



# Zoning By-Law 19-2002 As Amended

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This composite edition of By-law 19-2002 has been prepared for convenience purposes only. For accuracy, regard should be had to original By-law 19-2002 and all amending By-laws.

# User's Guide to the Township of Southgate Zoning By-law

## Purpose of a Zoning By-law

A comprehensive zoning by-law is a precise legal document used by a municipality to regulate the use of land and the buildings upon it. It states exactly what type of land uses are **permitted** in a specific area or **zone** and provides the requirements or **regulations** that apply to such land.

Under Ontario's Planning Act, local municipalities can establish zoning by-laws to control the use of land and future development of their community. Zoning By-laws also protect property owners from the development of conflicting land uses. As such, any use of land or the construction or use of any building or structure not in compliance with the local Zoning By-law is prohibited. The Township of Southgate Zoning By-law is also needed to help the community implement the goals and objectives of the Township of Southgate Official Plan, which was adopted by Council on February 15, 2006 and approved by the County of Grey on August 10, 2006.

## How to Use the By-law

For each **zone** there is a list of **permitted uses** and a number of **regulations** such as lot size, frontage, and required yards. The location of each of the zones is shown on the Zone Maps in Schedule "A" found at the end of this By-law. The specific uses and regulations applicable to each zone are found in the relevant section(s) of the Zoning By-law, which bears the same zone name(s).

To determine the provisions of the Zoning By-law that affect your property, follow these steps:

1. Locate your property on one of the **Zone Maps** to find the applicable **zone(s)** that apply to your property [e.g. Residential (R1) Zone].
2. Once you have identified the **zone(s)**, turn to the Table of Contents within the text of the By-law and locate the applicable zone provisions (For example, the R1 Zone is found under Section 8.). Then go to the appropriate page in the By-law to determine the **permitted uses** and specific **regulations** that relate to that zone.
3. Review the **general provisions** (e.g. parking, accessory uses, etc.) contained under Section 5. The provisions contained in Section 5 apply to all land within the municipality and many will affect your property.
4. Section 3 – **Definitions** are useful when trying to understanding the meaning of terminology used throughout the Zoning By-law.

Should you have difficulty reading the Zone Maps or understanding the text of this document, contact the Township Office at (519) 923-2110 for assistance.

**Amendments to the  
Township of Southgate Zoning  
By-Law Number 19-2002  
Since By-Law Amendment 19-2009  
(Comprehensive Amendment)**

<b>By-Law Number</b>	<b>Date</b>	<b>O.M.B. Approval</b>	<b>Purpose</b>
<b>9-2009</b>	Feb 18, 2009		Rezone from CF to R5-221 to allow the conversion of a church to a residential property and recognizes new minimum lot standards and setbacks.
<b>10-2009</b>	Feb 18, 2009		Condition of Consent B6/08. Rezoned from A1 to A1-219 and A1-220 to establish new lot size standards.
<b>11-2009</b>	Feb 18, 2009		Condition of Consent B10/08. Rezoned from A1 to R6 and A1-218. Exception 218 recognizes a new minimum lot area.
<b>25-2009</b>	April 15, 2009		Rezone to from A1 to A1-223 allow of two agricultural buildings with reduced setbacks
<b>26-2009</b>	April 15, 2009		Rezone to from R6 to R6-222 to permit a detached garage in the front yard.
<b>28-2009</b>	May 20, 2009		Rezone from CF to the R) Zone to allow a conversion of a church to a residential dwelling.
<b>32-2009</b>	May 20, 2009		Rezone from A1 to M4 to permit gravel pit
<b>39-2009</b>	June 17, 2009		Rezone as condition of consents B1/09 and B2/09 from A1 to A1-225 & A1-227 to recognize new minimum lot area, frontage and restrict livestock on the severed parcels.

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<b>45-2009</b>	June 24, 2009		Rezone D, A2 & EP to EP, R1-H, R4-228-H and OS-H zones to permit a Draft Plan of Subdivision. Exception 228 allows new max. building height, max. density, min. floor area, & exemption from play space.
<b>55-2009</b>	July 22, 2009		Condition of Consent B22/05 to re-zone from A1 to A1-229 and OS. Exception 229 applies new min. lot area & setback from the livestock facility.
<b>62-2009</b>	Aug 19, 2009		A condition of consent B9/08. Re-zone A1 to A1-224 to recognize a new min. lot area.
<b>54-2009</b>	Aug 19, 2009		Rezone from M1 to CF-230 to permit library use and reduce setbacks and front yard
<b>63-2009</b>	Aug 19, 2009		Rezone from A1 to A1-232 to permit and regulate a garden suite
<b>74-2009</b>	Nov 18, 2009		Rezone from R6 to R6-231 to permit home industry & regulate the use
<b>80-2009</b>	Dec 16, 2009		Rezone from R5 to C2-234 to permit and regulate a day care centre.
<b>5-2010</b>	Jan 27, 2010		Rezone from A1 to A1-235 to permit a small scale industrial workshop
<b>11-2010</b>	Feb 17, 2010		Rezone from the EP-128 to R5 Zone to permit a building lot
<b>12-2010</b>	Feb 17, 2010		Rezone from (CF) Zone to (R2-233) to permit and regulate a residential use
<b>16-2010</b>	Mar 17, 2010		Rezone to (M2-238) permit abattoir and limit livestock housed on property
<b>18-2010</b>	Mar 17, 2010		Rezone from (A1) to (A1-236) to permit a garden Suite.

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<b>17-2010</b>	Apr 21, 2010		Rezone from (A1) to (A1-237) to permit small scale industrial workshop.
<b>25-2010</b>	Apr 21, 2010		Rezone to (A1-230) to recognize new minimum lot area and (EP-241) to restrict site alteration.
<b>29-2010</b>	Apr 28, 2010		Rezone from A1 to A1, A1-242, A1-243, R6, and R6-243
<b>30-2010</b>	Apr 28, 2010		Rezone from A1 to A1-244 to permit a small scale industrial use
<b>34-2010</b>	May 19, 2010		Condition of consent B2/10 - rezone from A1 to A1-245 to recognize reduce lot area.
<b>33-2010</b>	May 19, 2010		Rezone for from R6 and A1 to R5, R5-246, R5-247 and OS to recognize new lot standards in a subdivision
<b>49-2010</b>	July 28, 2010		Removes Holding "H" symbol on the lot
<b>50-2010</b>	July 28, 2010		Condition of consent B6/10 - Rezone from the A2 to A2-248 to recognize new lot standard (front yard)
<b>51-2010</b>	July 28, 2010		Rezone from C2 to C2-250 to provide for residential units in a commercial building
<b>60-2010</b>	Sep 15, 2010		Rezone A1-87 to A1-249 to permit a farm equipment and metal workshop
<b>61-2010</b>	Sep 15, 2010		Rezone from (A1) to (A1-251) to permit and regulate an event use known as "Bull Run".
<b>62-2010</b>	Sep 15, 2010		Rezone from A1 to M4 to permit a gravel pit
<b>68-2010</b>	Oct 20, 2010		Rezone from (A1-208) to (A1-252) to permit a transport terminal
<b>70-2010</b>	Nov 17, 2010		Rezone from (D) to (D-253) to permit a garden suite

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<b>5-2011</b>	Jan 19, 2011		Rezone from (A1) to (A1-254) to permit a welding shop
<b>76-2010</b>	Dec 15, 2010		Rezone from CF to R5-256 to permit conversion of a church to residential use
<b>78-2010</b>	Dec 15, 2010		Rezone from R5 to R5-255 to permit accessory building in a front yard
<b>79-2010</b>	Dec 15, 2010		Condition of Consent B4/10 – rezone from A1 to A1-258 and A1-259 which provides new minimum lot size standards
<b>17-2011</b>	Feb 16, 2011		Rezone to implement the redline revisions to an approved Draft Plan of Subdivision
<b>26-2011</b>	April 20, 2011		Rezone to implement a condition of Consent from (R6) to (R6-262) for new lot size minimums
<b>27-2011</b>	Apr. 20, 2011		Rezone from (A1) to (A1-263) for new lot size minimums as condition of consent
<b>30-2011</b>	May 18, 2011		Rezone from R2 to R2-269 to permit a new garage
<b>31-2011</b>	May 18, 2011		Rezone from (A1) to (R6-265) and (A1-266) for new lot size regulations as a condition of consent #B2/11
<b>32-2011</b>	May 18, 2011		Rezone from (A1) Zone to (A1-267) to permit a garden suite
<b>33-2011</b>	May 18, 2011		Rezone from (A1) to (R6) and (A1-268) for new lot size regulations as a condition of consent #B3/10
<b>36-2011</b>	June 15, 2011		Rezone from (D) to (CF) as a condition of consent file B7/11
<b>37-2011</b>	June 15, 2011		Rezone from (A1) to (R6) as a condition of file B1/11

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<b>56-2011</b>	Oct 5, 2011		Rezone from (CF) to (C2-) to permit a commercial use and permit and regulate two accessory apartments
<b>61-2011</b>	Nov 16, 2011	Apr 27,2012	Rezone from (A1) to (A1-274) to permit a home industry structure up to 490m <sup>2</sup> and further regulate the use
<b>62-2011</b>	Nov 16, 2011		Rezone from (A1) to (R6-272) to recognize new lot frontage, front yard and area, and to (A1-273) to recognize new minimum lot area
<b>66-2011</b>	Nov 16, 2011		Rezone from (R6) to (R6-276) to permit garden suite for 10 year period
<b>68-2011</b>	Nov 23, 2011		Rezone from (OS) to (M1-277) to permit expansion of current use (outdoor storage) with a reduced front yard
<b>3-2012</b>	Feb 15, 2012		Rezone from (A2) to (A2-278) and (M2-279 H) to permit metal fabricating shop and prohibit other home industry
<b>4-2012</b>	Feb 15,2012		Rezone from (A1) to (A1-280) to permit powder coating shop
<b>10-2012</b>	Mar 21, 2012		Rezone as condition of severance from (A1) to (R6) and (A1-281) to recognize a new minimum lot area
<b>11-2012</b>	Mar 21, 2012		Rezone from (R2) to (R3) to permit semi-detached dwellings
<b>12-2012</b>	Mar 21, 2012		Rezone from (R1) to (R2) to clean up a split zone
<b>23-2012</b>	May 16, 2012	Appealed - hold	Rezone from (A1) to (M4) to permit an aggregate operation
<b>26-2012</b>	Aug 16, 2012		Rezone from (A1) to (M4-283) to permit pit operation with existing residence

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<b>31-2012</b>	Jul 18, 2012		Add new provisions to permit "Accessory Apartments" in the (R1) and (R2) zones
<b>35-2012</b>	Jun 20, 2012		Rezone from (A1) to (R6-284) to recognize reduced lot frontage and (A1-285) to recognize reduced lot area and prohibit a residential use
<b>44-2012</b>	Sep 19, 2012		Rezone from (A1) to (A1-286) to permit Tractor Repair Shop
<b>45-2012</b>	Sep 19, 2012		Rezone from (C2) to (R3) to permit a multiresidential use
<b>46-2012</b>	Sep 19, 2012		Rezone from (A1-44) to (A1-287) to permit expansion of an abattoir
<b>49-2012</b>	Nov 21, 2012		Rezone from (A1) to (A1-289 H) to permit a metal fabrication shop
<b>50-2012</b>	Oct 17, 2012		Rezone from (A1) to (A1-290) to permit woodworking shop
<b>54-2012</b>	Nov 7, 2012	By-law Repealed by Southgate – OMB Order	Rezone from (M1) to (M1-288) and (PU) to permit recycling and waste transfer
<b>59-2012</b>	Nov 21, 2012		Rezone from (A1) to (A1-293) to recognize reduced lot area (condition of consent)
<b>60-2012</b>	Nov 21, 2012		Rezone to (A1-291) and (A1-292) to recognize reduced lot areas (condition of consent)
<b>3-2013</b>	Jan 23, 2013		Lift Holding Provision (H) re: Site Plan Control – A1-280
<b>4-2013</b>	Jan 23, 2013		Lift Holding Provision (H) re: Site Plan Control – A1-289
<b>5-2013</b>	Jan 23, 2013		Rezone from A1 to A1-294 to permit small scale industrial use on farm.
<b>6-2013</b>	Jan 23, 2013		Rezone from A1 to A1-296 to permit small scale industrial use on farm.

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<b>7-2013</b>	Jan 23, 2013		Rezone from A1 to A1-295 to permit small scale industrial use on farm.
<b>17-2013</b>	Feb 20, 2013		Rezone as a condition of consent for files B1/12 and B2/12 to recognize new minimum lot areas and frontage.
<b>18-2013</b>	Feb 20, 2013		Rezone from A1 to A1-300 to permit a Garden Suite.
<b>19-2013</b>	Feb 20, 2013		Rezone from A1 to A1-301 for relief from side yard setback and restrict livestock in building.
<b>27-2013</b>	Mar 27, 2013		Rezone from A1 to R6-304 to permit the expansion of existing Home Occupation "food canning operation" with reduced side and front yard setbacks.
<b>28-2013</b>	Mar 27, 2013		Condition of Consent B2/13 - rezone from A1 to A1-302 to restrict livestock and new minimum lot area, and R6-303 to recognize new minimum frontage and lot area.
<b>31-2013</b>	Apr 17, 2013		Rezone from A1 to A1-305 to permit a small scale equipment and repair shop
<b>32-2013</b>	May 1, 2013		Rezone from A1 to A1-306 to permit a grain drying operation
<b>33-2013 Amended by 2025-007</b>	Apr 17, 2013 Feb 5, 2025		Rezone from A1 to A1-307 to permit a small scale industrial use
<b>34-2013</b>	Apr 17, 2013		Rezone A1 to A1-308 to permit a small scale industrial use
<b>35-2013</b>	Apr 17, 2013		Rezone A1 to A1-309 to permit a small scale industrial use
<b>57-2013</b>	Jun 19, 2013		Rezone from A1- to an exception to permit a parochial school

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<b>61-2013</b>	July 10, 2013		Rezone from C1-234 to R5 to permit the conversion back to a residential use from a daycare use.
<b>72-2013</b>	Sep 15, 2013		Rezone from C5-48 to C5-313 to permit motor vehicle sales in addition to other permitted uses
<b>73-2013</b>	Aug 28, 2013		Rezone from A1 to A1-314 to permit a church and cemetery on the lands
<b>74-2013</b>	Aug 28, 2013		Condition of consent B4/13 – rezone from A1 to A1-312 which restricts residential uses and provides new min lot area and A1 to R6-311 for which provides new min lot area and frontage for new residential lot)
<b>89-2013</b>	Sep 25, 2013		Rezone from A1 to an exception to permit a small-scale industrial use
<b>90-2013</b>	Sep 25, 2013		Rezone from A1 to A1-316 to permit a small-scale industrial use shop C13-2013
<b>106-2013</b>	Nov 20, 2013		Change zoning symbol from A1-139 to A1-317 file C14/13
<b>8-2014</b>	Mar 19, 2014		Change zoning symbol from Agricultural (A1-172H) to Agricultural Exception-318 (A1-318-H) to allow for Metal Working shop C18/13
<b>9-2014</b>	Mar 19, 2014		Change zoning symbol from Agricultural (A1) to Agricultural Exception -319 (A1-319) to allow working shop C19-13
<b>17-2014</b>	Mar 26, 2014		Change zoning symbol from Agricultural (A1) to Agricultural Exception -320 (A1-320) to allow for a metal clad workshop and power room C1-14

