2022	18038 Thorndale Road	A to A-45	16
12-2022	February 14, 2022	2005 Westchester Bourne	GC1-11- Additional permitted uses	-
21-2022	March 28, 2022	21055 Fairview Road	A-48 to T-A-7 03-28-2025	23
29-2022	April 25, 2022	6367 Dundas Street & 6508 Trafalgar Street	A & EP to M3 & EP	33
30-2022	April 25, 2022	Pt. Lot 18, Con 3, NRT	A to M3	38
31-2022	April 25, 2022	17406 Evelyn Drive	AGC-5 replacing Section 7.5.5	-
32-2022	April 25, 2022	16364 Thorndale Road	A & EP to A-57 & EP	13
33-2022	April 25, 2022	Boardwalk at Mill Pond Subdivision- Phase 3	R1-17-H to R2-6-H	2-5 & 41
41-2022	May 16, 2022	Foxborough Subdivision- Phase 3 & 4	R1-16 to R1-27 Additional regulations	3-1

By-law No.	Date of Passing	Location	Zone Change	Map #
42-2022	May 16, 2022	23310 Wellburn Road	A to A-58	7
43-2022	May 16, 2022	20278 Fairview Road	A & EP to A-45 & EP	27
46-2022	May 30, 2022	17630 Gregory Drive	GC1 to HR	3A
47-2022	May 30, 2022	21778 Nissouri Road	GC2-7 replacing Section 14.5.12	-
52-2022	June 13, 2022	4540 Breen Road	A-3 replacing section 5.5.3	45
53-2022	June 13, 2022	4064 Lewis Road	A & EP to T-A-8 6-13-2032 & EP	58
57-2022	June 27, 2022	17177 Thorndale Road (Pemic Monteith Subdivision)	R1-h to R1-28-H, R1-h to R2-7-H, R1-h to R3-11-H, R1-h to OS	3-2
69-2022	July 11, 2022	North side of Marion Street, east of Clara Street	FD-6 to R1-15	2-3
70-2022	July 11, 2022	1817 Crampton Drive	A & EP to A-45	56
75-2022	August 8, 2022	21330 Heritage Road	A to A-45	19
76-2022	August 8, 2022	7061 Cobble Hills Road	A-52 & A-2 to AGC-7, A-52 & A-2 to A-2, additional permitted uses for AGC-7, replacing Section 5.5.2	4
81-2022	September 12, 2022	4529 Putnam Road	OS to HR-10	58A
85-2022	October 3, 2022	24063 Heritage Road	A to A-45	2
86-2022	October 3, 2022	17585 Gregory Drive	HR to HR-11	3A
87-2022	October 3, 2022	6868 Hamilton Road	A to M3-3	44
88-2022	October 3, 2022	286 King Street	R1 to R2-7, R1 to R1-29	3-1
89-2022	October 3, 2022	Elliott Estates Subdivision-Phase 1	R1-24-H, R1-25-H & R2-6-H to R1-24, R1-25 & R2-6	3-1
4-2023	January 16, 2023	24094 Cherry Hill Road	A to A-45	4
14-2023	February 13, 2023	17439 & 17441 Elginfield Road	A to T-A-9 02-13-2026	3
15-2023	February 13, 2023	South side of King Street and east of Nissouri Road	GC2-6 Additional permitted uses	-
16-2023	February 13, 2023	20553 Purple Hill Road	A to A-58 (DUPLICATE)	28
23-2023	March 6, 2023	3831 Elgin Road	A to A-59	49
33-2023	April 12, 2023	156 Cromarty Drive	CR-5 to RR-8	47

By-law No.	Date of Passing	Location	Zone Change	Map #
36-2023	April 24, 2023	Hawthorne Park Subdivision	FD to R1-30-H, FD to R3-13-H, FD to R1-30-H/ R3-13-H, FD to R3-14-H, FD to R3-12-H, FD to GC2-8-H/R3-23-H, FD to OS-8	2-5
37-2023	April 24, 2023	2700 Cow Path	A & EP to A-45 & EP	43
38-2023	April 24, 2023	20177 Purple Hill Road	M3 & EP to A & EP	28
39-2023	April 24, 2023	East side of Wellburn Rd (County Road 27), south of the hamlet of Wellburn	A-45 to A-58	7
40-2023	April 24,2023	Municipality of Thames Centre	Housekeeping Amendment – includes numerous text and map changes	
45-2023	May 8, 2023	21699 Heritage Road	A & EP to A-45 & EP	18
46-2023	May 8, 2023	4313 Trafalgar Street	A to A-60, A to T-A-10 05-08-2026	30
48-2023	May 8, 2023	5030 Westchester Bourne	I to I-6-H	54
58-2023	June 12, 2023	22538 Purple Hill Road	A & EP to T-A-11 06-12-2033 & EP	11
60-2023	June 12, 2023	4301 Putnam Road	HR & I to HR-12	58A
61-2023	June 12, 2023	5050 Avon Drive	A to A-45	65
62-2023	June 12, 2023	Boardwalk at Mill Pond Subdivision Phase 3	R1-17-H to R1-17	41
63-2023	June 12, 2023	Rosewood Subdivision Phase 2	R1-22-H and R1-23-H to R1-22 and R1-23	3-1
69-2023	June 26, 2023	Rosewood Subdivision- Block 72 re Phase 2	R3-10-H to R3-10	3-1
70-2023	June 26, 2023	2008 Dorchester Road & 2135 Dorchester Road	Amendment to Section 4.20	-
73-2023	July 17, 2023	5242 Marion Street	FD to T-R1-01 07-17-2024/ R1-15	2-3
74-2023	July 17, 2023	4128 Mossley Drive	M3 & EP to A, A-45 & EP	51
75-2023	July 17, 2023	2300 Dorchester Road	GC2-4 Additional permitted uses and regulations	-
79-2023	August 14, 2023	2603 Dorchester Road	Existing R3-8– modification of site-specific standards	2-5 & 41
83-2023	September 11, 2023	21947 Nissouri Road	A & M3 to A-61	13
91-2023	October 16, 2023	20887 Cherry Hill Road	A to A-45	24
92-2023	October 16, 2023	3062 Cromarty Drive	M3 to M3-7-H	50

By-law No.	Date of Passing	Location	Zone Change	Map #
93-2023	October 16, 2023	21656 Heritage Road	A to A-45	19
94-2023	October 16, 2023	20162 Nissouri Road	T-A-1 06-22-2023 to A-62	27
100-2023	October 30, 2023	16760 Wyton Drive	T-A-12 10-30-2026	17
105-2023	November 14, 2023	23976 Heritage Road	A & EP to A-45 & EP	3
106-2023	November 14, 2023	6207 Trafalgar Street	A, EP & W to A-63, EP & W	33
107-2023	November 14, 2023	4189 Mossley Drive	I-4 Additional permitted uses	-
115-2023	November 27, 2023	6097 Cobble Hills Road	A & EP to A, EP & T-A-13 11-27-2033	16
120-2023	December 11, 2023	SW Corner of Mossley Drive & Lewis Road	A to A-64	57
121-2023	December 11, 2023	23061 Nissouri Road	A & EP to A-63 & EP (DUPLICATE)	5
12-2024	February 12, 2024	4673 Dundas Street	A to A-45	31
13-2024	February 12, 2024	3014 Crampton Drive	A & EP to A-45 & EP	57
14-2024	February 12, 2024	4406 Dundas Street	HC-3 Additional permitted use	-
25-2024	April 15, 2024	24089 Wellburn Road	A to A-45	3
40-2024	May 27, 2024	16692 Ebenezer Drive	A to T-A-14 05-27-2027	1
43-2024	June 10, 2024	2770 Rath Street	A to HR and EP	44A
44-2024	June 10, 2024	233 Upper Queen Street	R1 and OS to R3-16-H	3-1
46-2024	June 10, 2024	18065 Thorndale Road	A to A-65	20
48-2024	June 24, 2024	4607 Lewis Road	A to T-A-15 06-24-2027	57
54-2024	July 25, 2024	22803 Nissouri Road	A to A-45	9
58-2024	July 15, 2024	20170 Fairview Road	A to A-66	27
59-2024	September 9, 2024	15 Jane Street	OR to OR-1	2-5
66-2024	September 23, 2024	6508 Trafalgar Street	M3 to T-M3-1 09-23-2027 and M3-8	33
73-2024	October 21, 2024	17210 Plover Mills Road	A to A-45	6
74-2024	October 21, 2024	3062 Cromarty Drive	M3-7-H to M3-7	50
75-2024	October 21, 2024	256 Hamilton Crescent	M1-H to M1	2-1
80-2024	November 18, 2024	4905 Westchester Bourne	A to A-45	53

By-law No.	Date of Passing	Location	Zone Change	Map #
79-2024	November 18, 2024	22011 Nissouri Road	A to A-45	13
6-2025	January 13, 2025	194 King Street	GC1 to GC1-14	3-1
11-2025	January 27, 2025	2470 Cromarty Drive	A to A-67	50
20-2025	February 24, 2025	428 Richmond Street	A to A-68	32
21-2025	February 24, 2025	4823 Dundas Street	AGC-1, Additional permitted uses	-
19-2025	February 24, 2025	21005 Fairview Road	A to A-45	23
23-2025	March 24, 2025	5197 Dorchester Road	A to A-45	61
24-2025	March 24, 2025	233 Upper Queen Street	R3-16-H to R3-16	3-1
30-2025	April 28, 2025	5251 & 5247 Dorchester Road	M2-15 to A-69	61
29-2025	April 28, 2025	914 Donnybrook Drive	A to A-45	41
31-2025	April 28, 2025	329 Richmond Street	A to A-17	31
32-2025	April 28, 2025	23364 Wellburn Road	M2 to A-70	3
42-2025	May 26, 2025	17043 Plover Mills Road	A to A-45	10
50-2025	June 23, 2025	22037 Fairview Road	A to A-45	14
52-2025	June 23, 2025	5242 Marion Street	A and FD to T-A-16 06-23-2028 and T-FD-01 06-23-2028	2-3, 36
54-2025	June 23, 2025	21064 Rebecca Road	A to T-A-17 06-23-2028	22
55-2025	June 23, 2025	21584 Fairview Road	A to A-45	18
60-2025	July 28, 2025	18126 Wyton Drive	A to A-45	20
63-2025	July 28, 2025	Hawthorne Park Subdivision	R1-30-H, R3-13-H, R1-30-H/R3-13-H to R1-30, R3-13 and R1-30/R3-13	2-5
69-2025	September 8, 2025	20115 Purple Hill Road	M3 to A-71	28
71-2025	September 8, 2025	1503 Cromarty Drive	A to T-A-18 09-08-2025	48
73-2025	September 8, 2025	186 King Street	GC1 to T-GC-01 09-08-2026	3-1
76-2025	September 22, 2025	5196 Marion Street	FD to R1	2-3
81-2025	October 20, 2025	4756 Dundas Street	A to A-72-H	27
87-2025	November 24, 2025	4201 Pigram Road	A to T-A-19 11-24-2035	59

By-law No.	**Date of Passing**	**Location**	**Zone Change**	**Map #**
91-2025	December 8, 2025	4118 Hamilton Road	OR to OR-1	2-5
9-2026	January 26, 2026	4470 Breen Road	A to M1-H, M1 to A	45
10-2026	January 26, 2026	20884 Nissouri Road	A to A-45	23
20-2026	February 23, 2026	233 Upper Queen Street	Existing R3-16 – modification of site-specific standards	-
30-2026	March 23, 2026	22668 Valley View Road	A to A-73	9
45-2026	May 25, 2026	Lot 13, North side of Queen Street, Plan 345	R1 to R2	2-5
46-2026	June 15, 2026	3994 Hamilton Road	EP to EP-6	2-5
52-2026	June 29, 2026	23655 Wellburn Road	HR to HR-14	3A
53-2026	June 29, 2026	2250 Elgin Road	A to A-45	43
60-2026	July 20, 2026	24054 Heritage Road	A to T-A-20 07-20-2029	3

Ontario Municipal Board/Local Planning Appeal Tribunal Decisions

Decision No.	**Location**	**Change**	**Map No.**
2682 – October 10, 2007	Storey Drive	EP to A	
PL040791 – August 26, 2010 Appealed Zoning By-law 75-2006	Pt of Lot 10, Concession 1, formerly Township of West Nissouri	Apply T-M3-h for a three-year period with the (h) removed	
PL100-523 – April 17, 2013 *Z2-2010*	875 Donnybrook Drive	Added to Section 20.4.22 – M2-22	**48**
PL150221 – September 22, 2015 *Z12-2014*	21964 Fairview Road	Added Section 7.5.4 – AGC-4	**14**
PL161154 – July 14, 2017 *OPA1-2016, OPA2-2016, Z9-2016 & Z10-2016*	20232 & 20304 Heritage Rd.	Added Section 5.5.46 (A-46); Section 5.5.47 (A-47) and 21.4.4 M3-5.	**28**

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THE CORPORATION OF THE MUNICIPALITY OF THAMES CENTRE

BY-LAW NO. 75-2006

ZONING BY-LAW

Being a By-Law to regulate the use of land, and the character, location and use of buildings and structures in the Municipality of Thames Centre.

WHEREAS Section 34 of the Planning Act provides that the governing body of a municipal corporation may pass By-Laws to regulate the use of lands and the character, location and use of buildings and structures;

AND WHEREAS the Council of the Corporation of the Municipality of Thames Centre has deemed it to be in the public interest that such a By-Law be enacted; and

AND WHEREAS the regulations of this By-Law are deemed to be the minimum requirements for the promotion of the health, safety, comfort, convenience, and general welfare of the inhabitants of the Municipality;

NOW THEREFORE the Council of the Corporation of the Municipality of Thames Centre **HEREBY ENACTS AS FOLLOWS:**

SECTION 1. INTERPRETATION & ADMINISTRATION

1.1 SHORT TITLE

This By-Law shall be known as the "Zoning By-Law" of the Corporation of the Municipality of Thames Centre.

1.2 SCOPE OF BY-LAW

1.2.1 CONFORMITY WITH BY-LAW

No land shall be used, no lot shall be altered, and no buildings or structures shall be erected, altered, or used within the Municipality except in conformity with this By-Law.

1.2.2 LANDS SUBJECT TO BY-LAW

The regulations of this By-Law shall apply to all land within the boundaries of the Municipality as now or hereafter legally constituted.

1.2.3 EXISTING USE CONTINUED

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

For the purposes of this By-Law, lawfully used will be restricted for the purposes of proof to existing as of January 1, 1980.

1.2.4 PLANS APPROVED PRIOR TO PASSING OF BY-LAW

Nothing in this By-Law shall prevent the erection or use of any building or structure for a purpose prohibited by the provisions of this By-Law, if the plans for such building or structure were approved by the Corporation and either a building permit was issued or a Site Plan Agreement entered into prior to the date of passing of this By-Law, so long as:

(1) when such building or structure is erected, it shall be used and shall continue to be used only for the same purpose for which the said building or structure was intended when such building permit was issued or such Site Plan Agreement was entered into and shall not be altered in any way except in conformity with the provisions of this By-Law; and

(2) the erection of such building or structure is commenced within six (6) months after the date of passing of this By-Law and such building or structure is completed within a reasonable time after the erection thereof is commenced.

1.2.5 COMPLIANCE WITH OTHER RESTRICTIONS

Nothing in this By-Law shall serve to relieve any person from the obligation to comply with the requirements of the Ontario Building Code or any other By-Law of the Municipality in force from time to time or the obligation to obtain any license, permit, authority or approval required by the Municipality or any other public authority or body.

1.3 REPEAL OF EXISTING BY-LAWS

From the coming into force of this By-Law, all previous By-Laws of the Corporation of the Municipality of Thames Centre, the former Township of North Dorchester and the former Township of West Nissouri, all now the Corporation of the Municipality of Thames Centre, passed pursuant to Section 34 of the Planning Act, are hereby repealed.

1.4 ADMINISTRATION

This By-Law shall be administered by the Zoning Administrator or such other person as the Council of the Municipality of Thames Centre designates.

1.5 INSPECTION

(1) Subject to Clause (2) of this Subsection, the By-Law Enforcement Officer, or any other officer or employee of the Corporation appointed by Council to administer or enforce the provisions of this By-Law, is hereby authorized, upon producing proper identification, to enter at all reasonable times upon any property or premises to inspect any property on reasonable grounds that this By-Law is being contravened;

(2) Notwithstanding anything to the contrary in Clause (1) of this Subsection, no officer or employee of the Corporation shall enter any room or place actually being used as a dwelling unit or part thereof without the consent of the occupier, except under the authority of a search warrant issued under the Planning Act. The occupant shall be informed that the right of entry may be refused and entry made only under the authority of a search warrant.

1.6 APPLICATION FOR BUILDING PERMITS

In addition to all of the requirements of the Building Code or any other By-Law of the Corporation, no building permit shall be issued in respect of the erection or alteration of a building or structure until the following have been submitted to and approved by the Chief Building Official:

(1) two copies of a site plan, drawn to scale and showing:

(a) the true dimensions of the lot to be built upon or otherwise used;

(b) the location of all existing buildings, structures or uses on the lot;

(c) the proposed location, grade, height, and dimensions of any building, structure or use proposed for such lot; and

(d) the proposed location and dimensions of yards, landscaped open spaces, parking areas, loading spaces, existing and/or new entrances, and water, storm and sanitary services locations, where applicable;

(2) a statement, signed by the owner, disclosing the specific existing or proposed building or structure and containing all information necessary to determine if such existing or proposed building, structure or use conforms to the requirements of this By-Law; and

(3) two copies of a plan showing the ground level and contour lines on the lot as of the date of the application and as same will be upon completion of the proposed erection or alterations and when the re-distribution of all topsoil has been completed.

1.7 ISSUANCE OF BUILDING PERMITS

Notwithstanding the provisions of the Building Code or any other By-Law of the Corporation to the contrary, no building permit shall be issued where a proposed building, structure or alteration to an existing building or structure would contravene in any way, one or more of the provisions hereof.

1.8 REQUESTS FOR AMENDMENTS

Every request for an amendment to this By-Law shall be accompanied by a completed copy of the appropriate application form provided by the Corporation and the required fee.

1.9 RISK, EXPENSE AND COMPLIANCE

The facilities, yards or other matters required by this By-Law shall be provided and maintained at the sole risk and expense of the owner of the lands in respect of such matters as are required hereby, and the said owner shall at all times bear full responsibility for ensuring compliance in all respects with this By-Law.

1.10 NON-CONFORMING BUILDING LOCATION

Notwithstanding any other aspect of this By-Law, any lot, and the location thereon of any building, or structure thereto, which existed on or before January 1, 1980, shall be deemed to comply with the relevant regulations for setback, building line, front yard, side yard, rear yard, and lot coverage.

1.11 BUILDINGS TO BE MOVED

No building shall be moved within the limits of the Municipality or shall be moved into the Municipality from outside without a permit from the Chief Building Official.

1.12 LICENSES AND PERMITS

No municipal permit, certificate, or license shall be issued where the said permit is required for a proposed use of land or a proposed erection, alteration, enlargement or use of any building or structure that is in violation of any regulations of this By-Law.

1.13 INTERPRETATION OF BY-LAW

1.13.1 DEFINITIONS

In this By-Law, unless the context requires otherwise, the definitions and interpretations set out in Section 2 hereof shall apply. Words not defined shall have the customary meaning.

1.13.2 NUMBERING SYSTEM

The provisions of this By-Law have been numbered using a decimal system and are referred to as "Sections" and "Subsections", for example Section 1, Subsection 1.4 and Subsection 1.4.2. Some Sections and/or Subsections are divided into Clauses, for example 4.12 (3) is referred to as Clause (3) of Subsection 4.12. Some are further divided into Subclauses, for example 4.12 (3) (a) is referred to as Subclause (a) of Clause 3 of Subsection 4.12.

1.13.3 SINGULAR AND PLURAL WORDS AND GENDERS

In this By-Law, unless the context requires otherwise:

(1) words used in the singular include the plural;

(2) words used in the plural include the singular; and

(3) words used in the masculine gender include the feminine and neuter.

1.13.4 "SHALL" IS MANDATORY

In this By-Law, the word "shall" is mandatory.

1.13.5 "USE" AND "OCCUPY"

In this By-Law, unless the context requires otherwise:

(1) the verb "use" shall include "design to be used", "arrange to be used", "intend to be used", and "permit to be used"; and

(2) the verb "occupy" shall include "design to be occupied", "arrange to be occupied", "intend to be occupied", and "permit to be occupied".

1.13.6 "BUILDING" AND "STRUCTURE"

In this By-Law, unless the context requires otherwise:

(1) A "building" or "structure" shall include any part thereof.

1.14 MEASUREMENTS

All measurements of length, height or area used in this By-Law shall be subject to the normal rules of rounding numbers, within the degree of precision specified by the number of digits following the decimal point (if any), so that:

(1) For a WHOLE NUMBER, measurements of LESS THAN 0.5 shall be rounded DOWNWARD to the next whole unit;
(2) For a WHOLE NUMBER, measurements of 0.5 AND GREATER shall be rounded UPWARD to the next whole unit;

(3) For a number having ONE DECIMAL PLACE, measurements of LESS THAN 0.05 shall be rounded DOWNWARD to the next one-tenth unit;

(4) For a number of ONE DECIMAL PLACE, measurements of 0.05 AND GREATER shall be rounded UPWARD to the next one-tenth unit.

(5) Ratios and percentage figures shall not be subject to rounding.

1.15 SCHEDULES TO BY-LAW

1.15.1 PART OF BY-LAW

Schedules "A", "B", "C", and "D" which are attached hereto and described in this Subsection, are hereby made a part of this By-Law as fully and to all intents and purposes as though recited in full herein.

1.15.2 SCHEDULE "A" – ZONE MAPS

The extent and boundaries of all Zones are set out on the maps comprising Schedule "A" hereto and shall be interpreted in accordance with the following:

(1) Boundaries of zones shall be construed, wherever possible, to be concurrent with lot lines, property boundaries, centrelines of streets, street lines, high water marks, top of bank or other Conservation Authority regulation lines, boundaries of right-of-ways for railways, hydro-electric transmission corridors or pipelines, or boundaries of registered plans.

(2) In the event that a street or lane which forms the boundary between two or more different zones is closed, the boundary between such zones shall be construed as the former centreline of the said closed street or lane.

(3) Where uncertainty exists as to the location of a zone boundary on Schedule "A" hereto or on a Schedule to any amendment to this By-Law, reference shall be made to the original zone maps at scales of 1:16,000, 1:8,000, and 1:5,000, as contained in the Municipal Offices and shall be deemed to be the centre point of the line on such Schedule which denotes the said zone boundary.

1.15.3 SCHEDULE "B" – MDS I

Schedule "B" contains the tables and formulae for calculating the Minimum Distance Separation Type I - MDS I for livestock facilities and for manure storage.

1.15.4 SCHEDULE "C" – MDS II

Schedule "C" contains the tables and formulae for calculating the Minimum Distance Separation Type II - MDS II for additions to livestock facilities or manure storage.

1.15.5 SCHEDULE "D" – CITY OF LONDON AIRPORT HEIGHT RESTRICTIONS

Schedule "D" outlines the areas affected by the City of London Airport Height Restrictions.

1.16 VIOLATIONS AND PENALTIES

(1) Every person who knowingly contravenes this By-Law is guilty of an offence and on conviction is liable:

(a) on a first conviction, to a fine of not more than $25,000; and

(b) on a subsequent conviction, to a fine of not more than $10,000 for each day thereof upon which the contravention has continued after the day on which the person was first convicted.

(2) Where a corporation is convicted under Clause (1), the maximum penalty that may be imposed is:

(a) on a first conviction, a fine of not more than $50,000; and

(b) on a subsequent conviction, a fine of not more than $25,000 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted and not as provided in Clause (1).

1.17 REMEDIES

Where any building or structure is erected, altered, reconstructed, extended or enlarged, or any building or structure or part thereof is used, or any lot is used, in contravention of any requirements or other provisions of this By-Law, such contravention may be removed or altered at the instance of the Corporation pursuant to the provisions of the Planning Act or The Municipal Act, as amended from time to time.

Where a conviction is entered under Subsection 1.16, in addition to any other remedy or any penalty provided by law, the court in which the conviction was entered, and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person convicted.

1.18 VALIDITY

If any Section, Clause or provision of this By-Law, including anything contained in the Schedules attached hereto, is for any reason declared by a court of competent jurisdiction to be invalid, all of the remaining Sections, Clauses, provisions or Schedules of this By-Law shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.

1.19 EFFECTIVE DATE

This By-Law shall come into force on the day it is passed subject to the Planning Act, as amended or revised from time to time.

SECTION 2. DEFINITIONS

For the purposes of this By-Law, the definitions given herein shall govern.

2.1 ABATTOIR

Abattoir, means a building or structure where animals are slaughtered for the purposes of processing meat into food for human consumption; and where meat products are produced, processed, handled, or stored.

2.2 ACCESS DRIVEWAY – see **DRIVEWAY**.

2.3 ACCESS RAMP

Access Ramp, means that part of a driveway or passageway used to provide access to and from a parking area which is within the limits of a street allowance.

2.4 ACCESSORY BUILDING

Accessory Building, means a building or structure which is customarily incidental and subordinate to the main use of the lot. An accessory building must be separate (detached) from the main building and located on the same lot as the main building. Farm machine sheds or other similar agricultural storage buildings, not including buildings used for the harbouring or keeping of animals, shall be deemed accessory buildings in an Agricultural Zone for the purpose of this By-Law, Such items as heat pumps, air exchangers or outdoor air conditioning units are also to be treated as accessory buildings.

2.5 ACCESSORY DWELLING UNIT – see **DWELLING UNIT, ACCESSORY**.

2.6 ACCESSORY USE

Accessory Use, means a use customarily incidental, subordinate and exclusively devoted to the main use and carried on with such main use on the same lot.

2.7 ADULT ENTERTAINMENT PARLOUR

Adult Entertainment Parlour, means any premises or part thereof used, in pursuance of any trade, calling, business or occupation, for the purpose of a live performance, exhibition or activity designed to appeal to erotic or sexual appetites or inclinations, of which a principal feature or characteristic is the nudity or partial nudity of any person, and in respect of which the word “nude”, “naked”, “topless”, “bottomless”, or “sexy”, or any other word, picture, symbol or representation having like meaning or implication may be used on any sign, advertisement, or advertisement device, and without restricting the generality of the foregoing, includes any performance, exhibition, or activity involving striptease dancers, go-go dancers, exotic dancers, wet clothing contests or best body parts contests.

2.8 AGGREGATE

Aggregate means gravel, sand, clay, earth (excluding topsoil and peat), shale, stone, limestone, dolostone, sandstone, marble, granite, rock (other than metallic ores), or other prescribed material as defined by the Aggregate Resources Act, R.S.O., 1990, as amended or revised from time to time.

2.9 AGRICULTURAL EQUIPMENT SALES AND SERVICE ESTABLISHMENT

Agricultural Equipment Sales and Service Establishment, means a lot, building or structure where the business of selling, renting or leasing of new or used farm equipment and machinery, or both, is conducted and may include the display, storage and sale of such equipment; the servicing and repair of such equipment; the storage, display and sale, renting or leasing of related accessories and products; and, offices, show rooms and sales rooms.

2.10 AGRICULTURAL RELATED COMMERCIAL USE

Agricultural Related Commercial Use, means a use directly related to agriculture and requiring proximity to farm operations and includes such uses as animal husbandry services, produce or grain storage facilities, agricultural service and supply establishments, agricultural equipment sales and service establishments, and farm market uses.

2.11 AGRICULTURAL SERVICE AND SUPPLY ESTABLISHMENT

Agricultural Service and Supply Establishment, means premises used for the supply of goods, materials or services that support agricultural uses including the sale and storage of seed, feed, fertilizer and chemical products and the rental, sale, repair or service of agricultural equipment or implements or any combination of the foregoing.

2.12 AGRICULTURAL USE

Agricultural Use, means the cultivation of land, the production of crops and the processing and selling of such products on a lot, and the breeding, raising, and care of livestock and the selling of such livestock or the products of such livestock raised on a lot and, without limiting the generality of the foregoing, may include animal husbandry, aquaculture, fur farming and the raising and harvesting of field, bush, tree or vine crops, market gardening, farm greenhouses, and sod farming. However, “agricultural use” does not include facilities for the permanent or temporary housing of persons employed on the lot, an abattoir or any premises used for the killing of livestock or the processing of meat, a mushroom farm, or an intensive agricultural use as defined below.

2.13 AGRICULTURAL USE, INTENSIVE LIVESTOCK

Agricultural Use, Intensive Livestock, means an agricultural use consisting of the raising, harbouring, breeding or care of a specific type of livestock or poultry in a manner in which the number of livestock units at any time is greater than a ratio equal to 5 livestock units per tillable hectare (2 livestock units per acre). In addition, any combination of livestock or poultry types shall constitute an intensive livestock agricultural use if the total number of animals (livestock and poultry) results in a total number of livestock units greater than 5 per tillable hectare (2 per acre). Notwithstanding the above definition, any livestock or poultry operation consisting of a total of one hundred and fifty (150) or more

livestock units shall be considered an intensive livestock agricultural use for the purposes of this By-Law. An intensive livestock operation includes any farm dwelling, the land base and accessory buildings and uses.

2.14 AGRICULTURAL USE, LIVESTOCK FACILITY

Agricultural Use, Livestock Facility, means a barn, building, or structure where livestock is housed or intended to be housed, including a beef feedlot, and shall also include associated manure storage facilities.

2.15 AISLE, PARKING - see **PARKING AISLE**.

2.16 ALLEY – see **LANE OR ALLEY**.

2.17 ALTER

Alter, means:

(1) when used in reference to a building, structure or part thereof, means to change any one or more of the internal or external dimensions of such building or structure or to change the type of construction of the exterior walls or roof thereof;

(2) when used in reference to a lot, means to change the width, depth or area thereof or to change the width, depth or area of any required yard, setback, landscaped open space or parking area, or to change the location of any boundary of such lot with respect to a street or lane, whether such alteration is made by conveyance or alienation of any portion of said lot, or otherwise; or,

(3) when used in reference to a use, means to discontinue and replace a use, in whole or in part, with a use which is defined herein as being distinct from the discontinued use or to add a new use to an existing use.

The words "altered" and "alteration" shall have corresponding meanings.

2.18 AMBULANCE SERVICE ESTABLISHMENT

Ambulance Services Establishment, means an establishment that provides suitable accommodation for emergency crews and ambulance vehicles, and may include a lounge room, kitchen, locker rooms and change areas, storage rooms, washroom facilities, administrative offices, and garage space for ambulance vehicles.

2.19 AMUSEMENT GAME MACHINE

Amusement Game Machine, means a machine, device or contrivance used for playing any game of chance or skill, or which is used to afford entertainment or amusement to the operator and, without limiting the generality of the foregoing, includes what is commonly known as a pinball game, an electronic game, and a video game.

2.20 AMUSEMENT PARK

Amusement Park, means a commercial recreational establishment with or without permanent buildings or structures where rides, games of chance and the sale of food, beverages, toys and souvenirs constitutes the main use.

2.21 ANIMAL CLINIC – see **VETERINARY CLINIC** and **VETERINARY CLINIC, SMALL ANIMAL**.

2.22 ANIMAL UNIT – see **LIVESTOCK UNIT**.

2.23 ARCADE

Arcade, means a building, normally open to the public, in which is used or provided, three (3) or more amusement game machines.

2.24 AREA OF BUILDING

Area of Building, means the maximum horizontal projected area of a building, including enclosed porches, but exclusive of steps, terraces, or cornices.

2.25 APARTMENT BUILDING – see **DWELLING, APARTMENT**.

2.26 ART GALLERY

Art Gallery, means a building or part thereof where works of art, such as paintings, sculpture, pottery, glass and weaving are displayed for public viewing.

2.27 ASSEMBLY HALL

Assembly Hall, means a building, in which facilities are provided for such largely non-business purposes as meetings for civic, education, political, religious, or social purposes.

2.28 ATTACHED

Attached, means a building otherwise complete in itself, which depends for structural support, or complete enclosure, upon a division wall or walls shared in common with an adjacent building or buildings.

2.29 ATTIC

Attic, means that portion of a building between the roof and the ceiling of the top storey.

2.30 AUCTION ESTABLISHMENT

Auction Establishment, means a building or part thereof used for the retail sale of articles or goods to the members of the public bidding the highest offer for the article or goods during the sale proceedings.

2.31 AUDITORIUM

Auditorium, means a building or structure, or part thereof, where facilities are provided for athletic, civic, educational, recreational, political, religious, or social events, including, but not so as to limit the generality of the foregoing, an arena, curling rink, museum, community centre, assembly hall, pool hall, gymnasium, stadium, cinema, theatre, or playhouse.

2.32 AUTOMOBILE

Automobile, means a self-propelled vehicle including a car, a light truck and a motorcycle used for land transportation but does not include motorized construction equipment or farm equipment, a motor home, a snowmobile, a boat, recreational vehicles, a trailer or farm implement, a truck tractor or tractor trailer or any other device which is capable of being driven, propelled or drawn by any kind of power, a bicycle or any other device powered solely by means of human effort.

2.33 AUTOMOBILE SERVICE STATION

Automobile Service Station, means an establishment where vehicle fuels, lubricants and accessories are offered for retail sale and which contains facilities for the repair and maintenance of vehicles excluding body and fender work.

2.34 AUTOMOBILE SUPPLY STORE

Automobile Supply Store, means a building or part thereof used for the purpose of retail sale of equipment and parts used to repair, service or customize motor vehicles. This does not include any installations or repairs.

2.35 AUTOMOBILE WRECKING YARD – see **SALVAGE YARD**.

2.36 AUTOMOTIVE USE

Automotive Use, means an automobile service station, a gas bar, a vehicle repair garage, a car wash, a body shop or a vehicle sales or rental establishment as defined herein.

2.37 BAKE SHOP

Bake Shop, means a retail store where bakery products are offered for sale, some or all of which may be prepared on the premises.

2.38 BAKERY

Bakery, means a building for producing, mixing, compounding or baking bread, biscuits, cakes or other baked products.

2.39 BALCONY

Balcony, means a stage or platform, other than a stoop, projecting from the wall of a building and accessible from inside such building by means of a door.

2.40 BANK – see **FINANCIAL INSTITUTION**.

2.41 BANQUET HALL

Banquet Hall, means a privately owned and operated building designed, used or intended for use as a meeting place by the public for which rental charges are paid, and may include associated dining rooms and beverage rooms but does not include a club or restaurant as defined elsewhere by this By-Law.

2.42 BARBER SHOP – see **HAIRDRESSING ESTABLISHMENT**.

2.43 BASEMENT

Basement, means that portion of a building between two floor levels which is partly underground but which has at least one-half of its height from finished floor to finished ceiling above adjacent finished ground surface or grade.

2.44 BATCHING PLANT, ASPHALT

Batching Plant, Asphalt, means an industrial establishment used for the production of asphalt, or asphalt products used in building or construction and includes facilities for the administration and management of the business, the stockpiling of bulk materials used in the production process or a finished product manufactured on the premises and the storage and maintenance of required equipment, but does not include the retail sales of finished asphalt.

2.45 BATCHING PLANT, CONCRETE

Batching Plant, Concrete, means an industrial establishment used for the production of concrete, or concrete products used in building or construction and includes facilities for the administration and management of the business, the stockpiling of bulk materials used in the production process or a finished product manufactured on the premises and the storage and maintenance of required equipment, but does not include the retail sales of finished concrete.

2.46 BATCHING PLANT, PORTABLE ASPHALT

Batching Plant, Portable Asphalt, means a temporary asphalt batching plant established for a Provincial or Municipal road project.

2.47 BED AND BREAKFAST ESTABLISHMENT

Bed and Breakfast Establishment, means a single detached dwelling in which not more than two rooms are made available by the person or persons occupying the said dwelling for the temporary accommodation of the traveling or vacationing public and within which light meals may be offered. This does not include a group home, hotel/motel, lodging house, or restaurant, as defined herein.

2.48 BINGO HALL

Bingo Hall, means a building or structure used for the playing of bingo games which are regulated by the Alcohol and Gaming Control Commission and the Criminal Code of Canada as amended from time to time.

2.49 BOARDING HOUSE – see **LODGING HOUSE**.

2.50 BODY SHOP

Body Shop, means an establishment engaged primarily in the repairing or painting of automobile or vehicle bodies.

2.51 BREWING ON PREMISES ESTABLISHMENT

Brewing on Premises Establishment, means a commercial establishment where individuals produce beer, wine and/or cider, for personal use and consumption off the premises; and where beer, wine and/or cider ingredients and materials are purchased, and an equipment and storage area is used for a fee by the same individuals.

2.52 BUILDING

Building, means any structure consisting of walls and a roof, whether temporary or permanent, designed, used or intended for sheltering any use of occupancy or enclosure of persons, animals, or chattels, and includes accessory buildings and structures such as heat pumps or air exchangers, but shall not include a boundary wall, fence, tent, travel trailer, camping trailer, truck camper, motor home or other vehicle.

2.53 BUILDING AREA – see **AREA OF BUILDING**.

2.54 BUILDING ENVELOPE – see **AREA OF BUILDING**.

2.55 BUILDING HEIGHT – see **HEIGHT**.

2.56 BUILDING LINE

Building Line, shall mean a line within a lot drawn parallel to a lot line which establishes the minimum distance between the lot line and any building or structure which may be erected. Where the lot line is a curve, the same shall apply.

2.57 BUILDING LINE, ESTABLISHED

Building Line, Established, means a building line considered to be established between existing buildings where at least five (5) main buildings have been erected on any one side of a continuous one hundred and fifty (150) metre strip of land fronting on a street or road. The established building line shall thus mean the average setback of the existing main buildings.

2.58 BUILDING SUPPLY OUTLET

Building Supply Outlet, means a premises used for storage, milling, and wholesale sales of a broad range of building materials and tools, and which may include a retail operation.

2.59 BULK SALES ESTABLISHMENT

Bulk Sales Establishment, means the use of land, buildings, or structure for the purpose of buying, selling, and storing fuel oil, wood, lumber, building materials, or similar bulk commodities but excludes any manufacturing, assembling, or processing of these commodities.

2.60 BUS

Bus, means a motor vehicle designed for carrying ten (10) or more passengers and used for the transportation of persons, and shall include any vehicle designed, built and formerly operated as a bus which has since been converted for private use.

2.61 BY-LAW ENFORCEMENT OFFICER

By-law Enforcement Officer, means an officer or employee of the Corporation charged with the duties of enforcing this By-Law.

2.62 CAMPGROUND

Campground, means a parcel of land used or maintained as an overnight tenting or camping area, where people are temporarily accommodated in tents, trailers or similar facilities, whether or not a fee or charge is paid for the rental thereof, but does not include a mobile home or a mobile home park or a park model trailer.

2.63 CANOPY, WEATHER

Canopy Weather, means a permanent unenclosed roof structure erected for the purpose of sheltering automobile or vehicle fuel pumps and dispenser islands from the weather.

2.64 CARPORT – see **GARAGE, PRIVATE**.

2.65 CAR WASH ESTABLISHMENT, AUTOMATED

Car Wash Establishment, Automated, means a premise containing automated facilities for the washing, waxing and detailing of automobiles for a fee and may include a manual car wash establishment as defined herein.

2.66 CAR WASH ESTABLISHMENT, MANUAL

Car Wash Establishment, Manual, means a premise containing facilities for the washing, waxing and detailing of automobiles by hand for a fee but does not include an automated car wash establishment as defined herein.

2.67 CATERER'S ESTABLISHMENT

Caterer's Establishment, means an establishment in which food and beverages are prepared for consumption off the premises and are not served to customers on the premises or to take out, but does not include a food service establishment.

2.68 CELLAR

Cellar, means that portion of a building between two floor levels which is partly or wholly underground but which has more than one-half of its height from finished floor to ceiling below adjacent finished ground surface or grade.

2.69 CEMETERY

Cemetery, means the use of land, buildings, or structure for the interment of the deceased or in which human bodies have been buried and may include a crematorium, mausoleum and a columbarium.

2.70 CHRONIC CARE FACILITY

Chronic Care Facility, means a home for the aged, rest home, a hospital, or licensed facility where the elderly or chronically ill reside and are cared for.

2.71 CHURCH – see **PLACE OF WORSHIP**.

2.72 CLINIC

Clinic, means a building, designed, used, or intended for the purposes of medical or dental practice and, without limiting the generality of the foregoing, may include the offices or consulting rooms of members of the medical or dental professions or of a chiropractor, as well as waiting rooms, treatment rooms, laboratories and dispensaries directly associated with the clinic.

2.73 CLUB

Club, means the use of land, buildings, or structures designed, used, or intended for use as a meeting place for the members of an organization, association, fraternal order, or similar group, not operated for profit and wherein athletic facilities, dining rooms, and beverage rooms may be provided.

2.74 COMBAT GAMES

Combat Games, means any form of play, sport or amusement which simulates combat, armed conflict or military operations.

2.75 COMMERCIAL RECREATION ESTABLISHMENT

Commercial Recreation Establishment, means a building, or part thereof, used for the purposes of an arena, assembly hall, billiard or pool room, bingo hall, bowling alley, dance hall, gym or fitness centre, ice or roller rink, indoor racquet courts, indoor swimming pool, or sports simulation, but not including a place of entertainment, an amusement park or any other place of entertainment or amusement otherwise defined or classified herein, a recreational trailer park, campground, or drive-in theatre.

2.76 COMMERCIAL USE

Commercial Use, means the use of land or buildings for the purposes of buying and/or selling commodities and supplying services.

2.77 COMMUNAL WASTE DISPOSAL SYSTEM, - see **SANITARY SEWER**.

2.78 COMMUNITY CENTRE

Community Centre, means a building used for community activities, the control of which is vested in the Municipality, a local board, or trustees.

2.79 CONDOMINIUM

Condominium, means a building or buildings in which each individual unit is held in separate private ownership and all floor space, facilities and outdoor areas used in common by all tenants are owned, administered and maintained by a corporation created pursuant to the provisions of the Condominium Act.

2.80 CONSENT

Consent, means the approval of the severance of land pursuant to the provisions of the Planning Act, as amended from time to time.

2.81 CONSERVATION AREA

Conservation Area, means an area of land owned by a Conservation Authority and any other environmentally significant area used solely for the protection, maintenance and improvement of components of the natural environment, including land, soil, water and vegetation.

2.82 CONSERVATION AUTHORITY

Conservation Authority, means a conservation authority established under the Conservation Authorities Act, as amended or revised from time to time, having jurisdiction in the Municipality of Thames Centre.

2.83 CONSERVATION USE

Conservation Use, means the use of land and/or water for the purpose of planned management of natural resources.

2.84 CONTAMINANT

Contaminant, means any solid, liquid, gas, odour, heat, sound, vibration, radiation, or combination of any of them resulting directly or indirectly from the activities of man that may:

(1) impair the quality of the natural environment for any use that can be made of it;
(2) cause injury or damage to property or to plant or animal life;
(3) cause harm or material discomfort to any person;
(4) adversely affect the health or impair the safety of any person;
(5) render any property or plant or animal life unfit for use by man;
(6) cause loss of enjoyment of normal use of property, or
interfere with the normal conduct of business.

2.85 CONTINUUM-OF-CARE FACILITY

Continuum-of-Care Facility, means a nursing home in association with such facilities as hospitals, clinics, retirement lodges, recreation centres, cafeterias and personal service establishments.

2.86 CONTRACTOR'S YARD OR SHOP

Contractor's Yard or Shop, means the use of land, buildings, or structures for the purpose of storing equipment, vehicles, or material, or for performing shop work or assembly work by any building trade or other construction contractor.

2.87 CONVENIENCE STORE

Convenience Store, means a retail food store, confectionery, delicatessen, grocery store, or groceteria having a gross floor area of 300.0 square metres or less, or as determined by the zone standards, where a variety of both household and grocery items are offered for sale primarily to serve the daily needs of people and may include the rental of videos, an automated banking machine and/or depots for such items as film, laundry or dry cleaning, and an area devoted to food preparation for consumption on or

off the premises, provided the gross floor area for the sale of food preparation does not exceed ten percent (10%) of the gross floor area to a maximum of 30.0 square metres.

2.88 CONVERTED DWELLING – see **DWELLING, CONVERTED**.

2.89 CORPORATION

Corporation, means the Corporation of the Municipality of Thames Centre.

2.90 CORRECTIONAL AND DETENTION CENTRE

Correctional and Detention Centre, means a building established or continued under the Ministry of Correctional Services Act, but does not include a Training School established under the Training School Act, or a lock-up established under the Municipal Act.

2.91 COUNCIL

Council, means the Municipal Council of the Corporation of the Municipality of Thames Centre.

2.92 COUNTY

County, means the Corporation of the County of Middlesex.

2.93 CRUSHING PLANT

Crushing Plant, means an industrial establishment where aggregate is processed through a crushing and sorting operation into various grades of gravel.

2.94 CUSTOM WORKSHOP

Custom Workshop, means an establishment where goods are produced to special order and sold on the premises, but shall not include an establishment where the manufacture of goods is performed on a mass production or assembly line basis.

2.95 DATA PROCESSING ESTABLISHMENT

Data Processing Establishment, means a building, or part thereof, used for the input, processing and printing of computerized data.

2.96 DAY CARE, PRIVATE HOME

Day Care, Private Home, means the temporary care and custody for reward or compensation of not more than five children under ten years of age in a private residence other than the home of a parent or guardian of any such child for a continuous period not exceeding 24 hours.

2.97 DAY NURSERY

Day Nursery, means a premises that receives more than five children who are not of common parentage, primarily for the purpose of providing temporary care or guidance, or both temporary care and guidance, for a continuous period not exceeding twenty-four hours, when the children are: under eighteen years of age in the case of a day nursery for children with a developmental handicap; and under ten years of age in all other cases.

2.98 DECK

Deck, means a platform made of wood, concrete or other similar material, that has a height greater than 0.6096 metres above grade, projecting from a building or freestanding, open to the sky, and intended for the purpose of outdoor dining, lounging, and other similar accessory residential uses. A deck as defined herein shall not be included in determining lot coverage.

2.99 DEVELOPMENT

Development, means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a commercial parking lot.

2.100 DEVELOPMENT AGREEMENT – see **SITE PLAN AGREEMENT.**

2.101 DEVELOPMENT CHARGE

Development Charge, means a charge imposed with respect to growth related net capital costs against land under the Development Charges By-Law.

2.102 DRINKING WATER THREAT

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.

2.103 DRIVEWAY

Driveway, means a vehicle access provided between a street or lane and a parking area or a loading space, or between two (2) parking areas, but does not include a parking aisle as defined herein.

2.104 DRIVING TEE OR RANGE – see **GOLF DRIVING TEE OR RANGE**.

2.105 DRIVE-THROUGH FACILITY

Drive-Through Facility, means a facility or structure that is designed to allow drivers to remain in their vehicles before and during an activity on the site. Drive-through facilities also include facilities designed for the rapid servicing of vehicles, where the drivers may or may not remain in their vehicles, but where the drivers usually either perform the service for themselves, or wait on the site for the service to be rendered. Drive-through facilities may serve the primary use of the site or may serve accessory uses. Examples include drive-up windows; menu boards; order boards or boxes; gas pump islands; car wash facilities; auto service facilities such as air compressor, water, and windshield washing stations; quick-lube or quick-oil change facilities.

2.106 DRY CLEANER'S DISTRIBUTION STATION

Dry Cleaner's Distribution Station, means a building used for the purpose of receiving articles or clothing to be subjected to the process of dry cleaning, dry dyeing or cleaning elsewhere and for the pressing and/or distribution of any such articles or goods which have been subjected to any such process.

2.107 DRY CLEANING ESTABLISHMENT

Dry Cleaning Establishment, means a building where dry cleaning, dry dyeing, cleaning or pressing of articles or goods of fabric is carried on and in which only non-flammable solvents are or can be used which emit no odours or fumes, and in which no noise or vibration causes a nuisance within or without the premises.

2.108 DUPLEX DWELLING – see **DWELLING, DUPLEX**.

2.109 DUPLICATING SHOP

Duplicating Shop, means a premises engaged in reproducing drawings, plans, maps or other copy, by computer graphics, blueprinting, photocopying or small offset process.

2.110 DWELLING

Dwelling, means a building, occupied or designated to be occupied exclusively as a home, residence or sleeping place by one (1) or more persons, but shall not include a hotel/motel, boarding, lodging, or rooming houses, tourist homes, nursing homes, institutions, or recreational vehicles.

2.111 DWELLING, APARTMENT

Dwelling Apartment, means a dwelling, consisting of four (4) or more dwelling units which units have a common entrance from the street level and the occupants of which have the right to use, in common, halls and/or stairs and/or elevators and yards.

2.112 DWELLING, CONVERTED

Dwelling, Converted, means a dwelling originally designed as a single unit dwelling which because of its size or design is capable of being, or has been, converted by partition and the addition of sanitary facilities and kitchen facilities into more than one dwelling unit. Alteration to the exterior of the building shall be limited to the required fire escapes, extra windows and entrances to a maximum of ten percent (10%) of the dwelling or 30.0 square metres, whichever is the lesser. The building, when converted, shall comply with the provisions of the Building Code and the parking and all other provisions of this By-Law.

2.113 DWELLING, DUPLEX

Dwelling Duplex, means a dwelling that is divided horizontally into two (2) dwelling units each of which has an independent entrance either directly or through a common vestibule.

2.114 DWELLING, FOURPLEX

Dwelling Fourplex, means a building that is divided horizontally and/or vertically into four (4) separate dwelling units, each of which has an independent entrance either directly from the outside or through a common entrance, but does not include a converted dwelling or a townhouse dwelling.

2.115 DWELLING, LINK HOME

Dwelling, Link Home, means a dwelling containing two (2) or more dwelling units that are attached only by a vertical wall below grade.

2.116 DWELLING, MULTIPLE UNIT

Dwelling, Multiple Unit, means a dwelling containing two (2) or more dwelling units, including a converted dwelling, a semi-detached dwelling as a whole, a duplex, triplex or fourplex dwelling, an apartment dwelling, a street townhouse dwelling as a whole, a stacked townhouse dwelling, a townhouse dwelling or group dwellings, but does not include a single unit dwelling as defined herein.

2.117 DWELLING, SEASONAL FARM

Dwelling, Seasonal Farm, means a dwelling that is used for not more than nine (9) months within a twelve (12) month period within any given year for the housing of seasonal farm labour and their families who are employees of the owner or operator of a farm and may include a mobile home. A bunkhouse or seasonal farm accommodation is a seasonal farm dwelling.

2.118 DWELLING, SEMI-DETACHED

Dwelling, Semi-Detached, means a dwelling that is divided vertically into two (2) dwelling units, each of which has an independent entrance either directly or through a common vestibule, but shall not include a link home.

2.119 DWELLING, SINGLE DETACHED

Dwelling, Single Detached, means one (1) dwelling which is freestanding, separate and detached from other main buildings or main structures, including a split level dwelling, but does not include a mobile home as defined herein.

2.120 DWELLING, SINGLE UNIT

Dwelling, Single Unit, means a dwelling containing not more than one (1) dwelling unit, including a single detached dwelling or modular dwelling, or one individual unit of a semi-detached dwelling or street townhouse, but does not include a multiple dwelling unit as defined herein.

2.121 DWELLING, STACKED TOWNHOUSE

Dwelling, Stacked Townhouse, means a building designed to contain three (3) or more dwelling units attached side by side, two units high, with each dwelling unit having a private entrance to grade level and a private open space area of any upper unit may utilize a portion of the roof of any lower unit.

2.122 DWELLING, STREET TOWNHOUSE

Dwelling, Street Townhouse, means a townhouse with each unit on a separate lot and having legal frontage on a public street.

2.123 DWELLING, TOWNHOUSE

Dwelling Townhouse, means a building divided vertically into three (3) or more attached dwelling units by common walls extending from the base of the foundation to the roof line, each dwelling unit having a separate entrance at grade, and so located on a lot that the individual units are not required to have legal frontage on a public street, but shall not include a link home.

2.124 DWELLING, TRIPLEX

Dwelling, Triplex, means the whole of a dwelling that is divided horizontally and/or vertically into three (3) separate dwelling units each of which has an independent entrance either directly from the outside or through a common entrance and does not include a converted dwelling.

2.125 DWELLING UNIT

Dwelling Unit, means one or more habitable rooms occupied or capable of being occupied by one or more persons as an independent and separate housekeeping establishment in which separate kitchen and sanitary facilities are provided for the use of such person or persons, with a private entrance from outside the building or from a common hallway or stairway inside the building.

2.126 DWELLING UNIT, ACCESSORY

Dwelling Unit, Accessory, means a dwelling unit accessory to a permitted non-residential use.

2.127 DWELLING UNIT AREA – see **FLOOR AREA**.

2.128 EATING ESTABLISHMENT – see **RESTAURANT**.

2.129 EFFECTIVE DATE

Effective Date, means the date that this By-Law shall be deemed to come into full force and effect upon the issuance of a formal order pursuant to the Planning Act, as amended from time to time.

2.130 ELEVATION, AVERAGE

Elevation, Average, means the height above sea level, calculated along the length of a building or structure.

2.131 EMERGENCY CARE ESTABLISHMENT

Emergency Care Establishment, means a temporary residence for not more than 6 adult persons (exclusive of staff) and their dependants, who, because of a social, physical, or mental condition, require immediate emergency shelter and assistance for a short period of time, generally not more than three (3) weeks. This does not include a group home or lodging house as defined herein.

2.132 EMISSION

Emission, means any corrosive gasses, dust, fly ash, electromagnetic fields, heat, glare, odours, smoke, toxic gasses or radiation issuing from a building, structure, lot, or vehicle.

2.133 ERECT

Erect, means to build, construct, reconstruct or relocate any building or structure or part thereof, and, without limiting the generality of the foregoing, also includes: any preliminary operation such as excavation, filling or draining preparatory to any building or construction; altering any existing building or structure by an addition, enlargement, extension or other structural change; and any work which requires a building permit.

2.134 ESTABLISHED BUILDING LINE – see **BUILDING LINE, ESTABLISHED**.

2.135 EXISTING

Existing, means legally existing as of the date of the passing of this By-Law.

2.136 EXPROPRIATION

Expropriation, means the acquisition of land, with or without the consent or agreement of the owner thereof by any person or entity empowered by statute to take land without the consent of the owner of such land in the exercise of such person's or entity's statutory authority. The word "expropriate" shall have a corresponding meaning.

2.137 FACTORY OUTLET

Factory Outlet, means a building or part thereof accessory to, and clearly secondary to, an industrial use or a service trade, wherein products manufactured, produced, processed or stored on the premises are kept or displayed for wholesale or retail sale, or wherein orders are taken for the delivery of such products.

2.138 FAIRGROUND

Fairground, means land and buildings used for such purposes as the promotion of horticulture and agricultural activities and shall include general entertainment, community activities, seasonal antique sales and flea markets, seasonal inside vehicle storage activities, and recreational uses such as a racetrack and livestock buildings. Without limiting the generality of the foregoing, the uses may occur on a regular or infrequent basis and may involve the competition of machinery or animals in competing events.

2.139 FARM OR IRRIGATION POND

Farm or Irrigation Pond, means a body of water located outdoors, contained by natural or artificial means and designed, used, or intended for agricultural purposes including irrigation and watering for livestock but not for recreational purposes.

2.140 FARM, SPECIALTY

Farm, Specialty, means lands buildings and structures used for the growing of vegetables, berries, and fruit crops or flowers, and requiring less land to be economically viable than a traditional agricultural operation, but does not include a fish farm or mushroom operation.

2.141 FEED MILL

Feed Mill, means a building wherein farm commodities are brought, stored, and sold, and also includes the drying, processing and elevation for storage of farm commodities such as cereal grain, corn, and soy beans etc.

2.142 FENCE

Fence, means a wall (other than the wall of a building), gate or other barrier constructed of wood, masonry, metal, composite material or combination thereof, which is continuous throughout its entire length where required, save and except where access areas and lines of sight are required for safety purposes.

2.143 FERTILIZER BLENDING STATION

Fertilizer Blending Station, means a building or portion of a building wherein different grades of fertilizers to be used by farmers are mixed to create compounds for use by the farming community.

2.144 FILM PROCESSING DEPOT

Film Processing Depot, means a building or part thereof, used for the purposes of depositing film for transfer from retail customers to a processing plant and as a repository for film transferred from the processing plant to the retail customers. Retail sales of film, batteries and flashes may be included but not the sale of cameras or photographic equipment.

2.145 FINANCIAL INSTITUTION

Financial Institution, means an establishment which provides money management services directly to the public, including a bank, trust company, credit union, securities dealer, finance companies and stock brokers, but not including the internal offices or administrative offices which shall be considered to be offices for the purposes of this By-Law.

2.146 FISHERIES HABITAT

Fisheries Habitat, means any body of water sustaining or having the potential to sustain healthy game, forage, and commercial fish populations including fish bait.

2.147 FISH FARM

Fish Farm, means use of land for the creation of ponds, waterways and other facilities for the spawning, growing, feeding and sale of fish.

2.148 FLOOD, REGULATORY

Flood Regulatory, means the approved standard used by a Conservation Authority having jurisdiction to define the limit of the flood plain for regulatory purposes.

2.149 FLOOD, 100-YEAR

Flood, 100-Year, means that flood based on analysis of precipitation, snow melt or a combination thereof, having a return period of 100 years on average, or having a one percent (1%) chance of occurring or being exceeded in a given year.

2.150 FLOOD, 100-YEAR FLOOD LEVEL

Flood, 100-Year Flood Level, means the level of flooding which would occur during a 100-Year Flood.

2.151 FLOODPROOFING

Floodproofing, means a combination of structural changes and/or adjustments incorporated into the basic design and/or construction or alteration of individual buildings, structures or properties subject to flooding so as to reduce or eliminate flood damage.

2.152 FLOOR AREA

Floor Area, means the sum of the areas of all floors of a building measured from the outside of all exterior walls exclusive of any attic, basement, cellar, garage, verandah, porch or sunroom unless such enclosed porch or sunroom is an integral part of the building and habitable in all seasons, and excluding any floor area with a ceiling height of less than two (2.0) metres.

2.153 FLOOR AREA, GROSS

Floor Area, Gross, means the aggregate of the floor areas of all storeys of a building or structure, other than an attic or a cellar, excluding the floor areas of any private garage.

2.154 FLOOR AREA, GROSS LEASABLE

Floor Area, Gross Leasable, means the total area of a building for which tenants pay rent and have exclusive occupancy, measured from the centreline of partition walls and the exterior face of outside walls, and includes all such floor area on a main floor, mezzanine and upper storey and in a cellar, but does not include any floor area used in common by the tenants of the building such as a mall, aisle or hallway, elevator shaft or lobby, stairwell, any washroom, boiler room, maintenance room, mechanical or electrical or utility room, and any automobile parking facilities provided within the building.

2.155 FLOOR AREA, GROUND

Floor Area, Ground, means the area of a building or structure measured from the outside of all exterior walls, at grade, exclusive of any accessory building, garage, basement, cellar, terrace, verandah, open or enclosed porch or sunroom, unless such sunroom or enclosed porch is an integral part of the building and habitable in all seasons.

2.156 FLOOR AREA, NET

Floor Area, Net, means that portion of the floor area of a building which is used exclusively for a non-residential use defined herein or specifically permitted elsewhere in this By-Law, but excluding:

(1) any part of such building used for any other non-residential use defined herein or specifically permitted elsewhere in this By-Law;

(2) any part of such building used as a dwelling unit, a public concourse, or a common hallway or stairway not used exclusively by the said non-residential use;

(3) any part of such building used solely for the storage of electrical equipment or of equipment to heat, cool, or otherwise control the environment of such building or a portion thereof; and

(4) the thickness of any exterior walls of such building.

2.157 FLORIST SHOP

Florist Shop, means a retail store devoted to the sale of flowers, indoor plants and arrangements thereof.

2.158 FLOUR MILL

Flour Mill, means a facility and or building, or portion thereof wherein cereal grains and other agricultural commodities are processed to create new by-products such as flour.

2.159 FOOD PROCESSING PLANT

Food Processing Plant, means a building or part thereof, other than a restaurant or catering establishment in which agricultural products are prepared, processed, preserved, graded or stored for eventual human consumption, and includes a flour mill, a dairy, a bakery, a grain elevator or an egg grading station, but does not include an abattoir or any premises used for the slaughtering of animals or the boiling of blood, tripe or bones.

2.160 FOOD STORE

Food Store, means a retail store selling food and associated small household items.

2.161 FOSTER HOME

Foster Home, means a single housekeeping unit in a dwelling, in which individuals may be placed with Foster Parents to gain a family life experience, the said home being affiliated with a recognized social agency. The number of individuals placed at any one time shall not exceed four (4) persons.

2.162 FORESTRY USE

Forestry Use, means the raising and harvesting of wood and, without limiting the generality of the foregoing, shall include the raising and cutting of fuel wood, pulp wood, lumber, Christmas trees, and other forest products.

2.163 FOURPLEX DWELLING – see **DWELLING, FOURPLEX**.

2.164 FUEL PUMP ISLAND

Fuel Pump Island, means that portion of an automobile service station, gas bar or portion of a non-residential use for the retail sale of automotive fuels that includes the

fuel pumps, concrete base, overhead canopy and kiosk, but shall not include any part of any building for the repair or service of vehicles.

2.165 FUEL STORAGE TANK

Fuel Storage Tank, means a tank for the bulk storage of petroleum gasoline, fuel oil, gas or inflammable liquid or fluid but does not include a container for inflammable liquid or fluid legally and properly kept in a retail store or a tank for storage merely incidental to some other use of the premises where such tank is located.

2.166 FUNERAL HOME

Funeral Home, means a building or structure wherein a licensed undertaker prepares corpses for interment, and may include a chapel for funeral services.

2.167 GARAGE, MUTUAL

Garage Mutual, means a private garage which:

(1) contains sufficient space for the parking of not less than two (2) automobiles;
(2) is situated astride a common side lot line between two (2) adjacent lots; and,
(3) is accessory to a main use of such lots.

2.168 GARAGE, PRIVATE

Garage Private, means a detached accessory building or a portion of a main building designed or used for parking or storage of automobiles of the occupants of the dwelling and in which there are no facilities for repairing or servicing such vehicles for gain or profit. For the purposes of this By-Law, a garage includes a carport.

2.169 GARAGE SALE – see **HOUSEHOLD SALE/GARAGE SALE**.

2.170 GARDEN CENTRE

Garden Centre, means the use of land, buildings or structures for the purpose of buying and selling lawn and garden equipment, furnishings, and supplies.

2.171 GAS BAR

Gas Bar, means a building or place with one or more fuel pumps for the sale of motor fuels and related products for automobiles or vehicles, together with the necessary pump islands, light standards, kiosk, concrete aprons, canopy, storage tanks and related facilities required for the dispensing of fuel but where no servicing, repair or equipping of automobiles or vehicles is carried on and does not include a car wash.

2.172 GOLF COURSE

Golf Course, means the use of land for the purpose of playing golf and, without limiting the generality of the foregoing, may include a par three golf course, a driving tee or range as an accessory use, a miniature golf course, or combination thereof.

2.173 GOLF COURSE, MINIATURE

Golf Course, Miniature, means an area of land or a building, structure or premises or part thereof operated for profit or gain as a commercial place of entertainment or amusement in which facilities are provided to simulate the game of golf or any aspect of

the game on a small scale, but does not include a golf driving tee or range as defined herein.

2.174 GOLF DRIVING TEE OR RANGE

Golf Driving Tee or Range, means a use which provides facilities designed and operated primarily for the practicing of golf shots but does not include a golf course or miniature golf course as defined herein.

2.175 GRADE

Grade, means:

(1) when used with reference to a building or structure, the average level of the proposed or finished ground elevation adjoining a building at all exterior walls;
(2) when used with reference to a road, the finished elevation of such road as established by the Municipality or other authority having jurisdiction.

2.176 GRADE LEVEL

Grade Level, means the level of any lots, measured above sea level according to Geodetic Datum, 15.24 centimetres (6 inches) above the normal crown level of the road, measured above sea level according to Geodetic Datum, upon which the lot abuts. Where a lot abuts on two (2) or more streets, the grade level shall be the mean of the grade levels calculated with reference to the different streets. If the natural level of the ground is higher than as above stipulated, then the average natural level of the ground shall be taken as the grade level.

2.177 GRAIN ELEVATOR AND DRYING FACILITY

Grain Elevator and Drying Facility, means any land, buildings or structures wherein agricultural commodities such as cereal grains, corn and soy beans are customarily dried, stored and located, temporarily or otherwise.

2.178 GREENHOUSE, COMMERCIAL

Greenhouse Commercial, means a building used for the growing of flowers, fruits, vegetables, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such greenhouse, and are sold directly from the lot either at wholesale or retail.

2.179 GREENHOUSE, FARM

Greenhouse Farm, means a building used for the growing of plants, shrubs, trees and similar vegetation which are transplanted outdoors on the same lot containing such greenhouse.

2.180 GROUP HOME,

(1) **GROUP HOME TYPE 1**, means a residence licensed, supervised, approved, or funded under a federal or provincial statute for the accommodation of three (3) to ten (10) persons, excluding staff or the receiving family, living under responsible supervision in a single housekeeping unit and who, by reason of their intellectual, mental health, social or physical condition or legal status, require a group living

environment for their well being. A Group Home Type 1 may include children or youth on probation under provincial or federal statute, but does not include an Emergency Care Establishment or a Group Home Type 2, as defined in this By-Law.

(2) **GROUP HOME TYPE 2**, means a residence for the accommodation of up to ten (10) residents, excluding staff, that is maintained and operated primarily for: persons who have been placed on probation or released on parole under provincial or federal statute; or, youth who have been charged under provincial or federal statute and who have been placed in detention or custody. A Group Home Type 2 may include a Group Home Type 1 and an Emergency Care Establishment as defined herein.

2.181 HABITABLE ROOM

Habitable Room, means any room used or intended to be used for living, sleeping, cooking or eating purposes and where the ceiling height is at least 2.3 metres over one-half the floor area.

2.182 HAIRDRESSING ESTABLISHMENT

Hairdressing Establishment, means a service commercial establishment providing a personal service to men, women and/or children by shampooing, cutting, styling, tinting or treatment of hair, by giving manicures, pedicures, facial treatments, scalp massages or by the use of cosmetic products and, without limiting the generality of the foregoing, includes a barber shop and beauty salon.

2.183 HAZARD LANDS

Hazard Lands, means lands which exhibit a hazardous condition as a result of their instability; susceptibility to flooding, erosion, subsidence; or the presence of organic soils; or instability associated with ravine, river valley or stream processes and includes lands lying below the regulatory floodline and with the Regulation Limit as established from time to time by the conservation authority having jurisdiction and shall include lands lying within the 100 year erosion limit.

2.184 HEIGHT

Height, when used in reference to a building or structure other than an accessory building, means the vertical distance between the horizontal plane through the average finished grade and a horizontal plane through:

(1) the highest point of the roof assembly in the case of a building with a flat roof or deck roof, or in the case of an accessory structure;

(2) the average level of a one (1) slope roof, provided that a roof having a slope of less than twenty (20) degrees with the horizontal shall be considered a flat roof;

(3) the roof deck line, in the case of a mansard roof;

(4) the average level between eaves and ridges in the case of a roof type not mentioned in Clauses (1), (2) and (3) immediately preceding;

(5) where an exterior wall extends above the top of the roof of a building, the topmost part of such exterior wall.

For an accessory building or structure, height is measured from the vertical distance between the horizontal plane through the average finished grade and the peak of the roof of the accessory structure.

2.185 HEREAFTER
Hereafter, means after the date of the passing of this By-Law.

2.186 HEREIN
Herein, means anywhere in this By-Law.

2.187 HEREOF, HERETO
Hereof, Hereto, means "of this By-Law" and "to this By-Law", respectively.

2.188 HERITAGE BUILDING
Heritage Building, means a building designated under The Ontario Heritage Act, as amended from time to time.

2.189 HOME AND AUTO SUPPLY STORE
Home and Auto Supply Store, means a retail store devoted to the sale of merchandise for the home and automobile including such goods as paint, hardware, electrical, plumbing, housewares, home appliances, sporting goods, lawn and garden supplies, and automobile supplies, and may include an associated automobile service station and gas bar.

2.190 HOME APPLIANCE STORE
Home Appliance Store, means a retail store devoted to the sale of household equipment such as major and small appliances, electronic devices, computers, and audio or visual equipment.

2.191 HOME DECORATING STORE
Home Decorating Store, means a retail store devoted to the sale of goods and materials required for decorating the interior of a home or office, including floor, wall and window coverings, lighting fixtures, bathroom and kitchen fixtures and accessories.

2.192 HOME FURNISHINGS STORE
Home Furnishings Store, means a retail store devoted to the sale of movable contents of a room, home or office. Such goods may include furniture, light fixtures, clocks, organs or pianos, carpet and indoor window coverings.

2.193 HOME IMPROVEMENT STORE

Home Improvement Store, means a retail store devoted to the sale of goods or materials associated with the furnishing and decorating of a home and includes a home decorating store, a home furnishing store or a home appliance store.

2.194 HOME OCCUPATION, RESIDENTIAL

Home Occupation, Residential, means an occupation or business, except for the keeping of boarders or roomers, conducted for gain or profit within a dwelling unit in a Residential Zone by any permanent resident of that dwelling unit. Where the use of the dwelling unit by a permanent resident is for a professional or service office which does not involve external signage, client visitations, and employees such office shall be considered as an accessory use as defined herein.

2.195 HOME OCCUPATION, AGRICULTURAL

Home Occupation, Agricultural, means an occupation or business, except for the keeping of boarders or roomers, conducted for gain or profit within a dwelling unit or accessory building or structure in an Agricultural Zone by any permanent resident of that dwelling unit, and is clearly secondary to the main use of the lot.

2.196 HOME FOR THE AGED/REST HOME

Home for the Aged/Rest Home, means a building for the aged established and maintained under the Homes for the Aged and Rest Homes Act.

2.197 HOSPIS

Hospis, means a dwelling where, for a fee, room, board and personal care, supervision and assistance with daily living activities are provided to persons who are otherwise unable to care fully for themselves by reason of age or mental or physical disability, and, without limiting the generality of the foregoing, includes such facilities as an unlicensed nursing home or home for the aged/rest home, an unlicensed retirement home or retirement lodge, or an unlicensed establishment providing nursing care for chronic invalids or the elderly, but does not include:

(1) any residential facility licensed, approved or supervised under the Nursing Homes Act, the Homes for the Aged and Rest Homes Act, the Homes for Retarded Persons Act, the Homes for Special Care Act, the Private Hospitals Act, or any other Act or authority;

(2) a rooming house or a boarding house;

(3) a Type 1 or Type 2 Group Home;

(4) an apartment dwelling.

2.198 HOSPITAL

Hospital, means a hospital as defined in the Private Hospitals Act, as amended from time to time, or a hospital as defined by the Public Hospitals Act, as amended from time to time.

2.199 HOSPITALITY ROOM

Hospitality Room, means part of a winery building where wine and food may be served but does not include the use of commercial cooking equipment on site in the preparation of food. A hospitality room does not include a restaurant or tavern as defined herein.

2.200 HOTEL/MOTEL

Hotel/Motel, means any hotel, motel, tavern, inn, lounge, lodge, or public house in one (1) main building or in two (2) or more connected or adjacent buildings designed and used mainly for the purposes of catering to the needs of the traveling public by supplying food, refreshments or both and furnishing sleeping accommodation of not less than six (6) guest rooms, each having no facilities for cooking or housekeeping, and provided that each guest room may only be entered from the interior of the building, and shall include all such buildings operating under the Liquor License Act, and the Tourism Act, as amended from time to time. A "Hotel/Motel" does not include a group home, home for the aged/rest home, lodging house, nursing home or multiple or single unit dwelling.

2.201 HOUSEHOLD PET

Household Pet, means a domestic animal that by the nature of its temperament or appearance is taken into the care of one or more persons for the purpose of personal enjoyment or protection, which normally spends time in the dwelling unit of the owner at least once each day, and shall include specifically, caged birds, caged rodents or rabbits, cats, dogs, tropical fish, and non-poisonous indigenous reptiles.

2.202 HOUSEHOLD SALE/GARAGE SALE

Household Sale/Garage Sale, means the sale by an occupant of a dwelling unit, on his own premises, of household goods belonging to him.

2.203 IMPOUNDING YARD

Impounding Yard, means a place to which disabled motor vehicles, and motor vehicles or other mobile equipment impounded for a breach of the law, may be taken or towed and stored temporarily until reclaimed, but does not include an automobile service station, gas bar, or salvage yard as defined herein.

2.204 INDIVIDUAL SANITARY FACILITIES

Individual Sanitary Facilities, means an autonomous, individual on-site wastewater treatment/sewage disposal system, that is owned, operated and managed by the owner of the property upon which the system is located, which may include tile beds, holding tanks, or any other component of a private sewage disposal system.

2.205 INDOOR/OUTDOOR TARGET RANGE

Indoor/Outdoor Target Range, means the use of land, buildings or structures licensed by the Solicitor General of Ontario, for the purposes of the recreational discharge of fire arms, and may include an indoor/outdoor rifle range, pistol range, trap range, skeet range, and archery range.

2.206 INDUSTRIAL USE

Industrial Use, shall mean the use of land, buildings, or structures designed, used, or intended for the purpose of manufacturing, assembling, preparing, inspecting, ornamenting, finishing, treating, altering, repairing, warehousing, or storing or adapting for sale of any goods, substance, article or thing, including the storage of construction equipment and materials. Transportation terminals may also be considered as an Industrial use.

2.207 INDUSTRIAL USE, NON-EFFLUENT PRODUCING

Industrial Use, Non-Effluent Producing, means an industrial use which either does not discharge waste water or discharges waste water from one (1) or more of the following sources only:

(1) sanitary sewage from employee washrooms;
(2) storm water drainage;
(3) water used for indirect cooling of equipment and ancillary purposes.

2.208 INSTITUTIONAL USE

Institutional Use, means the use of land, buildings or structures for public or social purposes but not for commercial or industrial purposes and, without limiting the generality of the foregoing, may include governmental, religious, educational, charitable, philanthropic, or other similar uses.

2.209 KENNEL

Kennel, means the use of land, buildings, or structures where four (4) or more dogs are kept as pets for show, boarding and/or breeding. A Kennel is also not a building or structure used for human habitation.

2.210 KITCHEN

Kitchen, means a room with cooking facilities that is:

(1) equipped with a sink that is provided with potable hot and cold water, and is maintained;
(2) equipped with electrical or other service, fuel or utility outlets suitable for a refrigerator and cooking stove;
(3) equipped with an impervious backsplash and countertop around the kitchen sink; and,
(4) when equipped with a refrigerator, cooking stove, kitchen fixtures and fittings have such appliances, fixtures and fittings maintained.

2.211 LABORATORY

Laboratory, means a building, or part thereof, used for scientific, medical and/or dental testing, experimentation and/or research.

2.212 LANE or **ALLEY**

Lane or Alley, means a private thoroughfare which affords means of access for vehicular traffic abutting lots and which is intended for general traffic circulation.

2.213 LANDING STRIP

Landing Strip, means the use of land, in a grassed or otherwise natural state, accessory to an agricultural or residential use, for the sole purpose of those residing thereon for the landing and taking off of non-commercial aircraft and may include buildings and structures accessory thereto.

2.214 LANDSCAPED OPEN SPACE

Landscaped Open Space, means the area of a lot which is used for the growth and maintenance of grass, flowers, shrubbery and other landscaping materials, both natural and artificial, and includes any surfaced walk, patio, or similar area, but does not include any driveway or access ramp, parking lot, deck or any open space beneath or within any building or structure.

2.215 LAUNDROMAT

Laundromat, means a self-serve clothes washing establishment containing one or more washing and drying, ironing, finishing or other incidental equipment.

2.216 LIBRARY

Library, means a library, branch library, bookmobile, or distributing station operating under The Public Libraries Act, R.S.O. 1990, as amended from time to time, or any successor thereto.

2.217 LIQUID MANURE STORAGE FACILITY

Liquid Manure Storage Facility, means a structure of concrete or metal designed, used or intended for the storage of manure accessory to an agricultural use.

2.218 LIQUOR, BEER AND WINE STORE

Liquor, Beer and Wine Store, means a retail store devoted to the sale of liquor and/or beer and/or wine and accessory related items.

2.219 LIVESTOCK

Livestock, means farm animals kept for use, for propagation or intended for profit and, without limiting the generality of the foregoing, may include dairy and beef cattle, horses, swine, sheep, laying hens, chicken and turkey broilers, turkeys, goats, ducks, pigeons, mink, and rabbits.

2.220 LIVESTOCK UNIT

Livestock Unit, means the equivalent values for various types of animals and poultry based on manure production and production cycles in accordance with Table 1 of Schedule "C".

2.221 LOADING SPACE

Loading Space, means an off-street space or berth located on the same lot as a permitted use and used for the parking of a commercial vehicle, loading or unloading merchandise or materials pertinent to such permitted use.

2.222 LOCAL BOARD

Local Board, means a public utility commission, transportation commission, public library board, board of park management, local board of health, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of the Corporation of the Municipality of Thames Centre.

2.223 LOCALLY GROWN

Locally Grown, means fruit used in the production of wine shall consist entirely of fruit in the first instance grown and harvested within the municipal boundaries of the Municipality of Thames Centre, in the second instance from fruit grown and harvested in the County of Middlesex and in the third instance from fruit grown and harvested in the Province of Ontario.

2.224 LODGING HOUSE

(1) **LODGING HOUSE TYPE 1**, means a residential building which is used to provide lodging units for hire or gain directly or indirectly to three (3) or fewer persons with or without meals. A lodging house, type 1, shall include a rooming house, a boarding house, a fraternity and sorority house, but shall not include a bed and breakfast establishment, emergency care establishment, group home, home for the aged, rest home, hotel/motel, nursing home or a residence of an educational institution.

(2) **LODGING HOUSE TYPE 2**, means a residential building which is used to provide lodging units for hire or gain directly or indirectly to more than three (3) persons with or without meals. A lodging house, type 2, shall include a rooming house, a boarding house, a fraternity and sorority house, but shall not include a bed and breakfast establishment, emergency care establishment, group home, home for the aged, rest home, hotel/motel, nursing home or a residence of an educational institution.

2.225 LOT

Lot, means a parcel or tract of land which:

(1) is a whole lot or block as shown on a registered plan of subdivision (note: a registered plan of subdivision for the purposes of this paragraph does not include a registered plan of subdivision deemed not to be a plan of subdivision under a By-Law passed pursuant to Section 51 of the Planning Act, as amended from time to time);

(2) or fronts an open street and is a separate parcel of land without any adjoining lands being owned by the same owner or owners as at the date of the passing of this By-Law;

(3) or the description of which is the same as in a Deed which has been given consent pursuant to Section 53 of the Planning Act, as amended from time to time;

(4) or is the whole remnant remaining to an owner or owners after a conveyance made with consent pursuant to Section 53 of the Planning Act, as amended from time to time.

(5) or is a unit as shown on a registered plan of condominium.

2.226 LOT AREA

Lot Area, means the total horizontal area within the lot lines of a lot, except in the case of a corner lot having street lines rounding at the corner, where the lot area of such lot shall be calculated as if the lot lines were projected to the intersection.

2.227 LOT, CORNER

Lot Corner, means a lot situated at the intersection of and abutting upon two (2) roads which intersect at an angle of not more than one hundred and thirty-five (135) degrees.

2.228 LOT COVERAGE

Lot Coverage, means that percentage of the lot area of a lot covered by the perpendicular projections onto a horizontal plane of the floor areas of all buildings or mobile homes on the lot, excluding balconies, canopies and overhanging eaves which are 2 metres or more in height above finished grade, and excluding decks and private outdoor swimming pools.

2.229 LOT DEPTH

Lot Depth, means the horizontal distance between the front and rear lot lines. Where these lines are not parallel, the lot depth shall mean the length of a straight line joining the mid-points of the front lot line and the rear lot lines. Where there is no rear lot line, lot depth shall mean the length of a straight line joining the middle of the front lot line with the apex of the triangle formed by the side lot lines.

2.230 LOT FRONTAGE

Lot Frontage, means the horizontal distance measured at right angles between the side lot lines or the extension thereof of a lot where the side lot lines are parallel. Where such side lot lines are not parallel, the lot frontage shall be measured perpendicularly to the line joining the mid-point of the front lot line and the mid-point of the rear lot line at a point six (6.0) metres back from the front lot line, and where such side lot lines meet, lot frontage shall be measured perpendicularly to the line joining the apex of the triangle formed by the side lot lines to the mid-point of the front lot line at a point six (6.0) metres back from the front lot line.

2.231 LOT, INTERIOR

Lot Interior, means a lot other than a corner lot.

2.232 LOT LINES

Lot Lines, shall mean the boundary lines of a lot defined as follows:

(1) LOT LINE, FRONT, means:

(a) in the case of an interior lot, the line dividing the lot from the street;

(b) where the lot is a corner lot, the shorter lot line abutting a street shall be deemed to be the front lot line and the longer lot line abutting a street shall be deemed to be an exterior side lot line, provided that, where a corner lot has the same dimensions on the two streets upon which it abuts, the lot line abutting the street upon which the building or structure erected or to be erected has its principal entrance shall be deemed to be the front lot line;

(c) where the lot is a through lot, the lot line where the principal access to the lot is provided shall be deemed to be the front lot line.

(2) **LOT LINE, INTERIOR**, means a lot line other than a street line.

(3) **LOT LINE, REAR**, means the lot line farthest from or opposite to the front lot line; but where the side lot lines intersect, as in the case of a triangular lot, the rear lot line shall be represented by the point of intersection.

LOT LINE, SIDE, means a lot line other than a front or rear lot line.

(a) **LOT LINE, EXTERIOR SIDE**, means a side lot line that abuts a street.

(b) **LOT LINE, INTERIOR SIDE**, means a side lot line other than an exterior side lot line.

2.233 LOT, THROUGH

Lot, Through, means a lot bounded on opposite sides by a street provided, however that if any lot qualifies as being both a corner lot and a through lot, such lot shall be conclusively deemed to be a corner lot.

2.234 MACHINE SHOP – see **SERVICE SHOP**.

2.235 MAIN

Main, when used to describe a use, a building or a structure, means a use or structure which constitutes, or a building in which is conducted, a principal use of the lot on which such use, building or structure is located.

2.236 MAIN WALL

Main Wall, means the exterior front, side, or rear wall of a building, and all structural members essential to the support of a fully enclosed space or roof.

2.237 MARINE SALES AND SERVICE

Marine Sales and Service, means the use of land, buildings, or structures designed, used, or intended for the sale, service, or repair of boats and/or watercraft and related accessories.

2.238 MARKET GARDEN

Market Garden, means the use of land, buildings, or structures for the purpose of buying and selling fruits, vegetables and flowers.

2.239 MERCHANDISE SERVICE SHOP

Merchandise Service Shop, means a building or part thereof wherein articles or goods, other than vehicles or industrial toolage, are repaired or serviced, or where replacement parts for such articles or goods are offered for sale or a depot to collect, ship and receive such articles to be repaired or renewed.

2.240 MOBILE HOME

Mobile Home, means a C.S.A. approved, factory built dwelling occupied or designed to be occupied on a permanent basis, designed to be towed on its own chassis, (notwithstanding that its running gear is on or may be removed) placed or designed to be placed on permanent foundations (including piers on permanent footings), and connected or designed to be connected to public utilities, but does not include a travel trailer or tent trailer or trailer otherwise designed or a recreational vehicle.

2.241 MOBILE HOME PARK

Mobile Home Park, means a lot, or portion thereof, used for the placement of two or more mobile homes on leased sites where mobile home sites are accessed by private streets or lanes and are serviced by private water supply, sewage disposal and refuse collection services.

2.242 MOBILE HOME SITE

Mobile Home Site, means that part of a lot which is reserved for the placement of an individual mobile home.

2.243 MOTEL – see **HOTEL/MOTEL**.

2.244 MOTOR HOME – see **RECREATIONAL VEHICLE**.

2.245 MULTIPLE UNIT DWELLING – see **DWELLING, MULTIPLE UNIT**.

2.246 MUNICIPAL DRAIN

Municipal Drain, means drainage works constructed and maintained under the provisions of The Drainage Act, R.S.O. 1990, as amended from time to time.

2.247 MUNICIPAL SERVICES

Municipal Services, means services provided by the municipality such as curbs, gutters, sidewalks, pavement and roadworks, sewerage and drainage systems, pumping

stations, sewage treatment plants, watermains, wells, service pipes, electrical services or street lights, designed to service or capable of servicing a lot.

2.248 MUNICIPALITY

Municipality, means the Corporation of the Municipality of Thames Centre.

2.249 MUSEUM

Museum, means a building designed, used or intended for use as a repository for historical artifacts, relics or documents which may be periodically placed on display for public viewing.

2.250 MUSHROOM FARM

Mushroom Farm, means a farm upon which mushrooms or spores are grown for the purpose of gain or profit.

2.251 MUTUAL DRIVEWAY

Mutual Driveway, means an ingress or egress that is common to two (2) or more owners of abutting lands as a right-of-way registered against the title of the lands.

2.252 NAVIGABLE WATERWAY

Navigable Waterway, means a navigable body of water or stream as deemed under the Beds of Navigable Waters Act, as amended from time to time.

2.253 NON-COMPLYING

Non-Complying, means a lot, building, or structure associated with a permitted use which is existing but does not comply with one or more regulations of this By-Law on the date of the passing of this By-Law or amendments thereto.

2.254 NON-CONFORMING

Non-Conforming, means a use, building, structure or any part thereof which was lawfully occupied and/or existed at the date of passing of this By-Law, which does not conform with the permitted uses of the zone in which it is now located.

2.255 NON-RESIDENTIAL

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.

2.256 NUISANCE

Nuisance, means any use or condition which interferes with the normal enjoyment of any use of any neighbouring use of land, building or structure.

2.257 NURSING HOME

Nursing Home, means a building wherein lodging, meals, personal care, nursing services, and medical care and treatment may be provided for gain or profit or as a charitable public service and includes a rest home or a convalescent home, as licensed under the Nursing Homes Act, as amended from time to time, but does not include a hotel/motel, hospice, emergency care establishment or hospital as defined herein.

2.258 NURSERY AND GARDEN STORE

Nursery and Garden Store, means the use of land, buildings or structures, or part thereof, where trees, shrubs or plants are grown or stored for the purpose of transplanting, for use as stock, for building or grafting, or for the purpose of retail or wholesale.

2.259 OCCUPANCY

Occupancy, means to reside in as owner or tenant on a permanent or temporary basis.

2.260 OFFICE

Office, means a building, or part thereof, containing one (1) or more rooms for use as offices including all forms of offices except medical/dental and support offices.

2.261 OFFICE, BUSINESS

Office Business, means a building or part thereof in which the administrative functions of agencies, foundations, brokers, labour or fraternal organizations are carried out and includes a service office, but does not include medical/dental offices, professional offices, support offices, financial or general offices, unless specified as being permitted within this definition.

2.262 OFFICE, MEDICAL/DENTAL

Office, Medical/Dental, means an office or offices in which the practice of the professions of medicine, psychiatry, dentistry or optometry is carried on or in which the treatment by osteopathy or chiropractic is carried out.

2.263 OFFICE, PROFESSIONAL

Office Professional, means a building, or part thereof, in which a legal or other personal professional service is performed or consultation given, and includes the offices of a lawyer, a planner, an architect, a surveyor, an engineer or a chartered accountant, but does not include a personal service establishment, a medical/dental office, a clinic, an animal hospital, a body-rub parlour or any adult entertainment parlour as defined in the Municipal Act, as amended.

2.264 OFFICE, SERVICE

Office, Service, means a building, or part thereof, in which one or more persons is employed in the management, direction or conducting of a travel agency, an insurance agency, or a real estate agency.

2.265 OFFICE SUPPLY OUTLET

Office Supply Outlet, means a retail store devoted to wholesale and retail sale of office supplies and school supplies, such as paper products, information processing supplies, files and furniture, office machines, such as typewriters, computers, calculators, fax transmitters, and components accessory thereto.

2.266 OFFICE, SUPPORT

Office Support, means a building, or part thereof, in which technical or professional consulting services are performed to serve industrial manufacturing, assembly, processing or repair establishments, and includes the offices of an architect, a surveyor, an engineer, a business machine servicing establishment, an industrial training facility

for manufacturing, assembly, processing or repair skills, and supporting administrative, accounting and legal service offices directly related to the industrial use, but does not include a personal service establishment, a clinic, a medical/dental office, or a veterinary clinic.

2.267 ONE HUNDRED YEAR EROSION LIMIT

One Hundred Year Erosion Limit, means a line which is located parallel to the alignment of a ravine, river valley or stream and consists of the toe erosion allowance value plus the stable slope allowance value plus an erosion access allowance. Additional terms associated with the term 100 year erosion limit are defined as follows:

(1) **EROSION PROTECTION ALLOWANCE**, means a setback of six (6.0) metres.
(2) **STABLE SLOPE ALLOWANCE**, means a setback based on a ratio of 3 horizontal : 1 vertical and projected from the toe erosion allowance.

(3) **TOE EROSION ALLOWANCE**, means a setback based on the anticipated toe erosion which would occur for a 100 year design period or 100 times the measured annual recession rate.

(4) **MEASURED ANNUAL RECESSION RATE**, shall be determined by dividing the total erosion that has been recorded over a period of time by the period of time.

2.268 OPEN SPACE

Open Space, means a lot or part of a lot, exclusive of any landscaped open space, which is left in its natural or undisturbed state and which is unoccupied by buildings or structures.

2.269 OPEN STORAGE

Open Storage, means the storage of goods and materials, or the display and sale of goods and materials, including vehicles for hire or sale, located outside a building as defined herein.

2.270 OPEN STORAGE AREA

Open Storage Area, means an area of land used for open storage purposes.

2.271 OUTDOOR AMENITY AREA

Outdoor Amenity Area, means a contiguous space outside, behind, and immediately adjacent and accessible to a dwelling or dwelling unit and situated on the same lot therewith, designed, used or intended to be used for the passive enjoyment and active recreational needs of the occupants.

2.272 OUTDOOR DISPLAY AND SALES AREA

Outdoor Display and Sales Area, means an area set aside out of doors, covered or uncovered, to be used in conjunction with an established use or business located in adjacent permanent premises for the display or sale of fresh produce and new goods or merchandise.

2.273 OUTDOOR EDUCATION – see **WILDLIFE PRESERVE**.

2.274 OUTDOOR PATIO

Outdoor Patio, means an area set aside out of doors, covered or uncovered, for the use of patrons as a licensed restaurant in connection with, and in addition to, the operation of an adjacent restaurant licensed by the Liquor Control Board of Ontario.

2.275 OWNER

Owner, means the person who holds legal title to a lot or part thereof.

2.276 PARK

Park, means an area of land, consisting primarily of landscaped open space, used primarily for active or passive recreational purposes or as a conservation area, with or without related recreation buildings, structures or facilities including, but not necessarily restricted to, a recreational playground, a golf course, a golf driving tee or range, a ski hill, a play area, a bandstand, a skating rink, a horticultural greenhouse, a zoological garden, an historical establishment, a bowling green, a tennis or badminton court, a playfield, a running track, a swimming area, a wading pool, a boating pond or lake, a watercourse, a refreshment booth, a picnic area, or an auditorium or place of assembly.

2.277 PARK, PRIVATE

Park Private, means a park other than a public park, regardless of whether or not such park is maintained or operated for gain or profit, but does not include an amusement park.

2.278 PARK, PUBLIC

Park Public, means a park owned or under the jurisdiction of The Corporation of the Municipality of Thames Centre, The County of Middlesex or any other public board, commission or authority established under any statute of the Province of Ontario including recreational uses and parking facilities.

2.279 PARKING AISLE

Parking Aisle, means a portion of a parking area which abuts, on one or more sides, parking spaces to which it provides access, and which is not used for the parking of vehicles.

2.280 PARKING AREA OR LOT

Parking Area or Lot, means an area or areas of land or a building or structure or part thereof which is provided and maintained for the purpose of temporary parking or storing of automobiles accessory to a permitted use, and may include parking aisles, parking spaces and related driveways providing access to the parking area or lot, but shall not include any part of a street.

2.281 PARKING SPACE

Parking Space, means an area, enclosed in a main building, in an accessory building, or unenclosed, exclusive of parking aisles or ingress and egress lanes, accessible to a street or lane, and set aside for the purpose of parking one automobile or vehicle.

2.282 PEAT

Peat, means an organic brownish or blackish fibrous substance produced by the decomposition of vegetation, containing a high proportion of water and found in certain types of wetlands.

2.283 PERMITTED

Permitted, means permitted by this By-Law.

2.284 PERSON

Person, means an individual, an association, a firm, a partnership, an incorporated company, municipal corporation, agent or trustee and their heirs, executors, or other legal representatives of a person to whom the context of this By-Law applies according to the law.

2.285 PERSONAL SERVICE ESTABLISHMENT

Personal Service Establishment, means a building, or part thereof, in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons, comprising the premises of a barber, hairdresser, beautician, manicurist, pedicurist, tailor, dressmaker and/or shoemaker, as well as a laundromat, dry cleaning and laundry depot, tanning salon, pet grooming shop, a place for dog obedience classes and a formal rentals shop. The sale of merchandise shall be permitted only as an accessory use to the personal service provided.

2.286 PHARMACY

Pharmacy, means a retail store which dispenses prescription drugs and which sells, among other things, non-prescription medicines, health and beauty products, and associated sundry items.

2.287 PIT

Pit, means any pit or excavation made for the purpose of searching for, or the removal of any soil, earth, clay, marl, sand, gravel or rock for commercial purposes but shall not include an excavation incidental to the erection of a building or structure for which a building permit has been granted by the Corporation, or an excavation incidental to the construction of any public works.

2.288 PIT, WAYSIDE OR WAYSIDE QUARRY

Pit, Wayside or Wayside Quarry, means a temporary pit or quarry opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

2.289 PLACE OF ENTERTAINMENT OR AMUSEMENT

Place of Entertainment or Amusement, means an arena, auditorium, billiard or pool room, public hall, bowling alley, ice or roller skating rink, curling rink, dance hall, music hall, or theatre, or a combination of a billiard or pool room and a bowling alley.

2.290 PLACE OF WORSHIP

Place of Worship, means a building, including a synagogue, church, mosque and rectory, owned or occupied by a religious congregation or religious organization and dedicated exclusively to worship and related religious, social and charitable activities, with or without a hall, auditorium, convent, monastery, office of a clergyman, cemetery, church school, parish hall, day care or a parsonage as uses accessory thereto.

2.291 PLANTING STRIP

Planting Strip, means an area of landscaped open space located immediately adjacent to a lot line or portion thereof, on which is situated one (1) or more of the following screening devices:

(1) a continuous row of trees;
(2) a continuous hedgerow of evergreens or shrubs;
(3) a berm;
(4) a wall; or,
(5) an opaque fence,

arranged in such a way as to form a dense or opaque screen.

2.292 PORCH

Porch, means a roofed, open gallery, or portico attached to the exterior of a building.

2.293 PORTABLE ASPHALT PLANT – see **BATCHING PLANT, PORTABLE ASPHALT**.

2.294 PRIVATE GARAGE – see **GARAGE, PRIVATE**.

2.295 PRIVATE PARK – see **PARK, PRIVATE**.

2.296 PRIVATE ROAD, STREET OR LANE – see **STREET, PRIVATE**.

2.297 PROFESSIONAL OFFICE – see **OFFICE, PROFESSIONAL**.

2.298 PROCESSED GOODS INDUSTRY

Processed Goods Industry, means a building or part thereof used by textiles, leather and rubber industries; plastics and synthetic resins industries; paper and wood products industries; metal products industries; oil and coal by-products industries; chemical

products industries; and non-metallic products industries. Processed goods industries exclude pulp and paper industries and primary metal industries.

2.299 PROPANE TRANSFER FACILITY

Propane Transfer Facility, means a facility at a fixed location having not more than one (1) storage container and such container shall not have an aggregate propane storage capacity in excess of 50 000 litres (10,994 gallons) and from which no retail sale of propane fuel to the public is or may be effected.

2.298.1 PROPANE TRANSFER FACILITY COMMERCIAL

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Propane Transfer Facility Commercial, means a facility at a fixed location having not more than six (6) propane storage containers and such containers shall not have an aggregate propane storage capacity in excess of 1,368,000 litres (361,387 US gallons) and from which no retail sale of propane fuel to the public is or may be effected.

2.300 PUBLIC AGENCY

Public Agency, means:

(1) the Government of Canada, the Government of Ontario or any municipal corporation;
(2) any ministry, department, commission, corporation, authority, board or other agency established from time to time by the Government of Canada, the Government of Ontario or any municipal corporation;
(3) any public utility; or
(4) any railway company authorized under The Railway Act, as amended from time to time, or any successors thereto.

2.301 PUBLIC AUTHORITY

Public Authority, means any school board, public utility commission, transportation commission, public library board, board of parks management, board of health, police services board, planning board or other board or commission or committee of local authority established or exercising any power or authority under any general or special Statute of Ontario with respect to any of the affairs or purposes of a municipality or any portion thereof, and includes any board, commission or committee or local authority established by by-law of the Municipality of Thames Centre.

2.302 PUBLIC USE

Public Use, when used in reference to a building, structure, use or lot, means a building, structure, use or lot used by a public agency to provide a service to the public. Public agencies include: the Government of Canada, the Government of Ontario, or a municipal corporation; any ministry, department, commission, authority, board or agency established by the Government of Canada or the Government of Ontario; any public utility; any railway company authorized under the Railway Act as amended from time to time, or any successors thereto.

2.303 PUBLIC UTILITY

Public Utility, means any public agency, corporation, board or commission providing electricity, gas, steam, water, telegraph, telephone, cable television, transportation, drainage, or sewage or waste collection and disposal services to the public, or a use pertaining to any such public agency, corporation, board, or commission.

2.304 PUBLIC WATER SUPPLY – see **WATER SYSTEM, PUBLIC**.

2.305 RAW MATERIAL PROCESSING INDUSTRY

Raw Material Processing Industry, means a building or part thereof used by natural fibres, rubber and pelt processing industries; rock, stone and non-metallic processing industries; clay and fine aggregates processing industries; ore processing industries; chemical processing industries; and miscellaneous processing industries which have similar impacts, such as secondary processing of scrap metal to its base form. The raw material processing industries exclude oil, natural gas and coal processing and refining industries.

2.306 RECREATION USE, OUTDOOR

Recreation Use, Outdoor, means any form of play, amusement or relaxation, such as games or sports, carried on completely in the open air and not requiring any buildings for the recreational use itself although accessory buildings for related facilities may be required such as for administrative or office purposes, storage, and accessory food facilities; but does not include combat games as defined in this By-Law.

2.307 RECREATIONAL TRAILER PARK

Recreational Trailer Park, means a parcel of land containing two or more recreational trailer sites which is used for temporary or seasonal occupancy by recreational trailers, recreational vehicles and tents and which is under single management and ownership and includes all accessory buildings and accessory structures incidental to the operation thereof.

2.308 RECREATIONAL TRAILER

Recreational Trailer, means any vehicle so constructed that it is suitable for being attached to an automobile for the purpose of being drawn or propelled by the automobile and capable of being used for temporary living, sleeping or eating accommodation of persons, notwithstanding that such vehicle is jacked up or that its running gear has been removed and shall include a recreational vehicle as defined herein.

2.309 RECREATIONAL VEHICLE

Recreational Vehicle, means a vehicle which provides sleeping and other facilities for short periods of time, while traveling or vacationing, designed to be towed behind a motor vehicle, or self-propelled, and includes such vehicles commonly known as travel trailers, camper trailers, pick-up coaches, motorized campers, motorized homes or other similar vehicles.

2.310 REDEVELOPMENT
Redevelopment, means the removal of buildings or structures from land and the construction or erection of other buildings or structures thereupon.

2.311 REGULATORY FLOOD – see **FLOOD, REGULATORY**.

2.312 RENOVATION
Renovation, means construction to which less than ninety percent (90%) of an entire floor area of an existing building is subjected and which does not adversely affect the life safety systems in the building.

2.313 REPAIR AND RENTAL ESTABLISHMENT
Repair and Rental Establishment, means a business engaged in maintaining, repairing, installing and renting articles and equipment for household and personal use, such as: radios and televisions; refrigeration and air conditioning; appliances; watches, clocks and jewellery; and re-upholstery and furniture repair. This does not include any other use specifically referred to or defined in this By-Law.

2.314 RESERVE
Reserve, means a narrow strip of land of between 0.3 metre and 0.50 metre in width, reserved for the purpose of restricting access.

2.315 RESIDENTIAL USE
Residential Use, means the use of a building or structure as a dwelling.

2.316 RESTAURANT
Restaurant, means a building or part thereof where food and beverage is prepared and offered for retail sale to the public for immediate consumption on the premises, including a licensed dining room.

2.317 RESTAURANT, COFFEE SHOP
Restaurant, Coffee Shop, means a portion of a building in which coffee and other non-alcoholic beverages, baked goods, soups, sandwiches and snack foods are offered for sale for consumption on the premises and which is not licensed under the Liquor License Act and does not have kitchen facilities for the preparation of meals.

2.318 RESTAURANT, DRIVE-THROUGH
Restaurant, Drive-Through, means a place in which food is prepared and sold to the general public and consumed on the premises inside or outside of an automobile and includes an exterior method of ordering and picking-up food from a vehicle.

2.319 RESTAURANT, FAST FOOD
Restaurant, Fast Food, means an establishment primarily engaged in preparing specialty foods in bulk and in providing customers with a take-out and/or delivery service which may or may not be consumed on or off the premises.

2.320 RETAIL STORE

Retail Store, means a building or part of a building where goods, wares, merchandise, articles or things are offered or kept for retail sale at retail and includes storage on or about the store premises of limited quantities of such goods, wares, merchandise, articles or things sufficient only to service such store but does not include any wholesale business or business supply use, or any establishment otherwise defined or classified.

2.321 RETIREMENT LODGE or **RETIREMENT HOME**
Retirement Lodge or Retirement Home, means a residence providing accommodation primarily for persons or couples over 60 years of age where each private bedroom or living unit has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided.

2.322 RIDING SCHOOL – see **SCHOOL, RIDING**.

2.323 RIGHT-OF-WAY or **EASEMENT**
Right-of-Way or Easement, means any right, liberty or privilege in, over, along or under land, which the owner of one (1) lot may have with respect to any other lot or which the Municipality, any other governmental authority or agency, private company or individual may have with respect to any land in the Municipality.

2.324 ROAD – see **STREET, IMPROVED**.

2.325 SALVAGE YARD
Salvage Yard, means the use of land, buildings, or structures where merchandise, articles and goods or things are stored wholly or partly in the open, kept for sale and/or processed for further use and, without limiting the generality of the foregoing, may include a junk yard, a scrap metal yard, and an automobile wrecking yard.

2.326 SANITARY SEWER
Sanitary Sewer, means an adequate system of underground conduits, operated either by a municipal corporation or by the Ministry of the Environment, which carries sewage to an adequate place of treatment which meets with the approval of the Ministry of the Environment.

2.327 SATELLITE DISH
Satellite Dish, mean a parabolic, elliptical or spherical antenna used for the purposes of receiving television or microwave transmissions, digital or other signals from orbiting satellites or other similar devices.

2.328 SAWMILL
Sawmill, means the use of land, buildings, or structures designed, used, or intended for the sawing, planing, sanding, and finishing of wood and wood products.

2.329 SCHOOL
School, means a building designed, used, or intended for use as an educational or training establishment, which may or may not be under the jurisdiction of a board as

defined in the Education Act, as amended or revised from time to time, and may include the following:

(1) **COMMERCIAL SCHOOL**, means a school operated by one or more persons for gain or profit.

(2) **ELEMENTARY SCHOOL, PRIVATE**, means a school, other than a public school, or a vocational school or a commercial school, under the jurisdiction of a private board of trustees or governors, a religious organization or a charitable institution that is recognized under the Education Act, as amended from time to time, and offers the subjects of the Elementary School course of study and may or may not offer an extended curriculum.

(3) **ELEMENTARY SCHOOL, PUBLIC**, means a school under the jurisdiction of the Thames Valley District School Board, used primarily for the instruction of students receiving primary education.

(4) **POST-SECONDARY SCHOOL**, means a school under the jurisdiction of a Board as defined in the Ministry of Colleges and Universities Act.

(5) **SECONDARY SCHOOL, PRIVATE**, means a school, other than a public school, or a vocational school or a commercial school, under the jurisdiction of a private board of trustees or governors, a religious organization or a charitable institution that is recognized under the Education Act, as amended from time to time, and offers the subjects of the Secondary School course of study and may or may not offer an extended curriculum.

(6) **SECONDARY SCHOOL, PUBLIC**, means a school under the jurisdiction of the Thames Valley District School Board, used primarily for the instruction of students receiving a secondary education.

2.330 SCHOOL, MUSIC
School, Music, means a school devoted to the teaching of either instrumental or vocal music.

2.331 SCHOOL, RIDING
School Riding, means the use of land, buildings, or structures for the purpose of riding, training, showing, and boarding of horses and where persons are given instructions in the riding of horses and other aspects of horsemanship.

2.332 SEASONAL
Seasonal, means nine (9) months out of any twelve (12) month period.

2.333 SEASONAL FARM DWELLING – see **DWELLING, SEASONAL FARM**.

2.334 SECTION 59 NOTICE
Section 59 Notice, refers to the requirements under Section 59 of the Clean Water Act, which requires issuance of a notice from the Municipality's Risk Management Official

before permitting an activity that is considered a restricted land use as identified in the Thames Sydenham & Region or Kettle Creek Source Protection Plan, whichever is applicable.

2.335 SEMI-DETACHED DWELLING – see **DWELLING, SEMI-DETACHED**.

2.336 SEPTIC SYSTEM

Septic System, shall mean a private sewage disposal system that stores and/or treats liquid or waterborne waste of industrial, commercial or domestic origin onsite and shall include but not be limited to grey water systems, cesspools, leaching bed systems and associated treatment units and holding tanks and shall not include sewage treatment plants.

2.337 SERVICE AND REPAIR ESTABLISHMENT

Service and Repair Establishment, means a premises engaged in maintaining, repairing and installing machinery and equipment for household and personal use, such as air conditioners, appliances, watches, clocks, jewellery, re-upholstery and furniture repair.

2.338 SERVICE SHOP

Service Shop, means an establishment, other than an automotive use, that provides a non-personal service or craft to the public, including, but not necessarily restricted to, a printer's shop, a plumber's shop, a tinsmith's shop, a painter's shop, a carpenter's shop, an electrician's shop, a welding shop, a blacksmith's shop, a merchandise service shop, a battery storage and recharging shop, a well-driller's establishment, a furrier's shop, an upholsterer's shop, a bakery, a dairy, a catering establishment, an egg grading station, a machine shop, or a monument engraving shop.

2.339 SETBACK

Setback, means the shortest horizontal distance between a point, line or structure specified by a provision or regulation of this By-Law and the nearest part or any specified part of any building, structure, excavation or open storage on a lot.

2.340 SHOPPING CENTRE

Shopping Centre, means one or more buildings, or part thereof containing a group of separate permitted commercial uses having a total floor area in excess of 550 square metres, which is maintained as a single comprehensive unit and located on a single lot, such lot being held and maintained under one ownership or under condominium ownership pursuant to the Condominium Act, as amended from time to time, or any successors thereto.

2.341 SIGHT VISIBILITY TRIANGLE

Sight Visibility Triangle, means the triangular space formed by the intersecting lot lines, at least one of which is also a street line, of a lot located at an intersection of two or more streets or at an intersection at grade of a street and a railway right-of-way, and a line drawn from a point in one such lot line to a point in the other lot line, each such point being a specified distance from the point of intersection of such lot lines measured along the said lot lines, provided that where the said lot lines do not intersect at a point, the point of intersection thereof shall be deemed to be the intersection of the projected tangents thereto, drawn through the extremities of the interior lot lines.

2.342 SIGN

Sign, means any device, object, or thing which creates a design or conveys a message, and which is erected, located or fixed on any real property for the purposes of advertising goods or services offered; identifying a business or enterprise; or for conveying any other type of message.

2.343 SIGNIFICANT DRINKING WATER THREAT

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.

2.344 SINGLE DETACHED DWELLING – see **DWELLING, SINGLE DETACHED**.

2.345 SINGLE UNIT DWELLING – see **DWELLING, SINGLE UNIT**.

2.346 SITE PLAN AGREEMENT or **DEVELOPMENT AGREEMENT**

Site Plan Agreement or Development Agreement, means any agreement entered into by an owner of land and the Corporation pursuant to a Site Plan Control By-Law.

2.347 SITE PLAN CONTROL AREA

Site Plan Control Area, means an area of land designated by a Site Plan Control By-Law as a site plan control area pursuant to Section 41 of the Planning Act, as amended from time to time, or any successors thereto.

2.348 SITE PLAN CONTROL BY-LAW

Site Plan Control By-Law, means any By-Law of the Corporation passed pursuant to Section 41 of the Planning Act, as amended from time to time, or any successors thereto.

2.349 SNACK FOOD

Snack Food, means prepackaged food such as potato chips, candy bars and soft drinks, but does not include food preparation.

2.350 STOCKPILING

Stockpiling, means the use of land for the storage of processed aggregates or other raw materials for future sale.

2.351 STOOP

Stoop, means a roofless, unenclosed structure, with or without steps, consisting of a platform and connecting to an exterior door on the ground floor of a dwelling, regardless of whether or not a cellar or part thereof is located underneath such structure.

2.352 STORAGE COMPOUND, - see **SALVAGE YARD**.

2.353 STOREY

Storey, means that portion of a building which is situated between the surface of any floor and the surface of the floor next above it and, if there is no floor above it, that portion between the surface of any floor and the ceiling above it, and which is more than fifty percent (50%) above the average finished grade and which has a height of more than 2.1 metres, and shall include an attic having more than 2.1 metres clear headroom for at least fifty percent (50%) of the attic floor area.

2.354 STREET, IMPROVED

Street, Improved, means a highway as defined under the Municipal Act, and which has been constructed in such a manner so as to permit its use by the general public for the passage of normal vehicular traffic on a year round basis.

2.355 STREET, PRIVATE

Street Private, means a highway other than a **STREET, IMPROVED** as defined herein, which has not been dedicated as a street or accepted or assumed by the Municipality, but is owned privately and which affords the principal means or access to abutting, separately owned, legally conveyable parcels of land.

2.356 STREET LINE

Street Line, means the limit of the street allowance and is the dividing line between a lot and a street.

2.357 STRUCTURE

Structure, means anything constructed or erected, the use of which requires location on or in the ground, or attached to something located on or in the ground, but does not include the permanent way of a railway, any paved surface located directly on the ground, a fence, sign, basketball net, or light fixtures.

2.358 STUDIO

Studio, means a building or part thereof, used as the workplace of a photographer, craftsman or artist, or for the instruction of art, music, dancing, languages or similar disciplines. The sale of any artifacts produced therein shall be permitted only as an accessory use.

2.359 SUPPORTIVE COMMUNITY HOME

Supportive Community Home, means a residential building with central kitchen, administrative, and possibly medical facilities and a number of housekeeping units or rooms where not more than twenty (20) persons reside and receive care consistent with their needs, either by on-site staff or through the visitation of various health care professionals.

2.360 SWIMMING POOL, PRIVATE OUTDOOR

Swimming Pool, Private Outdoor, means a privately owned pool whether or not in the ground, capable of being used for swimming, wading, diving, or bathing and which when filled is capable of containing a depth of 60 cm (24 in) or more of water. For the purpose of regulations pertaining to lot coverage in this By-Law a "Private Outdoor Swimming Pool" is deemed not to be a building or structure.

2.361 TAVERN

Tavern, means an establishment operating under the Liquor License Act, as amended from time to time, where alcoholic beverages are sold to be consumed on the premises.

2.362 TAXI ESTABLISHMENT

Taxi Establishment, means a property, site or building used as a dispatch office or an area, site or location intended for the parking of taxis and/or limousines when not engaged in transporting persons or goods.

2.363 TEMPORARY USE

Temporary Use, means a use that is authorized under the provisions of Section 39 of the Planning Act.

2.364 THEATRE

Theatre, means a building, or part thereof, used for the presentation of the performing arts.

2.365 TILLABLE HECTARES

Tillable Hectares, means the total area of land (in hectares) including pasture that can be worked or cultivated.

2.366 TOP OF BANK

Top of Bank, means, when used with reference to a watercourse, the highest elevation of land which ordinarily confines the waters of such watercourse when they rise out of the stream bed and/or the highest point of a stable slope associated with valley corridors containing a river or stream channel.

2.367 TOWNHOUSE – see **DWELLING, TOWNHOUSE**.

2.368 TOWNHOUSE, STACKED – see **DWELLING, TOWNHOUSE STACKED**.

2.369 TOWNHOUSE, STREET – see **DWELLING, TOWNHOUSE STREET**.

2.370 TRADESMAN'S SHOP

Tradesman's Shop, means an establishment where an individual who performs electrical, plumbing, carpentry, landscape, or other similar trade work, primarily off site, may store materials and may have an office.

2.366.1 TRAILER

Trailer, means any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by a motor vehicle.

2.371 TRAILER PARK – see **RECREATIONAL TRAILER PARK** and **CAMPGROUND**.

2.372 TRUCK TERMINAL

Truck Terminal, means the use of land, buildings, or structures where trucks and/or transports are stored, rented, leased, kept for hire, or parked for remuneration or from which trucks and/or transports are dispatched as common carriers, or where goods are stored temporarily for further shipment.

2.373 USE

Use, means, when used as a noun, the purpose for which any land, building or structure is designed, used, or intended to be used, or for which it is occupied, used or maintained. When used as a verb, or as in the expression "to use" shall mean anything done or permitted to be done by the owner or occupant of any land, building or structure, directly or indirectly, or by or through any trustee, tenant, servant, or agent, acting for or with the knowledge or consent of such owner or occupant, for the purpose of making use of the said land, building, or structure.

2.374 UTILITY STATION

Utility Station, means the use of land, buildings, or structures in connection with the supply and distribution of utilities and, without limiting the generality of the foregoing, may include a water or sewage pumping station, a water storage reservoir, an electric power transformer station, a telephone repeater station, and a micro wave tower, but excludes a waste disposal site or a transmission utility corridor.

2.375 VEHICLE

Vehicle, means an automobile or other motor vehicle, a boat, a farm implement, a mobile home, a motor home, a snowmobile, a trailer, or any other device which is capable of being drawn, propelled or driven by any kind of power, and includes a commercial vehicle as defined herein, but does not include a bicycle or any other device, other than a boat, powered solely by means of human effort.

2.376 VEHICLE, COMMERCIAL

Vehicle, Commercial, means vehicles having permanently attached thereto a truck or delivery body, and includes ambulances, hearses, casket wagons, fire trucks, buses and tractors used for hauling purposes on streets or roads.

2.377 VEHICLE REPAIR GARAGE

Vehicle Repair Garage, means an establishment for the repair or replacement of parts in a vehicle and, without limiting the generality of the foregoing, includes the repair, replacement or reconditioning of mufflers, exhaust systems, shock absorbers, transmissions, gears, brakes, clutch assemblies, steering assemblies, radiators, heating or cooling systems, ignition systems, electrical systems, tires, wheels, windshields, windows and other mechanical or electrical parts or systems, the installation of undercoating, engine tuning, lubrication and engine conversion or replacement, but does not include a body shop, an impounding yard, an automobile service station or a gas bar. For the purpose of this definition, vehicle does not include motorized construction equipment, farm equipment, tractor trailers, or truck tractors.

2.378 VEHICLE SERVICE SHOP

Vehicle Service Shop, means an establishment or part thereof which contains facilities for the repair and maintenance of vehicles on the premises and in which vehicle accessories are sold and vehicle maintenance and repair operations, including the repairing or painting of vehicle bodies and the servicing of farm implements and related equipment, construction equipment, tractor trailers and truck tractors, are performed in return for remuneration, but does not include a body shop wherein the repairing or painting of vehicle bodies constitutes the primary activity, or any establishment engaged in the retail sale of vehicle fuels.

2.379 VEHICLE SALES OR RENTAL ESTABLISHMENT

Vehicle Sales or Rental Establishment, means an establishment engaged primarily in the sale, rental or leasing of vehicles and vehicle accessories, with or without an accessory vehicle repair garage or an accessory gasoline retail outlet, and includes an establishment engaged in the sale of farm implements and related equipment, boats and recreational vehicles.

2.380 VETERINARY CLINIC

Veterinary Clinic, mean a building, or portion thereof, designed, used or intended for use by a veterinarian who is a member of the Ontario Veterinarian Association and his or her assistants for the purpose of providing for the care and treatment of animals raised or housed for recreational, hobby, or agricultural purposes, and without limiting the generality of the foregoing may include dogs, cats, birds and livestock.

2.381 VETERINARY CLINIC, SMALL ANIMAL

Veterinary Clinic, Small Animal, means a building or structure used for a veterinary practice where small domestic animals or birds are kept for treatment only but shall not include outdoor kennels.

2.382 VIDEO RENTAL ESTABLISHMENT

Video Rental Establishment, means a building or part of a building used for the rental of video tapes and equipment. Accessory uses may include the sale of video tapes and equipment or convenience foods, restricted to an area not to exceed ten (10.0) square meters.

2.383 WAREHOUSE

Warehouse, means a building designed, used, or intended for the storage of goods, wares, merchandise, articles or things.

2.384 WAREHOUSE, PUBLIC SELF-STORAGE

Warehouse, Public Self-Storage, means a building or part thereof where individual storage areas are made available to the public for the storage or keeping of goods.

2.385 WASTE DISPOSAL SITE, HIGH WASTE DIVERSION

Waste Disposal Site, High Waste Diversion, means any building, structure or lot used for the collection, storage, separation, and processing of non-hazardous wastes through recycling, composting, recovery, incineration, and/or landfilling and which has a

Provisional Certificate of Approval for such purposes under the Environmental Protection Act.

2.386 WASTE DISPOSAL SITE, LANDFILL

Waste Disposal Site, Landfill, means a waste management facility, which has a Provisional Certificate of Approval for such purposes under the Environmental Protection Act, where non-hazardous waste material is placed in trenches and/or on land and is covered with earth.

2.387 WASTE TRANSFER STATION

Waste Transfer Station, means a site and facilities used in the management and processing of liquid and hazardous wastes, wastes and recyclable materials which has a Provisional Certificate of Approval for such purposes under the Environmental Protection Act.

2.388 WASTE TREATMENT

Waste Treatment, means a building or part thereof, used by waste processing plants, water pollution control plants, sanitary landfill sites, and hazardous substance treatment plants.

2.389 WATERCOURSE

Watercourse, means a natural channel for a stream of water, but does not include a drain as defined under the Drainage Act, as amended or revised from time to time.

2.390 WATER SYSTEM, PUBLIC

Water System, Public, means a water distribution system consisting of piping, pumping and purification appurtenances and related storage, owned and operated by the Corporation, another municipality or the Ministry of the Environment.

2.391 WAYSIDE PIT OR QUARRY – see **PIT, WAYSIDE OR WAYSIDE QUARRY**.

2.392 WETLAND

Wetland, means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence or absence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, bogs, fens and marshes. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

2.393 WILDLIFE PRESERVE

Wildlife Preserve, means lands where plants, animals and other organisms, excluding fish, survive in self-sustained populations, and from which they derive services such as cover, protection or food.

2.394 WIND ENERGY GENERATION SYSTEM (WEGS)

Wind Energy Generation System (WEGS), means any turbine capable of harnessing the kinetic energy of the wind and converting it into electrical energy by coupling mechanically rotating blades to a generator.

(1) **COMMERCIAL WIND ENERGY GENERATION SYSTEM (CWEGS)**, means a single wind energy generation system intended to be connected to the provincial electrical transmission grid for the commercial sale of electricity.

(2) **SMALL WIND ENERGY GENERATION SYSTEM (WEGS**), means a single wind energy generation system that is accessory to a permitted use of a lot and primarily produces electricity only for on-site domestic consumption.

(3) **WIND FARM**, means one or more lots used to accommodate commercial wind energy conversion systems intended to be connected to the provincial electrical transmission grid for the commercial sale of electricity.

2.395 WINERY, FARM FRUIT

Winery, Farm Fruit, means the use of land, buildings or structures for the processing of fruit, fermentation, production, aging and storage of wine and wine related products as a secondary use to a vineyard, where the fruit used in the production of the wine shall be predominantly from the vineyard located on the same land as the farm winery. A farm winery may also include a retail outlet, hospitality room, winery office and a laboratory. Buildings and structures utilized as part of a Farm Winery shall not be defined as farm buildings and structures for the purposes of site plan control.

2.396 WORKS OF A CONSERVATION AUTHORITY

Works of a Conservation Authority, means projects undertaken by a Conservation Authority to protect or enhance areas under their control.

2.397 YARD

Yard, means a space, appurtenant to a building or structure, located on the same lot as such building or structure, and which space is open, uncovered and unoccupied from the ground to the sky subject to the specific exceptions contained in this By-Law.

(1) **FRONT YARD**, means a yard extending across the full width of a lot between the front lot line of such lot and the nearest part of any building, structure or excavation on such lot.

(2) **FRONT YARD DEPTH**, means the shortest horizontal dimension of a front yard between the front lot line of a lot and the nearest part of any building, structure open storage or excavation on such lot.

(3) **REAR YARD,** means a yard extending across the full width of a lot between the rear lot line of such lot, or, where there is no rear lot line, the junction point of the side lot lines, and the nearest part of any building, structure or excavation on such lot.

(4) **REAR YARD DEPTH**, means the shortest horizontal dimension of a rear yard between the rear lot line of a lot or, where there is no rear lot line, the junction point

of the side lot lines, and the nearest part of any building, structure or excavation on such lot.

(5) **SIDE YARD**, means a yard extending from the front yard to the rear yard of a lot and from the side lot line of such lot to the nearest part of any building, structure or excavation on such lot.

(6) **SIDE YARD WIDTH**, means the shortest horizontal dimension of a side yard between the side lot line of a lot and the nearest part of any building, structure or excavation on such lot.

(7) **EXTERIOR SIDE YARD**, means a side yard immediately adjoining a street or abutting a one-foot reserve on the opposite side of which is located a street.

(8) **INTERIOR SIDE YARD**, means a side yard other than an exterior side yard.

(9) **REQUIRED YARD,** means that part of a yard which:

(a) is located adjacent to a lot line;
(b) has the minimum front yard depth, rear yard depth or side yard width required hereby or is situated closer to the centerline than the setback required therefrom; and
(c) does not contain or include any buildings, structures, open storage or excavations except where this By-Law specifically provides otherwise.

2.398 ZONE

Zone, means a designated area of land use shown on Schedule "A" hereto.

2.399 ZONE, PRIVACY YARD

Zone, Privacy Yard, means an area within the minimum yard depth in which communal activities are discouraged or prevented by means of surface finishing, landscaping or physical barriers.

2.400 ZONED AREA

Zoned Area, means all those lands lying within the corporate limits of the Municipality of Thames Centre.

2.401 ZONING ADMINISTRATOR

Zoning Administrator, means the officer or employee of the Corporation charged with the duty of administering the provisions of this By-Law and supervising any By-Law enforcement.

SECTION 3. ZONES AND ZONE SYMBOLS

3.1 DIVISION INTO ZONES

For the purposes of this By-Law, all lands within the zoned area are divided into zones as shown on Schedule "A" to this By-Law, and classified in accordance with Subsection 3.2 of this Section.

3.2 ZONE CLASSIFICATION

3.2.1 AGRICULTURAL ZONES

The following zone designations and symbols represent Agricultural Zones:

(1)	Agricultural Zone	A
(2)	Agricultural Restrictive Zone	AR
(3)	Agricultural Commercial Zone	AGC

3.2.2 RESIDENTIAL ZONES

The following zone designations and symbols represent Residential Zones:

(1)	Hamlet Residential Zone	HR
(2)	Residential First Density Zone	R1
(3)	Residential Second Density Zone	R2
(4)	Residential Third Density Zone	R3
(5)	Rural Residential Zone	RR
(6)	Mobile Home Park Zone	MHP

3.2.3 COMMERCIAL ZONES

The following zone designations and symbols represent Commercial Zones:

(1)	General Commercial Zone	GC1 and GC2
(2)	Highway Commercial Zone	HC
(3)	Neighbourhood Commercial Zone	NC
(4)	Office Residential Zone	OR

(5) Commercial Recreation Zone CR

3.2.4 INDUSTRIAL ZONES

The following zone designations and symbols represent Industrial Zones:

(1) General Industrial Zone M1

(2) Rural Industrial Zone M2

(3) Extractive Industrial Zone M3

(4) Residential Industrial Zone RM

3.2.5 INSTITUTIONAL ZONES

The following zone designations and symbols represent Institutional Zones:

(1) Institutional Zone I

3.2.6 OPEN SPACE ZONES

The following zone designations and symbols represent Open Space Zones:

(1) Open Space Zone OS

3.2.7 ENVIRONMENTAL PROTECTION ZONES

The following zone designations and symbols represent Environmental Protection Zones:

(1) Environmental Protection Zone EP

(2) Wetland Zone W

3.2.8 FUTURE DEVELOPMENT ZONES

The following zone designations and symbols represent Future Development Zones:

(1) Future Development Zone FD

3.3 ZONE SYMBOLS AND DESIGNATIONS – USE AND INTERPRETATION

The zone designations and symbols listed in Subsection 3.2 of this Section may be used to refer to buildings and structures and to the uses of lots, buildings and structures permitted by this By-Law in the said zones. Where the word "Zone" is used in this By-Law preceded by any of the zone symbols listed in Subsection 3.2 of this Section, such zones shall mean any area within the Municipality delineated on Schedule “A” and designated thereon by the said symbol.

3.4 ZONE PROVISIONS

3.4.1 PERMITTED USES AND REGULATIONS

For each zone listed in Subsection 3.2 of this Section, a separate Subsection of this By-Law sets out the uses permitted in, and the specific provisions relating to, such zone under the headings “PERMITTED USES” and “REGULATIONS”, respectively.

3.4.2 SCOPE OF ZONE REQUIREMENTS

Except as otherwise specifically provided herein, the specific zone requirements set out herein for each zone shall apply to such zone in addition to the general provisions set out in Section 4 hereof.

3.4.3 ZONE MEASUREMENTS ABBREVIATIONS

(1) ha - hectare; hectares
(2) m - metre; metres
(3) m² - square metres.

3.5 SPECIAL PROVISION ZONES

Wherever a zone symbol on Schedule “A” hereto is followed by a dash and a number, such as “A-1”, the lands so designated shall be subject to, and used in accordance with all the provisions of this By-Law applicable to the zone represented by such symbol except as otherwise specifically provided by the special provisions of the special zone set out in the applicable Special Provisions Section of the zone.

3.6 HOLDING “h” ZONES

3.6.1 USE OF SYMBOL

Where a zone symbol listed in Subsection 3.2 is used in conjunction with the holding symbol "h" as shown on the zone maps, no buildings or structures shall be erected or altered, save and except existing buildings and structures and accessory buildings and structures permitted in the said zone and in accordance with the standards of the said zone, until the "h" symbol is removed in accordance with Section 36 of the Planning Act, as amended from time to time. The relevant Holding Zone Provisions are denoted by the number (if any) immediately following the symbol “h” on the zoning map.

3.6.2 HOLDING ZONE PROVISIONS

(1) h **Purpose**: To ensure the orderly development of lands and the adequate provision of municipal services, the "h" symbol shall not be removed until a Subdivision Agreement or Development Agreement is entered into for the subject lands in question with the Municipality of Thames Centre.

Permitted Interim Uses: Existing Uses.

(2) h-1 **Purpose:** To ensure that mitigating measures are undertaken in areas located adjacent to transportation and utility corridors, an Agreement shall be entered into with the Municipality of Thames Centre, covering requirements for incorporating appropriate attenuation measures into the design of the development, prior to the removal of the "h" symbol.

Permitted Interim Uses: Existing Uses; any non-residential uses permitted by the applicable zones.

(3) h-2 **Purpose:** To ensure that development will not have a negative impact on an environmentally sensitive area, or natural feature, an Agreement shall be entered into specifying any necessary preventative measures, based on study(ies) to the satisfaction of the Municipality of Thames Centre, in consultation with the appropriate Conservation Authority, conducted by qualified professional(s) demonstrating that development in the form proposed will not adversely affect the area or feature, prior to the removal of the "h" symbol.

Permitted Interim Uses: Existing Uses.

(4) h-3 **Purpose:** To ensure that development takes a form compatible with adjacent land uses, Agreements shall be entered into with the Municipality of Thames Centre following a public site plan review process specifying the issues allowed for under Section 41 of the Planning Act, as amended from time to time, prior to the removal of the "h" symbol.

Permitted Interim Uses: Existing Uses.

(5) h-4 **Purpose:** To ensure that buildings and structures that have been identified by the Municipality as being historically significant and that are being actively pursued for a designation under the Ontario Heritage Act, as amended from time to time, are not negatively impacted by development or redevelopment of the site or buildings, and to ensure that the development or redevelopment is in a form

compatible with the heritage buildings, the following conditions must be satisfied prior to the removal of the holding provisions:

(a) The site and/or building and/or portions thereof must be designated under the Ontario Heritage Act, as amended from time to time, by the Municipality of Thames Centre;

(b) The site, buildings or portions thereof must be subject to an easement or easements to provide for municipal services, heritage preservation and conservation in favour of the Municipality and to the satisfaction of the Municipality of Thames Centre;

(c) The affected lands will be subject to Site Plan Control under Section 41 of the Planning Act, and a Development Agreement must be entered into by the owner of the subject lands and the Municipality of Thames Centre.

Permitted Interim Uses: Existing Uses, buildings and structures as they legally existed at the date of adoption of this By-Law.

(6) h-5 **Purpose:** To ensure the orderly development of land and the adequate provision of services, the "h-5" symbol will not be removed until adequate agreements with the Municipality have been reached regarding hydrogeological studies, stormwater management, servicing and site plan control.

Permitted Interim Uses: Existing Uses, buildings and structures as they legally existed at the date of adoption of this By-Law.

3.7 MULTIPLE USES, MULTIPLE ZONES AND COMPOUND ZONES

3.7.1 MULTIPLE USES

(1) Where a lot contains more than one (1) permitted use other than an accessory use, each such use shall conform to the provisions of the zone in which the said lot is located as if such use exists independently of any other use.

(2) Where standards or provisions pertaining to two (2) or more uses on one lot are in conflict, the highest or most restrictive standards and/or provisions shall apply.

3.7.2 MULTIPLE ZONES

(1) Where a lot is divided into two or more zones, each such portion of the said lot shall be considered a separate lot as defined herein and shall be used in accordance with the provisions of this By-Law which are applicable to the zone wherein such portion of the said lot is located.

(2) Notwithstanding anything to the contrary in Clause (1) of this Subsection, where a use or uses are permitted by the zones applying to two or more portions of the lot, those portions shall be considered to constitute a single lot as defined herein and the highest or most restrictive zone requirements pertaining to such use or uses in all the pertinent zones shall apply throughout. Where the lot includes an Environmental Protection Zone, the property may be treated as one lot for the purpose of lot area, coverage, and/or lot frontage so long as the applicable zone regulations can be met.

3.7.3 COMPOUND ZONES

Notwithstanding any other provision of this By-Law, where two or more zoning symbols divided by a "/" are shown on the zoning maps as applying to a lot or as compounded by a Special Provision, that lot may be used exclusively for any use permitted in any one of the zones included in the compound zone symbol, or for any combination of uses permitted in any of the zones included in the compound zone symbol, subject to the following regulations:

(1) The site development specifications prescribed in this By-Law for the selected zone in the compound zone symbol in which the use is permitted shall be observed in the development of the lands. In the case of a conflict when selecting a combination of uses from two or more zones, the more restrictive zone regulation applies.

(2) The parking and loading required by this By-Law for each of the uses included in the development of the lands, whether for a single use or a combination of uses, shall be provided.

3.8 TEMPORARY USE ZONES

Where the zone symbol on Schedule "A" is preceded by a "T" and followed by a date, such as T-A-3-8-22-2003, the "T" stands for a Temporary Zone as permitted under Section 38 of the Planning Act, as amended from time to time. When the time period specified within the zone has passed and if an extension has not been granted by Council, the property reverts to the base zone. In the example given, the "A-3" stands for the use permitted (a mobile home, for example), and the 8-22-2003 stands for when the zone will cease to be in effect, with the order of the numbers being the month, the day, and the year. Once the temporary time period has lapsed, the base zone would then apply. In the example given the base zone would be the Agricultural (A) Zone.

3.9 BONUS PROVISION

Notwithstanding the density and height provisions which apply to a lot, the maximum permitted density and/or height may be increased in accordance with Section 37 of the Planning Act, as amended from time to time, in return for the provisions of certain facilities, services or other matters.

SECTION 4. GENERAL PROVISIONS

4.1 ACCESSORY USES

4.1.1 ACCESSORY USES PERMITTED IN ALL ZONES

Where this By-Law permits a lot to be used or a building or structure to be erected or used for a purpose, that purpose shall include any building, structure or use accessory thereto, except that no home occupation, open storage or accessory dwelling unit shall be permitted in any zone other than a zone in which such a use is specifically listed as a permitted use.

4.1.2 LOT COVERAGE

In a Residential Zone, the total floor area of all accessory buildings or structures on a lot shall not exceed a maximum of 90 square metres or 75% of the floor area of the dwelling, whichever is lesser. The total area of an accessory building may not exceed the gross floor area of the main building except in the Agricultural or Industrial zones. The area of an open swimming pool and/or a deck shall not be included in calculating lot coverage.

4.1.3 HEIGHT RESTRICTIONS

No accessory building or structure in any zone other than an Industrial or Agricultural Zone shall exceed 5.0 metres in height measured to the peak of the roof for any accessory building or structure.

4.1.4 YARD REQUIREMENTS

Any accessory building or structure shall comply with the zone requirements and all other provisions hereof applicable to the zone in which such accessory building or structure is located, except that nothing in this By-Law shall apply to prevent the erection of:

(1) a building or structure accessory to a single dwelling, anywhere in an interior side yard, exterior side yard or rear yard, provided that such accessory building or structure shall not be located closer than 4.5 metres to any exterior lot line or 1.0 metre to any other lot line;

(2) a mutual detached garage with a party wall astride a side lot line in a Residential Zone, shall be constructed to provide a proper fire separation, and such mutual garage shall not be located in a required front yard, nor closer than 1.0 metre to any portion of a rear lot line, unless that portion of the rear lot line adjoins the interior side yard of the adjoining lot, in which case the distance shall be no closer than 4 metres, and in no case shall any such accessory building be built closer than 7 metres to any street line;

(3) a gatehouse, anywhere in a front yard or exterior side yard in any Industrial Zone;

(4) a kiosk for a parking lot anywhere in a front or exterior side yard in a Commercial, Institutional or Industrial Zone;

(5) a swimming pool, in accordance with the provisions of Subsection 4.26 of this By-Law;

(6) a boat house or boat dock at the edge of a watercourse;

(7) a garage in a front yard, but not a required front yard, within any Residential Zone.

(8) a satellite dish provided it is not erected in an elevated position which exceeds the maximum height requirement for accessory buildings established in this Subsection, and provided it is located in a rear yard or interior side yard.

4.2 BED AND BREAKFAST ESTABLISHMENTS

A bed and breakfast establishment shall be permitted in single detached dwellings in the "A","AR", "HR", "RR" and OR Zones, and shall be subject to the following regulations in addition to the regulations of the applicable zone:

(1) A bed and breakfast establishment shall be clearly secondary and located entirely within a single dwelling in the "A", "AR", "HR", "RR" or "OR" Zone;

(2) No more than two (2) guest rooms shall be made available to accommodate the traveling and vacationing public;

(3) Guest rooms shall not occupy more than 25% of the gross floor area of the dwelling;

(4) No bed and breakfast establishment shall create or become a public nuisance, particularly with regard to noise, traffic, parking, light or nighttime operation, or radio or television interference, nor shall any open storage be permitted in conjunction with a bed and breakfast establishment;

(5) The bed and breakfast establishment shall be operated only by a person or persons residing in the dwelling as their permanent residence;

(6) A bed and breakfast establishment shall be permitted to display one (1) sign in accordance with the Municipality's Sign By-law.

4.3 DWELLING UNITS

4.3.1 LOCATION WITHIN NON-RESIDENTIAL BUILDING

Where a dwelling unit is located within or attached to a non-residential building, such building and dwelling unit shall comply with the yard requirements of this By-Law which apply to the said non-residential building. Furthermore, any wall of a non-residential building that contains a window of a habitable room shall be located not less than 2.5 metres from any side lot line.

4.3.2 LOCATION WITH BASEMENT OR CELLAR

(1) No dwelling unit shall be located in its entirety within a cellar. If any portion of a dwelling unit is located in a cellar, such portion shall be for non-habitable rooms only.

(2) A dwelling unit or part thereof may be located in a basement provided the finished floor level of such basement is not below the level of any sanitary or storm sewer servicing the building or structure in which such basement is located.

4.3.3 DWELLING UNIT AREA (MINIMUM)

No dwelling unit shall be erected or used unless:

(1) in the case of a dwelling unit constituting a single dwelling, the minimum floor area shall be 70 square metres;

(2) in the case of a mobile home, the minimum floor area shall be 55 square metres, except that the minimum dwelling unit area of an existing mobile home shall be 44 square metres;

(3) in the case of any other dwelling unit, the minimum floor area shall be 40 square metres for a bachelor dwelling unit plus an additional 15 square metres for each bedroom;

(4) notwithstanding sub-clause (1), (2) and (3) above, in the case where the applicable zone regulations require a minimum floor area greater than that required by this Subsection, the minimum floor area regulation of said zone shall apply.

4.3.4 DWELLING UNITS PER LOT (MAXIMUM)

A maximum of one (1) dwelling unit per lot shall be permitted except in the case where:

(1) a lot contains more than one (1) dwelling unit on the date of passing of this By-Law, in which case the maximum number of dwelling units permitted on such lot shall be the number of existing dwelling units on the said lot; and

(2) in a zone which specifically permits more than one (1) dwelling unit per lot.

4.4 ENTRANCE REGULATIONS

(1) No person shall hereafter erect any main building or structure on any lot in any zone unless such lot or an adjacent lot held under the same ownership abuts an improved street or a one-foot reserve on the opposite side of which is located an improved street, except that this provision shall not apply to a lot located on a Plan of Subdivision registered subsequent to the date of the passing of this By-Law.

(2) Private streets that existed on the date of passage of this By-Law or legally created under Section 51 of the Planning Act or Section 50 of the Condominium Act shall be considered as improved streets despite the fact that such private streets have not been assumed by the Corporation. This provision shall only have the effect for the purpose of applying the zone regulations of this By-Law and not for consideration of granting consents. Furthermore, this provision shall not imply any obligation on the Corporation to assume and/or develop any private street into an improved street, or to maintain it for private or public purposes.

(3) Lot lines abutting Provincial Highway 401 shall not be considered front lot lines for the purposes of gaining entrance to a lot and determining lot frontage.

(4) An Entrance Permit from the County of Middlesex will be required prior to the construction of any access to a County Road. If access is possible from a local road, access to the County Road may be denied.

4.5 GREENHOUSES

Notwithstanding the Zone Requirements of an 'A', 'AR' or 'AGC' Zone, where a Farm Greenhouse or Commercial Greenhouse is listed as a permitted use it shall be subject to the following regulations:

(1) Lot Area (minimum) 2.0 ha

(2) Lot Coverage (maximum) 40% of lot area

(3) Where ventilation fans exhaust into a side and/or a rear yard the minimum side and/or rear yard requirement shall be 25 metres.

(4) A greenhouse or a commercial greenhouse having a gross floor area greater than 500 square metres shall not be permitted unless a development agreement has been entered into with the Municipality regarding stormwater management and lighting.

(5) All greenhouses that use artificial lighting for growing purposes during the night shall be located a minimum distance of 150 metres from any residential use on an adjacent lot.

(6) All greenhouses shall be located a minimum distance of 45 metres from any residential use on an adjacent lot.

(7) No manure, compost or equipment may be stored within 30 metres of a street allowance, or a watercourse, or a residential use on an adjacent lot.

(8) All greenhouses greater than 500 square metres shall be subject to site plan control.

4.6 GROUP HOMES

(1) Notwithstanding any other provisions of this By-Law to the contrary, a Group Home Type 1 may be permitted in any single unit dwelling provided there is no Group Home Type 1 or Group Home Type 2 located within 100 metres from the proposed facility and the dwelling unit has a minimum floor area of 18.5 square metres per person residing within the unit.

(2) Group Homes Type 2 are permitted only within those zones which specifically permit the use. In order to prevent concentrations of Group Home Type 2 uses within specific areas, and notwithstanding their being listed as a permitted use, the minimum separation distance between facilities shall be 300 metres measured in any direction.

4.7 HEIGHT RESTRICTIONS

4.7.1 GENERAL

Unless otherwise specifically provided elsewhere herein, or as set out below, no building or structure anywhere within the zoned area shall exceed a height limit of 10.0 m. With the exception of the London Airport Height Regulation set out in Subsection 4.7.2 below, this provision or any other provision of this By-Law, however, shall not restrict the height of any of the following structures:

(1) barn;
(2) chimney;
(3) cracking tower;
(4) clock tower;
(5) elevator or stairway penthouse;
(6) flag pole;
(7) grain elevator;
(8) grain dryer;
(9) hydro-electric transmission tower;
(10) mechanical appurtenances;
(11) precipitating tower;
(12) radio or television antenna;
(13) silo;
(14) spire;
(15) steeple or cupola;
(16) water tower;

provided that in no case shall any building or structure exceed a height of 20 metres in a Residential Zone or 45 metres in any other Zone.

4.7.2 CITY OF LONDON AIRPORT HEIGHT RESTRICTIONS

All development within the area shown on Schedule “D” shall comply with the regulations under the Aeronautics Act for the London International Airport.

4.8 HOME OCCUPATION - AGRICULTURAL

No agricultural home occupation shall be permitted within any “A” or “AR” Agricultural Zone except in accordance with the following provisions:

(1) An agricultural home occupation shall be clearly secondary to a single dwelling located on the same lot within an “A” or “AR” Agricultural Zone.

(2) An agricultural home occupation must be operated by a person residing on the lot, and at no time shall any agricultural home occupation employ more than two (2) persons who do not reside in the dwelling to which such agricultural home occupation is secondary and who attend or work on the lot where the dwelling is located.

(3) An agricultural home occupation may be located within the dwelling unit and/or within accessory buildings. However,

(a) the total gross floor area of the home occupation shall not exceed 550 square metres;

(b) on lots less than 1.0 hectare in size, the gross floor area of the home occupation shall not exceed the gross floor area of the dwelling;

(c) the size or nature of the agricultural home occupation shall not reduce the ability of the land to be used for agricultural purposes;

(d) any area used for an agricultural home occupation shall not reduce the dwelling area required by Subsection 4.3.3.

(4) No agricultural home occupation shall create or become a public nuisance, particularly with regard to noise, traffic, parking, light or nighttime operation, or radio or television interference, nor shall any open storage be permitted in conjunction with an agricultural home occupation, except as specifically permitted in accordance with the provisions of the Agricultural Zone within which the agricultural home occupation is located, but at no time shall open storage in conjunction with a home occupation be located within the front yard.

(5) There shall be no product on display and no sign shall be permitted other than one (1) non-illuminated sign, in accordance with the Municipality’s Sign By-law, to indicate to persons outside that any part of the property is being used for a purpose other than residential or agricultural.

(6) None of the following uses shall be considered agricultural home occupations, except where such uses are specifically permitted in accordance with the provisions of the Agricultural Zone within which the agricultural home occupation is located:

(a) automotive or vehicle repair or servicing;
(b) bed and breakfast establishment;
(c) convenience store;
(d) hospital;
(e) funeral home;
(f) restaurant;
(g) salvage yard;
(h) truck terminal or any trucking operation;
(i) wind farm.

(7) Only one (1) agricultural home occupation shall be permitted on a lot.

4.9 HOME OCCUPATION - RESIDENTIAL

No residential home occupation shall be permitted within any Residential Zone except in accordance with the following provisions:

(1) A residential home occupation shall be accessory to a dwelling and located within a zone in which a home occupation is specifically listed as a permitted use. The residential home occupation shall be clearly incidental and secondary to the main residential use to which it is accessory and shall not change the residential character of the dwelling.

(2) A residential home occupation shall be carried out by a resident of the unit and at no time shall any residential home occupation employ more than one (1) person not residing within the dwelling unit to which such home occupation is accessory.

(3) Residential home occupations shall be located entirely within the dwelling and an attached or detached garage, and are not permitted within any accessory building or structure other than a detached garage. No more than twenty-five percent (25%) of the dwelling unit or 50 square metres, whichever is lesser, may be devoted to a residential home occupation use.

(4) No residential home occupation shall create or become a public nuisance, particularly with regard to noise, traffic, parking, light or nighttime operation, or radio or television interference, nor shall any open storage be permitted in conjunction with a home occupation.

(5) There shall be no product on display and no sign shall be permitted other than one (1) non-illuminated sign, in accordance with the Municipality's Sign By-law, to indicate to persons outside that any part of the property is being used for a purpose other than residential.

(6) Residential home occupations shall be limited to such occupations as insurance agents, sales agents, accountants, telephone sales, computer graphics, seamstress/tailor, artists, music teacher, crafts, hobbies, small goods repair, tradesmen, hairdresser/barber, and caterer/baker. Also included as residential home occupations are home child care that, for remuneration, provide temporary care to not more than five (5) children or temporary day care to not more than three (3) adults.

4.10 HOUSEHOLD SALES / GARAGE SALES

Household sales/garage sales are permitted in any zone, except that there shall not be more than two (2) such sales per annum at one (1) location and no such sale shall exceed three (3) consecutive days in duration.

4.11 KENNELS

Notwithstanding the setbacks of any Zone where a Kennel is a permitted use, no kennel be erected or used closer than:

(1) One hundred and eighty (180) metres from a dwelling located on a separate lot;
(2) Three hundred (300) metres from an Institutional (I) Zone or any Residential Zone;
(3) Three hundred (300) metres from another Kennel.

4.12 LANDSCAPING

4.12.1 LANDSCAPED OPEN SPACE

Landscaped open space shall be provided in accordance with the Zone provisions set out herein for each Zone and the following general provisions:

(1) Any part of a lot which is not occupied by buildings, structures, parking areas, loading spaces, driveways, excavations, agricultural uses or permitted outdoor storage areas shall be maintained as landscaped open space.

(2) Except as otherwise specifically provided herein, no part of any required front yard or required exterior side yard shall be used for any purpose other than landscaped open space.

(3) Where landscaped open space of any kind, including a planting strip, is required adjacent to any lot line or elsewhere on a lot, nothing in this By-Law shall apply to prevent such landscaped open space from being traversed by pedestrian walkways or permitted driveways.

(4) No part of any driveway, parking area, loading space, stoop, roof-top terrace, balcony, swimming pool or space enclosed within a building, other than a landscaped area located above an underground parking area, shall be considered part of the landscaped open space on a lot.

(5) Any area used for the tilling of soil, growing of crops or grazing of livestock shall be considered as part of the landscaped open space requirement when associated with an agricultural use.

4.12.2 PLANTING STRIPS

Planting strips shall be provided in accordance with the zone provisions set out herein for each zone and the following general provisions:

(1) Where the lot line of a lot containing a non-residential use and located in a Commercial Zone or Industrial Zone abuts a lot in a Residential Zone, or abuts a street on the opposite side of which is located a lot in a Residential Zone, then that part of the lot containing such non-residential use or directly adjoining the said lot line shall be used for no purpose other than a planting strip having a minimum width of 3.0 metres measured perpendicularly to the said lot line. Planting strips shall be landscaped and planted with ornamental shrubs, flowering shrubs, flower beds, man-made landscape materials or a combination thereof and may contain closed board, picket or chain linked fence having a minimum height of 1.2 metres at the time of planting.

(2) Where a fence, a wall, a row of trees or a hedgerow is provided as part of a planting strip required by this By-Law, such fence, wall, row of trees or hedgerow shall be designed to have an ultimate height of not less than 1.2 metres above the elevation of the ground at the nearest lot line, except within a daylighting triangle where the maximum height of any landscaping materials shall be 0.6 metre.

(3) Where a planting strip required hereby is traversed by a pedestrian walkway or by a driveway in accordance with Clause (3) of Subsection 4.12.1, such planting strip shall not be required to extend closer than 1.0 metre to the edge of such walkway or closer than 2.0 metres to the edge of such driveway, provided that any intervening space between the said planting strip and the said walkway or driveway is maintained as landscaped open space.

4.13 LIGHTING

Lighting fixtures designed to provide exterior illumination on any lot shall be installed with the light directed or deflected away from adjacent lots and streets and shall not be similar to traffic lights.

4.14 LIQUID MANURE STORAGE FACILITIES – CONSTRUCTION, SIZE AND SEALING

Where permitted in conjunction with an agricultural use and/or intensive livestock agricultural use, liquid manure storage facilities shall:

(1) be constructed of concrete, metal, or other impervious, durable material, provided that earthen lagoons shall not be permitted;

(2) have walls that:

(a) extend one-half (0.5) metres or more above grade level; with solid continuous concrete or metal panelling erected on top of or in contact with these walls and extending one and three-quarter (1.75) metres or more above the top edge of these walls, thus providing a windbreak for a total height of two and one-quarter (2.25) metres above grade level; or

(b) extend thirty (30) centimetres or more above grade level; and having a solid cover of concrete, plywood, metal panelling, or other similar material erected on top of these walls and vented to prevent a build-up of gases and providing an effective top and seal for the manure storage facility; or

(c) extend one-half (0.5) metres or more above grade level; and having any other type of cover properly sealing the tank with a suitable chain-link or equivalent safety fencing having a height of one and one-half (1.5) metres within one (1) metre of the edge of the liquid manure storage facility;

(3) be adequate in size to contain the total amount of manure generated in any eight (8) month period by the agricultural use;

(4) be sealed to prevent surface drainage or groundwater from gaining entrance;

(5) be located in accordance with the setback requirements of the applicable zone or the setback required by Schedule "C" Minimum Distance Separation (MDS II) formulae, whichever is greater;

(6) be subject to the requirements of the Municipality's Nutrient Management By-Law in addition to the requirements of this By-Law.

4.15 LOADING SPACES

4.15.1 LOADING SPACES REQUIRED

The owner or occupant of any lot, building or structure used or erected for any purpose involving the receiving, shipping loading or unloading of animals, goods, wares, merchandise or raw materials, shall provide and maintain, on the same lot, facilities comprising one or more loading spaces in accordance with the provisions of this Subsection.

4.15.2 LOCATION OF LOADING SPACES

Required loading spaces shall be provided on the same lot occupied by the building or structure for which the said loading spaces are required, and shall not form a part of any street or lane. Loading spaces shall be permitted in any yard, except the front yard.

4.15.3 NUMBER OF LOADING SPACES (MINIMUM)

The number of loading spaces required on a lot shall be based on the total gross floor area of all the uses on the said lot for which loading spaces are required by Subsection 4.15.1, in accordance with the following:

GROSS FLOOR AREA	LOADING SPACES (MIMIMUM)
(1) Less than 250 sq. m.	0
(2) Greater than 250 sq. m. up to and including 7,500 sq. m.	1
(3) Greater than 7,500 sq. m. up to and including 14,000 sq. m.	2
(4) Greater than 14,000 sq. m.	3, plus one (1) additional loading space for each 10,000 sq. m. or part thereof in excess of 14,000 sq. m. of gross floor area

4.15.4 DIMENSIONS OF LOADING SPACES (MINIMUM)

A required loading space shall have minimum dimensions of 3.5 metres by 10 metres and a minimum vertical clearance of 4 metres.

4.15.5 ACCESS TO LOADING SPACES

Access to loading spaces shall be provided by means of one or more unobstructed driveways which:

(1) have a minimum unobstructed width of at least 3.5 metres, regardless of the direction of traffic flow thereupon, and provide sufficient space to permit the maneuvering of vehicles on the lot so as not to obstruct or otherwise cause a hazard on adjacent streets;

(2) are contained within the lot on which such loading spaces are located and lead either to an improved street or to a lane; and

(3) comply in all other respects with the requirements for driveways providing entrance to parking areas and spaces set out in Subsection 4.4 of this Section.

4.15.6 SURFACE AND DRAINAGE OF LOADING SPACES AND DRIVEWAYS

(1) All loading spaces and driveways providing access thereto shall be provided and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles, and including, but not so as to limit the generality of the foregoing, the following surfacing materials:

(a) crushed stone or gravel or material prescribed by the Site Plan Development Manual; and

(b) any asphalt, concrete or other hard surfaced material.

(2) All loading spaces and driveways providing access thereto shall be drained so as to prevent the pooling of surface water or the flow of surface water onto adjacent lots or streets.

4.15.7 ADDITION TO EXISTING USE

When a building or structure has insufficient loading spaces on the date of passing of this By-Law to comply with the requirements herein, this By-Law shall not be interpreted to require that the deficiency be made up prior to the construction of any addition. However, any loading spaces required by this By-Law for such addition shall be provided in accordance with all provisions hereof respecting loading spaces.

4.15.8 SPECIAL EXCEPTIONS

Notwithstanding any other provision hereof to the contrary, no loading spaces shall be required for any building, structure or use located within a “NC” Zone.

4.16 MINIMUM DISTANCE SEPARATION (MDS)

(1) Notwithstanding any other yard or setback provisions of this By-Law to the contrary, no residential, institutional, commercial, industrial, or recreational use located on a separate lot and otherwise permitted by this By-Law, shall be established and no building or structure for such use shall be erected or altered unless it complies with the Minimum Distance Separation (MDS I) calculated using Schedule “B” to this By-Law.

(2) Notwithstanding any other yard or setback provisions of this By-Law to the contrary, no livestock facility or manure storage facility shall be erected or expanded unless it complies with the Minimum Distance Separation (MDS II) calculated using Schedule “C” to this By-Law.

(3) The Minimum Distance Separation (MDS I and MDS II) shall not be required between a livestock facility and:

(a) a dwelling or accessory building on the same lot;
(b) a public utility;
(c) a sewage treatment facility;

(d) a waste disposal site; or
(e) a pit or quarry.

4.17 MUNICIPAL SERVICES

Notwithstanding any other provisions of this By-Law, no land shall be used, nor any buildings or structures erected or used unless, pursuant to an agreement made or condition imposed under Sections 41, 45, 51 or 53 of the Planning Act or Section 50 of the Condominium Act, dealing with the provision of any of the municipal services or permitted private services as are set out in this By-Law, unless the municipal services or permitted private services to be provided are available to service the land, buildings or structures, as the case may be.

4.18 NON-COMPLYING USES

4.18.1 REBUILDING OR REPAIR PERMITTED

Nothing in this By-Law shall prevent the rebuilding or repair of an existing permitted building or structure, even though such building or structure or the lot on which such building or structure is located does not comply with one or more of the provisions of this By-Law, provided that the dimensions of the original building or structure are not increased, the use thereof is not altered, and the pertinent yards are not reduced except in accordance with the provisions of this By-Law.

4.18.2 EXTENSIONS PERMITTED AND EXISTING YARDS RECOGNIZED

Nothing in this By-Law shall prevent a vertical or horizontal extension or addition from being made to an existing or permitted building or structure on a lot, even though such building, structure or lot or the use thereof does not comply with one or more of the provisions of this By-Law, provided such extension or addition itself is designed, located, used and otherwise is in compliance with the provisions of this By-Law, except that all yards appurtenant to an existing building or structure shall be deemed to conform to the yard and setback requirements of this By-Law, notwithstanding that the width or depth of such yards might be less than that required elsewhere herein.

4.18.3 LOT AREA OR LOT FRONTAGE LESS THAN REQUIRED

Where a lot having a lesser lot area or lot frontage than that required hereby:

(1) is or has been held under distinct and separate ownership from abutting lots or was legally created; or

(2) is created as a result of an expropriation; and

(3) is located within a Residential Zone and has a minimum 8.0 metre frontage or is located within an Agricultural Zone and has a minimum 15.0 metre

frontage and is able to obtain a potable water supply and a private sewage disposal system permit;

(4) is created or altered, as a result of a consent being given following the effective date, in greater compliance with the minimum lot area and/or the minimum lot frontage requirements of this By-Law;

then the said lot shall be deemed to comply with the requirements of this By-Law with respect to the lot area or lot frontage, and the provisions hereof respecting lot area and lot frontage shall not apply to prevent the use of a permitted building or structure thereupon, in accordance with all other provisions hereof.

4.19 OPEN STORAGE

4.19.1 OPEN STORAGE REGULATIONS

Except as otherwise provided in Subsection 4.19.2, or specifically listed as a permitted use in a zone, no open storage shall be permitted on any lot in any zone, except in accordance with the following provisions:

(1) No open storage area shall be permitted in any required yard or, except in the case of an agricultural use or the outside display and sale of goods and materials in conjunction with a permitted commercial use, in any part of a front yard or exterior side yard.

(2) No open storage area shall be located closer than 3 metres to any lot line.

(3) No open storage area shall be visible from any street or from any adjacent lot, where such adjacent lot is located in a zone other than a Commercial Zone or an Industrial Zone, and to this end any open storage area shall be screened, wherever necessary in order to comply with this provision, by a planting strip containing an opaque fence, wall or other opaque barrier not less than 2 metres in height, except that this provision shall not apply to any storage area accessory to an agricultural use or to the outside display and sale of goods and materials in conjunction with a permitted commercial use.

(4) Any open storage area shall be maintained as landscaped open space or provided and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and drained in accordance with the requirements of the Municipality, except that this provision shall not apply to any storage area located on a lot whereon the main use is an agricultural use.

(5) Notwithstanding Clause (4) of this Subsection, no open storage area shall be considered part of any landscaped open space required hereby.

(6) No parking spaces or loading spaces required by this By-Law shall be used for open storage purposes.

(7) No open storage of hazardous substances shall be permitted within any Residential Zone, Environmental Protection Zone or Agricultural Restrictive Zone.

4.19.2 SPECIAL EXCEPTIONS

Nothing in Subsection 4.19.1 shall apply to prevent or otherwise restrict the use as an open storage area of any part of:

(1) the front yard on a lot containing an agricultural use, for a temporary roadside retail farm sales outlet for produce grown on the said lot; or

(2) a lot containing a single dwelling, for a special temporary household/garage sale, by auction or otherwise, subject to the regulations of Subsection 4.10, of personal possessions belonging to the occupants thereof.

4.20 OUTDOOR PATIOS ASSOCIATED WITH RESTAURANTS

Notwithstanding any other provisions of this By-Law, the following shall apply to an outdoor patio associated with a permitted restaurant:

4.20.1 CAPACITY

No outdoor patio shall accommodate more than fifty percent (50%) of the licensed capacity of the restaurant with which the patio is associated, or fifty (50) persons, whichever is the greater.

4.20.2 LOCATION

(1) No outdoor patio shall be permitted where any lot line adjoins lands which are in a Residential Zone class which is not in combination with another zone, or is separated therefrom by a lane.

(2) Notwithstanding the provisions of Clause (1), where only the rear lot line adjoins a Residential Zone class which is not in combination with another zone, or is separated therefrom by a lane, an outdoor patio shall be permitted in the front yard.

(3) No outdoor patio shall be located above the elevation of the floor of the first storey of the principal building where the lot adjoins a Residential Zone class which is not in combination with another zone, or is separated therefrom by a lane.

4.20.3 LIGHTING

Any outdoor lighting shall be directed toward or onto the patio area and away from adjoining properties and streets.

4.20.4 LOADING

Notwithstanding Subsection 4.15, no loading space shall be required for an outdoor patio restaurant.

4.20.5 MUSIC AND ENTERTAINMENT

No music (whether performed live or recorded), dancing or other forms of entertainment shall be permitted on an outdoor patio if it is within three hundred (300) metres of a Residential Zone.

4.20.6 PARKING

Parking spaces shall be required for the gross floor area associated with the outdoor patio at the same ratio as restaurants.

Notwithstanding the foregoing, the establishment of temporary seasonal outdoor patios associated with a permitted restaurant for properties located at 2008 Dorchester Road and at 2135 Dorchester Road shall be permitted provided that at least 60% of the existing on-site parking is maintained.

4.21 PARKING REGULATIONS

4.21.1 PARKING SPACES REQUIRED

Except as otherwise provided herein, the owner or occupant of any lot, building or structure used or erected for any of the purposes set forth in Subsection 4.21.2 and 4.21.3, shall provide and maintain, for the sole use of the owner, occupant or other persons entering upon or making use of the said lot, building or structure from time to time, one or more parking spaces in accordance with the provisions of this Subsection. Unless otherwise specified in Subsection 4.21.2, the parking standards are expressed in number of parking spaces per dwelling unit for residential uses, and number of spaces per square metre of Gross Floor Area and/or per number of Seats for all other uses.

4.21.2 PARKING SPACE REQUIREMENTS FOR RESIDENTIAL ZONES (MINIMUM)

In a Residential Zone, parking areas and spaces shall be provided in accordance with the following:

USE	NUMBER OR PARKING SPACES (MINIMUM)
(1) Apartment Dwelling	1.5 per unit
(2) Bed and Breakfast Establishment	2 per unit plus one per guest room
(3) Converted Dwelling	1.5 per unit
(4) Duplex Dwelling	1.5 per unit

USE	NUMBER OR PARKING SPACES (MINIMUM)
(5) Fourplex Dwelling	1.75 per unit
(6) Group Home	1 plus 0.25 per bed
(7) Lodging House	1 per unit
(8) Mobile Home	1 per unit
(9) Semi-Detached Dwelling	2 per unit
(10) Single-Detached Dwelling	2 per unit
(11) Stacked Townhouse Dwelling	1.5 per unit
(12) Street Townhouse Dwelling	2 per unit
(13) Townhouse Dwelling	1.5 per unit
(14) Triplex Dwelling	1.66 per unit

4.21.3 PARKING SPACE REQUIREMENTS FOR NON-RESIDENTIAL ZONES (MINIMUM)

In any Zone other than a Residential Zone, parking areas and spaces shall be provided in accordance with the following:

USE		NUMBER OR PARKING SPACES (MINIMUM)
(1)	Abattoir	1 per 100 m^2
(2)	Adult Entertainment Parlour	1 per 4 persons seating capacity
(3)	Agricultural Equipment Sales and Service Establishment	See Agricultural Related Commercial Use
(4)	Agricultural Related Commercial Use	1 per 30 m^2 for retail showroom plus 1 per 200 m^2 for warehousing / wholesaling
(5)	Agricultural Service and Supply Establishment	See Agricultural Related Commercial Use
(6)	Amusement Park	See Commercial Recreation Establishment
(7)	Animal Clinic	See Veterinary Clinic
(8)	Apartment Dwelling	1.5 per unit
(9)	Arcade	1 per 20 m^2
(10)	Arena	Greater of 1 per 7 seats or 1 per 35 m^2

USE		NUMBER OR PARKING SPACES (MINIMUM)
(11)	Art Gallery	1 per 50 m^2
(12)	Assembly Hall	Greater of 1 per 7 seats or 1 per 35 m^2
(13)	Auction Establishment	1 per 30 m^2
(14)	Automobile Service Station	6 per bay
(15)	Automobile Supply Store	1 per 25 m^2
(16)	Automobile Wrecking Yard	See Salvage Yard
(17)	Bake Shop	1 per 25 m^2
(18)	Bakery	1 per 100 m^2
(19)	Bank	See Financial Institution
(20)	Banquet Hall	See Assembly Hall
(21)	Bed and Breakfast Establishment	2 per unit plus 1 per guest room
(22)	Bingo Hall	Greater of 1 per 7 seats or 1 per 35 m^2
(23)	Boarding House	See Lodging House
(24)	Body Shop	1 per 30 m^2
(25)	Brewing on Premises Establishment	1 per 40 m^2 of processing area
(26)	Building Supply Outlet	1 per 30 m^2 for retail/showroom plus 1 per 200 m^2 for warehousing / wholesaling
(27)	Bulk Sales Establishment	1 per 30 m^2
(28)	Campground	2 per camp site
(29)	Car Wash Establishment, Automated	6 spaces in advance of each bay
(30)	Car Wash Establishment, Manual	3 spaces in advance of each bay
(31)	Caterer's Establishment	1 per 200 m^2
(32)	Cemetery	1 per 30 m^2 of accessory office space
(33)	Clinic	1 per 20 m^2
(34)	Club	Greater of 1 per 7 seats or 1 per 35 m^2
(35)	Commercial Recreation Establishment	1 per 25 m^2
(36)	Community Centre	See Assembly Hall

USE		NUMBER OR PARKING SPACES (MINIMUM)
(37)	Continuum-of-Care Facility	See appropriate components as proportioned
(38)	Contractor's Yard or Shop	1 per 100 m^2
(39)	Convenience Store	1 per 25 m^2
(40)	Converted Dwelling	1.5 per unit
(41)	Custom Workshop	1 per 100 m^2
(42)	Data Processing Establishment	1 per 40 m^2
(43)	Day Nursery	1 per 40 m^2
(44)	Driving Tee or Range	See Golf Driving Tee or Range
(45)	Drive-Through Facility	3 spaces in advance of each drive-through service window or outlet
(46)	Dry Cleaner's Distribution Station	1 per 25 m^2
(47)	Dry Cleaning and Laundry Depot	1 per 35 m^2
(48)	Dry Cleaning Establishment	1 per 50 m^2
(49)	Duplex Dwelling	1.5 per unit
(50)	Duplicating Shop	1 per 20 m^2
(51)	Eating Establishment	See Restaurant
(52)	Emergency Care Establishment	1 per 40 m^2
(53)	Factory Outlet	1 per 20 m^2
(54)	Feed Mill	1 per 65 m^2
(55)	Fertilizer Blending Station	1 per 65 m^2
(56)	Film Processing Depot	1 per 20 m^2
(57)	Financial Institution	1 per 30 m^2
(58)	Florist Shop	1 per 30 m^2
(59)	Flour Mill	1 per 65 m^2
(60)	Food Processing Plant	1 per 100 m^2
(61)	Food Store	1 per 25 m^2
(62)	Fourplex Dwelling	1.75 per unit
(63)	Funeral Home	Greater of 1 per 20 m^2 or 20 spaces
(64)	Garden Centre	See Retail Store

USE		NUMBER OR PARKING SPACES (MINIMUM)
(65)	Gas Bar	3 spaces
(66)	Golf Course	8 per tee
(67)	Golf Course, Miniature	1.5 per tee
(68)	Golf Driving Range or Tee	1.5 per tee
(69)	Grain Elevator and Drying Facility	See Agricultural Related Commercial Use
(70)	Greenhouse, Commercial	1 per 50 m^2
(71)	Group Home	1 plus 0.25 per bed
(72)	Hairdressing Establishment	See Personal Service Establishment
(73)	Home and Auto Supply Store	1 per 25 m^2
(74)	Home Appliance Store	1 per 30 m^2
(75)	Home Decorating Store	1 per 30 m^2
(76)	Home Furnishings Store	1 per 30 m^2
(77)	Home Improvement Store	1 per 30 m^2
(78)	Home for the Aged, Rest Home	2 per 5 beds
(79)	Hospice	2 per 5 beds
(80)	Hospital	3 per bed
(81)	Hotel/Motel	1.5 per guest room
(82)	Industrial Use	1 per 100 m^2
(83)	Kennel	1 per 30 m^2
(84)	Laboratory	1 per 20 m^2
(85)	Laundromat	1 per 25 m^2
(86)	Liquor, Beer and Wine Store	1 per 25 m^2
(87)	Lodging House	1 per unit
(88)	Machine Shop	See Service Shop
(89)	Marine Sales and Service	1 per 30 m^2
(90)	Merchandise Service Shop	1 per 20 m^2
(91)	Mobile Home	1 per unit
(92)	Mobile Home Park	1 per mobile home site
(93)	Motel	See Hotel/Motel
(94)	Museum	1 per 50 m^2
(95)	Nursing Home	2 per 5 beds

USE		NUMBER OR PARKING SPACES (MINIMUM)
(96)	Nursery and Garden Store	1 per 30 m^2
(97)	Office, Business, Service or Professional	1 per 40 m^2
(98)	Office, Medical/Dental	1 per 20 m^2
(99)	Office Supply Outlet	1 per 25 m^2
(100)	Personal Service Establishment	1 per 15 m^2
(101)	Pharmacy	1 per 25 m^2
(102)	Place of Entertainment or Amusement	Greater of 1 per 7 seats or 1 per 1 per 35 m^2
(103)	Place of Worship	1 for each 5 persons seating capacity
(104)	Professional Office	See "Office, Business, Service or Professional"
(105)	Processed Goods Industry	See Industrial Use
(106)	Raw Materials Processing Industry	See Industrial Use
(107)	Recreational Trailer Park	1 per site
(108)	Repair and Rental Establishment	1 per 20 m^2
(109)	Research and Development Establishment	1 per 100 m^2
(110)	Restaurant	1 per 10 m^2
(111)	Restaurant, Coffee Shop	1 per 10 m^2
(112)	Restaurant, Drive-Through	1 per 12 m^2
(113)	Restaurant, Fast Food	1 per 10 m^2
(114)	Retail Store	1 per 25 m^2
(115)	Retirement Home/Lodge	2 per 5 beds
(116)	Salvage Yard	1 per 30 m^2 for retail and 1 per 200 m^2 for warehousing
(117)	Sawmill	1 per 65 m^2
(118)	School, Commercial	1 per 45 m^2
(119)	School, Elementary (Public or Private)	3 plus 1 per classroom
(120)	School, Post-Secondary	1 per 100 m^2
(121)	School, Secondary (Public or Private)	3 per classroom
(122)	Semi-Detached Dwelling	2 per unit
(123)	Service and Repair Establishment	1 per 25 m^2
(124)	Service Shop	1 per 25 m^2

USE		NUMBER OR PARKING SPACES (MINIMUM)
(125)	Shopping Centre (greater than 2,000 m² of gross floor area and with 4 or more retail stores)	1 per 30 m² gross leasable floor area
(126)	Shopping Centre (less than 2,000 m² or gross floor area and/or fewer than 4 stores)	1 per 25 m²
(127)	Single Detached Dwelling	2 per unit
(128)	Storage Compound	See Salvage Yard
(129)	Studio	1 per 45 m²
(130)	Supportive Community Home	1 per 4 residents capacity
(131)	Tavern	1 per 6 m²
(132)	Taxi Establishment	1 per 6 m²
(133)	Theatre	1 per 7 seats
(134)	Townhouse and Stacked Townhouse	1.5 per unit
(135)	Townhouse, Street	2 per unit
(136)	Tradesman's Shop	1 per 25 m²
(137)	Truck Terminal	1 per 100 m²
(138)	Vehicle Repair Garage	6 per bay
(139)	Vehicle Service Shop	6 per bay
(140)	Vehicle Sales or Rental Establishment	1 per 20 m²
(141)	Veterinary Clinic or Small Animal Clinic	1 per 45 m²
(142)	Video Rental Establishment	1 per 25 m²
(143)	Warehouse	1 per 200 m²
(144)	Warehouse, Public Self-Storage	1 per 200 m²
(145)	Winery, Farm Fruit	1 per 100 m² plus 1 per 45 m² of accessory office/retail/hospitality room/laboratory space

4.21.4 ACCESSIBLE PARKING SPACES

Accessible parking spaces shall be provided adjacent and accessible to the building and clearly marked as accessible parking spaces. The number of such spaces shall be part of the total parking requirement in accordance with the following:

Required Spaces	Required Number of Spaces for Accessible Parking	
	Type A Space	Type B Space

1-50	1	1
51-75	1	2
76-100	2	2
101-150	3	3
150-300	4	4
300-400	5	5
400-500	6	6

4.21.5 ADDITION TO EXISTING USE

The parking requirements of this By-Law shall not apply to any existing building or structure so long as the floor area of the said building or structure is not increased and the building or structure is used for a purpose which does not require additional parking spaces as required in this By-Law, than were required by virtue of its size or use at the date of passing of this By-Law. Where a use is changed or a building or structure is enlarged in floor area or there is an increase in number of employees, number of dwelling units or seating capacity or otherwise as would require an additional number of parking spaces, then such additional parking spaces shall be provided to the number required for such change.

4.21.6 CALCULATION OF PARKING REQUIREMENTS

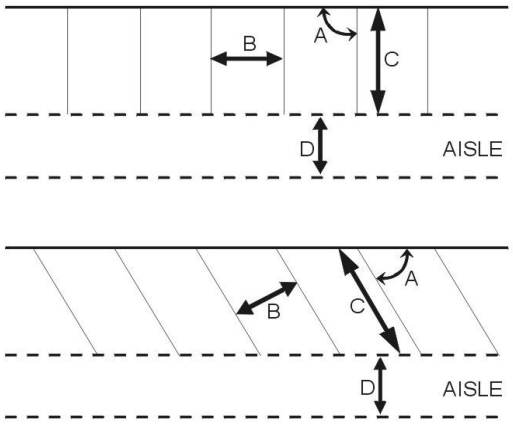
(1) Where a building, structure, or lot accommodates more than one use or purpose, the required parking spaces shall be the sum of the required parking spaces for the individual uses or purposes. Parking spaces for one use shall not be considered as providing the required parking spaces for any other use.

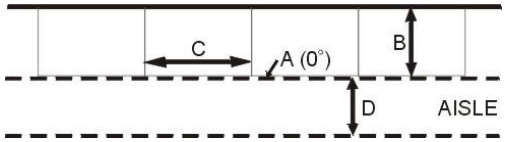
(2) Where seating accommodation is provided by benches, 0.6 metres of bench space shall be considered as equivalent to one (1) seat.

(3) If calculation of the required parking spaces results in a fraction, the required parking spaces shall be the next highest whole number.

4.21.7 PARKING SPACE DIMENSIONS

(1) A parking space required hereby shall have the following minimum rectangular dimensions:



	PARKING ANGLE A	MINIMUM SPACE WIDTH B	MINIMUM SPACE LENGTH C	MINIMUM AISLE WIDTH D	(1) 90° PARKING SPACES: (2-4) ANGLED PARKING SPACES:
(1)	90°	2.75 m	5.5 m	7.3 m	
(2)	60°	2.75 m	6.1 m	5.0 m	
(3)	45°	2.75 m	5.8 m	4.5 m	
(4)	30°	2.75 m	5.1 m	4.0 m	(5) PARKING SPACES PARALLEL TO AISLE: 
(5)	0° (parallel)	2.75 m	6.7 m	3.0 m	

(2) Type A spaces shall have a minimum width of 3.4 metres. Type A spaces are intended to accommodate a vehicle with a mechanical lift and/or wheelchair ramp.

(3) Type B spaces shall have a minimum width of 2.4 metres. Type B spaces are intended to accommodate a vehicle that does not require additional space to accommodate a lift and/or ramp.

(4) To facilitate access to a vehicle, every accessible parking space (either Type A or Type B) shall have an aisle at least 1.5 metres wide extending the full length of the parking space which aisle may be shared by two accessible parking spaces.

4.21.8 TIMING

Parking spaces shall be provided at the time any building or structure is erected or enlarged.

4.21.9 LOCATION AND ACCESS

(1) Parking spaces shall be located on the same lot or within the same building as the use for which said parking is required;

(2) Parking spaces shall be permitted in the following yards, subject to the setbacks identified below, and shall be accessible from an improved street by one or more unobstructed driveways in accordance with the following:

ZONE CLASS	YARD(S) IN WHICH PARKING AREA PERMITTED	DRIVEWAY AND ACCESS REQUIREMENTS	
(1) Residential Zone (3 dwelling units or less)	(a) The interior side yard and rear yard, provided that no part of any parking area is located closer than one (1.0) metre to any street line; and (b) Driveways in the front yard or driveways in the exterior side yard. (c) No more than 25% of the area of a front yard or an exterior side yard of any lot in a Residential Zone shall be devoted to parking areas.	(d) Driveway Width (minimum) (e) Driveway Width (maximum) (f) Number of Driveways (maximum)	2.75 m Lesser of 6.0 m or 40% of the street line along the street used to gain access to the driveway. 1 driveway for the first 15 m of street line, 2 driveways for the first 30 m of street line plus 1 additional driveway for each additional 30 m of street line thereafter, to a maximum of 3 driveways per lot.
(2) Residential Zone (more than 3 dwelling units)	(a) All yards provided that no part of any parking area, other than a driveway, is located closer than 3.0 metres to any street line. (b) No more than 25% of the area of a front yard or an exterior side yard of any lot in a Residential Zone shall be devoted to parking areas.	(c) Driveway Width (minimum) (d) Driveway Width (maximum) (e) Number of Driveways (maximum)	3.0 m Lesser of 6.0 m or 40% of the street line along the street used to gain access to the driveway. 1 driveway for the first 15 m of street line, 2 driveways for the first 30 m of street line plus 1 additional driveway for each additional 30 m of street line thereafter, to a maximum of 3 driveways per lot.
(3) Commercial, Institutional, Open Space, and any zone class not specified	(a) All yards provided that no part of any parking area, other than a driveway, is located closer than 3.0 metres to any street line. (b) Notwithstanding Clause (a) above, in the Office Residential (OR) Zone, parking areas and spaces other than a driveway shall be located in the rear yard.	(c) Driveway Width (minimum) (i) One-Way Traffic Only (ii) Two-Way Traffic (d) Driveway Width (maximum) (e) Number of Driveways (maximum)	 3.0 m 6.0 m 10.0 m, provided that in the Office Residential (OR) Zone, the maximum width of any driveway shall be 6.0 m. 1 driveway for the first 15 m of street line, 2 driveways for the first 30 m of street line plus 1 additional driveway for each additional 30 m of street line thereafter, to a maximum of 4 driveways per lot.

ZONE CLASS	YARD(S) IN WHICH PARKING AREA PERMITTED	DRIVEWAY AND ACCESS REQUIREMENTS
(4) Industrial	(a) The side yard and rear yard provided that no part of any parking area, other than a driveway, is located closer than three (3.0) metres to any street line. (b) No more than 50% of the area of a front yard or an exterior side yard of any lot in an Industrial Zone shall be used for parking areas and driveways.	(c) Driveway Width (minimum) (i) One-Way Traffic Only — 3.0 m (ii) Two-Way Traffic — 6.0 m (d) Driveway Width (maximum) — 12.0 m (e) Number of Driveways (maximum) — 1 driveway for the first 15 m of street line, 2 driveways for the first 30 m of street line plus 1 additional driveway for each additional 30 m of street line thereafter, to a maximum of 4 driveways per lot.
(5) Agricultural	(a) All yards provided that no part of any parking area, other than a driveway, is located closer than 3.0 metres to any street line.	(b) Driveway Width (minimum) — 3.0 m (c) Driveway Width (maximum) — 12.0 m (d) Number of Driveways (maximum) — 1 driveway for the first 15 m of street line, 2 driveways for the first 30 m of street line plus 1 additional driveway for each additional 100 m of street line thereafter, to a maximum of 4 driveways per lot.