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<b>18-2014</b>	Mar 26, 2014		Change zoning symbol from Agricultural (A1) to Agricultural Exception -321 (A1-321) to allow for a metal fabricating and welding shop
<b>19-2014</b>	Mar 26, 2014		Change zoning symbol from Agricultural (A2) to Agricultural Exception -322 (A2-322) and Residential type 5 to Residential Type 5 Exception-323 (R5-323) C3-14
<b>29-2014</b>	April 23, 2014		Change zoning symbol from Agricultural (A1) to Extractive Industrial (M4) - Flanagan
<b>37-2014</b>	June 25, 2014		Change zoning from Agricultural (A1) to Residential Type 6 Exception-324 (R6-324) and Agricultural (A1) to Agricultural Exception -325 (A1-325) file C5-14
<b>44-2014</b>	June 25, 2014		Change zoning from Agricultural (A1) to Agricultural Exception -327 (A1-327) to allow for a metal work and welding shop with outside storage C7-14
<b>45-2014</b>	June 25, 2015		Change zoning from Agricultural (A1) to Agricultural Exception -326 (A1-326) and Agricultural A1 to Residential Type 6 (R6) file C4-14
<b>51-2014</b>	July 19, 2017		Change zoning from Agricultural (A1) to Agricultural Exception -328 (A1-328) Residential Type 6 (R6) to Agricultural (A1). File No. C8-14

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<b>52-2014</b>	July 23, 2014		Change zoning to Agricultural (A1) to Agricultural Exception -329 (A1-329) and Agricultural (A1) to Residential Type 6 Exception -330 (R6-330) file C9-14
<b>53-2014</b>	July 23, 2014		Change zoning from Agricultural (A1) to Agricultural Exception -331 (A1-331) C12-14
<b>63-2014</b>	Aug 27, 2014		Change zoning from Agricultural (A1) to Agricultural Exception - 332 (A1-332) to allow for a metal clad workshop and outside storage file C10-14
<b>64-2014</b>	Aug 27, 2014		Change zoning from Agricultural (A1) to Agricultural Exception - 333 (A1-333) to allow for a workshop with an office and outside storage file C11-14
<b>65-2014</b>	Aug 27, 2014		Change zoning from Agricultural exception -154 (A1-154) to Agricultural Exception -334 (A1-334) to allow for a "garden suite" file C13-14
<b>27-2015</b>	Mar 18, 2015		Change zoning from Agricultural (AI) and Environmental Protection (EP) to Agricultural (AI), Extractive Industrial holding (M4-338-h) and Environmental Protection (EP). Orchard Pit file
<b>32-2015</b>	Apr 15, 2015		Change zoning from Agricultural (A1) to Agricultural Exception – 339 (A1-339) to Agricultural (A1) to residential type 6 Exception – 340 (R6-340) file No. C14-14
<b>33-2015</b>	May 6,2015		Change zoning from Residential type two (R2) to Residential type three exception (R3-341-h) Residential type two (R2) to Residential type two holding (R2-H) File C17-13

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<b>41-2015</b>	May 20, 2015		Change zoning from Agricultural (A1) to Agricultural Exception -342 (A1-342) file no C18-14
<b>42-2015</b>	May 20, 2015		Change zoning from Agricultural (A1) to Agricultural Exception -343 (A1-343) Agricultural (A1) and Environmental Protection (EP) to Agricultural (A1) and Environmental Protection (EP) file no C1-15
<b>43-2015</b>	May 20, 2015		Change zoning from Agricultural (A1-295) to Agricultural Exception -344 (A1-344) file no C3-15
<b>49-2015</b>	June 17, 2015		Change zoning from Agricultural (A2), Residential Type Six (R6) and Environmental Protection (EP) to Agricultural (A2-345), Residential Type Six (R6) and Environmental Protection (EP) file H. Bye Construction
<b>57-2015</b> <b>2024-117</b>	Aug 12, 2015 Oct 2, 2024		Change zoning from Agricultural (A1) to Agricultural Exception -350 (A1-350) file C7-15 Updated via file C24-24
<b>58-2015</b>	Aug 26, 2015		Change zoning from Agricultural (A1) to Agricultural Exception -348 (A1-348) file C6-15
<b>59-2015</b>	Aug 26, 2015		Change zoning to Agricultural (A1) to Agricultural Exception -346 (A1-346) • Residential Type 6 to Residential Type 6 Exception – 347 (R6-347) file C8-15
<b>60-2015</b>	Aug 12, 2015		Change zoning from Agricultural (A1) to Agricultural Exception -351 (A1-351) file no C9-15

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<b>64-2015</b>	Sept 2, 2015		Change zoning from Residential Type 2 (R2), to Residential Type 2 Exception (R2-352) file no C12-15
<b>65-2015</b>	Sept 2, 2015		Change zoning from Agricultural (A1), to Residential Type 6 • Agricultural (A1) to Agricultural Exception (A1-353) file no C13-15
<b>74-2015</b>	Oct 7, 2015		Change zoning from Agricultural (A1-281) to Agricultural Exception -349 (A1-349) file no C4-15
<b>80-2015</b>	Nov 18, 2015		Change zoning from Agricultural Exception(A1-96) to Agricultural Exception -356 (A1-356) file no C20-14
<b>81-2015</b>	Oct 21, 2015		Change zoning from Agricultural (A1) to Agricultural Exception -354 (A1-354) file no. C10-15
<b>82-2015</b>	Nov 18, 2015		Change zoning from Agricultural (AI) to Agricultural Exception -355 (AI-355) • Agricultural (A1) to Community Facility (CF) file no.C11-15
<b>83-2015</b>	Oct 21, 2015		Secondary Dwelling Unit on A1 and A2 lands if a Garden Suite is not already permitted. (C24-15)
<b>85-2015</b>	Nov 4, 2015		Change zoning from Agricultural (AI) to Agricultural Exception -357 (AI-357) file no C16-15
<b>90-2015</b>	Nov 18, 2015		General Commercial exception -270 (C2-270) to Residential Type 3 exception-358 (R3-358) file no C17-15

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<b>91-2015</b>	Nov 18, 2015		Change zoning from Agriculture (A1) to Residential Type 6 exception-359 (R6-359) file no C18-15
<b>98-2015</b>	Dec 16, 2015		Change zoning from Agricultural (At) to Agricultural Exception -360 (At-360) file no C15-15
<b>99-2015</b>	Dec 16, 2015		Change zoning from Agricultural (A1) to Agricultural Exception -361 (A1-361) file no C19-15
<b>05-2016</b>	Jan 20, 2016		Change zoning from Agricultural (A1) to Agricultural Exception -362 (A1-362) file no C20-15
<b>06-2016</b>	Feb 17, 2016		Change zoning from Agricultural (A1) to Agricultural Exception -363 (A1-363) file no C21-15
<b>46-2016</b>	May 18, 2016		Change zoning from Agricultural (A1) to Agricultural Exception -365 (A1-365) <ul style="list-style-type: none"> <li>• Agricultural (A1) to Residential Type 6 Exception -366 (R6-366) file no C3-16</li> </ul>
<b>52-2016</b>	June 1, 2016		Change zoning from Agriculture (A1) to Agriculture Exception -367 (A1-367) File No. C27-15
<b>54-2016</b>	June 1, 2016		Change zoning from Agriculture (A1) to Agriculture Exception -368 (A1-368) File No. C30-15
<b>70-2016</b>	July 6, 2016		Change zoning from Agriculture (A1) to Agriculture Exception -369 (A1-369) File No. C31-15
<b>71-2016</b>	July 6, 2016		Change zoning from Agriculture (A1) to Agriculture Exception -370 (A1-370) File No. C1-16

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<b>75-2016</b>	July 6, 2016		Change zoning from Agricultural (A1) to Agricultural Exception -371 (A1-371) • Agricultural (A1) to Residential Type 6 Exception -372 (R6-372) File No. C8-16
<b>97-2016</b>	Oct 5, 2016		Change zoning from Agricultural (A1) to Agricultural Exception -373 (A1-373) File No. C6-16
<b>101-2016</b>	Oct 19, 2016		Change zoning from Agricultural (A1) to Agricultural Exception -374 (A1-374) File No. C4-16
<b>102-2016</b>	Oct 19, 2016		Change zoning from Agricultural (A1) to Agricultural Exception -375 (A1-375) File No. C10-16
<b>06-2017</b>	Feb 15, 2017		Change zoning from Agricultural (A1) to Agricultural Exception -376 (A1-376) File No. C13-16
<b>08-2017</b>	Jan 18, 2017		Change zoning from Agricultural (A1), Rural Commercial type 4 and Environmental Protection (EP) to General Commercial type 2 exception 377 (C2-377) and Environmental Protection. File No. C23-15
<b>2017-024</b>	Mar 15, 2017		Change zoning from Restricted Agricultural (A2) and Environmental Protection (EP) to Residential Type 1 exception-378 (R1-378-H), Residential Type 3 exception-379 (R3-379-H), Open Space (OS) and Environmental Protection (EP) File No. C2-16

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<b>2017-054</b>	Jun 21, 2017		Change zoning from Agricultural (A1) to Agricultural Exception -380 (A1-380) File No. C21-16
<b>2017-053</b>	May 17, 2017		Change zoning from Open Space (OS) to Open Space Exception - 381 (OS-381). File No C3-17
<b>2017-074</b>	Jun 21, 2017		Change zoning from Agricultural (A2), Environmental Protection (EP) and Space Extensive Industrial (M3) to Agricultural Exception A2-382 Space Extensive Industrial (M3) and Environmental Protection (EP). File No. C11-16
<b>2017-075</b>	July 5, 2017		Change zoning from Agricultural (A1-291) to Agricultural Exception -384 (A1-384) File No. C14-16
<b>2017-076</b>	July 19, 2017		Change zoning from Agricultural (A1) to Agricultural Exception -386 (A1-386) File No. C18-16
<b>2017-094</b>	Aug 2, 2017		Change zoning from Agricultural (A1) to Agricultural Exception -383 (A1-383) File No C15-16
<b>2017-101</b>	Aug 23, 2017		Change zoning from Agricultural (A1) to Agricultural Exception -387 (A1-387) File No. C17-16
<b>2017-111</b>	Sept 6, 2017		Change zoning from Restricted Agricultural (A2) to Restricted Agricultural Exception -388 (A2-388). File No. C14-15

<b>By-Law Number</b>	<b>Date</b>	<b>O.M.B. Approval</b>	<b>Purpose</b>
<b>2017-117</b>	Sept 20, 2017		Change zoning from Residential Type two (R2) to Residential Type Three Exception-390 (R3-390) File No. C5-17
<b>2017-118</b>	Sept 20, 2017		Change zoning from Residential Type two (R2) to Residential Type Three Exception-389 (R3-389) File No. C10-17
<b>2017-122</b>	Oct 18, 2017		Change zoning from Agricultural (A1) to Agricultural Exception-391 (A1-391) File No. C1-17
<b>2017-123</b>	Oct 18, 2017		Change zoning from Agricultural (A1) to Agricultural Exception-392 (A1-392) and Agricultural (a1) to Environmental Protection (EP). File No. C4-17
<b>2017-124</b>	Oct 18, 2017		Changing zoning from Agricultural (A1) to Agricultural Exception-393 (A1-393) and Agricultural (A1) to Environmental Protection (EP) File No. C6-17
<b>2017-125</b>	Oct 18, 2017		Changing zoning from Agricultural (A1) to Agricultural Exception-394 (A1-394) File No. C7-17
<b>2017-132</b>	Nov 15, 2017		Changing zoning from Agricultural (A1) to Agricultural Exception-395 (A1-395) File No C9-17
<b>2017-133</b>	Nov 15, 2017		Changing zoning from Agricultural (A1-251) to Agricultural (A1) File No. C9-17
<b>2017-139</b>	Nov 15, 2017		Change zoning from Agricultural (A1) to Agricultural Exception -397 (A1-397), and to Environmental Protection (EP) to Agricultural (A1-397) File No. C14-17

<b>By-Law Number</b>	<b>Date</b>	<b>O.M.B. Approval</b>	<b>Purpose</b>
<b>2018-007</b>	Jan 17, 2018		Change zoning from Agricultural (A1) to Agricultural Exception (A1-398) File No. C26-20
<b>2021-048</b>	April 7, 2021		Change zoning from Agricultural (A1) to Residential Type 6 Exception (R6-399) File No. C19-17
<b>2018-009</b>	Jan 17, 2018		Change zoning from Community Facility (CF) to Residential Type 5 Exception (RS-400) and to Community Facility (CF) to Community Facility Exception (CF-401) File No. C23-17
<b>2018-023</b>	Mar 21, 2018		Change zoning from Agricultural (A1) to Agricultural Exception (A1-402) File no. C17-17.
<b>2018-024</b>	Feb 21, 2018		Change zoning from Agricultural (A1) to Agricultural Exception (A1-403). File No C22-17
<b>2018-025</b>	Feb 21, 2018		Change zoning from Agricultural (A1) to Agricultural Exception (A1-404). File No. C26-17
<b>2018-030</b>	Mar 7, 2018		Change zoning from Agricultural (A1) to Agricultural Exception (A1-405). File No. C30-17
<b>2018-045</b>	April 5, 2018		Change zoning from Residential Type two (R2) to Residential Type Three Exception-406 (R3-406). File No. C3-18
<b>2018-046</b>	April 18, 2018		Change zoning from Agricultural (A1) to Agricultural Exception (A1-408) File No. C21-17

<b>By-Law Number</b>	<b>Date</b>	<b>O.M.B. Approval</b>	<b>Purpose</b>
<b>2018-047</b>	April 18, 2018		Change zoning from Agricultural (A1) to Agricultural Exception (A1-407) File No. C24-17
<b>2018-063</b>	May 2, 2018		Change zoning from Residential type two (R2) to Residential Type Three Exception-40g (R3-409) File No. C27-17
<b>2018-064</b>	May 2, 2018		Change zoning from Agricultural (A1) to Agricultural Exception-410 (A1-410). File No. C28-17
<b>2018-065</b>	May 2, 2018		Change zoning from General Commercial (C2) to General Commercial Exception 411 (C2-411). File No. C8-18
<b>2018-067</b>	May 16, 2018		Change zoning from Agricultural (A1) to Agricultural Exception (A1-412). File No. C6-18
<b>2018-068</b>	May 16, 2018		Change zoning from Agricultural (A1) to Agricultural Exception (A1-413) and Agricultural (A1) to Agricultural Exception (A1-414) File No. C2-18
<b>2018-069</b>	May 16, 2018		Changing the zoning from Agricultural (A1) to Agricultural Exception (A1-415) and Agricultural (A1) to Agricultural Exception (A1-416) File No. C9-18
<b>2018-071</b>	June 6, 2018		Changing zoning from Agricultural (A1) to Agricultural Exception (A1-417) and Agricultural (A1) to Agricultural Exception (A1-418). File No. C29-17
<b>2018-077</b>	June 6, 2018		Change zoning from Agricultural (A1) to Agricultural Exception (A1-419). File No. C1-18

<b>By-Law Number</b>	<b>Date</b>	<b>O.M.B. Approval</b>	<b>Purpose</b>
<b>2018-078</b>	June 6, 2018		Change zoning from Agricultural (A1) to Agricultural Exception (A1-420). File No. C20-17
<b>2018-087</b>	June 20, 2018		Change zoning from Agricultural (A1-174) to Agricultural Exception (A1-421) File No. C7-18
<b>2018-088</b>	Aug 1, 2018		Change zoning from Residential type 6 (R6) to Recreational Commercial exception (C5-424) File NO. C18-17
<b>2018-089</b>	June 20, 2018		Change zoning from Agricultural (A1) to Agricultural Exception (A1-422) File No. C11-18
<b>2018-102</b>	Aug 1, 2018		Change zoning from Agricultural Exception (A1-204) and Agricultural Exception (A1-205) to Agricultural Exception (A1-423). File No. C5-18
<b>2018-111</b>	Sept 5, 2018		Change zoning from Residential Type Two (R2) to Residential Type Two exception 426 (R2-426) and Residential Type Two (R2) to Residential Type Two Exception 427 (R2-427) File No. C14-18
<b>2018-112</b>	Sept 5, 2018		Change zoning from Agricultural (A1) to Agricultural Exception -428 (A1-428). File No. C18-18
<b>2018-116</b>	Oct 3, 2018		Change zoning from Agricultural (A1) to Agricultural Exception (A1-425). File No. C16-18
<b>2018-117</b>	Oct 3, 2018		Change zoning from General Commercial (C2) to General Commercial Exception (C2-429-H). File No. C19-18

<b>By-Law Number</b>	<b>Date</b>	<b>O.M.B. Approval</b>	<b>Purpose</b>
<b>2018-118</b>	Oct 3, 2018		Change zoning from Agricultural (A1) to Agricultural Exception (A1-430). File No. C20-18
<b>2019-005</b>	Jan 16, 2019		Change zoning from General Industrial (M1) to General Industrial Exception (M1-434-H). File No. C17-18
<b>2019-010</b>	Jan 16, 2019		Change zoning from Agricultural (A1-95) to Agricultural Exception (A1-431) File No. C21-18
<b>2019-030</b>	June 5, 2019		Change zoning from Agricultural (A1) to Agricultural Exception (A1-435). File No. C20-16
<b>2019-031</b>	Feb 20, 2019		Change zoning from Agricultural (A1) to Agricultural Exception (A1-433) and Rural Commercial (C4) to Agriculture (A1). File No. C23-18
<b>2019-032</b>	Feb 20, 2019		Change zoning from Agricultural (A1) to Agricultural Exception (A1-432). File No. C22-18
<b>2019-044</b>	Mar 20, 2019		Change zoning from Agricultural (A1) to Agricultural Exception (A1-436). File No. C25-18
<b>2019-050</b>	April 3, 2019		Change zoning from Agricultural (A1) to Agricultural Exception (A1-439). File No. C30-18
<b>2019-059</b>	May 1, 2019		Change zoning from Agricultural (A1) to Residential Type six exception (R6-438). File No. C34-18
<b>2019-060</b>	April 17, 2019		Change zoning from Agricultural (A1) to Agricultural Exception -441 (A1-441) and Agricultural (A1) to Residential Type 6 Exception -442 (R6-442). File No. C7-19

<b>By-Law Number</b>	<b>Date</b>	<b>O.M.B. Approval</b>	<b>Purpose</b>
<b>2019-065</b>	May 1, 2019		Change zoning from Agricultural (A2) to Highway Commercial Exception (C3-440-H). File No. C33-18
<b>2019-061</b>	April 17, 2019		Agricultural (A2) to Community Facility (CF). The Environmental protection boundary line was also adjusted. File No. C10-18
<b>2019-066</b>	June 5, 2019		Change zoning from General Commercial (C2) to General Commercial Exception (C2-444). File No.36-18
<b>2019-081</b>	June 5, 2019		Change zoning from Agricultural (A1) to Agricultural Exception (A1-445). File No. C1-19
<b>2019-083</b>	June 5, 2019		Change zoning from Agricultural (A1) to Agricultural Exception (A1-446). File No. C3-19
<b>2019-084</b>	June 5, 2019		Change zoning from Agricultural (A1) to Agricultural Exception (A1-447). File No. C4-19
<b>2019-114</b>	Aug 7, 2019		Change zoning from Agricultural (A1) to Agricultural Exception -448 (A1-448) and Agricultural (A1) to Residential Type 6 (R6). File No. C6-19
<b>2019-115</b>	Aug 7, 2019		Change zoning from Agricultural (A1) to Agricultural Exception (A1-449). File No C9-19
<b>2019-135</b>	Sept 18, 2019		Change zoning from Agricultural (A1) to Agricultural Exception (A1-451). File No. C14-19
<b>2019-178</b>	Dec 4, 2019		Change zoning from Agricultural (A1)- to Agricultural Exception A1-450. File No. C12-19

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<b>2019-179</b>	Dec 4, 2019		Change zoning from Restricted Agriculture (A2) to Restricted Agriculture Exception (A2-452). File No. C13-19
<b>2020-015</b>	Feb 5, 2020		Change zoning from Agricultural (A1) to Agricultural Exception (A1-453). File No. C15-19
<b>2020-016</b>	Feb 5, 2020		Change zoning from Agricultural (A1) to Agricultural Exception (A1-454) and Environmental Protection (EP) to Agricultural (A1). File No. C18-19
<b>2020-017</b>	Feb 5, 2020		Change zoning from Agricultural (A1) to Agricultural Exception (A1-455). File No. C20-19
<b>2020-019</b>	Feb 5, 2019		Change zoning from Agricultural (A1) to Agricultural Exception (A1-456). File No. C22-19
<b>2020-048</b>			Change zoning from Agricultural (A1) to Residential Type 6 Exception (R6-457) and Agricultural (A1) to Agricultural Exception (A1-458). File No C17-19
<b>2020-064</b>	June 17, 2020		Change zoning from Agricultural (A1) to Agricultural Exception (A1-459). File No. C25-19
<b>2020-065</b>	July 8, 2020		Change from Agricultural (A1) to Agricultural Exception (A1-460) File NO C26-19
<b>2020-096</b>	Sept 2, 2020		Change from Agricultural (A1) to Agricultural Exception (A1-462) File No. C7-20

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<b>2020-114</b>	Oct 7, 2020		Change from Agricultural (A1) to Agricultural exception (A1-461). File No. C5-20
<b>2020-101</b>	Oct 21, 2020		Change from Environmental Protection (EP) to Environmental Protection Exception (EP-464) File No. C12-20
<b>2020-116</b>	Oct 21, 2020		Change from Agricultural (A1) to Agricultural Exception (A1-463) and Agricultural (A1) to Residential Type 6 (R6). File No. C8-20
<b>2020-104</b>	Sept 16, 2020		Change from Residential Type 3 Exception-379 to Local Commercial Exception 465 (C1-465) File No. C4-20
<b>2020-122</b>	Nov 18, 2020		Change from Agricultural (A1) to Agricultural Exception (A1-467)
<b>2020-132</b>	Nov 18, 2021		Change from Agricultural (A1) to Agricultural Exception (A1-468) File C11-20
<b>2020-134</b>	Dec 2, 2020		Change from Agricultural A1 to Agricultural Exception (A1-469) C17-20
<b>2020-135</b>	Dec 2, 2020		Change from Agricultural A1 to Agricultural Exception (A1-470) C18-20
<b>2021-028</b>	March 3, 2021		Change from Agricultural A1 to Residential Type 6 Exception (R6-471) C24-20
<b>2021-047</b>	April 7, 2021		Change from Agricultural A1 to Agricultural Exception (A1-473) C23-20
<b>2021-049</b>	April 7, 2021		Change from Agricultural A1 to Agricultural Exception (A1-474) C22-20

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<b>2021-058</b>	April 21, 2021		Change from Agricultural A1 to Agricultural Exception (A1-475) and Change from Agricultural A1 to Agricultural Exception (A1-476) C15-20
<b>2021-064</b>	May 5, 2021		Change from Agricultural A1 to Agricultural Exception (A1-477) and Change from Agricultural A1 to Community Facility Exception (CF-478) C25-20
<b>2021-065</b>	May 5, 2021		Change from Agricultural A1 to Agricultural Exception (A1-479) C28-20
<b>2021-074</b>	May 19, 2021		Change from Agricultural A1 to Agricultural Exception (A1-480) C1-21
<b>2021-075</b>	June 2, 2021		Change from Agricultural A1 to Agricultural Exception (A1-481) C2-21
<b>2021-076</b>	May 19, 2021		Change from Agricultural A1 to Residential Type 6 Exception (R6-482) and Change from Agricultural A1 to Agricultural Exception (A1-483) C3-21
<b>2021-077</b>	May 19, 2021		Change from Agricultural A1 to Agricultural Exception (A1-293) C4-21
<b>2021-081</b>	June 2, 2021		Change from Agricultural A1 Zone to Agricultural Exception (A1-484) File No. C9-21
<b>2021-081</b>	June 2, 2021		Change from Agricultural A1 Zone to Residential Type 6 Exception (R6-485) File No. C9-21
<b>2021-091</b>	June 16, 2021		Change from Agricultural A1 Zone to Residential Type 6 Exception (R6-486) File No. C6-21

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<b>2021-091</b>	June 16, 2021		Change from Agricultural A1 Zone to Agricultural Exception (A1-487) File. No C6-21
<b>2021-097</b>	July 7, 2021		Change from Residential Type 5 to Residential Type 5 Exception (R5-488) File C8-21
<b>2021-112</b>	Aug 4, 2021		Change from Restricted Agricultural Zone A2 to Restricted Agricultural Exception (A2-489) File No. C10-21
<b>2021-113</b>	Aug 4, 2021		Change from Agricultural A1 Zone to Agricultural Exception (A1-490) File. No C11-21
<b>2021-119</b>	Aug 25, 2021		Change from Agricultural A1 Zone to Rural Commercial Exception (C4-491) File. No C29-20
<b>2021-127</b>	Sept 1, 2021		Change from Agricultural A1 Zone to Agricultural Exception (A1-492) File. No C6-21
<b>2021-128</b>	Oct 6, 2021		Change from Agricultural A1 to Agricultural Exception (A1-493) File No. C13-21
<b>2021-129</b>	Sept 1, 2021		Change from Agricultural A1 Zone to Agricultural Exception (A1-494) File. No C14-21
<b>2021-142</b>	Oct 6, 2021		Change from Agricultural Zone A1 to Agricultural Exception (A1-495) File No. C15-21
<b>2021-144</b>	Oct 6, 2021		Change from Agricultural Zone A1 to Agricultural Exception (A1-496) File No. C19-21

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<b>2021-137</b>	Oct 20, 2021		Change from Recreational Commercial Zone 5 (C5-45) and Environmental Protection (EP) to Residential Type 5 Exception (R5-497) – File C1-20 Wilder Lake
<b>2021-137</b>	Oct 20, 2021		Change from Recreational Commercial Zone 5 (C5-45) and Environmental Protection (EP) to Residential Type 5 Exception (R5-498) File C1-20 Wilder Lake
<b>2021-143</b>	Oct 6, 2021		Change from Agricultural Zone A1 to Agricultural Exception (A1-499) File No. C18-21
<b>2022-006</b>	Feb 6, 2022		Change from Public Utility (PU) and Open Space (OS) to General Commercial Exception (C2-500)
<b>2021-152</b>	Oct 20, 2021		Change from Agricultural Zone A1 to Agricultural Exception (A1-501) File No. C20-21
<b>2021-137</b>	Oct 20, 2021		Change from Open Space Zone to Environmental Protection Exception (EP-502) File No C1-20 Wilder Lake
<b>2021-137</b>	Oct 20, 2021		Change from Open Space Zone to Open Space Exception (OS-503) File No C1-20 Wilder Lake
<b>2021-187</b>	Dec 15, 2021		Change from Agricultural Zone A2 to Agricultural Exception (A2-504) File Number C22-21
<b>2021-168</b>	Nov 17, 2021		Change from Agricultural Zone A1 to Agricultural Exception (A2-505) File Number C5-21
<b>2021-186</b>	Dec 15, 2022		Change from Agricultural Zone

			A1 to Agricultural Zone Exception (A1-506) File Number C14-20
<b>By-Law Number</b>	<b>Date</b>	<b>O.M.B. Approval</b>	<b>Purpose</b>
<b>2022-013</b>	Feb 2, 2022		Change from Residential Zone R5 to Residential Exception (R5-507) File Number C32-21
<b>2022-008</b>	Jan 19, 2022		Change from Agricultural Zone A1 to Agricultural Exception (A1-508) File Number C27-21
<b>2022-009</b>	Jan 29, 2022		Change from Agricultural Zone A2 to Agricultural Exception (A2-509) File Number C28-21
<b>2022-026</b>	Feb 16, 2022		Change from Residential Zone R1 to Residential Zone Exception (R1-510-H) File Number C27-18
<b>2022-026</b>	Feb 16, 2022		Change from Residential Zone R1 to Residential Zone Exception (R1-511-5) File Number C27-18
<b>2022-026</b>	Feb 16, 2022		Change from Residential Zone R1 to Residential Exception (R1-512-H) File Number C27-18
<b>2022-026</b>	Feb 16, 2022		Change from Residential Zone R3 to Residential Exception (R3-513-H) File Number C27-18
<b>2022-026</b>	Feb 16, 2022		Change from Environmental Protection (EP) to Environmental Exception (EP-514) File Number C27-18
<b>Minister's Zoning Order</b>	March 4, 2022		Exception R7-515 – a outline in Ontario Regulation 165/22
<b>Minister's Zoning Order</b>	March 4, 2022		Exception R7-516 – as outlined in Ontario Regulation 161/22
<b>Minister's Zoning Order</b>	March 4, 2022		Exception R7-517 – as outlined in Ontario Regulation 162/22
<b>Minister's Zoning Order</b>	March 4, 2022		Exception C8-518 (Special Commercial Exception) – as outlined in Ontario Regulation 162/22
<b>Minister's Zoning Order</b>	March 4, 2022		Exception M5-519 (Special Industrial Zone) as outlined in Ontario Regulation 162/22

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<b>2022-043</b>	April 6, 2022		Change from Agricultural Zone A1 to Agricultural Exception (A1-520) File Number C34-21
<b>2023-019</b>	Feb 15, 2023		Change from Agricultural (A1) to Agricultural Exception (A1-521). File Number C3-22
<b>2022-096</b>	Aug 3, 2022		Change Environmental Protection Zone (EP) to Environmental Protection Exception (EP5-22) File Number C33-21
<b>2022-096</b>	Aug 3, 2022		Change Agricultural Exception (A2-40) to Residential Type 5 Exception (R5-523) File Number C33-21
<b>2022-108</b>	Aug 3, 2022		Change Agricultural Zone (A1) to Agricultural Exception (A1-524) File Number C30-21
<b>2022-108</b>	Aug 3, 2022		Change Agricultural Zone (A1) to Residential Type 6 (R6). File No. C30-21
			Exception 526 - <i>On Hold</i>
			Exception 527 - <i>On Hold</i>
<b>2022-109</b>	Aug 3, 2022		Change from Agricultural Zone (A1) to Agricultura Exception (A1-528) File Number C5-22
<b>2022-129</b>	Sept 7, 2022		Change from Residential Zone (R2) to Residential Type Three Exception (R3-529) File Number C6-22
<b>2022-131</b>	Sept 7, 2022		Change from Agricultura Zone (A1) to Agriculture Exception (A1-530) File Number C8-22
<b>2022-137</b>	Sept 21, 2022		Change from Agriculture Zone (A2) to Agriculture Exception (A2-531) File Number C9-22
<b>2022-151</b>	Oct 5, 2022		Change from Extractive Industrial (M4) and Environmental Protection (EP) to Agriculture Zone (A1) and Agricultural Exception (A1-532) File Number C17-22

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<b>2022-176</b>	Dec 21, 2022		Change from Agricultural Exception (A1-61) to Agricultural (A1) and A1 to Agricultural Exception (A1-533). File Number C10-22.
<b>2023-017</b>	Feb 15, 2023		Change from Agricultural Exception (A1-8) to Agricultural Exception (A1-535). File Number C20-22
<b>2023-018</b>	Feb 15, 2023		Change from Agricultural (A1) to Agricultural Exception (A1-536). File Number C21-22
<b>2023-022</b>	March 1, 2021		Change from Agricultural (A1) to Agricultural Exception (A1-363). File Number C23-22
<b>2023-038</b> <b>Removal of Hold</b> <b>2024-151</b>	April 20, 2023  December 18, 2024		Change from Agricultural (A1) Environmental Protection (EP) and Wetland (W) to Community Facility (CF), (EP) and (W). File Number C24-22 and C33-24
<b>2023-045</b>	May 3, 2023		Change from Agricultural (A1) to Agricultural Exception (A1-539). File Number C1-23
<b>2023-046</b>	May 3, 2023		Change from Agricultural (A1) to Agricultural Exception (A1-308). File Number C2-23
<b>2023-047</b>	May 3, 2023		Change from Agricultural Exception (A1-96) to Agricultural Exception (A1-356). File Number C3-23
<b>2023-050</b>	June 7, 2023		Change from Open Space (OS) and Residential Type 6 (R6) to Open Space (OS) and Residential Type 6 Exception (R6-540). File Number C4-23
<b>2023-051</b>	June 7, 2023		Change from Agricultural Exception (A1-25) to Agricultural (A1). File Number C5-23.
<b>2023-054</b>	June 7, 2023		Change from Local Commercial Exception 465 (C1-465) and Open Space (OS) to Residential Type 1 Exception 378 (R1-378-H) and Open Space Exception 542 (OS-542) File Number C25-22