(3) For the purposes of this By-law, driveway width shall be measured parallel to the street providing access to the driveway at any point on the lot closer to the said street than the street setback required therefrom.

(4) Each required parking space shall be readily accessible at all times for the parking or removal of a vehicle and vehicular access to any such parking space shall not be impeded by any obstruction. Except as denoted in Clause (5) of this Subsection, this provision shall not apply to prevent the use as a parking space of any part of a driveway accessory to a single dwelling, semi-detached dwelling, duplex dwelling or townhouse provided that no parking space shall obstruct access to a parking area on any other lot or any other unit.

(5) Nothing in this By-Law shall prevent the obstruction of a driveway by a gate, a well identified recognizable temporary barrier or similar obstruction used solely to restrict access to the said driveway and designed to be easily raised, swung aside or otherwise opened or removed when necessary to permit passage of a vehicle.

(6) The minimum angle of intersection between a driveway and a street line shall be 60 degrees.

(7) Any driveways or parking aisles located within a required yard on a lot containing a mobile home park shall be separated from all interior lot lines of such lot by a planting strip not less than 1.5 metres in width.

(8) The minimum distance between a point of intersection of street lines, such point of intersection being determined in the manner set out in Section 2 Definitions for a sight visibility triangle and Subsection 4.25, and a driveway providing access to a lot from an improved street, measured along the street line intersected by such driveway, shall be 9 metres.

(9) Where a two-way driveway is divided into two one-way driveways by a curb, an area of landscaped open space or any other obstruction, such driveway shall, for the purpose of this Subsection, be considered a single driveway, albeit divided, provided that such driveway does not exceed in total width, measured in accordance with Clause (3) of this Subsection.

4.21.10 SURFACE AND DRAINAGE OF PARKING AREAS AND DRIVEWAYS

(1) All parking areas and driveways shall be provided and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles, using such surfacing materials as any asphalt, concrete or other hard-surfaced material. In the Rural Industrial and Extractive Industrial Zones, Agricultural Zone and Residential Zones, treated crushed stone or gravel may be used.

(2) All parking areas and driveways shall be drained so as to prevent the pooling of surface water or the flow of surface water onto adjacent lots or streets, unless specifically designed for stormwater management.

(3) The access point to parking areas shall be clearly defined by a curb of concrete or rolled asphalt.

4.21.11 OTHER PARKING REGULATIONS

(1) Nothing in this By-Law shall prevent the erection of a shelter for use solely by parking attendants or security personnel in any part of a parking area, except within a sight visibility triangle, provided such shelter is not more than 4.5 metres in height and has a floor area of not more than 5 square metres.

(2) No gas bar or automobile service station shall be located or maintained on any parking area except where specifically permitted by this By-Law.

(3)

a) the parking and/or open storage of a recreational vehicle, trailer or boat shall not be permitted within one (1) metre of any lot line in any Residential Zone;

b) the parking and/or open storage of a recreational vehicle, trailer or boat

shall not be permitted in any front yard, other than on a driveway, in any Residential Zone;

c) Notwithstanding (a) and (b) above, the parking and/or open storage of a recreational vehicle, trailer or boat shall not be permitted within any required exterior side yard in any Residential Zone.

(4) No commercial vehicle or motorized construction equipment shall be parked or stored on any part of a Residential Zone, except for commercial vehicles which:

(a) have dimensions not greater than 2.4 metres of width, 2.4 metres of height above ground, nor 6 metres of length; or

(b) are parked or stored within a building or carport or within a yard other than a front yard, or exterior side yard, or a required interior side yard;

(c) or except for the purpose of making deliveries or otherwise providing services, on a temporary basis, to a Residential lot.

(5) Automobiles, vehicles and trailers lacking current valid license plates shall be parked or stored only within a private garage or other building, except that this provision shall not apply to a permitted vehicle sales or rental establishment or salvage yard nor to the storage of agriculture related vehicles.

4.22 PUBLIC AND INSTITUTIONAL USES

The provisions of this By-law shall not apply to prevent the use of any land or the erection or use of any building or structure for the purpose of public service by The Corporation of the Municipality of Thames Centre, The County of Middlesex, or by any local board as defined in the Municipal Affairs Act, the Thames Valley School Board, the London Catholic District School Board, the Upper Thames River Conservation Authority, the Kettle Creek Conservation Authority, any Department or Ministry of the Government of Canada or Ontario including any electric utility licensed by the Ontario Energy Board to operate the distribution system within a municipality, or by any power commission, railway, telephone, telecommunication, or gas company or other utility supplying public services provided that:

(1) any building to be erected in any Residential Zone or Institutional Zone for the purpose of a school or other educational institution shall be located on a lot having a minimum lot frontage of 60 metres and shall have a minimum front yard depth, side yard width (on both sides) and rear yard depth of 7.5 metres in each case;

(2) any lot used in any zone as a public park or for an existing cemetery, an existing place of worship or any existing public building, structure or use, including, but not so as to limit the generality of the foregoing, a school, a municipal office building, a community centre or other public auditorium, a public library and a public works garage, in accordance with the General Provisions of this By-Law set out in Section

4 hereof and with the Regulations for Institutional Zones set out in Subsection 23.3 hereof; and

(3) notwithstanding any of the foregoing provisions, the construction or operation of an incinerator, pollution control plant, sewage lagoon, waste stabilization pond or other work or facility for storing or treating sewage, sludge lagoon, sludge storage or transfer site, service garage, sanitary landfill or disposal area of any kind shall not be permitted on lands in any residential zone established in this By-law; and

(4) notwithstanding any of the provisions in Clause (1) or (2) of this Subsection, no open storage shall be permitted accessory to a public or institutional use that is adjacent or opposite to a Residential Zone.

4.23 REDUCTION OF LOT AREA

4.23.1 PROHIBITION

No person shall reduce the lot area, or make any changes in the dimensions of a lot by the conveyance or alienation of any portion thereof or otherwise, except by a conveyance in accordance with Subsection 4.23.2, so that any building or structure on such lot shall have a lot coverage that exceeds, or a front yard depth, side yard depth, rear yard depth, lot frontage, lot area or area of landscaped open space that is less than that permitted by this By-Law for the zone in which such lot is located.

4.23.2 LOTS REDUCED BY PUBLIC ACQUISITION

Where the area of a lot is reduced by means of an acquisition of part of the lot by a public agency for the purpose of providing a public service, and where such acquisition causes the lot as reduced, or any building or structure existing lawfully on the lot on the date of such acquisition, to have a lot area, lot frontage, lot coverage, area of landscaped open space, setback, front yard depth, side yard depth or rear yard depth that does not conform to the requirements hereof for the zone in which such lot is located, then nothing in this By-Law shall apply to prevent the continued use of the lot as reduced as if no such acquisition had taken place, provided that:

(1) no change is made in the dimensions, area or any other characteristics of the lot as reduced, subsequent to the date of such acquisition, that would increase the extent of the said nonconformity; and

(2) no building or structure or addition thereto is erected on the lot as reduced, subsequent to the date of such acquisition, except in accordance with all the provisions hereof for the zone in which such lot is located.

4.24 SETBACKS

4.24.1 SPECIAL SETBACKS FOR SELECTED ROADS

Notwithstanding any other provisions of this By-Law, where a building or structure is located adjacent to a selected road listed below, setbacks shall be provided and maintained for each road as listed below. Where the setbacks established in this Subsection are less than the yard requirements of any zone, the front yard and/or exterior side yard depth provisions of the appropriate zone shall apply.

ROAD	MINIMUM SETBACK (measured from centerline)
Provincial Highway No. 7	38.0 m
Provincial Highway No. 401	in accordance with Ministry of Transportation requirements
County Road No. 2	38.0 m
County Road No. 26	38.0 m
County Road No. 27	38.0 m
County Road No. 28	38.0 m
County Road No. 29	38.0 m
County Road No. 32	38.0 m
County Road No. 49	38.0 m
County Road No. 73	38.0 m
County Road No. 74	38.0 m
County Road No. 16	33.0 m
County Road No. 25	33.0 m
County Road No. 30	33.0 m
County Road No. 31	33.0 m

4.24.2 EXEMPTION IN BUILT-UP AREAS

(1) The minimum setback required for a lot that is situated between two adjacent lots on which are located existing buildings not more than 90 metres apart shall be the average of the established building lines on the said adjacent lots, provided that no setback requirement calculated in accordance with this Subsection shall exceed the applicable setbacks required by the appropriate zone provisions.

(2) Where a County Road has been constructed to urban standards, the setbacks established in Subsection 4.24.1 shall not apply to any lot shown on Schedule “A” Maps 3A, 34A, 39A, 44A, 49A, 55A, 58A, 62A, 64A, 2-1, 2-2, 2-3, 2-4, 2-5, 2-6, 3-1 or 3-2.

(3) Nothing in this Subsection shall be construed to provide relief from the minimum yard requirements or any other regulation of the applicable zone.

4.24.3 SETBACKS FROM WATERCOURSES AND MUNICIPAL DRAINS

No part of any building or structure, other than a permeable fence, boat docking facilities or those buildings and structures associated with a public use or flood or erosion control measures, shall hereafter be erected in any zone or defined area closer than:

(1) 10 metres from the top of bank of an inland watercourse or an open municipal drain, measured horizontally along a line perpendicular to a line drawn along the top of bank;

(2) 10 metres from a covered or enclosed municipal drain measured from the centreline of the drain.

Note: *(The following italicized text does not form part of this By-law and is provided for information purposes only):*

Some of the lands on Schedule "A" to this By-law are subject to the Upper Thames River Conservation Authority (UTRCA) Ontario Regulation No. 157/06 or the Kettle Creek Conservation Authority (KCCA) Regulation No. 181/06. Where development or site works are proposed within a Regulated Area, as shown on schedules filed with the appropriate Conservation Authority, a permit from the Conservation Authority may be required. The appropriate Conservation Authority should be contacted to determine the extent of the Regulated Area. The appropriate Conservation Authority should be consulted before development, including construction, conversion, grading, filling or excavating occurs to determine whether the Authority Regulations apply.

4.24.4 SETBACKS FROM RAILWAYS

(1) Subject to Subsection 4.24.2, no part of any dwelling in any Zone, and no part of any other building in a Commercial, Institutional or Residential Zone, shall be located closer than 30 metres from a railway right-of-way, measured from the nearest main wall of the building to the nearest point along the railway right-of-way;

(2) The setback established in Clause (1) of this Subsection shall not apply to the CP Railway Principle Branch Line (shown in part on Schedule 'A' maps 44A, 45, 51, 52, 55, 56, 57, 58, 60 and 61), from which no part of any dwelling in any Zone and no part of any other building in a Commercial, Institutional or Residential Zone shall be located closer than 15 metres, measured from the nearest main wall of the building to the nearest point along the railway right-of-way.

(3) Where a lot in any Industrial Zone abuts a railway right-of-way, no setback shall be required between a permitted industrial use and the railway right-of-way, provided the minimum front and exterior side yard depth requirements of the applicable Zone and the setbacks established in Subsection 4.24.1 are complied with;

4.25 SIGHT VISIBILITY TRIANGLES

4.25.1 RAILWAY CROSSINGS

(1) In all zones, on a lot abutting a railway where the railway and a street intersect at the same grade, no building or structure shall be erected in such a manner as to materially impede vision between a height of 0.6 m and 3.0 m above the centreline grade of the intersecting street in the triangular area bounded by the railway and the street line and a line from the points along such railway and such street line distant 50 m from the point of the intersection thereof.

(2) Where such railway and street intersect at an unprotected crossing, the sight visibility triangle shall be increased to a distance of 400 m measured along the railway and 90 m measured along the street line or a distance required by Transport Canada.

4.25.2 CORNER LOTS

In all Zones, on a corner lot, except as provided in Subsection 4.25.3, no building or structure shall be erected in such a manner as to materially impede vision between a height of 0.6 m and 3.0 m above the centreline grade of the intersecting streets in the triangular area bounded by the street lines of the corner lot and a line from the points along said street lines distant 10 m from the point of the intersection of the said street line.

4.25.3 INTERSECTIONS WITH COUNTY ROADS

In all Zones, on a corner lot having frontage on a County Road, no building or structure shall be erected in such a manner as to materially impede vision between a height of 0.6 m and 3.0 m above the centreline grade of the intersecting streets within the triangular area bounded by the street lines of the corner lot from the point of intersection of said street lines to a point:

(1) 10 metres distant measured along each street line where a corner lot is located within the area shown on Schedule “A” Maps 3A, 34A, 39A, 44A, 49A, 55A, 58A, 62A, 64A, 2-1, 2-2, 2-3, 2-4, 2-5, 2-6, 3-1 or 3-2 and the County Road has been constructed to urban standards.

(2) 28 metres distant measured along each street line where a corner lot is located outside the area described in Clause (1) of this Subsection and/or where the County Road has not been constructed to urban standards.

4.26 SOURCEWATER PROTECTION

4.26.1 IDENTIFICATION OF VULNERABLE AREAS

1) Vulnerable Areas shown on Schedule A to this By-law represent Wellhead Protection Areas (WHPAs) and the associated level of vulnerability for municipal water sources serving the Municipality as well as Central Elgin in Elgin County.

2) 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-B), and 5 year travel time for water to enter the well (WHPA-C).

3) The degree of vulnerability of a WHPA is represented in Schedule A by a vulnerability score. The vulnerability score can range from 1 to 10, with 10 being the most vulnerable.

4.26.2 USE PROHIBITION AND REGULATIONS WITHIN VULNERABLE AREAS

1) Notwithstanding the land uses permitted by the underlying zone category in this By-law, any land use, except a solely residential land use that involves one of the following significant drinking water threats activities within vulnerable areas identified on Schedule A to this By-law, shall be prohibited until it is determined by the Municipality's Risk Management Official that the use does not represent a significant drinking water threat or a Section 59 Notice has been issued in accordance with the Clean Water Act, 2006:
   i. Waste disposal sites within the meaning of Part IV 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 (excluding incidental volumes for personal/domestic use). Notwithstanding the foregoing and to ensure consistency with the Kettle Creek Source Protection Plan, the handling and storage of such liquid with no exceptions shall be prohibited in WHPA-A, WHPA-B and WHPA-C as shown on Schedule A, Map 60, being the Wellhead Protection Area surrounding the municipal drinking water well of Belmont in the adjacent Municipality of Central Elgin.

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. The use of land as livestock grazing or pasturing land, an outdoor confinement area or farm-animal yard.

xx. 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.

xxi. An activity that reduces the recharge of an aquifer.

4.26.3 SEPTIC SYSTEMS WITHIN VULNERABLE AREAS

1) Notwithstanding any other provision of this By-law to the contrary, the following shall apply to WHPAs with a vulnerability score of 10 as identified on Schedule A:

   i. Any use, building or structure that requires a new septic system to be located within a WHPA with a vulnerability score of 10 shall be prohibited.

   ii. 4.26.3 1) i. shall not apply to new septic systems required for a municipal water supply well.

4.27 SWIMMING POOLS

4.27.1 PRIVATE OPEN SWIMMING POOLS

Notwithstanding any other provision of this By-Law to the contrary, the following provisions shall apply with respect to the erection or use of any private open swimming pool not enclosed or otherwise located within a building:

(1) No private open swimming pools or related structures shall be permitted anywhere within the zoned area except:

(a) in an interior side yard or rear yard on a lot containing a permitted dwelling unit; or

(b) in any yard other than a required yard on a lot containing a permitted hotel/motel or club.

(2) No interior wall surface of any open swimming pool, nor any related structure other than a fence, shall be located closer than 1.5 metres to any lot line or closer to any street than the setback required therefrom.

(3) No water circulating or treatment equipment such as pumps or filters or any accessory building or structure containing such equipment, shall be located closer than 1 metre to any lot line.

(4) No part of any open swimming pool shall be greater than 2 metres in height, exclusive of related structures which shall not exceed 5 metres in height. For the purpose of this Subsection of the By-Law, related structures include hot tubs, saunas, pump houses and changerooms.

(5) All open swimming pools shall be enclosed in accordance with the Municipality's By-Law governing the erection and maintenance of fences and gates around private outdoor open swimming pools.

4.27.2 LOT COVERAGE EXEMPTION

Notwithstanding any other provisions of this By-Law to the contrary, no open swimming pools, decks or any other related structures shall be considered part of the lot coverage of a lot, but where a swimming pool is enclosed within a building or where a structure appurtenant to a swimming pool constitutes a building as defined herein, such building shall comply with any lot coverage requirements set out herein for the zone in which such building is located, but shall be exempt from the lot coverage requirements for accessory uses set out in Subsection 4.1.2 hereof.

4.27.3 INDOOR SWIMMING POOLS

Any swimming pool located within a building as defined herein shall comply with the provisions for accessory uses set out in Subsection 4.1 hereof, where such swimming pool is located within an accessory building, or with the zone requirements set out herein for the zone in which such swimming pool is located, where such swimming pool is located within a main building.

4.27.4 PUBLIC SWIMMING POOLS

Any public swimming pool and any related buildings or structures shall comply with the zone requirements set out herein for the zone in which such swimming pool is located.

4.27.5 COMPLIANCE WITH SWIMMING POOL BY-LAWS

All swimming pools shall comply with any by-laws of the Municipality specifically regulating swimming pools.

4.28 TEMPORARY STRUCTURES

4.28.1 CONSTRUCTION USES

Nothing in this By-Law shall prevent the use of any part, other than a sight visibility triangle, of any lot in any Zone for the erection of a legal temporary sign not greater than 3 square metres in area, the excavation of soil or earth or the erection or use of any temporary building or structure where such sign, excavation, building or structure is directly incidental to, and necessary for, construction work on the same lot or work relating to a public utility or a street including, but not so as to limit the generality of the foregoing, a construction trailer, a tool shed, or a scaffold, but only for so long as such building or structure is necessary for the work in progress and until the work is completed or abandoned, and only while a valid building permit for the said construction remains in force, where applicable and in accordance with the Municipality's Sign By-Law.

4.28.2 MODEL HOMES

Model homes shall be permitted in all R1, R2 and R3 Zones subject to the following:

(1) the lands on which the model homes are to be constructed have received draft plan approval under the Planning Act and the subdivision agreement has been executed;

(2) the model homes shall comply with the provisions and regulations of this By-Law upon registration of the plan of subdivision; and

(3) the number of model homes for any draft approved plan of subdivision shall not exceed the lesser of ten (10) dwelling units or ten percent (10%) of the total number of lots.

4.29 USES PERMITTED IN LISTED ZONES

The uses listed in this Subsection shall be permitted in the listed Zones and subject to specific regulations as follows:

USE	ZONE(S) WHERE PERMITTED	APPLICABLE REGULATIONS
Accessory building, structure or use	All Zones	Subsections 2.4, 2.6 and 4.1
Foster Homes	All Residential and Agricultural Zones (restricted to a single unit dwelling)	Subsection 2.160 and regulations of applicable Zone
Group Home Type 1	All Residential Zones (restricted to a single unit dwelling)	Subsections 2.179 and 4.6 and regulations of applicable Zone
Private Home Day Care	All Residential and Agricultural Zones (restricted to a single unit dwelling)	Subsection 2.96
Public Use	All Zones	Subsections 2.301 and 4.22
Wayside Pit or Quarry	All Agricultural Zones and Extractive Industrial (EI) Zones	Subsections 2.287 and 4.30
Small Wind Energy Generation System	All Agricultural, Industrial and Institutional Zones	Subsections 2.390 and 4.31

4.30 USES PROHIBITED IN ALL ZONES

The following uses are prohibited throughout the zoned area, either alone or in conjunction with other uses, unless specifically listed as a permitted use in a specific zone:

(1) the making or establishment of pits and quarries;

(2) the tanning or storage of uncured hides or skins;
(3) the boiling of blood, tripe, bones or soaps for commercial purposes;

(4) the manufacturing of glue or fertilizers from dead animals or from human or animal waste;

(5) an abattoir, livestock yard, livestock exchange, or dead stock depot, except where specifically listed herein as a permitted use in a specific zone;

(6) the extracting of oil from fish;

(7) a track for the driving, racing or testing of automobiles, motorcycles, snowmobiles or any other motorized vehicles;

(8) a salvage or scrap yard, or the collection, storage or sale of:

(a) automobiles which are not in running condition,
(b) partially or completely dismantled automobiles or other vehicles, or
(c) parts of automobiles or other vehicles;

except where any of (a), (b) or (c) above are accessory to a permitted automotive use;

(9) a disposal site for solid wastes;

(10) the refining, storage or use in manufacturing of coal oil, rock oil, fuel oil, natural gas, propane, burning fluids, naphtha, bensole, benzine, gasoline, dynamite, dualin, nitroglycerine, gun powder, petroleum or any other combustible, inflammable, volatile or otherwise dangerous liquids, gasses or solid materials except where specifically permitted hereby or in conjunction with a permitted industrial use. This provision shall not apply to prevent the above ground storage of such substances in an Agricultural "A" or "AGC" Zone, where such storage is incidental and accessory to an agricultural use, or the use of natural gas, propane or fuel oil for domestic purposes, such as heating and cooking, in conjunction with a residential use or for commercial or industrial uses;

(11) an occupied vehicle for human habitation other than a mobile home or recreational vehicle or trailer where specifically permitted;

(12) an airport;

(13) the keeping or raising of any livestock or poultry, including a kennel, on any lot or in any building or structure except where agriculture is a permitted use. This provision shall not prevent the keeping of up to three of any type of household pets such as dogs, cats, gerbils, birds, etc.;

(14) any use which causes the emission of corrosive gasses, toxic gasses or radioactive gasses or, into any zone other than an Industrial Zone, of electromagnetic fields, heat, glare, dust, dirt, fly ash or smoke, or which does not comply with emission regulations as may be established from time to time by the Province of Ontario, the Government of Canada, or any agencies thereof;

(15) the location or storage on any land for any purpose whatsoever any disused railroad car or part thereof, street car or part thereof, truck body or part thereof, bus body or part thereof, whether or not the same is situated on a foundation;

(16) use of any land or building, except those lands appropriately zoned for the repair or servicing of any automobile unless such automobile is owned by and registered in the name of an owner or occupant of such land or building;

(17) undertaking any but minor repairs and servicing such as the changing of tires or oil, outside of a garage or other suitable building, on any automobile within the Municipality, except on lands lawfully occupied and used for an automotive use;

(18) any establishment used as an adult entertainment parlour as defined in this By-Law;

(19) any form of the following:

(a) underground transmission of oil, gasoline, or other petroleum liquid products;
(b) wood preserving and treating;
(c) outdoor storage of road salt, or other de-icing materials and dumping of salt-laden snow;
(d) petroleum production, refining and manufacturing;
(e) furniture and wood stripping and refinishing;
(f) horticultural nurseries;
(g) peat extraction;
(h) intensive livestock operations;
(i) landfills;
(j) chemical/biological laboratory;
(k) chemical manufacturing/industrial areas;
(l) electroplaters and metal fabricators;
(m) facilities generating, treating or disposing hazardous wastes;
(n) asphalt/concrete/tar plants;
(o) automobile junk yards;
(p) bulk fuel oil storage yards;
(q) car washes;
(r) cemeteries;
(s) dry cleaning facilities;
(t) gasoline service stations;
(u) underground storage tanks.

4.31 WAYSIDE PITS

Any wayside pit or wayside quarry to be used for temporary public road works shall be permitted in any Agricultural or Extractive Industrial (M3) Zone. Portable Asphalt plants shall also be permitted in these zones provided they are located no closer than 400 metres to any dwelling unit and are only temporarily at the location.

4.32 WIND ENERGY GENERATION SYSTEMS

(1) A Small Wind Energy Generation System (SWEGS) shall be permitted accessory to a permitted use in any Non-Residential Zone, subject to the following regulations:

(a) Minimum Lot Area	0.4 ha
(b) Maximum Height, measured from the average finished grade at the base of the tower to the furthest vertical extension of the generating system (typically the blade)	20 metres on lots between 0.4 ha and 2.0 ha 30 metres on lots between 2.0 ha and 8.0 ha 45 metres on lots 8.0 ha or greater

(c) Minimum setback from any Residential Zone boundary and any existing dwelling located on a separate lot	90 metres
(d) Minimum setback from any lot line and a dwelling located on the same lot	SWEGS height multiplied by 1.25
(e) Maximum number of small wind energy generation systems per lot	1

(2) A Commercial Wind Energy Generation System (CWEGS) shall only be permitted where listed as a permitted use in a Zone, subject to the following regulations:

(a) Maximum Height, measured from the average finished grade at the base of the tower to the furthest vertical extension of the generating system (typically the blade)	120 metres
(b) Minimum setback from any Residential Zone boundary and any existing dwelling located on a separate lot	600 metres
(c) Minimum setback from any lot line and a dwelling located on the same lot	250 metres
(d) Maximum number of commercial wind energy generating systems per lot	1

(3) A Commercial Wind Energy Generation System (CWEGS) shall only be permitted where listed as a permitted use in a Zone, subject to the following regulations:

(a) Maximum Height, measured from the average finished grade at the base of the tower to the furthest vertical extension of the generating system (typically the blade)	120 metres
(b) Minimum setback from any Residential Zone boundary and any existing dwelling located on a separate lot	600 metres

(c)	Minimum setback from any lot line and a dwelling located on the same lot	250 metres

(4) Nothing in this Subsection shall apply to prevent the use of a lot in any Zone for a wind energy generation system or wind farm by a Public Utility licensed by the Ontario Energy Board.

4.33 YARD ENCROACHMENTS AND OBSTRUCTIONS

(1) No part of any required yard shall be obstructed by any building or structure except one or more of the following:

(a) accessory buildings or structures specifically permitted in a required yard elsewhere in this By-Law;

(b) architectural adornments including, but not necessarily limited to, sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters and roof trusses, projecting not more than one-half (0.5) metre into any required yard except that no eaves of any building located within a residential zone shall be located closer than one-half (0.5) metre to any lot line;

(c) functional and ornamental structures including, but not necessarily limited to, drop awnings, clothes poles, ornamental fountains, statues, monuments, cenotaphs, memorials, planters, garden trellis, fences, hedgerows and legal signs;

(d) heat pumps, air conditioners, and/or air exchangers one and one-half (1.5) metres into any required yard provided the projection is no closer than one (1.0) metre to the lot line;

(e) unenclosed fire escapes or outside staircases in which the stair steps and floors are latticed in such a manner that the proportion of voids to solids is not less than two to one and in which guards consist only of hand rails and the structural members necessary to their support, and which do not project more than one and one-half (1.5) metres into any required yard;

(f) awnings, atriums, and bay windows projecting not more than one (1.0) metre into any required yard and which do not project into any required sight visibility triangle;

(g) balconies, open roofed porches and uncovered terraces or decks projecting not more than two and one-half (2.5) metres into any required front yard, exterior side yard, or rear yard, and which do not project into any required sight visibility triangle.

(2) No part of any building or structure on any lot shall project beyond the lot line or street line of such lot.

4.34 YARD REQUIREMENTS – EXTERIOR SIDE YARD CONDITION

Notwithstanding the minimum exterior side yard requirements of this By-Law, when a corner lot is sited so that its rear lot line abuts an adjacent residential interior side yard, the exterior side yard shall be subject to the regulations of a front yard. When a corner lot is sited so that its rear lot line abuts an adjacent rear lot line or a non-residential interior side yard, the exterior side yard shall be subject to the regulations of an interior side yard.

SECTION 5. AGRICULTURAL (A) ZONE

5.1 SCOPE

The provisions of this Section shall apply in all Agricultural (A) Zones except as otherwise provided in the Special Provisions Subsection of this Section.

5.2 PERMITTED USES

No person shall within any Agricultural (A) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following A Zone uses, namely:

(1) agricultural use;
(2) agricultural home occupation subject to Subsection 4.8;
(3) an intensive livestock agricultural use subject to Subsection 5.4.2, including the application of liquid manure;
(4) bed and breakfast establishment subject to Subsection 4.2;
(5) existing cemetery;
(6) existing dwelling;
(7) existing mobile home;
(8) farm greenhouse subject to Subsection 4.5;
(9) farm sales outlet subject to Subsection 5.4.3;
(10) forestry uses excluding any establishments that either process forestry products or sell processed forestry products such as lumber yards;
(11) kennel, subject to Subsection 4.11;
(12) landing strip;
(13) new or expanding mushroom farm, subject to Subsection 5.4.4;
(14) nursery and garden store;
(15) riding school;
(16) seasonal farm dwellings in accordance with Subsection 5.4.5;
(17) single detached dwelling including a dwelling on an undersized lot in accordance with Subsection 5.4.7;
(18) specialty farm subject to Subsection 5.4.6;
(19) wildlife preserve;
(20) works of a Conservation Authority.

5.3 REGULATIONS

No person shall, within any Agricultural (A) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(1)	Lot Area (minimum)	40.0 ha
(2)	Lot Frontage (minimum)	150.0 m
(3)	Front and Exterior Side Yard Depth (minimum)	25.0 m

(4)	Interior Side Yard Width (minimum)	15.0 m
(5)	Rear Yard Depth (minimum)	15.0 m
(6)	Lot Coverage (maximum)	20% of lot area
(7)	Building Height (maximum)	10.0 m
(8)	Landscaped Open Space (minimum)	30% of lot area
(9)	Number of Dwellings Per Lot (maximum)	1 only

5.4 SPECIAL USE REGULATIONS

5.4.1 INTENSIVE AGRICULTURAL USES – MINIMUM DISTANCE SEPARATION (MDS)

No non-residential building or structure directly associated with an intensive agricultural use shall be established and no building or structure for such use shall be erected or altered or expanded unless it complies with the Minimum Distance Separation (MDS II) calculation using Schedule "C" to this By-Law. In no case shall the separation distances required by this Subsection provide relief from meeting the minimum setback requirements of Subsection 5.4.1.

5.4.2 FARM SALES OUTLET

Seasonal farm produce display for sale is restricted to a maximum of 95 square metres including both floor area and outside display and shall be set back from the front lot line a minimum of 15 metres for a building or structure that is erected so not to be moved and 7.5 metres for a building or structure that is portable and removed at the end of the growing season.

5.4.3 NEW OR EXPANDING MUSHROOM FARMS

New and expanding mushroom farms shall be permitted only by amendment to this by-law, and shall be subject to all of the provisions of this by-law and the following setbacks:

(1) fifty (50) metres from any lot line, except that stockpiles of waste, manure, fertilizers, or composts may be a minimum of thirty (30) metres from any lot line, except where any other provision of this By-Law requires a greater setback;

(2) three-hundred (300) metres from a dwelling on a separate lot, measured from the nearest main wall of the dwelling to the nearest point of any stockpile of waste, manure, fertilizers or composts or, in the case of a building or structure directly associated with the mushroom growing operation, measured to the nearest main wall of said building or structure;

(3) three-hundred (300) metres from an Institutional (I) Zone, measured from the nearest point along the Zone boundary to the nearest point of any stockpile of waste,

manure, fertilizers or composts or, in the case of a building or structure directly associated with the mushroom growing operation, measured to the nearest main wall of said building or structure;

(4) three hundred (300) metres from a Hamlet Residential (HR) Zone, measured from the nearest point along the Zone boundary to the nearest point of any stockpile of waste, manure, fertilizers or composts or, in the case of a building or structure directly associated with the mushroom growing operation, measured to the nearest main wall of said building or structure;;

(5) five-hundred (500) hundred metres from a Residential "R1", "R2", or "R3" Zone, measured from the nearest point along the Zone boundary to the nearest point of any stockpile of waste, manure, fertilizers or composts or, in the case of a building or structure directly associated with the mushroom growing operation, measured to the nearest main wall of said building or structure;

(6) one hundred and fifty (150) metres from a watercourse, measured from the nearest point along the edge of the watercourse to the nearest point of any stockpile of waste, manure, fertilizers or composts or, in the case of a building or structure directly associated with the mushroom growing operation, measured to the nearest main wall of said building or structure.

5.4.4 ACCESSORY DWELLING / SEASONAL FARM DWELLING / MOBILE HOME

Any accessory dwelling, seasonal farm dwelling or mobile home shall only be permitted subject to a Temporary Use By-law passed by Council of the Municipality pursuant to Section 39 of the Planning Act, as amended from time to time, and where permitted by such a Temporary Use By-law, shall be subject to all the provisions of this By-law.

5.4.5 SPECIALTY FARMS

Notwithstanding the minimum lot area regulations in Clause 1 of Subsection 5.3, a specialty farm may have a minimum lot area of 10 hectares. A specialty farm is restricted to agricultural operators of specialty crops.

5.4.6 UNDERSIZED LOTS

(1) On an existing undersized lot complying with the conditions of Subsection 4.18.3 or on a lot legally created subsequent to the passage of this By-Law, a maximum of one single detached dwelling shall be permitted whether or not it is accessory to a permitted agricultural use. Such dwelling shall be located no closer than 300 metres from any livestock buildings and/or manure storage facility on any lot containing an existing intensive agricultural use, and shall be subject to the following requirements:

(a) Front and Exterior Side Yard Depth (minimum)	10.0 m
(b) Interior Side Yard Width (minimum)	4.0 m
(c) Rear Yard Depth (minimum)	10.0 m
(d) Lot Coverage (maximum)	20% of lot area

(2) Dwellings shall not be erected or used except in accordance with Schedule "B", Minimum Distance Separation I (MDS I) to this By-Law. The foregoing shall not apply to the alteration of existing dwellings or the replacement of an existing dwelling with a new dwelling on the same foundation thereof.

(3) Notwithstanding Subsection 5.4.5 of this By-Law to the contrary, a seasonal farm dwelling shall not be permitted on any undersized lot.

5.5 SPECIAL PROVISIONS

The following site-specific Zones apply to existing or unique situations that are not the standard "A" Zone. If a regulation or use is not specified, the permitted uses of Subsection 5.2 and the regulations of Subsections 5.3 and 5.4 shall apply.

5.5.1 A-1

(1) Defined Area

A-1 as shown on Schedule "A" Map No. 2 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the A-1 Zone in addition to the uses specified in Subsection 5.2:

(a) automobile service station;
(b) body shop;
(c) vehicle repair garage;
(d) vehicle service shop.

(3) Regulations

(a) Rear Yard Depth (minimum)	
(i) automotive use	2.0 m
(b) Floor Area (maximum)	
(i) automotive use	220 m^2
(c) Number of Driveways (maximum)	1
(d) Driveway Width (maximum)	30.0 m
(e) Garbage Storage Bins	

The maximum number of garbage storage bins shall be limited to one (1) per lot and shall be located behind the rear wall of the automobile service station and/or vehicle service shop or an extension thereof.

(f) Open Storage

Open storage accessory to an automotive use shall be confined to the area behind the rear wall of the automobile service station, body shop, vehicle repair garage and/or vehicle service shop.

(g) Parking

Parking areas accessory to an automotive use shall be aligned along the rear lot line.

(h) Buffer Strip

A continuous planting strip with a minimum height of two (2.0) metres, and capable of providing a continuous year-round visual screen, shall be maintained along the southerly lot line.

(i) Signage

Signage accessory to an automotive use shall be limited to one (1) pole mounted non-luminous sign not exceeding a maximum area of 2,000 cm^2 per side and a maximum height of 1.5 metres.

(j) Hours of Operation

The hours of operation for an automotive use in the A-1 Zone shall be restricted to the following:

(i) between the hours of 7:00 a.m. and 6:00 p.m. Mondays to Fridays;

(ii) between the hours of 7:00 a.m. and 12:00 p.m. on Saturdays.

5.5.2 A-2

(1) Defined Area

A-2 as shown on Schedule “A” Map No. 4 to this By-Law.

(2) Regulations

(a) Minimum Lot Frontage	137 m
(b) Minimum Lot Area	22 ha

5.5.3 A-3

(1) Defined Area

A-3 as shown on Schedule “A” Map 45 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 5.2, the permitted uses of the A-3 Zone shall be limited to the following:

(a) truck terminal as an on-farm diversified use

(3) Regulations

(a) number of trucks (maximum) 6

5.5.4 A-4

(1) Defined Area

A-4 as shown on Schedule “A” Map No. 11 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the A-4 Zone in addition to the uses specified in Subsection 5.2:

(a) existing barn.

(3) Regulations

(a) Floor Area (maximum)

(i) existing barn 145 m^2

5.5.5 A-5

(1) Defined Area

A-5 as shown on Schedule “A” Map No. 13 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 5.2, the permitted uses in the A-5 Zone shall be limited to the following:

(a) accessory uses, buildings or structures, excluding the keeping, raising, breeding, or care of livestock, subject to Subsection 4.1;

(b) agricultural home occupation subject to Subsection 4.8;
(c) bed and breakfast establishment;
(d) forestry uses excluding any establishments that either process forestry products or sell processed forestry products such as lumber yards;
(e) nursery and garden store.

5.5.6 A-6

(1) Defined Area

A-6 as shown on Schedule “A” Map No. 14 and 19 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 5.2, the permitted uses in the A-6 Zone shall be limited to the following:

(a) accessory uses, buildings or structures, subject to Subsection 4.1;
(b) agricultural use;
(c) forestry uses excluding any establishments that either process forestry products or sell processed forestry products such as lumber yards;
(d) riding school;
(e) wayside pit or quarry, subject to Subsection 4.30.

5.5.7 A-7

(1) Defined Area

A-7 as shown on Schedule “A” Map No. 17 to this By-Law.

(2) Regulations

The minimum separation distance between a dwelling located in the A-7 Zone and a livestock building or structure on an adjacent lot shall be 250 metres measured from the nearest main wall of the dwelling to the nearest main wall of the livestock building or structure.

5.5.8 A-8

(1) Defined Area

A-8 as shown on Schedule “A” Map No. 25 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the A-8 Zone in addition to the uses specified in Subsection 5.2:

(a) industrial use, non-effluent producing, in an existing building.

5.5.9 A-9

(1) Defined Area

A-9 as shown on Schedule “A” Map No. 22 to this By-Law.

(2) Regulations

(a) Interior Side Yard Width (minimum) for existing single detached dwelling	5.0 m

5.5.10 A-10

(1) Defined Area

A-10 as shown on Schedule “A” Map No. 19 to this By-Law.

(2) Regulations

(a) Floor Area for Accessory Buildings (maximum)	360 m^2

5.5.11 A-11

(1) Defined Area

A-11 as shown on Schedule “A” Map No. 28 to this By-Law.

(2) Regulations

(a) Interior Side Yard Width (minimum)	5.0 m

5.5.12 A-12

(1) Defined Area

A-12 as shown on Schedule “A” Map No. 27 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the A-12 Zone in addition to the uses specified in Subsection 5.2:

(a) non-ferrous metal recycling facility contained in one (1) building.

(3) Regulations

(a) Floor Area (maximum)

(i) building for a non-ferrous metal recycling facility 265 m^2

(b) Signage

Signage accessory to a building for a non-ferrous metal recycling facility shall be limited to one (1) non-luminous sign indicating the name and business of the occupant and not exceeding a maximum area of 2,000 cm^2 per side.

(c) Open Storage

Open storage accessory to a non-ferrous metal recycling facility shall be permitted in a required rear yard.

5.5.13 A-13

(1) Defined Area

A-13 as shown on Schedule "A" Map No. 27 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 5.2, the permitted uses in the A-13 Zone shall be limited to the following:

(a) accessory use in an existing building;
(b) automobile service station in an existing building;
(c) body shop in an existing building;
(d) vehicle repair garage in an existing building;
(e) vehicle service shop in an existing building.

5.5.14 A-14

(1) Defined Area

A-14 as shown on Schedule "A" Map No. 27 to this By-Law.

(2) Permitted Uses
The following uses are permitted in the A-14 Zone in addition to the uses specified in Subsection 5.2:

(a) industrial use, non-effluent producing.

(3) Regulations

(a) Floor Area (maximum)

(i) industrial use, non-effluent producing 100 m^2

(b) Signage

Signage accessory to an industrial use, non-effluent producing, shall be limited to one (1) sign not exceeding a maximum area of 2.5 m^2 per side and a maximum height of six (6.0) metres.

5.5.15 A-15

(1) Defined Area

A-15 as shown on Schedule "A" Map No. 48 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the A-15 Zone in addition to the uses specified in Subsection 5.2:

(a) automobile service station;
(b) body shop;
(c) bulk sales establishment;
(d) contractor's yard or shop;
(e) industrial use;
(f) service shop;
(g) vehicle repair garage
(h) vehicle service shop;
(i) warehouse.

5.5.16 A-16

(1) Defined Area

A-16 as shown on Schedule "A" Map No. 54 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the A-16 Zone in addition to the uses specified in Subsection 5.2:
(a) custom workshop.

5.5.17 A-17

(1) Defined Area

A-17 as shown on Schedule "A" Map No. 31 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the A-17 Zone in addition to the uses specified in Subsection 5.2:

(a) market garden
(b) bakery as an on-farm diversified use
(c) gift shop as an on-farm diversified use
(d) recreation area – outdoor as an on-farm diversified use

(3) Area of On Farm Diversified Uses
These uses shall be limited to a combined area of 5000m^2

5.5.18 A-18

(1) Defined Area

A-18 as shown on Schedule "A" Map No. 32 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the A-18 Zone in addition to the uses specified in Subsection 5.2:

(a) service shop.

5.5.19 A-19

(1) Defined Area

A-19 as shown on Schedule "A" Map No. 63 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 5.2, the permitted uses in the A-19 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) contractor's yard or shop;
(c) single detached dwelling.

5.5.20 A-20

(1) Defined Area

A-20 as shown on Schedule "A" Map No. 53 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the A-20 Zone in addition to the uses specified in Subsection 5.2:

(a) contractor's yard or shop.

5.5.21 A-21

(1) Defined Area

A-21 as shown on Schedule "A" Map No. 54 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 5.2, the permitted uses in the A-21 Zone shall be limited to the following:

(a) agricultural use
(b) forestry uses excluding any establishments that either process forestry products or sell processed forestry products such as lumber yards;
(c) portable asphalt plant;
(d) riding school;
(e) wayside pit or quarry, subject to Subsection 4.30;
(f) wildlife preserve;
(g) winery, farm fruit, subject to Subsection 7.4.1.

(3) Regulations

(a) Lot Area (minimum) 83 ha

5.5.22 A-22

(1) Defined Area

A-22 as shown on Schedule "A" Map No. 55 and 57 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the A-22 Zone in addition to the uses specified in Subsection 5.2:

(a) parking and repair of trucks for commercial haulage.

(3) Regulations

(a) Number of Trucks (maximum) 3

5.5.23 A-23

(1) Defined Area

A-23 as shown on Schedule “A” Map No. 31 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 5.2, the permitted uses in the A-23 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) agricultural home occupation;
(c) bed and breakfast establishment;
(d) single detached dwelling.

5.5.24 A-24

(1) Defined Area

A-24 as shown on Schedule “A” Map No. 59 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the A-24 Zone in addition to the uses specified in Subsection 5.2:

(a) parking and repair of trucks for commercial haulage.

5.5.25 A-25

(1) Defined Area

A-25 as shown on Schedule “A” Map No. 61 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the A-25 Zone in addition to the uses specified in Subsection 5.2:

(a) agricultural equipment sales and service establishment;
(b) contractor’s yard or shop.

5.5.26 A-26

(1) Defined Area

A-26 as shown on Schedule “A” Map No. 62 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the A-26 Zone in addition to the uses specified in Subsection 5.2:

(a) agricultural equipment sales and service establishment;
(b) grain elevator and drying facility.

5.5.27 A-27

(1) Defined Area

A-27 as shown on Schedule "A" Map No. 61 and 65 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the A-27 Zone in addition to the uses specified in Subsection 5.2:

(a) automobile service station in an existing building;
(b) body shop in an existing building;
(c) vehicle repair garage in an existing building;
(d) vehicle service shop in an existing building.

5.5.28 A-28

(1) Defined Area

A-28 as shown on Schedule "A" Map No. 57 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the A-28 Zone in addition to the uses specified in Subsection 5.2:
(a) parking and repair of trucks for commercial haulage behind an existing single detached dwelling.

(3) Regulations

(a) Number of Trucks (maximum) 6

5.5.29 A-29

By-law 12-2016 (Amendment)

(1) Defined Area

A-29 as shown on Schedule "A" Map No. 54 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 5.2, the permitted uses of the A-29 Zone shall be limited to the following:

(a) marine sales and service;
(b) single detached dwelling;
(c) vehicle sales or rental establishment;
(d) vehicle service shop;
(e) truck terminal.

(3) Regulations

(a)	Rear Yard Depth (minimum)	5 m

5.5.30 A-30

(1) Defined Area

A-30 as shown on Schedule "A" Map No. 54 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the A-30 Zone in addition to the uses specified in Subsection 5.2:

(a) parking and repair of trucks for commercial haulage behind an existing single detached dwelling.

(3) Regulations

(a)	Number of Trucks (maximum)	3
(b)	Number of Trailers (maximum)	1

5.5.31 A-31

(1) Defined Area

A-31 as shown on Schedule "A" Map No. 43 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 5.2, the permitted uses in the A-31 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) agricultural home occupation, subject to Subsection 4.8;
(c) agricultural use, excluding the breeding, raising and care of livestock;
(d) assembly hall;
(e) bed and breakfast establishment;

(f) forestry uses excluding any establishments that either process forestry products or sell processed forestry products such as lumber yards;
(g) nursery and garden store;
(h) place of worship;
(i) single detached dwelling.

(3) Regulations

(a) Lot Area (minimum) 17 ha

5.5.32 A-32

(1) Defined Area

A-32 as shown on Schedule "A" Map No. 28 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 5.2 and the regulations of Subsection 5.3 (9) to the contrary, the permitted uses in the A-32 Zone shall include two single unit dwellings in addition to the uses permitted in the A Zone.

5.5.33 A-33

(1) Defined Area

A-33 as shown on Schedule "A" Map No. 28 to this By-Law.

(2) Regulations

(a) Minimum Side Yard for Buildings Existing as of July 1, 2003 10 m.

5.5.34 A-34

(1) Defined Area

A-34 as shown on Schedule "A" Map No. 53 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 5.2 and the regulations of Subsection 5.3 (9) to the contrary, the permitted uses in the A-34 Zone shall include a multiple-unit dwelling containing a maximum of two dwelling units in addition to the uses permitted in the A Zone.

5.5.35 A-35

(1) Defined Area

A-35 as shown on Schedule “A” Map No. 18 to this By-Law.

(2) Regulations

(a)	Lot Area (minimum)	3.5 ha
(b)	Lot Frontage (minimum)	50 m
(c)	Side Yard (minimum)	50 m

5.5.36 A-36

(1) Defined Area

A-36 as shown on Schedule “A” Map No. 10 to this By-Law.

(2) Regulations

(a)	Lot Area (minimum)	28 ha
(b)	Lot Frontage (minimum)	50 m
(c)	Side Yard (minimum)	50 m.

5.5.37 A-37

(1) Defined Area

A-37 as shown on Schedule “A” Map No. 12 to this By-Law.

(2) Permitted Uses

The permitted uses in the A-37 Zone shall include one (1) 80 Kilowatt small wind energy generation system in accordance with the provisions of Subsection 4.31 (1) and this section.

(3) Regulations

(a)	Maximum height, measured from the average finished grade at the base of the tower to the furthest vertical extension of the generating system (typically the blade)	50 m

5.5.38 A-38 – Deleted by By-law No. 40-2023

5.5.39 A-39

By-Law # 54-2008 (addition)

(1) Defined Area

A-39 as shown on Schedule “A” Map No. 7 to this By-Law.

(2) Regulations

(b) Lot Area (minimum) 30 ha

5.5.38 A-40

OMB Decision No. 2682 (addition)

(1) Defined Area

A-40 as shown on Schedule “A” Map No. 1 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the A-40 Zone in addition to the uses specified in Subsection 5.2:

(a) a single-detached residential dwelling subject to the issuance of a permit from the Upper Thames River Conservation Authority.

5.5.41 A-41

By-law 62-2010 (addition)

(1) Defined Area

A-4 as shown on Schedule (A), Map 29 to this By-law.

(2) Minimum Lot Area 0.3 ha

5.5.42 A-42

By-law 64-2010 (addition)

(1) Defined Area

A-42 as shown on Schedule (A), Map 59 to this By-law

(2) Minimum Lot Area 10 ha

5.5.43 A-43

By-law 98-2013 (Addition)

1. Defined Area

A-43 as shown on Schedule (A), Map 9 to this By-law

2. Permitted Uses

Notwithstanding the permitted uses listed in Section 5.2, the permitted uses in the A-43 Zone shall be limited to the following:

(1) agricultural use;
(2) an intensive livestock agricultural use subject to Subsection 5.4.2, including the application of liquid manure;
(3) farm greenhouse subject to Subsection 4.5;
(4) farm sales outlet subject to Subsection 5.4.3;
(5) forestry uses excluding any establishments that either process forestry products or sell processed forestry products such as lumber yards;
(6) landing strip;
(7) new or expanding mushroom farm, subject to Subsection 5.4.4;
(8) nursery and garden store;
(9) riding school;
(10) specialty farm subject to Subsection 5.4.6;
(11) wildlife preserve;
(12) works of a Conservation Authority

3. Regulations

The regulations contained in Section 5.3 apply to these lands.

5.5.44 A-44

By-law 46-2014 (addition)

(1) Defined Area

A-44 as shown on Schedule (A), Map 15 to this By-law

(2) Prohibited Agricultural Home Occupations

Notwithstanding the prohibited agricultural home occupations, listed in Section 4.8 (6), automotive or vehicle repair or servicing shall be permitted in the A-44 Zone as a Home Occupation; subject to all other regulations governing Agricultural Home Occupations in Section 4.8, and in addition to all other use permitted in the Agricultural (A) Zone.

5.5.45 A-45

(1) Defined Area

(a)	By-law 102-2015	addition
(b)	By-law 103-2015	addition
(c)	By-law 24-2016	addition
(d)	By-law 38-2016	addition
(e)	By-law 36-2016	addition
(f)	By-law 51-2016	addition
(g)	By-law 52-2016	addition
(h)	By-law 53-2016	addition
(i)	By-law 54-2016	addition
(j)	By-law 63-2016	addition
(k)	By-law 64-2016	addition
(l)	By-law 66-2016	addition
(m)	By-law 73-2016	addition
(n)	By-law 74-2016	addition
(o)	By-law 75-2016	addition
(p)	By-law 81-2016	addition
(q)	By-law 82-2016	addition
(r)	By-law 83-2016	addition
(s)	By-law 96-2016	addition
(t)	By-law 97-2016	addition
(u)	By-law 107-2016	addition
(v)	By-law 117-2016	addition
(w)	By-law 118-2016	addition
(x)	By-law 53-2017	addition
(y)	By-law 64-2017	addition
(z)	By-law 85-2017	addition
(aa)	By-law 94-2017	addition
(ab)	By-law 95-2017	addition
(ac)	By-law 103-2017	addition
(ad)	By-law 102-2017	addition
(ad)	By-law 17-2018	addition
(ae)	By-law 27-2018	addition
(af)	By-law 34-2018	addition

(a) A-45 as shown on Schedule “A” Map 15 to this By-law
(b) A-45 as shown on Schedule “A” Map 14 to this By-law
(c) A-45 as shown on Schedule “A” Map 10 to this By-law
(d) A-45 as shown on Schedule “A” Map 10 to this By-law
(e) A-45 as shown on Schedule “A” Map 33 to this By-law
(f) A-45 as shown on Schedule “A” Map 32 to this By-law
(g) A-45 as shown on Schedule “A” Map 22 to this By-law
(h) A-45 as shown on Schedule “A” Map 48 to this By-law
(i) A-45 as shown on Schedule “A” Map 40 to this By-law
(j) A-45 as shown on Schedule “A” Map 7 to this By-law
(k) A-45 as shown on Schedule “A” Map 7 to this By-law
(l) A-45 as shown on Schedule “A” Map 15 to this By-law
(m) A-45 as shown on Schedule “A” Map 32 to this By-law
(n) A-45 as shown on Schedule “A” Map 15 to this By-law
(o) A-45 as shown on Schedule “A” Map 13 to this By-law
(p) A-45 as shown on Schedule “A” Map 12 to this By-law
(q) A-45 as shown on Schedule “A” Map 7 to this By-law
(r) A-45 as shown on Schedule “A” Map 6 to this By-law
(s) A-45 as shown on Schedule “A” Map 8 to this By-law
(t) A-45 as shown on Schedule “A” Map 43 to this By-law
(u) A-45 as shown on Schedule “A” Map 10 to this By-law
(v) A-45 as shown on Schedule “A” Map 47 to this By-law
(w) A-45 as shown on Schedule “A” Map 7 to this By-law
(x) A-45 as shown on Schedule “A” Map 8 to this By-law
(y) A-45 as shown on Schedule “A” May 20 to this By-law
(z) A-45 as shown on Schedule “A” Map 25 to this By-law
(aa) A-45 as shown on Schedule “A” Map 12 to this By-law
(ab) A-45 as shown on Schedule “A” Map 12 to this By-law
(ac) A-45 as shown on Schedule “A” Map 6 to this By-law
(ad) A-45 as shown on Schedule “A” Map 62 to this By-law
(ad) A-45 as shown on Schedule “A” Map 62 to this By-law
(ae) A-45 as shown on Schedule “A” Map 3 to this By-law
(af) A-45 as shown on Schedule “A” Map 13 to this By-law

(ag)	By-law 35-2018	addition
(ah)	By-law 44-2018	addition
(ai)	By-law 52-2018	addition
(ak)	By-law 53-2018	addition
(ak)	By-law 54-2018	addition
(al)	By-law 65-2018	addition
(am)	By-law 76-2018	addition
(an)	By-law 87-2018	addition
(ao)	By-law 17-2019	addition
(ap)	By-law 23-2019	addition

(ap)	By-law 32-2019	addition
(aq)	By-law 31-2019	addition
(aq)	By-law 36-2019	addition
(ar)	By-law 33-2019	addition
(as)	By-law 44-2019	addition
(as)	By-law 53-2019	addition
(at)	By-law 90-2019	addition
(at)	By-law 96-2019	addition
(au)	By-law 89-2019	addition

(ag) A-45 as shown on Schedule “A” Map 23 to this By-law
(ah) A-45 as shown on Schedule “A” Map 17 to this By-law
(ai) A-45 as shown on Schedule “A” Map 32 to this By-law
(ak) A-45 as shown on Schedule “A” Map 10 to this By-law
(ak) A-45 as shown on Schedule “A” Map 10 to this By-law
(al) A-45 as shown on Schedule “A” Map 17 to this By-law
(am) A-45 as shown on Schedule “A” Map 23 to this Bylaw
(an) A-45 as shown on Schedule “A” Map 54 to this By-law
(ao) A-45 as shown on Schedule “A” Map 6 to this By-law
(ap) A-45 as shown on Schedule “A” Map 32 to this By-law
(ap) A-45 as shown on Schedule “A” Map 6 to this By-law
(aq) A-45 as shown on Schedule “A” Map 65 to this By-law
(aq) A-45 as shown on Schedule “A” Map 44 to this By-law
(ar) A-45 as shown on Schedule “A” Map 20 to this By-law
(as) A-45 as shown on Schedule “A” Map 25 to this By-law
(as) A-45 as shown on Schedule “A” Map 3 to this By-law
(at) A-45 as shown on Schedule “A” Map 14 to this By-law
(at) A-45 as shown on Schedule “A” Map 62 to this By-law
(au) A-45 as shown on Schedule “A” Map 53 to this By-law
(av) A-45 as shown on Schedule “A” Map 27 to this By-law
(aw) A-45 as shown on Schedule “A” Map 30 to this By-law
(ax) A-45 as shown on Schedule “A” Map 53 to this By-law
(ay) A-45 as shown on Schedule “A” Map 7 to this By-law
(az) A-45 as shown on Schedule “A” Map 18 to this By-law
(aaa) A-45 as shown on Schedule “A” Map 16 to this By-law
(aab) A-45 as shown on Schedule “A” Map 27 to this By-law
(aac) A-45 as shown on Schedule “A” Map 56 to this By-law
(aad) A-45 as shown on Schedule “A” Map 19 to this By-law
(aae) A-45 as shown on Schedule “A” Map 2 to this By-law
(aaf) A-45 as shown on Schedule “A” Map 4 to this By-law
(aag) A-45 as shown on Schedule “A” Map 43 to this By-law
(aah) A-45 as shown on Schedule “A” Map 18 to this By-law
(aai) A-45 as shown on Schedule “A” Map 65 to this By-law
(aaj) A-45 as shown on Schedule “A” Map 51 to this By-law
(aak) A-45 as shown on Schedule “A” Map 19 to this By-law
(aal) A-45 as shown on Schedule "A" Map 24 to this By-law
(aam) A-45 as shown on Schedule “A” Map 3 to this By-law
(aan) A-45 as shown on Schedule “A” Map 31 to this By-law
(aao) A-45 as shown on Schedule "A" Map 57 to this By-law
(aap) A-45 as shown on Schedule "A" Map 3 to this By-law
(aaq) A-45 as shown on Schedule "A" Map 9 to this By-law
(aar) A-45 as shown on Schedule “A” Map 6 to this By-law
(aas) A-45 as shown on Schedule “A” Map 53 to this By-law
(aat) A-45 as shown on Schedule “A” Map 13 to this By-law

(aau) A-45 as shown on Schedule "A" Map 23 to this By-law
(aav) A-45 as shown on Schedule "A" Map 61 to this By-law
(aaw) A-45 as shown on Schedule "A" Map 41 to this By-law
(aax) A-45 as shown on Schedule "A" Map 10 to this By-law
(aay) A-45 as shown on Schedule "A" Map 14 to this By-law
(aaz) A-45 as shown on Schedule "A" Map 18 to this By-law
(aba) A-45 as shown on Schedule "A" Map 20 to this By-law
(abb) A-45 as shown on Schedule "A" Map 23 to this By-law
(abc) A-45 as shown on Schedule "A" Map 42 to this By-law

(2) Permitted Uses

Notwithstanding the permitted uses listed in Section 5.2 of this By-law, the permitted uses of the A-45 Zone shall be limited to the following:

(a) agricultural use, excluding any residential uses;
(b) an intensive livestock agricultural use subject to Subsection 5.4.2, including the application of manure, excluding any residential uses;
(c) farm greenhouse subject to Subsection 4.5, excluding any residential uses;
(d) farm sales outlet subject to Subsection 5.4.3;
(e) forestry uses excluding any establishments that either process forestry products or sell processed forestry products such as lumber yards;
(f) kennel, subject to Subsection 4.11;
(g) landing strip;
(h) new or expanding mushroom farm, excluding any residential uses, subject to Subsection 5.4.4;
(i) nursery and garden store;
(j) riding school;
(k) specialty farm subject to Subsection 5.4.6 excluding any residential uses;
(l) wildlife preserve;
(m) works of a Conservation Authority.

(3) Regulations

(a) Lot Area (minimum)
The lesser of 40.0 ha or as it existed on the day that the residential use ceased.
(b) Lot Frontage (minimum)
The lesser of 150.0 m or as it existed on the day that the residential use ceased.

5.5.1 A-46

By-law 49-2017 (addition)
LPAT - PL161154

(1) Defined Area

A-46 as shown on Schedule (A), Map 28 to this By-law

(2) Regulations

(a) Lot area (minimum) 21 ha

5.5.46 A-46

By-law 66-2017 (addition)

(1) Defined Area

A-46 as shown on Schedule (A), Map 27 to this By-law

(2) Regulations

(a) Lot area (minimum) 5.5 ha

5.5.47 A-47

By-law 49-2017 (Addition) LPAT - PL161154

(1) Defined Area

A-47 as shown on Schedule (A), Map 28 to this By-law

(2) Regulations

(a) Lot area (minimum) 11 ha

5.5.48 A-48

(1) Defined Area

By-law 35-2018 (Addition)

A-48 as shown on Schedule (A), Map 23 to this By-law

By-law 31-2019 (Addition)

A-48 as shown on Schedule (A), Map 65 to this By-law.

(2) Minimum Lot Frontage 11 m

5.5.49 A-49

By-law 73-2018 (Addition)

(1) Defined Area

A-49 as shown on Schedule (A), Map 17 to this By-law

(2) Regulations

(a) Lot Area (minimum) 29 ha

5.5.50 A-50

By-law 32-2019 (Addition)

(1) Defined Area

A-50 as shown on Schedule “A”, Map 6 to this By-law.

(2) Minimum Lot Frontage 8 m

5.5.51 A-51

By-law 43-2019 (Addition)

(1) Defined Area

A-51 as shown on Schedule “A”, Map 27 to this By-law.

(2) Definition

Cidery means the use of land, buildings or structures for the processing of fruit including the fermentation, production, aging and storage of cider where the fruit used in the production of the cider is locally or regionally grown. A Cidery may also include a hospitality room and a retail outlet.

(3) Permitted Uses

Cidery accessory to a main Agricultural Use
All other uses permitted under the A Zone

(4) Regulation

The area of the subject lands dedicated to the Cidery accessory shall not exceed 1 hectare.

5.5.52 A-52

(1) Defined Area

A-52 as shown on Schedule “A”, Map 50 to this By-law.

(2) Minimum Lot Frontage 118 m

(3) Minimum Lot Area 5.5 ha

5.5.53 A-53

(1) Defined Area

A-53 as shown on Schedule “A”, Map 50 to this By-law.

(2) Permitted Uses

Mushroom Farm
All other uses permitted under the A Zone

(3) Special Provisions

(a) The use of manure for the purpose of growing mushrooms shall be prohibited.
(b) Notwithstanding Section 5.4.4 of this By-law, a mushroom farm shall be permitted with reduced setbacks of 200 metres from the neighbouring dwelling located at 3743 Elgin Road and 25 metres from a watercourse.

5.5.54 A-54

(1) Defined Area

A-54 as shown on Schedule "A", Map 61 to this By-law.

(2) Regulations

(a) Minimum Lot Area 34.3 hectares

5.5.55 A-55

(1) Defined Area

A-55 as shown on Schedule A Map No. 39 to this By-law

(2) Regulations

(a) Minimum Lot Area 12.6 hectares

5.5.56 A-56

(1) Defined Area

A-56 as shown on Schedule "A", Map 13 to this By-law.

(2) Permitted Uses

second dwelling unit
all other uses permitted under the A Zone

(3) Special Provisions

Notwithstanding any other Section of this By-law, a second dwelling unit shall be permitted in an accessory building provided the gross floor area of the said unit is not greater than 40% of the gross floor area of the main dwelling to a maximum of 75 m^2.

5.5.57 A-57

(1) Defined Area

A-57 as shown on Schedule "A", Map 13 to this By-law.

(2) Permitted Uses

second dwelling unit
all other uses permitted under the A Zone

(3) Special Provisions

Notwithstanding any other Section of this By-law, a second dwelling unit shall be permitted in an accessory building provided the gross floor area of the said unit is not greater than 30% of the gross floor area of the main single detached dwelling.

5.5.58 A-58

(1) Defined Area

A-58 as shown on Schedule “A”, Map 7 to this By-law.

(2) Permitted Uses

second dwelling unit
all other uses permitted under the A Zone

(3) Special Provisions

Notwithstanding any other Section of this By-law, a second dwelling unit shall be permitted in an accessory building provided the gross floor area of the said unit is not greater than 85 m^2.

5.5.58 A-58

(1) Defined Area

A-58 as shown on Schedule “A”, Map 28 to this By-law.

(2) Agricultural Home Occupation - Dog and Cat Boarding Facility

Notwithstanding Section 4.8(4) of this By-law, a dog and cat boarding facility shall be permitted as an agricultural home occupation.

5.5.59 A-59

(1) Defined Area

A-59 as shown on Schedule “A”, Map 49 to this By-law.

(2) Permitted Uses

additional residential unit
all other uses permitted under the A Zone

(3) Special Provisions

Notwithstanding any other Section of this By-law, an additional residential unit shall be permitted having a maximum floor area of 189 m^2 and also comprised of garage space and covered porches with a total floor area of 300 m^2.

5.5.60 A-60

(1) Defined Area

A-60 as shown on Schedule "A", Map 30 to this By-law.

(2) Permitted Uses

additional residential unit
all other uses permitted under the A Zone

(3) Special Provisions

Notwithstanding any other Section of this By-law, an additional residential unit shall be permitted having a maximum floor area of 75 m^2.

(4) Regulations

(a) Interior Side Yard Width (minimum) 10.7 m

5.5.61 A-61

(1) Defined Area

A-61 as shown on Schedule "A", Map 13 to this By-law.

(2) Permitted Uses

Additional residential unit
All other uses permitted under the A Zone

(3) Special Provisions

Notwithstanding any other Section of this By-law, an additional residential unit shall be permitted having a maximum floor area of 102 m^2.

5.5.62 A-62

(1) Defined Area

A-62 as shown on Schedule “A”, Map 27 to this By-law.

(2) Permitted Uses

Additional residential unit
All other uses permitted under the A Zone

(3) Special Provisions

Notwithstanding any other Section of this By-law, an additional residential unit shall be permitted having a maximum floor area of 134 m^2.

5.5.63 A-63

(1) Defined Area

A-63 as shown on Schedule “A”, Map 33 to this By-law.

(2) Permitted Uses

additional residential unit accessory to a single detached dwelling
all other uses permitted under the A Zone

(3) Special Use Provisions

Notwithstanding any other Section of this By-law, the following special use provisions shall apply to the residential unit:

(a) maximum floor area 75 square metres
(b) maximum front yard depth 75 metres
(c) maximum setback depth
from single detached dwelling 30.5 metres

5.5.63 A-63

(1) Defined Area

A-63 as shown on Schedule “A”, Map 5 to this By-law.

(2) Permitted Uses

additional residential unit
all other uses permitted under the A Zone

(3) Special Provisions

An additional residential unit (ARU) shall be permitted in the front yard and shall not exceed 49% of the floor area of the primary single detached dwelling.

5.5.64 A-64

(1) Defined Area

A-64 as shown on Schedule “A”, Map 57 to this By-law.

(2) Permitted Uses

additional residential unit
all other uses permitted under the A Zone

(3) Special Provisions

The following provisions shall apply to an additional residential unit (ARU):

a) the ARU shall not exceed 49% of the floor area of the primary single detached dwelling.
b) the ARU shall be situated within 30 metres of the primary single detached dwelling.

5.5.65 A-65

(1) Defined Area

A-65 as shown on Schedule “A”, Map 20 to this By-law.

(2) Permitted Uses

additional residential unit
all other uses permitted under the A Zone

(3) Special Provisions

An additional residential unit (ARU) shall not exceed 50% of the floor area of the primary single detached dwelling.

5.5.66 A-66

(1) Defined Area

A-66 as shown on Schedule “A”, Map 27 to this By-law.

(2) Definition

Doggy Day Care shall mean a place or facility where more than three (3) dogs are kept, no dogs, other than up to (3) dogs that are owned by a licensed resident of the property, are kept between the hours of 8:00p.m. and 6:00 a.m.

(3) Permitted Uses

doggy day care
retail use: limited to the sale of products related to the doggy day care personal service establishment; limited to grooming services and obedience classes
all other uses permitted under the A zone

5.5.67 A-67

(1) Defined Area

A-67 as shown on Schedule “A”, Map 50 to this By-law.

(2) Definition

Small Animal Crematorium shall mean a cremation facility which accommodates small farm animals and pets under 200 pounds.

(3) Permitted Uses

Small animal crematorium within an existing building as an on farm diversified use
All other uses permitted under the A Zone

5.5.68 A-68

(1) Defined Area

A-68 as shown on Schedule “A”, Map 32 to this By-law.

(2) Permitted Uses

Additional residential unit
All other uses permitted under the A Zone

(3) Special Provisions

An additional residential unit (ARU) with a floor area of 82 m^2

5.5.69 A-69

(1) Defined Area

A-69 as shown on Schedule “A”, Map 61 to this By-law.

(2) Regulations

a)	Lot Area (minimum)	4.4 hectares
b)	Lot Frontage (minimum)	44 metres
c)	Interior Side Yard Width (minimum)	11 metres

5.5.70 A-70

(1) Defined Area

A-70 as shown on Schedule “A”, Map 7 to this By-law.

(2) Permitted Uses

a) Grain Elevator and Drying Facility
b) All other uses permitted under the A zone

(3) Special Provisions

a)	Front Yard Setback Minimum	17m
b)	Interior Side Yard Setback Minimum	11m

5.5.71 A-71

(1) Defined Area

A-71 as shown on Schedule “A”, Map 28 to this By-law.

(2) Regulations

a)	setback from pond edge/water edge at average water height (minimum)	15m

5.5.72 A-72-H

(1) Defined Area

A-72-H as shown on Schedule “A”, Map 27 to this By-law.

(2) Definition

Badminton Training Facility

Badminton Training Facility means a building, or part thereof, used for the instruction, practice, and development of skills related to the sport of badminton. Such use may include courts, training equipment, and ancillary uses necessary to

support training activities, but does not include spectator seating for events or tournaments.

(3) Permitted Uses

additional residential unit
badminton training facility as an agricultural home occupation
all other uses permitted under the A Zone

(4) Special Provisions

The following provisions shall apply to an additional residential unit (ARU):

a) Notwithstanding any other Section of this By-law, the ARU shall be located within an accessory building and shall be permitted having a maximum floor area of 122 m^2

b) The ARU shall be located within 40 metres of the primary dwelling

The following provisions shall apply to a badminton training facility as an agricultural home occupation:

c) Parking spaces required (badminton training facility) (minimum) — 8 spaces

d) Number of students permitted to attend the facility for lessons at any given time (maximum) — 8

e) Floor Area of the badminton training facility (maximum) — 550 m^2

f) The badminton training facility must be operated by a person residing on the lot, and at no time shall the badminton training facility employ more than two (2) persons who do not reside in the dwelling and who attend or work on the lot where the dwelling is located .

g) There shall be no product on display and no sign shall be permitted other than one (1) non-illuminated sign, in accordance with the Municipality's Sign By-law, to indicate to persons outside that any part of the property is being used for a purpose other than residential or agricultural.

5.5.73 A-73

(1) Defined Area

A-73 as shown on Schedule "A", Map 9 to this By-law.

(2) Permitted Uses

additional residential unit

all other uses permitted in the A Zone

5.6 TEMPORARY USES

The following site-specific temporary use Zones apply to existing or unique situations where a specific use is permitted on a temporary basis, and are not the standard "A" Zone. If a regulation or use is not specified, the permitted uses of Subsection 5.2 and the regulations of Subsections 5.3 and 5.4 shall apply. All permitted uses listed in this subsection shall only be permitted until the expiry date listed for each such use, at which time the use is no longer permitted and shall be removed.

5.6.1 T-A-1 06-22-2023

By-law No. 38-2020

(1) Defined Area

T-A-1 06-22-2023 as shown on Schedule "A" Map No. 27 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the T-A-1 06-22-2023 Zone in addition to the uses specified in Subsection 5.2:

(a) mobile home

(3) Expiry

The said mobile home shall be permitted until the **22th day of June, 2023**, at which time the structure shall be removed from the lands affected.

5.6.3 expired

5.6.4 expired

5.6.5 T-A-4 04-26-2024

(1) Defined Area

T-A-4 04-26-2024 as shown on Schedule "A", Map 20 to this By-law

(2) Permitted Uses

The following uses are permitted in the T-A-4 04-26-2024 Zone in addition to the uses specified in Subsection 5.2:

(a) The existing single detached dwelling is to remain on the subject property for

a temporary period, in addition to a new single detached dwelling.

(3) Expiry

The said existing single detached dwelling shall be permitted until the 26th day of April, 2024, at which time the structure shall be removed from the lands affected.

5.6.5 T-A-5 10-4-2024

(1) Defined Area

T-A-5 10-4-2024 as shown on Schedule "A", Map 51 to this By-law

(2) Permitted Uses

The following uses are permitted in the T-A-5 10-24-2024 Zone in addition to the uses specified in Subsection 5.2:

(a) The existing single detached dwelling is to remain on the subject property for a temporary period, in addition to a new single detached dwelling.

(3) Expiry

The said existing single detached dwelling shall be permitted until the 4th day of October, 2024, at which time the structure shall be removed from the lands affected.

5.6.6 T-A-6 12-13-2031

(1) Defined Area

T-A-6 12-13-2031 as shown on Schedule "A", Map 14 to this By-law

(2) Permitted Uses

The following uses are permitted in the T-A-6 12-13-2031 Zone in addition to the uses specified in Subsection 5.2:

(a) mobile home

(3) Expiry

The said mobile home shall be permitted until the 13th day of December, 2031, at which time the structure shall be removed from the lands affected.

5.6.8 T-A-7 03-28-2025

(1) Defined Area

T-A-7 03-28-2025 as shown on Schedule “A”, Map 23 to this By-law

(2) Permitted Uses

The following uses are permitted in the T-A-7 03-28-2025 Zone in addition to the uses specified in Subsection 5.2:

(a) The existing detached dwelling is to remain on the subject property for a temporary period, in addition to a new single detached dwelling.

(3) Expiry

The said existing single detached dwelling shall be permitted until the 28th day of March, 2025, at which time the structure shall be removed from the lands affected.

5.6.9 T-A-8 06-13-2032

(1) Defined Area

T-A-8 06-13-2032 as shown on Schedule “A”, Map 58 to this By-law

(2) Permitted Uses

The following uses are permitted in the T-A-8 06-13-2032 Zone in addition to the uses specified in Subsection 5.2:

(a) mobile home

(3) Expiry

The said mobile home shall be permitted until the 13th day of June, 2032, at which time the structure shall be removed from the lands affected.

5.6.9 T-A-9 02-13-2026

(1) Defined Area
T-A-9 02-13-2026 as shown on Schedule “A”, Map 3 to this By-law

(2) Permitted Uses

The following uses are permitted in the T-A-9 02-13-2026 Zone in addition to the uses specificed in Subsection 5.2:

(a) The existing detached dwelling known municipally as 17441 Elginfield Road is to remain on the subject property for a temporary period, in addition to a new single detached dwelling.

(3) Expiry

The said existing single detached dwelling shall be permitted until the 13th day of Feburary, 2026, at which time the structure shall be removed from the subject property. The zoning of the subject property shall also revert back to the Agricultural (A) Zone as of the 13th day of February, 2026.

5.6.10 T-A-10 05-08-2026

(1) Defined Area

T-A-10 05-08-2026 as shown on Schedule "A", Map 30 to this By-law

(2) Permitted Uses

The following are permitted in the T-A-10 05-08-2026 Zone in addition to the uses specific in Subsection 5.2:

(a) The existing detached dwelling known municipally as 4313 Trafalgar Street is to remain on the subject property for a temporary period, in addition to a new single detached dwelling.

(3) Expiry

The said existing single detached dwelling shall be permitted until the 8th day of May 2026, at which time the structure shall be removed from the subject property. This T-A-10 05-08-2026 zoning shall also expire as of the 8th day of May, 2026.

5.6.11 T-A-11 06-12-2033

(1) Defined Area

T-A-11 06-12-2033 as shown on Schedule "A", Map 11 to this By-law

(2) Permitted Uses

The following use is permitted in the T-A-11 06-12-2033 Zone in addition to the uses specified in Subsection 5.2:

Notwithstanding any other provision of this By-law, a CSA approved mobile home shall be permitted on the property known municipally as 22538 Purple Hill Road for a temporary period until the 12th day of June, 2033, at which time the said mobile home shall be removed from the subject property.

5.6.12 T-A-12 10-30-2026

(1) Defined Area

T-A-12 10-30-2026 as shown on Schedule “A”, Map 23 to this By-law

(2) Permitted Uses

The following uses are permitted in the T-A-12 10-30-2026 Zone in addition to the uses specifed in Subsection 5.2:

(a) the existing detached dwelling is to remain on the subject property for a temporary period, in addition to a new single detached dwelling.

(3) Expiry

The said existing single detached dwelling shall be permitted until the 30th day of October, 2026, at which time the said dwelling shall be removed from the lands affected.

5.6.13 T-A-13 11-27-2033

(1) Defined Area

T-A-13 11-27-2033 as shown on Schedule “A”, Map 16 to this By-law

(2) Permitted Uses

The following uses are permitted in the T-A-13 11-27-2033 Zone in addition to the uses specific in Subsection 5.2:

(a) mobile home

(3) Expiry

The said mobile home shall be permitted until the 27th day of November, 2033, at which time the structure shall be removed from the lands affected.

5.6.14 T-A-14 05-27-2027

(1) Defined Area

T-A-14 05-27-2027 as shown on Schedule “A”, Map 1 to this By-law

(2) Permitted Uses

The following uses are permitted in the T-A-14 05-27-2027 Zone in addition to the uses specific in Subsection 5.2:

(a) The existing detached dwelling known municipally as 16692 Ebenezer Drive is to remain on the subject property for a temporary period, in addition to a new single detached dwelling.

(3) Expiry

The said existing single detached dwelling shall be permitted until the 27th day of May, 2027, at which time the structure shall be removed from the subject property. This T-A-14 05-27-2027 zoning shall also expire as of the 27th day of May, 2027.

5.6.15 T-A-15 06-24-2027

(1) Defined Area

T-A-15 06-24-2027 as shown on Schedule "A", Map 57 to this By-law

(2) Permitted Uses

The following uses are permitted in the T-A-15 06-24-2027 Zone in addition to the uses specified in Subsection 5.2:

(a) The existing detached dwelling is to remain on the subject property for a temporary period, in addition to a new single detached dwelling.

(3) Expiry

The said existing single detached dwelling shall be permitted until the 24th day of June, 2027, at which time the structure shall be removed from the lands affected.

5.6.16 T-A-16 06-23-2028

(1) Defined Area

T-A-16 06-23-2028 as shown on Schedule "A", Map 36 to this By-law

(2) Permitted Uses

The following uses are permitted in the T-A-16 06-23-2028 Zone in addition to the uses specified in Subsection 5.2:

(a) The existing single detached dwelling located within the Future Development Zone is to remain on the subject property for a temporary period, in addition to a new single detached dwelling within the Agricultural Zone.

(3) Expiry

The said existing single detached dwelling shall be permitted until the 23rd day of June, 2028, at which time the structure shall be removed from the lands affected.

5.6.17 T-A-17 06-23-2028

(1) Defined Area

T-A-17 06-23-2028 as shown on Schedule "A", Map 22 to this By-law

(2) Permitted Uses

The following uses are permitted in the T-A-17 06-23-2028 Zone in addition to the uses specified in Subsection 5.2:

(a) The existing single detached dwelling is to remain on the subject property for a temporary period, in addition to a new single detached dwelling.

(3) Expiry

The said existing single detached dwelling shall be permitted until the 23rd day of May, 2028, at which time the structure shall be removed from the lands affected.

5.6.18 T-A-18 09-08-2028

(1) Defined Area

T-A-18 09-08-2028 as shown on Schedule "A", Map 48 to this By-law

(2) Permitted Uses

The following uses are permitted in the T-A-18 09-08-2028 Zone in addition to the uses specified in Subsection 5.2:

(a) The existing single detached dwelling is to remain on the subject property for a temporary period, in addition to a new single detached dwelling.

(3) Expiry

The said existing single detached dwelling shall be permitted until the 8th day of September, 2028, at which time the structure shall be removed from the lands affected.

5.6.20 T-A-20 07-20-2029

(1) Defined Area

T-A-20 07-20-2029 as shown on Schedule “A”, Map 3 to this By-law

(2) Permitted Uses

The following uses are permitted in the T-A-20 07-20-2029 Zone in addition to the uses specified in Subsection 5.2:

(a) The existing single detached dwelling is to remain on the subject property for a temporary period, in addition to a new single detached dwelling.

(3) Expiry

The said existing single detached dwelling shall be permitted until the 20th day of July, 2029, at which time the structure shall be removed from the lands affected.

SECTION 6. AGRICULTURAL RESTRICTIVE (AR) ZONE

6.1 SCOPE

The provisions of this Section shall apply in all Agricultural Restrictive (AR) Zones except as otherwise provided in the Special Provisions Subsection of this Section.

6.2 PERMITTED USES

No person shall within any Agricultural Restrictive (AR) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following AR Zone uses, namely:

(1) agricultural use;
(2) agricultural home occupation subject to Subsection 4.8;
(3) bed and breakfast establishment subject to Subsection 4.2;
(4) existing dwelling;
(5) existing mobile home;
(6) farm greenhouse subject to Subsection 4.5;
(7) farm sales outlet subject to Subsection 6.4.3;
(8) kennel, subject to Subsection 4.11;
(9) landing strip;
(10) recreation use, outdoor;
(11) riding school;
(12) seasonal farm dwellings in accordance with Subsection 6.4.4;
(13) single detached dwelling including a dwelling on an undersized lot in accordance with Subsection 6.4.6;
(14) specialty farm subject to Subsection 6.4.5;
(15) wildlife preserve;
(16) works of a Conservation Authority.

6.3 REGULATIONS

No person shall, within any Agricultural Restrictive (AR) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(1)	Lot Area (minimum)	40.0 ha
(2)	Lot Frontage (minimum)	150.0 m
(3)	Front and Exterior Side Yard Depth (minimum)	25.0 m
(4)	Interior Side Yard Width (minimum)	15.0 m
(5)	Rear Yard Depth (minimum)	15.0 m
(6)	Lot Coverage (maximum)	20% of lot area

(7)	Building Height (maximum)	10.0 m
(8)	Landscaped Open Space (minimum)	30% of lot area
(9)	Number of Dwellings Per Lot (maximum)	1 only

6.4 SPECIAL USE REGULATIONS

6.4.1 AGRICULTURAL USE RESTRICTIONS

Notwithstanding the uses permitted in Subsection 6.2, the spreading of liquid manure and the spraying of herbicides and pesticides are specifically prohibited in the Agricultural Restrictive (AR) Zone in addition to the uses prohibited by Subsection 4.28.

6.4.2 FARM SALES OUTLET

Seasonal farm produce display for sale is restricted to a maximum of 95 square metres including both floor area and outside display and shall be set back from the front lot line a minimum of 15 metres for a building or structure that is erected so not to be moved and 7.5 metres for a building or structure that is portable and removed at the end of the growing season.

6.4.3 ACCESSORY DWELLING / SEASONAL FARM DWELLING / MOBILE HOME

Any accessory dwelling, seasonal farm dwelling or mobile home shall only be permitted subject to a Temporary Use By-law passed by Council of the Municipality pursuant to Section 39 of the Planning Act, as amended from time to time, and where permitted by such a Temporary Use By-law, shall be subject to all the provisions of this By-law.

6.4.4 SPECIALTY FARMS

Notwithstanding the minimum lot area regulations in Clause 1 of Subsection 6.3, a specialty farm may have a minimum lot area of 10 hectares. A specialty farm is restricted to agricultural operators of specialty crops.

6.4.5 UNDERSIZED LOTS

(1) On an existing undersized lot complying with the conditions of Subsection 4.18.3 or on a lot legally created subsequent to the passage of this By-Law, a maximum of one single detached dwelling shall be permitted whether or not it is accessory to a permitted agricultural use. Such dwelling shall be located no closer than 300 metres from any livestock buildings and/or manure storage facility on any lot containing an existing intensive agricultural use, and shall be subject to the following requirements:

(a)	Front and Exterior Side Yard Depth (minimum)	10.0 m
(b)	Interior Side Yard Width (minimum)	4.0 m

(c)	Rear Yard Depth (minimum)	10.0 m
(d)	Lot Coverage (maximum)	20% of lot area

(2) Dwellings shall not be erected or used except in accordance with Schedule "B", Minimum Distance Separation I (MDS I) to this By-Law. The foregoing shall not apply to the alteration of existing dwellings or the replacement of an existing dwelling with a new dwelling on the same foundation thereof.

(3) Notwithstanding Subsection 6.4.4 of this By-Law to the contrary, a seasonal farm dwelling shall not be permitted on any undersized lot.

6.5 SPECIAL PROVISIONS

The following site-specific Zones apply to existing or unique situations that are not the standard “AR” Zone. If a regulation or use is not specified, the permitted uses of Subsection 6.2 and the regulations of Subsections 6.3 and 6.4 shall apply.

SECTION 7. AGRICULTURAL COMMERCIAL (AGC) ZONE

7.1 SCOPE

The provisions of this Section shall apply in all Agricultural Commercial (AGC) Zones except as otherwise provided in the Special Provisions Subsection of this Section.

7.2 PERMITTED USES

No person shall within any Agricultural Commercial (AGC) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following AGC Zone uses, namely:

(1) agricultural equipment sales and service establishment;
(2) agricultural related commercial use;
(3) agricultural service and supply establishment;
(4) auction establishment;
(5) bulk sales establishment;
(6) commercial greenhouse subject to Subsection 4.5;
(7) custom workshop;
(8) existing dwelling;
(9) forestry use excluding any establishments that either process forestry products or sell processed forestry products such as lumber yards;
(10) grain elevator and drying facility;
(11) kennel, subject to Subsection 4.11;
(12) market garden;
(13) nursery and garden store;
(14) recreation use, outdoor;
(15) riding school;
(16) truck terminal;
(17) veterinary clinic;
(18) wildlife preserve;
(19) winery, farm fruit;
(20) works of a Conservation Authority.

7.3 REGULATIONS

No person shall, within any Agricultural Commercial (AGC) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(1)	Lot Area (minimum)	4,000 m^2
(2)	Lot Frontage (minimum)	30.0 m
(3)	Lot Depth (minimum)	40.0 m
(4)	Front and Exterior Side Yard Depth (minimum)	10.0 m

(5)	Interior Side Yard Width (minimum)	7.5 m
(6)	Rear Yard Depth (minimum)	10.0 m
(7)	Lot Coverage (maximum)	20% of lot area
(8)	Building Height (maximum)	12.0 m
(9)	Landscaped Open Space (minimum)	10% of lot area

7.4 SPECIAL USE REGULATIONS

7.4.1 FARM FRUIT WINERIES

Where a farm winery is permitted within an Agricultural Zone, it shall be subject to the requirements of the applicable Zone and the following provisions:

(1) all wines produced shall be from locally grown fruit, predominantly grown on the same lands as the Farm Winery;

(2) the retail sale of wine produced on site may be permitted, subject to normal licensing requirements;

(3) a Hospitality Room as defined herein may be permitted;

(4) the maximum floor area devoted to the retail sale of wine and a Hospitality Room combined shall be limited to 200 square metres,

(5) all farm wineries shall be subject to site plan control.

7.5 SPECIAL PROVISIONS

The following site-specific Zones apply to existing or unique situations that are not the standard "AGC" Zone. If a regulation or use is not specified, the permitted uses of Subsection 7.2 and the regulations of Subsections 7.3 and 7.4 shall apply.

7.5.1 AGC-1

By-law 73-2009 (Addition)

(1) Defined Area

AGC-1 as shown on Schedule "A" Map No. 31 to this By-law

(2) Permitted Uses

(a) A restaurant in addition to all other uses permitted in Section 7.2 of this By-law
(b) Personal service establishment in an existing building as of February 24, 2025
(c) Retail store in an existing building as of February 24, 2025

(d) All other uses permitted in Section 7.2

7.5.2 AGC-2

By-law 46-2011 (Addition)

(1) Defined Area

AGC-2 as shown on Schedule “A” Map No. 59 to this By-law.

(2) Permitted Uses

a) an “Agricultural Service and Supply Establishment” in addition to all other uses permitted in Section 5.2 of this By-law.

By-law 8-2013 (Addition)

7.5.3 AGC-3

(1) Defined Area

AGC-3 as shown on Schedule “A”, Map 52 to this By-law

(2) Permitted Uses

The following uses are permitted in the AGC-3 Zone in addition to the uses specified in Section 7.2 (1) through (15) and (17) through (20):

(a) contractors shop
(b) warehouse warehouse, public self storage

By-law 20-2015

7.5.4 AGC-4

(1) Defined Area

AGC-4 as shown on Schedule “A”, Map 14 to this By-law

(2) Permitted Uses

Notwithstanding the permitted uses listed in Section 7.2, the permitted uses in the AGC-4 Zone shall be limited to the following:

(e) agricultural related commercial use
(f) agricultural service and supply establishment
(g) existing dwelling

7.5.5 AGC-5

(1) Defined Area

AGC-5 as shown on Schedule “A”, Map 24 to this By-law

(2) Permitted Uses

Agricultural use
All uses permitted under the parent AGC zone

(3) Regulation

Notwithstanding Section 4.5(5) of this By-law, a greenhouse that uses artificial light for growing purposes during the night shall be located a minimum distance of 125 metres from any residential use on a separate lot.

Addition By-law No. 34-2019

7.5.6 AGC-6

(1) Defined Area

AGC-6 as shown on Schedule "A", Map No. 51 to this By-law

(2) Permitted Uses

Notwithstanding the permitted uses listed under Section 7.2 of this By-law, the permitted uses shall be limited to the following:

(a) agricultural related commercial use
(b) agricultural service and supply establishment
(c) single detached dwelling

(3) Setback Requirement

Notwithstanding Section 4.16 of this By-law, the permitted uses of the AGC-6 shall be permitted with a setback of at least 150 metres from neighbouring livestock facilities located at 3317 Cromarty Drive and 3479 Cromarty Drive."

7.5.7 AGC-7

(1) Defined Area

AGC-7 as shown on Schedule "A", Map 4 to this By-law

(2) Permitted Uses

Notwithstanding the permitted uses listed under Section 7.2 of this By-law, the permitted uses shall be limited to the following:

(a) agricultural equipment and service establishment

SECTION 8. HAMLET RESIDENTIAL (HR) ZONE

8.1 SCOPE

The provisions of this Section shall apply in all Hamlet Residential (HR) Zones except as otherwise provided in the Special Provisions Subsection of this Section.

8.2 PERMITTED USES

No person shall within any Hamlet Residential (HR) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following HR Zone uses, namely:

(1) bed and breakfast establishment subject to Subsection 4.2;
(2) converted dwelling, to a maximum of two (2) dwelling units;
(3) duplex dwelling;
(4) residential home occupation, subject to Subsection 4.9;
(5) single detached dwelling;
(6) semi-detached dwelling.