<b>2023-074</b>	August 2, 2023		Update to Agricultural Exception A1-367. File Number C7-23.
<b>2023-075</b>	August 2, 2023		Change from Restricted Agricultural Exception (A2-322) to Residential Exception (R5-541) and to Residential Exception (R5-543). File Number C6-23
<b>2023-086</b>	Sept 6, 2023		Change from Agricultural (A1) to Agricultural Exception (A1-544). File Number C10-23
<b>2023-087</b>	Sept 6, 2023		Change from Agricultural (A1) to Agricultural Exception (A1-545). File Number C11-23
<b>2023-088</b>	Sept 6, 2023		Change from Agricultural (A1) to Agricultural Exception (A1-546). File Number C12-23.
<b>2023-094</b>	Oct 18, 2023		Change from Agricultural (A1) to Agricultural Exception (A1-547). File Number C13-23
<b>2023-095</b>	Oct 18, 2023		Change from Agricultural (A1) to Agricultural Exception (A1-548). File Number C14-23
<b>2023-096</b>	Dec 20, 2023		Change from Agricultural (A1) to Residential Type 6 Exception (R6-549) and from Agricultural (A1) to Agricultural Exception (A1-550). File Number C15-23
<b>2023-115</b>	Dec 20, 2023		Change from Agricultural (A1) to Agricultural Exception (A1-551). File Number C16-23
<b>2024-014</b>	Feb 21, 2024		Change from Agricultural (A1) to Agricultural Exception (A1-552). File Number C9-23.
<b>2024-016</b>	Feb 21, 2024		Change from General Industrial Zone M1-434-H to General Industrial Zone M1-553-H and M1 to M-553-H, File C18-23
<b>2024-026</b>	March 20, 2024		Change from Agricultural Zone (A1) to Agricultural Exception (A1-554). File C1-24.
<b>2024-027</b>	March 20, 2024		Change from Agricultural Zone A1 to Agricultural Exception (A1-555 and A1-556). File C2-24
<b>2024-028</b>	March 20, 2024		Change from Residential Type 2 (R2) to Residential Type 3

			Exception (R3-557 and R3-557-H). File C17-23
<b>2024-049</b>	May 15, 2024		Change from Agricultural Zone (A1) to Agricultural Exception (A1-558). File C4-24
<b>2024-050 Removal of H 2024-145</b>	May 15, 2024 Dec 4, 2024		Change from Residential Zone (R2) and Residential Type 3 Exception (R3-390) to a Holding Residential Type 3 Exception (R3-559). File C3-24
<b>2024-063</b>	June 5, 2024		Change from Residential Type 5 Zone to a Residential Type 5 Exception (R5-560). File C6-24
<b>2024-062</b>	June 5, 2024		That Section 17.2 be amended by adding (a) Motel, Hotel and (b) Restaurant, Tavern, Convenience Store only on lands with municipal water and sanitary services. Exception 561. File C29-21.
<b>2024-070</b>	June 19, 2024		Change from Agricultural Zone A1 to an Agricultural Zone Exemption (A1-562) to permit an OFDU. File C7-24
<b>2024-071</b>	June 19, 2024		Change from Agricultural Zone A1 to an Agricultural Zone Exemption (A1-563) to permit an OFDU. File C8-24
<b>2024-072</b>	June 19, 2024		Change from Agricultural (A1) and Agricultural Exemption (A1-335) and Environmental Protection Zone, to Community Facility (CF-564). File C10-24
<b>2024-075</b>	June 19, 2024		Change from Agricultural Zone A1 to an Agricultural Zone Exemption (A1-565). Surplus Farm Dwelling Severance. File C11-24
<b>2024-076</b>	June 19, 2024		Change from Agricultural Zone A1 to an Agricultural Zone Exemption (A1-566) to permit an OFDU. File C12-24
<b>2024-081</b>	July 3, 2024		Change from Agricultural Zone A1 to an Agricultural Zone Exemption (A1-567) to permit and OFDU. File C13-24
<b>2024-082</b>	July 3, 2024		Change Agricultural Zone A1

			to an Agricultural Zone Exemption (A1-568) and (A1-570) to permit an OFDU and Min Lot Area. File C14-24
<b>2024-083</b>	July 3, 2024		Change from Agricultural Zone A1 to an Agricultural Zone Exemption (A1-569) to permit and OFDU. File C15-24
<b>2024-094</b>	Aug 7, 2024		Change from Agricultural Zone A1 to an Agricultural Zone Exemption (A1-572) to permit and OFDU. File C18-24
<b>2024-095</b>	Aug 7, 2024		Change from Agricultural Zone A1 to an Agricultural Zone Exemption (A1-573) and (A1-574). File C19-24
<b>2024-109</b>	Sept 4, 2024		Change from Agricultural Zone A1 to an Agricultural Zone Exemption (A1-575). File C21-24
<b>2024-126</b>	Nov 6, 2024		Change from Agricultural Zone A1 to an Agricultural Zone Exemption (A1-576). File C22-24
<b>2024-127</b>	Nov 6, 2024		Change from Agricultural Zone A1 to an Agricultural Zone Exemption (A1-577). File C26-24
<b>2024-142</b>	Dec 18, 2024		Change from Agricultural Zone A1 to an Agricultural Zone Exemption (A1-578). File C30-24
<b>2025-002</b>	Jan 15, 2025		Change from Agricultural Zone A1 to an Agricultural Zone Exemption (A1-579). File C31-24
<b>2025-008</b>	Feb 5, 2025		Change from Agricultural Zone A1 to an Agricultural Zone Exemption (A1-580) and to (A1-581-H). File C36-24
<b>2025-089</b>	August 6, 2025		Changes to Section 3 to add definitions for Carport, Required Yard, Required Setback, and human habitation of an accessory structure for one Additional Residential Unit; revisions to Sections 5.1 and 5.18; and clarification of side-yard provisions for homes with

			attached garages and carports in the R1, R2, R3, R5, and R6 Zones. File C32-24.
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# **Zoning By-law 19-2002 of the Corporation of the Township of Southgate**

**Being a by-law** prohibiting the use of land for or except for such purposes as set out in this By-law; prohibiting the erection or use of buildings or structures for or except for such purposes as may be set out in this By-law; prohibiting the erection of any class or classes of buildings or structures on land that is subject to flooding or on land where development is unsuitable; regulating the height, bulk, location, size, floor area, spacing, and use of buildings or structures, the minimum frontage and depth of a parcel of land and the proportion of its area that any building or structure may occupy; requiring the owners or occupants of buildings, structures or uses to provide and maintain loading or parking facilities; and for prohibiting the making or establishing of pits and quarries within defined areas of the Township of Southgate.

**Whereas** authority is granted under Section 34, 36 and 39 of The Planning Act, R.S.O. 1990 as amended to pass this By-law;

**Whereas** the Municipal Council of the Corporation of the Township of Southgate considers it advisable to restrict, prohibit and regulate the use of land situated within the defined areas, as hereinafter designated, for the purpose of preventing any further development creating an adverse effect on the Corporation; and to prevent the use of lands that would jeopardize future orderly development and expansion; and to protect the natural environment.

**Now therefore the Council of the Corporation of the Township of Southgate enacts as follows:**

## **Section 1: General**

### **1.1 Title**

This By-law shall be cited as "The Zoning By-law of the Corporation of the Township of Southgate".

### **1.2 Components**

This By-law consists of all textual components and schedules contained herein.

### **1.3 Application**

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

### **1.4 Scope**

No lands shall be used, and no buildings or structures erected, altered, enlarged, or used within the Township of Southgate, except in conformity with the provisions of this By-law. Uses not listed as permitted or otherwise provided for in this By-law shall be prohibited.

### **1.5 Repeal of Existing By-laws**

From the date of the coming into force of this By-law, all previous By-laws passed under Section 34, 36 and 39 of The Planning Act R.S.O. 1990 as amended or predecessor thereof shall be deemed to have been repealed. All previous By-laws including those By-laws passed under Section 34 of the Planning Act R.S.O. 1990 as amended or predecessor within the former Village of Dundalk, former Township of Proton and former Township of Egremont.

### **1.6 Validity**

Every provision of this By-law is declared to be severable from the remainder of the By-law and, if any provision of this By-law shall be declared invalid by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder thereof.

### **1.7 Non-Conforming Uses**

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

### **1.8 Effective Date**

This By-law shall come into force and take effect on the day it is passed by Council subject to any approval necessary pursuant to The Planning Act R.S.O. 1990 as amended.

## **Section 2: Administration and Interpretation**

### **2.1 Responsibility**

The responsibility of administering this By-law shall be vested in the By-law Enforcement Officer for the Township of Southgate or such other administrative official of the Township of Southgate as the Council shall designate from time to time.

### **2.2 Inspection of Property and Premises**

The By-law Enforcement Officer or any designated employee of the Township of Southgate acting under his direction may, at any reasonable hour and upon producing proper identification, enter and inspect any property but shall not enter any building or structure used as a dwelling unit without:

- (a) the consent of the occupier, or
- (b) the authority of a Search Warrant issued pursuant to the provisions of The Provincial Offenses Act, R.S.O. 1990 as amended.

### **2.3 Licenses and Permits**

- (a) In addition to fulfilling the requirements of this By-law, no person shall commence to erect, alter or repair any building or structure without first obtaining building permit from the Municipality, where necessary.
- (b) No municipal permit or license shall be issued where said permit is required for a proposed use of land or the proposed erection, alteration, enlargement, or use of any building or structure that is in violation of any provision of this By-law.
- (c) In all zones, any building or structure which is moved from one location to another, whether within the zone or from one zone to another, or from any location beyond the boundary of the Municipality, into any zone, shall be considered as being a new building or structure and shall comply with the provisions of this By-law.

### **2.4 Violations, Penalties, and Remedies**

- (a) Pursuant to the provisions of Section 67 of The Planning Act R.S.O. 1990 as amended, any person who breaches any provision of this By-law is guilty of an offence and, on conviction, is liable:
  - (i) On a first conviction to a fine of not more than \$25,000.00; and
  - (ii) On a subsequent conviction, to a fine of not more than \$10,000.00 for each day, or part thereof, upon which the

contravention has continued after the day on which he was convicted.

- (b) Where a Corporation breaches any provision of this By-law and is found guilty of an offence on conviction, is liable:
  - (i) On a first conviction, a fine of not more than \$50,000.00; and
  - (ii) On a subsequent conviction, a fine of not more than \$25,000.00 for each day or part thereof upon which the contravention has continued after the day on which the Corporation was first convicted.

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

## **2.5 Application for Permits**

- (a) Every application for a permit to use lands, or to erect, alter, enlarge, or use any buildings or structures shall be accompanied by plans drawn to scale, showing:
  - (i) the actual shape and dimensions of the lot to be used or upon which it is proposed to erect, alter, enlarge, or use buildings or structures;
  - (ii) the proposed location, height, and dimensions of the buildings or structures in respect of which the permit is applied for;
  - (iii) the location of every building or structure already erected on or partly on such lots;
  - (iv) the location of proposed parking spaces, loading spaces, driveways, and landscaping areas;
  - (v) the location of any landscaping, curbing, drainage, retaining walls and other physical additions to the site; and
  - (vi) such other information as the By-law Enforcement Officer considers necessary to determine whether every such building, structure, or work conforms with the requirements of this By-law.
- (b) The application shall be accompanied by a statement by the owner or his duly authorized agent specifying the use to which the lands are intended or the use to which the buildings or structures to be erected,

altered or enlarged are intended to determine if such use conforms with the requirements of this By-law.

- (c) The lot and the location of every building or structure to be erected thereon is to be staked out on the grounds before construction is commenced.
- (d) The lack of a survey, or a mistake or an error or omission by any person required to comply with the provisions of this By-law does not relieve that person from liability for failure to comply with the provisions of this By-law.
- (e) The By-law Enforcement Officer may require that any plans accompanying an application be prepared by an Ontario Land Surveyor, Professional Engineer, or Architect where, in the Officer's opinion, such plans are necessary to determine the exact extent to which a variance or amendment is required.

## **2.6 Relationship with Other By-laws**

Nothing in this By-law shall operate to relieve any person from the requirements of the Building Code or any By-law or requirements of the Municipality in force from time to time, or the obligation to obtain any license, permit, authority, or approval required under any By-law of the Municipality or other government authority. Any use established in violation of a predecessor of this By-law will be deemed to have been established unlawfully.

## **2.7 General Interpretation and Application**

- (a) In their interpretation and application, the provisions of this By-law shall be held to be the minimum requirements adopted for the promotion of the public health, safety, convenience, or general welfare. Whenever the requirements of this By-law are at variance with the requirements of any other By-law, the most restrictive, or the By-law imposing the higher standards shall govern and apply. Nothing in this By-law shall be construed to exempt any person from complying with the requirements of any By-law of the Municipality or the Corporation of the County of Grey or from any law of the Province of Ontario or of Canada, or any regulations under the provisions of the Conservation Authorities Act, R.S.O. 1990.
- (b) In this By-law the word "shall" is mandatory and directory; words used in the present tense include the future; words in the singular number include the plural and words in the plural include the singular number. Words imparting the masculine gender shall include the feminine and the converse.

## **2.8 Holding (H) Symbol**

By the use of the Symbol H following any of the Zone Classification, it is intended to specify the use to which land, buildings or structures may be put at such time as the necessary approvals for development are received, and the H Symbol is removed by amendment to this by-law. When the Holding (H) Symbol is removed as per Section 36 of the Planning Act R.S.O. 1990, all of the General Provisions and provisions of the remaining Zone classification shall apply. Conditions of removal of Holding (H) Symbol have been outlined in Section 5 - General Provisions or Section 33 - Exceptions.

## **2.9 Temporary Use Provisions**

Certain lands identified by Section 33, Exceptions are subject to temporary use provisions of Section 39 of the Planning Act R.S.O. 1990.

## **2.10 Environmental Protection Zone**

The Environmental Protection (EP) Zone boundaries identified on the schedules to this By-law are intended to generally identify the location of potentially hazardous environmental features. During review of development applications and building permit applications, if necessary, the boundaries of the Environmental Protection (EP) Zone shall be more precisely determined in consultation with the Conservation Authority or other agencies having jurisdiction in the area. Where detailed resource mapping and/or site inspection occurs, this may result in a minor re-interpretation of the limits of the Environmental Protection (EP) Zone boundary. Additionally, a technical evaluation, approved by the Conservation Authority may be used to further delineate the limits of the Environmental Protection (EP) Zone.

## Section 3: Definitions

### General

(a) For the purposes of this By-law, the definitions and interpretations given in this Section shall govern.

(b) The definitions contained in this Section include definitions of uses which are not permitted uses within this By-law. The uses which have been defined, but not permitted, are uses which may be contemplated in the future, however, it is not implied that they will be permitted.

**"Abattoir"** means a building or structure specifically designed to accommodate the penning and slaughtering of live animals and the preliminary processing of animal carcasses as per The Meat Inspection Act (Ontario), R.S.O. 1990, Chapter M.5 and may include the packing, treating, storing, and sale of the product on the premises.

**"Accessory Building or Structure"** means:

(a) detached building or structure above ground or below ground not used for human habitation, except for an additional residential unit in compliance with applicable provisions in this by-law the use of which is naturally and normally incidental to, subordinate to, and exclusively devoted to a principal use or building and located on the same lot therewith, and

(b) includes, amongst others, a detached private garage or a detached carport.