8.3 REGULATIONS

No person shall, within any Hamlet Residential (HR) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(1)	Lot Area (minimum)	2,000 m^2
(2)	Lot Frontage (minimum)	30.0 m
(3)	Front and Exterior Side Yard Depth (minimum)	7.5 m
(4)	Interior Side Yard Width (minimum)	3.0 m
(5)	Rear Yard Depth (minimum)	10.0 m
(6)	Lot Coverage (maximum)	30% of lot area
(7)	Building Height (maximum)	10.0 m
(8)	Landscaped Open Space (minimum)	20% of lot area
(9)	Number of Dwellings Per Lot (maximum)	
	(a) Single Detached and Semi-Detached Dwellings	1 dwelling unit per lot
	(b) Converted and Duplex Dwellings	2 dwelling units per lot

8.4 SPECIAL PROVISIONS

The following site-specific Zones apply to existing or unique situations that are not the standard "HR" Zone. If a regulation or use is not specified, the permitted uses of Subsection 8.2 and the regulations of Subsection 8.3 shall apply.

8.4.1 HR-1

(1) Defined Area

HR-1 as shown on Schedule "A" Map No. 39A to this By-Law.

(2) Permitted Uses

The following uses are permitted in the HR-1 Zone in addition to the uses specified in Subsection 8.2:

(a) service shop in an existing building.

8.4.2 HR-2

(1) Defined Area

HR-2 as shown on Schedule "A" Map No. 39A to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 4.28 and Subsection 8.2, the permitted uses in the HR-2 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) existing apartment dwelling.

8.4.3 HR-3

(1) Defined Area

HR-3 as shown on Schedule "A" Map No. 34A to this By-Law.

(2) Permitted Uses

The following uses are permitted in the HR-3 Zone in addition to the uses specified in Subsection 8.2:

(a) Pony pasture for up to two (2) livestock units.

8.4.4 HR-4

(1) Defined Area

HR-4 as shown on Schedule “A” Map No. 34A to this By-Law.

(2) Permitted Uses

The following uses are permitted in the HR-4 Zone in addition to the uses specified in Subsection 8.2:

(a) automobile service station in an existing building;
(b) body shop in an existing building;
(c) vehicle repair garage in an existing building.

(3) Prohibited Uses

The following uses are specifically prohibited in the HR-4 Zone in addition to the uses specified in Subsection 4.29:

(a) open storage.

(4) Regulations

(a) Front Yard Depth (minimum)

(i) storage building 75 m

(b) Floor Area (maximum)

(i) storage building 420 m^2

8.4.5 HR-5

(1) Defined Area

HR-5 as shown on Schedule “A” Map No. 3A to this By-Law.

(2) Regulations

(a) Side Yard (minimum) 2 m

8.4.6 HR-6

By-law 2-2011 (Addition)

(1) Defined Area

HR-6 as shown on Schedule (A), Map 64A to this By-law

(2) Regulations

a) floor area (maximum)

(i) Dwelling 230 m

8.4.7 HR-7

By-law 14-2013 (Addition)

(1) Defined Area

HR-7 as shown on Schedule “A”, Map 3A to this By-law

(2) Regulations

(a) Front Yard Depth (minimum) 20m
(b) Rear Yard Depth (minimum) 70 m

8.4.8 HR-8

By-law 14-2013 (Addition)

(1) Defined Area

HR-8 as shown on Schedule “A”, Map 3A to this By-law

(2) Regulations

(a) Front Yard Depth (minimum) 20 m
(b) Rear Yard Depth (minimum) 70 m
(c) Easterly Side Yard Width (min) 7.5 m

8.4.9 HR-9

By-law 10-2017 (Addition)

(1) Defined Area

HR-9 as shown on Schedule “A”, Map 39A to this By-law

(2) Regulations

(a) Frontage (minimum) 28.0 m

8.4.10 HR-10

(1) Defined Area

HR-10 as shown on Schedule “A”, Map 58A

(2) Special Provision

Notwithstanding Section 4.24.3 of this By-law, a reduced setback of 5 metres shall be permitted from a covered or enclosed municipal drain measured from the centerline of the drain.

8.4.11 HR-11

(1) Defined Area

HR-11 as shown on Schedule "A", Map 3A

(2) Permitted Uses

second dwelling unit
all other uses permitted under the HR Zone

(3) Special Provisions

Notwithstanding any other Section of this By-law, a second dwelling unit shall be permitted within the existing single detached dwelling as enlarged provided the gross floor area of the said unit does not exceed 110 m^2.

8.4.12 HR-12

(1) Defined Area

HR-12 as shown on Schedule "A", Map 58A

(2) Special Provisions

Notwithstanding any provision of this By-law, a reduced setback of 4.5 metres shall be permitted from a covered or enclosed municipal drain measured from the centerline of the drain.

8.4.13 HR-13

(1) Defined Area

HR-13 Schedule 'A', Map 49A to this By-Law

(2) Permitted Uses

The following use is permitted in the HR-13 Zone in addition to the uses specified in Section 8.2:

(a) Commercial indoor storage within the existing building

8.4.14 HR-14

(1) Defined Area

HR-14 Schedule ‘A’, Map 3A to this By-Law

(2) Permitted Uses

additional residential unit within an accessory building

all other uses permitted under the HR Zone

(3) Special Provisions (accessory building)

a) Floor Area (maximum) 353 m², inclusive of an additional residential unit permitted in subsection 8.4.14(4)

b) Building Height (maximum) 7 m, inclusive of an additional residential unit permitted in subsection 8.4.14(4)

(4) Special Provisions (additional residential unit)

a) Floor Area (maximum) 98 m²

b) The Additional Residential Unit shall be located within an accessory building

SECTION 9. RESIDENTIAL FIRST DENSITY (R1) ZONE

9.1. SCOPE

The provisions of this Section shall apply in all Residential First Density (R1) Zones except as otherwise provided in the Special Provisions Subsection of this Section.

9.2. PERMITTED USES

No person shall within any Residential First Density (R1) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following R1 Zone uses, namely:

(1) residential home occupation, subject to Subsection 4.9;
(2) single detached dwelling.

9.3. REGULATIONS

No person shall, within any Residential First Density (R1) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(1)	Lot Area (minimum)	
	(a) lot with no municipal services available	3,000 m^2
	(b) lot with municipal water service only	2,000 m^2
	(c) lot with municipal sanitary sewer service only	1,500 m^2
	(d) lot with both municipal water and sanitary sewer service	700 m^2
(2)	Lot Frontage (minimum)	
	(a) lot with no municipal services available	20.0 m
	(b) lot with municipal water and/or sanitary sewer services	15.0 m
(3)	Front and Exterior Side Yard Depth (minimum)	7.5 m
(4)	Interior Side Yard Width (minimum)	2.0 m
(5)	Rear Yard Depth (minimum)	8.0 m
(6)	Lot Coverage (maximum)	35% of lot area
(7)	Building Height (maximum)	10.0 m
(8)	Landscaped Open Space (minimum)	30% of lot area
(9)	Number of Dwellings Per Lot (maximum)	1 only

9.4. SPECIAL PROVISIONS

The following site-specific Zones apply to existing or unique situations that are not the standard "R1" Zone. If a regulation or use is not specified, the permitted uses of Subsection 9.2 and the regulations of Subsection 9.3 shall apply.

9.4.1 R1-1

(1) Defined Area

R1-1 as shown on Schedule "A" Map No. 3-1 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the R1-1 Zone in addition to the uses specified in Subsection 9.2:

(a) converted dwelling

(3) Regulations

(a) Floor Area (minimum)

(i) converted dwelling 45 m^2

(b) Number of Parking Spaces (minimum)

(i) converted dwelling 1.5 spaces per dwelling unit

(c) Outdoor Amenity Area (minimum)

(i) converted dwelling 45 m^2 per dwelling unit

9.4.2 R1-2

(1) Defined Area

R1-2 as shown on Schedule "A" Map No. 3-2 to this By-Law.

(2) Home Occupation - Residential

Notwithstanding the provisions of Section 4.9 to the contrary, the following provisions shall apply to a home occupation in the R1-2 Zone:

(a) The residential home occupation shall be clearly incidental and secondary to the main residential use to which it is accessory and shall not change the residential character of the dwelling;

(b) The residential home occupation shall be located entirely within the dwelling. No more than forty percent (40%) of the dwelling unit may be devoted to a residential home occupation use;

(c) The residential home occupation shall not create or become a public nuisance, particularly with regard to noise, traffic, parking, light or nighttime operation, or radio or television interference, nor shall any open storage be permitted in conjunction with the home occupation;

(d) Delivery and/or shipment of goods and/or materials associated with the residential home occupation shall be restricted to vehicles not exceeding 5,000 kilograms in registered gross weight.

9.4.3 R1-3

(1) Defined Area

R1-3 as shown on Schedule "A" Map No. 2-6 to this By-Law.

(2) Regulations

(a) Exterior Side Yard Width (minimum) 3.5 m

9.4.4 R1-4

(1) Defined Area

R1-4 as shown on Schedule "A" Map No. 2-1 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the R1-4 Zone in addition to the uses specified in Subsection 9.2:

(a) retail store for the sale of crafts and related items.

9.4.5 R1-5

(1) Defined Area

R1-5 as shown on Schedule "A" Map No. 2-2 to this By-Law.

(2) Interpretation

For the purpose of this article, in the case of a through lot line, the lot line abutting the street having the wider road allowance shall be deemed to be the front lot line, and the lot line abutting the opposite, narrower street shall be deemed to be the rear lot line.

(3) Regulations

(a) Lot Area (minimum)

(i)	lot with both municipal water and sanitary sewer service	300 m^2

(b) Lot Frontage (minimum)

(i)	lot with both municipal water and sanitary sewer service	9.5 m

(c) Front Yard Depth (minimum)

(i)	lot 67	4.0 m
(ii)	lot 68	5.0 m
(iii)	lot 69	6.0 m
(iv)	all other lots in the R1-5 Zone	30.0 m

(d) Interior Side Yard Width (minimum)

1.6 m for a one-storey dwelling plus 0.6 metre for each full storey greater than one storey; provided that 0 m shall be required on one side of a single detached dwelling having no exterior doors, windows or other openings within the yard width that otherwise would be required, and having all roof drainage directed onto the lot of that dwelling, and having for the full depth of the lot a registered private maintenance easement of a width not less that the minimum required side yard and having a 0.6 m eave and footing encroachment easement on the adjacent lot.

(e) Exterior Side Yard Width (minimum) 3.0 m

(f) Lot Coverage (maximum) 45%

(g) Building Height (maximum) 12.0 m

(h) Special Parking Regulations

Parking of any automobile, vehicle, recreational vehicle or trailer shall not be permitted in the front yard of any lot within the R1-5 Zone.

(i) Driveway Width (maximum)

(i)	lots 1 to 59 inclusive	6.7 m or 70% of the lot frontage, whichever is lesser.

(j) Accessory Buildings and Structures

(i)	lot coverage (maximum)	15% of lot area

9.4.6 R1-6

(1) Defined Area

R1-6 as shown on Schedule "A" Map No. 2-6 to this By-Law.

(2) Regulations

(a) Interior Side Yard Width (minimum)

(i) exposed building face is one-storey in height 1.5 m

(b) Rear Yard Depth (minimum) 7.5 m

9.4.7 R1-7

(1) Defined Area

R1-7 as shown on Schedule "A" Map No. 2-6 to this By-Law.

(2) Regulations

(a) Interior Side Yard Width (minimum)

(i) exposed building face is one-storey in height 1.5 m

(b) Exterior Side Yard Width (minimum) 3.5 m

(c) Rear Yard Depth (minimum) 7.5 m

9.4.8 R1-8

By-law # 18-2008 (addition)

(1) Defined Area

R1-8 as shown on Schedule "A" Map No. 2-5 to this By-Law.

(2) Regulations

(a) Frontage (minimum) 10 m

9.4.9 R1-9

By-law 44-2009 (addition)

(1) Defined Area

R1-9 as shown on Schedule "A", Map 3-1 to this By-law.

(2) Regulations

a) Exterior side yard		3.5 m
b) Interior side yard		1.5 m
c) Minimum lot area		600 m²

9.4.10 R1-10

By-law 44-2009 (addition)

(1) Defined Area

R1-10 as shown on Schedule "A", Map 3-1 to this By-law.

(2) Regulations

a) Minimum frontage	12.0 m
b) Exterior side yard local street	3.2 m
c) Exterior side yard county road	7.2 m
d) Interior side yard	1.2 m
e) Minimum lot area	540 m²

9.4.11 R1-11

By-law 44-2009

(1) Defined Area

R1-11 as shown on Schedule "A", Map 3-1 to this By-law.

(2)

a) Exterior side yard	3.5 m
b) Interior side yard	1.5 m
c) Minimum lot area	700 m²

9.4.12 R1-12

By-law 102-2009 (addition)

(1) Defined Area

R1-12 as shown on Schedule A, Map 2-6 to this By-law.

(2) Regulations

a) Minimum Lot Area	395 m²
b) Minimum Lot Frontage	
Unit 14 and Unit 20	5.9 m

all other Units	10 m
c) Front Yard Depth (minimum)	5.0 m
d) Exterior Side Yard Width (minimum)	2.5 m
e) Interior Side Yard Width (minimum)	0 m
f) Rear Yard Depth (minimum)	6.0 m
g) Lot Coverage (maximum)	45%
h) Building Height (maximum)	10.0 m

9.4.13 R1-13

By-law 26-2011 (addition)

(1) Defined Area

R1-13 as shown on Schedule "A", Map 3-1 to this By-law.

(2) Regulations

a) Interior Side Yard Width (minimum)

(i) exposed building face is one storey in height 1.3 m
(ii) exposed building face is two storey in height 1.5 m

(b) Exterior Side Yard Width (minimum) 3.5 m

9.4.14 R1-14

By-law 76-2011 (Addition)

1) Defined Area

R1-14 as shown on Schedule (A), Map 2-4 to this By-law

2) Regulations

a) minimum frontage 13m;
b) minimum side yard setback from rear lot lines of 43 and 47 Mill Road 10m.

9.4.15 R1-15

By-law 68-2013 (Addition)

1) Defined Area
R1-15 as shown on Schedule "A", Map No. 2-3 to this by-law

2) Regulations
a) Lot Area (min) 2000 m²

b)	Lot Frontage (min)	20.0 m
c)	Front and Exterior side yard	7.5 m
d)	Side Yard (min)	2.0 m
e)	Rear Yard Depth (min)	8.0 m
f)	Lot Coverage (max)	35%
g)	Building Height (max)	10 m
h)	Landscaped Open Space (min)	30% lot area
i)	Number of Dwellings Per Lot (max)	1 only

9.4.16 R1-16

By-law 9-2014
Z16-2013
(Addition)

1) Defined Area
R1-16 as shown on Schedule “A”, Map 3-1 to this By-law

2) Regulations

No person shall, within the site specific Residential First Density (R1-15) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

1)	Lot Area (minimum)	560 m²
2)	Lot Frontage (minimum)	14 m
3)	Frond Yard Depth	6 m (dwelling) 7.5 m (garage)
4)	Exterior Side Yard Depth (minimum)	3.5 m
5)	Interior Side Yard Depth (minimum)	1.5 m (one story) 1.8 m (two story)
6)	Rear Yard Depth (minimum)	7.5 m
7)	Lot Coverage (maximum)	35% of lot area
8)	Building Height (maximum)	12 m
9)	Landscaped Open Space (minimum)	30% of lot area
10)	Number of Dwellings per Lot (maximum)	1 only

9.4.17 R1-17

By-law 14-2014
(Addition) & By-law 21-2020

1) Defined Area
R1-17 and R1-17-H as shown on Schedule "A", Maps 2-4, 2-5 and 41 to this By-law.
2) Regulations

a)	Lot Area (Minimum)	500 m^2
b)	Lot Frontage (Minimum)	15 m
c)	Front & Exterior Side Yard Depth (Minimum)	6.0 m
d)	Interior Side Yard Width (Minimum)	1.2 m
e)	Rear Yard Depth (Minimum)	7.5 m
f)	Lot Coverage (Maximum)	50%
g)	Building Height (Maximum)	10 m

h) Landscape Open Space (Minimum) 30%
i) Number of Dwellings Per Lot (Maximum) 1

9.4.18 R1-18

By-law 14-2014 & By-law 21-2020 (Addition)

1) Defined Area

R1-18 as shown on Schedule “A”, Map 3-1 to this By-law

By-law 104-2017 (Amendment)

2) Regulations

a) Lot Area (with services)	390 m^2
b) Lot Frontage (with services)	12 m
c) Front & Exterior Side Yard Depth	6.0 m
d) Interior Side Yard Width	1.2 m
e) Rear Yard Depth	7.5 m
f) Lot Coverage	40%
g) Building Height	10m Max
h) Landscape Open Space	30% Min
i) Number of Dwellings Per Lot	one

9.4.19 R1-19

By-law 69-2014 (Addition)

1) Defined Area

R1-19 as shown on Schedule "A", Map 2-5 to this By-law

2) Regulations

a) Lot Area (min)	700m^2
b) Lot Frontage (min)	15.0 m
c) Front Yard Setback (min)	7.5 m
d) Side Yard (min)	1.5 m
e) Exterior Sid Yard (min)	3.5 m
f) Rear Yard Depth (min)	8.0 m
g) Lot Coverage (max)	35%
h) Building Height (max)	10 m
h) Landscaped Open Space (min)	30% lot area
i) Number of Dwellings Per Lot (max)	1 only

9.4.20 R1-20

By-law 11-2016 (Addition)

(3) Defined Area

R1-20 as shown on Schedule “A”, Map 2-2 to this By-law

(2) Regulations

(a) Side Yard Width (minimum)	10 m from the FD-5 Zone and 2 m on the other side
(b) Rear Yard Depth (minimum)	30 m

9.4.21 R1-21

See By-law 98-2016 - Key Map 3-1 for R1-21

9.4.22 R1-22

By-law 108-2016 (Addition)

(1) Defined Area

R1-22 as shown on Schedule “A”, Map 2-4 to this By-law

(2) Regulations

(a) Lot Area (minimum)	2,800 m^2

9.4.22 R1-22

By-law 42-2019 (Addition)

(1) Defined Area

R1-22 and R1-22-H as shown on Schedule "A", Map 3-1 to this By-law

(2) Regulations

a) Lot Area (Min)	380 m2
b) Lot Frontage (Min)	11.5 m
c) Front & Exterior Side Yard Depth (Min)	4.5 m to main building 6.0 m to garage except where a corner lot rear lot line abuts an adjacent corner lot rear lot line, the Exterior Side Yard requirement shall be a minimum of 1.2 m.
d) Interior Side Yard Width (Min)	1.2 m
e) Rear Yard Depth (Min)	7.5 m
f) Lot Coverage (Max)	50%
g) Building Height (Max)	10 m

9.4.23 R1-23

By-law 42-2019 (Addition)

(1) Defined Area

R1-23 and R1-23-H as shown on Schedule "A", Map 3-1 to this By-law

(2) Regulations

a) Lot Area (Min)	475 m2
b) Lot Frontage (Min)	15 m
c) Front & Exterior Side Yard Depth (Min)	4.5 m to main building 6.0 m to garage except where a corner lot rear lot line abuts an adjacent corner lot rear lot line, the Exterior Side Yard requirement shall be a minimum of 1.2 m.
d) Interior Side Yard Width (Min)	1.2 m
e) Rear Yard Depth (Min)	7.5 m
f) Lot Coverage (Max)	45%
g) Building Height (Max)	10 m

9.4.24 R1-24-H

By-law 9-2020 (Addition)

(1) Defined Area

R1-24-H as shown on Schedule "A", Map 3-1 to this By-law

(2) Regulations

a) Front Yard Depth (Min)	15 m
b) Exterior Side Yard Width (Min)	4 m

9.4.25 R1-25-H

By-law 9-2020 (Addition)

(1) Defined Area

R1-25-H as shown on Schedule "A", Map 3-1 to this By-law

(2) Regulations

a) Lot Area (Min)	375 m^2
b) Lot Frontage (Min)	11.5 m
c) Front & Exterior Side Yard Depth (Min)	4.5 m to main building 6.0 m to garage except where a corner lot rear lot line abuts an adjacent corner lot rear lot line, the Exterior Side Yard requirement shall be a minimum of 1.2 m.
d) Interior Side Yard Width (Min)	1.2 m
e) Rear Yard Depth (Min)	7.5 m
f) Lot Coverage (Max)	50%

9.4.26 R1-26

By-law 21-2020 (Addition)

(1) Defined Area

R1-26 as shown on Schedule "A", Map 41 to this By-law

2) Regulations

a) Lot Area (Minimum)	390 m^2
b) Lot Frontage (Minimum)	12 m
c) Front & Exterior Side Yard Depth (Minimum)	6.0 m
d) Interior Side Yard Width (Minimum)	1.2 m
e) Rear Yard Depth (Minimum)	7.5 m
f) Lot Coverage (Maximum)	50%
g) Building Height (Maximum)	10 m
h) Landscape Open Space (Minimum)	30%
i) Number of Dwellings Per Lot (Maximum)	1

9.4.27 R1-27

1) Defined Area

R1-27 as shown on Schedule "A", Map 3-1 to this By-law

2) Regulations

a) Lot Area (Minimum)	560 m^2
b) Lot Frontage (Minimum)	14 m
c) Front Yard Depth (Minimum)	6 m (dwelling) 7.5 m (garage)
d) Exterior Side Yard Depth (Minimum)	3.5 m
e) Interior Side Yard Depth (Minimum)	1.5 m (one-storey)

	1.8 m (two-storey)
f) Rear Yard Depth (Minimum)	7.5 m
g) Lot Coverage (Maximum)	40%
h) Building Height (Maximum)	12 m
i) Landscaped Open Space (Minimum)	30%
j) Number of Dwellings per Lot (Maximum)	1 only

9.4.28 R1-28

1) Defined Area

R1-28 as shown on Schedule "A", Map 2-5 to this By-law

2) Permitted Uses

expansion of the existing single detached dwelling to accommodate a total of two dwelling units
residential home occupation

3) Regulations

a) Interior Side Yard Width (Minimum)	1.1 m from the westerly lot line and 2 m from the easterly lot line

9.4.28 R1-28-H

(1) Defined Area

R1-28-H as shown on Schedule A, Map 3-2 to this By-law.

(2) Permitted Uses

single detached dwelling
accessory uses, buildings or structures

(3) Regulations

a) Lot Frontage (minimum)	9.7 m (interior lot) 13.0 m (corner lot)
b) Lot Area (minimum)	290 m^2 (interior lot) 390 m^2 (corner lot)
c) Front Yard Depth (minimum)	6.0 m to garage 4.5 m to main dwelling

d) Exterior Side Yard (minimum)	3.5 m
e) Interior Side Yard (minimum)	1.2 m
f) Rear Yard Depth (minimum)	6.0 m
g) Lot Coverage (maximum)	45%
h) Building Height (maximum)	10.5 m
i) Lot Coverage (maximum)	45%
j) Landscaped Open Space (minimum)	25%

9.4.29 R1-29

(1) Defined Area

R1-29 as shown on Schedule "A", Map 3-1 to this By-law.

(2) Permitted Uses

converted dwelling
second dwelling unit
all other uses permitted under the R1 Zone

(3) Special Provisions

Notwithstanding any other Section of this By-law, a second dwelling unit shall be permitted in an accessory building provided the gross floor area of the said unit is not greater than 85 m^2.

9.4.30 R1-30-H

(1) Defined Area

R1-30-H as shown on Schedule "A", Map 2-5 to this By-law.

(2) Regulations

(a) Lot Area (minimum)	400 m^2
(b) Lot Frontage (minimum)	12 m

(c) Lot Coverage (maximum)	50%

9.4.31 R1-31-H

(1) Defined Area

R1-31-H as shown on Schedule “A”, Map 2-3 to this By-law.

(2) Minimum Regulations

(a) Lot Area (minimum)	341 m^2
(b) Lot Frontage (minimum)	11.4 m
(c) Front Yard Depth	6 m
(d) Exterior Side Yard width	3 m
(e) Interior Side Yard width	1.2 m
(f) Rear Yard Depth	7 m

9.5 TEMPORARY USES

The following site-specific temporary use Zones apply to existing or unique situations where a specific use is permitted on a temporary basis, and are not the standard “R1” Zone. If a regulation or use is not specified, the permitted uses of Subsection 9.2 and the regulations of Subsections 9.3 and 9.4 shall apply. All permitted uses listed in this subsection shall only be permitted until the expiry date listed for each such use, at which time the use is no longer permitted and shall be removed.

9.5.1 T-R1-01 07-17-2024

(1) Defined Area

T-R1-01 07-17-2024 as shown on Schedule “A”, Map 2-3 to this By-law

(2) Permitted Uses

The following uses are permitted in the T-R1-01 07-17-2024 Zone in addition to the uses specified in Subsection 9.2:

(a) The existing detached garage is permitted to remain on the subject property in the absence of a main residential use for a temporary period not to exceed (1) year.

(3) Expiry

The said existing detached garage shall be permitted in the absence of a main residential use until the 17th day of July, 2024 at which time the structure shall be removed from the lands affected, unless a single detached dwelling has been constructed.

SECTION 10. RESIDENTIAL SECOND DENSITY (R2) ZONE

10.1 SCOPE

The provisions of this Section shall apply in all Residential Second Density (R2) Zones except as otherwise provided in the Special Provisions Subsection of this Section. R2 Zones are intended for lots with both municipal water and sanitary sewer services.

10.2 PERMITTED USES

No person shall within any Residential Second Density (R2) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following R2 Zone uses, namely:

(1) converted dwelling, to a maximum of two (2) dwelling units;
(2) duplex dwelling;
(3) residential home occupation, subject to Subsection 4.9;
(4) semi-detached dwelling;
(5) single detached dwelling.

10.3 REGULATIONS

No person shall, within any Residential Second Density (R2) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(1) Lot Area (minimum)	
(a) single detached, converted and duplex dwellings	800 m^2
(b) semi-detached dwelling	400 m^2 per unit
(2) Lot Frontage (minimum)	
(a) single detached, converted and duplex dwellings	20.0 m
(b) semi-detached dwelling	10.0 m per unit
(3) Front and Exterior Side Yard Depth (minimum)	7.5 m
(4) Interior Side Yard Width (minimum)	2.0 m, provided that no side yard shall be required between the common wall dividing individual dwelling units.
(5) Rear Yard Depth (minimum)	8.0 m
(6) Lot Coverage (maximum)	35% of lot area

(7)	Building Height (maximum)	10.0 m
(8)	Landscaped Open Space (minimum)	30% of lot area
(9)	Number of Dwellings Per Lot (maximum)	1 only
	(a) Single Detached and Semi-Detached Dwellings	1 dwelling unit per lot
	(b) Converted and Duplex Dwellings	2 dwelling units per lot

10.4 SPECIAL PROVISIONS

The following site-specific Zones apply to existing or unique situations that are not the standard "R2" Zone. If a regulation or use is not specified, the permitted uses of Subsection 10.2 and the regulations of Subsection 10.3 shall apply.

10.4.1 R2-1

(1) Defined Area

R2-1 as shown on Schedule "A" Map No. 2-1 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the R2-1 Zone in addition to the uses specified in Subsection 10.2:

(a) custom workshop in an existing building.

(3) Prohibited Uses

The following uses are specifically prohibited in the R2-1 Zone in addition to the uses specified in Subsection 4.29:

(a) open storage.

(4) Regulations

(a) Floor Area (maximum)

(i) custom workshop 325 m^2

10.4.2 R2-2

By-law 31-2007 (Addition)

(1) Defined Area

R2-2 as shown on Schedule “A” Map No. 2-5 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 10.2, the permitted uses in the R2-2 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) existing contractor’s shop;
(c) office, business;
(d) office, professional;
(e) repair establishment in an existing commercial building, excluding an automobile service shop, body shop, vehicle repair garage and vehicle service shop;
(f) dwelling unit.

(3) Prohibited Uses

The following uses are specifically prohibited in the R2-2 Zone in addition to the uses specified in Subsection 4.29:

(a) open storage accessory to a commercial use.

(4) Regulations

(a) Number of Parking Spaces (minimum) 5

10.4.3 R2-3

(1) Defined Area

R2-3 as shown on Schedule “A” Map No. 2-6 to this By-Law.

(2) Regulations

(a) Exterior Side Yard Width (minimum)

(i) single unit, semi-detached, duplex and converted dwelling 3.5 m

10.4.4 R2-4

(1) Defined Area

R2-4 as shown on Schedule “A” of Map No. 2-6 and Map No. 3-1 to this By-Law.

(2) Regulations

a) Minimum frontage	18.0 m
b) Exterior side yard	1.2 m
c) Interior side yard	1.2 m
d) Minimum lot area	810 m²

10.4.5 R2-5

By-law 76-2016 (Addition)

(1) Defined Area

R2-5 as shown on Schedule “A”, Map 2-2 to this By-law.

(2) Permitted Uses

The following uses are permitted in the R2-5 Zone in addition to the uses specified in Subsection 10.2:

(a) Triplex Dwelling

(3) Regulations

(a) Front and Exterior Side Yard Depth (minimum)	7.2 m
(b) Number of Dwellings Per Lot (maximum)	3 dwelling units per lot

10.4.6 R2-6-H

By-law 9-2020 (Addition)

(1) Defined Area

R2-6-H as shown on Schedule “A” Map No. 3-1 to this By-law.

(2) Regulations

(a) Lot Area (Min)	640 m^2 320 m^2 per unit
(b) Lot Frontage (Min)	17.5 m 8.75 m per unit

(c)	Front & Exterior Side Yard Depth (Min)	4.5 m to main building 6.0 m to garage except where a corner lot rear lot line abuts an adjacent corner lot rear lot line, the Exterior Side Yard requirement shall be a minimum of 1.2 m
(d)	Interior Side Yard Width (Min)	1.2 m provided no side yard shall be required between the common wall dividing individual dwelling units
(e)	Rear Yard Depth (Min)	7.5 m
(f)	Lot Coverage (Max)	45 %

10.4.6 R2-6-H

(1) Defined Area

R2-6-H as shown on Schedule "A", Maps 2-5 and 41 to this By-law.

(2) Regulations

(a)	Lot Area per semi-detached unit (Minimum)	300 m^2
(b)	Lot Frontage per semi-detached unit (Minimum)	9.5 m
(c)	Lot Coverage (Maximum)	50%

10.4.7 R2-7-H

(1) Defined Area

R2-7-H as shown on Schedule "A", Map 3-2 to this By-law

(2) Permitted Uses

semi-detached dwelling
accessory uses buildings or structures

(3) Regulations

a)	Lot Area (minimum per unit)	300 m^2

b) Lot Frontage (minimum per unit)	9 m
c) Front Yard Depth (minimum)	6.0 m to garage 4.5 m to main dwelling
d) Exterior Side Yard Width (minimum)	3.5 m
e) Interior Side Yard Width (minimum)	1.2 m
f) Rear Yard Depth (minimum)	6.0 m
g) Lot Coverage (maximum)	50%
h) Building Height (maximum)	10.5 m
i) Landscaped Open Space (minimum)	20%

10.4.7 R2-7

(1) Defined Area

R2-7 as shown on Schedule "A", Map 3-1 to this By-law

(2) Permitted Uses

Second dwelling unit
All other uses permiutted under the R2 Zone

(3) Regulations

b) Lot Frontage (Minimumt) 14.6 m

(4) Special Provision

Notwithstanding any other Section of this By-law, a second dwelling unit shall be permitted in an accessory building provided the gross floor area of the said unit is not greater than 85 m^2.

SECTION 11. RESIDENTIAL THIRD DENSITY (R3) ZONE

11.1 SCOPE

The provisions of this Section shall apply in all Residential Third Density (R3) Zones except as otherwise provided in the Special Provisions Subsection of this Section. R3 Zones are intended for lots with both municipal water and sanitary sewer services.

11.2 PERMITTED USES

No person shall within any Residential Third Density (R3) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following R3 Zone uses, namely:

(1) apartment dwelling;
(2) fourplex dwelling;
(3) residential home occupation, subject to Subsection 4.9;
(4) stacked townhouse dwelling;
(5) street townhouse dwelling;
(6) townhouse dwelling;
(7) triplex dwelling.

11.3 REGULATIONS

No person shall, within any Residential Third Density (R3) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(1)	Lot Area (minimum)	
	(a) apartment dwelling	250 m^2 per unit for the first four (4) units, plus 100 m2 for each additional unit thereafter;
	(b) fourplex, stacked townhouse, street townhouse, townhouse and triplex dwellings	250 m^2 per unit;
(2)	Lot Frontage (minimum)	
	(a) apartment, fourplex, stacked townhouse, townhouse or triplex dwelling	30.0 m;
	(b) street townhouse dwelling	6.0 m per unit;
(3)	Front and Exterior Side Yard Depth (minimum)	10.0 m
(4)	Interior Side Yard Width (minimum)	

	(a) apartment, fourplex, stacked townhouse, townhouse or triplex dwelling	10.0 m;
	(b) street townhouse dwelling	3.0 m, provided that no side yard shall be required between the common wall dividing individual dwelling units.
(5)	Rear Yard Depth (minimum)	10.0 m
(6)	Lot Coverage (maximum)	35% of lot area
(7)	Building Height (maximum)	15.0 m
(8)	Landscaped Open Space (minimum)	30% of lot area

11.4 SPECIAL PROVISIONS

The following site-specific Zones apply to existing or unique situations that are not the standard "R3" Zone. If a regulation or use is not specified, the permitted uses of Subsection 11.2 and the regulations of Subsection 11.3 shall apply.

11.4.1 R3-1

(1) Defined Area

R3-1 as shown on Schedule "A" Map No. 2-2 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 11.2, the permitted uses in the R3-1 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) converted dwelling.

(4) Regulations

(a)	Number of Dwelling Units Per Lot (maximum)	3

11.4.2 R3-2

(1) Defined Area

R3-2 as shown on Schedule “A” Map No. 2-5 to this By-Law.

(2) Regulations

(a) Front Yard Depth (minimum) 7.0 m

11.4.3 R3-3

(1) Defined Area

R3-3 as shown on Schedule “A” Map No. 2-6 to this By-Law.

(2) Regulations

(a) Rear Yard Depth (minimum)

(i) Main Building 3.5 m

(ii) Main Building at site triangle of Hamilton Road and Foxhollow Drive 5.8 m

(iii) Accessory Building or Structure 1 m.

11.4.4 R3-4

(1) Defined Area

R3-4 as shown on Schedule “A” Map No. 2-6 to this By-Law.

(2) Regulations

(a) Interior Side Yard Width (minimum)

(i) exposed building face is one storey in height 1.5 m

(b) Exteriors Side Yard Width (minimum) 3.5 m

(c) Rear Yard Depth (minimum) 7.5 m.

11.4.5 R3-5

By-law 31-2010 (addition)

(1) Defined Area

R3-5 as shown on Schedule A, Map 3-1 to this By-law.

(2) Regulations

(a)	Lot Frontage (minimum)	16 m
(b)	Lot Area (minimum)	1.0 ha

The following regulations apply to a vacant land condominium residential development within the Condominium Act of Ontario, where "units" are parcels of land upon which dwelling units are constructed and conveyed. "Yards" are distances between "unit" boundaries and dwelling units and garages.

(c)	Unit Area (minimum)	400 m²
(d)	Minimum Unit Frontage (minimum)	13 m
(e)	Front Yard Depth (minimum) for main building	4.5 m
	for garage	6.0 m
(f)	Exterior Side Yard (minimum)	2.0 m
(g)	Interior Side Yard (minimum)	1.2 m
(h)	Rear Yard Depth (minimum)	5.0 m
(i)	Unit Coverage (maximum)	50 %
(j)	Building Height (maximum)	6 m
(k)	Density (maximum) units per hectare	20
(l)	Parking space per dwelling unit	1
(m)	Common elements landscaped open space (minimum)	5 %
(n)	Landscaped open space per dwelling unit (minimum)	20 %

11.4.6 R3-6

By-law 5-2011 (Addition)

1. Defined Area

R3-6 as shown on Schedule A, Map 2-6 to this By-law.

2. Regulations

a) Lot Frontage (minimum)		16m
b) Lot Area (minimum)		1.0 ha
c) Unit Area (minimum)		400 m²
d) Minimum Unit Frontage (minimum)		13 m
e) Front Yard Depth (minimum)	for main building	4.5 m
	for garage	6.0m
f) Exterior Side Yard (minimum)		2.0m
g) Interior Side Yard (minimum)		1.2 m
h) Rear Yard Depth (minimum)		5.0m
i) Unit Coverage (maximum)		50%
j) Building Height (maximum)		6m
k) Density (maximum) units per hectare		20

l) Parking space per dwelling unit	1
m) Common elements landscaped open space (minimum)	5%
n) Landscaped open space per dwelling unit (minimum)	20%

11.4.7 R3-7

By-law 28-2012 (addition)

1) Defined Area

R3-7 as shown on Schedule (A), Map 2-5 to this By-law

2) Permitted Uses

Notwithstanding the permitted uses listed in subsection 11.2, the permitted uses in the R3-7 Zone shall be limited to the following.

a) Retirement Home
b) Clinic

11.4.8 R3-8

1) Defined Area

R3-8 as shown on Schedule "A", Maps 2-5 and 41 to this By-Law

2) Permitted Uses

street and cluster townhouse dwellings as part of a Vacant Land Condominium
all other uses permitted under the parent R3 Zone

3) Regulations

a) Lot Area (per unit) (minimum)	255 square metres
b) Lot Frontage (per unit) (minimum)	11 metres
c) Front Yard Depth (minimum)	4.5 metres to main building 6.0 metres to garage
d) Interior Side Yard Depth (minimum)	3.0 metres, except that no side yard shall be required between the common wall dividing individual units
e) Exterior Side Yard Depth (minimum)	4.5 metres, except 2.5 metres adjacent to a private road

f) Rear Yard Depth (minimum)	4.0 metres
g) Landscaped Open Space (minimum)	30% of lot area
h) Building Height (maximum)	15 metres
i) Lot Coverage (maximum)	60% of lot area

11.4.9 R3-9-H

1) Defined Area

R3-9-H as shown on Schedule A, Map 3-1 to this By-law.

2) Permitted Uses

single detached dwelling, as part of a Vacant Land Condominium
all other uses permitted under the parent R3 Zone

3) Regulations

a) Lot Area (per unit)	170 m^2
b) Lot Frontage (per unit)	6.0 m
c) Front Yard Depth (minimum)	4.5 m to main building 6.0 m to garage
d) Exterior Side Yard (minimum)	4.5 m, except 1.5 m adjacent to a private road
e) Interior Side Yard (minimum)	1.2 m, except no side yard shall be required between the common wall dividing individual dwelling units
f) Rear Yard Depth (minimum)	7.5 m
g) Lot Coverage (maximum)	60%
h) Density	35 units per hectare
i) Building Height	15 m
j) Landscaped Open Space	30%
k) Sight Visibility Triangle	Notwithstanding the provisions of Section 4.25.2 of this By-law, the sight triangle requirements at the intersection of a private road and a public street shall be permitted to be 6 metres instead of 10 metres.

11.4.10 R3-10

1) Defined Area
R3-10 as shown on Schedule "A", Map 3-1 to this By-law

2) Permitted Uses

street townhouse dwelling

3) Regulations

a) Lot Area (per unit)	190 m^2
b) Lot Frontage (per unit)	7.0 m
c) Front Yard Depth (Min)	4.5 m to main building 6.0 m to garage
d) Exterior Side Yard Width (Min)	4.5 m, except 1.5 m adjacent to a private road
e) Interior Side Yard Width (Min)	1.2m provided that no side yard shall be required between the common wall dividing individual dwelling units
f) Rear Yard Depth (Min)	7.5 m
g) Lot Coverage (Max)	56%
h) Building Height (Max)	12 m
i) Landscaped Open Space	30%
j) Sight Visibility Triangle	Notwithstanding the provisions of Section 4.25.2 of this By-law, the sight triangle requirements at the intersection of the private driveway and the public street shall be permitted to be 6 metres instead of 10 metres.

11.4.11 R3-11-H

1) Defined Area

R3-11-H as shown on Schedule “A”, Map 3-2 to this By-law

2) Permitted Uses

street townhouse dwelling
accessory uses building or structures

3) Regulations

a) Lot Area (minimum)	180 m^2
b) Lot Frontage (minimum)	6.0 m
c) Front Yard Depth (minimum)	6.0 m to garage 4.5 m to main dwelling
d) Exterior Side Yard Width (minimum)	3.5 m
e) Interior Side Yard Width (minimum)	1.2 m 0 m adjacent to common wall
f) Rear Yard Depth (minimum)	6.0 m
g) Lot Coverage (maximum)	60%
h) Building Height (maximum)	12.5 m
i) Landscaped Open Space	20%
j) Lot Depth	30 m

11.4.12 R3-12-H

1) Defined Area

R3-12-H as shown on Schedule “A”, Map 2-5 to this By-law

2) Permitted Uses limited to the following:

apartment dwelling
fourplex dwelling
retirement home/ lodge
stacked/ back-to-back townhouse dwelling
street townhouse dwelling
townhouse dwelling
triplex dwelling
residential home occupation, subject to Subsection 4.9

3) Regulations

a) Lot Area (per unit)	200 m^2
b) Front Yard Depth (minimum)	6 m
c) Exterior Side Yard Depth (minimum)	6 m
e) Interior Side Uard Width (minimum)	3 m
f) Rear Yard Depth (minimum)	9 m
g) Height (maximum)	4 storeys
h) Density (maximum)	75 units per ha

11.4.13 R3-13-H

1) Defined Area

R3-13-H as shown on Schedule “A”, Map 2-5 to this By-law

2) Permitted Uses limited to the following:

fourplex dwelling
stacked townhouse dwelling
street townhouse dwelling
townhouse dwelling
triplex dwelling
residential home occupation, subject o Subsection 4.9

3) Regulations

a) Front Yard Depth (minimum)	6 m
b) Exterior Side Yard Depth (minimum)	6 m
c) Interior Side Yard Width (minimum)	1.4 m
d) Rear Yard Depth (minimum)	7.5 m
e) Lot Covergae (maximum)	50%
f) Density (maximum)	35 units per ha

11.4.14 R3-14-H

1) Defined Area

R3-14-H as shown on Schedule “A”, Map 2-5 to this By-law

2) Permitted Uses limited to the following:

apartment dwelling
fourplex dwelling
stacked/ back-to-back townhouse dwelling
street townhouse dwelling
townhouse dwelling
triplex dwelling
residential home occuapation, subject to Subsection 4.9

3) Regulations

a) Lot Area (per unit)	125 m^2
b) Front Yard Depth (minimum)	6 m
c) Exterior Side Yard Depth	4 m

e) Interior Side Yard Depth (minimum)	3 m
f) Rear Yard Depth (minimum)	3 m
g) Density (maximum)	80 units per ha

11.4.15 R3-15-H

1) Defined Area
   R3-15-H as shown on Schedule "A", Map 2-5 to this By-law

2) Permitted Use
   Townhouse dwellings
   Street townhouse dwelling
   Residential home occupation, subejct to Subsection 4.9

3) Regulations

a) Lot Area (per unit)	250m^2
b) Lot Frontage	townhouse 30m Street townhouse 6m per unit
c) Front Yard Depth (minimum)	4.5m to main dwelling 6m to garage
d) Exterior Side Yard Depth (minimum)	10m
e) Interior Side Yard Width	townhouse 3m Street townhouse dwelling 3m provided that no side yard shall be required between the common wall dividing individual dwelling units
f) Rear Yard Depth	10m

11.4.16 R3-16

1) Defined Area
   R3-16 as shown on Schedule "A", Map 3-1 to this By-law

2) Permitted Use
   Townhouse dwellings
3) Regulations

a) Lot Area (minimum)	175 m^2 per unit
b) Lot Frontage (minimum)	6.5 m
c) Front Yard Depth (minimum)	4.9 m to structures
d) Exterior Side Yard Depth (minimum)	1.5 m
e) Interior Side Yard Depth (minimum)	1.5 m 0 m between common wall dividing individual units

f)	Rear Yard Depth (minimum)	6 m
g)	Lot Coverage (maximum)	48%
h)	Driveway Depth (minimum)	6 m per unit

11.4.17 R3-17-H

1) Defined Area
   R3-17-H as shown on Schedule "A", Map 13 to this By-law

2) Permitted Use
   Townhouse dwellings

3) Regulations

a)	Lot Area (miniumum)	210 m^2 per unit
b)	Lot Frontage (minimum)	6.98 m per unit
c)	Front Yard Depth (minimum)	6.6 m to main dwelling and 6.89 m to garage
d)	Exterior Side Yard Depth (minimum)	4.5 m
e)	Interior Side Yard Depth (minimum)	3 m
f)	Rear Yard Depth (minimum)	8.5 m

SECTION 12. RURAL RESIDENTIAL (RR) ZONE

12.1 SCOPE

The provisions of this Section shall apply in all Rural Residential (RR) Zones except as otherwise provided in the Special Provisions Subsection of this Section.

12.2 PERMITTED USES

No person shall within any Rural Residential (RR) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following RR Zone uses, namely:

(1) accessory dwelling unit or mobile home in accordance with Subsection 12.4.1;
(2) bed and breakfast establishment, subject to Subsection 4.2;
(3) residential home occupation, subject to Subsection 4.9;
(4) single detached dwelling.

12.3 REGULATIONS

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

(1) Lot Area (minimum)	1.5 ha
(2) Lot Frontage (minimum)	75.0 m
(3) Front and Exterior Side Yard Depth (minimum)	25.0 m
(4) Interior Side Yard Width (minimum)	15.0 m
(5) Rear Yard Depth (minimum)	20.0 m
(6) Lot Coverage (maximum)	5% of lot area
(7) Building Height (maximum)	10.0 m
(8) Landscaped Open Space (minimum)	30% of lot area
(9) Number of Dwellings Per Lot (maximum)	1 only

12.4 SPECIAL PROVISIONS

The following site-specific Zones apply to existing or unique situations that are not the standard “RR” Zone. If a regulation or use is not specified, the permitted uses of Subsection 12.2 and the regulations of Subsections 12.3 and 12.4 shall apply.

12.4.1 RR-1

(1) Defined Area

RR-1 as shown on Schedule “A” Map No. 5 to this By-Law.

(2) Regulations

(a)	Lot Area (minimum)	5.4 ha
(b)	Lot Frontage (minimum)	248 m

12.4.2 RR-2

(1) Defined Area

RR-2 as shown on Schedule “A” Map No. 5 to this By-Law.

(2) Regulations

(a)	Lot Area (minimum)	2.1 ha
(b)	Lot Frontage (minimum)	100 m

12.4.3 RR-3

(1) Defined Area

RR-3 as shown on Schedule “A” Map No. 5 to this By-Law.

(2) Regulations

(a)	Lot Area (minimum)	3.3 ha
(b)	Lot Frontage (minimum)	148 m

12.4.4 RR-4

(1) Defined Area

RR-4 as shown on Schedule “A” Map No. 27 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the RR-4 Zone in addition to the uses specified in Subsection 12.2:

(a) service shop in an existing building.

(3) Regulations

(a)	Floor Area (maximum)	
	(i) service shop	260 m^2
(b)	Lot Coverage (maximum)	30%
(c)	Setback (minimum)	
	(i) service shop	25 m

12.4.5 RR-5

(1) Defined Area

RR-5 as shown on Schedule "A" Map No. 35 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 12.2, the permitted uses in the RR-5 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) residential home occupation;
(c) single detached dwelling.

(3) Regulations

(a)	Lot Area (minimum)	5,000 m^2
(b)	Lot Frontage (minimum)	45 m
(c)	Front Yard Depth (minimum)	25 m
(d)	Side Yard Width (minimum)	8.0 m
(e)	Rear Yard Depth (minimum)	10.0 m
(f)	Lot Coverage (maximum)	15%
(g)	Floor Area (minimum)	
	(i) single detached dwelling	200 m^2
(h)	Setback from Railways	75 m measured from the nearest main wall of a dwelling to the edge of

a railway.

(i) Accessory Buildings and Structures

(i) floor area (maximum) — 65% of the ground floor area of the dwelling or 150 m^2, whichever is lesser

12.4.6 RR-6

By-Law # 88-2007 (addition)

(1) Defined Area

RR-6 as shown on Schedule "A" Map No. 9 to this By-Law.

(2) Regulations

(a) Lot Area (minimum) — 1.0 ha

12.4.7 RR-7

By-law #42-2013 (addition)

(1) Defined Area

RR-7 as shown on Schedule 'A", Map 26 to this By-Law.

(2) Regulations

(a) Lot Area (minimum)	2000 square metres
(b) Lot Frontage (minimum)	30 metres
(c) Front Yard Depth (minimum)	20 metres
(d) Side Yard Width (minimum)	4 metres
(e) Rear Yard Depth (minimum)	10 metres
(f) Lot Coverage (maximum)	20 per cent

12.4.8 RR-8

(1) RR-8 as shown on Schedule "A", Map 47 to this By-law

(2) Regulations

(a) Lot Area (minimum) — 0.6 hectares

SECTION 13. MOBILE HOME PARK (MHP) ZONE

13.1 SCOPE

The provisions of this Section shall apply in all Mobile Home Park (MHP) Zones except as otherwise provided in the Special Provisions Subsection of this Section.

13.2 PERMITTED USES

No person shall within any Mobile Home Park (MHP) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following MHP Zone uses, namely:

(1) mobile homes;
(2) mobile home park.

13.3 REGULATIONS

No person shall, within any Mobile Home Park (MHP) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(1) Lot Area (minimum)

(a) mobile home park	4.0 ha
(b) mobile home site	335 m^2

(2) Lot Frontage (minimum)

(a) mobile home park	100 m
(b) mobile home site	13.0 m

(3) Front and Exterior Side Yard Depth (minimum)

(a) mobile home park	25.0 m
(b) mobile home site	3.0 m

(4) Interior Side Yard Width (minimum)

(a) mobile home park	15.0 m
(b) mobile home site	3.0 m

(5) Rear Yard Depth (minimum)

(a) mobile home park	15.0 m
(b) mobile home site	4.0 m

(6) Lot Coverage (maximum)

(a) mobile home park	25% of lot area
(b) mobile home site	30% of mobile home site
(7) Building Height (maximum)	5.0 m
(8) Landscaped Open Space (minimum)	5% of lot area for use in common by all persons living within the mobile home park, plus 30% of the area of each mobile home site
(9) Number of Dwellings (maximum)	
(a) mobile home park	17 mobile homes per ha
(b) mobile home site	1 mobile home per mobile home site

13.4 SPECIAL REGULATIONS

13.4.1 CLARIFICATION OF YARD REQUIREMENTS FOR MOBILE HOME SITES

Notwithstanding the definitions contained in Section 2 hereof, the lot area, lot frontage and yards pertaining to mobile home sites shall be determined as if such mobile home sites were separate lots as defined herein and as if any driveways providing access to the said mobile home sites were improved streets. However, no mobile home shall be located within a mobile home park except in compliance with the minimum yard requirements applying to the lot as a whole, as established in Subclause (a) of Clauses (3), (4) and (5) of Subsection 13.3.

13.5 SPECIAL PROVISIONS

The following site-specific Zones apply to existing or unique situations that are not the standard "MHP" Zone. If a regulation or use is not specified, the permitted uses of Subsection 13.2 and the regulations of Subsections 13.3 and 13.4 shall apply.

13.5.1 MHP-1

(1) Defined Area

MHP-1 as shown on Schedule "A" Map No. 48 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the MHP-1 Zone in addition to the uses specified in Subsection 13.2:

(a) campground or recreational trailer park, subject to the regulations of the Commercial Recreation (CR) Zone found in Subsection 18.3 of this By-law and the regulations of Clause (3) below.

(3) Regulations

(a)	Number of Mobile Home Sites (maximum)	100
(b)	Setback to County Road No. 32 (minimum)	
	(i) mobile home or recreational vehicle	120 m

13.5.2 MHP-2

(1) Defined Area

MHP-2 as shown on Schedule “A” Map No. 48 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the MHP-2 Zone in addition to the uses specified in Clause (2) of Subsection 13.5.1:

(a) office, professional
(b) retail store.

13.5.3 MHP-3

(1) Defined Area

MHP-3 as shown on Schedule “A” Map No. 52 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the MHP-3 Zone in addition to the uses specified in Subsection 13.2:

(a) campground or recreational trailer park, subject to the regulations of the Commercial Recreation (CR) Zone found in Subsection 18.3 of this By-law.

(3) Regulations

(a)	Number of Mobile Home Sites (maximum)	55.

SECTION 14. GENERAL COMMERCIAL (GC) ZONE

14.1 SCOPE

The provisions of this Section shall apply in all General Commercial (GC) Zones except as otherwise provided in the Special Provisions Subsection of this Section. The two (2) variations (GC1 and GC2 inclusive) which comprise the zone are differentiated on the basis of site requirements and permitted uses. The GC1 zone variation provides for commercial uses intended for lands with a range of available municipal services, while the GC2 zone variation is intended exclusively for lots serviced by both municipal water and sanitary sewer facilities.

14.2 PERMITTED USES

No person shall within any General Commercial (GC) Zone, use any lot or erect, alter or use any building or structure for any purpose except as follows for each zone variation:

14.2.1 GC1 ZONE VARIATION

The following uses are permitted in the GC1 Zone:

(1) accessory dwelling unit in accordance with Subsection 14.4.1;
(2) art gallery;
(3) assembly hall;
(4) auto supply store;
(5) bake shop;
(6) banquet hall;
(7) brewing on premises establishment;
(8) caterer's establishment;
(9) clinic;
(10) club;
(11) community centre;
(12) convenience store;
(13) day nursery;
(14) dry cleaner's distribution station;
(15) duplicating shop;
(16) florist shop;
(17) food store;
(18) funeral home;
(19) lodging house type 1;
(20) office;
(21) personal service establishment;
(22) place of entertainment or amusement;
(23) place of worship;
(24) retail store;
(25) restaurant, coffee shop;
(26) studio.

14.2.2 GC2 ZONE VARIATION

The following uses are permitted in the GC2 Zone:

(1) accessory dwelling unit in accordance with Subsection 14.4.1;
(2) art gallery;
(3) assembly hall;
(4) auto supply store;
(5) bake shop;
(6) banquet hall;
(7) brewing on premises establishment;
(8) caterer's establishment;
(9) clinic;
(10) club;
(11) community centre;
(12) convenience store;
(13) data processing establishment;
(14) day nursery;
(15) drive-through facility;
(16) dry cleaner's distribution station;
(17) duplicating shop;
(18) film processing depot;
(19) financial institution;
(20) florist shop;
(21) food store;
(22) hotel/motel;
(23) lodging house type 1;
(24) museum;
(25) office;
(26) parking area or lot;
(27) personal service establishment;
(28) pharmacy;
(29) place of entertainment or amusement;
(30) place of worship;
(31) repair and rental establishment;
(32) restaurant;
(33) retail store;
(34) restaurant, coffee shop;
(35) studio;
(36) tavern;
(37) theatre;
(38) veterinary clinic, small animal.

14.3 REGULATIONS

No person shall, within any General Commercial (GC) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions for each zone variation:

14.3.1 GC1 ZONE VARIATION – REGULATIONS

The following regulations shall apply to the GC1 Zone:

(1)	Lot Area (minimum)	
	(a) lot with no municipal services available	3,000 m^2
	(b) lot with municipal water service only	2,000 m^2
	(c) lot with municipal sanitary sewer service only	1,500 m^2
	(d) lot with both municipal water and sanitary sewer service	700 m^2
(2)	Lot Frontage (minimum)	
	(a) lot with no municipal services available	30.0 m
	(b) lot with municipal water and/or sanitary sewer services	15.0 m
(3)	Front and Exterior Side Yard Depth (minimum)	10.0 m
(4)	Interior Side Yard Width (minimum)	7.5 m
(5)	Rear Yard Depth (minimum)	10.0 m
(6)	Lot Coverage (maximum)	20% of lot area
(7)	Building Height (maximum)	12.0 m
(8)	Landscaped Open Space (minimum)	10% of lot area

14.3.2 GC2 ZONE VARIATION – REGULATIONS

The following regulations shall apply to the GC2 Zones:

(1)	Lot Area (minimum)	700 m^2
(2)	Lot Frontage (minimum)	15.0 m
(3)	Front and Exterior Side Yard Depth (minimum)	No Minimum

(4) Interior Side Yard Width (minimum)

(a) side yard abuts a Residential or Future Development Zone	7.5 m
(b) all other cases	No Minimum

(5) Rear Yard Depth (minimum)	6.0 m
(6) Lot Coverage (maximum)	60% of lot area
(7) Building Height (maximum)	10.0 m
(8) Landscaped Open Space (minimum)	10% of lot area

14.4 SPECIAL USE REGULATIONS

14.4.1 ACCESSORY DWELLING

One (1) accessory dwelling unit shall be permitted in the GC Zone, subject to the following regulations;

(1) The dwelling unit shall be located entirely above the first floor of the building, with exception to the entrance or entrances to the dwelling unit;

(2) The dwelling unit shall only be permitted as a secondary and ancillary use to the main permitted use;

(3) The gross floor area of the dwelling shall not exceed 50% of the floor area of the main building;

(4) Notwithstanding the minimum yard requirements in Subsection 14.3.2 for the GC2 Zone variation, where a window to a habitable room of an accessory dwelling unit faces the interior side yard of the lot, the minimum interior side yard width shall be 3.0 metres, except where the lot abuts a Residential Zone, in which the yard requirements of Subsection 14.3.2 shall apply.

14.5 SPECIAL PROVISIONS

The following site-specific Zones apply to existing or unique situations that are not the standard “GC” Zone. If a regulation or use is not specified, the permitted uses of Subsection 14.2 and the regulations of Subsections 14.3 and 14.4 shall apply.

GC1 ZONE VARIATION

14.5.1 GC1-1

(1) Defined Area

GC1-1 as shown on Schedule "A" Map No. 3-1 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 14.2.1, the permitted uses in the GC1-1 Zone shall be limited to the following:

(a) automobile service station;
(b) body shop;
(c) single detached dwelling;
(d) vehicle repair garage.

(3) Regulations

(a)	Front Yard Depth (minimum)	7.5 m

14.5.2 GC1-2

(1) Defined Area

GC1-2 as shown on Schedule "A" Map No. 3-1 to this By-Law.

(2) Regulations

(a)	Lot Area (minimum)	300 m^2
(b)	Number of Parking Spaces (minimum)	0

14.5.3 GC1-3

(1) Defined Area

GC1-3 as shown on Schedule "A" Map No. 39A to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 14.2.1, the permitted uses in the GC1-3 Zone shall be limited to the following:

(a) automobile service station;
(b) body shop;
(c) service shop;
(d) single detached dwelling;

(e) vehicle repair garage;
(f) vehicle service shop.

14.5.4 GC1-4

(1) Defined Area

GC1-4 as shown on Schedule “A” Map No. 44A to this By-Law.

(2) Permitted Uses

The following uses are permitted in the GC1-4 Zone in addition to the uses specified in Subsection 14.2.1:
(a) garden centre;
(b) market garden.

14.5.5 GC1-5

(1) Defined Area

GC1-5 as shown on Schedule “A” Map No. 39A to this By-Law.

(2) Permitted Uses

The permitted uses in the GC1-5 Zone shall be limited to the following:

(a) ambulance service establishment;
(b) automobile service station;
(c) convenience store;
(d) gas bar;
(e) marine sales and service;
(f) service shop;
(g) vehicle sales or rental establishment.

14.5.5.1 GC1-6

By-law 54-2010 (Addition)

(1) Defined Area

GC1-6 as shown on Schedule “A” Map No. 48 to this By-law.

(2) Permitted Uses

(a) a single unit dwelling
(b) a clinic

14.5.5.2 GC1-7

By-law 10-2017

(Addition) (1) Defined Area

GC1-7 as shown on Schedule (A), Map 39A to this By-law

(2) Permitted Uses:

The following uses are permitted in the GC1-7 Zone in addition to all other uses specified in Section 14.2.1:

a) Gas Bar and Fast Food Restaurant

14.5.5.3 GC1-8

By-law 97-2011
(Addition) (1) Defined Area:

GC1-8 as shown on Schedule "A ", Map 39A to this By -law'

(2) Permitted Uses:

The following uses are permitted in the GC1-8 Zone in addition to all other uses specified in Section 14.2.1:

a) marine sales and service
b) parking area or lot
c) repair and rental establishment
d) vehicle sales or rental establishment
e) warehouse

14.5.5.4 GC1-9

By-law 75-2012
(Addition) (1) Defined Area

GC1-9 as shown on Schedule “A”, Map 3-1 to this By-law

(2) Permitted Uses

The following uses are permitted in the GC1-9 Zone in addition to all other uses specified in Section 14.5.5.

(a) vehicle repair garage
(b) agricultural equipment sales and service establishment

14.5.5.5 GC1-10

By-law 13-2013
(Addition) (1) Defined Area

GC1-10 as shown on Schedule “A”, Map 62A to this By-law

(2) Permitted Uses

The following uses are permitted in the GC1-10 Zone in addition to all other uses specified in Section 14.2.1.

a) vehicle sales and rental establishment
b) vehicle repair garage

14.5.5.6 GC1-11

By-law 69-2013 (Addition)

(1) Defined Area

GC1-11 as shown on Schedule “A”, Map 39A to this By-law

(2) Permitted Uses

The following uses are permitted in the GC1-11 Zone in addition to all other uses specified in Section 14.2.1.

a) Single Unit Dwelling
b) Marine Sales and Service
c) Vehicle Sales/ Rental Establishment
d) Converted Dwelling

14.5.5.6 GC1-12

By-law 108-2019 (Addition)

(1) Defined Area

GC1-12 as shown on Schedule “A”, Map 3-1 to this By-law

(2) Permitted Uses

Notwithstanding the permitted uses listed under Section 14.2.1, the permitted uses of the GC1-12 Zone shall be limited to the following uses:

a) dwelling unit(s)
b) clinic
c) day nursery
d) office
e) personal service establishment
f) studio
g) veterinary clinic
h) caterer' s establishment

14.5.5.6 GC1-13

(1) Defined Area

GC1-13 as shown on Schedule “A”, Map 3-1 to this By-law.

(2) Permitted Uses

accessory dwelling units
all other uses permitted under the GC1 Zone

(3) Regulations for accessory dwelling units

Notwithstanding any other section of this By-law, accessory dwelling units shall be permitted subject to the following regulations:

(i) Dwelling units shall only be permitted as a secondary and ancillary use to the main permitted commercial use.

(ii) Dwelling units shall be permitted on the first floor of the building limited to the rear portion of the building and to a maximum floor area of 55 square metres;

(iii) Dwelling units shall also be permitted above the first floor of the building.

14.5.5.7 GC1-14

(1) Defined Area

GC1-14 as shown on Schedule “A”, Map 3-1 to this By-law.

(4) Permitted Uses

Dwelling, multiple unit
All other uses specified in Section 14.2.1

GC2 ZONE VARIATION

14.5.6 GC2-1

(1) Defined Area

GC2-1 as shown on Schedule “A” Map No. 2-5 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 14.2.2, the permitted uses in the GC2-1 Zone shall be limited to the following:
(a) accessory building, structure or use;
(b) office, professional;

(c) office, service.

14.5.7 GC2-2

(1) Defined Area

GC2-2 as shown on Schedule “A” Map No. 2-6 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 14.2.2, the permitted uses in the GC2-2 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) brewing on premises establishment;
(c) convenience store;
(d) dry cleaning establishment;
(e) garden centre;
(f) gas bar;
(g) multiple-unit dwelling containing a maximum of two dwelling units;
(h) office, professional;
(i) office, service.

14.5.8 GC2-3

(1) Defined Area

GC2-3 as shown on Schedule “A” Map No. 2-5 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 14.2.2, the permitted uses in the GC2-3 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) clinic;
(c) club;
(d) convenience store;
(e) day nursery;
(f) office;
(g) parking lot;
(h) place of entertainment or amusement;
(i) restaurant;
(j) retail store;
(k) service shop;
(l) vehicle sales or rental establishment;
(m) personal service establishment.

14.5.9 GC2-4

(1) Defined Area

GC2-4 as shown on Schedule “A” Map No. 2-5 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 14.2.2, the permitted uses in the GC2-4 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) art gallery;
(c) assembly hall;
(d) bake shop;
(e) clinic;
(f) club;
(g) convenience store;
(h) data processing establishment;
(i) day nursery;
(j) dry cleaner’s distribution station;
(k) financial institution;
(l) florist ship;
(m) hotel/motel;
(n) museum;
(o) office;
(p) parking lot;
(q) personal service establishment;
(r) place of entertainment or amusement;
(s) restaurant;
(t) retail store;
(u) drive-through facility;
(v) food store;
(w) restaurant, coffee shop;
(x) restaurant, drive-through;
(y) restaurant, fast food.

(3) Regulations

(a) Front and Exterior Side Yard Depth (minimum) 10 m

(b) Interior Side Yard Width (minimum)
(i) side yard abutting Residential or Future Development Zone 6 m
(ii) all other cases 0 m

(c) Notwithstanding any other section of this By-law, a stormwater management facility shall be permitted within the required area for landscaped open space and/or planting strips.

14.5.10 GC2-5

(1) Defined Area

GC2-5 as shown on Schedule “A” Map No. 2-5 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 14.2.2, the permitted uses in the GC2-5 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) art gallery;
(c) assembly hall;
(d) bake shop;
(e) clinic;
(f) club;
(g) convenience store;
(h) data processing establishment;
(i) day nursery;
(j) dry cleaner’s distribution station;
(k) financial institution;
(l) florist ship;
(m) museum;
(n) office;
(o) parking lot;
(p) personal service establishment;
(q) place of entertainment or amusement;
(r) restaurant;
(s) retail store.

(2) Regulations

(a) Front and Exterior Side Yard Depth (minimum) 10 m.

14.5.11 GC2-6

By-law 15-2023 (addition)

(1) Defined Area

GC2-6 as shown on Schedule “A”, Map 3-1 to this By-law

(2) Permitted Uses

In addition to the uses specified in Section 14.2.2 of this By-law, the following additional uses are permitted in the GC2-6 Zone:

(a) gas bar
(b) professional office
(c) restaurant, drive-through

14.5.12 GC2-7

(1) Defined Area

GC2-7 as shown on Schedule "A", Map 3-1 to this By-law

(2) Permitted Uses

The following uses are permitted in the GC2-7 Zone in addition to the uses specified in Subsection 14.2.2:

(a) contractor's yard or shop
(b) vehicle repair garage
(c) accessory vehicle sales establishment
(d) gas bar
(e) restaurant, drive-through
(f) automated car wash establishment

(3) Regulations

(a) The accessory vehicle sales establishment shall only be permitted within the existing fenced compound are and limited to six (6) vehicles
(b) Municipal Drain Setback 3.5 metres
(c) Interior Side Yard Width adjacent to a Residential Zone 3 metres

14.5.13 GC2-8-H

1) Defined Area

GC2-8-H as shown on Schedule "A", Map 2-5 to his By-law.

2) Permitted Uses

Office, medical/dental
All other uses permitted under the parent GC2 Zone

3) Regulations

a) Front Yard Depth (minimum) 6 m
b) Exterior Side Yard Depth (minimum) 6 m
c) Building Height (maximum) 4 storeys

14.5.10 GC1 TEMPORARY USES

The following site-specific temporary Zones apply to unique situations where a specific use is permitted on a temporary basis, and is not the standard "GC1" Zone. If a regulation or use is not specified, the permitted uses of Subsection 14.2.1 and the regulations of Subsections 14.3.1 shall apply. All permitted uses listed in the subsection shall only be permitted until the expiry date listed for each such use, at which time the use is no longer permitted and shall be removed.

14.6.1 T-GC1-01 09-08-2026

(1) Defined Area

T-GC1-01 09-08-2026 as shown on Schedule "A", Map 3-1 to this By-law

(2) Permitted Uses

The following uses are permitted in the T-GC1-01 09-08-2026 Zone in addition to the uses specified in Subsection 14.2.1:

(a) a personal service establishment in the form of a barber shop located within a mobile trailer for a temporary period

(3) Regulations

(a) In addition to the regulations specified in 14.3.1, the personal service establishment located within a mobile trailer for a temporary period shall be located a minimum of 30 metres from the lot line of a personal service establishment located on an adjacent property.

(4) Expiry

The said personal service establishment located within a mobile trailer shall be permitted until the 8th day of September, 2026, at which time the trailer shall be removed from the lands affected.

SECTION 15. HIGHWAY COMMERCIAL (HC) ZONE

15.1 SCOPE

The provisions of this Section shall apply in all Highway Commercial (HC) Zones except as otherwise provided in the Special Provisions Subsection of this Section.

15.2 PERMITTED USES

No person shall within any Highway Commercial (HC) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following HC Zone uses, namely:

(1) automobile service station;
(2) automotive use;
(3) building supply outlet;
(4) bulk sales establishment;
(5) car wash establishment, automated, subject to Subsection 15.4.1;
(6) car wash establishment, manual, subject to Subsection 15.4.1;
(7) drive-through facility;
(8) garden centre;
(9) gas bar;
(10) hotel/motel;
(11) marine sales and service;
(12) market garden;
(13) nursery and garden centre;
(14) residential home occupation, subject to Subsection 4.9;
(15) restaurant;
(16) restaurant, drive-through;
(17) single detached dwelling;
(18) taxi establishment;
(19) vehicle repair garage;
(20) vehicle sales or rental establishment;
(21) veterinarian clinic.

15.3 REGULATIONS

No person shall, within any Highway Commercial (HC) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(1) Lot Area (minimum)

(a)	lot with no municipal services available	4,000 m^2
(b)	lot with municipal water service only	3,000 m^2
(c)	lot with municipal sanitary sewer service only	1,500 m^2
(d)	lot with both municipal water and sanitary sewer service	1,000 m^2

(2) Lot Frontage (minimum)

(a)	lot with no municipal services available	60.0 m
(b)	lot with municipal water and/or sanitary sewer services	30.0 m
(3)	Front and Exterior Side Yard Depth (minimum)	15.0 m
(4)	Interior Side Yard Width (minimum)	
(a)	side yard abuts a Residential Zone	10.0 m
(b)	all other cases	7.0 m
(5)	Rear Yard Depth (minimum)	10.0 m
(6)	Lot Coverage (maximum)	25% of lot area
(7)	Building Height (maximum)	10.0 m
(8)	Landscaped Open Space (minimum)	30% of lot area

15.4 SPECIAL USE REGULATIONS

15.4.1 CAR WASH ESTABLISHMENTS

Notwithstanding that automated and manual car wash establishments are permitted uses in the HC Zone, no car wash establishment shall be permitted unless the lot containing the car wash establishment is serviced by both municipal water and sanitary sewer facilities.

15.5 SPECIAL PROVISIONS

The following site-specific Zones apply to existing or unique situations that are not the standard "HC" Zone. If a regulation or use is not specified, the permitted uses of Subsection 15.2 and the regulations of Subsections 15.3 and 15.4 shall apply.

15.5.1 HC-1

(1) Defined Area

HC-1 as shown on Schedule "A" Map No. 22 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 15.2, the permitted uses in the HC-1 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) sale and service of recreational vehicles.

15.5.2 HC-2

(1) Defined Area

HC-2 as shown on Schedule “A” Map No. 27 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the HC-2 Zone in addition to the uses specified in Subsection 15.2:

(a) contractor’s yard or shop.

15.5.3 HC-3

(1) Defined Area

HC-3 as shown on Schedule “A” Map No. 27 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 15.2, the permitted uses in the HC-3 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) automobile service station;
(c) existing single detached dwelling;
(d) open storage accessory to an automobile service station or vehicle repair garage;
(e) vehicle service shop.
(f) vehicle wholesaling establishment.

(3) Regulations

(a) Open Storage

Open storage accessory to an automobile service station or vehicle service shop shall:

(i) not be permitted within a front yard;
(ii) not exceed twenty-five percent (25%) of the area of the lot;
(iii) be enclosed by a continuous, opaque fence with a minimum height of two (2.0) metres and a maximum height of two and one-half (2.5) metres.

15.5.4 HC-4

(1) Defined Area

HC-4 as shown on Schedule “A” Map No. 27 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the HC-4 Zone in addition to the uses specified in Subsection 15.2:

(a) wholesaling, retailing and fabrication of plastic products.

15.5.5 HC-5

(1) Defined Area

HC-5 as shown on Schedule “A” Map No. 27 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the HC-5 Zone in addition to the uses specified in Subsection 15.2:

(a) existing single detached dwelling.

15.5.6 HC-6

(1) Defined Area

HC-6 as shown on Schedule “A” Map No. 33 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 15.2, the permitted uses in the HC-6 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) automobile service station;
(c) body shop;
(d) single detached dwelling;
(e) vehicle repair garage;
(f) vehicles service shop.

15.5.7 HC-7

By-Law 87-2006 (addition)

1) Defined Area

HC-7 as shown on Schedule “A” Map No. 39 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 15.2, the permitted uses in the HC-7 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) accessory dwelling unit;
(c) banquet hall;
(d) park, private;
(e) studio;
(f) contractors yard or shop.

(3) Regulations

(a)	Rear Yard Depth	220 metres

15.5.8 HC-8

(1) Defined Area

HC-8 as shown on Schedule “A” Map No. 42 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 15.2, the permitted uses in the HC-8 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) banquet hall;
(c) gas bar;
(d) restaurant;
(e) shopping centre.

15.5.9 HC-9

(1) Defined Area

HC-9 as shown on Schedule “A” Map No. 46 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 15.2, the permitted uses in the HC-9 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) custom workshop.

15.5.10 HC-10

(1) Defined Area

HC-10 as shown on Schedule "A" Map No. 46 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 15.2, the permitted uses in the HC-10 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) drive-in theatre.

15.5.11 HC-11

By-law 18-2012 (Replaced)

(1) Defined Area

HC-11 as shown on Schedule "A" Map No. 46 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 15.2, the permitted uses in the HC-11 Zone shall be limited to the following:

a) accessory building, structure or use;
b) agricultural equipment sales and service establishment;
c) automobile service establishment;
d) contractor's yard or shop;
e) existing single detached dwelling;
f) vehicle sales or rental establishment;
g) warehouse, public self-storage.

15.5.12 HC-12

Deletion By-law No. 11-2018

(1) Defined Area

T-HC-12 01-29-2021 as shown on Schedule "A" Map No. 54 to this By-Law

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 15.2, the permitted uses in the T-HC-12 01-29-2021 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) existing single detached dwelling;
(c) sale, repair and maintenance of hot air balloons and related products.
(d) mobile home

(3) Expiry

The said mobile home shall be permitted until the 29th day of January, 2021, at which time the structure shall be removed from the lands affected.

15.5.13 HC-13

(1) Defined Area

HC-13 as shown on Schedule "A" Map No. 43 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 15.2, the permitted uses in the HC-13 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) automobile service station;
(c) car wash establishment, automated, subject to Subsection 15.4.1;
(d) car wash establishment, manual, subject to Subsection 15.4.1;
(e) convenience store;
(f) fitness club;
(g) gas bar;
(h) hotel/motel;
(i) market garden;
(j) restaurant;
(k) retail store;
(l) service shop;
(m) vehicle repair garage;
(n) vehicle sales or rental establishment;
(o) veterinary clinic.

15.5.14 HC-14

By-Law 46-2008 (addition)

(1) Defined Area

HC-14 as shown on Schedule "A" Map No. 40 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 15.2, the permitted uses in the HC-14 Zone shall be limited to the following:

(a) building supply outlet;
(b) convenience store;
(c) dry cleaning establishment;
(d) garden centre;
(e) gas bar;
(f) home and auto supply store;
(g) market garden;
(h) nursery and garden store;
(i) public self-storage warehouse;
(j) restaurant, fast food;
(k) vehicle sale or rental establishment.

(3) Regulations

(a) Minimum Floor Area

(i) non-convenience retail outlets 175 square metres

(b) Maximum Wastewater generated

(i) per business 10,000 litres/day

15.5.15 HC-15

By-Law 40-2017 Z8-2017 (addition)

(1) Defined Area

HC-15 as shown on Schedule "A" Map No. 37 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the HC-15 Zone in addition to the uses specified in Subsection 15.2:

(a) tradesman's shop

(3) Special Provision

(a) setback from County Road 73 30.0 m

15.5.17 HC-17

(1) Defined Area

HC-17 as shown on Schedule "A", Map 26 to this By-law.

(2) Permitted Uses

convenience store
gas bar
all other uses permitted under the HC Zone

15.5.18 HC-18

(1) Defined Area

HC-18 as shown on Schedule “A”, Map 27 to this By-law.

(2) Permitted Uses

retail store

all other uses permitted under the parent HC Zone

SECTION 16. NEIGHBOURHOOD COMMERCIAL (NC) ZONE

16.1 SCOPE

The provisions of this Section shall apply in all Neighbourhood Commercial (NC) Zones except as otherwise provided in the Special Provisions Subsection of this Section. NC Zones are intended for lots with both municipal water and sanitary sewer services.

16.2 PERMITTED USES

No person shall within any Neighbourhood Commercial (NC) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following NC Zone uses, namely:

(1) convenience store;
(2) dry cleaning depot;
(3) dry cleaning establishment;
(4) food store;
(5) gas bar;
(6) office, business;
(7) office, professional;
(8) personal service establishment;
(9) place of worship;
(10) restaurant, fast food, not including a drive-through restaurant;
(11) video rental establishment;

16.3 REGULATIONS

No person shall, within any Neighbourhood Commercial (NC) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(1) Lot Area (minimum)	No Minimum
(2) Lot Area (maximum)	4,000 m^2
(3) Lot Frontage (minimum)	15.0 m
(4) Front and Exterior Side Yard Depth (minimum)	7.0 m
(5) Interior Side Yard Width (minimum)	
(a) side yard abuts a Residential Zone	10.0 m
(b) all other cases	7.0 m
(6) Rear Yard Depth (minimum)	
(a) rear yard abuts a Residential Zone	10.0 m

(b) all other cases	7.0 m
(7) Lot Coverage (maximum)	30% of lot area
(8) Building Height (maximum)	10.0 m
(9) Landscaped Open Space (minimum)	20% of lot area
(10) Gross Floor Area (maximum)	500 m^2

16.4 SPECIAL PROVISIONS

The following site-specific Zones apply to existing or unique situations that are not the standard "NC" Zone. If a regulation or use is not specified, the permitted uses of Subsection 16.2 and the regulations of Subsection 16.3 shall apply.

SECTION 17. OFFICE RESIDENTIAL (OR) ZONE

17.1 SCOPE

The provisions of this Section shall apply in all Office Residential (OR) Zones except as otherwise provided in the Special Provisions Subsection of this Section. OR Zones are intended for lots with municipal water and/or sanitary sewer services.

17.2 PERMITTED USES

No person shall within any Office Residential (OR) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following OR Zone uses, namely:

(1) bed and breakfast establishment;
(2) converted dwelling;
(3) day nursery;
(4) institutional use with a minimum of one (1) dwelling unit;
(5) lodging house type 1;
(6) office, professional with a minimum of one (1) dwelling unit;
(7) office, service with a minimum of one (1) dwelling unit;
(8) retail store with a minimum of one (1) dwelling unit;
(9) single detached dwelling;
(10) studio with a minimum of one (1) dwelling unit.

17.3 REGULATIONS

No person shall, within any Office Residential (OR) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(1)	Lot Area (minimum)	700 m^2
(2)	Lot Frontage (minimum)	
	(a) lot with municipal water service only	20.0 m
	(b) lot with both municipal water and sanitary sewer service	15.0 m
(3)	Front and Exterior Side Yard Depth (minimum)	existing
(4)	Interior Side Yard Width (minimum)	
	(a) side yard abuts a R1, R2, R3 or FD Zone	4.5 m
	(b) all other cases	3.0 m
(5)	Rear Yard Depth (minimum)	10.0 m

(6)	Lot Coverage (maximum)	40% of lot area
(7)	Building Height (maximum)	10.0 m
(8)	Landscaped Open Space (minimum)	All of the front and exterior side yard, excluding driveways
(9)	Number of Dwelling Units Per Lot (maximum)	
	(a) Single Detached Dwelling	1 dwelling unit per lot
	(b) Converted Dwelling	2 dwelling units per lot
(10)	Floor Area (maximum)	
	(a) Retail Store	75 m^2

17.4 SPECIAL PROVISIONS

The following site-specific Zones apply to existing or unique situations that are not the standard "OR" Zone. If a regulation or use is not specified, the permitted uses of Subsection 17.2 and the regulations of Subsection 17.3 shall apply.

17.4.1 OR-1

(1) Defined Area

OR-1 as shown on Schedule "A" Map No. 2-5 to this By-Law.

(2) Permitted Uses

Personal service establishment
Clinic
All other uses permitted under the OR Zone

(3) Regulations

(a) Minimum parking requirement for personal service establishment or clinic
2 spaces or 1 accessible space

17.4.2 OR-2

(1) Defined Area

OR-2 as shown on Schedule "A", Map 2-5 to this By-law.

(2) Permitted Uses

additional residential unit
all other uses permitted under the OR Zone

(3) Special Provisions (Additional Residential Unit)

(a) Floor Area (maximum)	45 m²
(b) Building Height (maximum)	5.9 m

SECTION 18. COMMERCIAL RECREATION (CR) ZONE

18.1 SCOPE

The provisions of this Section shall apply in all Commercial Recreation (CR) Zones except as otherwise provided in the Special Provisions Subsection of this Section.

18.2 PERMITTED USES

No person shall within any Commercial Recreation (CR) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following CR Zone uses, namely:

(1) assembly hall;
(2) campground;
(3) commercial recreation establishment;
(4) golf course;
(5) golf course, miniature;
(6) golf driving tee or range;
(7) park, private;
(8) place of entertainment/amusement;
(9) recreational trailer park;
(10) recreation use, outdoor;
(11) restaurant.

18.3 REGULATIONS

No person shall, within any Commercial Recreation (CR) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(1) Lot Area (minimum)

(a) lot with no municipal services available	4,000 m^2
(b) lot with municipal water service only	3,000 m^2
(c) lot with municipal sanitary sewer service only	1,500 m^2
(d) lot with both municipal water and sanitary sewer service	No Minimum

(2) Lot Frontage (minimum)

(a) lot with no municipal services available	20.0 m
(b) lot with municipal water and/or sanitary sewer services	15.0 m

(3) Front and Exterior Side Yard Depth (minimum) 7.0 m

(4) Interior Side Yard Width (minimum)

(a) side yard abuts a Residential Zone	15.0 m

(b) all other cases	7.0 m
(5) Rear Yard Depth (minimum)	
(a) rear yard abuts a Residential Zone	15.0 m
(b) all other cases	7.0 m
(6) Lot Coverage (maximum)	30% of lot area
(7) Building Height (maximum)	10.0 m
(8) Landscaped Open Space (minimum)	20% of lot area

18.4 SPECIAL PROVISIONS

The following site-specific Zones apply to existing or unique situations that are not the standard "CR" Zone. If a regulation or use is not specified, the permitted uses of Subsection 18.2 and the regulations of Subsection 18.3 shall apply.

18.4.1 CR-1

(4) Defined Area

CR-1 as shown on Schedule "A" Map No. 34, 35, 36 and 42 to this By-Law.

(5) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 18.2, the permitted uses in the CR-1 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) private park.

18.4.2 CR-2

(1) Defined Area

CR-2 as shown on Schedule "A" Map No. 2-1, 40, and 51 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 18.2, the permitted uses in the CR-2 Zone shall be limited to the following:

(a) accessory use;
(b) golf course.

18.4.3 CR-3

(1) Defined Area

CR-3 as shown on Schedule “A” Map No. 43 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 18.2, the permitted uses in the CR-3 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) accessory dwelling unit;
(c) golf course.

18.4.4 CR-4 (This Site Specific Use has been deleted by By-law 29-2012)

(1) Defined Area

CR-4 as shown on Schedule “A” Map No. 43 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 18.2, the permitted uses in the CR-4 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) driving tee or range.

18.4.5 CR-5

(1) Defined Area

CR-5 as shown on Schedule “A” Map No. 47 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 18.2, the permitted uses in the CR-5 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) campground or recreational trailer park.

18.4.6 CR-6

(1) Defined Area

CR-6 as shown on Schedule "A" Map No. 42 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the CR-6 Zone in addition to the uses specified in Subsection 18.2:

(a) Fairgrounds;
(b) Livestock building or structure for a maximum of 95 horses.

18.4.7 CR-7

(1) Defined Area

CR-7 as shown on Schedule "A" Map No. 21 and 22 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 18.2, the permitted uses in the CR-7 Zone shall be limited to the following:

(a) cottage dwellings on leasehold lots.

(3) Regulations

(a) Lot Area (minimum)	695.0 m^2
(b) Lot Frontage (minimum)	22.0 m
(c) Lot Depth (minimum)	30.0 m
(d) Front Yard Depth (minimum)	6.0 m
(e) Interior Side Yard Width (minimum)	3.0 m on one side 2.0 m on the other side plus 0.5 m for each storey above the first
(f) Rear Yard Depth (minimum)	10.0 m
(g) Lot Coverage (maximum)	25%
(h) Building Height (maximum)	7.5 m
(i) Number of dwelling units per lot	1 dwelling unit per leasehold lot
(j) Minimum Parking Requirement	1 space per dwelling.

18.4.8 CR-8

By-law 43-2015 addition

l) Defined Area

CR-8 as shown on Schedule “A” Map No. 43 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 18.2, the permitted uses in the CR-8 Zone shall be limited to the following:

(a) Accessory building, structure or use
(b) Driving tee or range

SECTION 19. GENERAL INDUSTRIAL (M1) ZONE

19.1 SCOPE

The provisions of this Section shall apply in all General Industrial (M1) Zones except as otherwise provided in the Special Provisions Subsection of this Section.

19.2 PERMITTED USES

No person shall within any General Industrial (M1) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following M1 Zone uses, namely:

(1) bakery;
(2) brewing on premises establishment;
(3) building supply outlet;
(4) bulk sales establishment;
(5) contractor's yard or shop;
(6) factory outlet;
(7) food processing plant;
(8) home appliance store with a warehouse component;
(9) home decorating store with a warehouse component;
(10) home furnishings store with a warehouse component;
(11) home improvement store with a warehouse component;
(12) industrial use, non-effluent producing;
(13) laboratory;
(14) office;
(15) office, medical/dental;
(16) office, support;
(17) office supply outlet;
(18) processed goods industry;
(19) raw material processing industry;
(20) research and development establishment;
(21) service shop;
(22) tradesman's shop;
(23) veterinarian clinic;
(24) warehouse;
(25) warehouse, public self-storage.

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19.3 REGULATIONS

No person shall, within any General Industrial (M1) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(1) Lot Area (minimum)	2,000 m^2
(2) Lot Frontage (minimum)	30.0 m

(3)	Front and Exterior Side Yard Depth (minimum)	15.0 m
	(a) zone boundary abuts an Industrial Zone	15.0 m
	(b) all other cases	18.0 m
(4)	Interior Side Yard Width (minimum)	
	(a) side yard abuts an Industrial Zone	6.0 m
	(b) all other cases	18.0 m
(5)	Rear Yard Depth (minimum)	
	(a) rear yard abuts an Industrial Zone	10.0 m
	(b) all other cases	18.0 m
(6)	Lot Coverage (maximum)	50% of lot area
(7)	Building Height (maximum)	12.0 m
(8)	Landscaped Open Space (minimum)	10% of lot area
(9)	Open Storage (maximum)	25% of lot area

19.4 SPECIAL PROVISIONS

The following site-specific Zones apply to existing or unique situations that are not the standard "M1" Zone. If a regulation or use is not specified, the permitted uses of Subsection 19.2 and the regulations of Subsection 19.3 shall apply.

19.4.1 M1-1

(1) Defined Area

M1-1 as shown on Schedule "A" Map No. 2-5 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 19.2, the permitted uses in the M1-1 Zone shall be limited to the following:

(a) abattoir;
(b) accessory building, structure or use;
(c) accessory retail store;
(d) industrial use, non-effluent producing.

(3) Regulations

(a) Floor Area (maximum)

(i) retail store as an accessory use 60 m^2

19.4.2 M1-2

(1) Defined Area

M1-2 as shown on Schedule “A” Map No. 64A to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 19.2, the permitted uses in the M1-2 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) automobile service station;
(c) body shop;
(d) one single detached dwelling;
(e) parking of school buses;
(f) service shop;
(g) truck terminal;
(h) vehicle sales or rental establishment;
(i) vehicle repair garage;
(j) vehicle service shop.

(3) Permitted Buildings or Structures

(a) existing buildings and structures.

19.4.3 M1-3

(1) Defined Area

M1-3 as shown on Schedule “A” Map No. 45 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the M1-3 Zone in addition to the uses specified in Subsection 19.2:

(a) accessory building, structure or use;
(b) pit or quarry, including screening, crushing, sorting and stockpiling of sand and gravel.

19.4.4 M1-4

(1) Defined Area

M1-4 as shown on Schedule “A” Map No. 45 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the M1-4 Zone in addition to the uses specified in Subsection 19.2:

(a) single unit dwelling.

(3) Regulations

(a)	Lot Area (minimum)	0.8 ha.