**"Accessory Use"** means a use naturally and normally incidental to, subordinate to and exclusively devoted to a principal use and located on the same lot therewith.

**"Additional Residential Unit"** shall mean a Dwelling Unit as defined in this By-law located on the same lot as an existing single detached, semi-detached or townhouse dwelling on its own lot, available only for long term rental by tenants where municipal water and sewer service is connected for use in the Dwelling Unit, or where private well and private sewage disposal services are provided to a single detached dwelling shall be a Dwelling Unit available only for long term rental purposes located on the same lot as a primary single detached dwelling."

**"Agricultural Bulk Sales Establishment"** shall mean the use of land and/or buildings or structures for the purpose of supply of goods, materials or services that are necessary to support agricultural uses as defined by this By-law. These fertilizer and chemical products, farm machinery and equipment sales and service, and animal and poultry health and breeding services.

**"Agricultural Use"** means:

(a) a use of land, building or structure for the purpose of animal husbandry, horticulture, bee-keeping, dairying, fallow, and/or forestry and shall include market gardening, fruit farming, field crops, pasturage, aquaculture and poultry-keeping or any other farming use; and

(b) includes:

- i) the growing, raising, packing, treating, storing and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agriculture,
- ii) the erection and use of greenhouses.

**"Agricultural Processing Establishment"** shall mean the use of land and/or buildings or structures for the processing of products derived from grain. These

shall include such products as seed, grain, feed and forage processing storage and transport.

**"Airport"** means the use of land licensed by Transport Canada for the landing and take-off of commercial and/or private aircraft and shall include any buildings or structures accessory thereto.

**"Aerodrome"** means any area of land, water, (including a frozen surface thereof) or other supporting surface used or designed, prepared, equipped, or set apart for use, either in whole or in part, for the arrival or departure, movement, or servicing of aircraft and includes any buildings, installations, and equipment in connection therewith.

**"Alter"** when used in reference to a building or part thereof, means to change any one or more of the external dimensions of such building or to change the type of construction of the exterior walls or roof thereof. When used in reference to a lot, the word "alter" means to decrease the width, depth, or area of any required yard, setback, or boundary of such lot with respect to a street or land, whether such alteration is made by conveyance or alienation of any portion of said lot or otherwise. The words "altered" and "alteration" shall have a corresponding meaning.

**"Animal Husbandry"** a branch of agriculture concerned with the production and care of domestic animals.

**"Arena"** means a building or structure used for indoor sporting or community activities.

**"Assembly Hall"** means a building, or part of a building, in which facilities are provided for such purposes as meetings for civic, educational, political, religious or social purposes and may include a banquet hall, private club or fraternal organization.

**"Automobile Service Station"** means a building or a clearly defined space on a lot where gasoline, diesel fuel, propane, oil, grease, anti-freeze, tires, tubes, tire accessories, electric light bulbs, spark plugs, batteries, etc. for motor vehicles are stored or kept for sale, or where motor vehicles may be oiled, greased, washed, or have their ignition adjusted, tires inflated, or batteries charged, or where only minor or running repairs essential to the actual operation of motor vehicles are executed or performed, but shall not include, amongst others, an automobile washing establishment.

**"Automobile Washing Establishment"** means a building or part thereof used for the operation of automobile washing equipment with a capacity to wash more than four (4) cars per hour.

**"Basement"** means a storey which has fifty per cent or more of its height above the average level of the ground surrounding the building or structure.

**"Bed and Breakfast Establishment"** means a one-family dwelling in which no more than three (3) Guest Rooms are made available for the temporary accommodation of the travelling or vacationing public. Such an establishment may offer light meals to those persons temporarily residing at the establishment.

The Bed and Breakfast Establishment must comply with the following provisions:

- (a) No person other than a member of the family (as defined) shall be employed in the establishment except as is necessary for housekeeping purposes;
- (b) There shall be no external display or advertising other than a sign not larger than 1 square metre to indicate to persons outside, that the dwelling is also a Bed and Breakfast Establishment;
- (c) Each Guest Room shall have a minimum floor area of 10 square metres;
- (d) No food or drink shall be offered or kept for sale for persons who are not guests of the establishment.

**"Boarding or Rooming House"** shall mean any building or portion thereof in which the proprietor resides and supplies for hire or gain to more than two (2) other persons, lodging and/or meals, but shall not include a hotel, motel, resort, hospital, nursing home or group home.

**"Building"** shall mean a structure, whether temporary or permanent, as defined within the Building Code, used or intended to be used for the shelter, accommodation, or enclosure of persons, goods or chattels, but excludes a lawful boundary wall or fence or septic bed.

**"Building Official"** means the officer or employee of the Corporation charged with the duty of enforcing the provisions of the Ontario Building Code.

**"Building Supply Outlet"** shall mean a building and lot for the sale and storage of building materials and equipment but does not include any manufacturing, assembling or processing uses.

**"Bulk Sales Establishment"** means the use of lands, buildings or structures for the purpose of buying and selling fuel, oil, wood, coal, lumber, building materials, ice and allied commodities but does not include any manufacturing, assembling, or processing uses.

**"Business, Professional Or Administrative Office"** shall mean a building or part of a building in which one or more persons are employed in the management, direction or conducting of a business or where professionally qualified persons and their staff service clients or patients who seek advice, consultation or treatment,

and for the purposes of this By-law may include the administrative offices of a non-profit or charitable organization.

**"By-law Enforcement Officer"** shall mean the Officer or employee of the Corporation charged with the duty of enforcing the provisions of the Zoning By-law of the Township.

**"Cabin, Sleeping"** means a building or structure designed and built for temporary human accommodation containing separate heating facilities but no culinary or sanitary facilities and having an area of not less than 10 square metres and not more than 30 square metres.

**"Camping Establishment"** shall mean a tourist establishment consisting of at least five (5) camping lots and comprising land used or maintained as grounds for the camping or temporary parking of truck campers, campers or tents, but does not include parks or camping grounds maintained by:

- (a) any department of the Government of Ontario or of Canada; or
- (b) any Crown corporation, commission or board.

**"Camping Site"** shall mean that part of a camping establishment which is occupied, on a temporary basis only, by a trailer, motorized home, truck camper, camper or tent.

**"Carport"** is an accessory building structure attached to a main residential building or in another case detached from the main residential building, the walls of which are open and unenclosed and without a main access door for the purposes of providing cover over a private motor vehicle.

**"Cellar"** means a storey which has more than fifty per cent of its height below the average level of the ground surrounding the building or structure.

**"Cemetery"** means a cemetery within the meaning of the Cemeteries Act (Revised), R.S.O. 1990.

**"Certificate of Occupancy"** shall mean a certificate issued by the Chief Building Official for the occupancy of any building or part thereof as required by the Ontario Building Code.

**"Chief Building Official"** shall mean the officer employed by the Corporation of the Township of Southgate as is appointed by By-law to perform the duties as set out in the Building Code Act, 1992, S.O. 1992.

**"Church"** means a building dedicated to religious worship and shall include a church hall, church auditorium, Sunday School, parish hall, and church day nursery, but does not include, amongst others, lands used as a tent and trailer campground, or lands containing sleeping cabins or housekeeping cottages.

**"Clinic, Medical"** means a building or part thereof used by qualified medical practitioners, dentists, chiropractors, or other drugless practitioners numbering more than two, for public or private medical, surgical, physiotherapeutic or other human health purposes, except when included within or accessory to a private or public hospital.

**"Clinic, Veterinary"** means a building or part thereof used by a veterinary surgeon for the treatment and care of animals, birds, or other livestock.

**"Clubhouse"** means a building or part of a building used as a meeting place for members of an organization and includes, amongst others, a lodge, a fraternity, or sorority house, and a labour union hall.

**"Cold Storage Locker Plant"** means a building in which space in individual lockers is rented or otherwise made available for the storage of frozen food.

**"Commercial"** means the use of lands, buildings, or structures, for the purpose of buying and selling commodities, and supplying of services as distinguished from such uses as manufacturing or assembling of goods, warehousing, transport terminals, construction and other similar uses.

**"Commercial Stable"** means the use of lands, buildings, or structures for the purpose of boarding ten or more horses, and/or the rental of horses to the general public for riding purposes, but does not include the training of horses and/or riders, equestrian events, horse racing, or the overnight accommodation of patrons.

**"Community Centre"** shall mean a municipally owned building or part of a building in which facilities are provided for such purposes as meetings for civic, educational, political, religious, or social functions, but does not include any continuous commercial use.

**"Condominium"** means an individual ownership in a multiple unit development with common elements in which:

- (a) the unit comprises not only the space enclosed by the unit boundaries, but all material parts of the land within the space;
- (b) the common element means all the property within the development, except the units;
- (c) the common element is owned by all of the owners as tenants in common.

**"Conservation"** means the use of land for the purpose of maintaining or enhancing the natural environment and, amongst other things, shall include the provision of proper environmental conditions for wildlife, protection against flooding and erosion, and the protection and production of water supplies.

**"Contractor's Yard"** means the use of lands, buildings or structures by any building tradesman or contractor where equipment and material are stored or where a tradesman or contractor performs shop or assembly work.

**"Convenience Store"** means a retail commercial establishment supplying groceries and other daily household necessities to the immediately surrounding area.

**"Corporation"** shall mean the Corporation of the Township of Southgate.

**"Council"** means the Council of the Corporation of the Township of Southgate.

**"County"** means the Corporation of the County of Grey.

**"Custom Workshop"** means a building or structure or part thereof where the manufacturing of small quantities of articles is performed by a tradesman requiring manual or mechanical skills, but does not include machining, stamping, or forging of materials.

**"Day Care Centre"** means a premise 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 where the children are, a) under eighteen years of age in the case of a day nursery for children with a developmental handicap school, separate school, private school or a school for trainable retarded children under the Education Act, R.S.O. 1990.

**"Dense Non-Aqueous Phase Liquid"** shall mean chemicals that are both denser than water and do not dissolve readily in water. Because of these traits, DNAPLs tend to sink below the water table and only stop when they reach impenetrable bedrock. This makes them difficult to locate and cleanup. Commonly used DNAPLS include, but are not limited to paint strippers, varnishes, aerosols, and pharmaceuticals.

**"Development"** means the creation of a new lot, a change in land use, or the construction, erection, or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof.

**"Dry Cleaners Establishment"** shall mean a building or part of a building in which the business of dry cleaning, dry dyeing, cleaning, spotting, stain removal or pressing of articles and/or goods of fabric is carried on, through the use of chemicals which emit no odors or fumes.

**"Dwelling"** shall mean a building occupied or capable of being occupied exclusively as a home, residence, or sleeping place by one or more persons, but shall not include hotels, motels, single-wide mobile homes, travel trailers, tents, boarding, lodging, or rooming houses, institutions, sleeping cabins, railroad car or other railroad rolling stock, or living quarters for a caretaker, watchman, or other person or persons using living quarters which are accessory to a non-residential building or structure.

**"Dwelling, Converted"** means a building which, because of size or design, has been converted by partition and the addition of sanitary facilities and cooking facilities into two (2) dwelling units.

**"Dwelling, Duplex"** shall mean a building that is divided horizontally into two dwelling units, each of which has an independent entrance either directly or through a common vestibule.

**"Dwelling, Farm"** means a single detached dwelling that is naturally and normally incidental, subordinate, and exclusively used in conjunction with any agricultural use including an intensive agricultural operation, and is situated on the same lot therewith.

**"Dwelling, Semi-Detached"** means a separate building divided vertically, in whole or in part into not more than two (2) separate and distinct dwelling units, and which dwelling units may be held in separate ownership and which building is used by not more than two (2) families.

**"Dwelling, Single Detached"** means a completely detached permanent dwelling to which entrance is gained only by a private entrance outside the building and may include a double-wide mobile home or prefabricated home which meets all other structural requirements of the municipality, including floor area and is sited on a permanent foundation.

**"Dwelling, Underground"** shall mean a dwelling which is specifically designed to be partially or wholly below the average level of the surrounding ground, but complies with all the applicable requirements of The Building Code with special regard to ventilation and lighting.

**"Dwelling Unit"** shall mean a room or suite of rooms occupied or capable of being occupied as an independent and separate housekeeping establishment and having self-contained culinary and sanitary features.

"Accessory Apartment" or "Second Unit" shall mean a dwelling unit which is subordinate to an existing single-detached, semi-detached dwelling or townhouse dwelling.

**"Dwelling House, Triplex"** shall mean the whole of a dwelling house that is divided horizontally into three separate dwelling units, each of which has an independent entrance either directly from the outside or through a common vestibule.

**"Dwelling, Townhouse"** shall mean one of a group of three or more attached dwelling units separated vertically which have independent entrances at ground level directly from the outside and a yard abutting at least the front and rear walls of each dwelling unit developed on a block of lands

**"Dwelling House, Low Rise Apartment Building"** shall mean a building

containing more than four (4) dwelling units, where units are horizontally separated and where each unit has access to an interior corridor system with exit at grade level.

**"Eating Establishment"** shall mean a building or part of a building where food is offered for sale or sold to the public for immediate consumption and includes a restaurant, dining room, café, cafeteria, ice cream parlour, tea or lunch room, dairy bar, coffee shop, snack bar or refreshment room or stand, but does not include a boarding or lodging home. An eating establishment may include a liquor licensed premises.

**"Eating Establishment, Drive -In"** shall mean an eating establishment where facilities are available to serve meals to the customer for consumption in the customer's motor vehicle, parked in an area designed for that purpose.

**"Eating Establishment, Take-Out"** shall mean a building or part of a building designed, intended or used for the sale of food and refreshments to the general public but which does not include any provision for consumption of the food by the customer while in his vehicle, within the building or elsewhere on the site.

**"Electrical Shop"** shall mean a building or structure or a portion of a building or structure which is utilized by a professional electrician in the storage of material and supplies for the business plus an office.

**"Environmental Impact Study (EIS)"** shall mean a study to identify and assess the potential impacts of specific development proposals on known or potential sensitive areas. Site EIS's can take the form of full or scoped studies. The exact EIS requirements will vary depending on the specific development scenario being proposed. Where small developments barely encroach on sensitive lands, a scoped EIS will likely be the appropriate vehicle for addressing impacts. This usually involves a checklist approach. Larger, more complex proposals are more likely to require a full site EIS. Components of the EIS will generally include:

- (a) a description of the natural environment, including both physical form and ecological function;
- (b) summary of the development proposal;
- (c) prediction of direct, indirect and cumulative effects of development compared with overall environmental goals;
- (d) identification and evaluation of options to avoid impacts;
- (e) identification and evaluation of options for mitigation or rehabilitation, including setbacks;
- (f) an implementation plan; and
- (g) evaluation of the need for a monitoring program.

**"Environmental Protection"** are lands having inherent environmental hazards such as poor drainage, organic soils, susceptibility to flooding and/or erosion, steep slopes and other physical conditions severe enough to pose a risk of loss of life and/or property damage if developed upon.

**"Equestrian Centre"** means the use of lands, buildings, or structures for the boarding of horses, the training of horses and riders, and the staging of equestrian events, but does not include the racing of horses.

**"Equipment Sales and Rental"** means the use of lands, buildings or structures thereof, in which machinery and equipment are offered for sale or kept for rent, lease or hire, under agreement for compensation.

**"Erect"** shall mean build, construct or reconstruct, alter or relocate, without limiting the generality of the word, also includes:

- (a) any preliminary physical operation such as excavating, grading, piling, cribbing, filling, or draining;
- (b) structurally altering any existing building or structure by an addition, deletion, enlargement, extension or any other structural change; and
- (c) any work which requires a building permit.

**"Established Building Line"** shall mean the average setback from the street line of existing buildings on one side of one block where more than one-half of the frontage of the said side of the block has been built upon.