19.4.5 M1-5

By-Law 14-2007 (addition)

(1) Defined Area

M1-5 as shown on Schedule “A” Map No. 2-1 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the M1-5 Zone in addition to all other uses specified in Section 19.2:

(a) a funeral establishment not open to the public

19.4.6 M1-6

By-Law 9-2008 (addition)

(1) Defined Area

M1-6 as shown on Schedule “A” Map No. 2-1 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the M1-6 Zone:

(a) bakery;
(b) building supply outlet;
(c) bulk sales establishment;
(d) contractor’s yard or shop;
(e) factory outlet;
(f) home appliance store with a warehouse component;
(g) home decorating store with a warehouse component;
(h) home furnishings store with a warehouse component;
(i) home improvement store with a warehouse component;
(j) industrial use, non-effluent producing;

(k) laboratory;
(l) office;
(m) office, medical/dental;
(n) office support;
(o) office supply outlet;
(p) research and development establishment;
(q) service shop;
(r) tradesman's shop;
(s) veterinarian clinic;
(t) warehouse;
(u) warehouse, public self storage.

19.4.7 M1-7

By-law 67-2008 (Addition)

a) Defined Area
M1-7 as shown on Schedule A, Map 2-1 to this By-law

b) Permitted Uses
indoor automobile sales lot in an existing building, in addition to all other permitted uses

19.4.8 M1-8

By-law 77-2009 (Addition)

(1) Defined Area

M1-7 as shown on Schedule "A" Map No. 3-1 to this By-law.

(2) Permitted Uses

(a) a tradesman's shop

(3) Regulations

No person shall, within any General Industrial (M1-8) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

a.	Lot Area (minimum)	2,000m²
b.	Lot Frontage (minimum)	30.0 m
c.	Front and Exterior Side Yard Depth (min)	7.5 m
d.	Interior Side Yard Width (minimum)	5m
e.	Rear Yard Depth (minimum)	5m
f.	Lot Coverage (maximum)	50% of lot area
g.	Building Height (maximum)	8m
h.	Landscaped Open Space (minimum)	10% of lot area
i.	Open Storage (maximum)	25% of lot area

19.4.9 M1-9

By-law 77-2011 (Addition)

(1) Defined Area

M1-9 as shown on Schedule (A), Map 2-1 to this By-law

(2) Permitted Uses

a) "vehicle repair garage" and a "vehicle sales and rental establishment" as permitted uses on the subject lands, in addition to all the other permitted uses in the General Industrial (M1) Zone.

19.4.10 M1-10

(1) Defined Area

M1-10 as shown on Schedule "A", Map 2-1 of this By-law.

(2) Permitted Uses

outdoor storage facility
all other uses permitted under the M1 Zone

(3) Definition

OUTDOOR STORAGE FACILITY – means an establishment for the storage, either in the open air or in an unenclosed area that is open to the air on some side, of licensed vehicles, recreational vehicles, and recreational trailers. An outdoor storage facility shall not include a parking lot, an outdoor retail display area, a truck terminal, a salvage yard, or the temporary storage of waste or other similar use.

19.4.11 M1-11

By-law 108-2016 (Addition)

(1) Defined Area

M1-11 as shown on Schedule "A" Map No. 2-4 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 19.2, the permitted uses of the M1-11 Zone shall be limited to the following:

(b) Warehouse Use

(3) Regulations

(b) Lot Frontage (minimum) 17.0 m

SECTION 20. RURAL INDUSTRIAL (M2) ZONE

20.1 SCOPE

The provisions of this Section shall apply in all Rural Industrial (M2) Zones except as otherwise provided in the Special Provisions Subsection of this Section.

20.2 PERMITTED USES

No person shall within any Rural Industrial (M2) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following M2 Zone uses, namely:

(1) abattoir;
(2) agricultural service and supply establishment;
(3) bulk sales establishment;
(4) contractor's yard or shop;
(5) factory outlet;
(6) feed mill;
(7) flour mill;
(8) food processing plant;
(9) industrial use;
(10) office, support;
(11) processed goods industry;
(12) propane transfer facility;
(13) raw material processing industry;
(14) sawmill;
(15) service shop;
(16) tradesman's shop;
(17) truck terminal;
(18) vehicle repair garage;
(19) vehicle service shop;
(20) warehouse;
(21) warehouse, public self-storage.

20.3 REGULATIONS

No person shall, within any Rural Industrial (M2) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(1) Lot Area (minimum)	4,000 m^2
(2) Lot Frontage (minimum)	50.0 m
(3) Front and Exterior Side Yard Depth (minimum)	25.0 m

(4) Interior Side Yard Width (minimum)

(a) side yard abuts an Industrial Zone	5.0 m
(b) all other cases	18.0 m

(5) Rear Yard Depth (minimum)

(a) rear yard abuts an Industrial Zone	10.0 m
(b) all other cases	18.0 m

(6) Lot Coverage (maximum)	35% of lot area
(7) Building Height (maximum)	12.0 m
(8) Landscaped Open Space (minimum)	10% of lot area
(9) Open Storage (maximum)	40% of lot area

20.4 SPECIAL PROVISIONS

The following site-specific Zones apply to existing or unique situations that are not the standard "M2" Zone. If a regulation or use is not specified, the permitted uses of Subsection 20.2 and the regulations of Subsection 20.3 shall apply.

20.4.1 M2-1

(1) Defined Area

M2-1 as shown on Schedule "A" Map No. 5 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 20.2, the permitted uses in the M2-1 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) salvage yard;
(c) single detached dwelling.

20.4.2 M2-2

(1) Defined Area

M2-2 as shown on Schedule "A" Map No. 11 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the M2-2 Zone in addition to the uses specified in Subsection 20.2:

(a) automobile service station;
(b) body shop;
(c) vehicle repair garage;
(d) vehicle service shop.

20.4.3 M2-3

(1) Defined Area

M2-3 as shown on Schedule "A" Map No. 3A to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 20.2, the permitted uses in the M2-3 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) single detached dwelling;
(c) truck terminal;
(d) warehouse.

(3) Regulations

(a) Side Yard Width (minimum)

(i) from a truck terminal to a southerly lot line 60 m

(4) Holding "h" Symbol

The holding 'h' symbol and its removal shall only apply to a truck terminal.

(20.4.4 M2-4 – Deleted by By-law No. 40-2023)

20.4.5 M2-5

By-law-62-2010 (Replaced)

(1) Defined Area

M2-5 as shown on Schedule "A" Map No. 29 to this By-Law.

(2) Permitted Uses

(a) accessory building, structures or use;
(b) servicing and repair of school buses.

20.4.6 M2-6

(1) Defined Area

M2-6 as shown on Schedule “A” Map No. 29 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 20.2, the permitted uses in the M2-6 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) automobile service station;
(c) body shop;
(d) vehicle repair garage;
(e) vehicle sales or rental establishment;
(f) vehicle service shop.

(3) Regulations

(a) Display of Automobiles

The maximum number of automobiles displayed in the front yard shall not exceed five (5).

20.4.7 M2-7

(1) Defined Area

M2-7 as shown on Schedule “A” Map No. 3-2 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 20.2, the permitted uses in the M2-7 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) maintenance yard and garage.

(3) Prohibited Uses

The following uses are specifically prohibited in the M2-7 Zone in addition to the uses specified in Subsection 4.29:

(a) underground storage tanks.

20.4.8 M2-8

(1) Defined Area

M2-8 as shown on Schedule “A” Map No. 31 and 40 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 20.2, the permitted uses in the M2-8 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) accessory dwelling unit;
(c) veterinary clinic.

20.4.9 M2-9

(1) Defined Area

M2-9 as shown on Schedule “A” Map No. 32 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the M2-9 Zone in addition to the uses specified in Subsection 20.2:

(a) sale of used goods;
(b) vehicle sales or rental establishment.

20.4.10 M2-10

(1) Defined Area

M2-10 as shown on Schedule “A” Map No. 32 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 20.2, the permitted uses in the M2-10 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) agricultural equipment sales and service establishment;
(c) vehicle repair establishment.

20.4.11 M2-11

(1) Defined Area

M2-11 as shown on Schedule “A” Map No. 35 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 20.2, the permitted uses in the M2-11 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) contractor’s yard or shop;
(c) service shop;
(d) vehicle sales and service establishment, limited to motorcycles, snowmobiles, and all-terrain vehicles as well as lawn and garden equipment

20.4.12 M2-12

(1) Defined Area

M2-12 as shown on Schedule “A” Map No. 51 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 20.2, the permitted uses in the M2-12 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) agricultural use;
(c) automobile service station;
(d) bulk sales establishment;
(e) car wash establishment, manual or automated, provided the lot is serviced by municipal sanitary sewer and water;
(f) contractor’s yard or shop;
(g) factory outlet;
(h) industrial use;
(i) kennel;
(j) research and development laboratory for agriculturally related products;
(k) service shop;
(l) truck terminal;
(m) veterinary clinic;
By-Law # 78-2007 (addition)
(n) warehouse;
(o) auction establishment.

20.4.13 M2-13

(1) Defined Area

M2-13 as shown on Schedule “A” Map No. 56 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 20.2, the permitted uses in the M2-13 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) waste disposal site, landfill.

20.4.14 M2-14

(1) Defined Area

M2-14 as shown on Schedule "A" Map No. 50 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 20.2, the permitted uses in the M2-14 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) bulk sales establishment for the purposes of storing, processing and selling topsoil.

(3) Regulations

(a) Front Yard Depth (minimum) 15 m

20.4.15 M2-15

(1) Defined Area

M2-15 as shown on Schedule "A" Map No. 61 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 20.2, the permitted uses in the M2-15 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) accessory dwelling unit;
(c) contractor's yard or shop.

(3) Regulations

a) Interior Side Yard Width (minimum) 12 metres

20.4.16 M2-16

(1) Defined Area

M2-16 as shown on Schedule “A” Map No. 64A to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 20.2, the permitted uses in the M2-16 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) agricultural sales and service establishment;
(c) grain elevator and drying facility.

20.4.17 M2-17

(1) Defined Area

M2-17 as shown on Schedule “A” Map No. 17 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the M2-17 Zone in addition to the uses specified in Subsection 20.2:

(a) single detached dwelling.

(3) Regulations

(a) Lot Area (minimum) 1.5 ha.

20.4.18 M2-18

(1) Defined Area

M2-18 as shown on Schedule “A” Map No. 47 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the M2-18 Zone in addition to the uses specified in Subsection 20.2:

(a) sale and service of recreational vehicles.

20.4.19 M2-19

By-law # 60-2007 (addition)

(1) Defined Area

M2-19 as shown on Schedule “A” Map No. 17 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the M2-19 Zone in addition to all other uses specified in Section 20.2:

(a) a single unit dwelling.

20.4.20 M2-20

By-law 37-2012
(Addition)

(1) Defined Area

M2-20 as shown on Schedule “A”, Map 13 to this By-law

(2) Permitted Uses

The following uses are permitted in the M2-20 Zone in addition to all other uses specified in Section 20.2.

(a) vehicle sales and rental establishment

(3) Regulations

(a) Front Yard Depth - 20 metres

20.4.21 M2-21

By-law 6-2013
(Addition)

(1) Defined Area

M2-21 as shown on Schedule “A”, Map 35 to this By-law

(2) Permitted Uses

The following uses are permitted in the M2-21 Zone in addition to all other uses specified in Section 20.2.

(a) vehicle sales and rental establishment

20.4.22 M2-22

OMB Decision
PL100523

(1) Defined Area

M2 -22 as shown on Schedule A" Map No. 48 to this By-law.

(2) Permitted Uses

(a) Soil Diversion and Recovery facility" means any building, structure or land used for collection, recycling, storage, separation, processing and treatment of non - hazardous soil and the receiving, separation and temporary storage of related materials which require Certificates of Approval under the Environmental Protection Act, but does not include:

1. Incineration
2. Landfilling
3. Composting

(3) Special Provisions

(a) The northerly and easterly yard depth shall be 18.0 metres

20.4.23 M2-23

By-law 77-2014 (Addition)

(1) Defined Area

M2-23 as shown on Schedule “A”, Map 45

(2) Permitted Uses

The following uses are permitted in the M2-23 Zone in addition to all other uses specified in Section 20.2.

(a) Propane Transfer Facility, Commercial

20.4.24 M2-24

By-law 10-2016 (Addition)

(1) Defined Area

M2-24 as shown on Schedule “A”, Map 50 to this By-law

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 20.2, the permitted uses of the M2-24 Zone shall be limited to the following:

(a) Bulk sales establishment for the purposes of storing, processing and selling topsoil.

(3) Special Provision

Notwithstanding Subsection 3.72(1), where a lot is divided into two or more zones, the uses, buildings and structures permitted on the lot shall be limited in each of the zones to those permitted in that zone but, otherwise, for the purposes of zoning regulations of lot area and frontage and of the location of buildings and structures on the lot, the lot shall be considered a single lot, rather than separate as otherwise contemplated by subsection 3.72(1).

20.4.25 M2-25

(1) Defined Area

M2-25 as shown on Schedule “A”, Map 52 to this By-law

(2) Permitted Uses

Waste Transfer Station limited to the transfer and temporary storage of non-hazardous liquid waste and subject to an Environmental Compliance Approval
All other uses permitted under the M2 Zone

20.5.1 T-M2-15 06-22-2023

(1) Defined Area

T-M2-15 06-22-2023 as shown on Schedule “A” Map No. 61 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the T-M2-15 06-22-2023 Zone in addition to the uses specified in Subsection 20.4.15:

(a) The existing single detached dwelling is to remain on the subject property for a temporary period, in addition to a new single detached dwelling.

(3) Expiry

The existing single detached dwelling shall be permitted until the 22th day of June, 2023, at which time the structure shall be removed from the lands affected.

SECTION 21. EXTRACTIVE INDUSTRIAL (M3) ZONE

21.1 SCOPE

The provisions of this Section shall apply in all Extractive Industrial (M3) Zones except as otherwise provided in the Special Provisions Subsection of this Section.

21.2 PERMITTED USES

No person shall within any Extractive Industrial (M3) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following M3 Zone uses, namely:

(1) pit;
(2) agricultural use;
(3) forestry uses excluding any establishments that either process forestry products or sell processed forestry products such as lumber yards.

21.3 REGULATIONS

No person shall, within any Extractive Industrial (M2) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(1)	Lot Frontage (minimum)	30.0 m
(2)	Front and Exterior Side Yard Depth (minimum)	30.0 m
(3)	Interior Side Yard Width (minimum)	15.0 m
(4)	Rear Yard Depth (minimum)	15.0 m
(5)	Landscaped Open Space (minimum)	10% of lot area

21.4 SPECIAL PROVISIONS

The following site-specific Zones apply to existing or unique situations that are not the standard “M3” Zone. If a regulation or use is not specified, the permitted uses of Subsection 21.2 and the regulations of Subsection 21.3 shall apply.

21.4.1 M3-1

(1) Defined Area

M3-1 as shown on Schedule “A” Map No. 17 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the M3-1 Zone in addition to the uses specified in Subsection 21.2:

(a) asphalt plant.

(3) Regulations

(a) Setback from Thorndale Road (minimum)

(i) asphalt plant and accessory buildings and structures 750 m

(b) Side Yard Width (minimum)

(i) asphalt plant and accessory buildings and structures 50 m

(c) Rear Yard Depth (minimum)

(i) asphalt plant and accessory buildings and structures 50 m

21.4.2 M3-2

(1) Defined Area

M3-2 as shown on Schedule “A” Map No. 17 to this By-Law.

(2) Entrance Regulations

Section 4.4 of this By-Law shall not apply.

21.4.3 M3-3

(1) Defined Area

M3-3 as shown on Schedule “A” Map No. 44 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the M3-3 Zone in addition to the uses specified in Subsection 21.2:

(a) asphalt plant.

21.4.4 M3-4

(1) Defined Area

M3-4 as shown on Schedule “A” Map No. 45 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the M3-4 Zone in addition to the uses specified in Subsection 21.2:

(a) industrial use;
(b) truck terminal;
(c) warehousing.

21.4.4 M3-5

By-law 49-2017 (Addition) LPAT – PL161154

(1) Defined Area

M3-5 as shown on Schedule "A", Map 28 to this By-Law.

(2) Special Provisions

Notwithstanding any other provision of this By-law, the lands zoned M3-5 shall be recognized as a single lot.

21.4.6 M3-6

By-law 73-2018 (Addition)

(1) Defined Area

M3-6 as shown on Schedule "A", Map 17 to this By-Law.

(2) Permitted Uses

The permitted uses of the M3-6 Zone shall be limited to the following use:

aggregate recycling operation as a stand-alone use for the storage and processing of used asphalt and concrete.

(3) Regulations

(a) Lot Frontage (minimum) 0 m

21.4.7 M3-7-H

(1) Defined Area

M3-7-H as shown on Schedule "A", Map No. 50 of this By-law.

(2) Permitted Uses

Waste Disposal Site, High Waste Diversion, limited to asphalt, concrete and solid non-hazardous construction waste, excluding soil, from the construction, renovation or demolition of an industrial, commercial, institutional, or residential building and subject to an Environmental Compliance Approval by the Ministry of the Environment, Conservation and Parks.

all other uses permitted under the M3 Zone

(3) Setback requirements from Highway 401

Notwithstanding any other section of this By-law, all buildings, structures and activities associated with the said Waste Disposal Site, High Waste Diversion shall be setback at least 30 metres from the Highway 401 right-of-way.

(4) Holding 'H' Symbol

The removal of the Holding 'H' Symbol shall be considered once site plan approval has been obtained by the Municipality for the said Waste Disposal Site, High Waste Diversion.

21.4.7 M3-8

(1) Defined Area

M3-8 as shown on Schedule "A", Map 33 to this By-law

(2) Permitted Uses

Single detached dwelling

All other uses permitted under the M3 Zone

21.5 TEMPORARY USES

The following site-specific temporary use Zones apply to existing or unique situations where a specific use is permitted on a temporary basis and are not the standard "M3" Zone. If a regulation or use is not specified, the permitted uses of Subsection 21.2 and the regulations of 21.3 and 21.4 shall apply. All permitted uses listed in this subsection shall only be permitted until the expiry date listed for each such use, at which time the use is no longer permitted and shall be removed.

21.5.1 T-M3-1 09-23-2027

(1) Defined Area

T-M3-1 09-23-2027 as shown on Schedule "A", Map 33 to this By-law

(2) Permitted Uses

The following uses are permitted in the T-M3-1 09-23-2027 Zone in addition to the uses specified in Subsection 21.2:

(a) The existing single detached dwelling is to remain on the new subject property for a temporary period, in addition to a new single detached dwelling.

(3) Expiry

The said existing single detached dwelling shall be permitted until the 23rd day of September, 2027, at which time the structure shall be removed from the lands affected.

SECTION 22. RESIDENTIAL INDUSTRIAL (RM) ZONE

22.1 SCOPE

The provisions of this Section shall apply in all Residential Industrial (RM) Zones except as otherwise provided in the Special Provisions Subsection of this Section.

22.2 PERMITTED USES

No person shall within any Residential Industrial (RM) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following RM Zone uses, namely:

(1) contractor's yard or shop;
(2) industrial use, non-effluent producing;
(3) office, professional;
(4) office, service;
(5) service shop;
(6) veterinary clinic;
(7) one (1) accessory single unit dwelling located in front of and attached to a main building containing a permitted use specified in Clause (1) to Clause (6) above;
(8) retail store accessory to the uses specified in Clause (1) to Clause (6) above and located entirely within the main building.

22.3 REGULATIONS

No person shall, within any Residential Industrial (RM) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(1) Lot Area (minimum)	4,000 m^2
(2) Lot Frontage (minimum)	50.0 m
(3) Lot Depth (minimum)	60.0 m
(4) Front and Exterior Side Yard Depth (minimum)	10.0 m
(5) Interior Side Yard Width (minimum)	10.0 m
(6) Rear Yard Depth (minimum)	10.0 m
(7) Lot Coverage (maximum)	50% of lot area
(8) Building Height (maximum)	15.0 m
(9) Landscaped Open Space (minimum)	25% of lot area
(10) Open Storage (maximum)	25% of lot area,

		provided that no open storage shall be permitted within any required yard and not in a front yard or exterior side yard, and not in rear yards or side yards on lots abutting Provincial Highway 401.
(11) Floor Area (maximum)		
(a) Accessory single unit dwelling	185 m^2	
(b) Accessory retail store		30 m^2 or 25% of the total floor area of the main building, whichever is lesser

22.4 SPECIAL PROVISIONS

The following site-specific Zones apply to existing or unique situations that are not the standard "RM" Zone. If a regulation or use is not specified, the permitted uses of Subsection 22.2 and the regulations of Subsection 22.3 shall apply.

22.4.1 RM-1

By-law 95-2019 (Addition)

(4) Defined Area

RM-1 as shown on Schedule "A", Map No. 48 to this By-law

(5) Permitted Uses

The following uses are permitted in the RM-1 Zone in addition to the uses specified in Subsection 22.2:

(a) vehicle repair garage

(6) Interior Side Yard Width (minimum) 3.0 m"

SECTION 23. INSTITUTIONAL (I) ZONE

23.1 SCOPE

The provisions of this Section shall apply in all Institutional (I) Zones except as otherwise provided in the Special Provisions Subsection of this Section.

23.2 PERMITTED USES

No person shall within any Institutional (I) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following I Zone uses, namely:

(1) assembly hall;
(2) auditorium;
(3) cemetery;
(4) clinic;
(5) club;
(6) community centre;
(7) continuum-of-care facility;
(8) day nursery;
(9) emergency care establishment;
(10) funeral home;
(11) group home type 2;
(12) home for the aged/rest home;
(13) institutional use;
(14) library;
(15) museum;
(16) nursing home;
(17) place of worship;
(18) retirement home/lodge;
(19) school, commercial;
(20) school, elementary (public)
(21) school, music;
(22) school, secondary (public);
(23) supportive community home.

23.3 REGULATIONS

No person shall, within any Institutional (I) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(1) Lot Area (minimum)	1,500 m^2
(2) Lot Frontage (minimum)	30.0 m
(3) Front and Exterior Side Yard Depth (minimum)	10.0 m

(4)	Interior Side Yard Width (minimum)	6.0 m
(5)	Rear Yard Depth (minimum)	7.5 m
(6)	Lot Coverage (maximum)	25% of lot area
(7)	Building Height (maximum)	10.0 m
(8)	Landscaped Open Space (minimum)	25% of lot area

23.4 SPECIAL PROVISIONS

The following site-specific Zones apply to existing or unique situations that are not the standard "I" Zone. If a regulation or use is not specified, the permitted uses of Subsection 23.2 and the regulations of Subsection 23.3 shall apply.

23.4.1 I-1

(1) Defined Area

By-Law # 18-2017 (amendment)

I-1 as shown on Schedule "A" Map No. 3-1 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 23.2, the permitted uses in the I-1 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) office, professional;
(c) office, service;
(d) retail store;
(e) vehicle service shop.

23.4.2 I-2

(1) Defined Area

I-2 as shown on Schedule "A" Map No. 35 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 23.2, the permitted uses in the I-2 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) nursing home;
(c) converted dwelling containing a maximum of two-dwelling units.

23.4.3 I-3

(1) Defined Area

I-3 as shown on Schedule “A” Map No. 2-5 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 23.2, the permitted uses in the I-3 Zone shall be limited to the following:

(a) parking lot.

23.4.4 I-4

By-Law # 25-2008 (addition)

(1) Defined Area

I-4 as shown on Schedule “A” Map No. 58 to this By-Law.

(2) Permitted Uses

(a) a private school in addition to all other uses permitted in Section 23.2 of this By-Law.
(b) retail store as an accessory use and not open to the general public

23.4.5 I-5

By-law # 102-2009 (addition)

(1) Defined Area

I-5 as shown on Schedule A, Map No. 2-6 to this By-law.

(2) Permitted Uses

(a) cemetery

23.4.6 I-6-H

(1) Defined Area

I-6-H as shown on Schedule “A”, Map 54 to this By-law.

(2) Permitted Uses

elementary school, private
secondary school, private
single detached dwelling
all other uses permitted under the I Zone

SECTION 24. OPEN SPACE (OS) ZONE

24.1 SCOPE

The provisions of this Section shall apply in all Open Space (OS) Zones except as otherwise provided in the Special Provisions Subsection of this Section.

24.2 PERMITTED USES

No person shall within any Open Space (OS) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following OS Zone uses, namely:

(1) conservation use;
(2) forestry use;
(3) open space;
(4) park, public;
(5) wildlife preserve;
(6) works of a conservation authority.

24.3 REGULATIONS

No person shall, within any Open Space (OS) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(1) Lot Area (minimum)	No Minimum
(2) Lot Frontage (minimum)	No Minimum
(3) Front and Exterior Side Yard Depth (minimum)	15.0 m
(4) Interior Side Yard Width (minimum)	15.0 m
(5) Rear Yard Depth (minimum)	15.0 m
(6) Lot Coverage (maximum)	25% of lot area
(7) Building Height (maximum)	10.0 m
(8) Landscaped Open Space (minimum)	10% of lot area

24.4 SPECIAL PROVISIONS

The following site-specific Zones apply to existing or unique situations that are not the standard “OS” Zone. If a regulation or use is not specified, the permitted uses of Subsection 24.2 and the regulations of Subsection 24.3 shall apply.

24.4.1 OS-1

(1) Defined Area

OS-1 as shown on Schedule “A” Map No. 17 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the OS-1 Zone in addition to the uses specified in Subsection 24.2:

(a) accessory building, structure or use;
(b) pit.

24.4.2 OS-2

(1) Defined Area

OS-2 as shown on Schedule “A” Map No. 27 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 24.2, the permitted uses in the OS-2 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) agricultural use;
(c) single detached dwelling;
(d) golf driving tee or range.

(3) Holding ‘h’ Symbol

The holding ‘h’ symbol and its removal shall only apply to the golf driving tee or range.

24.4.3 OS-3

(1) Defined Area

OS-3 as shown on Schedule “A” Map No. 42 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 24.2, the permitted uses in the OS-3 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) indoor/outdoor target range.

24.4.4 OS-4

(1) Defined Area

OS-4 as shown on Schedule “A” Map No. 37 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 24.2, the permitted uses in the OS-4 Zone shall be limited to the following:

(a) accessory building, structure or use;
(b) forestry use;
(c) campground for boy scouts.

24.4.5 OS-5

(1) Defined Area

OS-5 as shown on Schedule “A” Map No. 63 to this By-Law.

(2) Permitted Uses

Notwithstanding the permitted uses listed in Subsection 24.2, the permitted uses in the OS-5 Zone shall be limited to the following:

(a) cemetery;
(b) agricultural use with the exception of related buildings and structures, and farm irrigation ponds.

24.4.6 OS-6

(1) Defined Area

OS-6 as shown on Schedule “A” Map No. 64 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the OS-6 Zone in addition to the uses specified in Subsection 24.2:

(a) campground or recreational trailer park.

24.4.7 OS-7

By-law No. 54-2017

(1) Defined Area

OS-7 as shown on Schedule “A” Map No. 2-3 to this By-Law.

(2) Permitted Use

Notwithstanding the permitted uses listed in Subsection 24.2, the permitted uses of the OS-7 Zone shall be limited to the following:

(b) Existing permitted use

24.4.8 OS-8

2) Defined Area

OS-8 as shown on Schedule “A”, Map 2-5 to this By-law.

2) Regulations

a) Front Yard Depth (minimum)	5 m
b) Side Yard Depth (minimum)	2 m

SECTION 25. ENVIRONMENTAL PROTECTION (EP) ZONE

25.1 SCOPE

The provisions of this Section shall apply in all Environmental Protection (EP) Zones except as otherwise provided in the Special Provisions Subsection of this Section.

25.2 PERMITTED USES

No person shall within any Environmental Protection (EP) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following EP Zone uses, namely:

(1) boat dock or ramp;
(2) conservation use;
(3) existing agricultural use;
(4) wildlife preserve;
(5) works of a conservation authority.

25.3 REGULATIONS

No person shall, within any Environmental Protection (EP) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(1) Other than buildings and structures existing at the date of passing of this By-Law, no buildings or structures are permitted unless for flood control purposes and/or in accordance with the regulations of the Conservation Authority having jurisdiction, or other appropriate government agency. Boat ramps and docks shall require the approval of the Conservation Authority having jurisdiction.

Note: *(The following italicized text does not form part of this By-law and is provided for information purposes only):*

Some of the lands on Schedule "A" to this By-law are subject to the Upper Thames River Conservation Authority (UTRCA) Ontario Regulation No. 157/06 or the Kettle Creek Conservation Authority (KCCA) Regulation No. 181/06. Where development or site works are proposed within a Regulated Area, as shown on schedules filed with the appropriate Conservation Authority, a permit from the Conservation Authority may be required. The appropriate Conservation Authority should be contacted to determine the extent of the Regulated Area. The appropriate Conservation Authority should be consulted before development, including construction, conversion, grading, filling or excavating occurs to determine whether the Authority Regulations apply.

25.4 SPECIAL PROVISIONS

The following site-specific Zones apply to existing or unique situations that are not the standard "EP" Zone. If a regulation or use is not specified, the permitted uses of Subsection 25.2 and the regulations of Subsection 25.3 shall apply.

25.4.1 EP-1

(1) Defined Area

EP-1 as shown on Schedule “A” Map No. 35, 42 and 49 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the EP-1 Zone in addition to the uses specified in Subsection 25.2:

(a) private park, provided no buildings or structures shall be permitted except in accordance with Clause (1) of Subsection 25.3.

25.4.2 EP-2

(1) Defined Area

EP-2 as shown on Schedule “A” Map No. 44 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the EP-2 Zone in addition to the uses specified in Subsection 25.2:

(a) pit

25.4.3 EP-3

(1) Defined Area

EP-3 as shown on Schedule “A” Map No. 2-1 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the EP-3 Zone in addition to the uses specified in Subsection 25.2:

(a) golf course, provided no buildings or structures shall be permitted except in accordance with Clause (1) of Subsection 25.3.

25.4.4 (EP-4)

By-law 47-2008 (Addition)

(1) Defined Area:

EP-4 as shown on Schedule "A", Map 58 to this By-law

(2) Permitted Uses:

The following use is permitted in the EP-4 Zone in addition to all other uses specified in Section 25.2:

(a) outdoor paintball play area

(3) Definition:

The term, “outdoor paintball play area”, means the use of land for the purpose of accommodating the area of an outdoor paintball facility, including roped boundary demarcations and temporary obstacles, but does not include parking, equipment storage or management offices accessory to an outdoor paintball facility.

(4) Regulations:

Notwithstanding the provisions of Section 25.3, temporary structures used as obstacles related to the playing of paintball that occupy and area no larger than 9 square metres each and are without a roof, shall be permitted within the EP-4 Zone.

25.4.6 EP-6

(1) Defined Area:

EP-6 as shown on Schedule "A", Map 2-5 to this By-law

(2) Permitted Uses:

swimming pool
accessory building associated with swimming pool
all other uses permitted under the EP Zone

(3) Regulations (accessory building associated with swimming pool):

a) a maximum of one (1) accessory building associated with the swimming pool shall be permitted within the EP-6 Zone. This regulation applies only to accessory buildings within the EP-6 Zone and shall not be interpreted to limit the number of accessory buildings otherwise permitted on the subject lands outside of this zone, which shall be regulated in

SECTION 26. WETLAND (W) ZONE

26.1 SCOPE

The provisions of this Section shall apply in all Wetland (W) Zones except as otherwise provided in the Special Provisions Subsection of this Section.

26.2 PERMITTED USES

No person shall within any Wetland (W) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following W Zone uses, namely:

(1) conservation use;
(2) wildlife preserve;
(3) works of a conservation authority.

26.3 REGULATIONS

No person shall, within any Wetland (W) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(1) No buildings or structures are permitted unless for flood control purposes in accordance with the regulations of the Conservation Authority having jurisdiction or appropriate government agency.

Note: *(The following italicized text does not form part of this By-law and is provided for information purposes only):*

Some of the lands on Schedule "A" to this By-law are subject to the Upper Thames River Conservation Authority (UTRCA) Ontario Regulation No. 157/06 or the Kettle Creek Conservation Authority (KCCA) Regulation No. 181/06. Where development or site works are proposed within a Regulated Area, as shown on schedules filed with the appropriate Conservation Authority, a permit from the Conservation Authority may be required. The appropriate Conservation Authority should be contacted to determine the extent of the Regulated Area. The appropriate Conservation Authority should be consulted before development, including construction, conversion, grading, filling or excavating occurs to determine whether the Authority Regulations apply.

26.4 SPECIAL PROVISIONS

The following site-specific Zones apply to existing or unique situations that are not the standard "W" Zone. If a regulation or use is not specified, the permitted uses of Subsection 26.2 and the regulations of Subsection 26.3 shall apply.

26.4.1 W-1

(1) Defined Area

W-1 as shown on Schedule "A" Map No. 49 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the EP-4 Zone in addition to the uses specified in Subsection 26.2:

(a) Private park, provided no buildings or structures shall be permitted except in accordance with Clause (1) of Subsection 26.3.

SECTION 27. FUTURE DEVELOPMENT (FD) ZONE

27.1 SCOPE

The provisions of this Section shall apply in all Future Development (FD) Zones except as otherwise provided in the Special Provisions Subsection of this Section.

27.2 PERMITTED USES

No person shall within any Future Development (FD) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following FD Zone uses, namely:

(1) existing permitted use.

27.3 REGULATIONS

No person shall, within any Future Development (FD) Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(1) The minimum lot area and frontage, front, side and rear yard requirements, the maximum lot coverage and building height shall remain as they lawfully existed as of the day of the passing of this By-Law.

(2) Clause (1) above shall not apply to prevent the erection or alteration of dwellings or the erection or alteration of buildings accessory thereto in compliance with the regulations of Section 9.

(3) Dwelling Units Per Lot (maximum) 1 only

27.4 SPECIAL PROVISIONS

The following site-specific Zones apply to existing or unique situations that are not the standard "FD" Zone. If a regulation or use is not specified, the permitted uses of Subsection 27.2 and the regulations of Subsection 27.3 shall apply.

27.4.1 FD-1

(1) Defined Area

FD-1 as shown on Schedule "A" Map No. 2-5 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the FD-1 Zone in addition to the uses specified in Subsection 27.2:
(a) accessory building, structure or use;

(b) single detached dwelling.

(3) The uses permitted under clause (2) above shall be subject to the regulations of the R1 Zone.

(4) Note: Lands within the FD-1 Zone are within a designated Well Head Protection Area. See the Municipality of Thames Centre Official Plan for study requirements and special restrictions.

27.4.2 FD-2

(1) Defined Area

FD-2 as shown on Schedule "A" Map No. 42 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the FD-2 Zone in addition to the uses specified in Subsection 27.2:

(a) accessory building, structure or use;
(b) contractor's yard or shop;
(c) single detached dwelling.

27.4.3 FD-3

(1) Defined Area

FD-3 as shown on Schedule "A" Map No. 2-5 to this By-Law.

Note: Lands within the FD-3 Zone are within a designated Area of High Susceptibility and/or Well Head Protection Area. See the Municipality of Thames Centre Official Plan for study requirements and special restrictions.

27.4.4 FD-4

By-law 93-2015 (Addition)

(1) Defined Area

FD-4 as shown on Schedule "A" Map No. 13 to this By-Law.

(2) Permitted Uses

Uses existing as of the day of the passing of this By-law.

(3) Regulations

(a) Lot Area (minimum) 3.5 ha"

By-law 11-2016 (Addition)

27.4.5 FD-5

(1) Defined Area

FD-5 as shown on Schedule "A", Map 2-2 to this By-law

(2) Regulations

(a)	Lot Area (minimum)	4.25 ha"

27.4.6 FD-6

By-law No. 20-2017 (Addition)

(1) Defined Area

FD-6 as shown on both Schedule "A", Map 2-2 to this By-law and on Schedule "A", Map 2-3 to this By-law.

By-law No. 54-2017 Amendment

(2) Regulations

By-law No. 16-2018 Amendment

(a)	Lot Area (minimum)	0.98 ha
(b)	Lot Frontage (minimum)	123 m"

27.4.7 FD-7

By-law No. 66-2017 (Addition)

(1) Defined Area

FD-7 as shown on both Schedule "A", Map 27 to this By-law

(2) Regulations

(a)	Lot Area (minimum)	5.5 ha
(b)	Lot Frontage (minimum)	95 m

27.5 TEMPORARY USES

By-law # 4-2007 (addition)

The following site-specific temporary use Zones apply to existing or unique situations where a specific use is permitted on a temporary basis, and are not the standard "FD" Zone. If a regulation or use is not specified, the permitted uses of Subsection 27.2 and the regulations of Subsections 27.3 shall apply. All permitted uses listed in this subsection shall only be permitted until the expiry date listed for each such use, at which time the use is no longer permitted and shall be removed.

27.5.1 T-FD-01 06-23-2028

(1) Defined Area

T-FD-01 06-23-2028 as shown on Schedule "A" Map No. 2-3 to this By-Law.

(2) Permitted Uses

The following uses are permitted in the T-FD-01 06-23-2028 Zone in addition to the uses specified in Subsection 27.2:

a) The existing detached dwelling located within the Future Development Zone is to remain on the subject property for a temporary period, in addition to a new single detached dwelling located within the Agricultural Zone.

(3) Expiry

The said existing single detached dwelling shall be permitted until the 23rd day of June, 2028, at which time the structure shall be removed from the lands affected.

SECTION 28. ENACTMENT

28.1 CONFLICT WITH OTHER BY-LAWS

In the event of any conflict or inconsistency between this By-law and any other general or special By-law of the Corporation, the provisions of this By-law shall prevail.

28.2 REPEAL OF EXISTING BY-LAWS

All previous by-laws of the Corporation of the Municipality of Thames Centre passed pursuant to Section 34 of the Planning Act are hereby repealed.

28.3 EFFECTIVE DATE

This By-law shall come into force on the date it is passed by Council subject to the provisions of the Planning Act, 1990, as amended.

READ A FIRST AND SECOND TIME THIS 11th DAY OF SEPTEMBER, 2006.

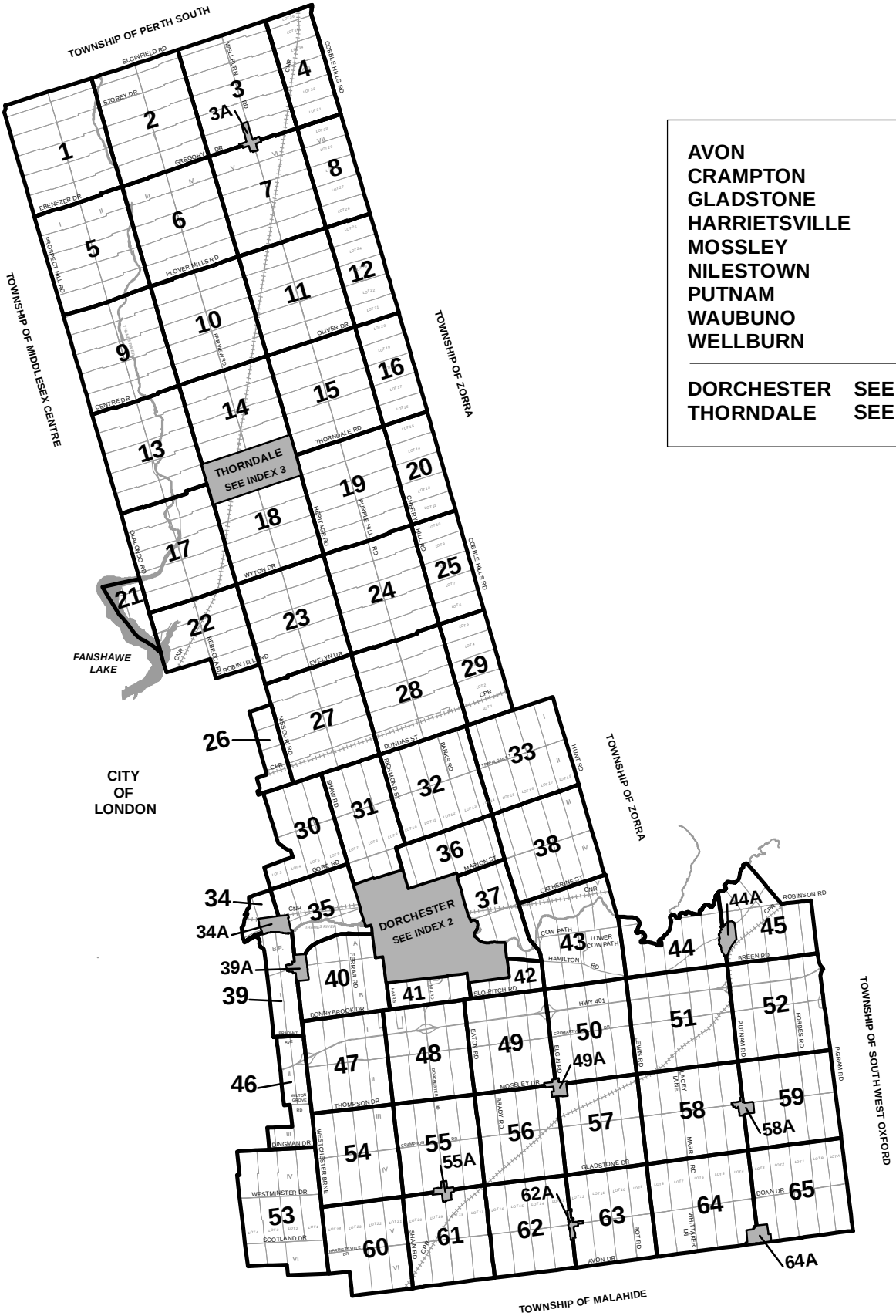
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Mayor Clerk

READ A THIRD TIME AND FINALLY PASSED AND SEALED THIS 11th DAY OF SEPTEMBER, 2006.

_____ _____

Mayor Clerk



AVON	64A
CRAMPTON	58A
GLADSTONE	55A
HARRIETSVILLE	62A
MOSSLEY	49A
NILESTOWN	39A
PUTNAM	44A
WAUBUNO	34A
WELLBURN	3A
DORCHESTER	SEE INDEX 2
THORNDALE	SEE INDEX 3

OFFICE CONSOLIDATION - JULY 2012

MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

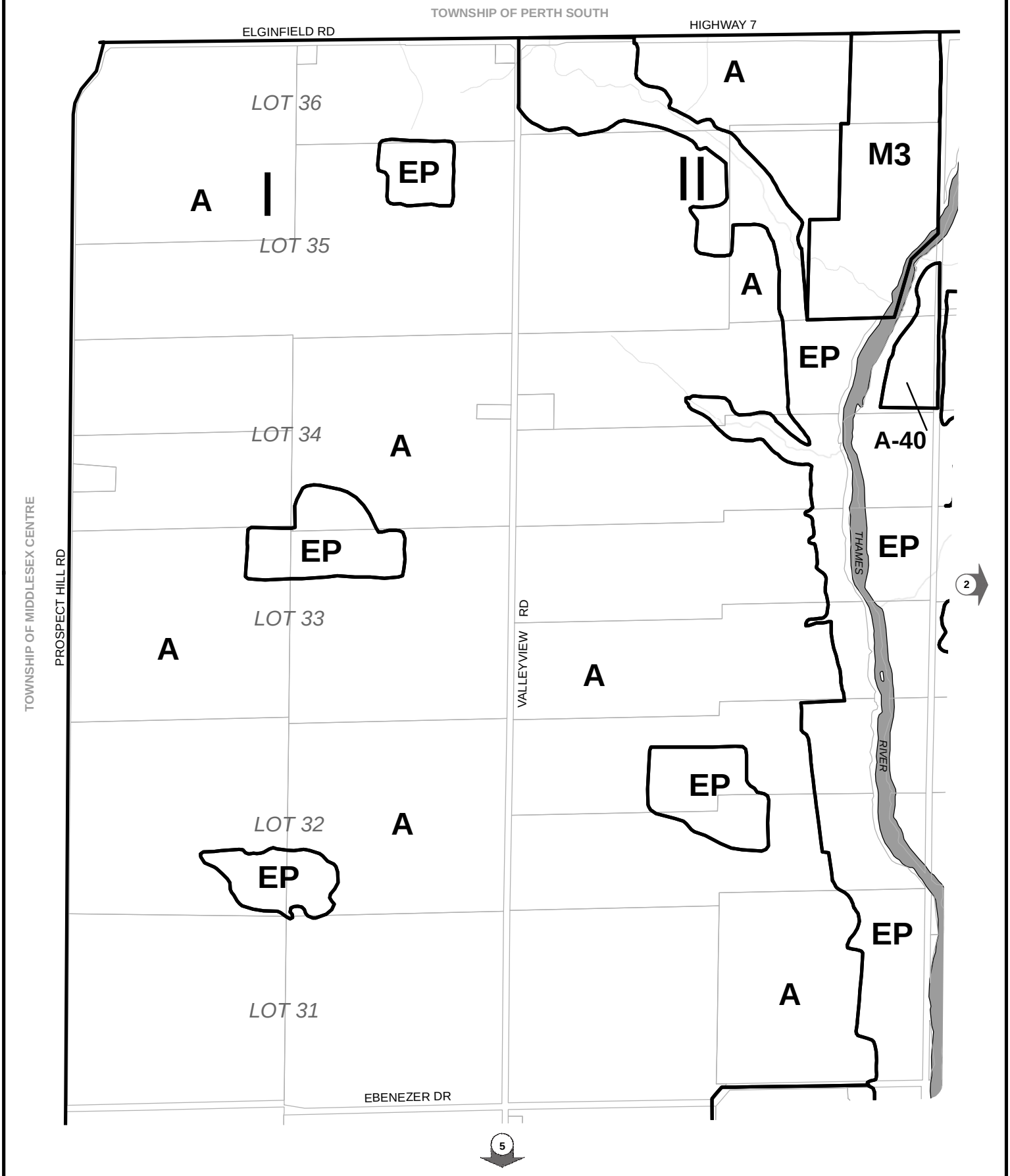
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SCHEDULE A

INDEX 1



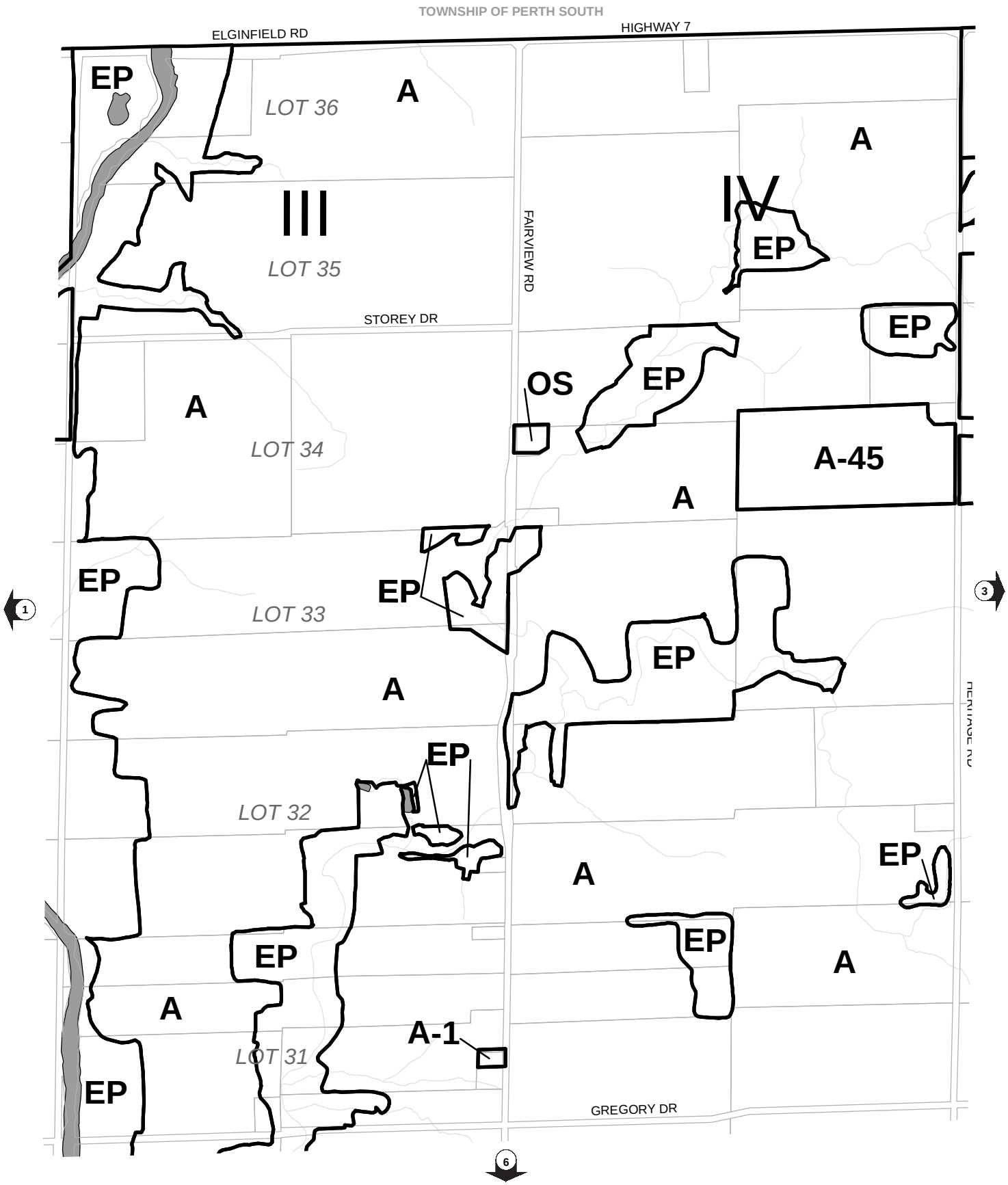
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

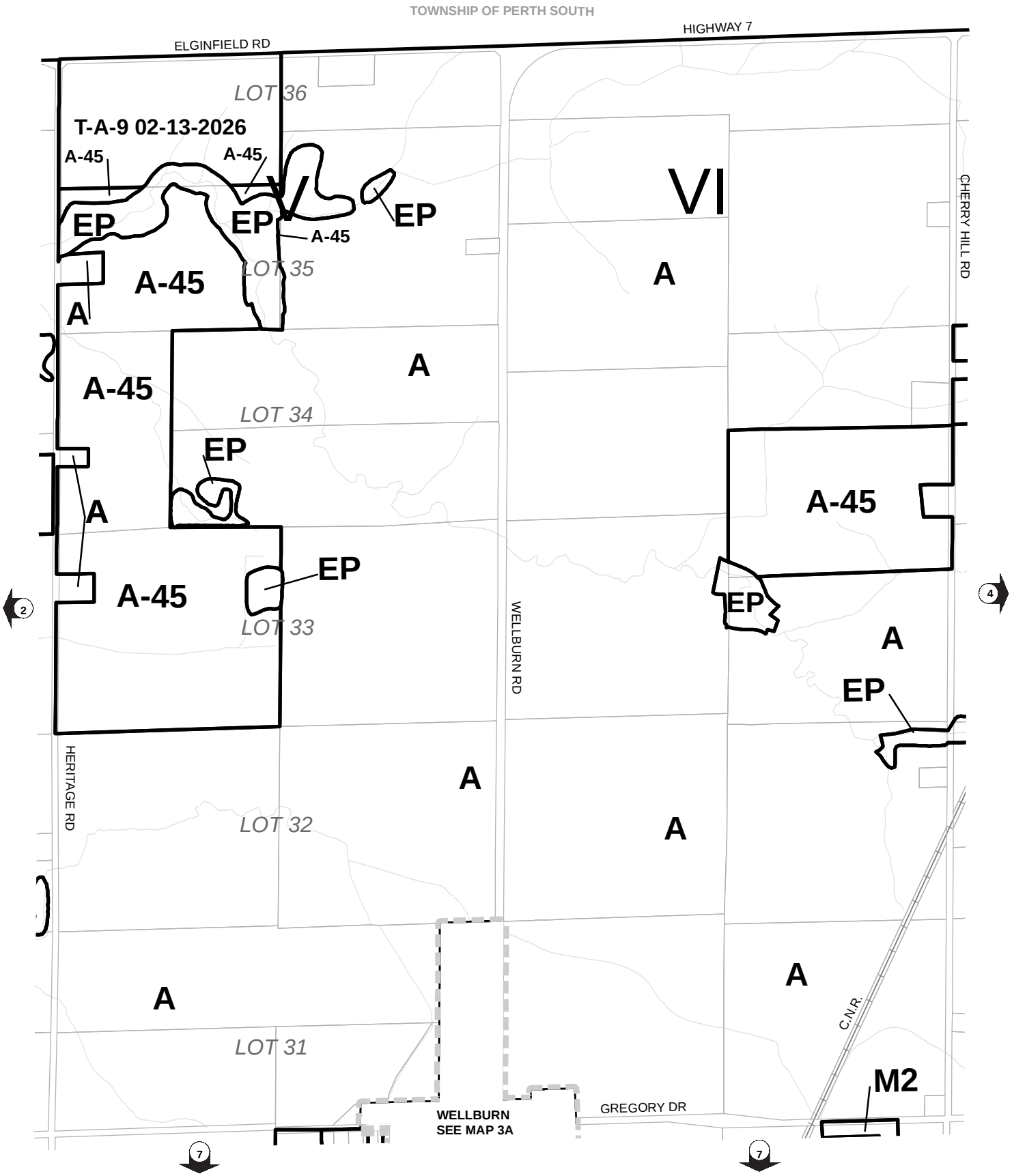
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SCHEDULE A
MAP NO.
1



Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		**SCHEDULE A** MAP NO. **2**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:16,000 metres 0 100 200 400 600 800	



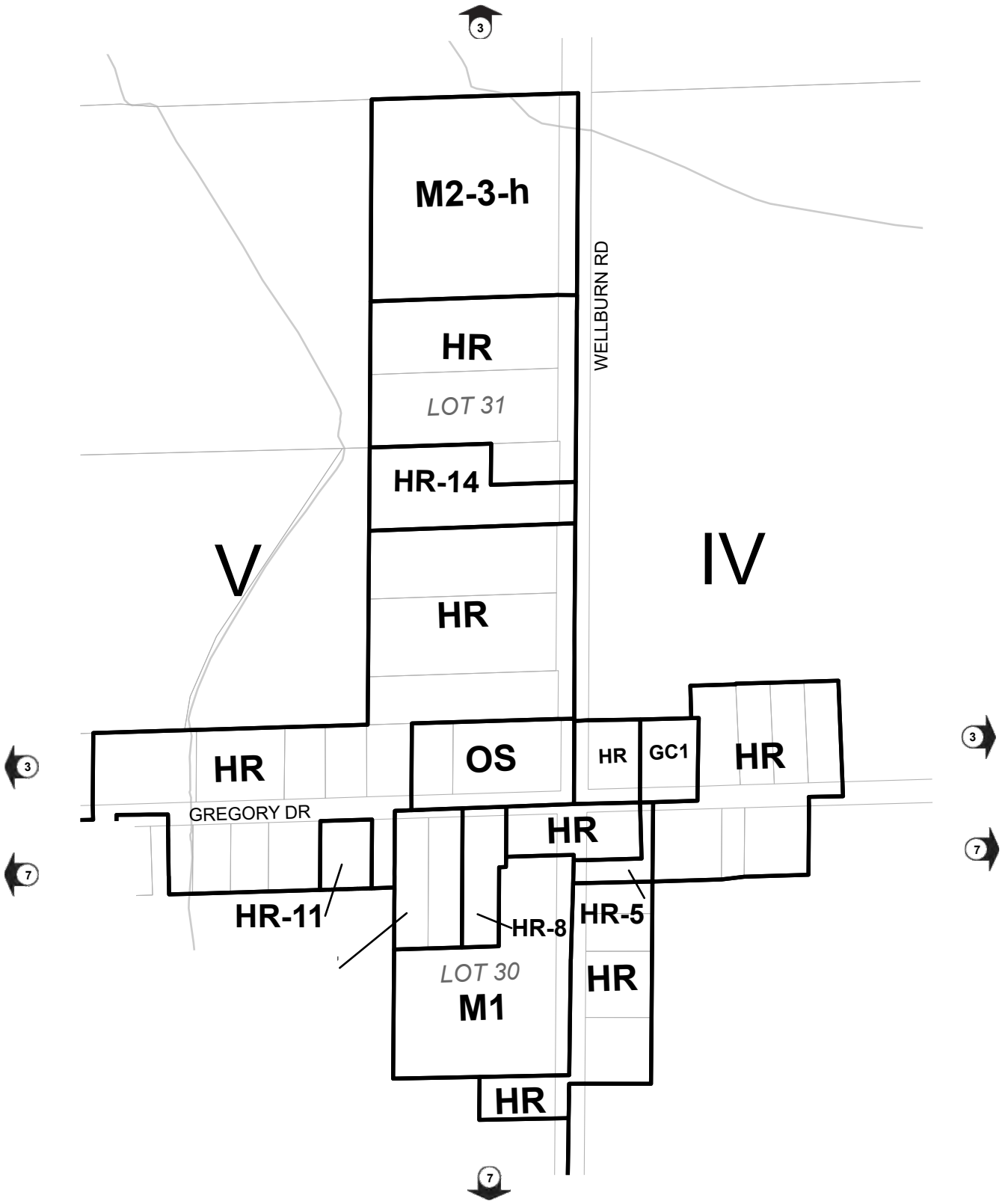
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

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SCHEDULE A
MAP NO.
3



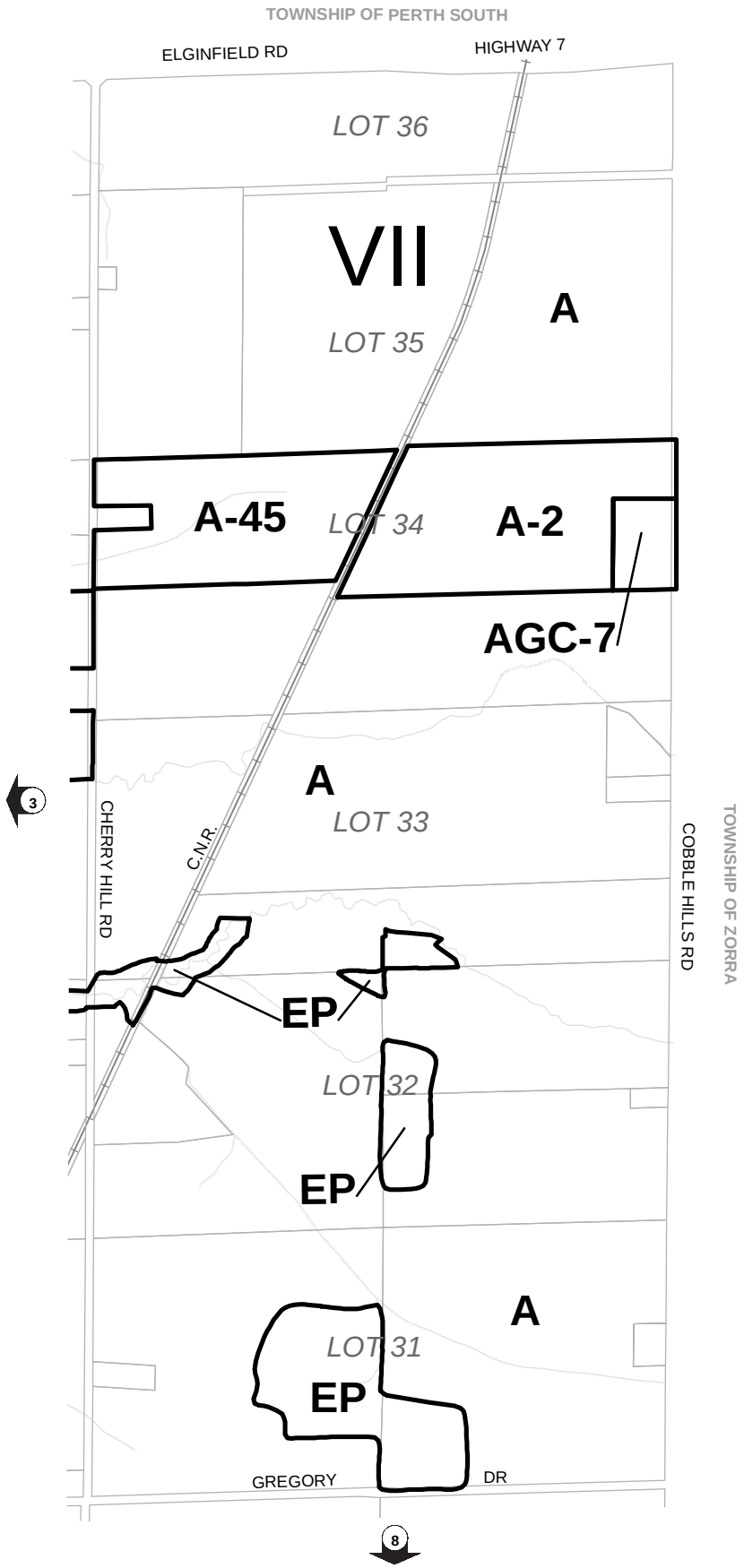
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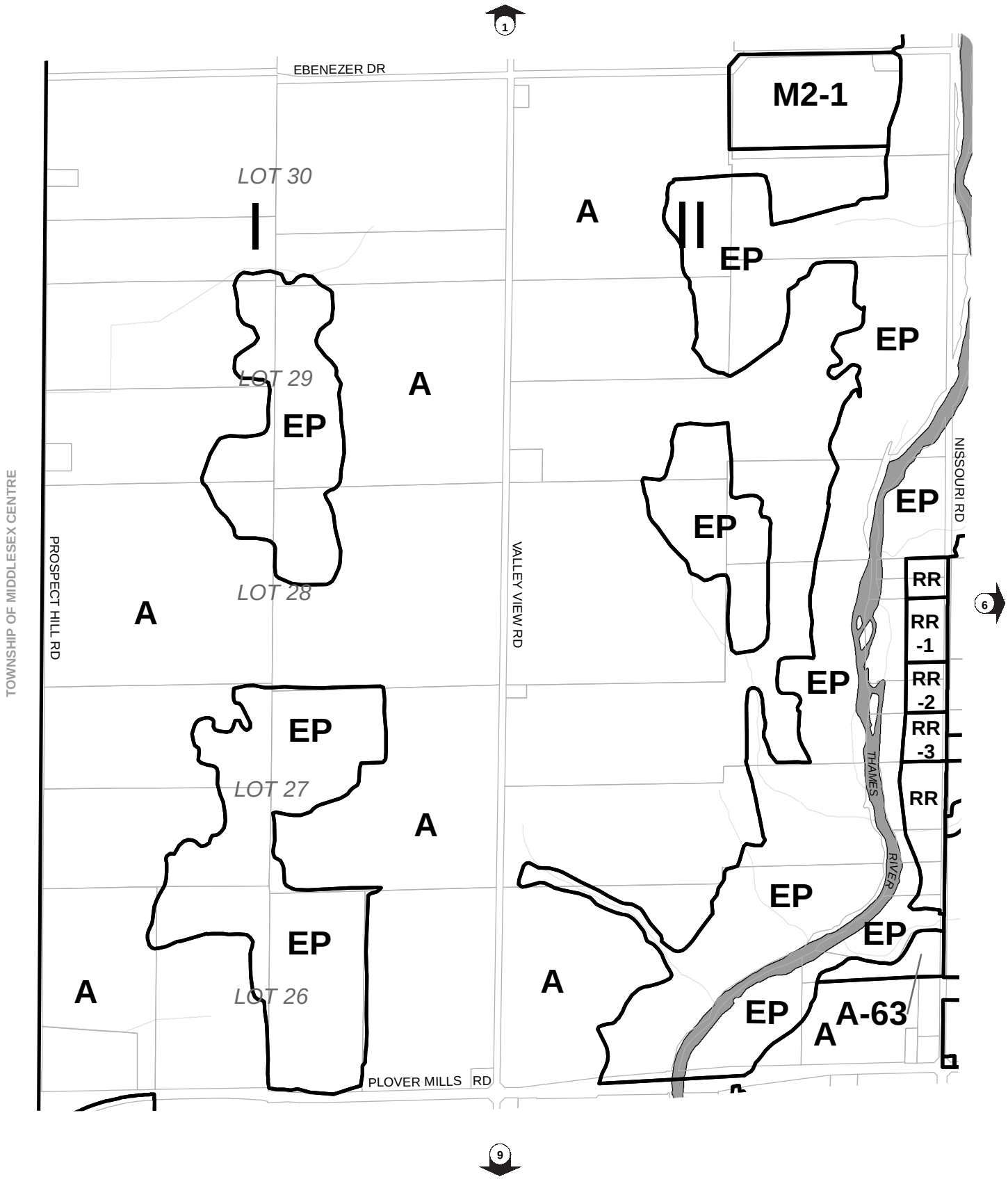
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SCHEDULE A
MAP NO.
3A



Thames Centre	**MUNICIPALITY OF THAMES CENTRE**			**SCHEDULE A** MAP NO. **4**
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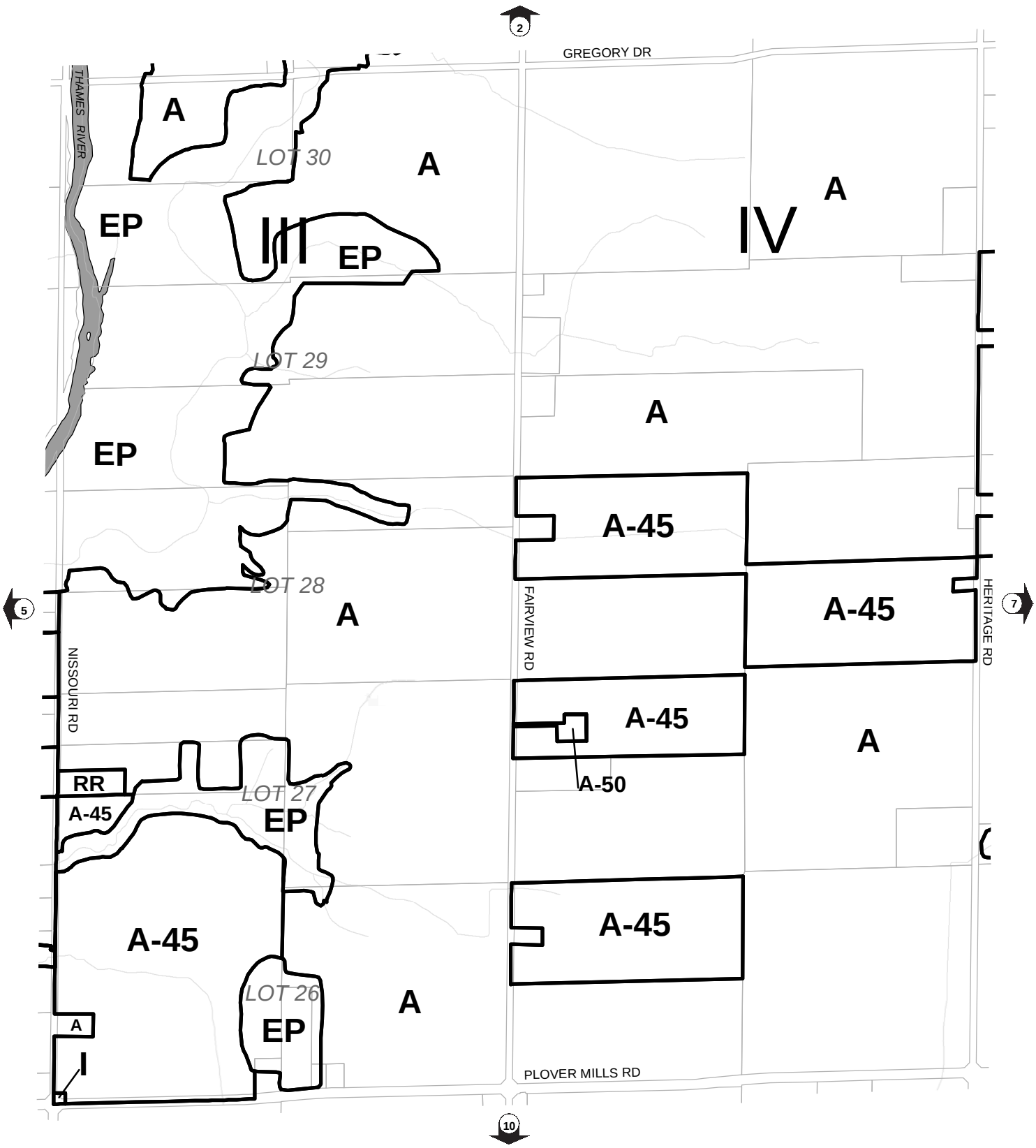
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

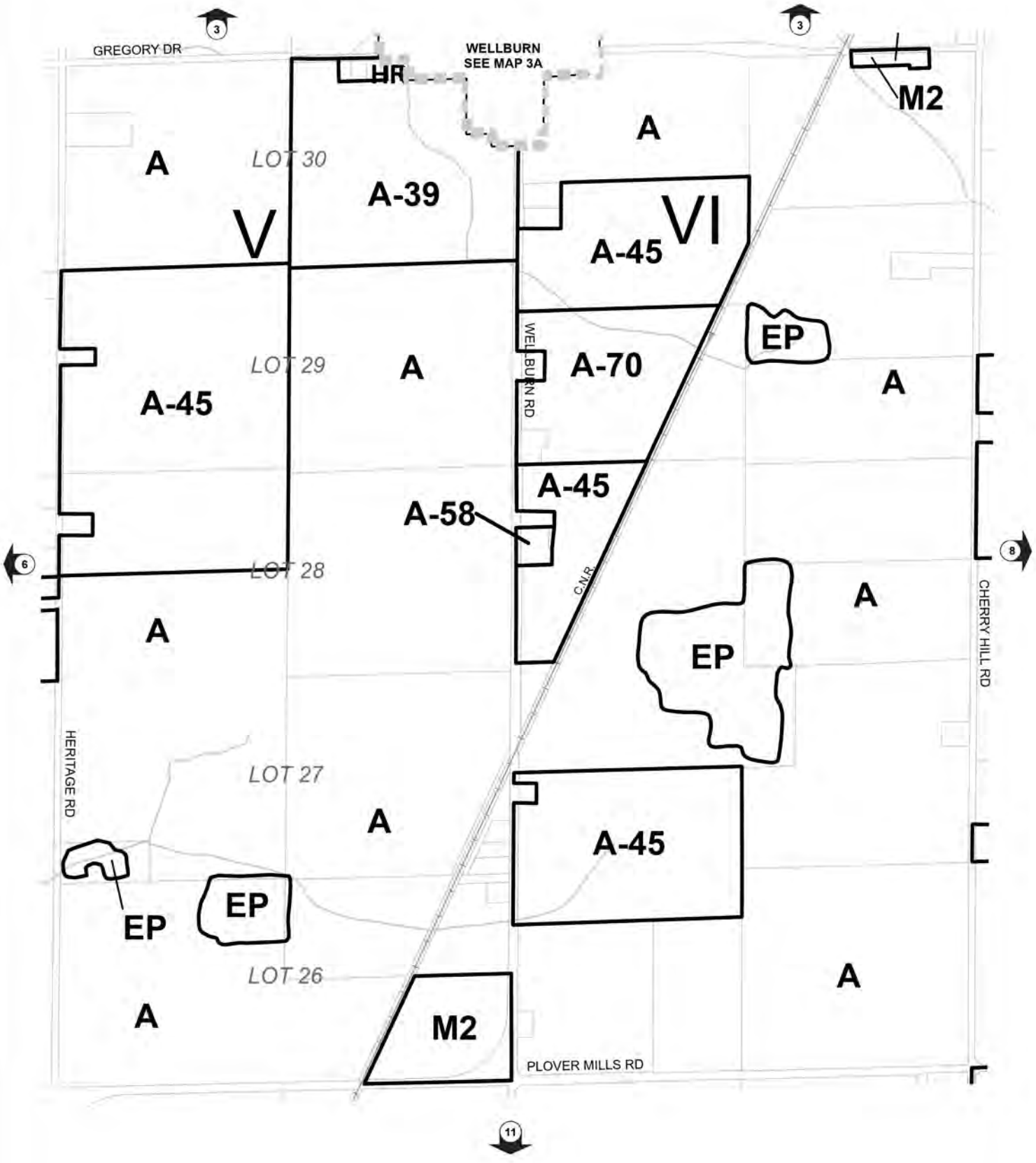
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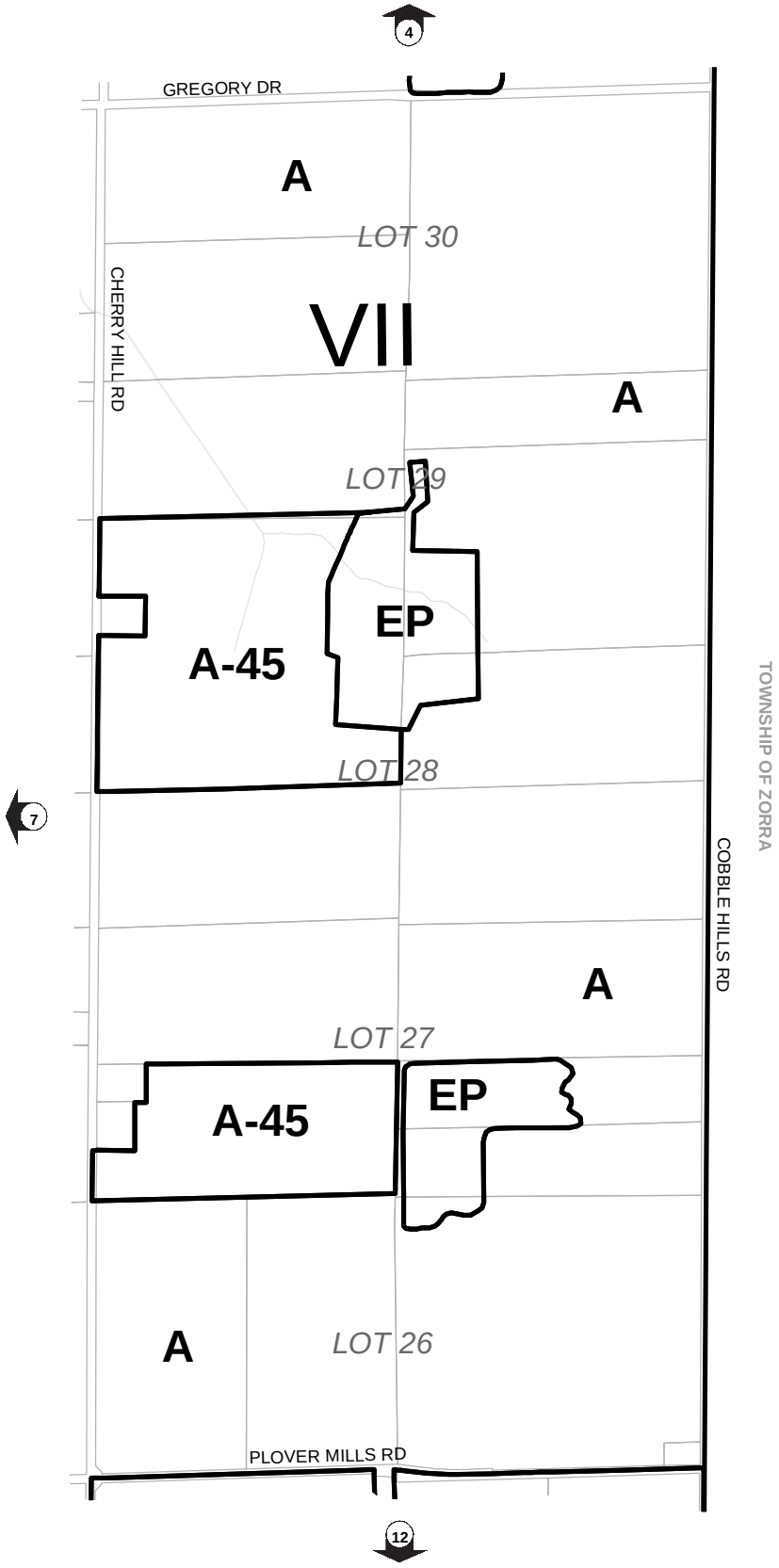
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Municipality of Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		**SCHEDULE A** MAP NO. **6**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:16,000 metres 0 100 200 400 600 800	



Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		**SCHEDULE A** MAP NO. **7**
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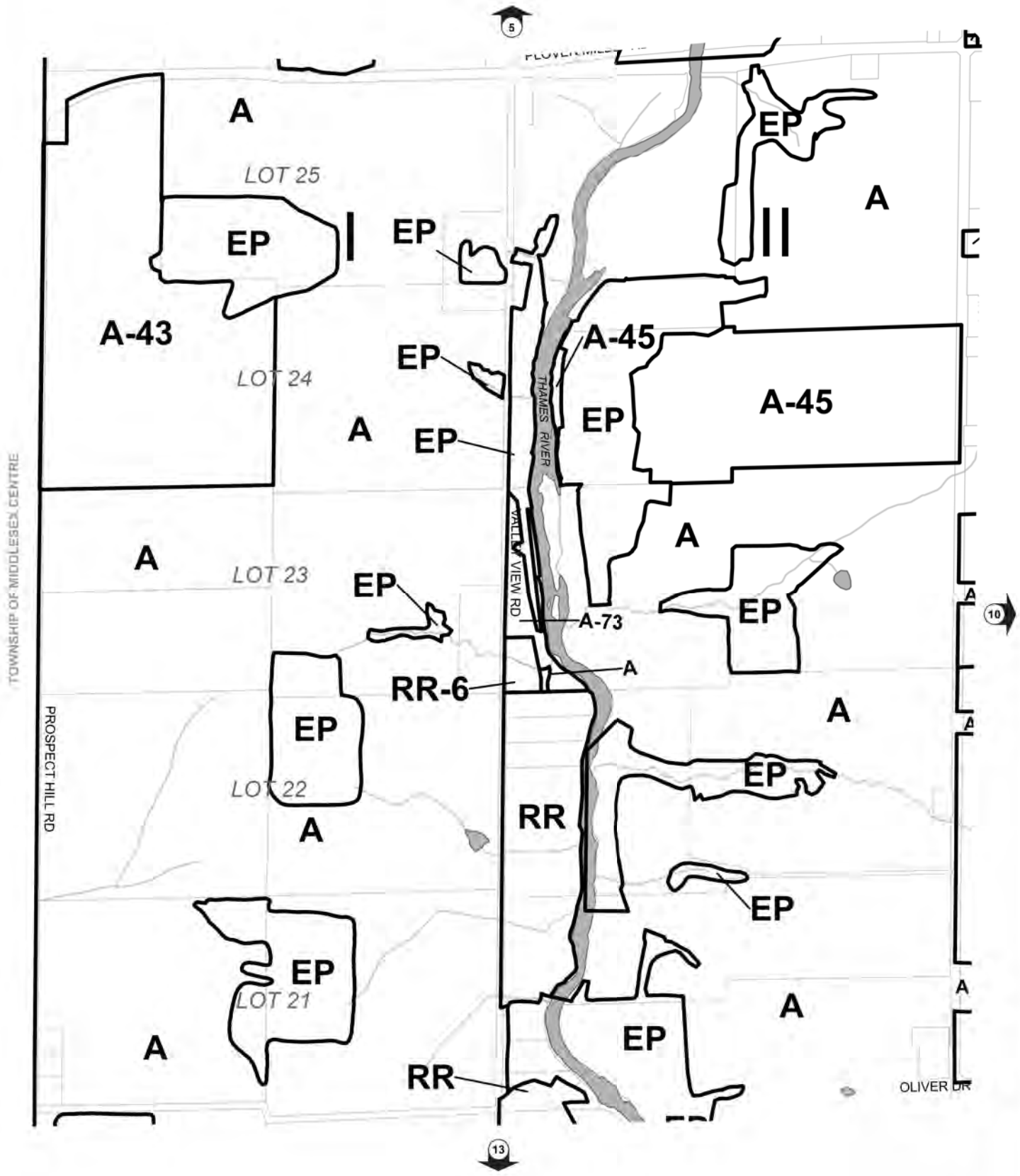
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

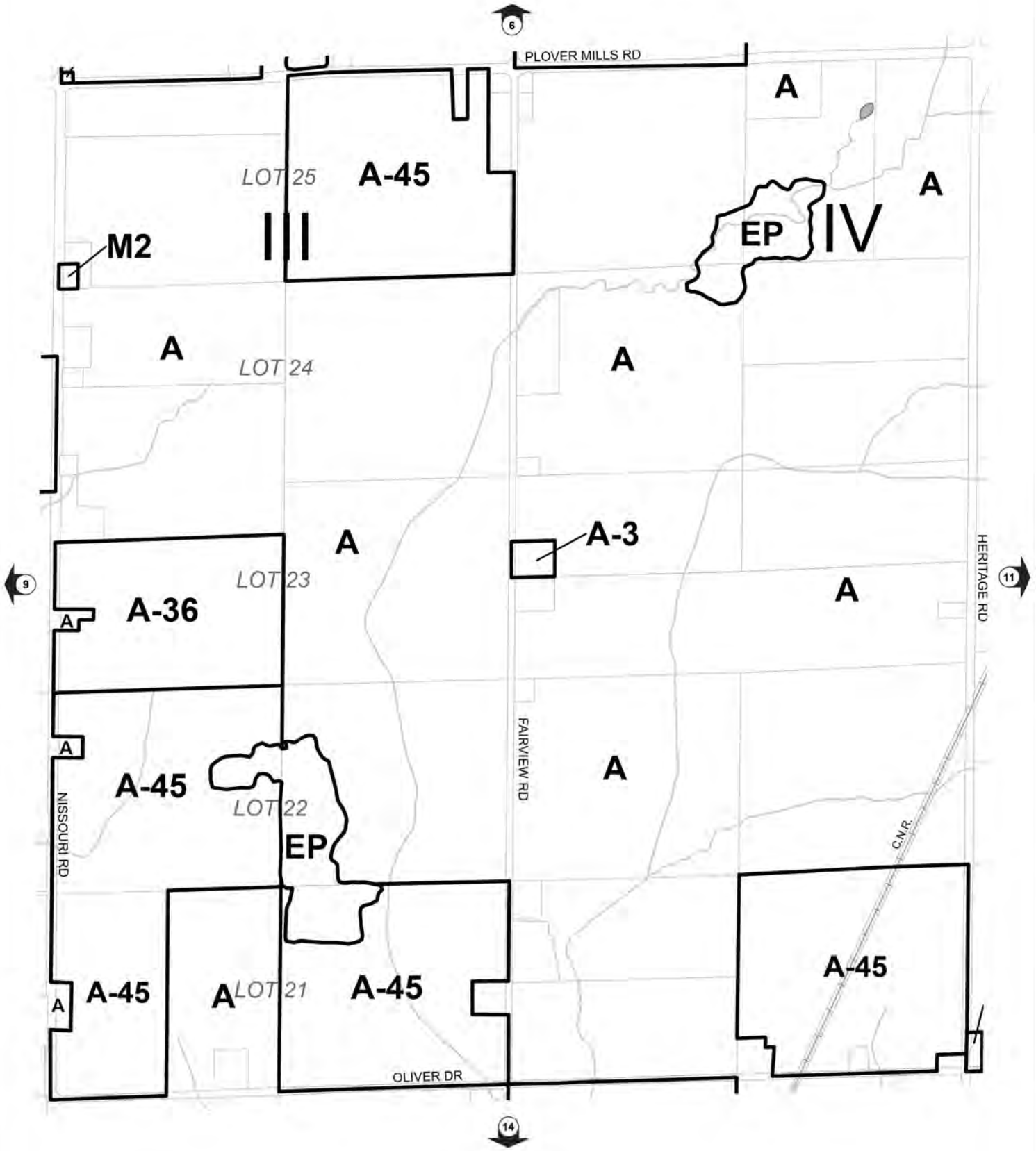
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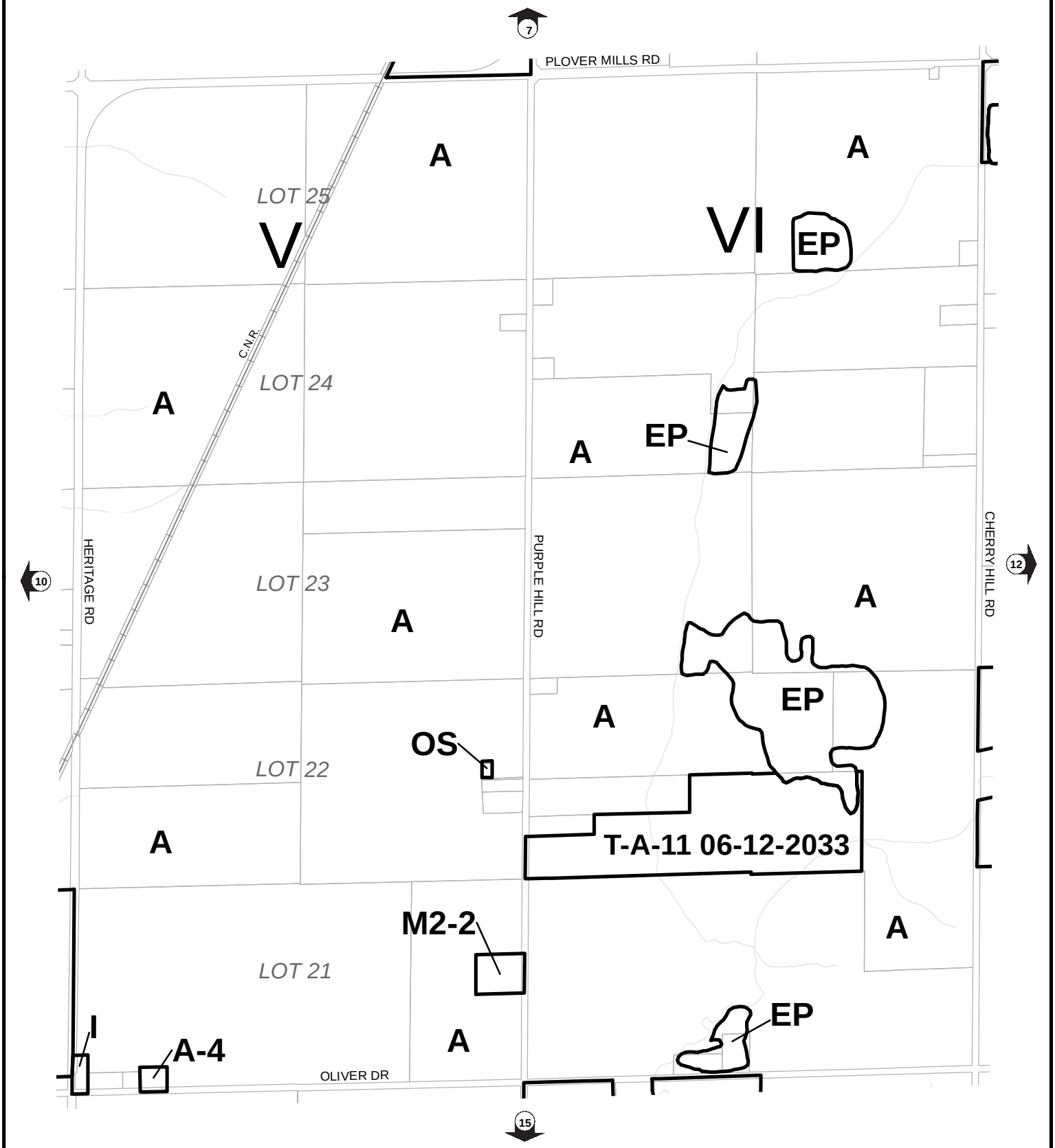
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MAP NO.
8



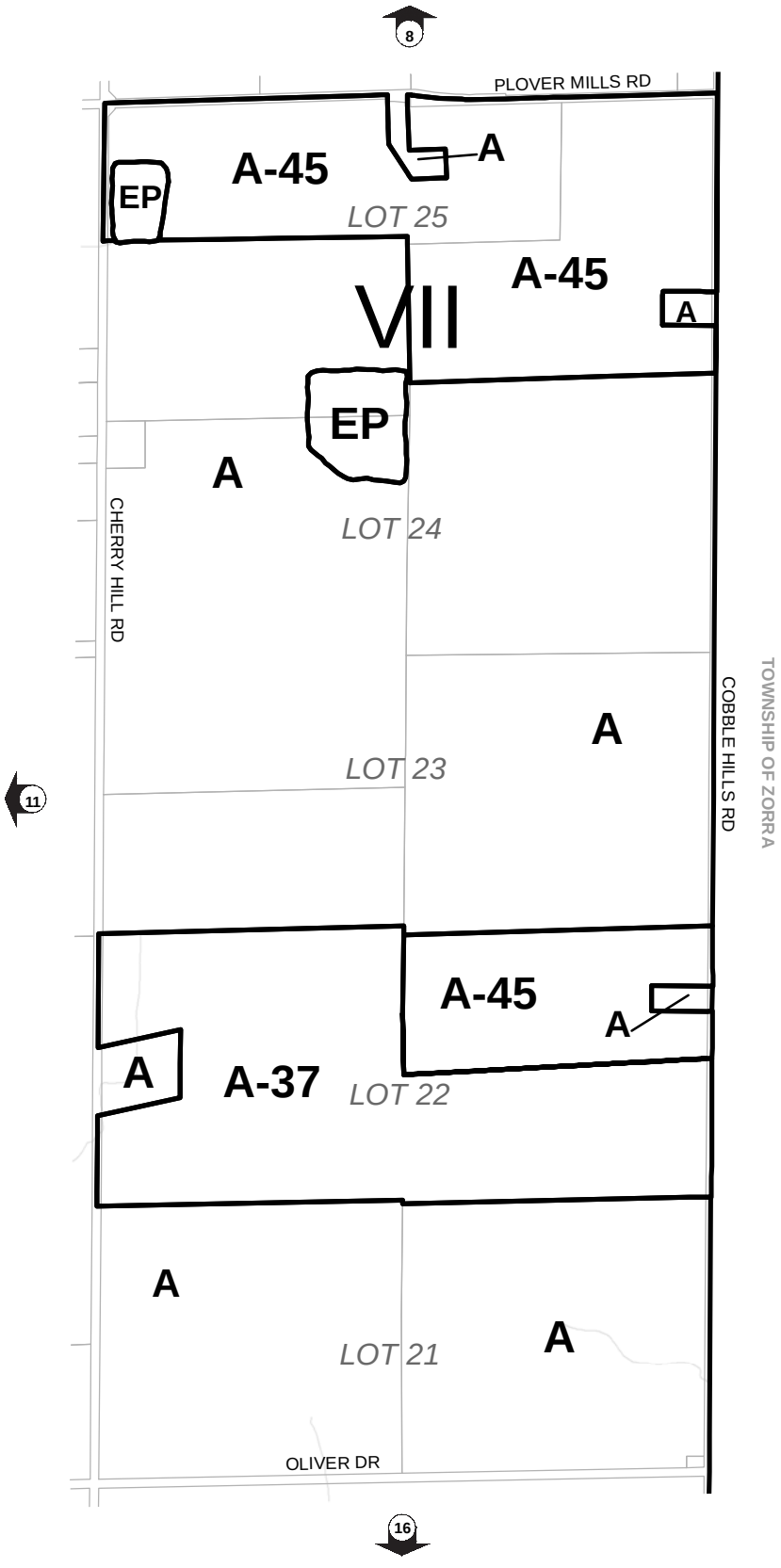
Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		**SCHEDULE A** MAP NO. **9**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:16,000 metres 0 75 150 300 450 600	



Thames Centre	**MUNICIPALITY OF THAMES CENTRE**			**SCHEDULE A** MAP NO. **10**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:16,000 metres 0 75 150 300 450 600		



Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		**SCHEDULE A** MAP NO. **11**
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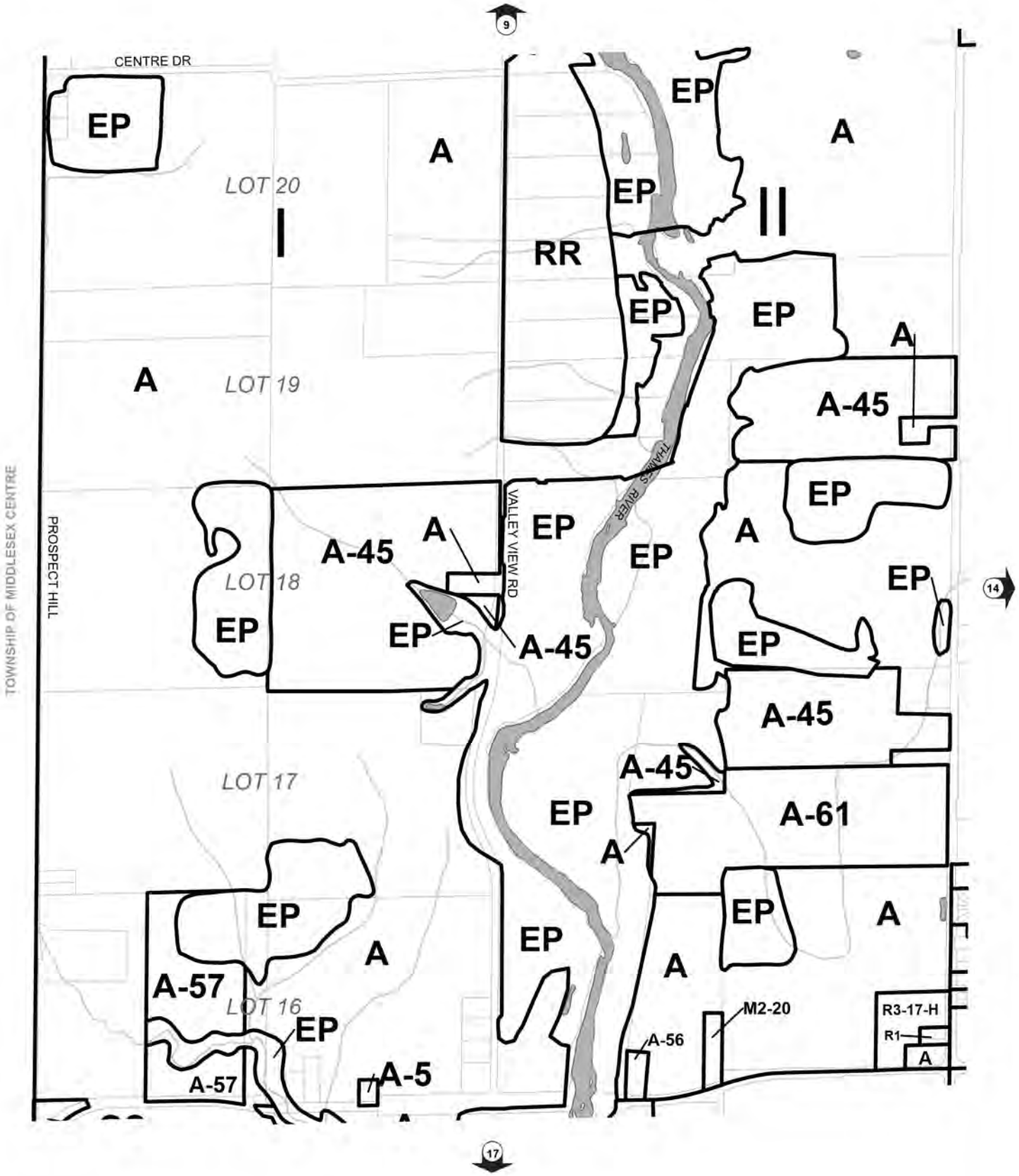
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

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SCHEDULE A
MAP NO.
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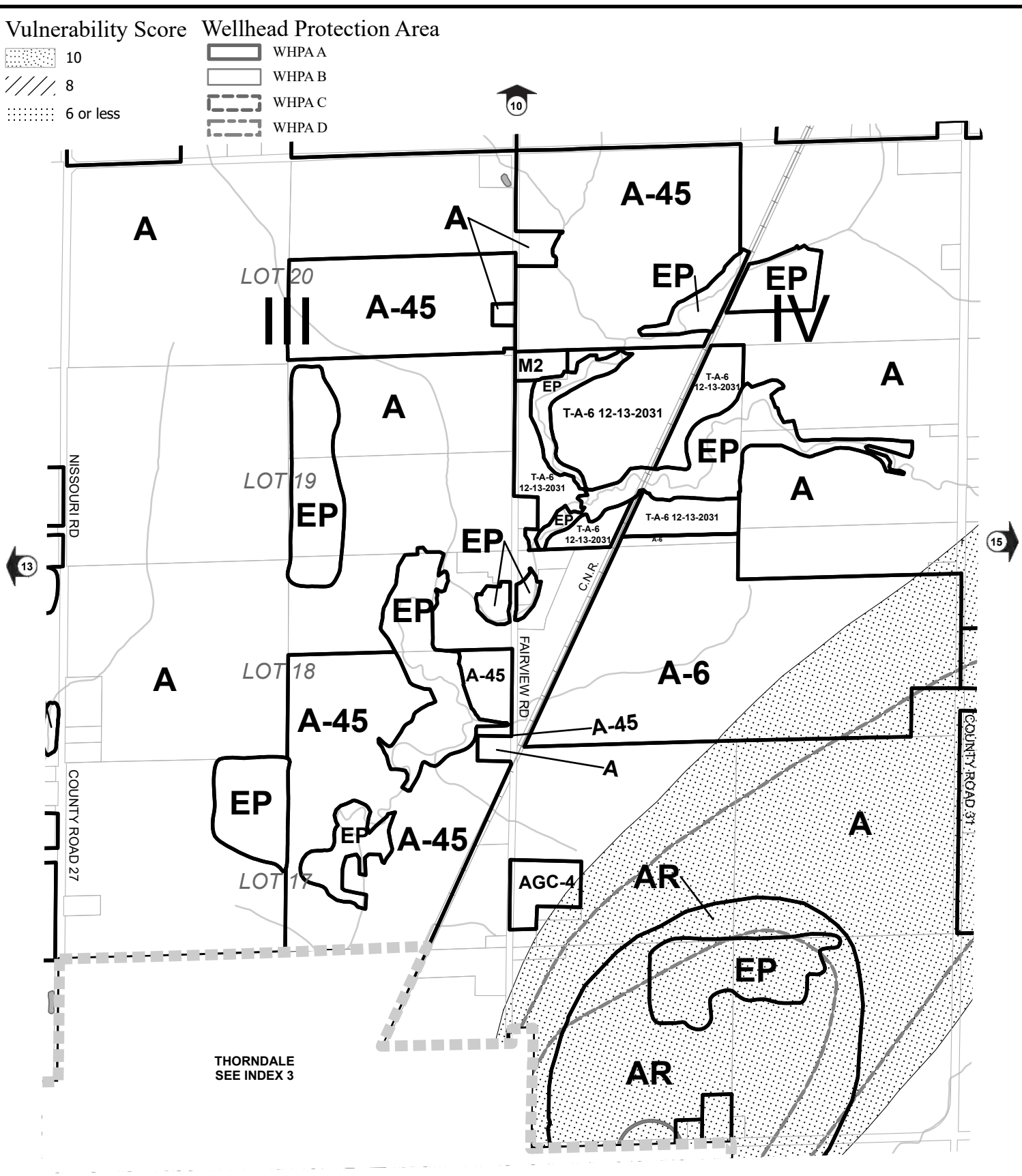
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SCHEDULE A
MAP NO.
13



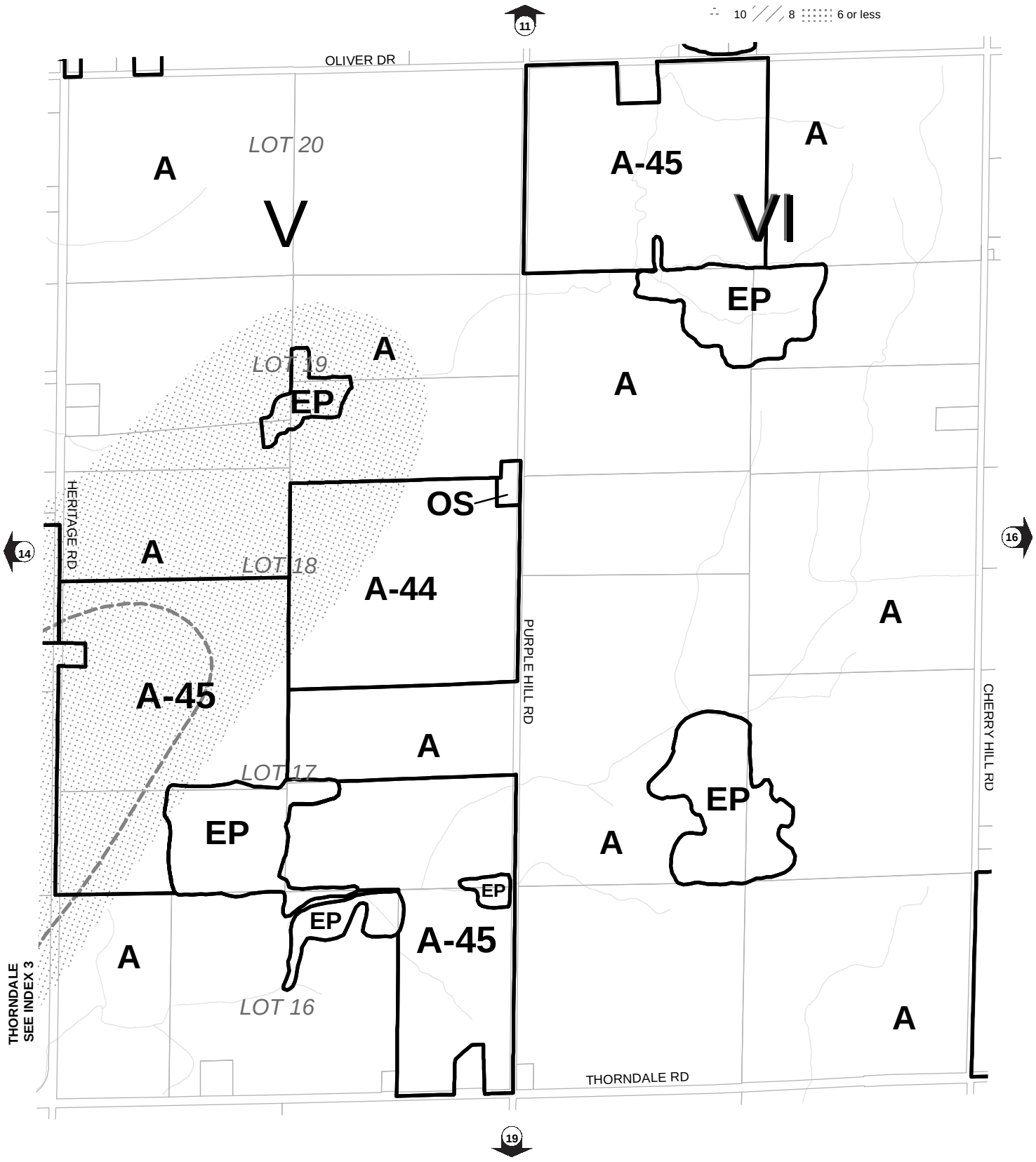
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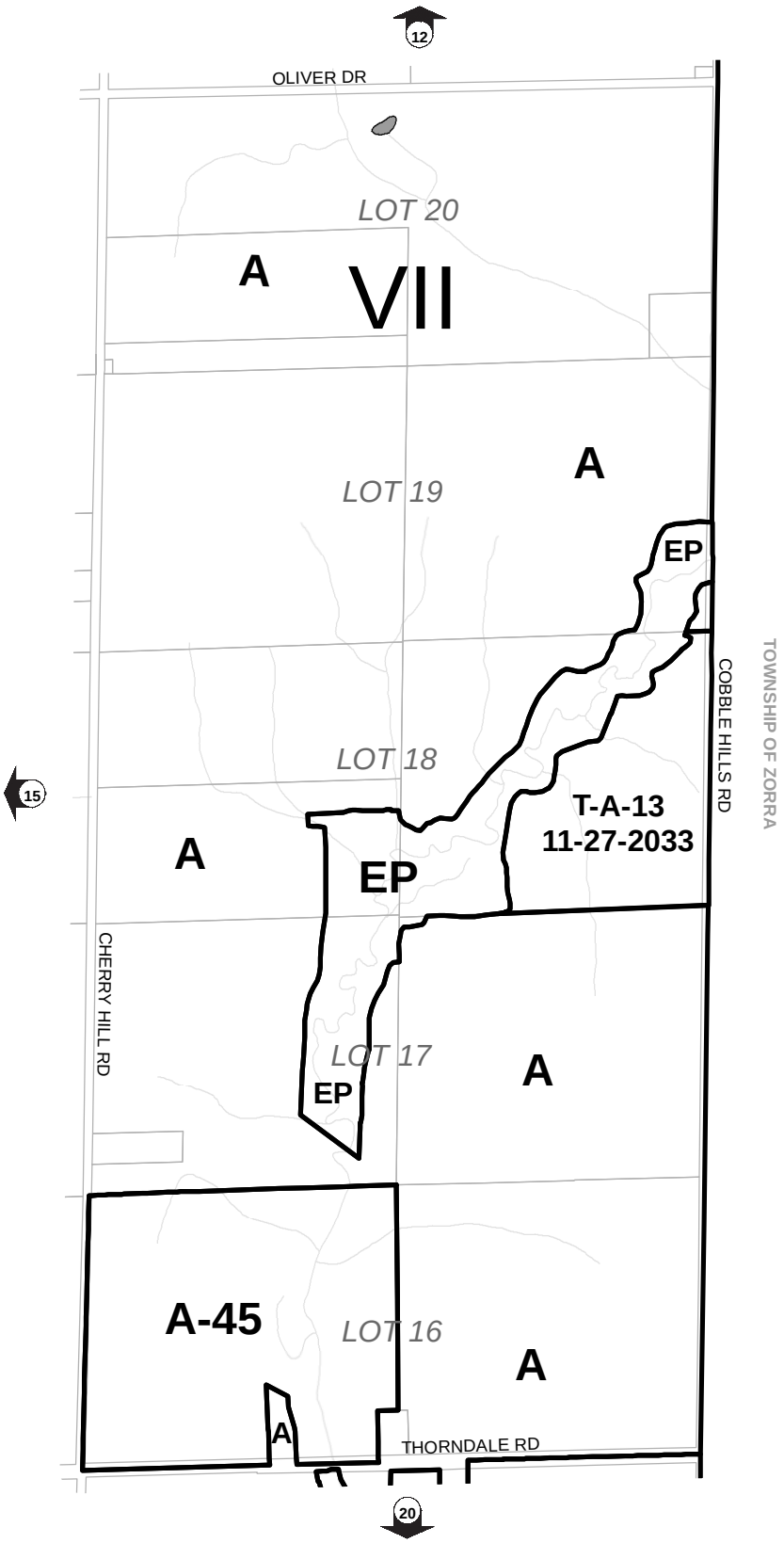
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SCHEDULE A
MAP NO.
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Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		**SCHEDULE A** MAP NO. **15**
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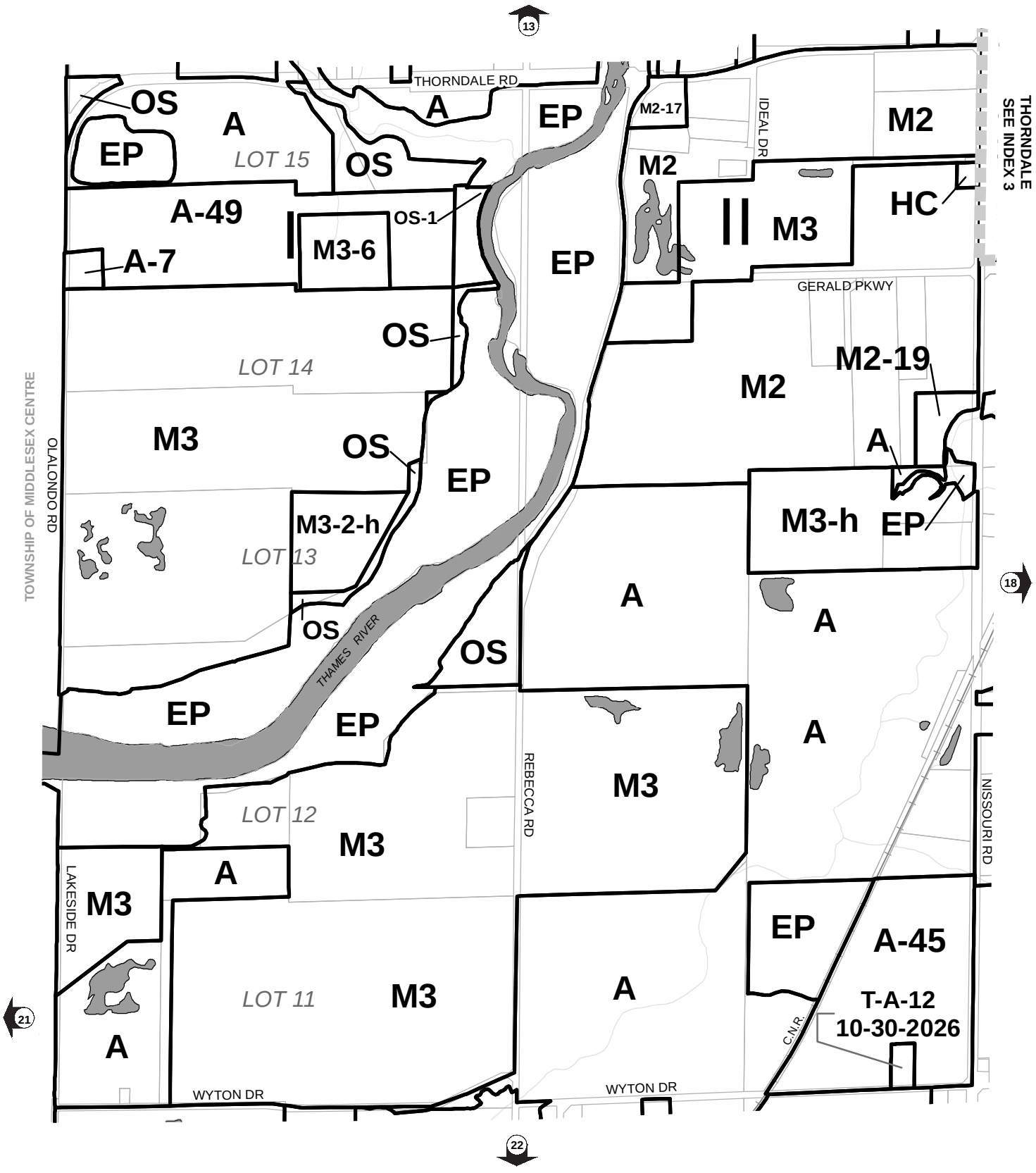
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

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SCHEDULE A
MAP NO.
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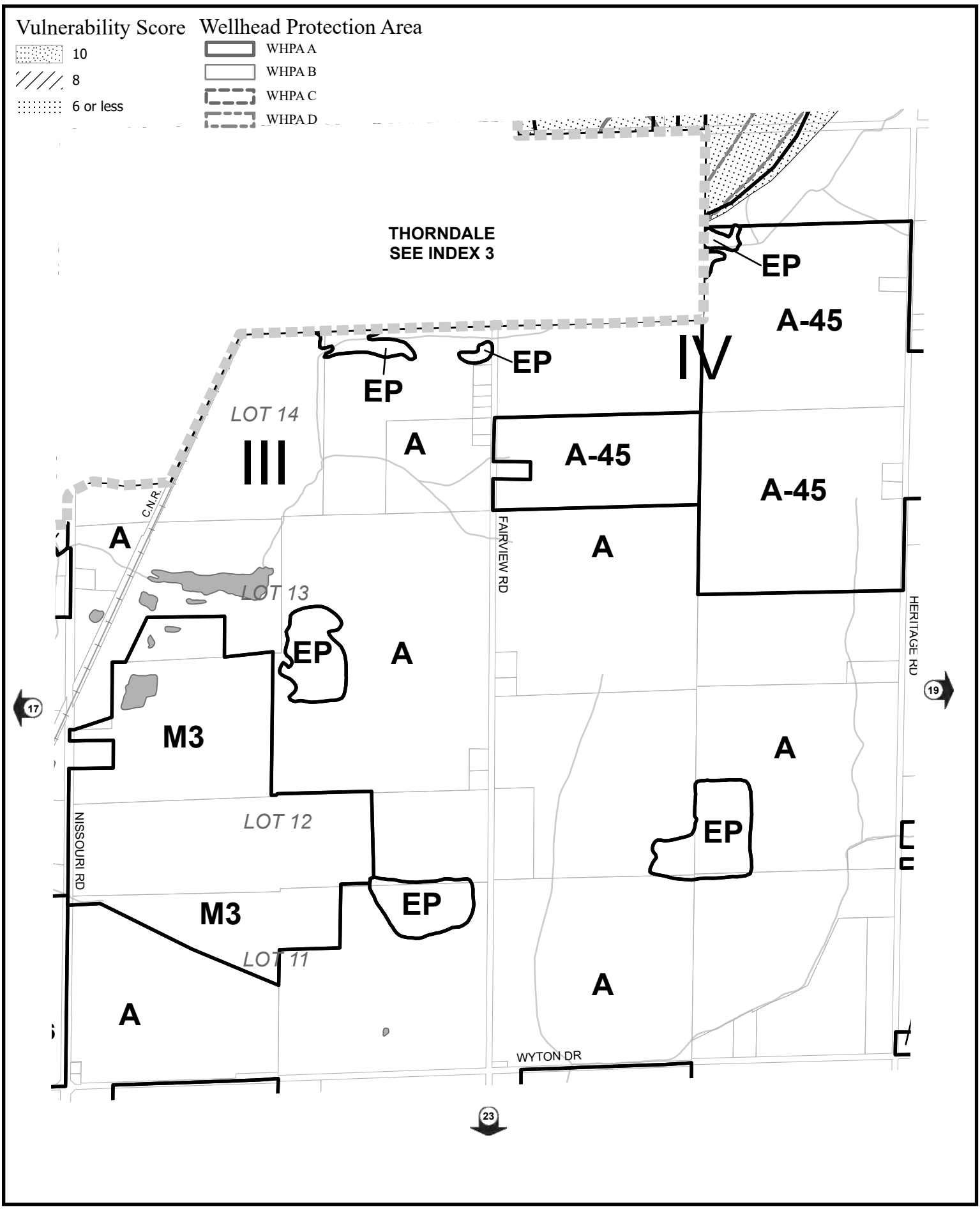
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SCHEDULE A
MAP NO.
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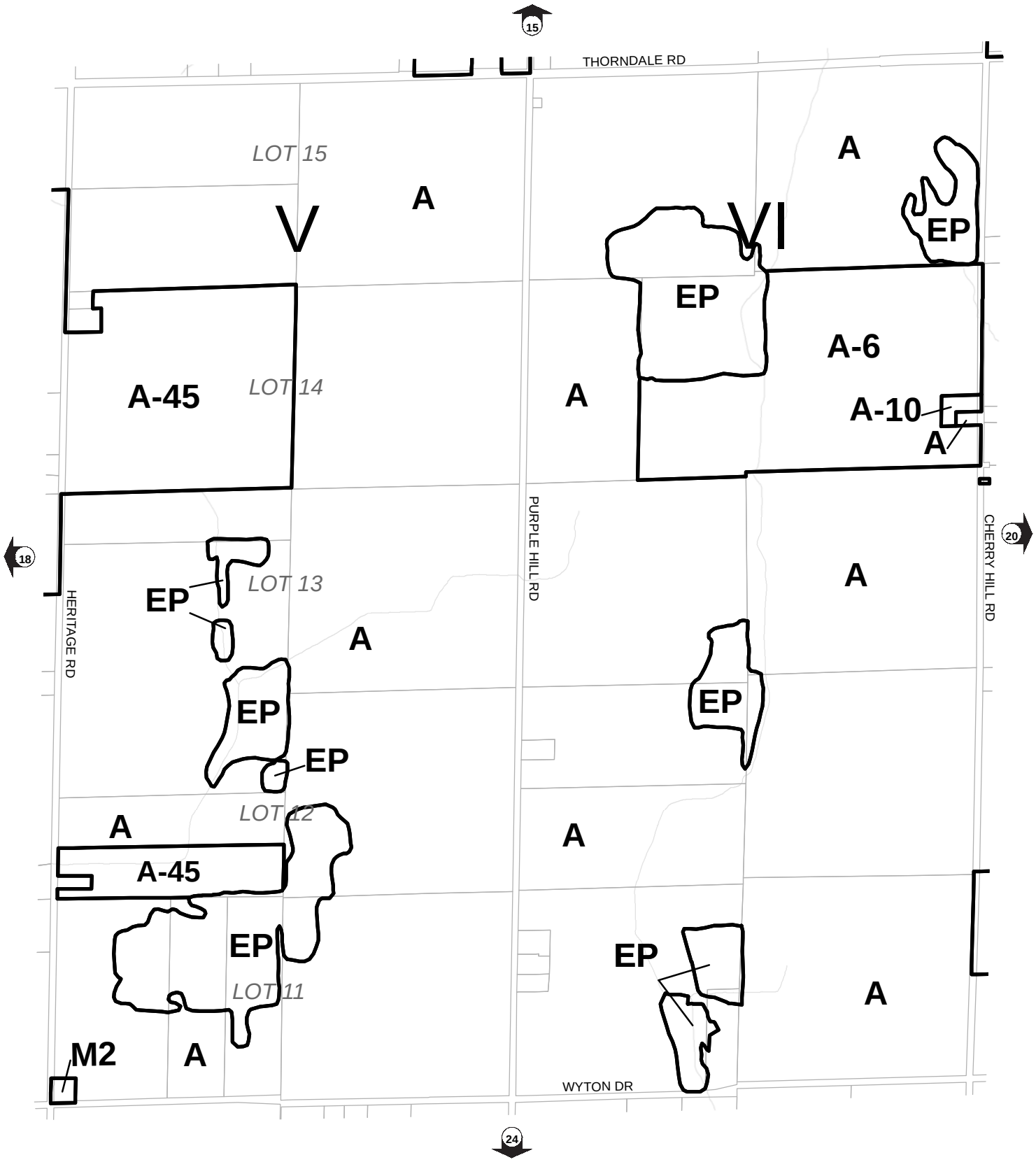
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ZONING BY-LAW NO. 75-2006

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SCHEDULE A
MAP NO.
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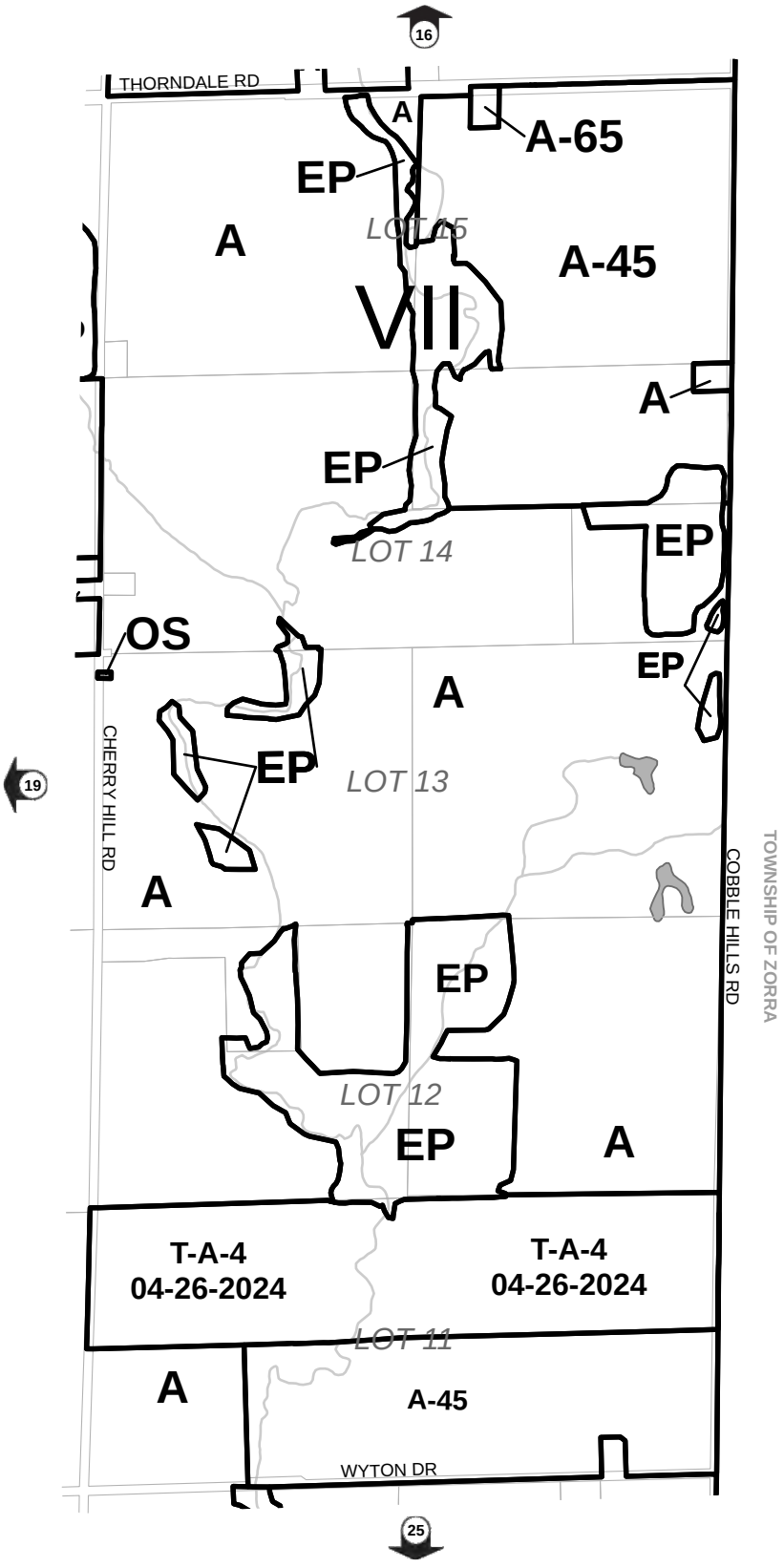
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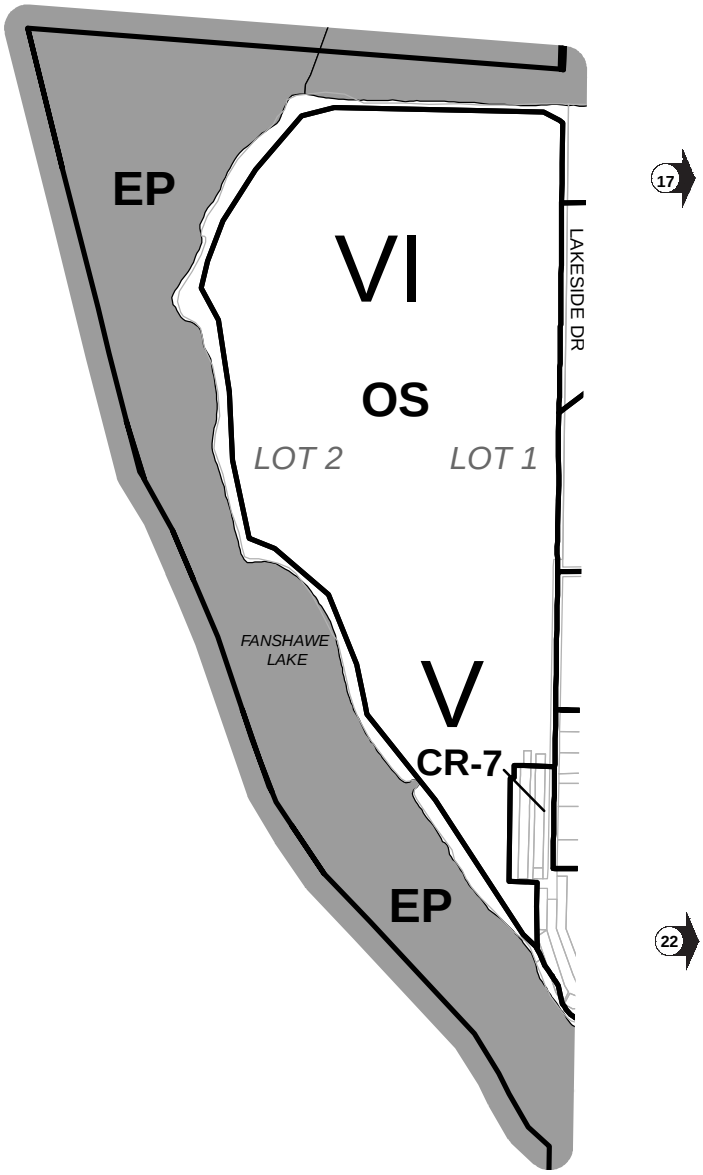
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SCHEDULE A
MAP NO.
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Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		§	**SCHEDULE A** MAP NO. **20**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:16,000 metres 0 75 150 300 450 600		



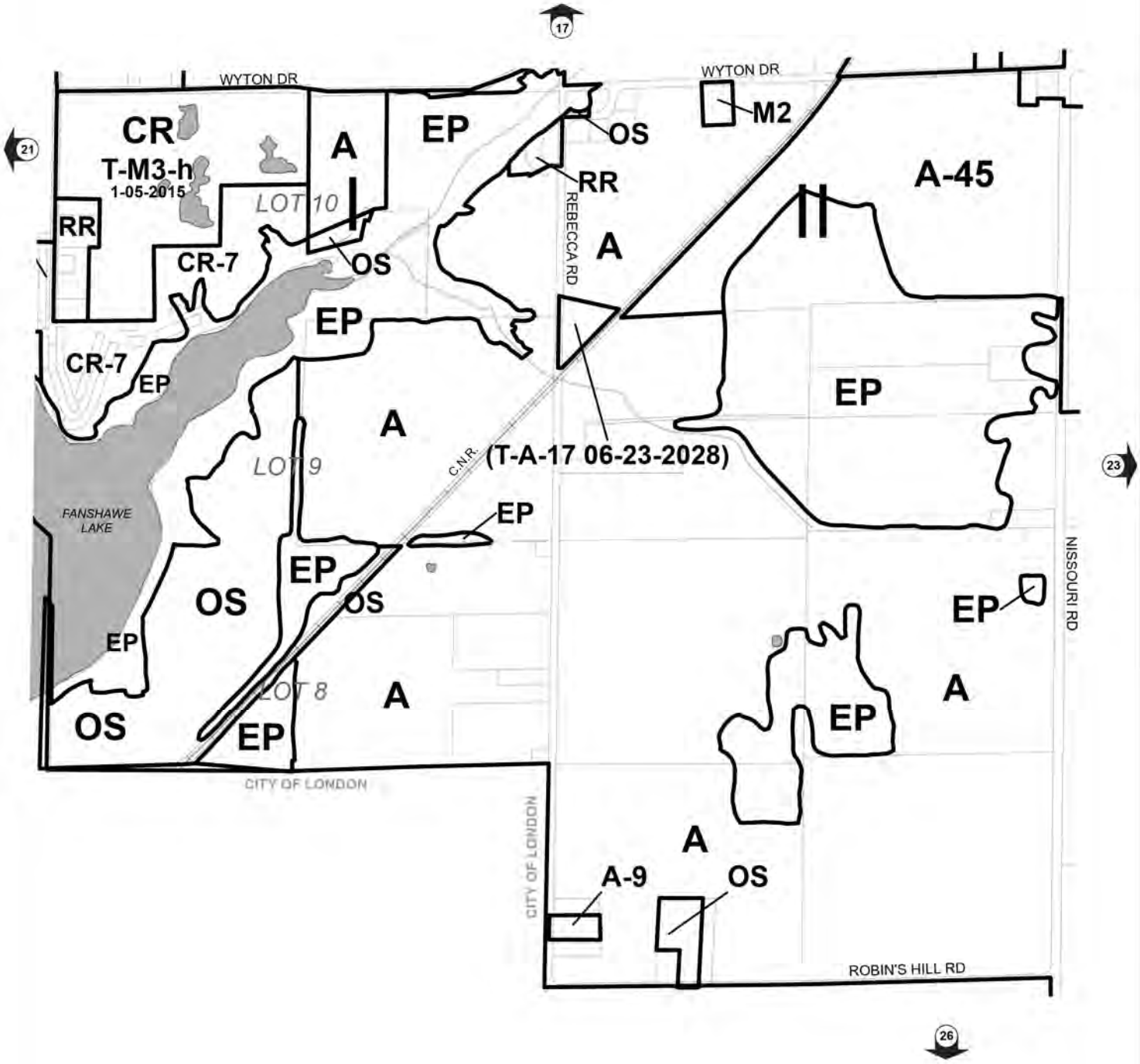
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ZONING BY-LAW NO. 75-2006

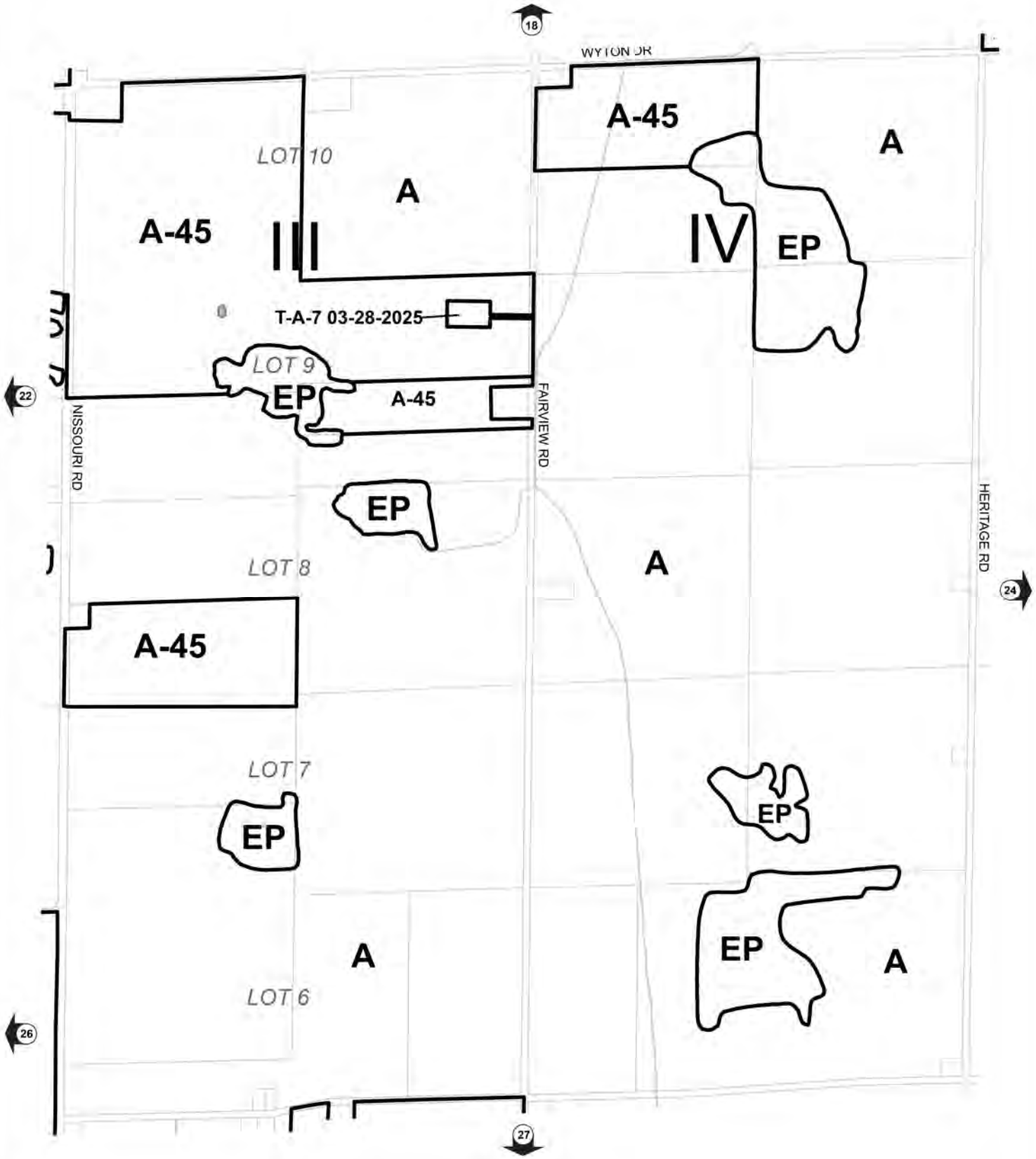
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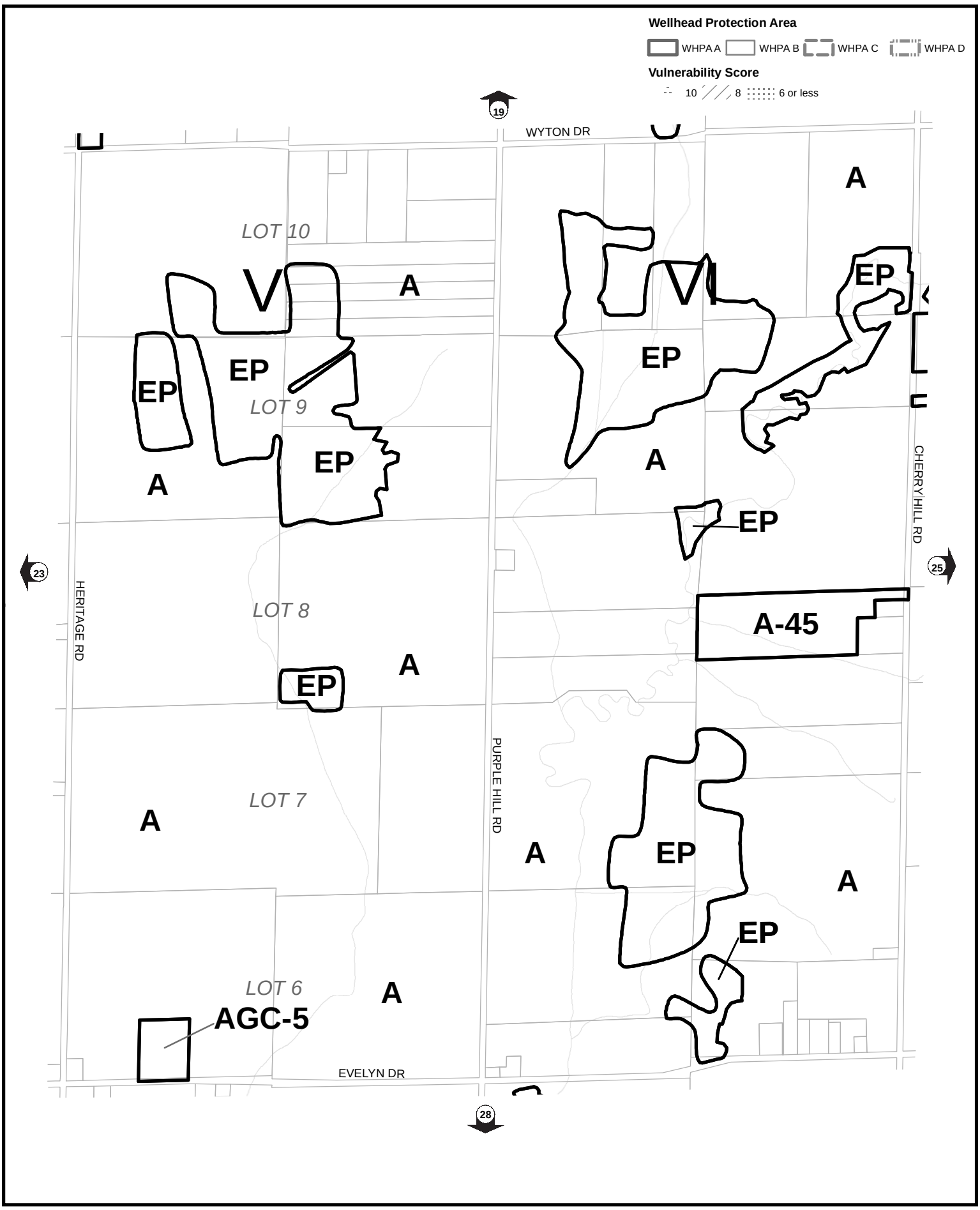
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Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		N	**SCHEDULE A** MAP NO. **22**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:16,000 metres 0 75 150 300 450 600		



Municipality of Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		**SCHEDULE A** MAP NO. **23**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:16,000 metres 0 75 150 300 450 600	



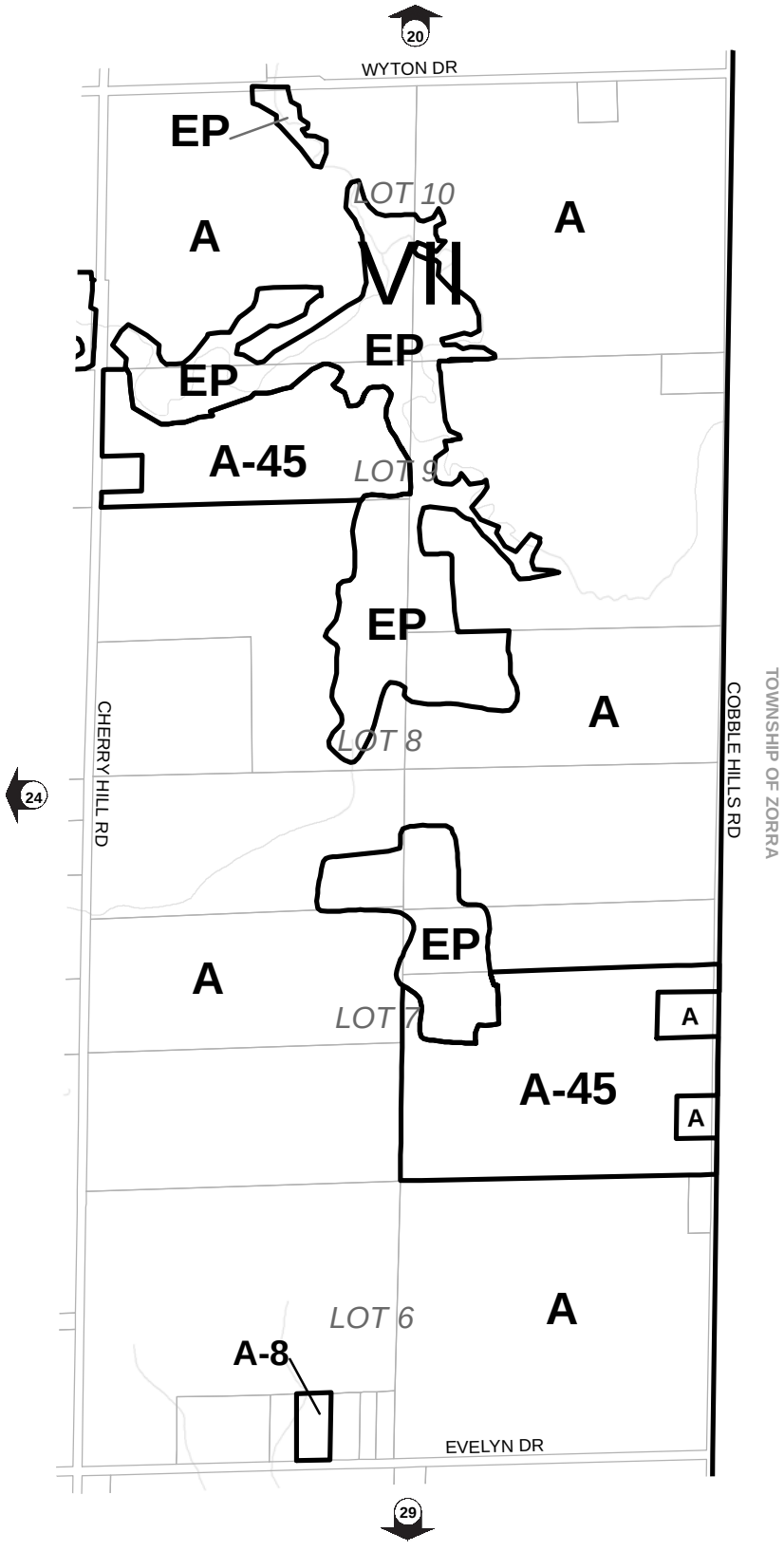
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

SCALE: 1:16,000 metres

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SCHEDULE A
MAP NO.
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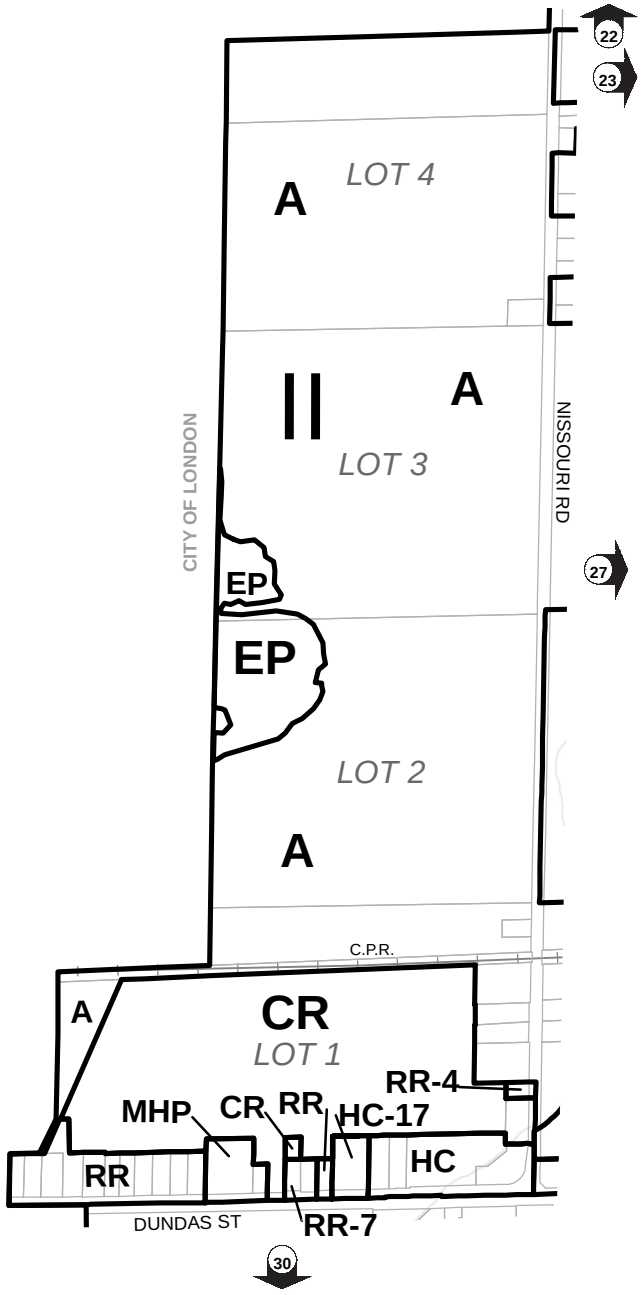
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

SCALE: 1:16,000 metres

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SCHEDULE A
MAP NO.
25



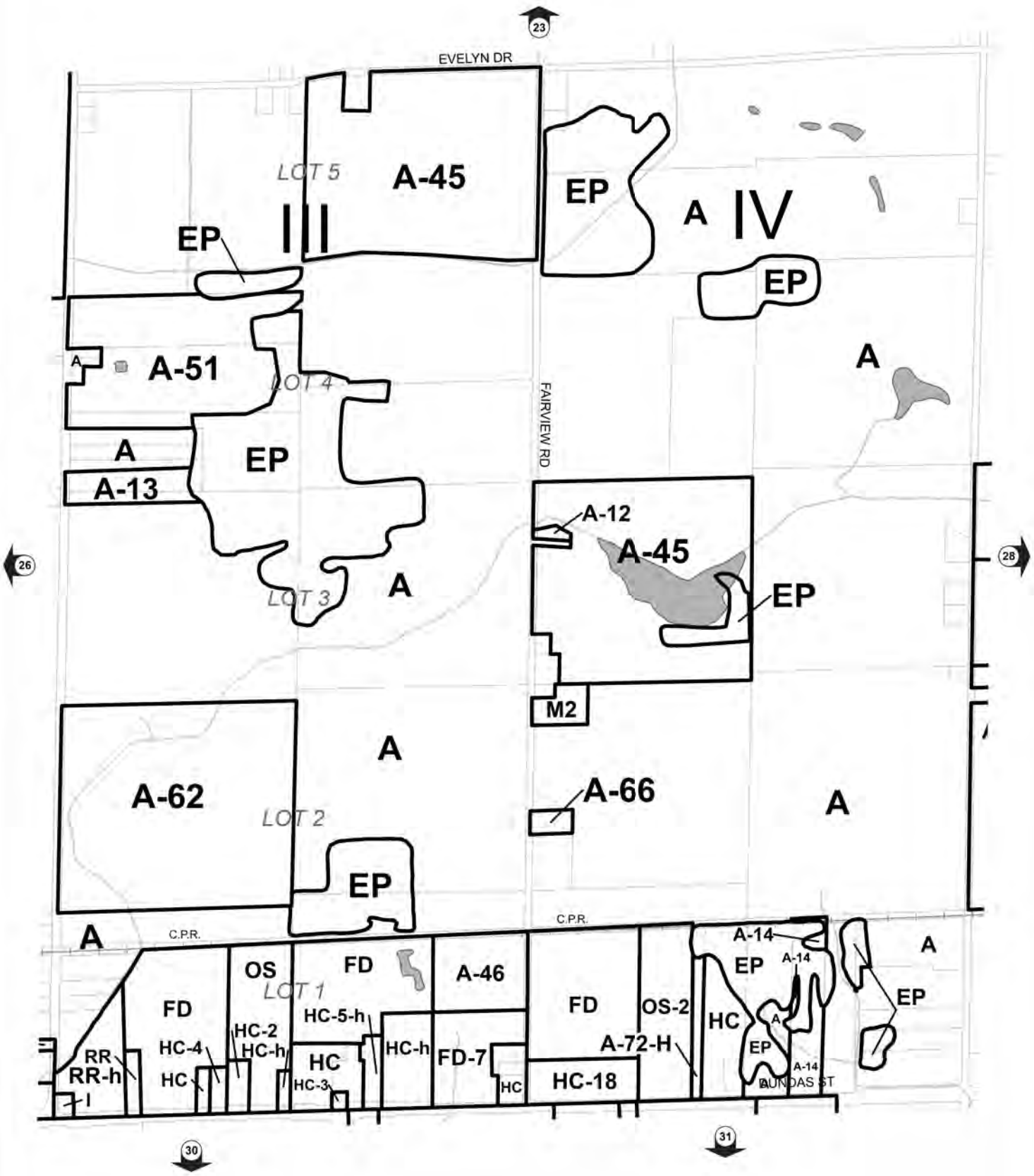
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

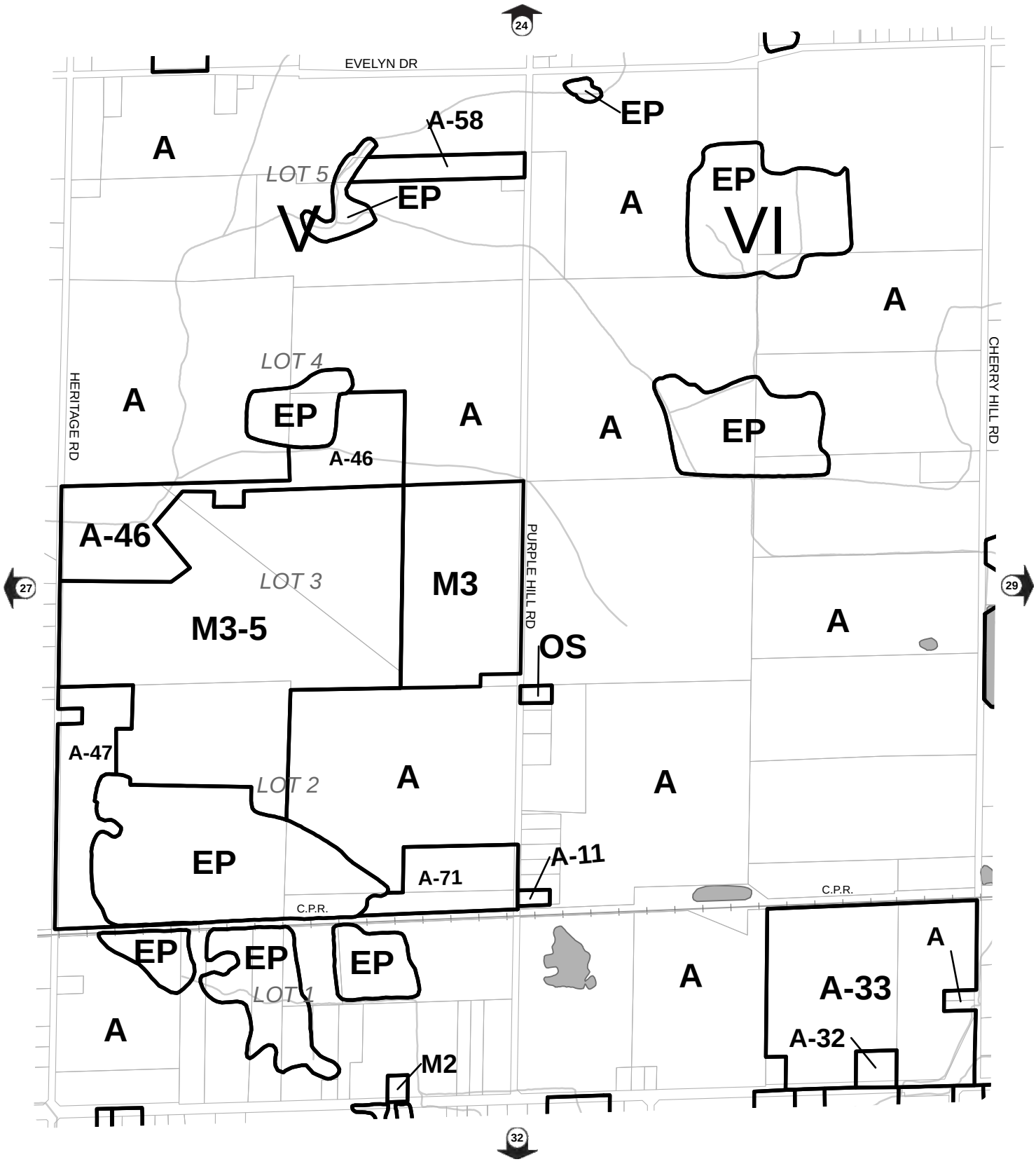
SCALE: 1:16,000 metres

0 100 200 400 600 800

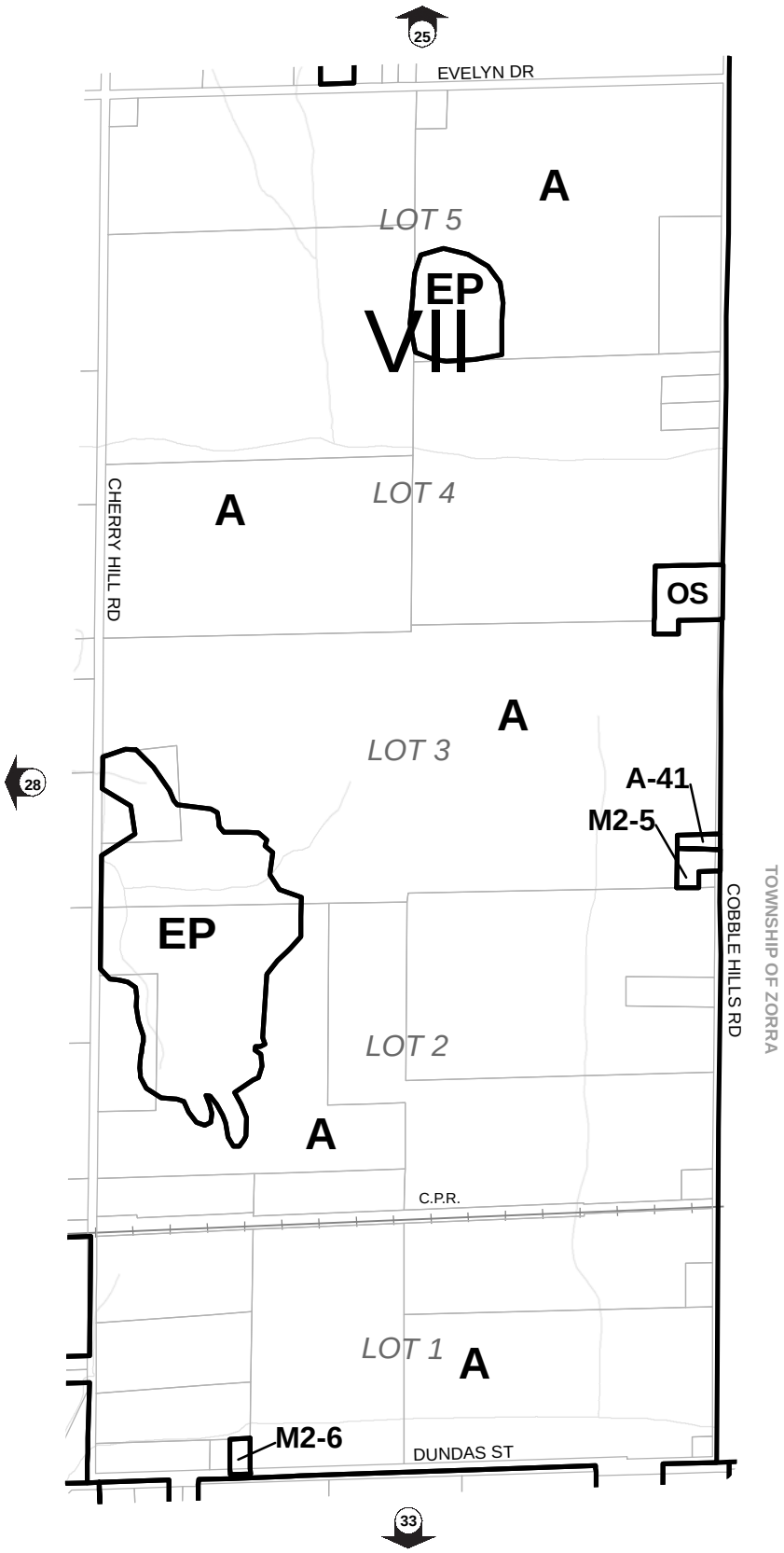
SCHEDULE A
MAP NO.
26



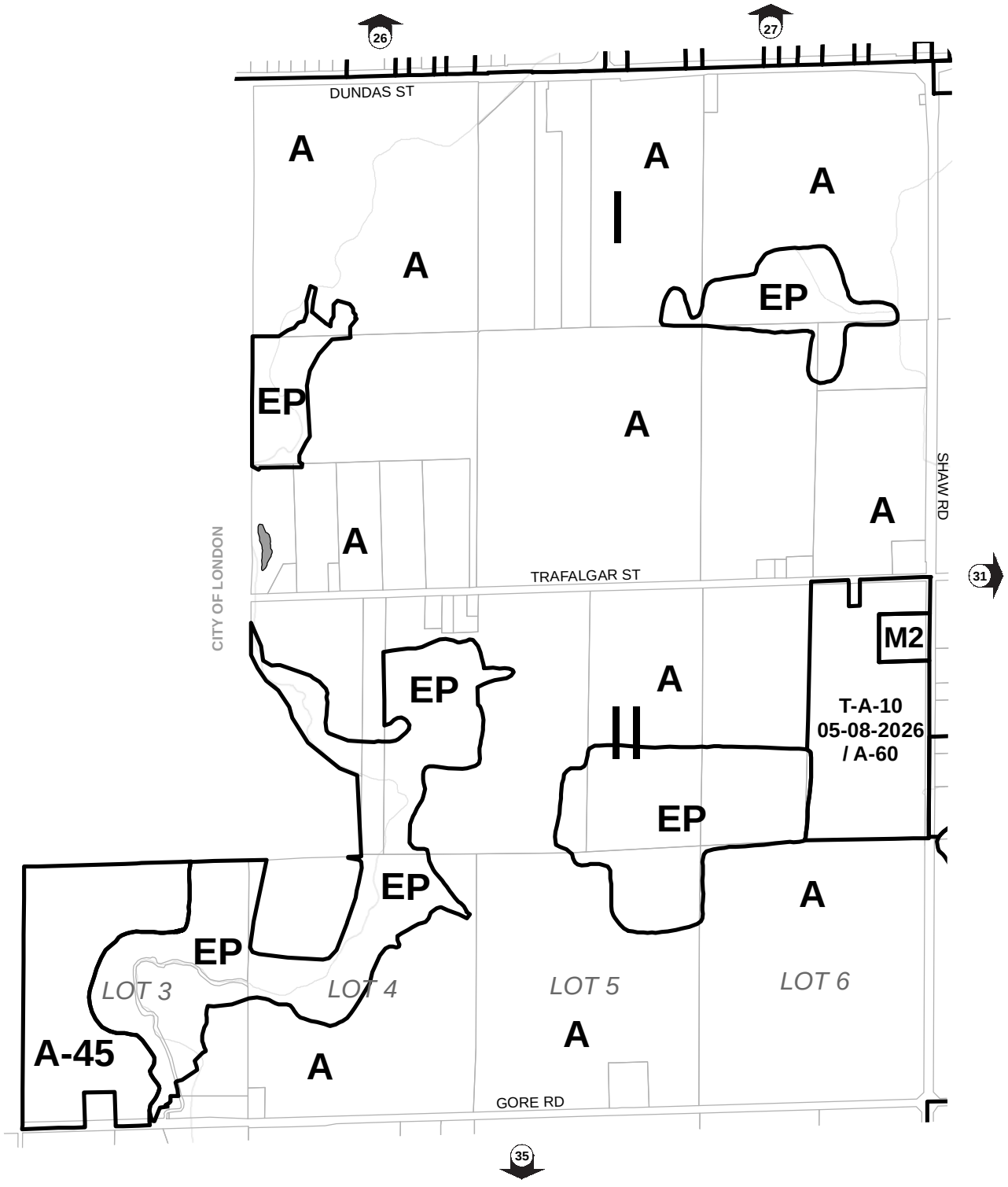
Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		**SCHEDULE A** MAP NO. **27**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:16,000 metres 0 75 150 300 450 600	



Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		**SCHEDULE A** MAP NO. **28**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:16,000 metres 0 75 150 300 450 600	



Municipality of Thames Centre	**MUNICIPALITY OF THAMES CENTRE**			**SCHEDULE A** MAP NO. **29**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:16,000 metres 0 100 200 400 600 800	N	



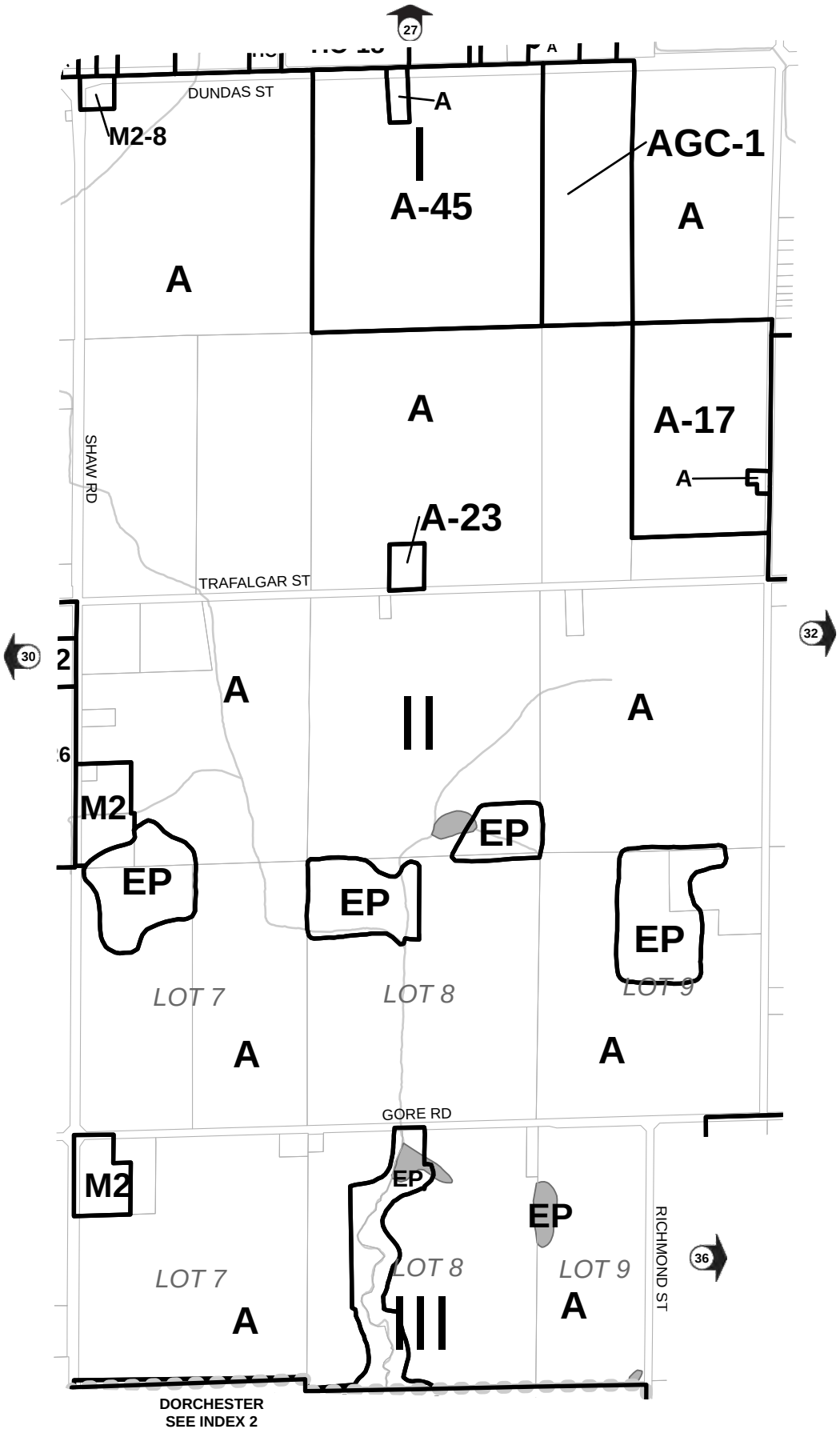
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

SCALE: 1:16,000 metres

0 100 200 400 600 800

SCHEDULE A
MAP NO.
30



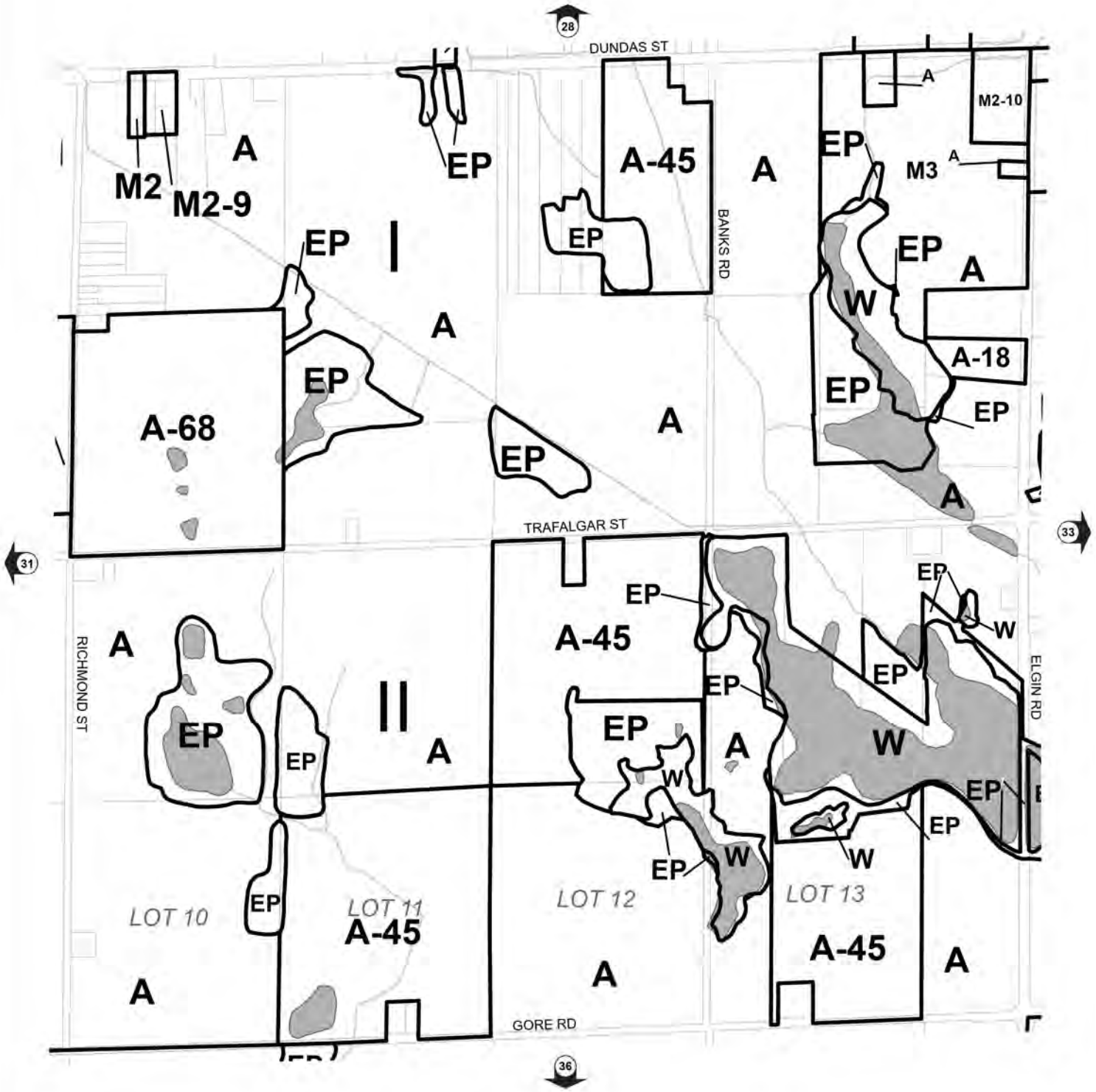
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

SCALE: 1:16,000 metres

0 75 150 300 450 600

SCHEDULE A
MAP NO.
31



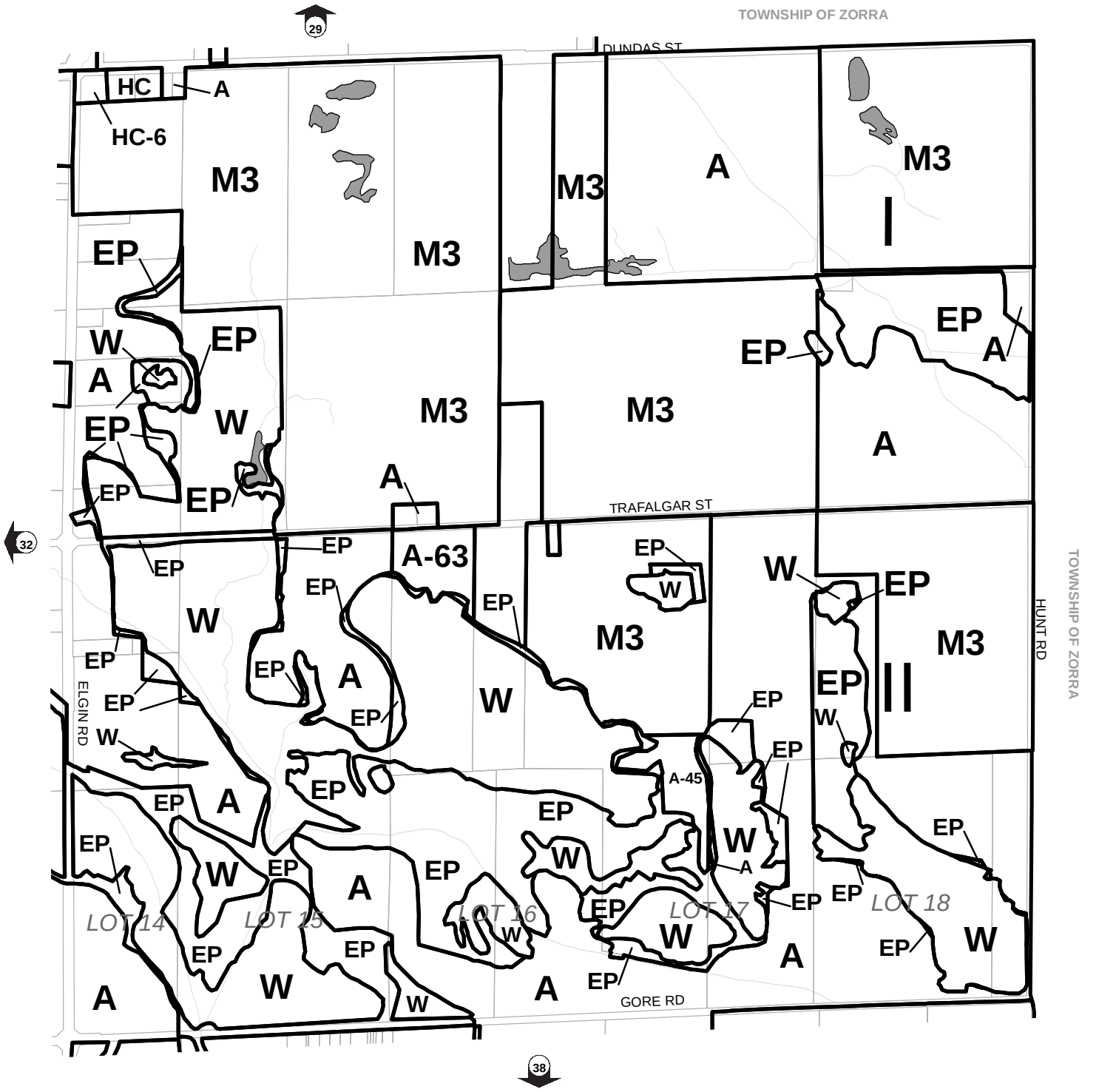
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

SCALE: 1:16,000 metres

0 75 150 300 450 600

SCHEDULE A
MAP NO.
32



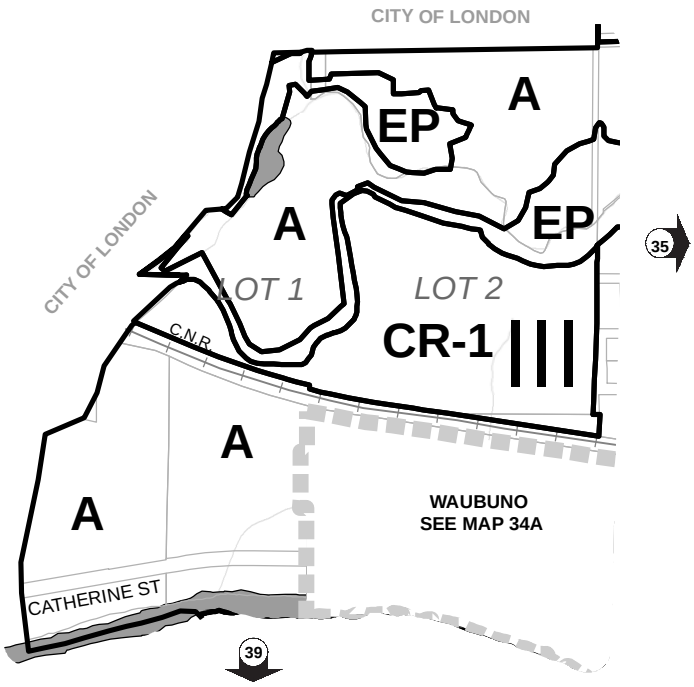
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

SCALE: 1:16,000 metres

0 75 150 300 450 600

SCHEDULE A
MAP NO.
33



MUNICIPALITY OF THAMES CENTRE

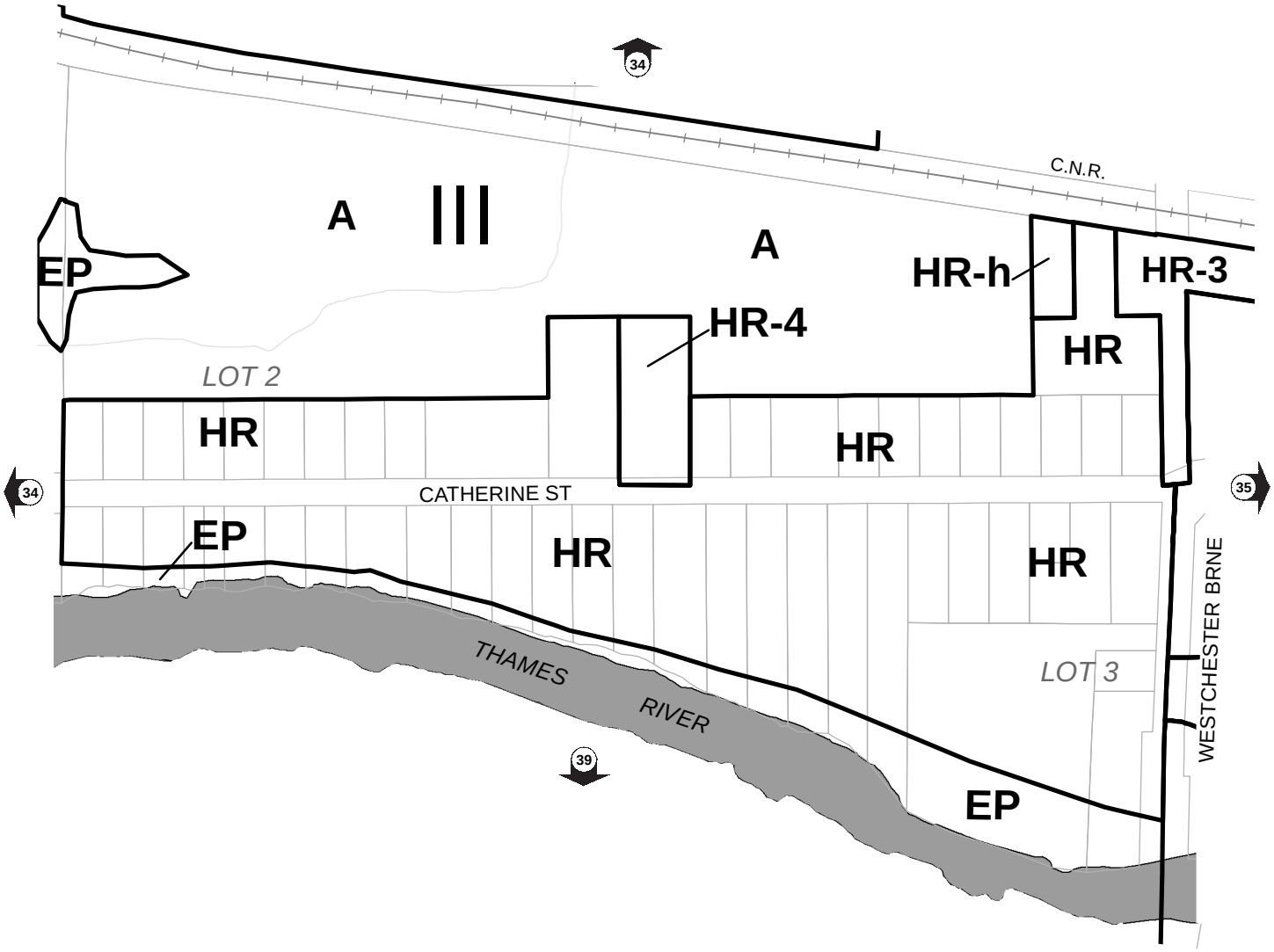
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SCALE: 1:16,000 metres

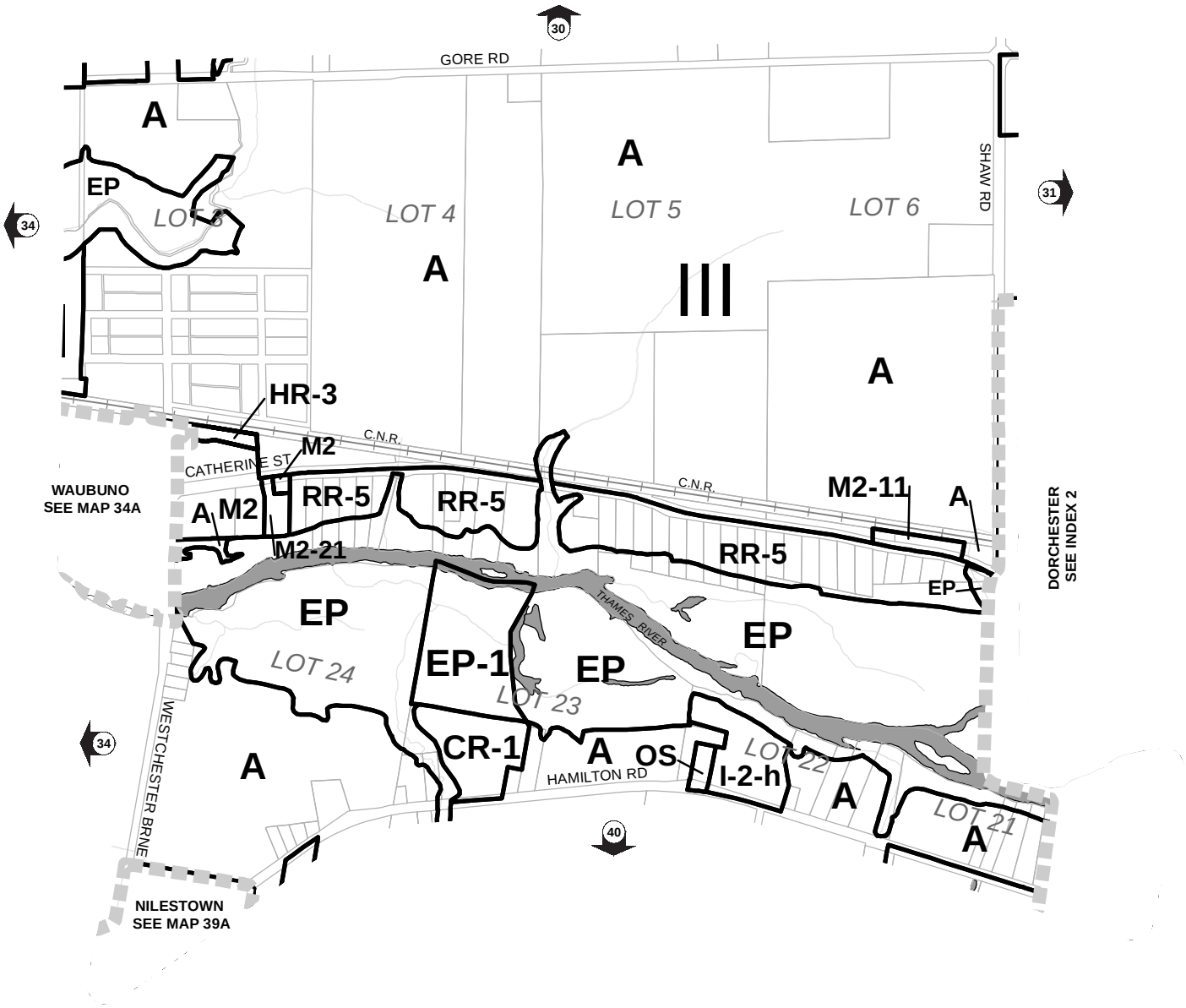
0 100 200 400 600 800

SCHEDULE A
MAP NO.
34

WAUBUNO



Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		**SCHEDULE A** MAP NO. **34A**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:5,000 metres 0 30 60 120 180 240	