**"Existing or Existed"** shall mean in existence on the effective date of this By-law.

**"Family"** means,

- (a) a person;
- (b) two or more persons interrelated by bonds of consanguinity, legal adoption or marriage; or
- (c) not more than five persons not so interrelated, living as a housekeeping unit in one dwelling.

**"Farm Equipment Sales Establishment"** shall mean a building and lot used for the display and sale of new and or used farm equipment and may include the servicing, repair and lubrication of farm equipment, the sale of farm equipment accessories and related products and the leasing or renting of farm equipment.

**"Farm Produce Outlet"** shall mean the use of lands, buildings or structures or part thereof for the purpose of selling agricultural produce grown in the agricultural community.

**"Farm Supply Outlet"** means the use of lands, buildings or structures, or part thereof, for the purpose of selling products directly related to agricultural production and without limiting the generality of the foregoing, shall include seed, fertilizer, feed, and pest control products.

**"Farmers Market"** shall mean a building or part of a building in which farm produce is sold at retail to the public and may include temporary areas outside the building for retail sales of farm produce, but such areas shall not include outside storage of goods or products.

**"Financial Institution/Bank"** means a building or structure designed for the purpose of lending, borrowing, exchanging, issuing, or safeguarding money.

**"Finished Grade"** means the average elevation of the finished surface of the ground at the base of a structure or of that portion of a building which abuts a front yard, exclusive of any embankment in lieu of steps.

**"Flea Market"** shall mean a building or part of a building where floor space is leased to vendors on a regular basis and where new or second hand goods and articles are offered or kept for sale at retail to the general public, but shall not include any other establishment otherwise defined or classified herein.

**"Floor Area"** means, with reference to a dwelling, the total habitable floor area within building as measured between the exterior faces of the exterior walls or from the centre line of a common party wall, but excluding any private garage, breeze way, porch, veranda, balcony, sunroom, attic, basement or cellar.

**"Floor Area, Commercial"** means that portion of the gross floor area of an establishment which is used for commercial and/or office purposes but does not include area used for storage of goods and materials.

**"Floor Area, Gross"** shall mean, in the case of a dwelling, the aggregate of the areas of all habitable rooms measured from the exterior faces of the exterior walls, but excluding any detached accessory buildings, a breeze way, unenclosed sunroom, porch, and/or veranda, attic, cellar, or basement;

**OR**

In the case of a building other than a dwelling, shall mean the aggregate of the area of all floors devoted to retail sales, customer service and/or office use, manufacturing, and warehousing measured from the outside face of exterior walls, but shall not include mezzanine areas, mechanical rooms, common walls, stairwells, garbage and electrical rooms, parking structures and similar uses ancillary to the main use.

**"Floor Area, Ground"** means the maximum area of ground covered by a building measured to the outside walls, excluding, in the case of a dwelling, any private

garage, carport, porch, veranda, sunroom (unless such sunroom is habitable in all seasons of the year).

**"Floor Area, Manufacturing"** means that portion of the gross floor area of an establishment which is used for manufacturing purposes but does not include areas used for storage or offices.

**"Forestry"** means the use of land for the purpose of conservation and/or the growing and cutting of trees for the purpose of producing commercial or non-commercial wood products such as furniture and firewood, but shall not include the manufacturing or processing of such products.

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

**"Funeral Home"** means a building designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for interment or cremation.

**"Fur Farm"** means premises where fur-bearing animals are kept in captivity for propagation or the production of pelts for commercial purposes in accordance with the provisions of the Fur Farms Act R.S.O. 1990, Chapter F.37. Fur bearing animal means: fisher, fox, marten, mink, raccoon or any other animal that the Governor in Council declares to be a fur-bearing animal.

**"Garage, Private"** means a detached accessory building or a portion of a dwelling which is designed or used for the sheltering of private motor vehicles and storage of household equipment incidental to the residential occupancy, wherein servicing for profit is not permitted and which is fully enclosed and excludes a carport or other open shelter.

**"Garage, Public"** shall mean any lands, buildings, or structures where motor vehicles or agricultural machinery or equipment are kept or stored for remuneration or repair, but does not include an automobile washing establishment, or an automobile service station.

**"Garden and Nursery Sales And Supply Establishment"** shall mean a building or part of a building and land adjacent thereto for growing or displaying of flowers, fruits, vegetables, plants, shrubs, trees or similar vegetation which is sold to the public and shall also include the sale of such goods, products and equipment as are normally associated with gardening or landscaping.

**"Garden Suite"** shall mean a one bedroom unit detached residential structure containing a bathroom and kitchen facilities that is ancillary to an existing residential structure and is designed to be portable

**"Gas Bar"** means the use of a building, structure, or clearly defined space on a lot for the retail sale of gasoline, diesel fuel, propane, or oil for motor vehicles, but shall not include any other use otherwise defined in this By-law.

**"Golf Course"** means the use of public or private lands for the purpose of playing golf and includes clubhouse facilities accessory thereto, but does not include driving ranges, miniature golf courses, and similar uses operated for commercial purposes.

**"Greenhouse, Commercial"** means lands, buildings or structures used for the growing of flowers, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such building or structure, but are sold directly from such lot at wholesale.

**"Group Home"** means a single housekeeping unit in a residential dwelling in which three (3) to ten (10) persons, excluding supervisory staff or receiving family, live as a family under responsible supervision consistent with the particular needs of its residents. The home is licensed and approved under Provincial Statutes.

**"Guest"** means a person who contracts for accommodation in a motel or hotel and includes all members of the person's party.

**"Guest Room"** means a room or suite of rooms used or maintained for the accommodation of an individual or individuals to whom hospitality is extended.

**"Habitable Room"** means a room in a dwelling used or intended to be used primarily for human occupancy, but does not include a bathroom, toilet room, serving or storage pantry, laundry room, closet, or corridor.

**"Haulage Business"** means lands, buildings or structures used for the storage of vehicles and equipment that are used in the transportation or carrying of materials or products.

**"Height"** means, with reference to a building, the vertical distance measured from the average finished grade level at the front elevation of such building to:

- (a) in the case of a flat roof, the highest point of the roof surface, or the parapet, whichever is the greater, and
- (b) in the case of a pitched roof, a point midway between the eaves and the ridge, but in calculating the height of the building, any construction used as ornament, or for the mechanical operation of the building such as a mechanical penthouse, or a chimney, tower cupola, or steeple is not to be included.

**"Home Industry"** means an occupation accessory to a permitted farm use or rural residential use which may include, amongst others, a carpentry shop, a metal working shop, a plumbing shop, an electrical shop, a welding shop, a farm

equipment or machinery repair shop, a storage building for boats, automobiles, or other similar use, provided that:

- (a) there is not more than one (1) employee employed in the home industry other than the owner or family members;
- (b) one non-luminous business identification sign advertising the business, no larger than one (1) square metre (11 square feet), to indicate to persons outside, that any part of the lot is being used for home industry purposes is permitted;
- (c) the home industry shall be secondary to the main use of the lot;
- (d) the home industry shall not create a public nuisance or an unsafe condition in terms of noise, traffic and parking and will not change the general character of the property;
- (e) not more than 25% of the floor area of the dwelling or not more than 100 square metres (1,076 square feet) of an accessory building is used for the home industry;
- (f) one off-street parking space, other than that required for the dwelling, is provided for every 18.5 square metres (199 square feet) of floor space occupied by the home industry; and
- (g) outdoor storage or display of materials or goods in support of such home industry shall be permitted in the rear or side yard of the home industry building, subject to a maximum size of 200 square metres.

**"Home Occupation"** means an occupation conducted entirely within a dwelling on the same lot only by the occupant(s) of the dwelling, subject to the following conditions:

- (a) such home occupation is clearly secondary to and compatible with the principal use of the dwelling for residential purposes;
- (b) no external alteration of the dwelling shall be permitted such as the inclusion of any specialized structure, ramps or oversize entrances which will change the character of the dwelling unit as a private residence;
- (c) there shall be no external display of goods, materials, wares or merchandise, or exterior advertising other than one non-luminous sign no larger than one (1) square metre to indicate to persons outside that the dwelling or lot is being used for other than residential purposes;
- (d) such home occupation shall not create a nuisance or hazard to neighbours by reason of noise emission, vibration, smoke, dust, fumes,

odour, heat, humidity, glare, debris, refuse, fire, lighting, interference with radio or television reception or hours of operation;

- (e) such home occupation shall not result in volumes of vehicular traffic or on-street parking which causes the disruption or normal activities of adjacent residential properties;
- (f) there shall be no use of municipal services such as roads, sanitary and storm sewers, water supply and utilities, such as hydro, gas or the generation of waste and refuse beyond that normal to the use of property for residential purposes;
- (g) no outdoor storage of materials or goods in support of such home occupation shall be permitted;
- (h) not more than 25% of the gross floor area of the dwelling shall be used for the purposes of the home occupation;
- (i) an animal kennel shall not be deemed to be a home occupation;
- (j) such home occupation shall meet all of the requirements of this by-law, including the parking provisions;
- (k) no person, other than an occupant is engaged in canvassing, delivering or as a go-between in distributing merchandise to customers; and
- (l) there are no goods, wares or merchandise offered or exposed for sale or rent on the premises.

**"Hotel"** shall mean an establishment that consists of one building or two or more connected or adjacent buildings and that caters to the needs of the public by furnishing sleeping accommodation, may or may not supply food, and includes permanent staff accommodation and is licensed under the Liquor Licence Act, R.S.O. 1990 of Ontario

**"Housekeeping Cottage"** means one of a group of buildings in a tourist resort designed for human habitation and equipped with a kitchen which has a common piped water supply with other such buildings in the group and is inhabited only on a temporary basis.

**"Improved Street"** means a street assumed for maintenance purposes by the Corporation which has been constructed in such a manner as to permit its use by normal vehicular traffic. The definition shall not include a lane or private right-of-way.

**"Industrial, Extractive"** shall mean a sand, gravel pit or quarry as defined and licensed by the Aggregate Resources Act, R.S.O. 1990, Chapter A.8, as amended and shall include the processing of natural materials extracted from the subject site including screening, sorting, washing, crushing, storing, and other similar

operations allied to an extractive industrial operation, but shall not include a ready mix plant or hot mix plant.

**"Industrial, General"** means the use of land, building(s) or structure(s) for the manufacturing, assembly, storage or processing of goods or materials, not otherwise defined in this By-law.

**"Industry, Dry"** is a use which could exist without the necessity of a municipal water and municipal sewage system to accommodate it and is one where only waste water discharges are from employee washrooms and/or waste water used for cooling or pressure testing of equipment, washing of accessory vehicles and similar ancillary uses.

**"Industry, Light"** means the use of land, building, or structure for the manufacturing, assembly, storage, or processing of component parts of finished products suitable for wholesale or retail trade but does not include food, beverage, tobacco, rubber, leather, textile and knitting, printing, metal fabrication, or similar industries, if these industries involve stamping, presses, furnaces, machinery, or the emission of any air, water, or noise pollution that creates a nuisance outside of the building or structure or beyond the limits of the lot.

**"Institutional"** means, the use of land, buildings, or structures or part thereof, for a non-commercial purpose by an organization, group, or association for religious, charitable, educational, health or welfare, or public purposes, but does not include, amongst others, lands used as a tent and trailer campground, or lands containing sleeping cabins or housekeeping cottages.

**"Kennel, Commercial"** means lands, buildings, or structures where dogs and other domestic animals, other than poultry or livestock are bred and raised and are sold or kept for sale or boarded.

**"Land Fill Site"** means lands, buildings, or structures where garbage is disposed of by being buried in an open pit.

**"Landscaped Open Space"** shall mean open space comprised of lawn and ornamental shrubs, flowers and trees, and may include space occupied by paths, walks, courts, and patios, but shall not include parking areas, traffic aisles, driveways, or ramps.

**"Lane"** shall mean a public or private thoroughfare which affords access to abutting lots and which is not intended for general traffic conditions.

**"Laundry, Coin-Operated"** shall mean a building or structure where the services of coin-operated machines, using only water, detergents and additives, are made available to the public for the purpose of washing and drying laundry.

**"Livestock"** means chickens, turkeys, cattle, hogs, horses, mink, rabbits, sheep, goats, or any other domestic animal used for human consumption.

**"Loading Space"** shall mean an off-street space on the same lot as the building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, lane, or other appropriate means of access.

**"Lot"** shall mean a parcel of land having continuous frontage on a public street described in a deed or other document, which is legally capable of conveying a fee simple interest of land, other than a leasehold interest, easement, or right-of-way;

**OR**

land shown as a lot or block on a registered Plan of Subdivision for purposes of this paragraph does not include a Registered Plan of Subdivision under a By-law passed pursuant to Section 50 of The Planning Act, R.S.O. 1990 as amended;

**"Lot Area"** means the total horizontal area within the lot lines of a lot.

**"Lot, Corner"** shall mean a lot situated at the intersection of, and abutting upon two or more streets, provided that the angle of intersection of such streets is not more than one hundred and thirty-five (135) degrees.

**"Lot Coverage"** shall mean the percentage of the total lot area at grade that can be covered by buildings and/or structures.

**"Lot Depth"** shall mean the horizontal distance between the front and rear lot lines. Where these lines are not parallel, it shall be the length of a line joining the mid-points of the front and rear lot line; for lots with curved front lot lines, the curve constituting the front lot line, lying midway between said chord and a line drawn parallel to said chord and tangent to said arc.

**"Lot Frontage"** means the horizontal distance between the side lot lines measured at right angles. Where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage shall be measured by a line 8 metres back from and parallel to the chord of the lot frontage (for the purpose of this By-law, the chord of the lot frontage is a straight line joining the two points where the side lot line intersects the front lot line).

**"Lot Interior"** means any lot which has street access, other than a corner lot.

**"Lot Line"** means any boundary of a lot or the vertical projection thereof.

**"Lot Line, Front"** means the lot line that abuts the street except that, in the case of a corner lot, the shorter lot line that abuts the street shall be deemed the front lot line and the longer lot line that abuts the street shall be deemed the side lot line. In the case of a corner lot with two street lines of equal lengths, the lot line that abuts the wider street or abuts a Provincial Highway shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction, or of the

same width, the Municipality may designate either street line as the front lot line. In the case of a corner lot abutting a 0.3 metre reserve, the lot so abutting the 0.3 metre reserve shall be deemed an exterior side lot line and the other line abutting the street shall be deemed the front lot line. In the case of a through lot, the longer boundary dividing the lot from the street shall be deemed to be the front lot line and opposite shorter boundary shall be deemed to be the rear lot line. In case each of such lot lines should be of equal length the Municipality may designate either street line as the front lot line.

**"Lot Line, Rear"** shall mean the lot line farthest from and opposite to the front lot line.

**"Lot Line, Side"** shall mean a lot line, other than a front or rear lot line.

**"Lot, Through"** shall mean a lot bounded on two opposite sides by a street. If any lot qualifies as both a "Lot, Corner" and a "Lot, Through", as hereinbefore defined, such lot shall be deemed a "Lot, Corner" for the purpose of this By-law.

**"Lot of Record"** shall mean a lot or parcel of land that can legally be conveyed, has a minimum of 20 metres frontage onto a public street, complies with all relevant regulations made under the Building Code Act, 1992, S.O. 1992. This definition includes lots on a registered plan of subdivision, parcels created by consent in accordance with the Planning Act, R.S.O. 1990, Chapter P. 13 or any other distinct and separate holding, the deed to which is registered in the Land Registry Office and which lot or parcel of land was legally created prior to the date of passing of this By-law. For the purpose of this definition, lots of record shall not include those lots on a registered plan of subdivision which has been deemed not to be a registered plan of subdivision for the purposes of Section 50(4) of the Planning Act, R.S.O. 1990 as amended.

**"Manufacturing Plant"** means a building or structure in which a product is fabricated and from which such product is shipped to a wholesale or retail outlet.