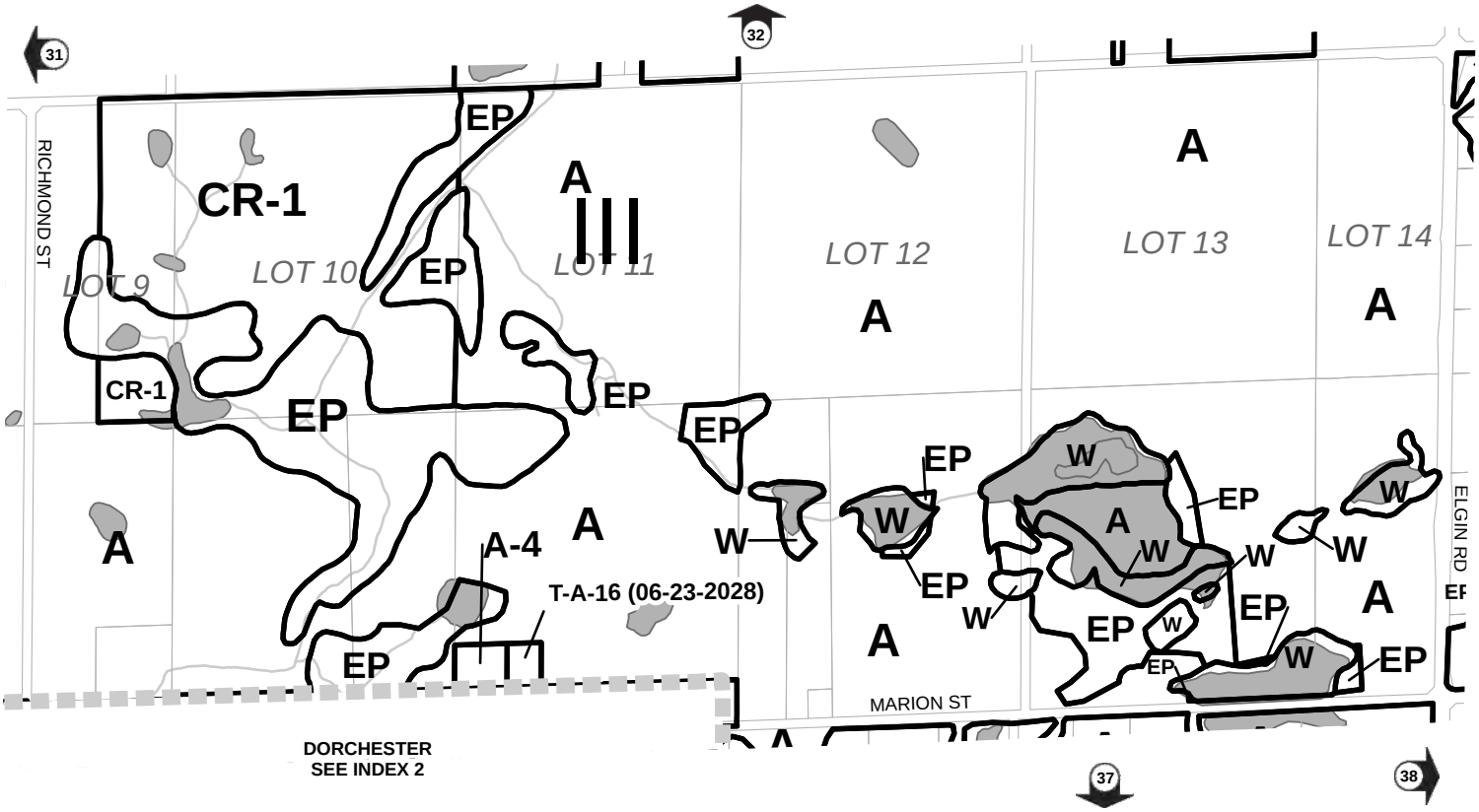
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

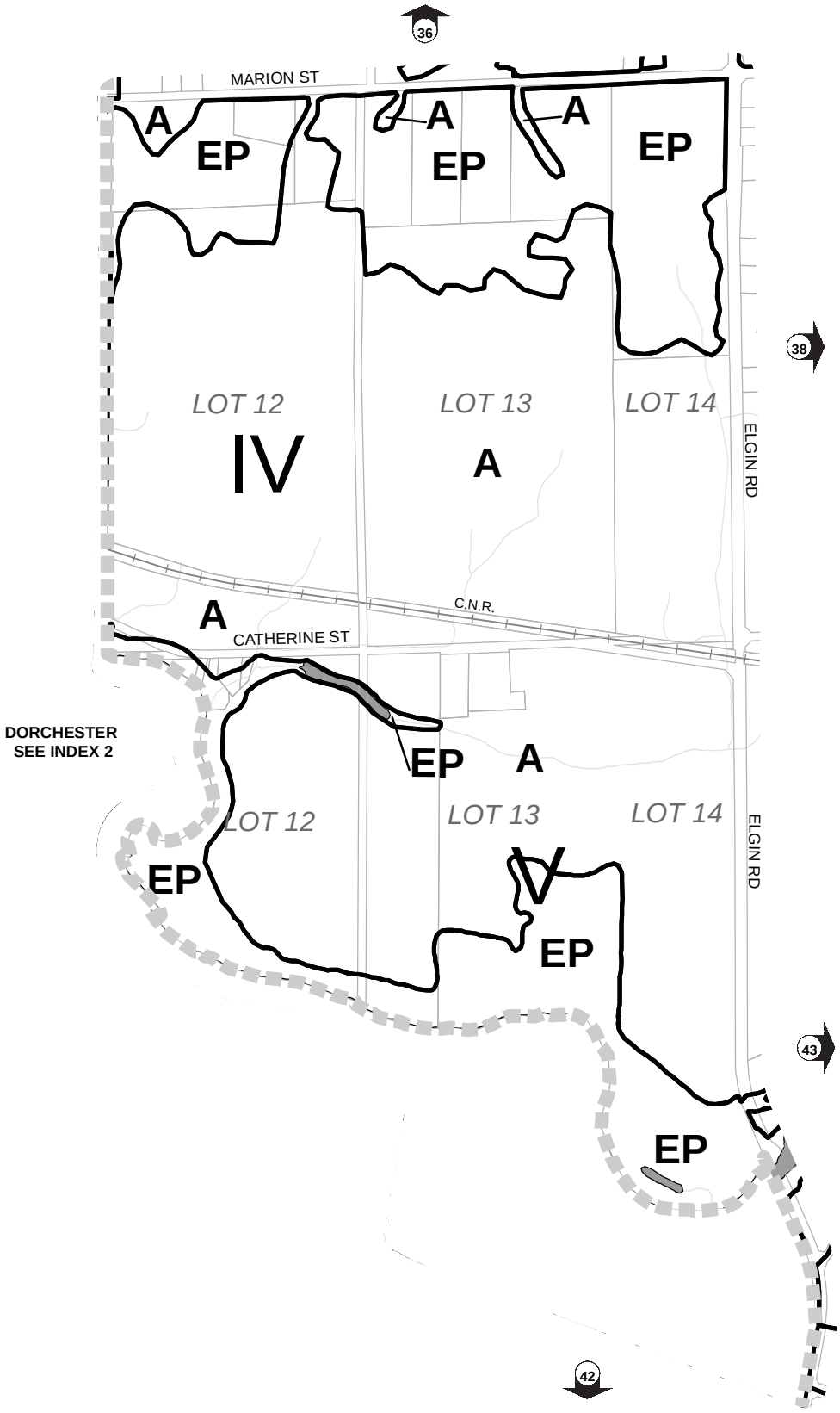
SCALE: 1:17,000 metres

0 105 210 420 630 840

SCHEDULE A
MAP NO.
35



Thames Centre	**MUNICIPALITY OF THAMES CENTRE**			**SCHEDULE A** MAP NO. **36**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:16,000 metres 0 75 150 300 450 600		



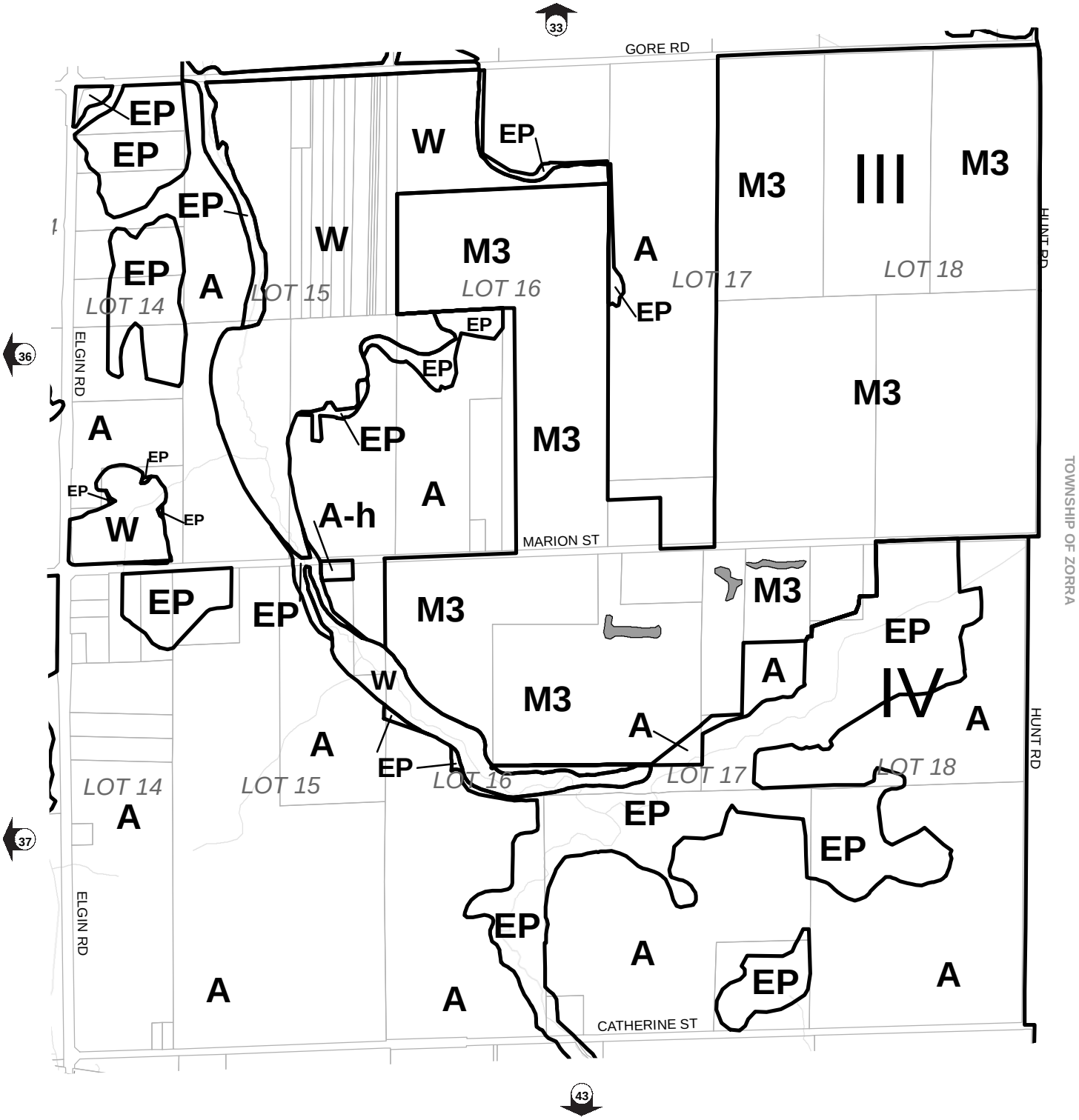
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

SCALE: 1:16,000 metres

0 100 200 400 600 800

SCHEDULE A
MAP NO.
37



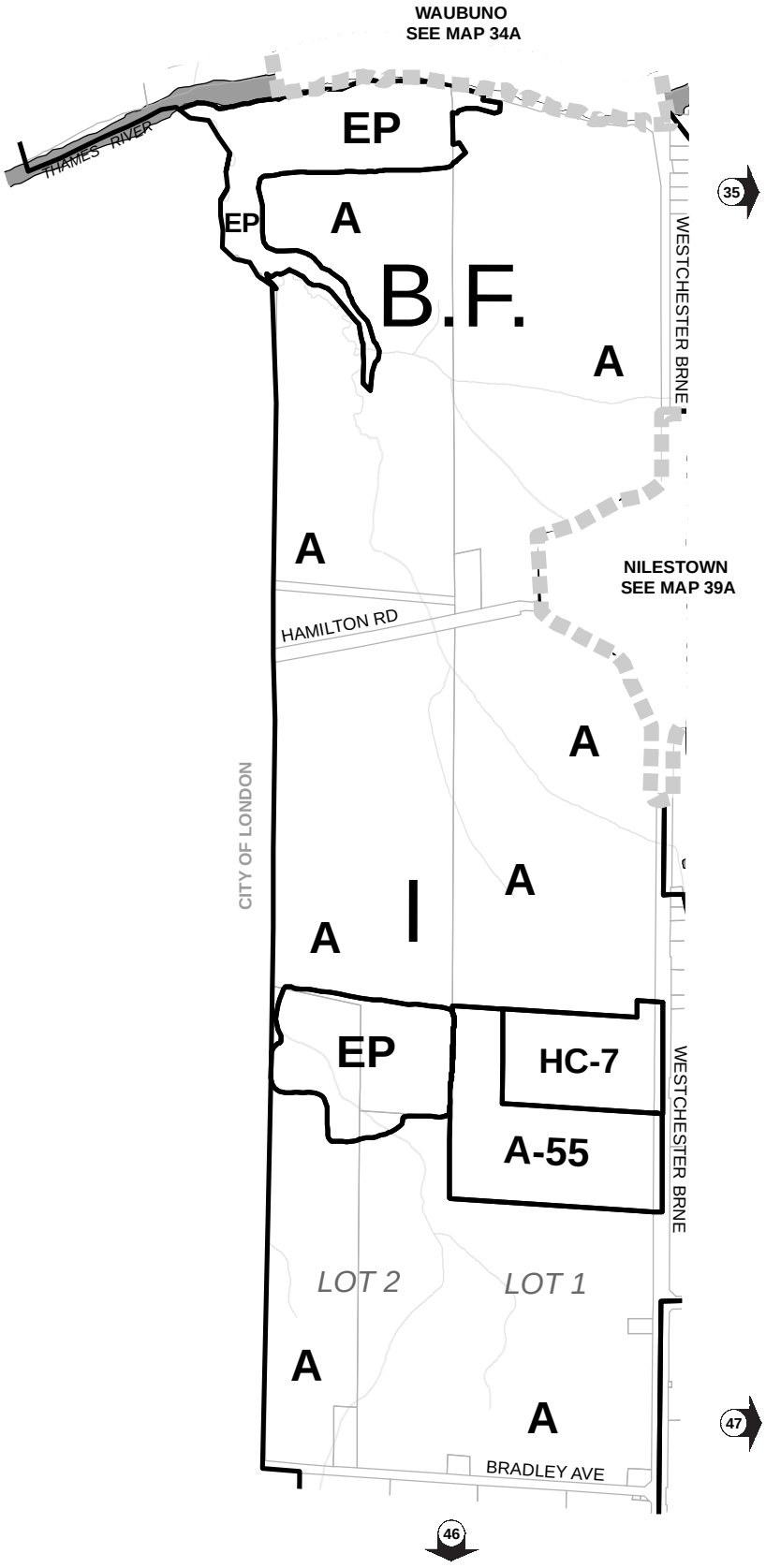
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

SCALE: 1:16,000 metres

0 100 200 400 600 800

SCHEDULE A
MAP NO.
38



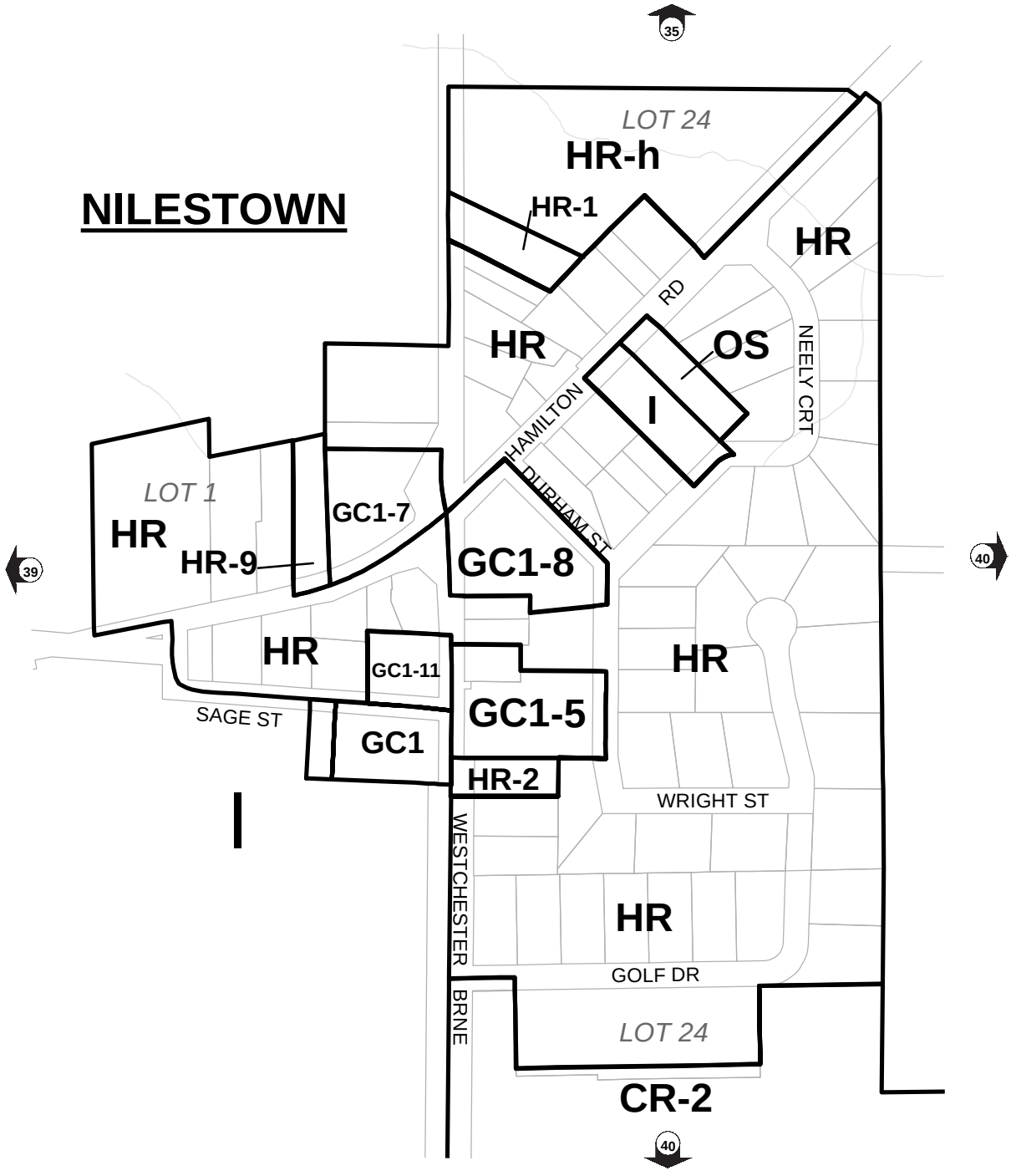
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

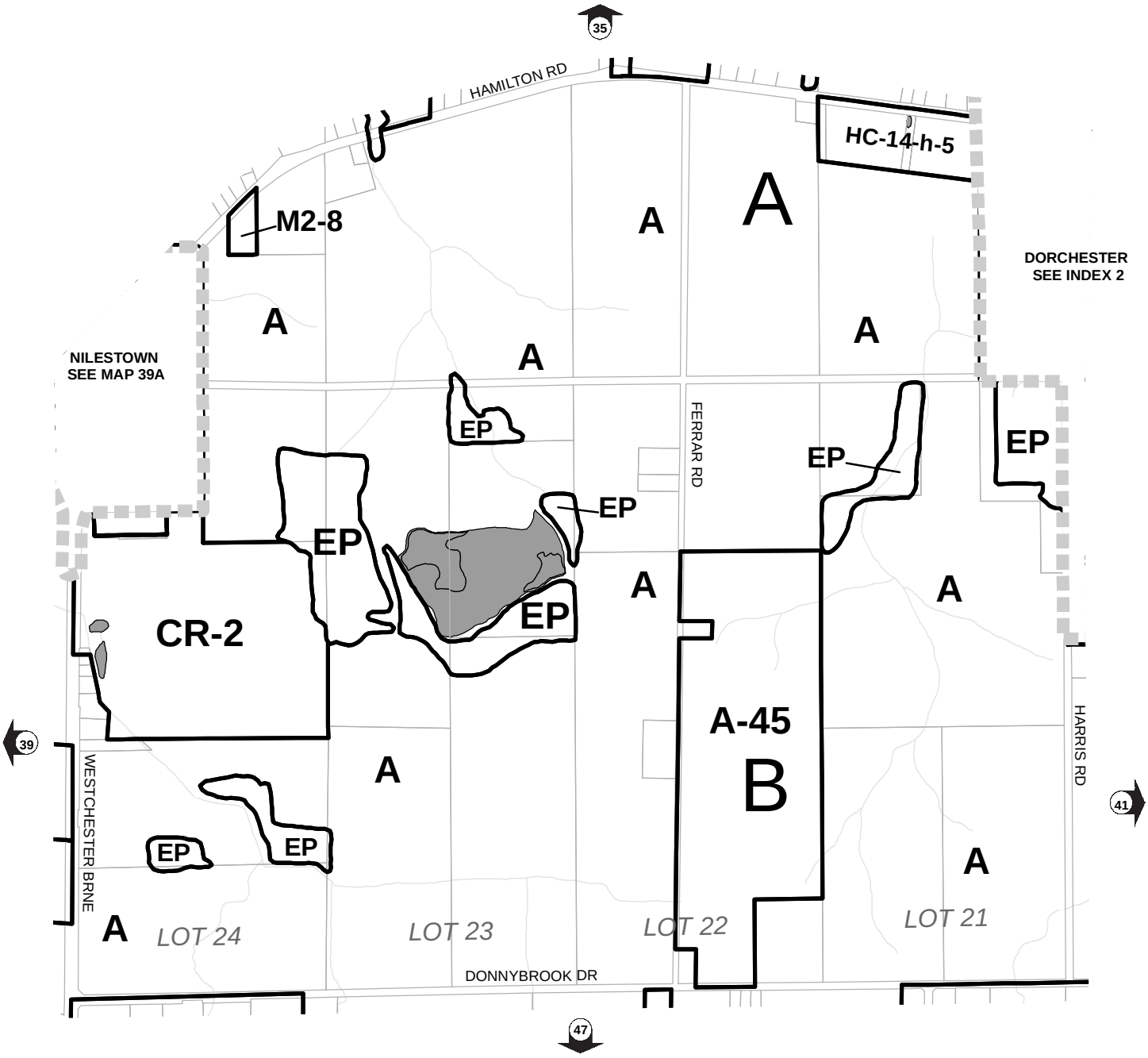
SCALE: 1:16,000 metres

0 100 200 400 600 800

SCHEDULE A
MAP NO.
39



Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		**SCHEDULE A** MAP NO. **39A**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:5,000 metres 0 30 60 120 180 240	



MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

SCALE: 1:16,000 metres

0 100 200 400 600 800

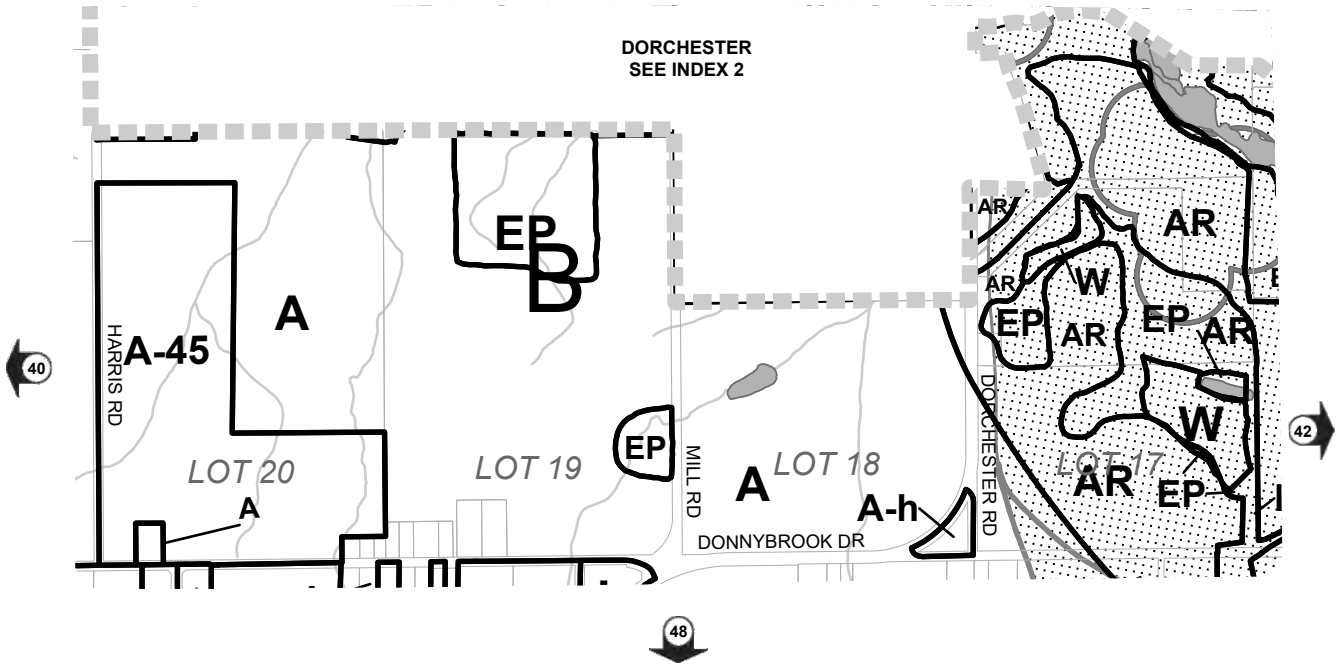
SCHEDULE A
MAP NO.
40

Vulnerability Score

- 10
- 8
- 6 or less

Wellhead Protection Area

- WHPA A
- WHPA B
- WHPA C
- WHPA D



MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

SCALE: 1:16,000 metres

0 75 150 300 450 600

N

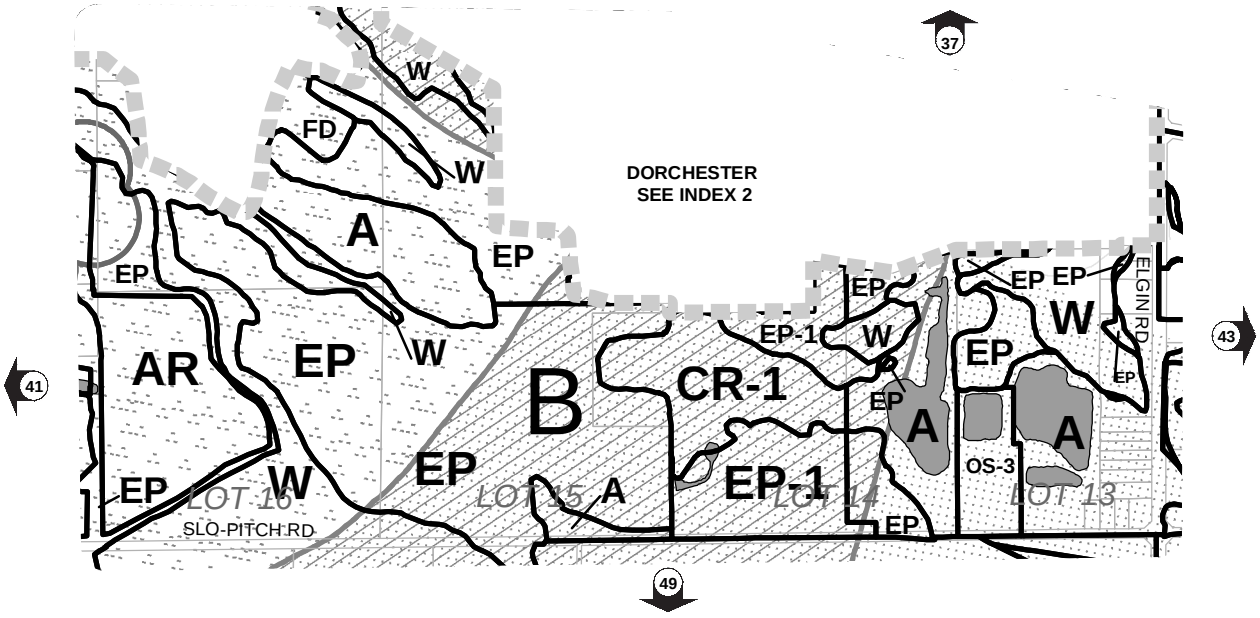
SCHEDULE A
MAP NO.
41

Wellhead Protection Area

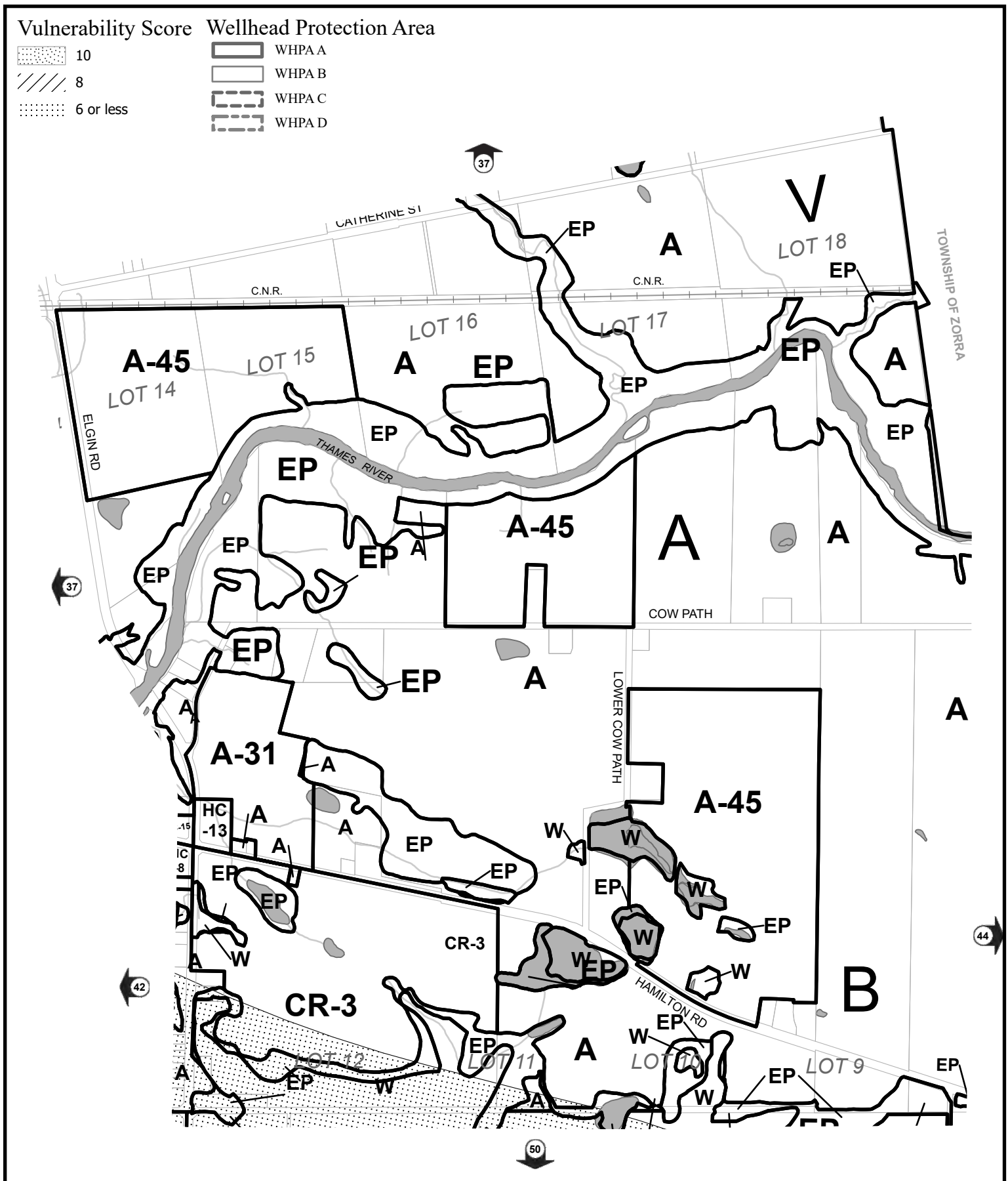
WHPA A | WHPA B | WHPA C | WHPA D

Vulnerability Score

10 | 8 | 6 or less



Municipality of Thames Centre	**MUNICIPALITY OF THAMES CENTRE**	N	**SCHEDULE A** MAP NO. **42**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:16,000 metres 0 100 200 400 600 800	



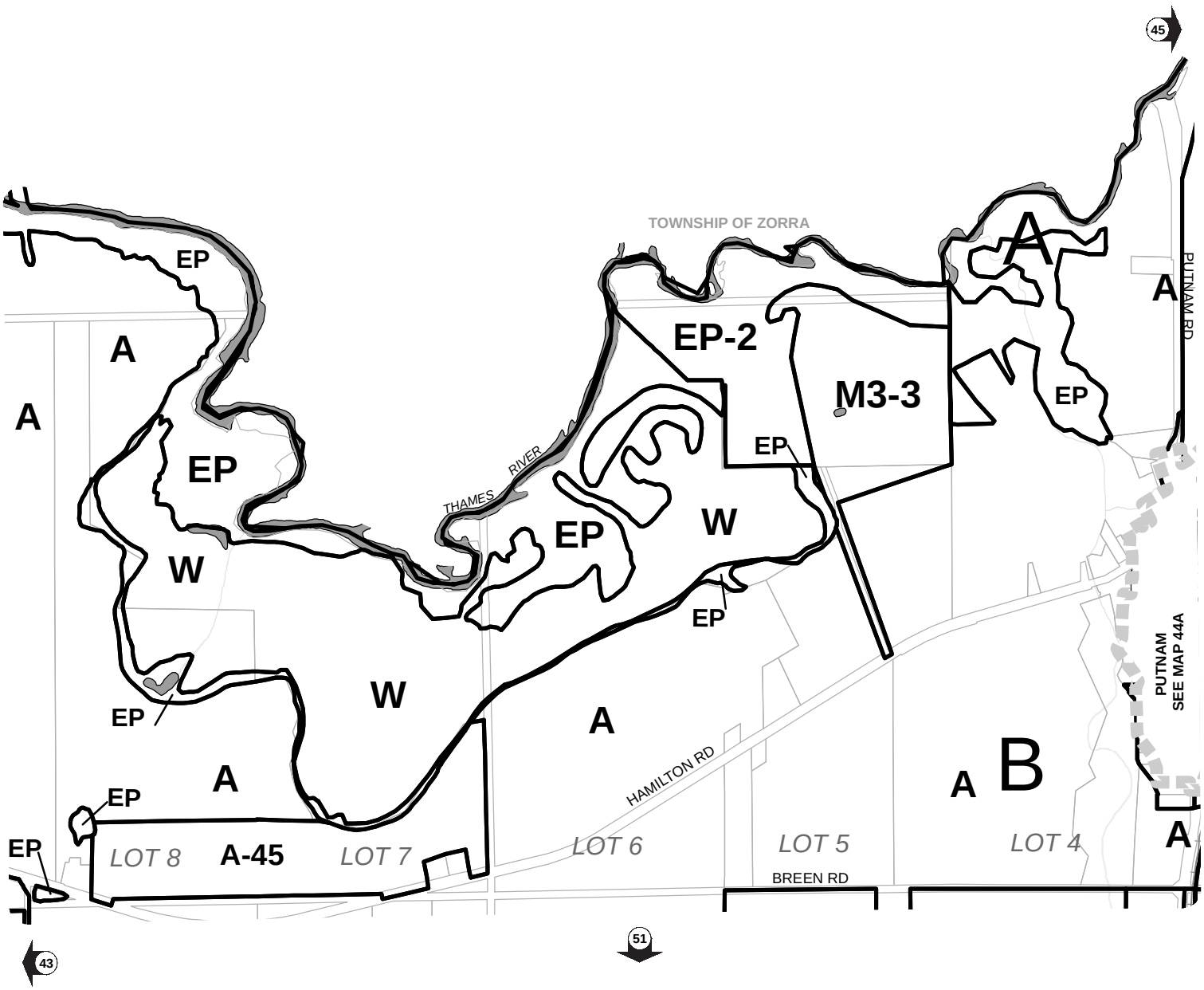
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

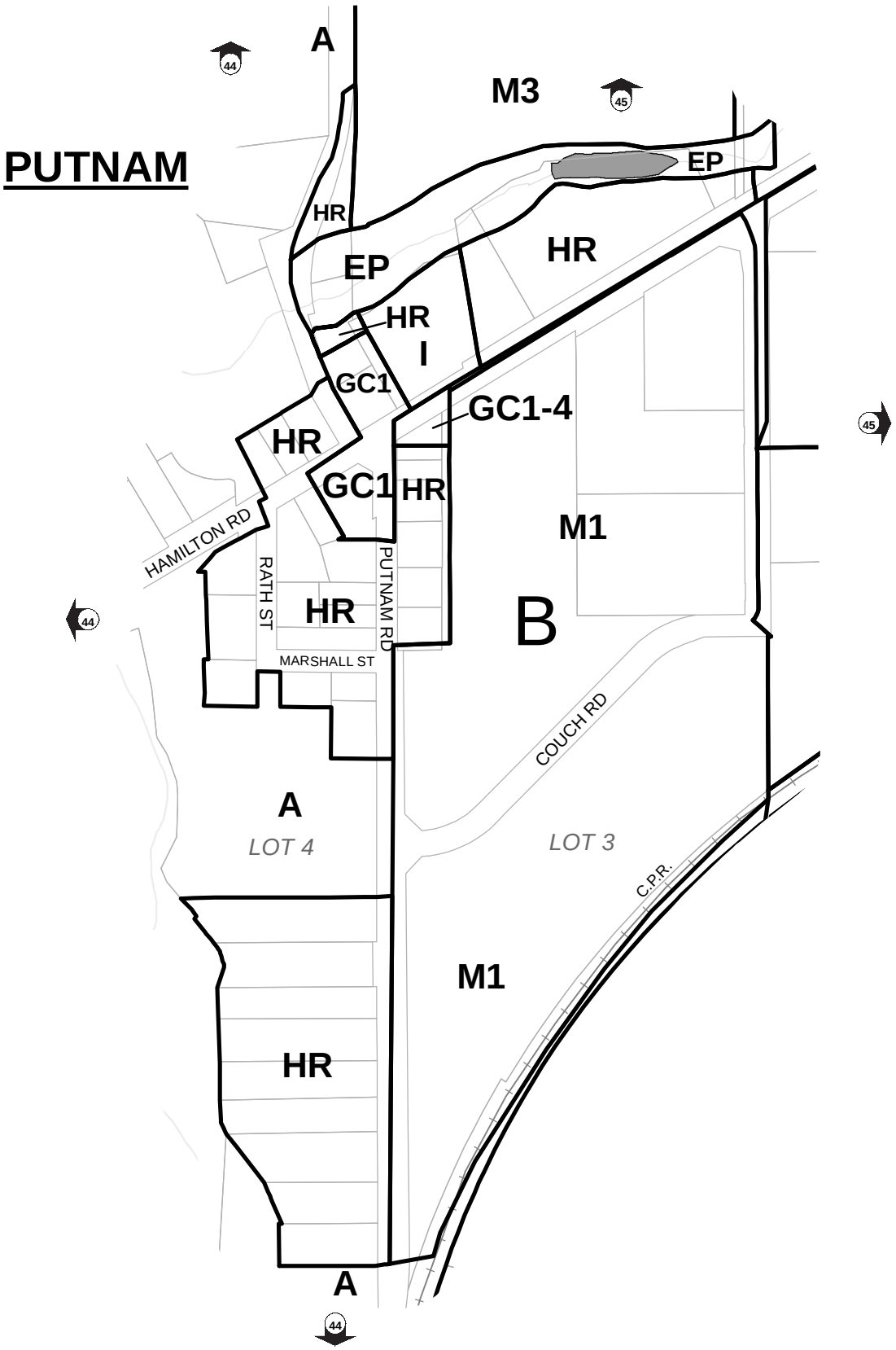
SCALE: 1:16,000 metres

0 75 150 300 450 600

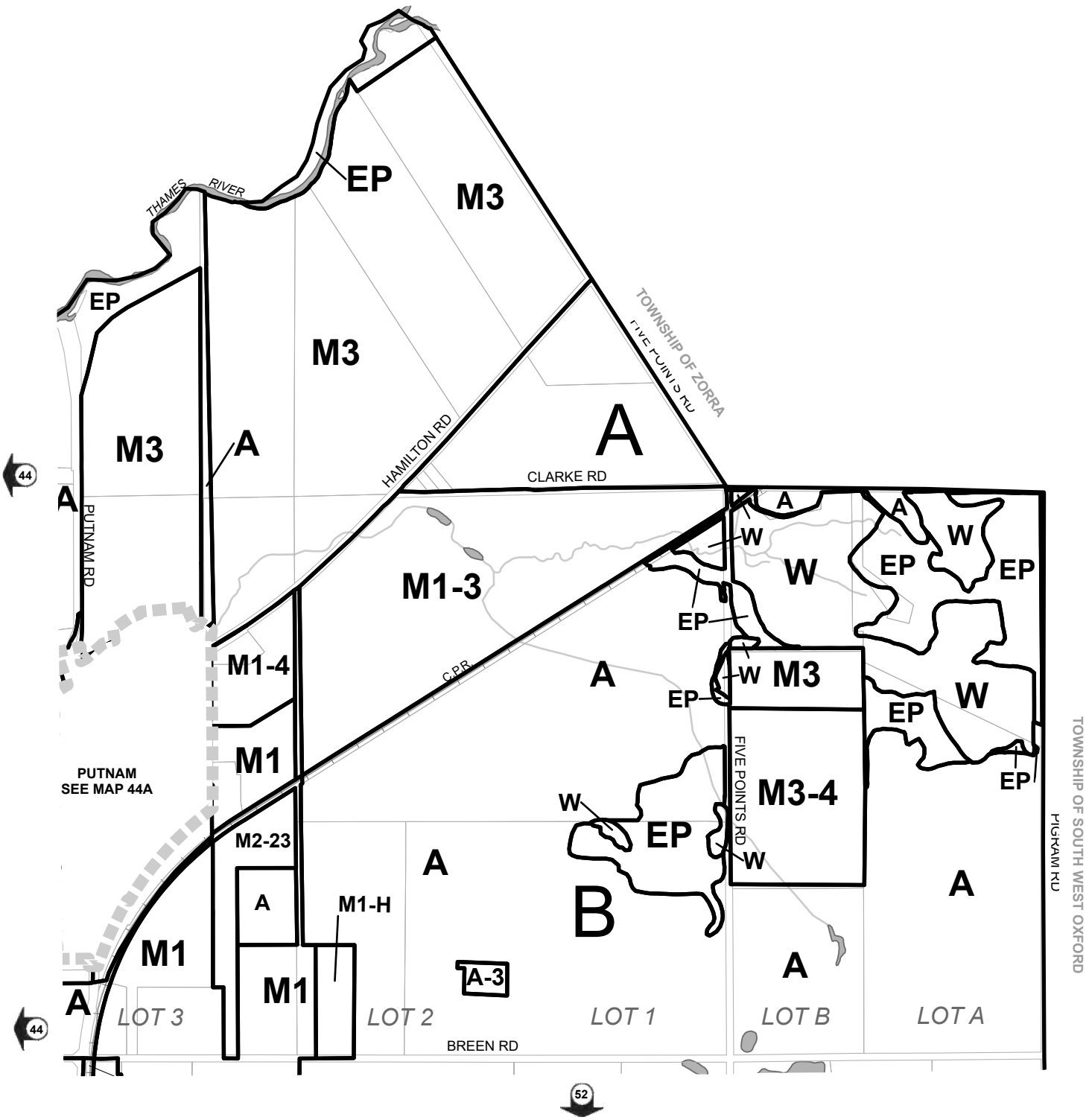
SCHEDULE A
MAP NO.
43



Thames Centre	**MUNICIPALITY OF THAMES CENTRE**	N	**SCHEDULE A** MAP NO. **44**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:16,000 metres 0 100 200 400 600 800	



Municipality of Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		**SCHEDULE A** MAP NO. **44A**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:5,500 metres 0 30 60 120 180 240	



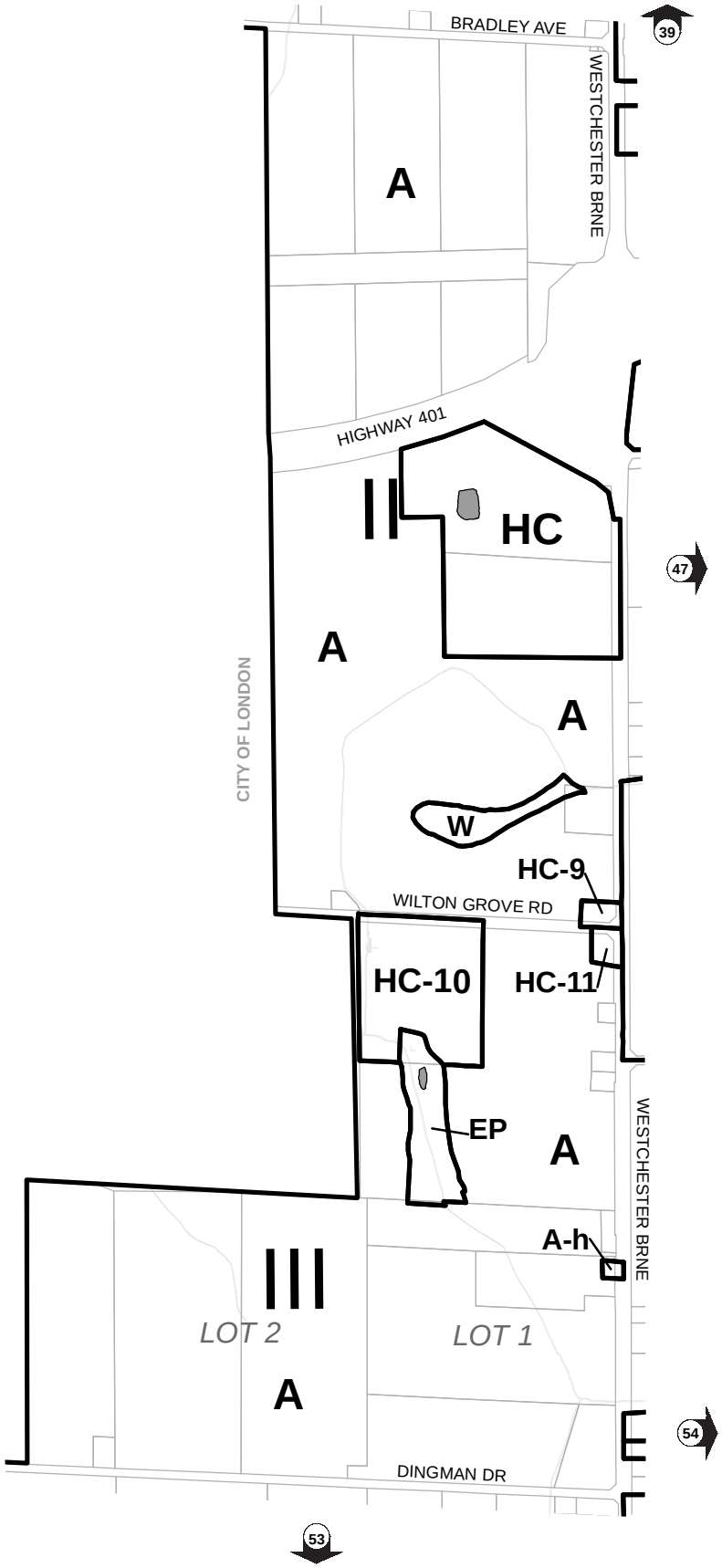
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

SCALE: 1:16,000 metres

0 75 150 300 450 600

SCHEDULE A
MAP NO.
45



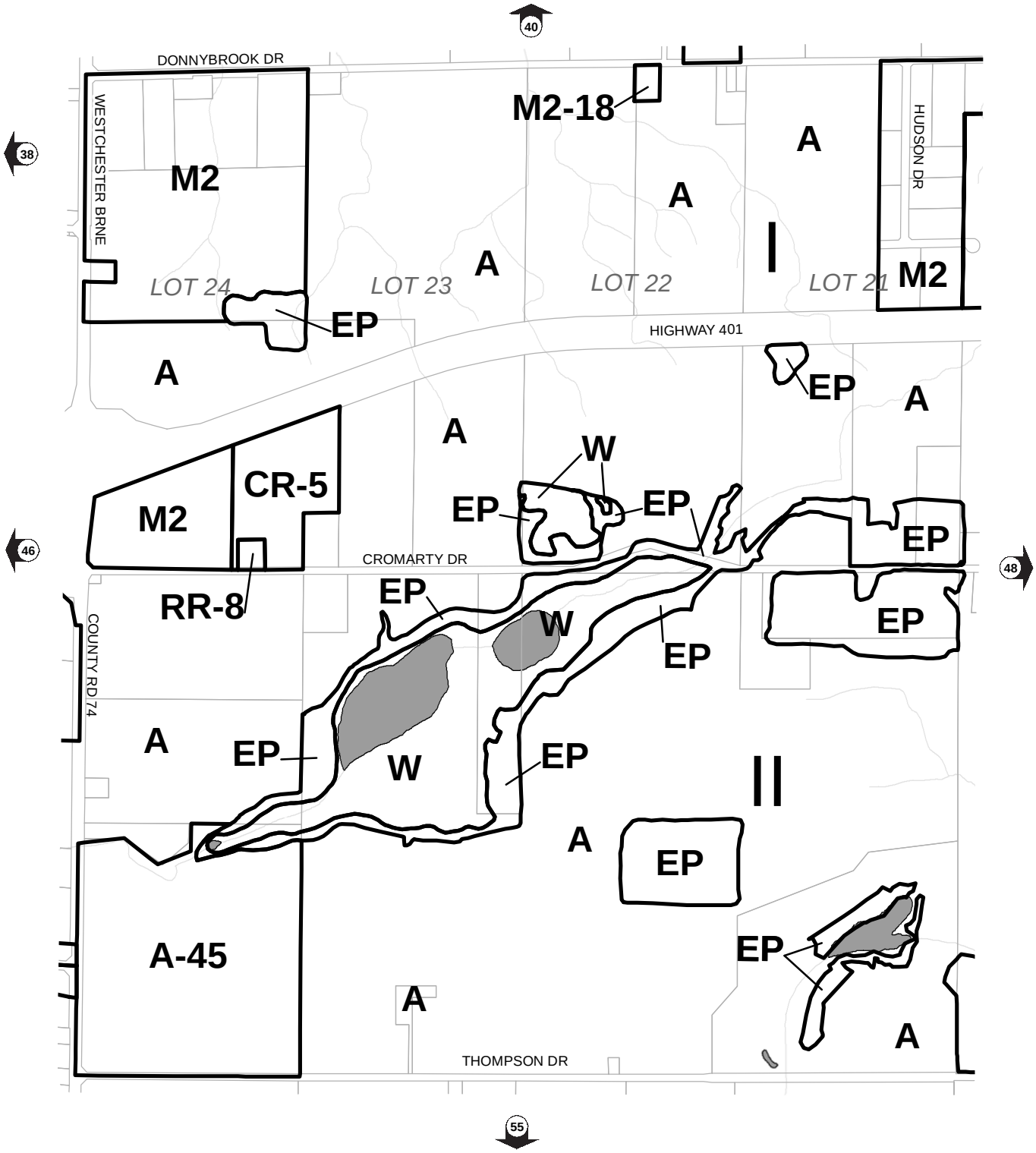
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

SCALE: 1:16,000 metres

0 100 200 400 600 800

SCHEDULE A
MAP NO.
46



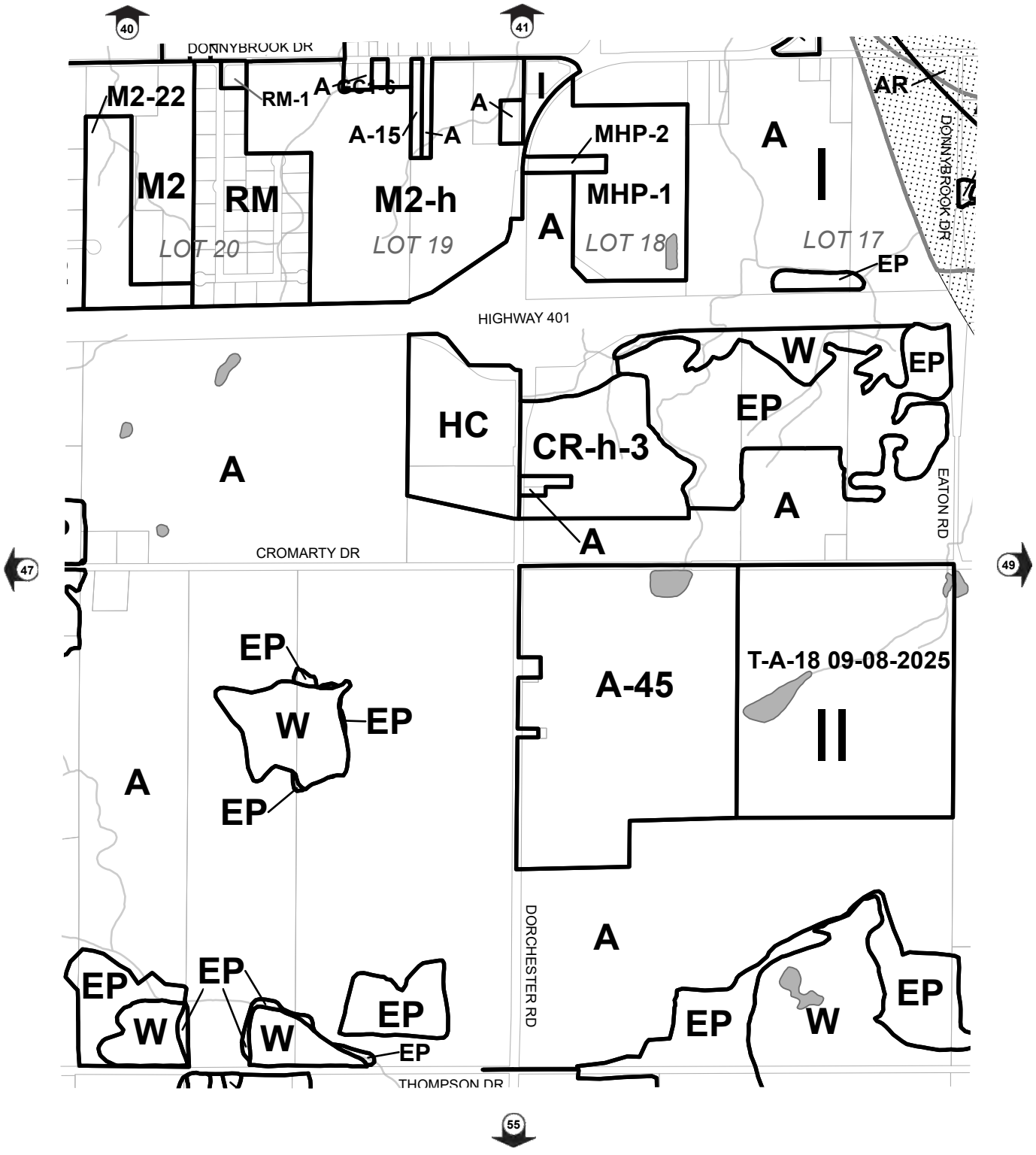
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

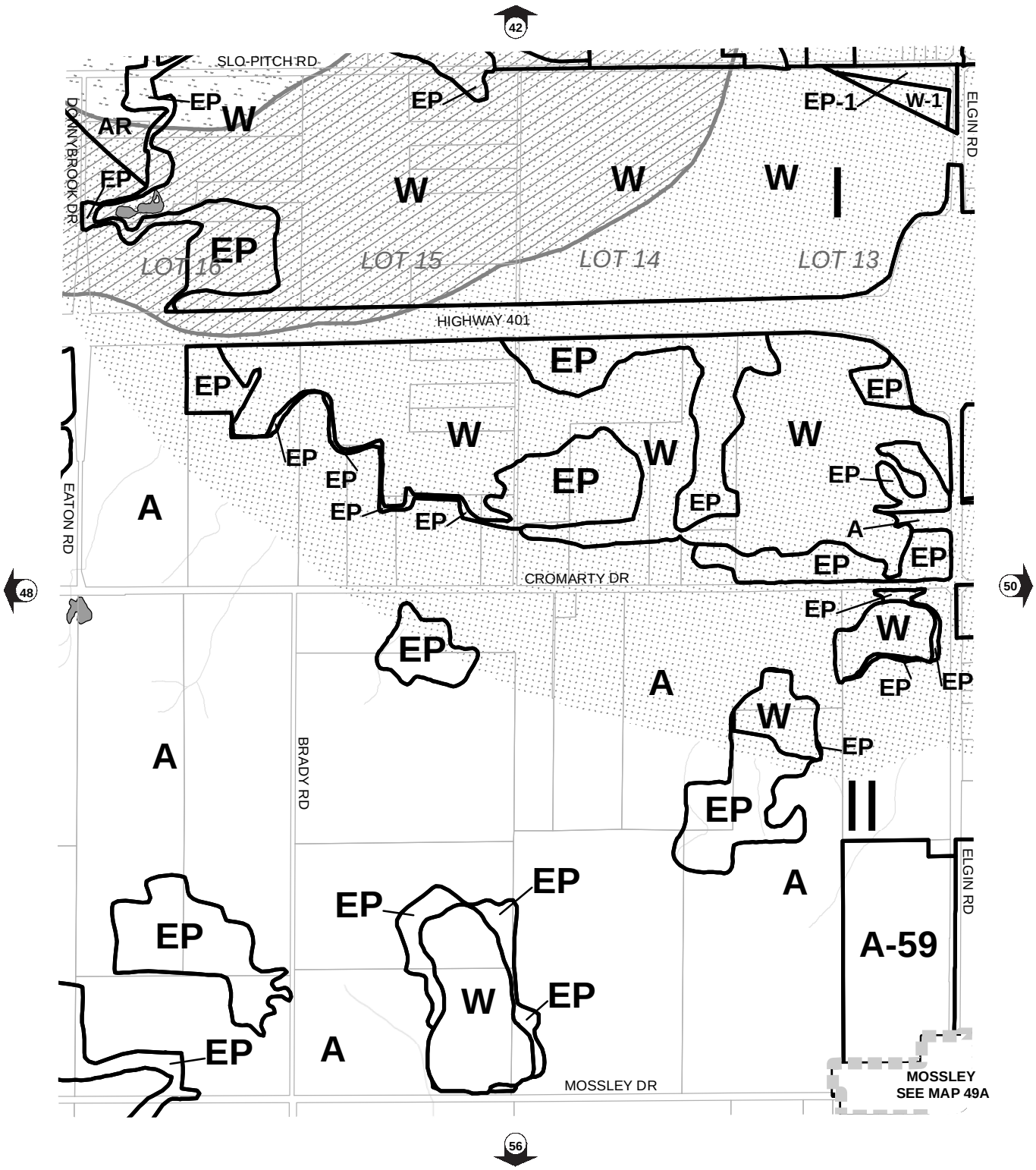
SCALE: 1:16,000 metres

0 100 200 400 600 800

SCHEDULE A
MAP NO.
47



Thames Centre	**MUNICIPALITY OF THAMES CENTRE**			**SCHEDULE A** MAP NO. **48**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:16,000 metres 0 75 150 300 450 600	N	



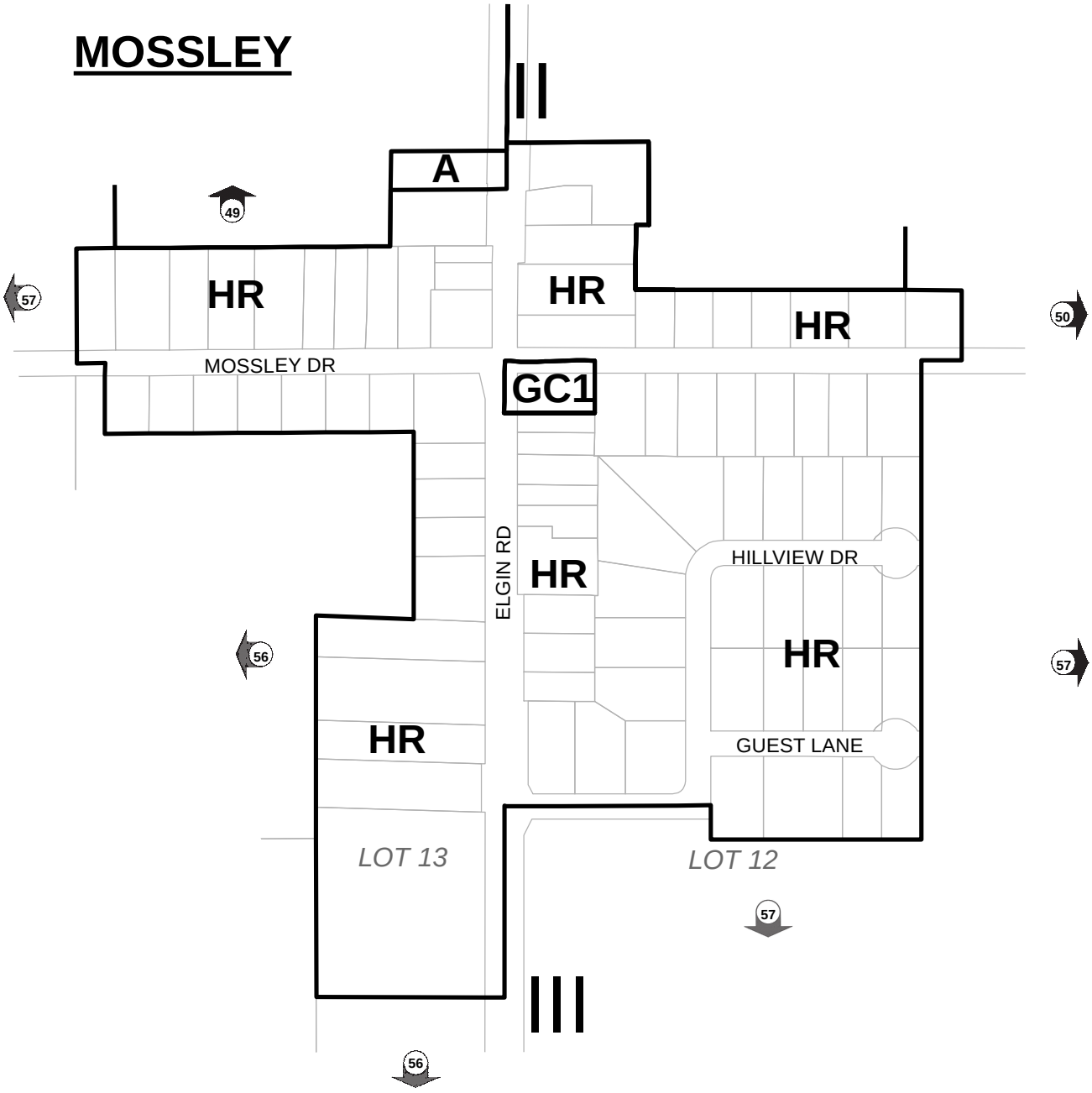
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

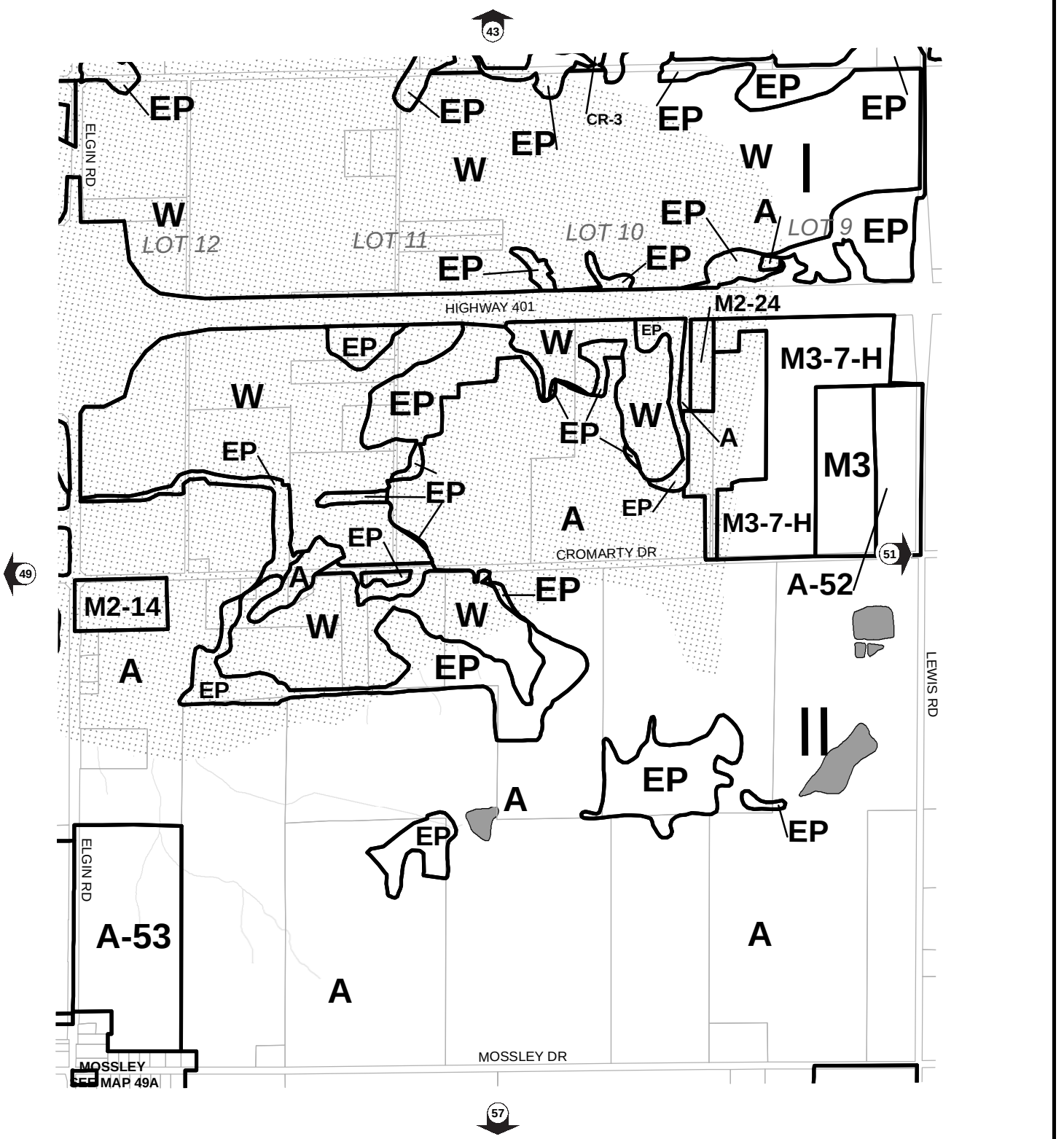
SCALE: 1:16,000 metres

0 100 200 400 600 800

SCHEDULE A
MAP NO.
49



Municipality of Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		**SCHEDULE A** MAP NO. **49A**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:5,000 metres 0 30 60 120 180 240	



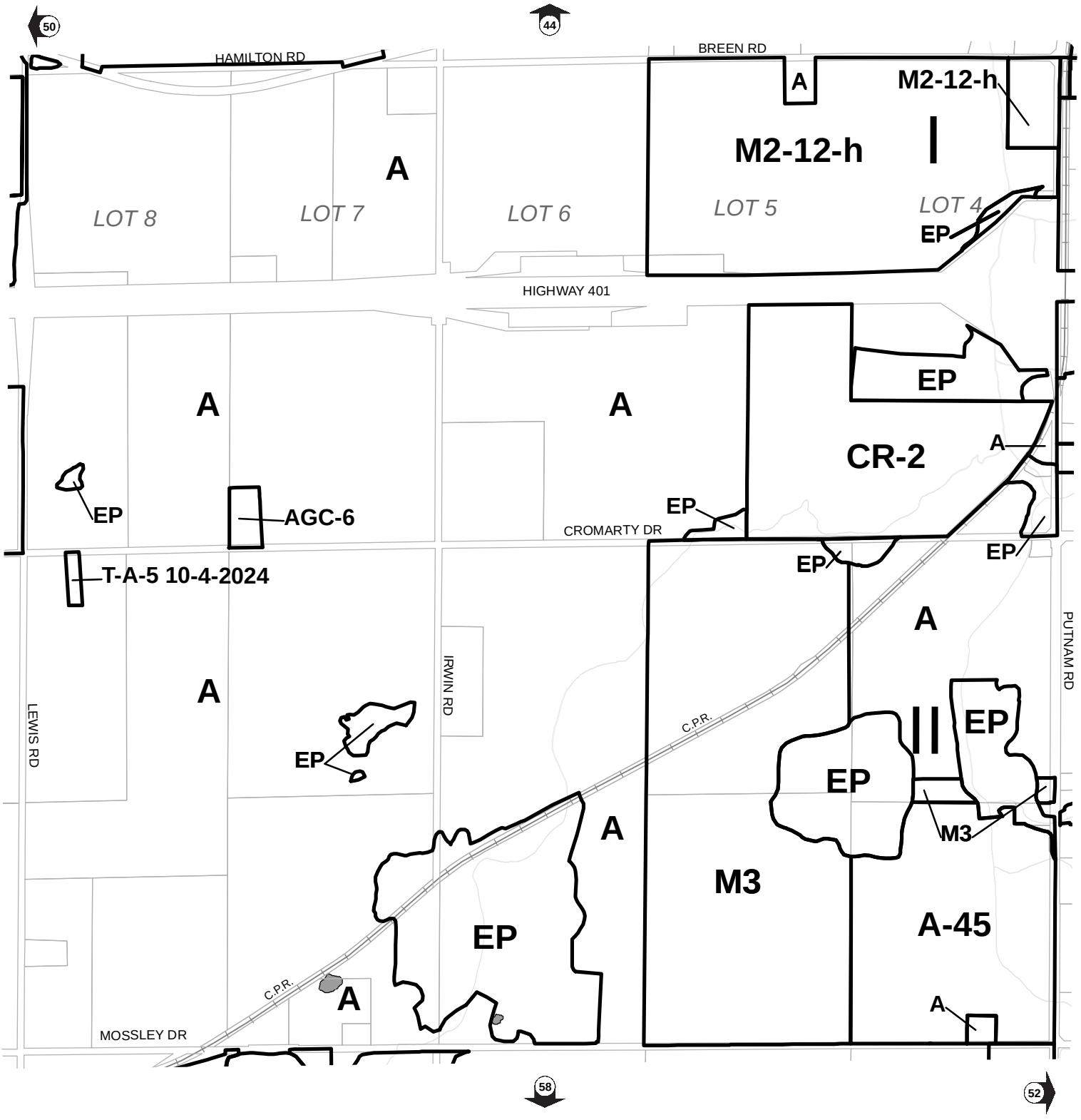
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

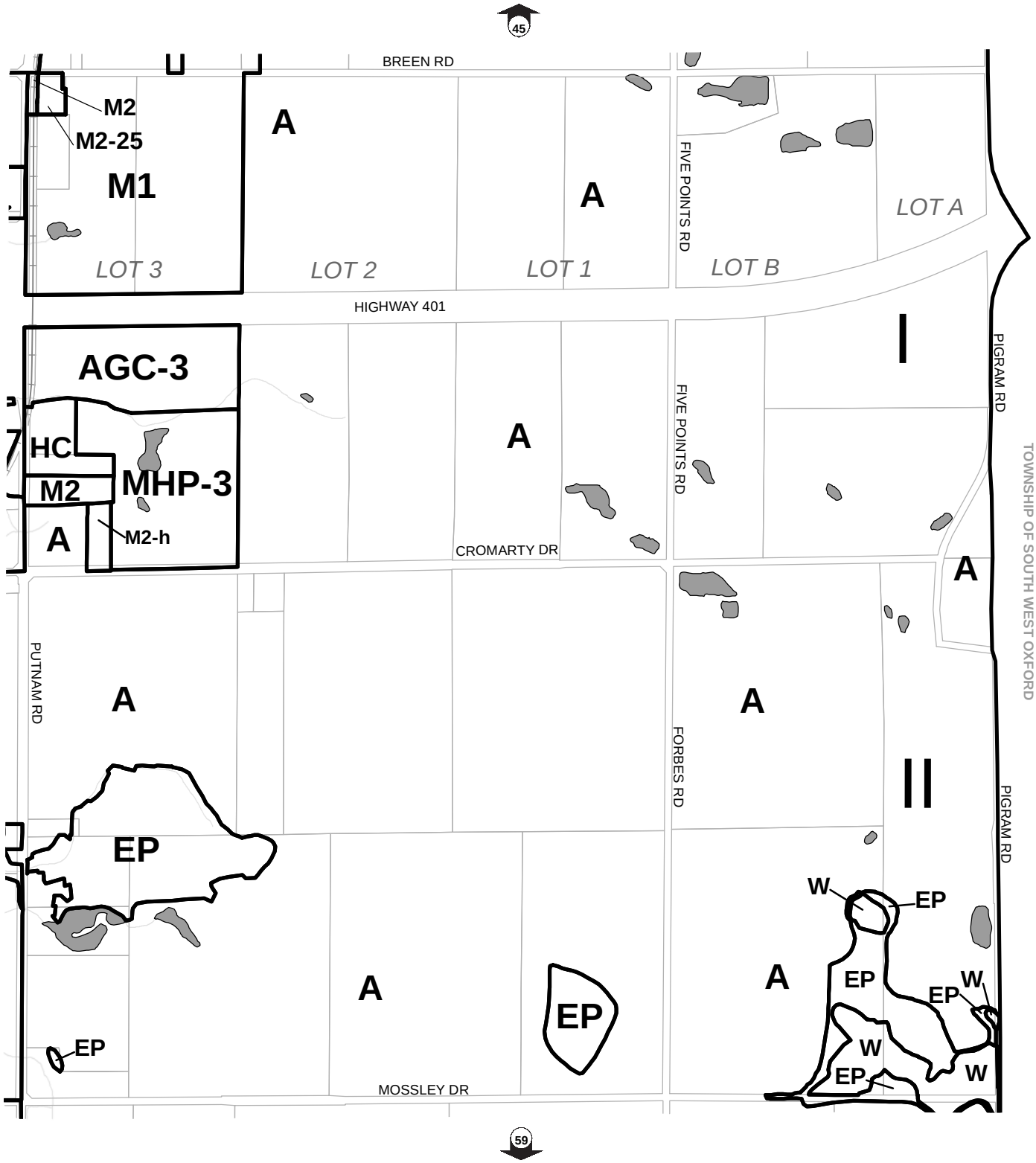
SCALE: 1:16,000 metres

0 75 150 300 450 600

SCHEDULE A
MAP NO.
50



Municipality of Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		**SCHEDULE A** MAP NO. **51**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:16,000 metres 0 95 190 380 570 760	



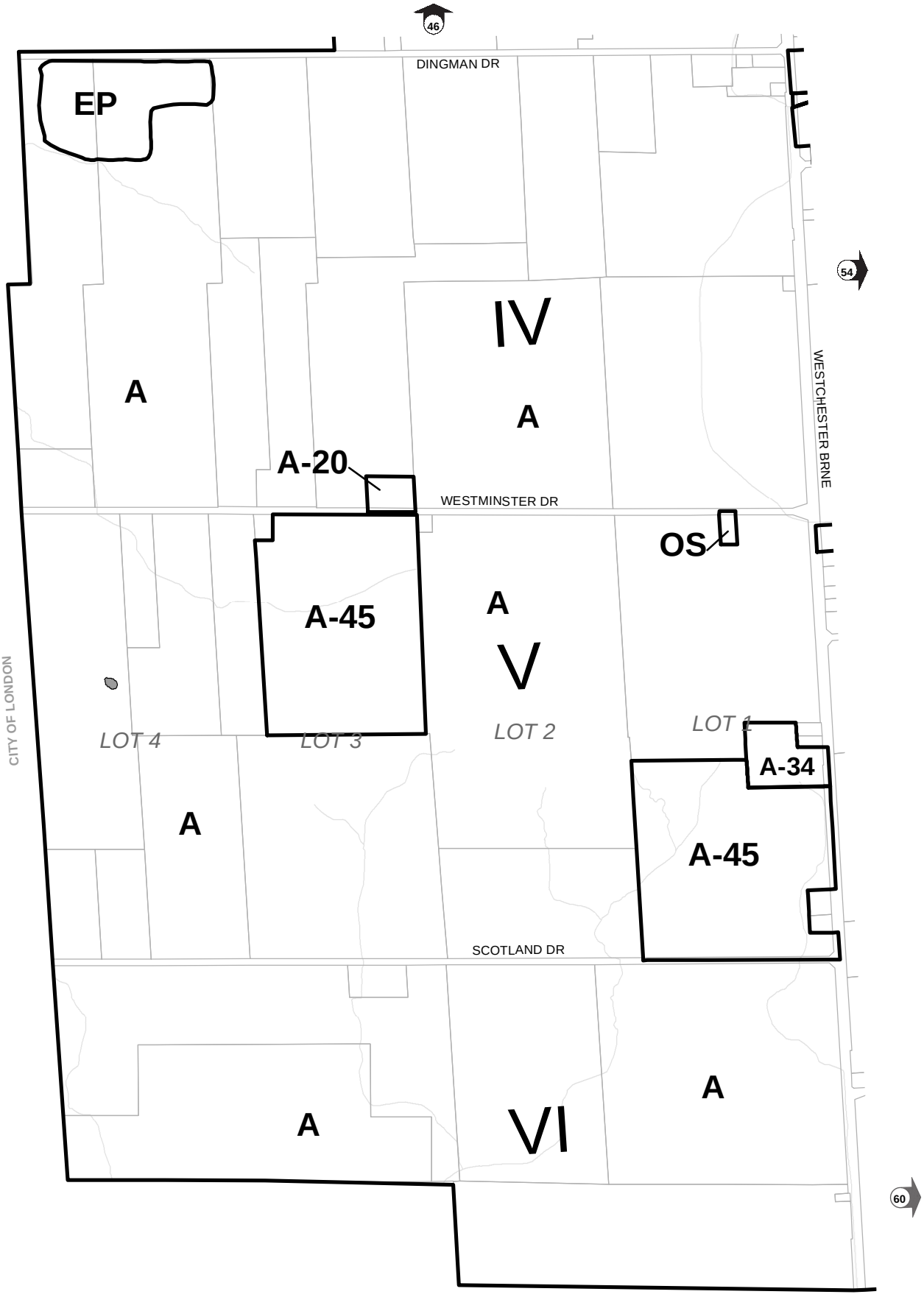
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

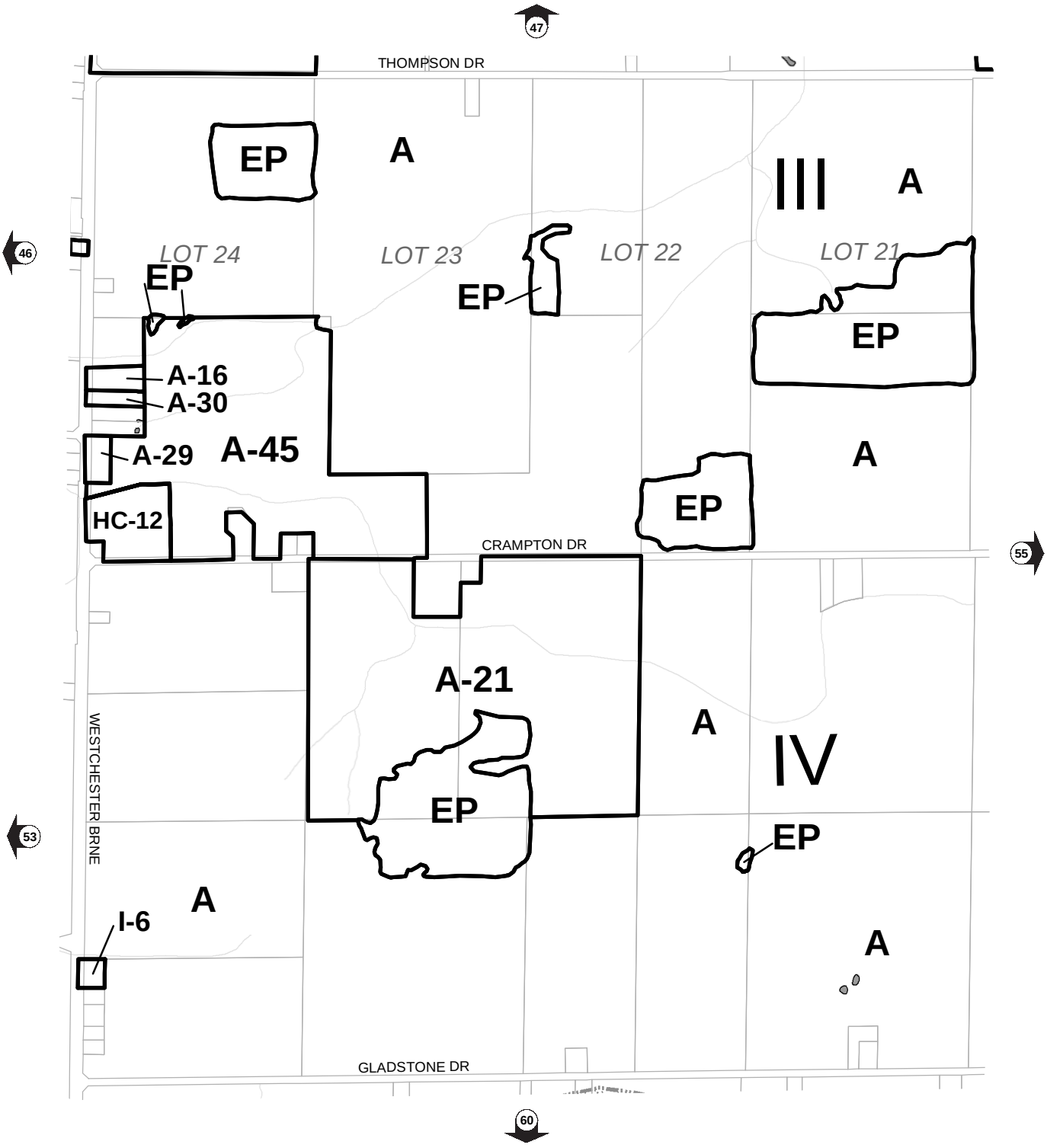
SCALE: 1:16,000 metres

0 100 200 400 600 800

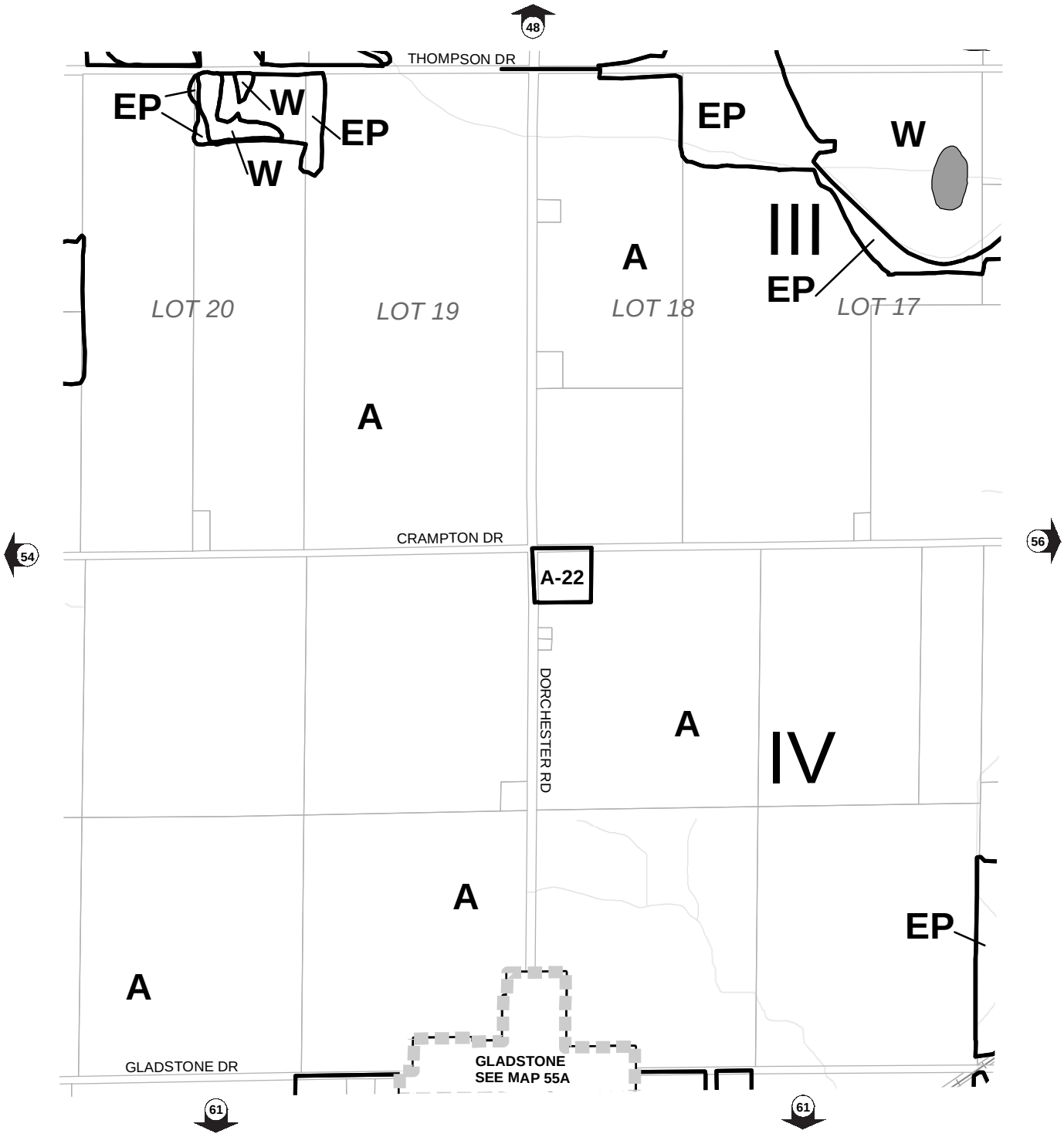
SCHEDULE A
MAP NO.
52



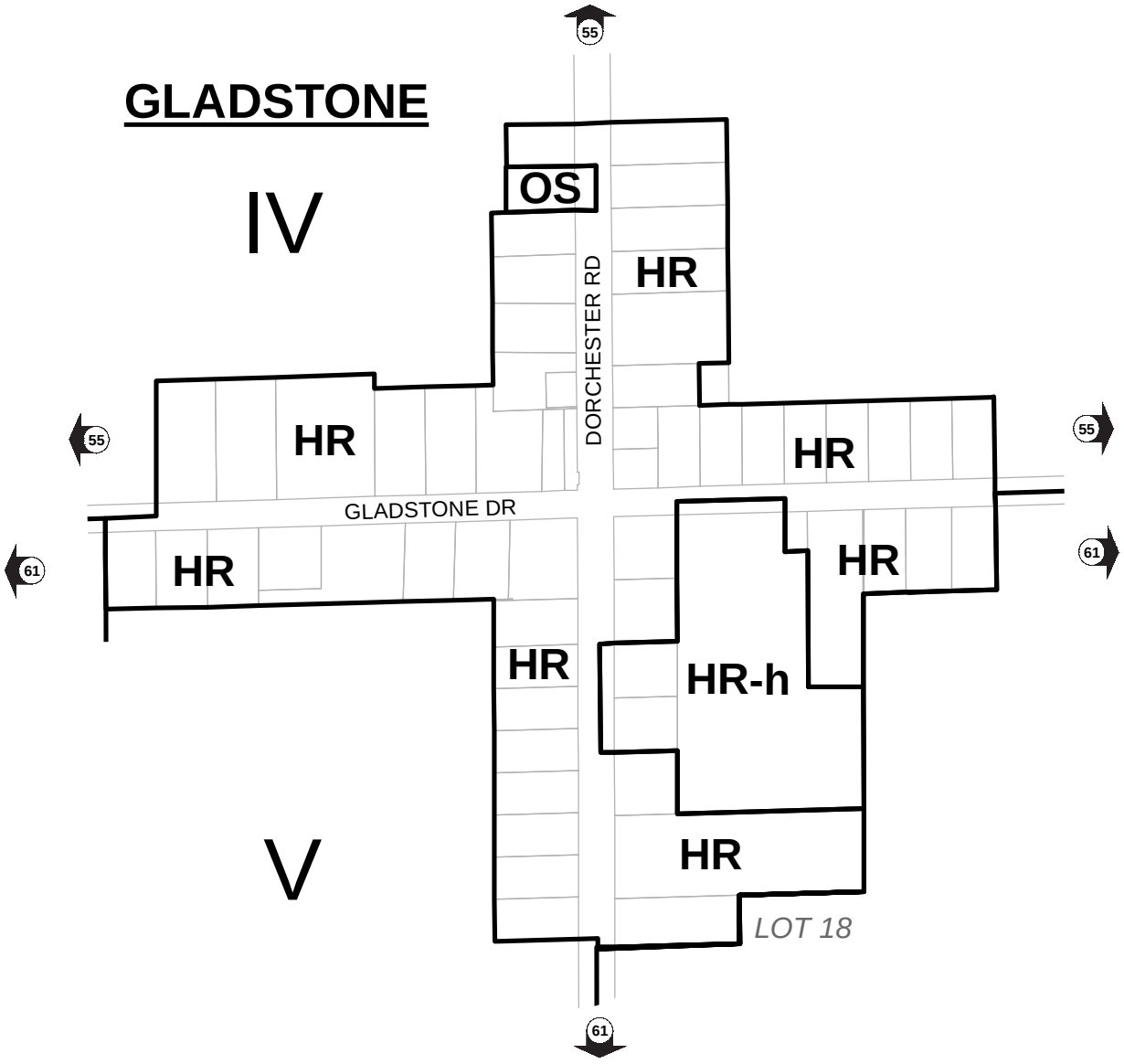
Municipality of Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		**SCHEDULE A** MAP NO. **53**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:17,000 metres 0 105 210 420 630 840	