**"Manure, Liquid Facility"** means a building or structure in which animal waste is stored in a liquid state.

**"Manure, Solid Facility"** means a building or structure or area of land where animal waste is stored in a solid state.

**"Marina"** shall mean a building, structure or place, including docking facilities located on a navigable waterway, where boats and boat accessories are stored, serviced, repaired or kept for sale and where facilities for the sale of marine fuels and lubricants may be provided, and may include the sale of snowmobiles and similar recreational vehicles, and such may include an eating establishment and convenience store.

**"Marine Sales And Service Establishments"** shall mean a building or part of a building and associated lands where a franchised dealer displays new and used

boats, boat accessories and snowmobile equipment for sale at retail or for rental, and where marine and snowmobile equipment is serviced or repaired and may include boat storage facilities.

**"Mobile Home"** shall mean a detached structural unit which is designed to be and is capable of being transported after fabrication, either on its own wheels, on detachable wheels, on a flat bed or other trailer, to a lot and which is suitable for year round occupancy in similar fashion as a dwelling unit, except for minor and incidental unpacking and assembly operations, placement on defined supporting structures and connection to utilities.

**"Mobile Home, Double-Wide"** shall mean a mobile home which is manufactured in two (2) parts which, when assembled on a lot, becomes a single structural unit having a width of 6 metres or more and length of not less than 10 metres.

**"Mobile Home, Park"** shall mean a parcel of land containing two or more mobile home sites and which is under single management and ownership.

**"Mobile Home, Single-Wide"** shall mean a mobile home having a width greater than 4 metres and less than 6 metres and a length not less than 10 metres and not greater than 21 metres.

**"Motel"** means a building or buildings consisting of a number of individual rental units, used for catering to the needs of the travelling public by furnishing sleeping accommodation with or without food, and may or may not be licensed under the Liquor Licence Act R.S.O. 1990, Chapter L.19.

**"Motor Home"** shall mean a self-propelled vehicle designed, intended, and used for travel recreation or vacation and, in addition, used for living, sleeping, and eating on a temporary and occasional basis.

**"Motor Vehicle"** shall mean a motor vehicle within the meaning of the Highway Traffic Act, R.S.O. 1990, c. 198, as amended.

**"Motor Vehicle Body Shop"** means the use of land, buildings, or structures, for the painting or repairing of motor vehicle bodies, exterior and undercarriage, and in conjunction with which there may be a towing service and motor vehicle rental for customers while a motor vehicle is under repair.

**"Motor Vehicle, Commercial"** shall mean a commercial motor vehicle within the meaning of the Highway Traffic Act, R.S.O. 1990, c. 198, as amended.

**"Motor Vehicle Gasoline Bar/Service Station"** shall mean a building or structure where motor vehicle fuels, lubricants and automotive accessories for motor vehicles, or similar automotive products are stored or kept for sale to the general public, or where both major and minor mechanical repairs are performed which are essential to the actual operation of motor vehicles. An eating establishment may also be included to accommodate the travelling public.

**"Motor Vehicle Repair Garage"** shall mean any lands, buildings, or structures where the exclusive service performed or executed on motor vehicles for compensation shall include the installation of the exhaust system, repair of the electrical system, transmission repair, brake repair, radiator repair, tire repair and installation, rust proofing, motor vehicle diagnostic centre, major and minor mechanical repairs or similar use and in conjunction with which there may be a towing service, an automobile service station and rentals for the convenience of the customer while the motor vehicle is being repaired.

**"Motor Vehicle Rust Proofing Establishment"** means a building or part thereof strictly used for the rust proofing of motor vehicles, including undercarriage oiling.

**"Motor Vehicle Sales Establishment"** shall mean the use of lands, buildings, or structures for the display and sale of new and/or used motor vehicles including motor homes, and may include the servicing, repair, cleaning, polishing, and lubrication of motor vehicles, the sale of automotive parts and the leasing or renting of motor vehicles.

**"Municipal Drain"** means a drainage works as defined by the Drainage Act, R.S.O. 1990, Chapter D.17, as amended from time to time.

**"Municipality"** shall mean the Corporation of the Township of Southgate.

**"Non-Complying"** shall mean a permitted use, building or structure existing at the date of the passing of this By-law which does not comply with a provision or provisions of the Zone within which they are located.

**"Non-Conforming"** shall mean a use, a building or a structure which does not conform to the provisions of this By-law for the Zone(s) in which such use, building or structure is located, as of the date of the passing of this By-law.

**"Nursery School"** means a day nursery operated for pre-school age children within the mean of the Day Nurseries Act, R.S.O. 1990 Chapter D.2, as amended from time to time.

**"Nursing Home"** shall mean a building or portion thereof, other than a private or public hospital, where persons are housed or lodged or furnished with meals, nursing, medical or similar care and treatment, licensed by the Ministry of Health.

**"Nutrient Unit"** an amount of nutrients that give a fertilizer replacement value of the lower of 43 kilograms of nitrogen, or 55 kilograms of phosphate as nutrient (as defined in Ontario Regulation 267/03, made under the Nutrient Management Act, 2002). Table 1 of Section 32 provides a detailed listing of the number of animal type or material that constitutes one (1) Nutrient Unit NU.

**"Office, Business"** means any building or part of a building in which one or more persons are employed in the management or direction of an agency, business, or

organization, but excludes such uses as retail sale, manufacture, assembly, or storage of goods, or places of assembly and amusement.

**"Office, Professional"** means a building or part of a building in which professionally qualified persons such as doctors, lawyers, or engineers and their staff serve clients who seek advice, consultation, or treatment.

**"Open Storage Area"** means a portion of a lot where goods and materials are stored or kept for future manufacture or assembly and/or sale by retail or wholesale, but does not include an outdoor display area.

**"Outdoor Display Area"** means a portion of a lot used for exhibiting in an orderly manner, completely assembled or finished products sold by a retail business located on the same lot.

**"Outdoor Recreational Use"** means the use of land for private parks, playgrounds, outdoor skating, golf courses, tennis courts, picnic areas, swimming pools, day camps, hiking, snow skiing and similar uses, but does not include a track for the racing of animals, motor vehicles, snowmobiles or motorcycles, golf driving ranges, miniature golf courses or any permanent buildings or structures related to such uses.

**"Park, Private"** means a recreational area other than a public park and may include therein one or more swimming pools, wading pools, picnic areas, refreshment rooms, tent camping areas, boating facilities, tennis courts, bowling greens, golf courses, or similar open space uses.

**"Park, Public"** means a recreational area owned or controlled by the Corporation or by any Board, Commission, or other Authority established under any statutes of the Province of Ontario.

**"Parking Area"** means an area provided for the parking of motor vehicles and may include aisles, parking spaces, and related ingress and egress lanes, but shall not include any part of a highway, street, road, or lane. Parking Area may include a private garage.

**"Parking Lot"** means any parking area other than streets or lanes used for the storage of more than five motor vehicles in the open air and operated by either a private or public organization for public use.

**"Parking Space"** shall mean an area of land, not being part of a highway or street and having unobstructed access to a public street or lane, used for temporary parking or storage of motor vehicles.

**"Person"** includes an individual, association, firm partnership, corporation, trust, incorporated company, organization, trustee, or agent, and the heirs, executors or other legal representatives of a person to whom the same can apply according to law.

**"Personal Service Shop"** means a building or part of a building in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons, and includes, amongst others, such establishments as barbershops, beauty parlours, coin operated laundries, hairdressing shops, shoe repair and shoe shine shops and depots for collecting dry cleaning and laundry.

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

**"Place of Entertainment"** means a motion picture amusement arcade or other theatre, auditorium, billiard or pool room, bowling alley, ice or roller skating rink, curling rink, or dance hall.

**"Place of Worship"** shall mean a building dedicated to religious worship and includes a church, synagogue or assembly hall and may include such accessory uses as a nursery school or a school of religious education.

**"Plant, Hot Mix"** means a building or structure used for the manufacturing of asphalt and aggregate in a form suitable for the immediate use in the paving of roads or driveways and the damp proofing of buildings or structures.

**"Plant, Ready Mix"** means a building or structure used for the manufacturing of concrete in a form suitable for the immediate use in the construction of buildings, structures, roads, or driveways.

**"Planting Strip"** means an area which shall be used for no other purpose other than planting a row(s) of trees or a continuous unpierced hedgerow of evergreens or shrubs.

**"Plumbing Shop"** shall mean a building or structure or a portion of a building or structure which is utilized by a professional plumber in the storage of material and supplies for the business, plus an office.

**"Post Office"** shall mean a building or structure or a portion of the building or structure which is used for the sorting, storage, handling and delivering of letters, parcels and packages. It would also include the sale of stamps.

**"Pre-fabricated Home"** means a building which is capable of being occupied exclusively as a dwelling and which is comprised of pre-fabricated components which are manufactured off-site, transported to and erected on an acceptable foundation on a lot.

**"Printing Or Publishing Establishment"** shall mean a building or part of a building in which the business or producing books, newspapers or periodicals, by mechanical means, and reproducing techniques, such as photocopying, is carried

on, and may include the sale of newspapers, books, magazines, periodicals, or like, to the general public.

**"Private Boat Club Facility"** shall mean the use of land, buildings, or structures by a private boating club or organization and shall include a clubhouse, docking facilities, and tent and trailer sites for overnight camping by club members.

**"Private Club"** shall mean a building or part of a building used for the purposes of a non-profit, non-commercial organization which includes social, cultural, athletic or recreational activities.

**"Private Garage"** shall mean a detached accessory building or portion of a dwelling house which is designed or used for the sheltering of a private motor vehicle and storage of household equipment incidental to the residential occupancy, and which is fully enclosed and roofed. For the purposes of this By-law, a private garage excludes a carport or other open shelter.

**"Private Outdoor Recreational Use"** means the use of lands by a private organization for outdoor activities including, but not limited to, hiking, cross-country skiing, snowmobiling, travel trailer camping and other similar open space uses, but does not include the erection of any new permanent buildings or structures related to such uses.

**"Processing Plant"** means the use of lands, buildings or structures where agricultural produce, including meat and poultry products, is washed, cleaned, dusted, waxed, or otherwise prepared or packaged and from which such produce is shipped to a wholesale or retail outlet.

**"Public Building"** means any building or structure owned or leased by the Corporation of the Township of Southgate, the Corporation of the County of Grey, the Province of Ontario, or the Government of Canada.

**"Reconstruction"** means the rebuilding or replacement of a building or structure to its original dimensions.

**"Recreational Camp Facility"** means the use of land, buildings, and structures for recreational activities operated by a private organization where children and/or adults may be temporarily accommodated in sleeping cabins. Other related structures shall include, amongst others, a recreational hall, a building containing cooking and eating facilities and swimming pools.

**"Recreational Trailer"** shall mean a vehicle designed to be towed by a motor vehicle for which either a permit or a license is issued under the Highway Traffic Act, R.S.O. 1990 which has a maximum overall width of 3.66 metres, which is capable of being used on an occasional or temporary basis only for the living, sleeping or eating accommodation of persons but for the purposes of this By-law shall not include a mobile home or any other use otherwise defined herein.

**"Recreational Trailer Park"** shall mean a parcel of land which is developed and managed as a unit, where individual lots are made available on a rental or lease

basis for the placing of recreational trailers, where the ownership and responsibility for the maintenance of private internal roads, services, communal areas and buildings, and garbage collection, together with general park management, etc., rests with the owner but which is not the subject of a Registered Plan of Subdivision defining individual lots legally capable of conveying title and shall not include a mobile home park or any use as may otherwise be defined herein and licensed by the Municipality.

**"Recreational Use - Passive"** means an activity or use of land carried out for recreational purposes which does not require the construction of buildings, or the alteration of soil or topography and includes open space and environmental areas.

**"Recreational Uses"** means the use of land for parks, playgrounds, tennis courts, lawn bowling greens, indoor and outdoor skating rinks, athletic fields, golf courses, picnic areas, swimming pools, day camps, community centres, snow skiing, and all similar uses, together with necessary and accessory buildings and structures where permitted in this By-law, but does not include a track for the racing of animals, motor vehicles, snowmobiles, or motorcycles, or golf driving ranges, or miniature golf courses.

**"Recreational Vehicle"** shall mean a self-propelled vehicle designed and intended and used for travel recreation or vacation and, in addition, used for living, sleeping and eating on a temporary and occasional basis.

**"Recreational Vehicles/Trailers Sales And Service Establishment"** shall mean a building, or part of a building, where new or used recreational vehicles and trailers are displayed for sale or rent in conjunction with which there may be facilities for the servicing of such vehicles, as well as facilities for the sale of parts and products closely related to such recreational vehicles.

**"Renovation"** means the repair and restoration of a building to good condition but shall not include its replacement.

**"Retail Store"** means a building or part of a building in which goods, wares, merchandise, substances, or articles are kept for sale, but does not include, amongst others, any manufacturing, processing, construction uses, or outdoor storage.

**"Retirement Home"** means any home for senior citizens sponsored and administered by any public agency or any service club, church or non-profit organization, either of which obtains its financing from federal, provincial or municipal governments or agencies, or by public subscription or donation, or by any combination thereof, and such homes all include auxiliary uses such as club and lounge facilities, usually associated with the senior citizens' development.

**"Satellite Dish"** shall mean any device used or intended to be used to send or receive signals to and from satellites."

**"Sawmill"** means a mill involving the cutting, drying and planning of timber. Also permitted as an accessory use to the sawmill is the storage of both raw materials (logs) and finished products (timber), a business office and a kiln.

**"School, Commercial"** shall mean a school conducted for hire or gain such as a studio of dancing, art school, drama school, school of calisthenics, business or trade school or any other specialized school but shall not include a private academic religious or philanthropic school.

**"School, Private"** shall mean a school other than a public school or a commercial school as otherwise defined or classified in this By-law.

**"School, Public"** shall mean a school under the jurisdiction of a Board as defined by the Ministry of Education.

**"Senior Citizens' Home"** means any home for senior citizens sponsored and administered by any public agency or any service club, church or non-profit organization, either of which obtains its financing from federal, provincial or municipal governments or agencies, or by public subscription or donation, or by any combination thereof, and such homes shall include auxiliary uses such as club and lounge facilities, usually associated with the senior citizens' development.

**"Separation Distance"** means the horizontal distance measured between the closest point of the exterior wall of the livestock occupied portion of the livestock facility or permanent manure or material storage area or structure and the defined closest point of the neighbouring incompatible use. For a complete definition of separation distance, see Implementation Guideline No.'s 41, 42, 43 and 44 of Section 32.2.

**"Service Shop"** means a building or part thereof used for the sale or repair of household articles, and includes radio, television, and appliance repair shops, but does not include industrial or manufacturing uses or motor vehicle repair shops.

**"Setback"** shall mean the horizontal distance from the centre line of the street allowance, measured at right angles to such centre line, to the nearest part of any building or structure or excavation on the adjacent lot.

**"Setback, Front, Rear, Side Yard"** shall mean the horizontal distance measured at right angles to the boundary of the parcel from the closest point of any building or structure on said parcel.

**"Setback Required"** means the minimum front, rear, side, or exterior side setback required for a main building or structure in any zone which permits buildings or structures, within which an accessory building or structure to a residential use only as defined in this bylaw may encroach according to Section 5.1 of this by-law.

**"Shopping Centre"** shall mean a group of more than two (2) commercial uses, designed, developed, and managed as a unit by a single owner or tenant, or group of tenants, as opposed to a business comprising unrelated individual uses, and has

an off-street parking area provided on the site.

**"Sight Triangle"** means the triangular space formed by the street lines of a corner lot and a line drawn from a point in one street line to a point in the other street line or railway line, each such point being 9 metres from the point of intersection of the street lines (measured along the street lines). Where the two street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street.

**"Sign"** means a name, identification, description, device, display, or illustration which is affixed to, or represented directly or indirectly upon a building, structure, or lot and which directs attention to an object, product, place, activity, person, institution, organization, or business.