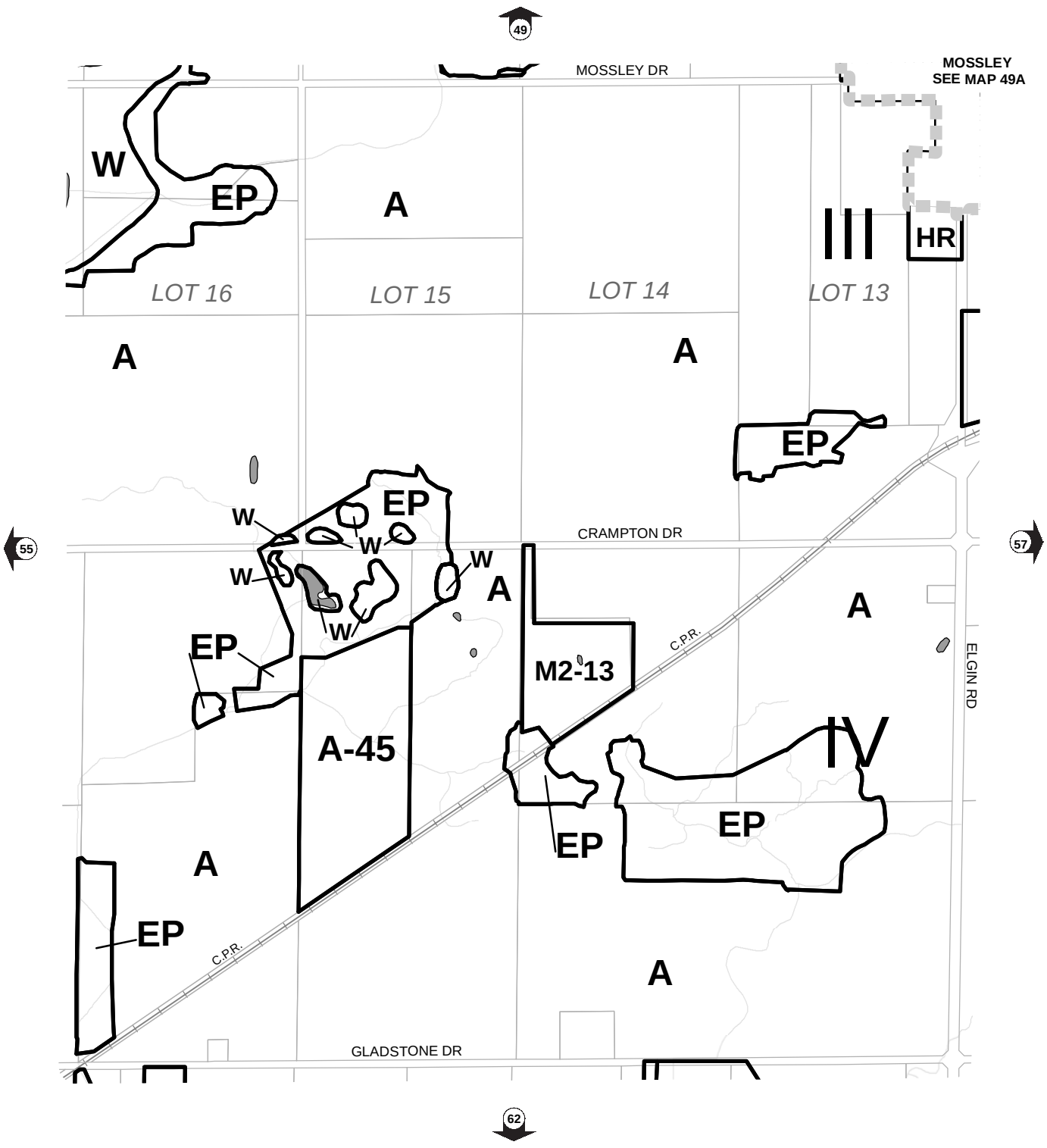
Municipality of Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		**SCHEDULE A** MAP NO. **54**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:16,000 metres 0 95 190 380 570 760	



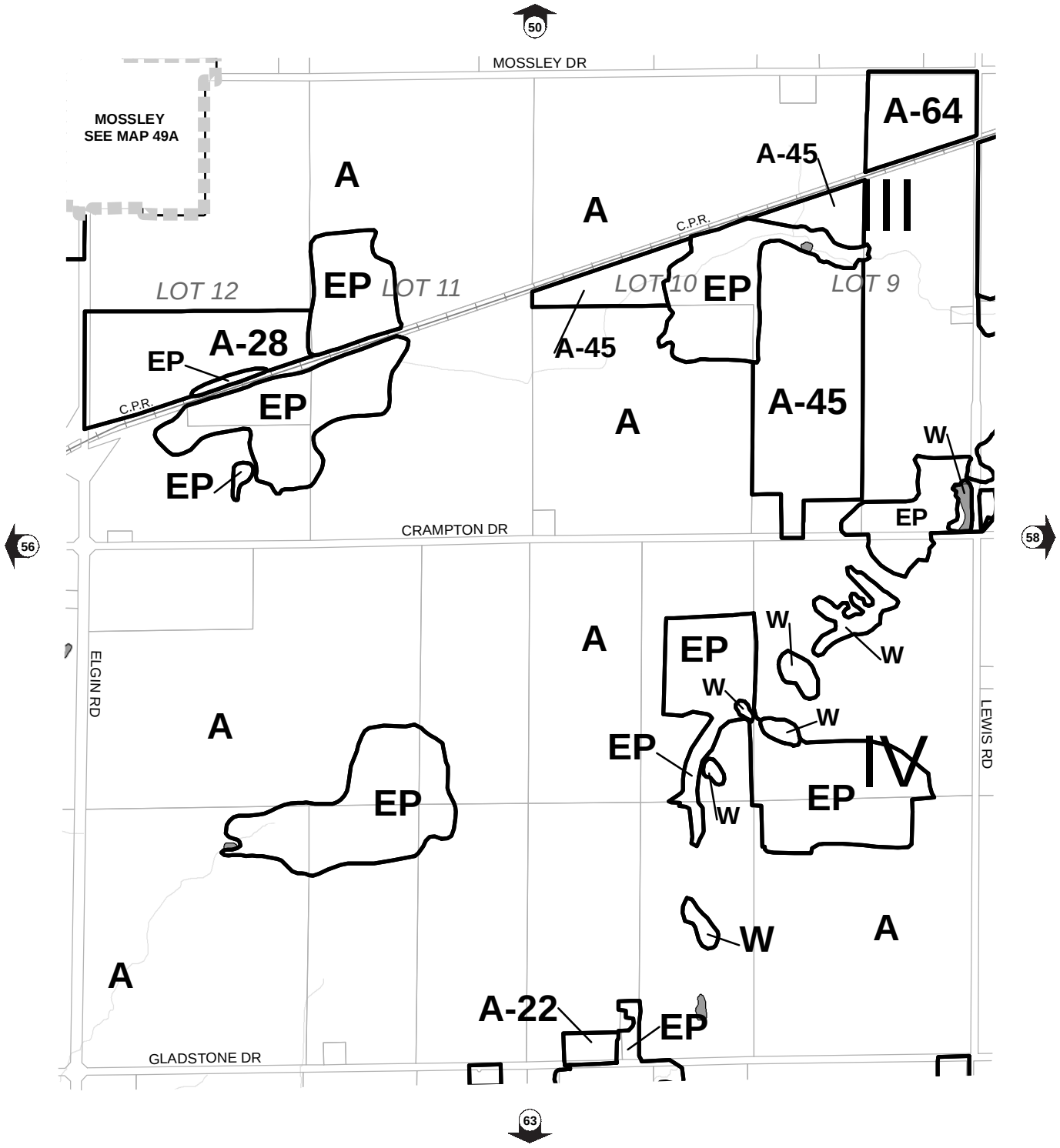
Municipality of Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		**SCHEDULE A** MAP NO. **55**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:16,000 metres 0 100 200 400 600 800	



Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		**SCHEDULE A** MAP NO. **55A**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:5,000 metres 0 30 60 120 180 240	



Municipality of Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		**SCHEDULE A** MAP NO. **56**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:16,000 metres 0 100 200 400 600 800	



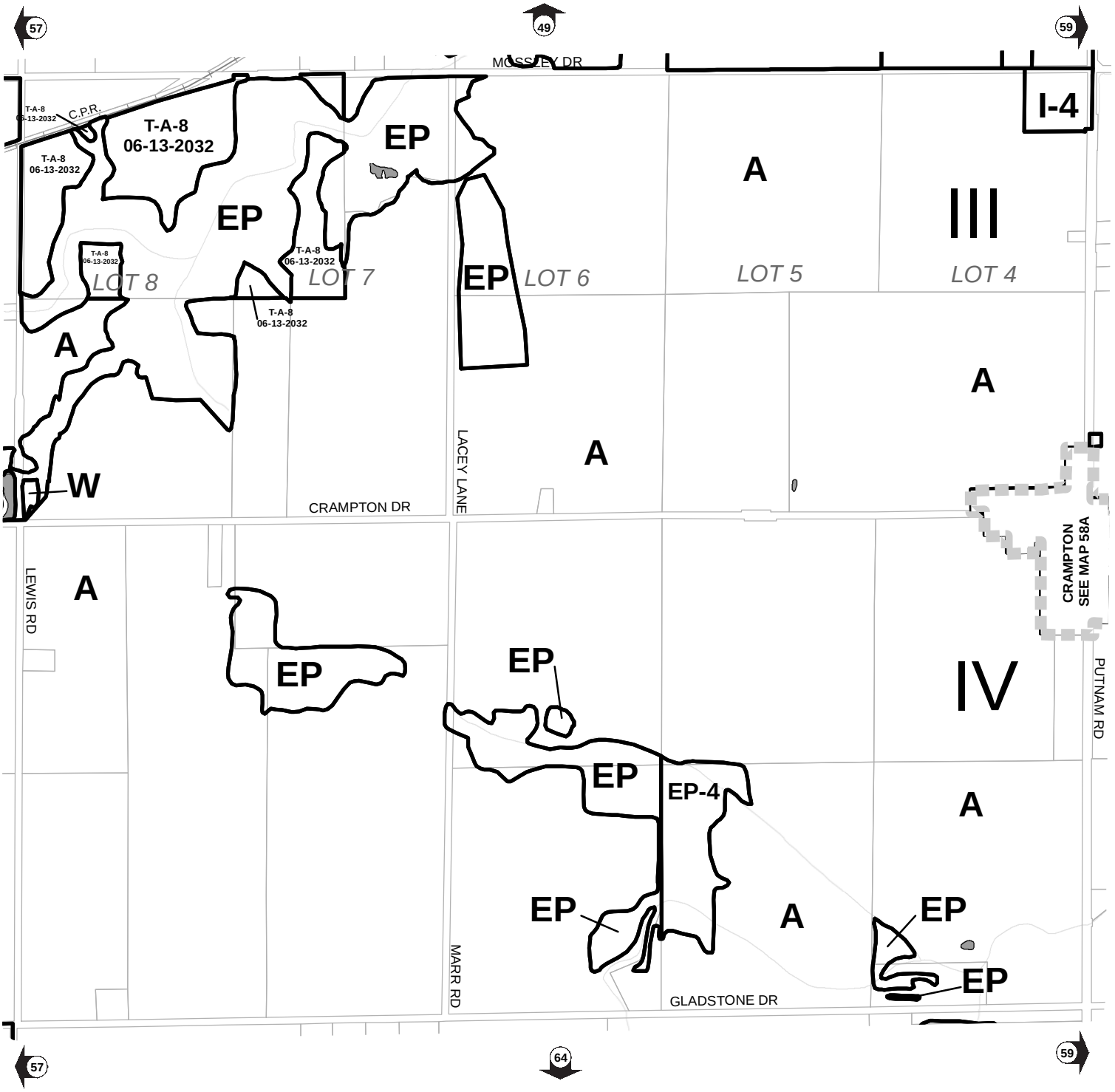
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

SCALE: 1:16,000 metres

0 75 150 300 450 600

SCHEDULE A
MAP NO.
57



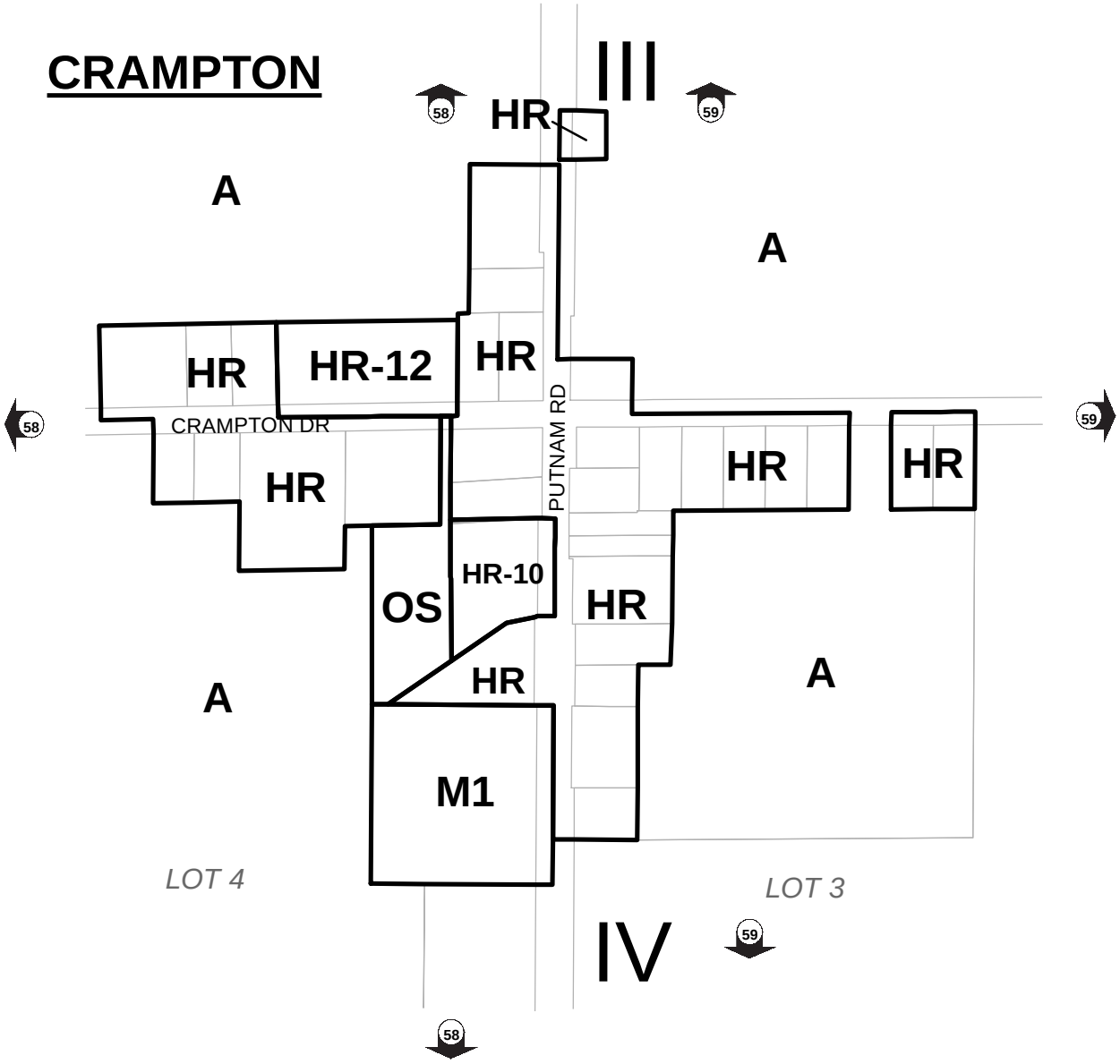
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

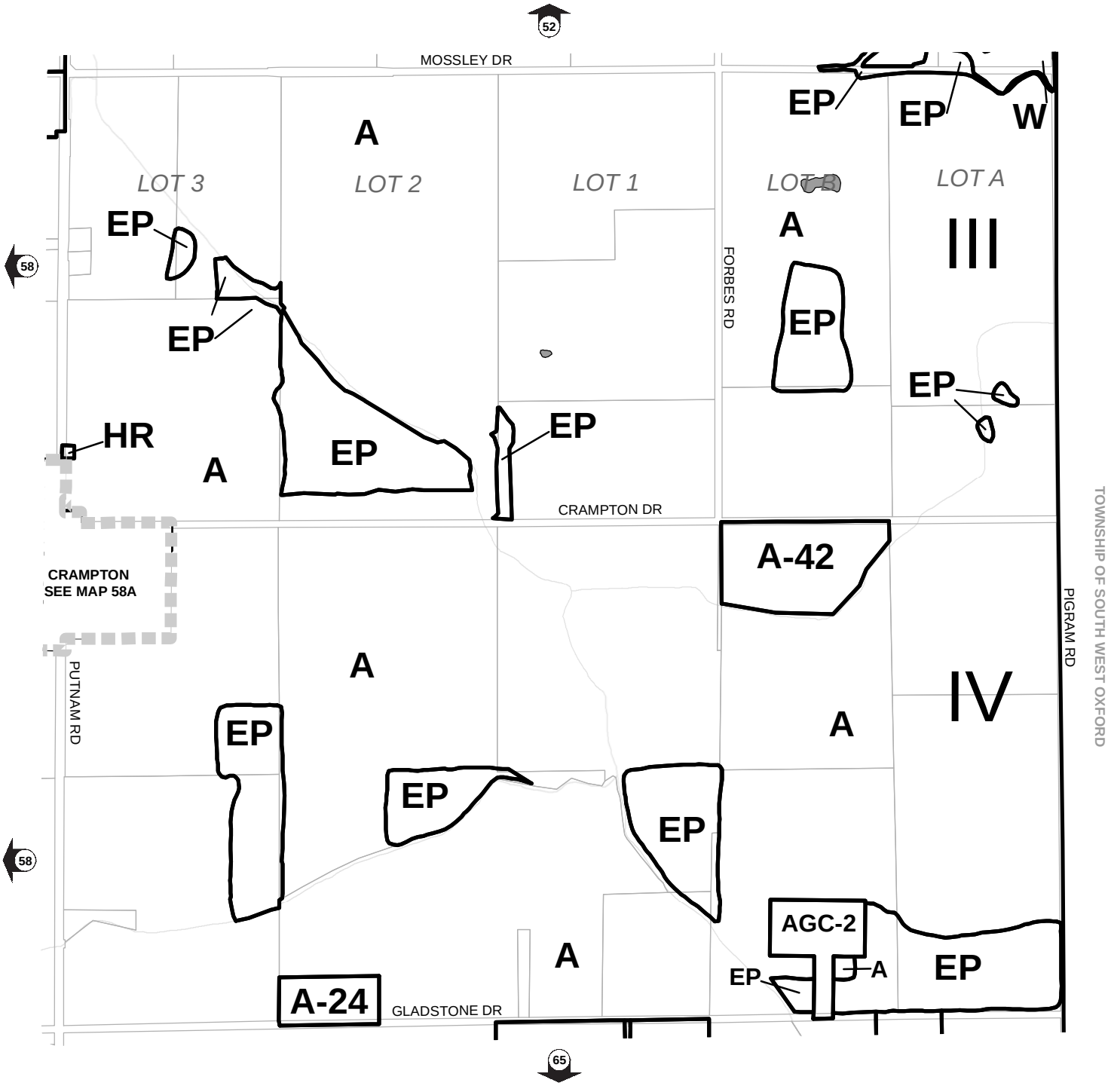
SCALE: 1:16,000 metres

0 75 150 300 450 600

SCHEDULE A
MAP NO.
58



Municipality of Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		**SCHEDULE A** MAP NO. **58A**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:5,000 metres 0 30 60 120 180 240	



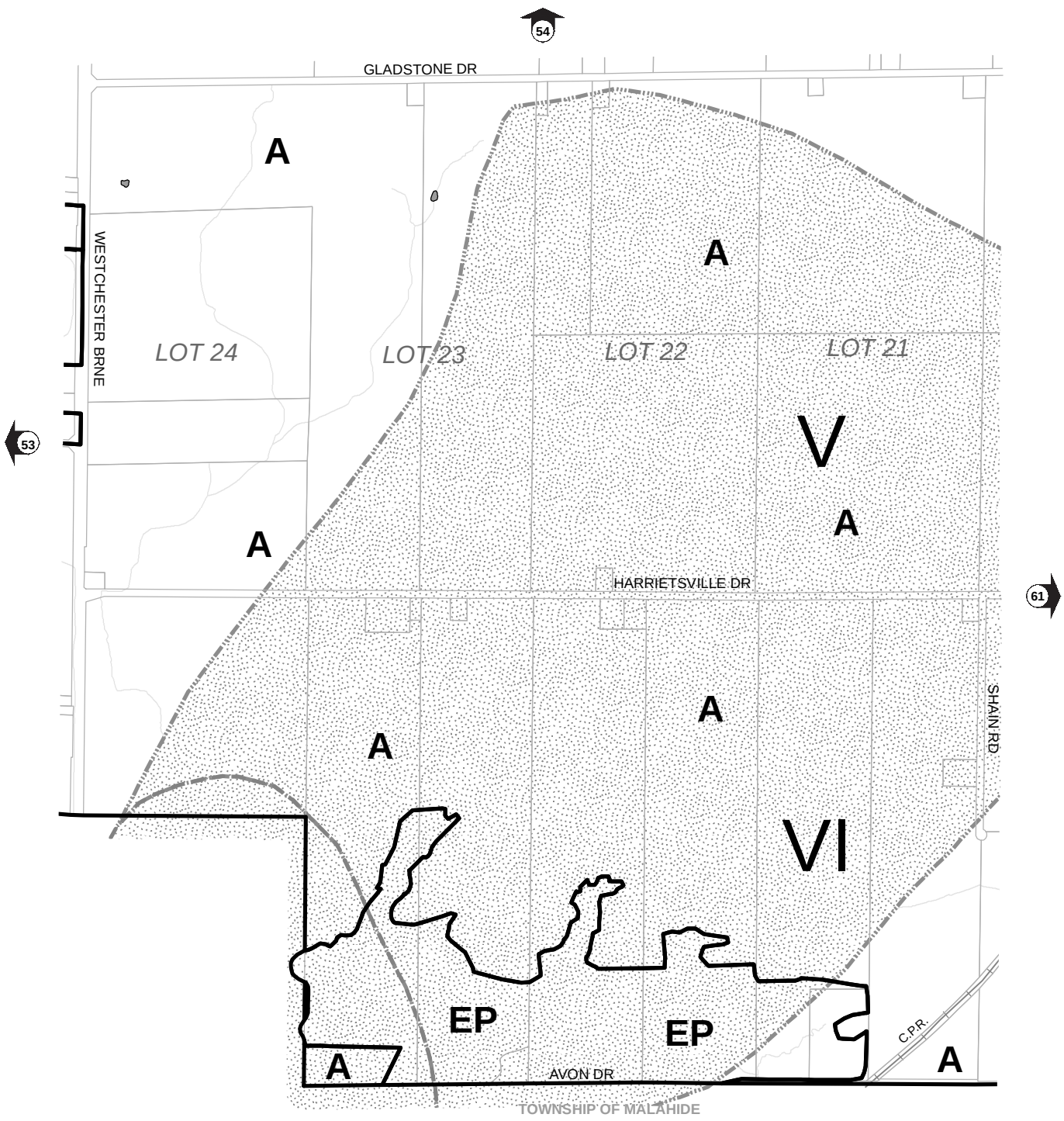
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

SCALE: 1:16,000 metres

0 100 200 400 600 800

SCHEDULE A
MAP NO.
59



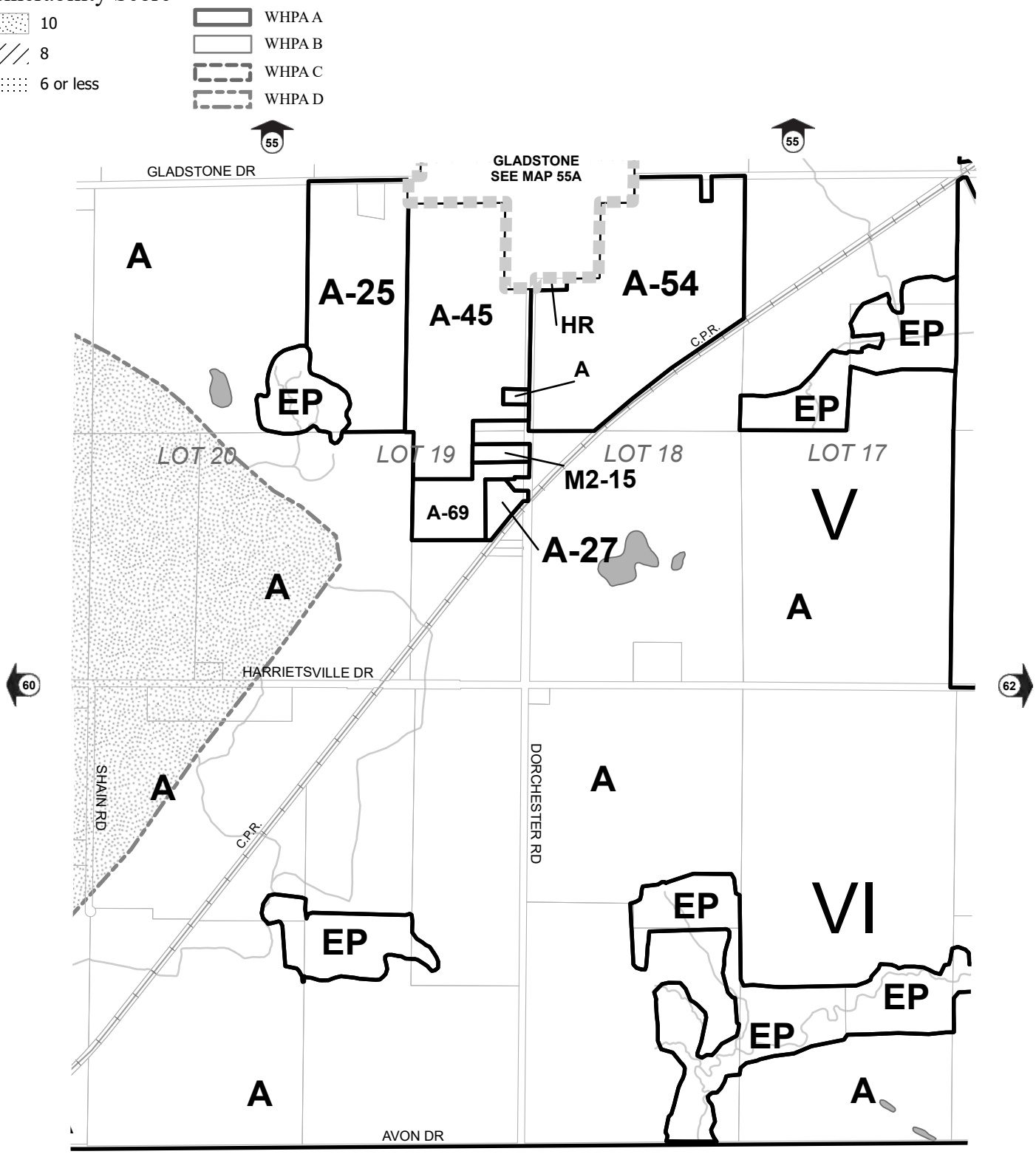
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

SCALE: 1:16,000 metres

0 100 200 400 600 800

SCHEDULE A
MAP NO.
60



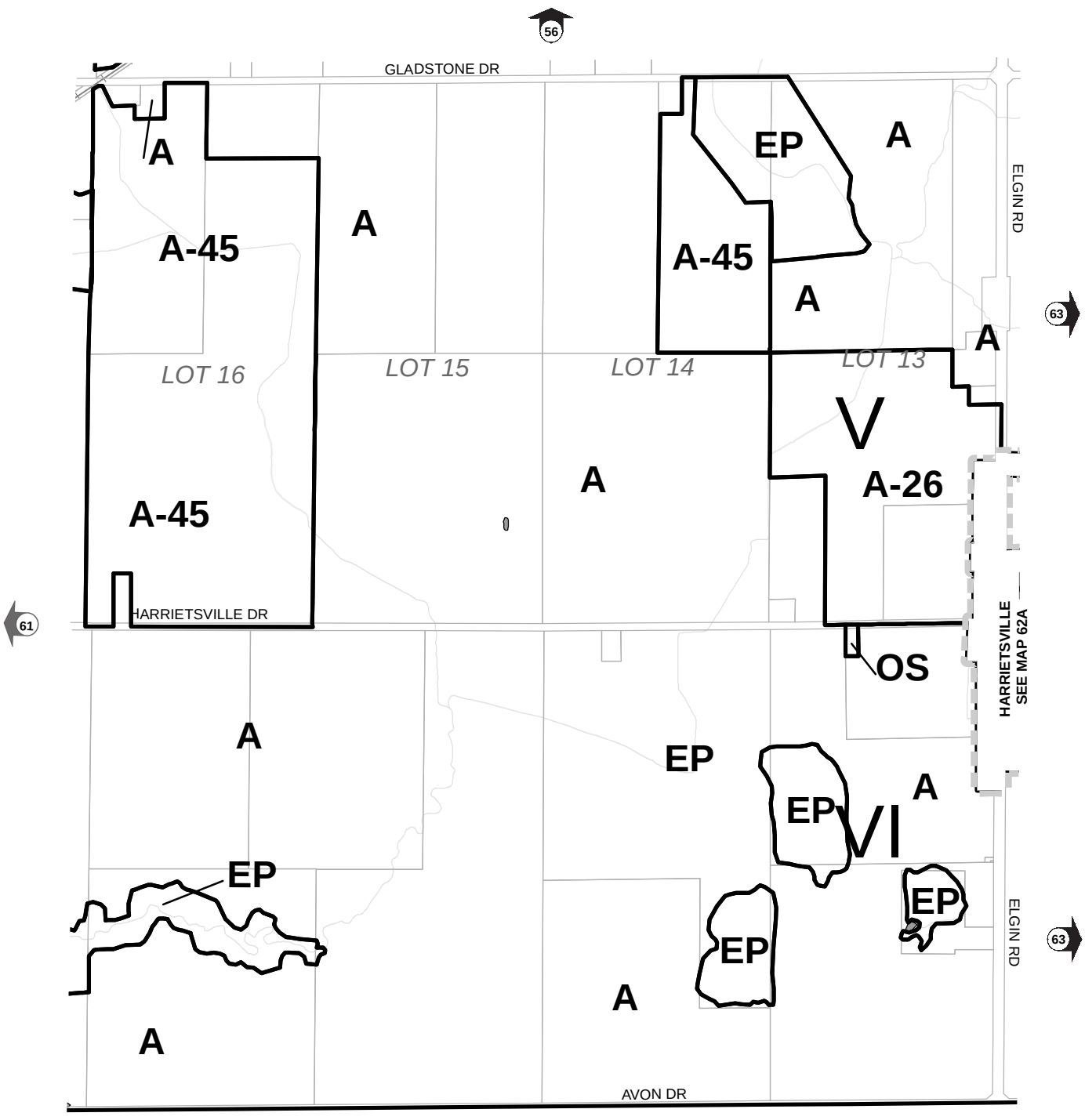
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

SCALE: 1:16,000 metres

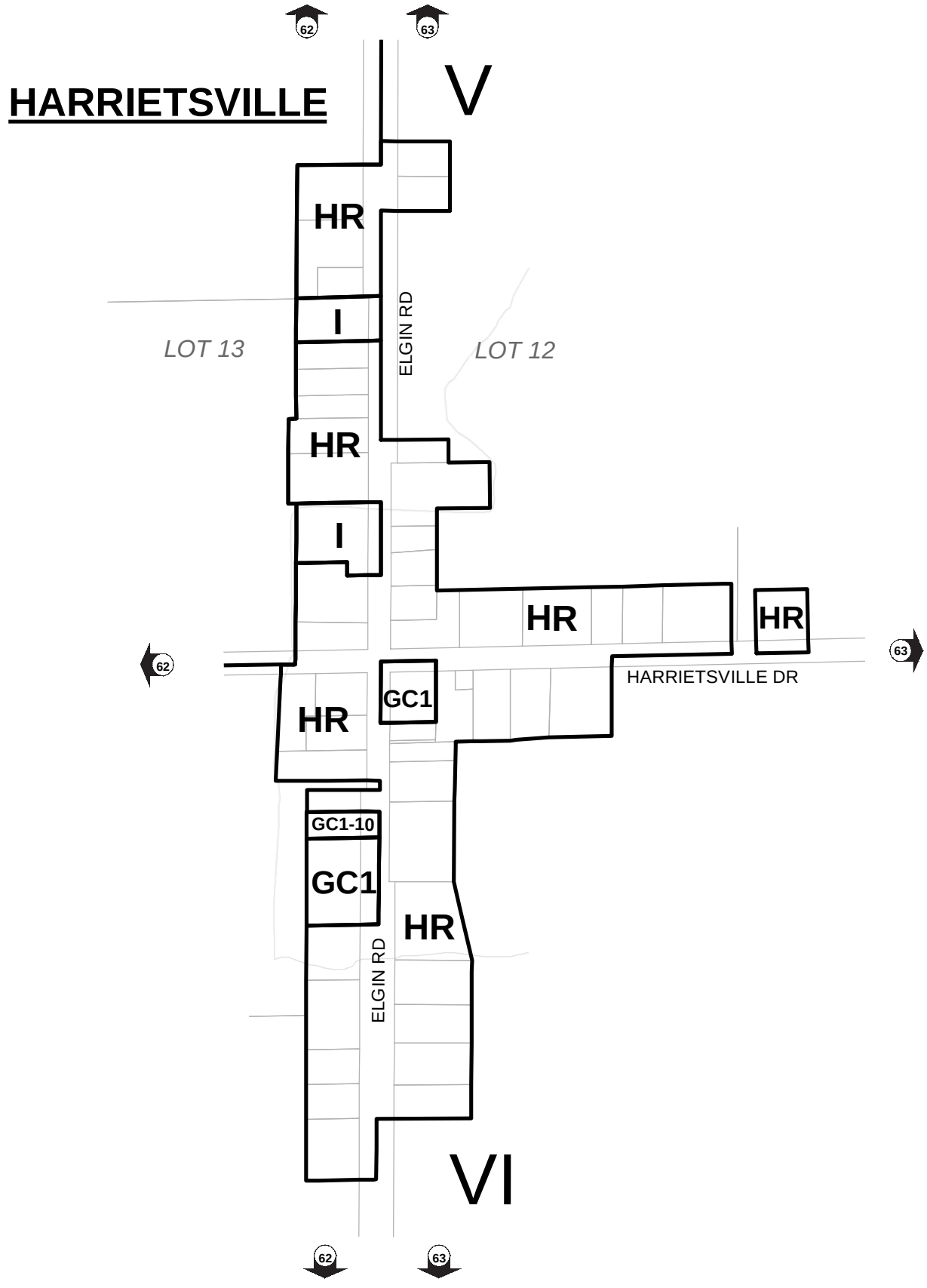
0 75 150 300 450 600

SCHEDULE A
MAP NO.
61

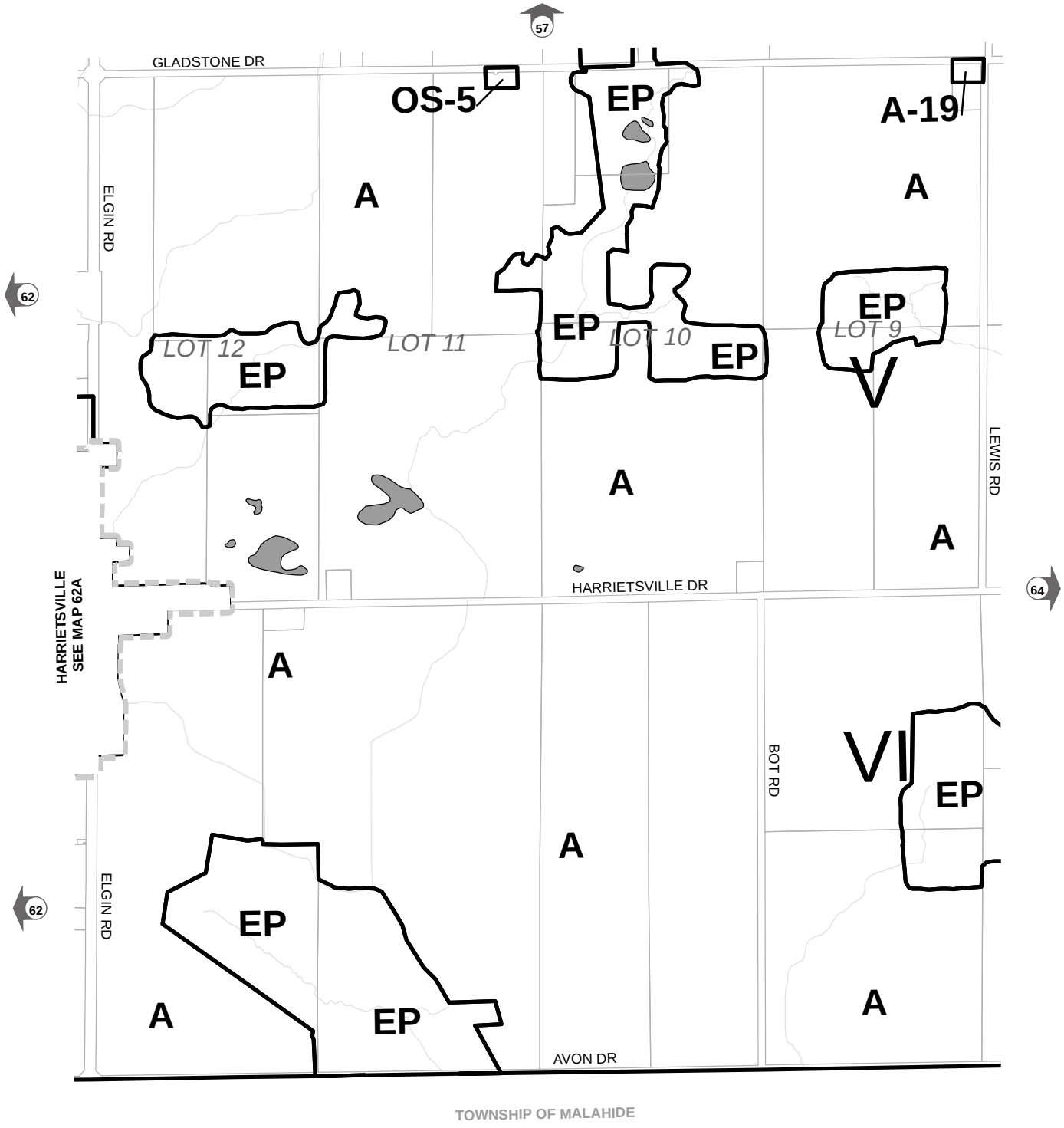


TOWNSHIP OF MALAHIDE

Municipality of Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		**SCHEDULE A** MAP NO. **62**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:16,000 metres 0 100 200 400 600 800	



Municipality of Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		**SCHEDULE A** MAP NO. **62A**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:5,000 metres 0 30 60 120 180 240	



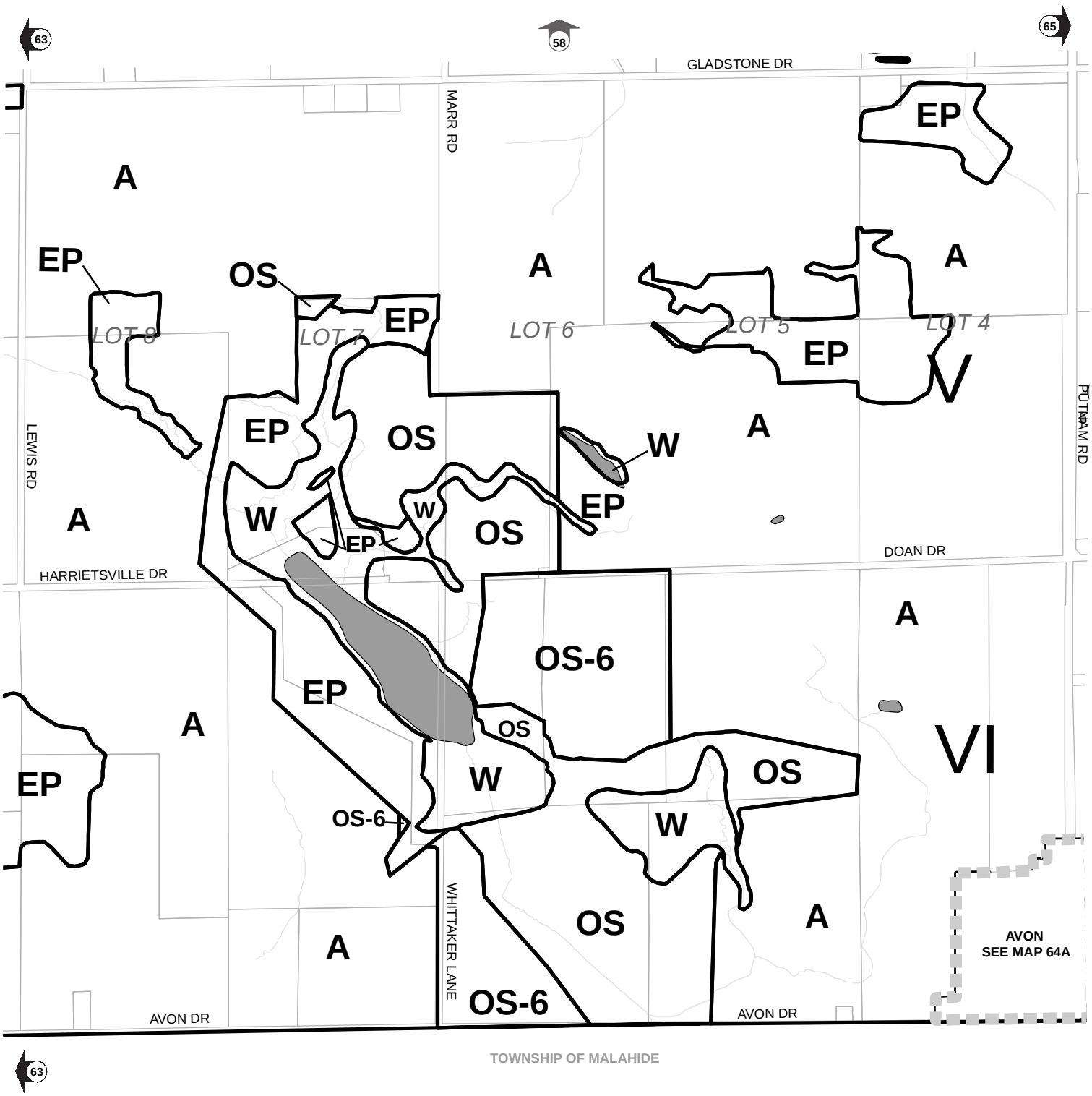
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

SCALE: 1:16,000 metres

0 100 200 400 600 800

SCHEDULE A
MAP NO.
63



MUNICIPALITY OF THAMES CENTRE

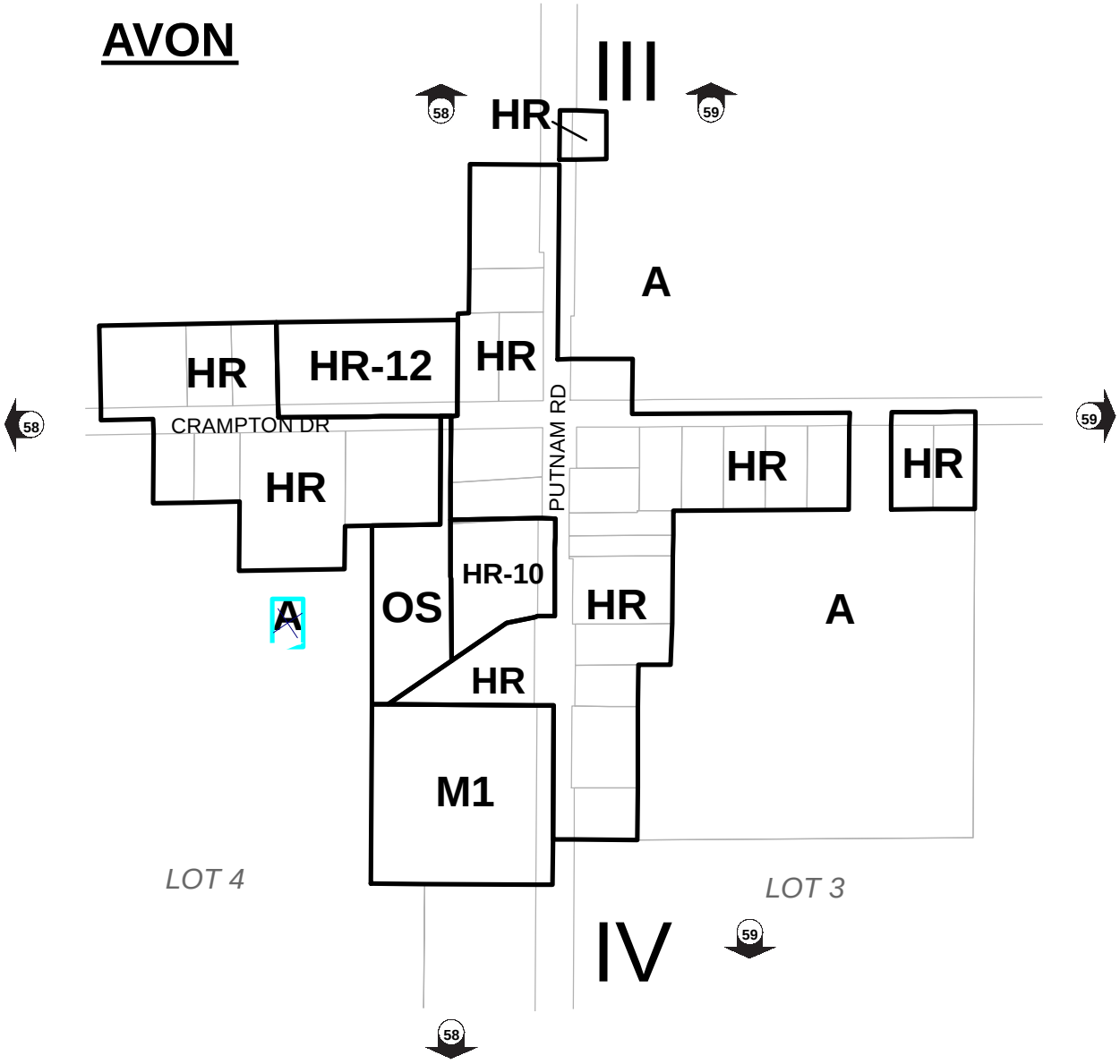
ZONING BY-LAW NO. 75-2006

SCALE: 1:16,000 metres

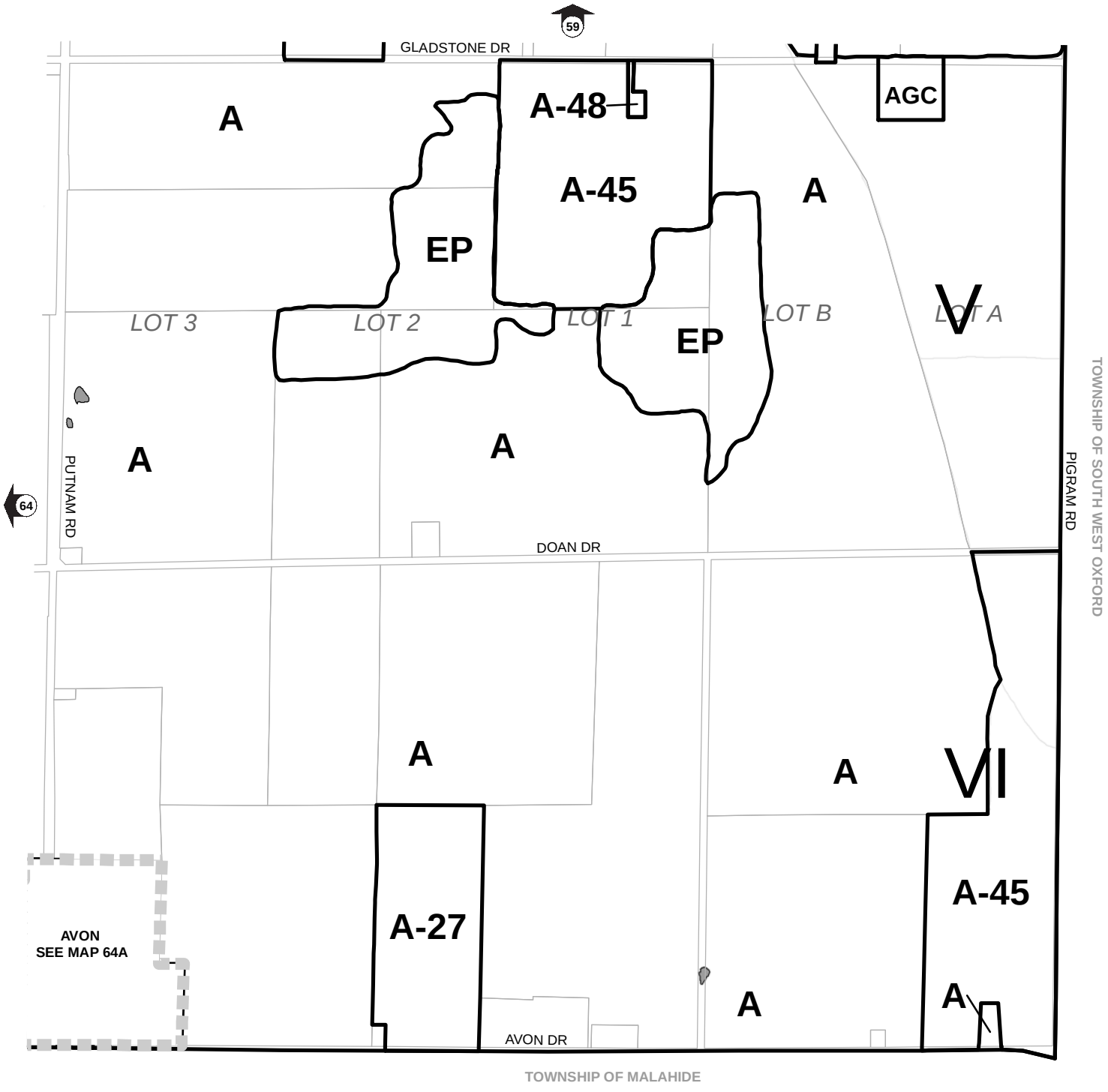
0 100 200 400 600 800

SCHEDULE A
MAP NO.
64

AVON



Municipality of Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		**SCHEDULE A** MAP NO. **58A**
	ZONING BY-LAW NO. 75-2006	SCALE: 1:5,000 metres 0 30 60 120 180 240	



MUNICIPALITY OF THAMES CENTRE

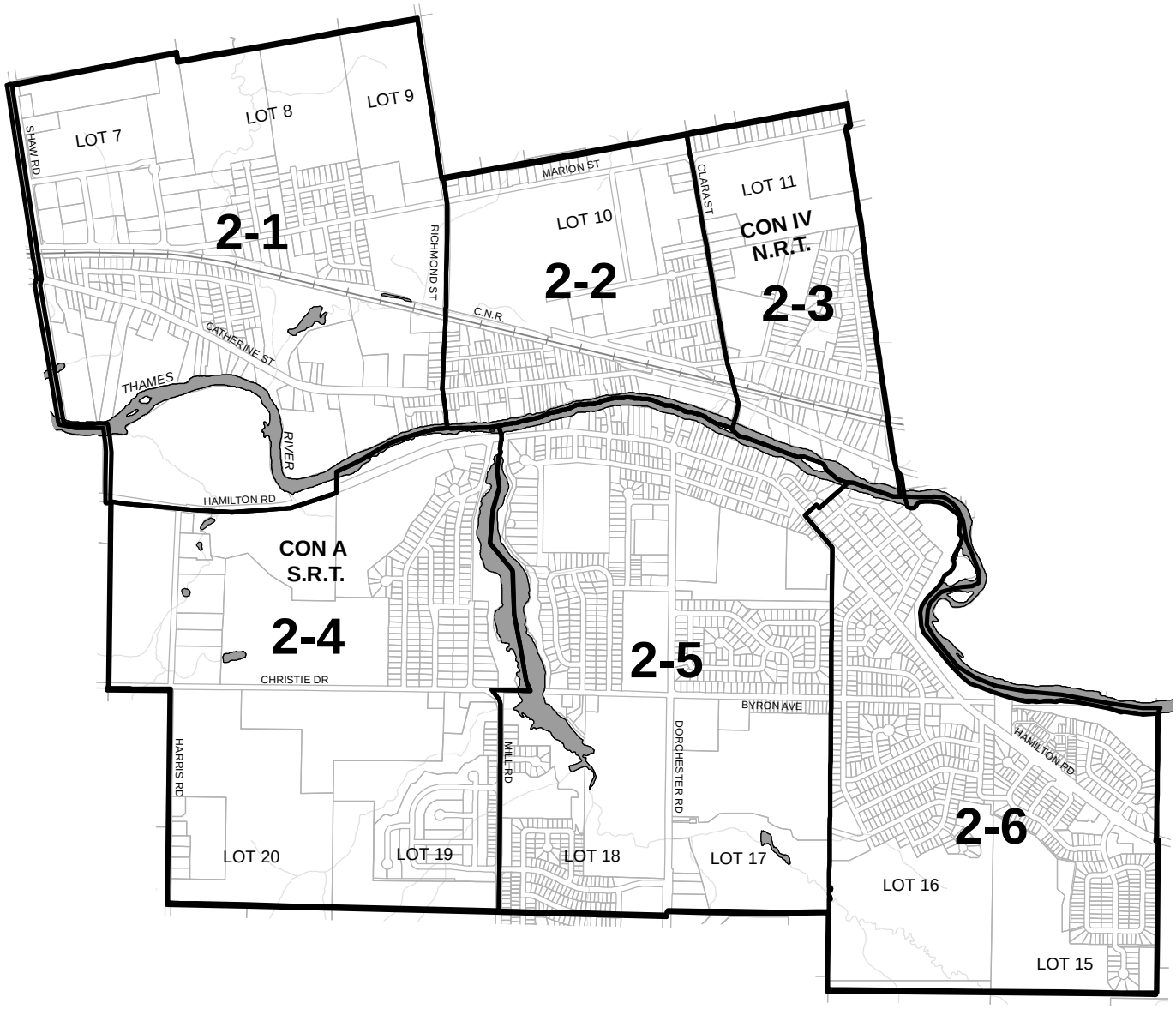
ZONING BY-LAW NO. 75-2006

SCALE: 1:16,000 metres

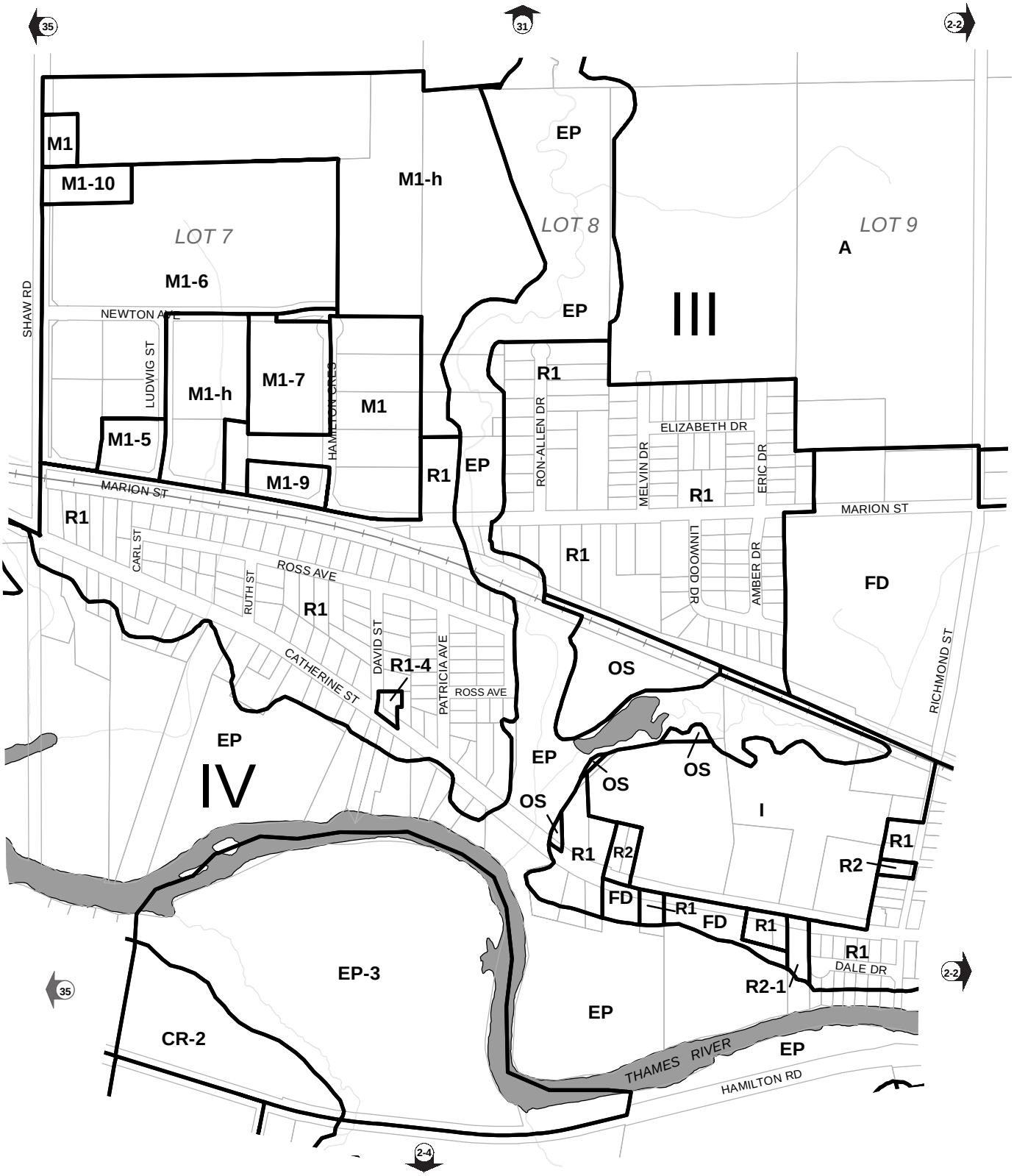
0 100 200 400 600 800

SCHEDULE A
MAP NO.
65

DORCHESTER



Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		**SCHEDULE A** MAP NO. **INDEX 2**
	ZONING BY-LAW NO. 75-2006	**SCALE: 1:24,000 metres** 0 140 280 560 840 1,120	



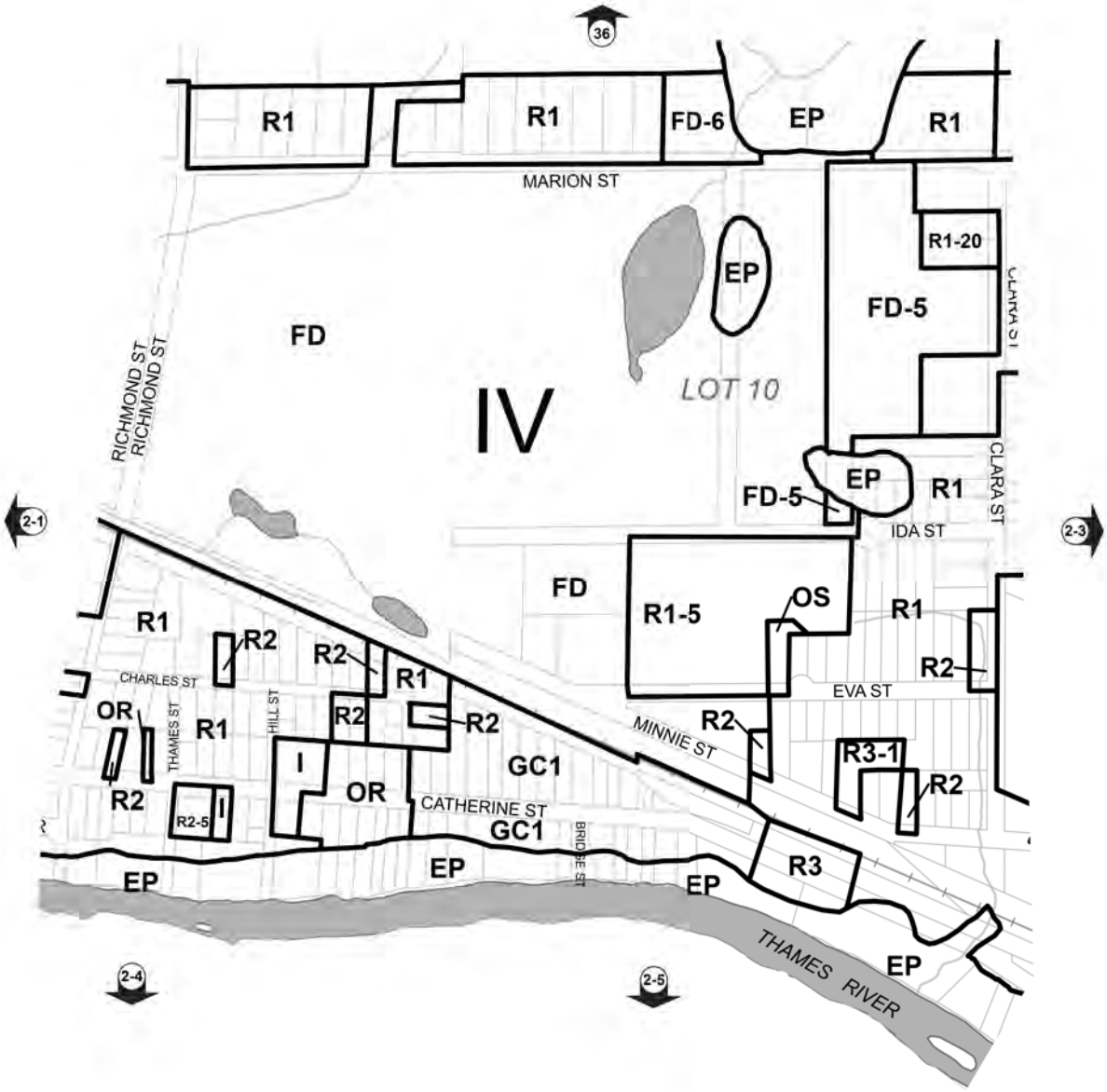
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

SCALE: 1:9,000 metres

0 55 110 220 330 440

SCHEDULE A
MAP NO.
2-1



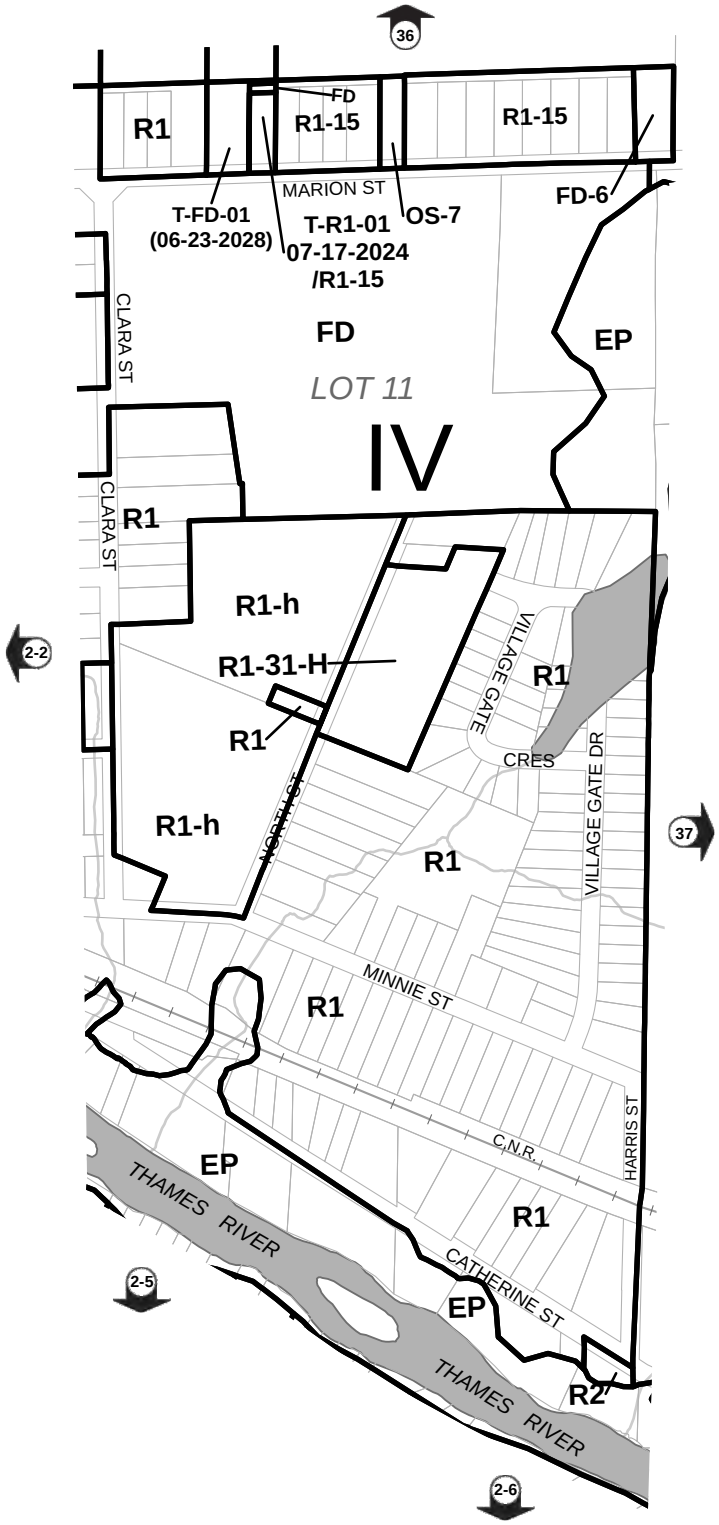
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

SCALE: 1:8,000 metres

0 37.5 75 150 225 300

SCHEDULE A
MAP NO.
2-2



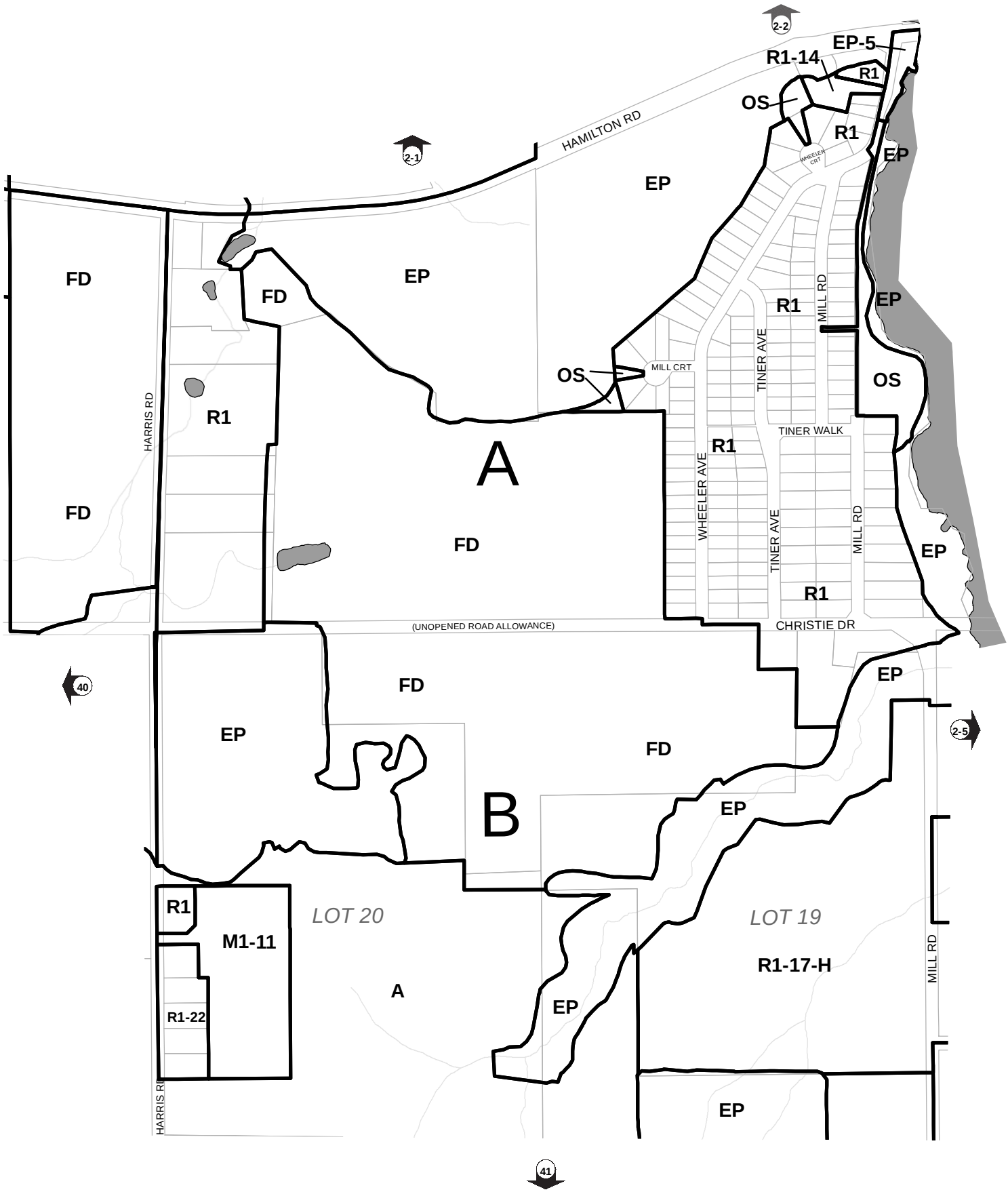
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

SCALE: 1:8,000 metres

0 37.5 75 150 225 300

SCHEDULE A
MAP NO.
2-3



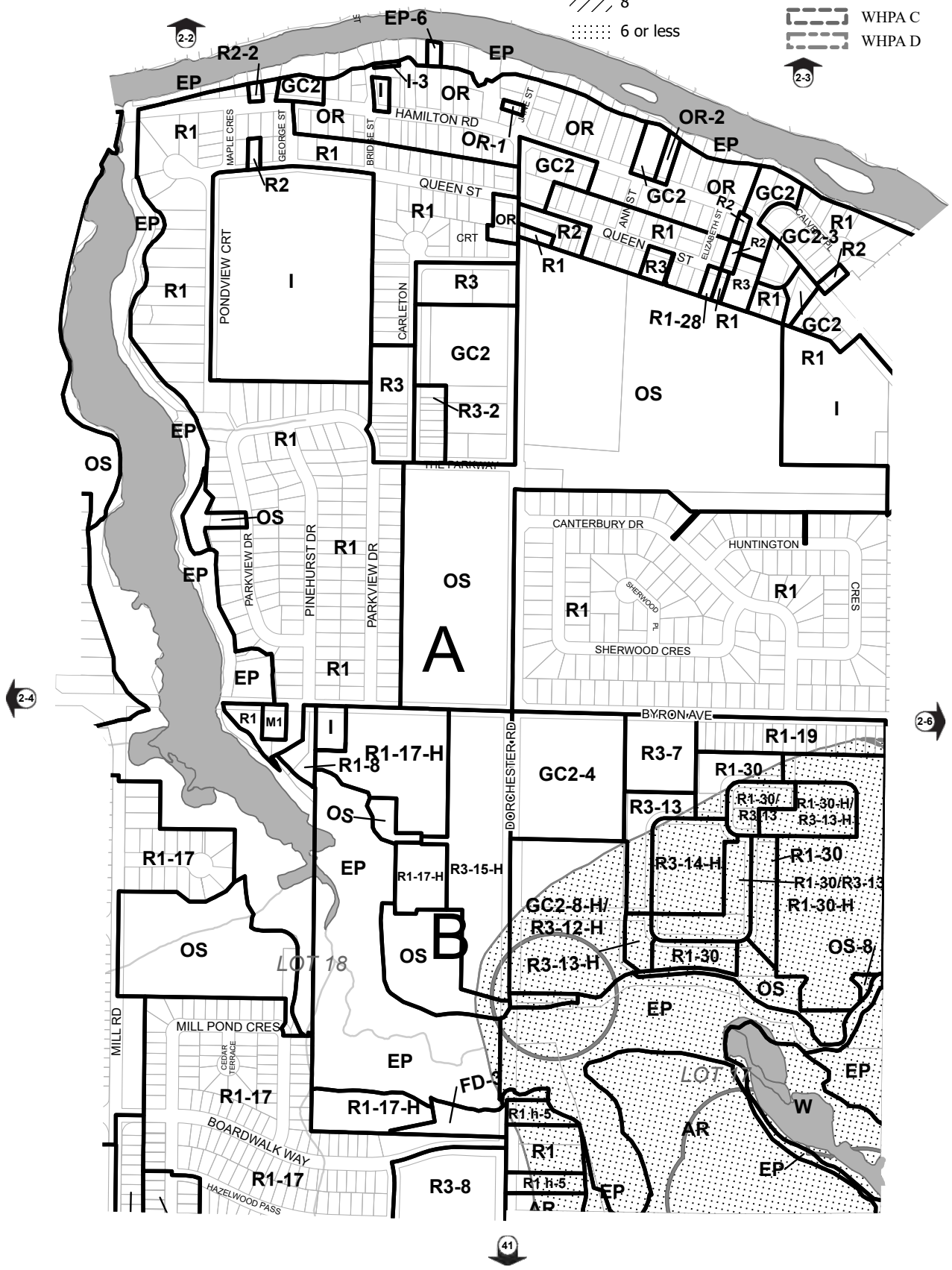
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

SCALE: 1:8,100 metres

0 50 100 200 300 400

SCHEDULE A
MAP NO.
2-4



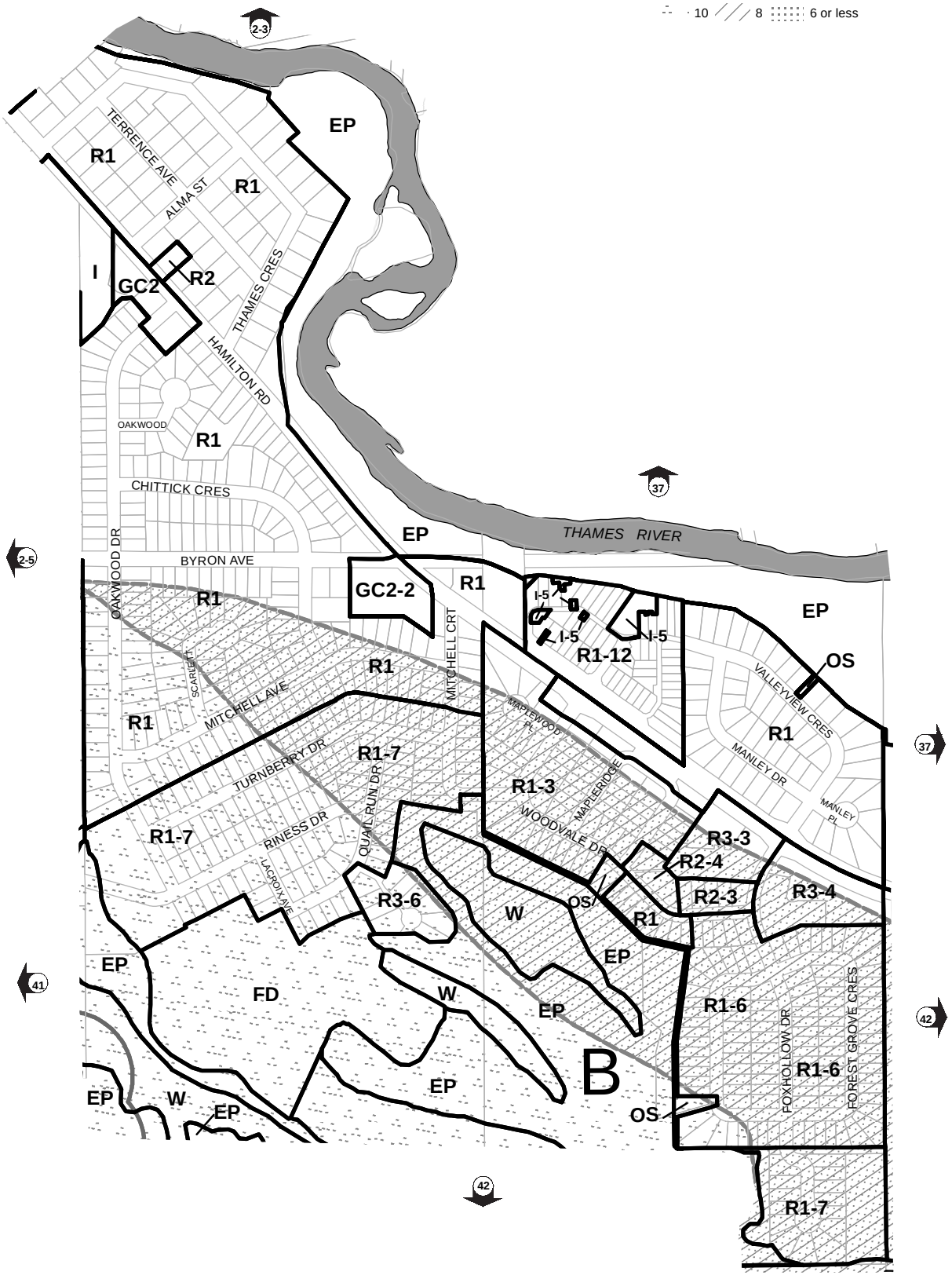
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

SCALE: 1:9,000 metres

0 40 80 160 240 320

SCHEDULE A
MAP NO.
2-5



MUNICIPALITY OF THAMES CENTRE

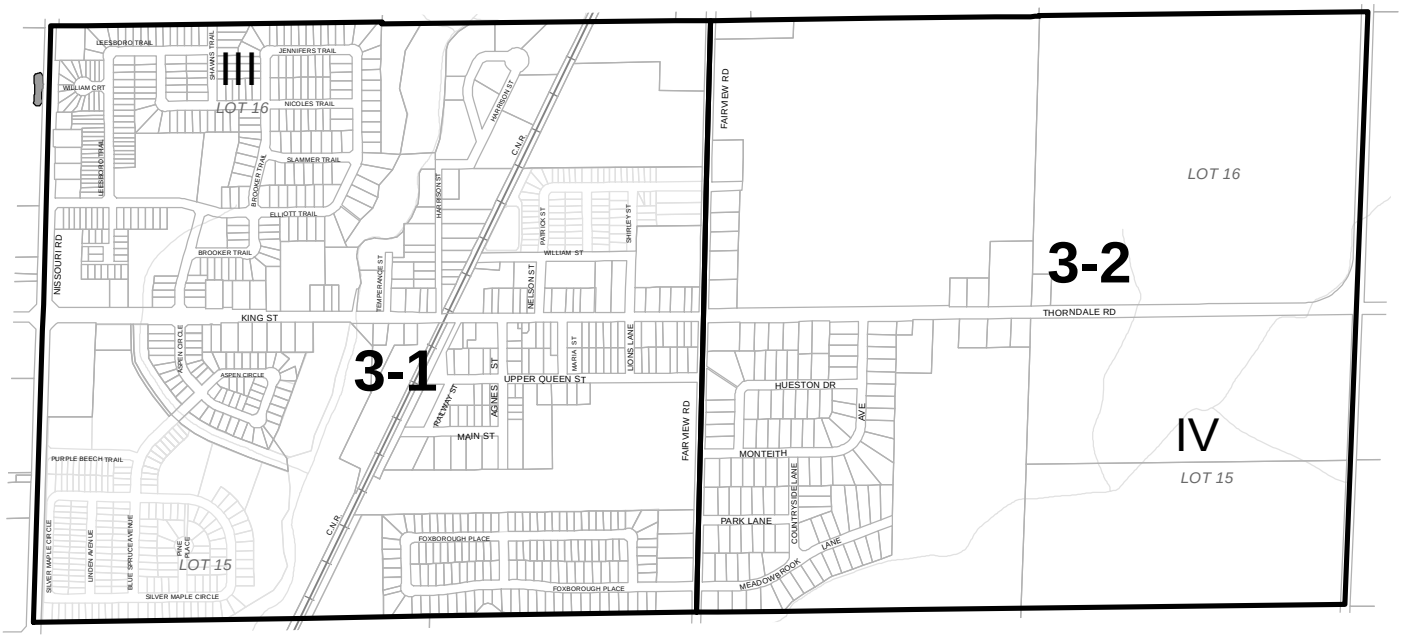
ZONING BY-LAW NO. 75-2006

SCALE: 1:9,000 metres

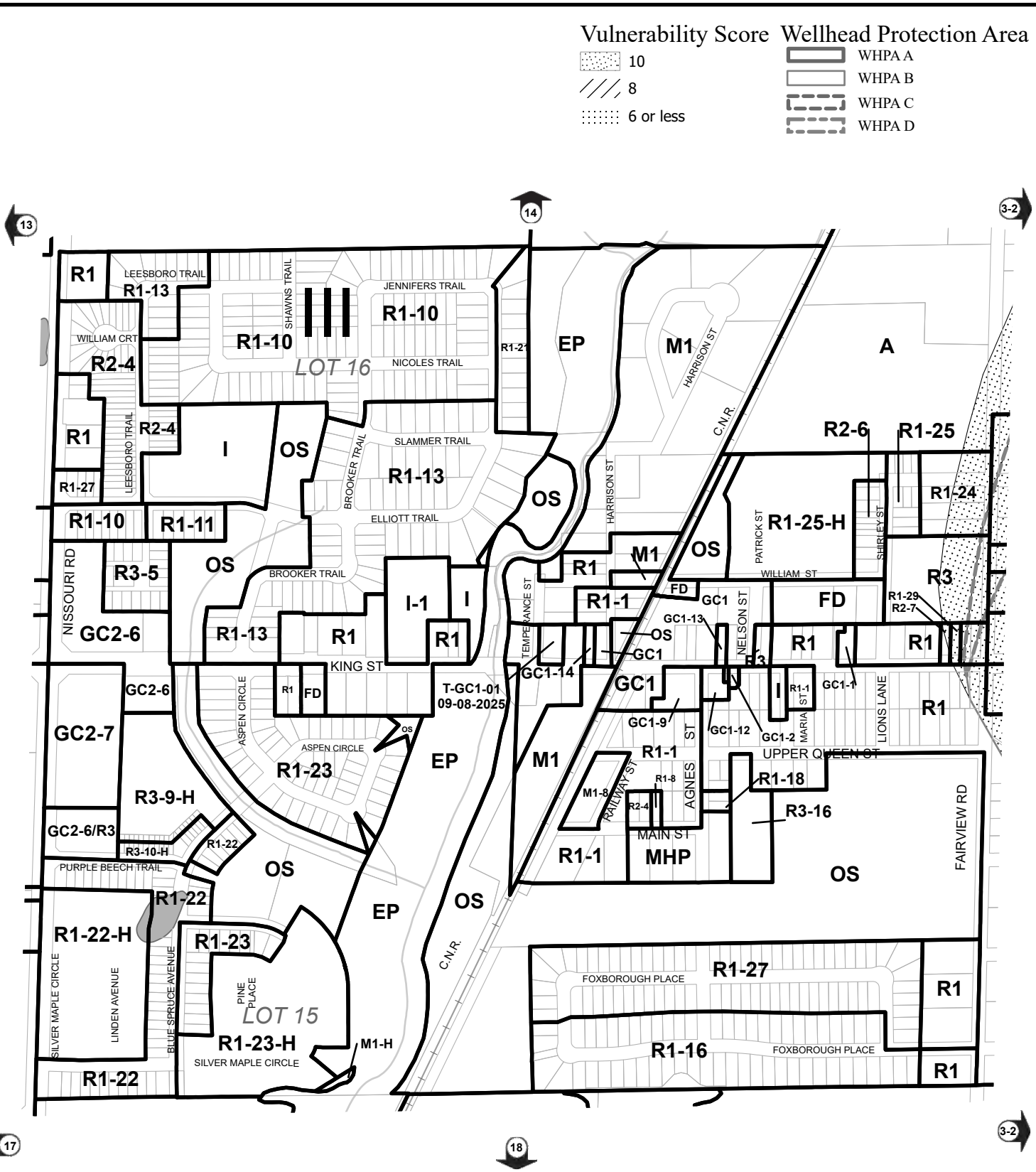
0 55 110 220 330 440

SCHEDULE A
MAP NO.
2-6

THORNDALE



Thames Centre	**MUNICIPALITY OF THAMES CENTRE**		**SCHEDULE A** MAP NO. **INDEX 3**
	ZONING BY-LAW NO. 75-2006	**SCALE: 1:16,000 metres** 0 95 190 380 570 760	



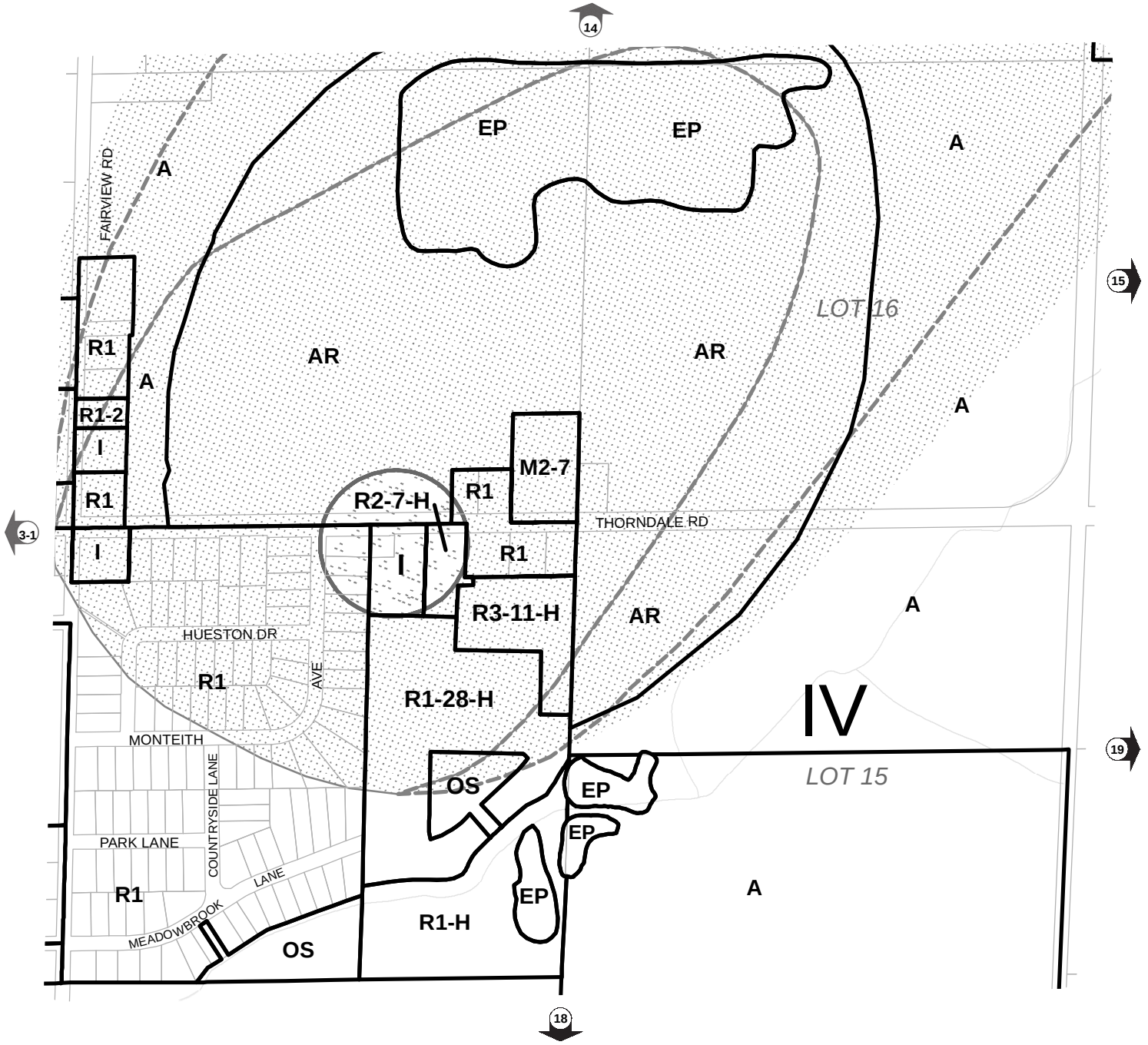
MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

SCALE: 1:8,000 metres

0 37.5 75 150 225 300

SCHEDULE A
MAP NO.
3-1



MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006

SCALE: 1:8,000 metres

0 50 100 200 300 400

SCHEDULE A
MAP NO.
3-2