**"Significant Drinking Water Threat"** means an activity that poses or has the potential to pose a significant risk to any source of a municipal drinking water system.

**"Source Protection Plan"** means a drinking water source protection plan prepared under the Clean Water Act (Clean Water Act).

**"Storage Industry"** means the use of lands, buildings, or structures for an industry engaged in the activity of storing materials, goods, or produce to preserve them in a condition or form that makes them usable at a later date, and includes whatever treatment or packaging that may be necessary for storage.

**"Storey"** shall mean that portion of a building other than cellar or attic storey which is included between one floor level and the next higher floor level or the ceiling and which is not less than 2.3 metres nor more than 4.3 metres in height.

**"Storey, Half"** shall mean that portion of a building situated within the roof or having its floor level not less than 1.2 metres below the line where the roof and interior enclosing walls meet, and having a roof not steeper than sixty degrees above the horizontal.

**"Street, Improved Public or Public Street"** shall mean:

- (a) a highway, as defined under the Public Transportation and Highway Improvement Act, R.S.O. 1990, Chapter P.50, and the Municipal Act, R.S.O. 1990, Chapter M.45;
- (b) a road, which has been assumed for public use and is maintained year-round by the municipality or any other public authority.

**"Structure"** shall mean anything that is erected, built, or constructed of parts joined together or requiring a foundation to hold it erect but shall not include free standing walls, hedges, fences or signs.

**"Swimming Pool"** means a structure containing water of more than 9 square metres in area and having a depth in excess of 1.2 metres used for swimming, bathing, or diving.

**"Tavern"** means a building where beverages are offered for sale to the public for immediate consumption, which require a Licence under the Liquor Licence Act, R.S.O. 1990.

**"Temporary Farm Help Accommodation"** means a separate building or part of an agricultural building used or intended to be used for seasonal accommodation of

workers in which lodging with or without meals is supplied or intended to be supplied to such employees.

**"Temporary Use"** means the use of land, buildings, or structures for a construction office, tool shed, or for the storage of scaffolds, equipment and material which is incidental to and necessary for construction work in progress for so long as the same are necessary for the construction work which has neither been finished nor abandoned on the same lot.

**"Tent"** includes every kind of temporary shelter for sleeping that is not permanently affixed to the site and is capable of being easily moved and is not considered a structure, a vehicle, or a trailer.

**"Top-of-Bank"** means a line delineated at a point where the oblique plane of the slope meets the horizontal plane.

**"Tourist Establishment"** shall mean any premises operated to provide sleeping accommodation for the travelling public or sleeping accommodation for the use of the public engaging in recreational activities, and includes the services and facilities in connection with which sleeping accommodation is provided, but does not include:

- (a) a camp operated by a charitable corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. 64, as amended;
- (b) a summer camp within the meaning of the regulations made under the Public Health Act, R.S.O. 1980, c. 409, as amended; or
- (c) a club owned by its own members and operated without profit or gain.

**"Tower, Communication"** shall mean a structure situated on a non-residential site that is intended for transmitting or receiving television, radio or telephone communications, excluding those used exclusively for dispatch communications.

**"Township"** the Corporation of the Township of Southgate.

**"Trailer and Tent Site"** means that specified area within a Tent and Trailer Campground upon which a trailer, motor home, or tent is to be located.

**"Trailer and Tent Site Area"** means the total horizontal area within the boundary lines of a trailer and tent site.

**"Trailer and Tent Site Frontage"** means the width of a trailer and tent site between the side lines of the site measured along a line at right angles to the centre line of the site with the front of the site being that point at which primary vehicular or pedestrian access is provided to the site.

**"Transport Terminal"** means the use of land, buildings, or structures for the operation of a business which provides motor vehicles for the delivery of large quantities of goods and materials including, amongst others, livestock, raw

materials for manufactured goods and materials, and finished manufactured goods and materials, the storage of motor vehicles directly related to the business and the general maintenance of such motor vehicles.

**"Use"** means the purpose for which any land, building, structure or premise, or part thereof:

- (a) is arranged, designed, or intended to be used, or
- (b) is or may be occupied or maintained, and,
- (c) the word "used", "to use", and "uses" have a corresponding meaning.

**"Utility Building"** shall mean a building used in conjunction with the supplying of local utility services, including a water or sewage pumping station, a water storage reservoir, a gas regulator building, a hydro substation, a telephone building for exchange, long distance, or repeater services.

**"Vacation Farm"** is a privately owned, active agricultural operation which provides guests with temporary sleeping and eating accommodations as well as vacation activities.

Sleeping accommodations will be restricted to no more than three (3) Guest Rooms within the farm dwelling, or other existing single detached dwelling, without changing the character of the main use of the dwelling as a private residence.

In addition, the following provisions shall be complied with:

- (a) No person other than a member of the family shall be employed in the farm vacation operation except as is necessary for housekeeping purposes;
- (b) There shall be no external display or advertising other than a legal sign not larger than 1 square metre to indicate to persons outside, that the dwelling is also a Vacation Farm;
- (c) Each Guest Room shall have a minimum floor area of 10 square metres;
- (d) No food or drink shall be offered or kept for sale for persons who are not guests of the establishment.

**"Vulnerable Area"** shall mean Wellhead Protection Areas and Intake Protection Zones around municipal drinking water sources where activities may be a significant drinking water threat now or in the future.

**"Warehouse"** means a building or part of a building used for the storage and distribution of goods, wares, merchandise, substances, articles or things and may include facilities for a wholesale or retail commercial outlet, but shall not include a transport terminal.

**"Watercourse"** means the natural or altered channel for a stream or water body and, for the purpose of this By-law, includes the channel for intermittent streams.

**"Wayside Pit or Quarry"** shall mean a temporary pit or quarry opened and used by a public road authority for the sole purpose of a particular project or contract or road construction and not located on the road right-of-way, but shall not include a pit or quarry as herein defined. For the purpose of this definition, a portable asphalt plant is a permitted accessory use to Wayside Pit or Quarry.

**"Welding and Hydraulic Repair Shop"** means the use of land, building, or structure for the purpose of repairing agriculturally related machinery, vehicles, and equipment including the repair of the hydraulic systems and may include as a secondary use the fabrication of parts for agricultural equipment as well as the making of wrought iron products.

**"Wellhead Protection Areas"** means a vulnerable area delineated around groundwater wells which helps to identify the length of time it would take for most contaminants to travel from the location of a spill or leak to the associated well. The WHPA identified on Schedule 49 to the zoning bylaw are identified as follows:

- a) WHPA-A: The area within a 100m radius from a wellhead, considered the most vulnerable area for groundwater intakes.
- b) WHPA-B: The area within which the time to travel to the well (within the aquifer) is up to and including 2 years.
- c) WHPA-C: The area within which the time to travel to the well (within the aquifer) is up to and including 5 years.
- d) WHPA-D: The area within which the time to travel to the well (within the aquifer) is up to and including 25 years.
- e) WHPA-E: A well that is influenced by surface water and is referred to as groundwater under direct influence of surface water.

**"Wholesale Use"** means any establishment which sells merchandise to others for resale and/or to industrial or commercial users.

**"Workshop"** shall mean a building or part of a building where fabrication or manufacturing is performed by tradesmen requiring manual or mechanical skills and may include a carpenter's shop, a locksmith's shop, a gunsmith's shop, a tinsmith's shop, a commercial welder's shop, or similar uses.

**"Yard"** shall mean an open area of land unoccupied and unobstructed except as otherwise provided for or required by this By-law, located on the same lot or zone within a lot with a main building or structure.

**"Yard, Front"** shall mean a yard extending across the full width of the lot between the front lot line and the nearest part of any building or structure on the lot or the nearest open storage use on the lot. "Front Yard Depth" shall mean the minimum horizontal distance between the front lot line and the nearest part of any building or

structure on the lot or the nearest open storage use on the lot.

**"Yard, Rear"** shall mean a yard extending across the full width of the lot between the rear lot line and the nearest point of any building or structure on the lot or the nearest open storage use on the lot. "Rear Yard Depth" shall mean the minimum horizontal distance between the rear lot line and the nearest part of any building or structure on the lot or the nearest open storage use on the lots.

**"Yard, Side"** shall mean a yard extending from the front yard to the rear yard and from the side lot line to the nearest part of any building or structure on the lot or the nearest open storage use on the lot. "Side Yard Width" shall mean the minimum horizontal distance between the side lot line and the nearest part of any building or structure on the lot or the nearest open storage use on the lot.

**"Yard, Exterior Side"** means a side yard immediately adjoining an improved public street.

**"Yard, Interior Side"** means a side yard other than an exterior side yard.

**"Yard Required"** means the minimum front, rear, side, or exterior side yard required for a main building or structure in any zone which permits buildings or structures, within which an accessory building or structure to a residential use only as defined in this by-law may encroach according to Section 5.1 of this bylaw.

**"Yard, Salvage or Scrap Yard"** shall mean the use of lands, buildings, or structures for the storage, resale and/or handling of scrap materials which shall include scrap metal, scrap plastic, discarded appliances, discarded piping and tubing, discarded electrical equipment, waste batteries, and similar items excluding hazardous waste or liquid industrial waste, except as is commonly found in or associated with these materials, and excluding PCB waste as defined in Ontario Regulation 11/82.

**"Yard, Automobile Wrecking"** shall mean automotive related salvage operations as included within a "Salvage Yard" as defined in this By-law, in which three (3) or more unlicensed derelict vehicles are stored outdoors.

**"Zoo"** shall mean the use of land or building or structure for the keeping of live animals for public exhibition.

**"Zone"** means an area delineated on a Zoning Map Schedule and established by this By-law for a specific use.

## **Section 4: Zones**

### **4.1 Incorporation of Zoning Maps**

The location and boundaries of the Zones established by this By-law are shown on Schedules 1 to 48. Schedules 1 to 48, and all notations thereon, are hereby declared to form part of this By-law.

### **4.2 Interpretation of Schedules**

Where any Zone Boundary is uncertain, then the boundary shall be determined from the Master Schedules contained in the office of the By-law Enforcement Officer or the Township of Southgate Municipal Offices.

### **4.3 Zone Boundaries**

When determining the boundary of any Zone as shown on any Schedule forming part of this By-law, the following provisions shall apply:

- (a) A boundary indicated as following a highway, street, lane, or right-of-way shall be the centre line of such highway, street lane, or right-of-way.
- (b) A boundary indicated as following a watercourse, creek, stream, or the right-of-way of a railway, or electric, gas or oil transmission line shall be the centre line of such watercourse, creek, stream, or right-of-way.
- (c) A boundary indicated as approximately following lot lines shown on a registered plan of subdivision or municipal boundary lines shall follow such lot lines.
- (d) Where a boundary is indicated as approximately parallel to a street line or other feature indicated in Clauses i) or ii) of this Subsection, and the distance from such street line or other feature is not indicated, and Clause (iii) is not applicable, such boundary shall be construed as being parallel to such street line or other feature, and the distance there from shall be determined according to the scale shown on the Schedule map.
- (e) The Township boundary shall serve as a Zone Boundary for all Zones extending to the limits of the Township of Southgate.

### **4.4 Road Closures**

In the event a dedicated street or lane shown on any Schedule forming part of this By-law is closed the property formerly in such street or lane shall be included within the Zone of the adjoining property on either side of such closed street or lane. If a closed street or lane is the boundary between two

or more different Zones, the new Zone boundaries shall be the former centre line of the closed street or lane.

#### **4.5 Establishment of Zones**

For the purpose of this By-law, the Township of Southgate is divided into the following Zones:

<b>Zones</b>	<b>Symbol</b>
Agricultural Zone	(A1)
Restricted Agricultural Zone	(A2)
Residential Type 1 Zone	(R1)
Residential Type 2 Zone	(R2)
Residential Type 3 Zone	(R3)
Residential Type 4 Zone	(R4)
Residential Type 5 Zone	(R5)
Residential Type 6 Zone	(R6)
Mobile Home Park Zone	(MH)
Local Commercial Zone	(C1)
General Commercial Zone	(C2)
Highway Commercial Zone	(C3)
Rural Commercial Zone	(C4)
Recreational Commercial Zone	(C5)
Campground Commercial Zone	(C6)
Space Extensive Commercial	(C7)
General Industrial Zone	(M1)
Rural Industrial Zone	(M2)
Space Extensive Industrial Zone	(M3)
Extractive Industrial Zone	(M4)
Community Facility Zone	(CF)
Public Utility Zone	(PU)
Open Space Zone	(OS)
Environmental Protection Zone	(EP)
Wetland Protection Zone	(W)
Deferred Development Zone	(D)

#### **4.6 Use of Symbols**

The symbols listed in Subsection 4.5 may precede the word "Zone" (i.e. A1 Zone) in place of the "Zone Name" and shall have the same meaning. The symbols, when used within the Zone Maps, shall refer to the Zone in which the lands are situated, and the provisions of such Zone shall apply.

#### **4.7 Application of Zones**

No person within any Zones defined in this By-law and delineated on the Zoning Maps appended hereto shall erect, alter, enlarge, or use any building

or structure, or use any land in whole or in part, except in conformity with the provisions of the applicable Zone.

#### **4.8 Discrepancies**

In the event that there is a discrepancy between a regulation in the "General Provisions" and the specific "Zone" sections of this By-law, the most restrictive provisions shall apply.

#### **4.9 Notes on Schedules**

Additional "Notes" have been included on the Schedules for reference and convenience purposes only. This information is subject to change without an amendment to this By-law and is limited to the following:

- (i) Municipal Road Classifications; and
- (ii) Delineation of Saugeen Valley Conservation Authority Regulated Area (Ontario Regulation 169/06) and/or delineation of the Grand River Conservation Authority Regulated Area (Ontario Regulation 150/06).

Please consult with the Municipality for information regarding Municipal Road Classifications and with the applicable Conservation Authority for information regarding the Regulated Area(s).

## **Section 5: General Provisions**

### **5.1 Accessory Uses**

#### **(a) Permitted Uses**

Where this By-law specifically permits in any zone "Uses, buildings or structures accessory to a permitted use", the following shall not be considered a permitted accessory use, building or structure:

- i. a home occupation,
- ii. any building used for human habitation, except where specifically permitted in this By-law,
- iii. the open storage of goods or materials, except where specifically permitted in this By-law,
- iv. one or more accessory buildings or structures where the total ground floor area exceeds 5% of the lot as calculated under 5.1(e)(ii) of this by-law,
- v. if the building or structure is attached to the main building in any way,
- vi. if the building or structure was erected prior to the main building except as permitted in Section 5.20(b) of this By-law,
- vii. if a building or structure if located entirely underground,
- viii. if a building or structure as defined in this By-law exceeds 7 m in Height.

#### **(b) Location**

No accessory building or structure as defined in this By-law shall be permitted in any existing front yard or exterior side yard or in any required front yard or required exterior side yard unless specifically permitted in Section 5.1 (c), (d).

#### **(c) Permitted Accessory Features and Landscape Encroachments**

Awnings, flag poles, garden trellises, retaining walls, permitted signs, or similar features shall be permitted in any existing or required yard as defined in this By-law subject to compliance with Section 5.17 Site Triangles.

**(d) Garages or Carports**

Notwithstanding any other provisions of this By-law to the contrary, a detached private garage or carport shall be permitted to be erected and used in an interior side or rear yard, provided that:

- i. when such garage or carport is located in an interior side yard, it shall not be closer than 1 metre to the interior side lot line, except where a common or mutual detached garage is erected simultaneously on both sides of the lot line, as one building, in which case, no interior side yard to the accessory building is required,
- ii. when such garage or carport is located in a required rear yard, it shall not be closer than 2 metres to an interior side lot line and a rear lot line, except where a common or mutual detached garage is erected simultaneously on both sides of the lot line as one building, in which case, no rear yard or interior side yard to the accessory building is required with respect to the common or dividing wall of said building, and
- iii. all such garages or carports, whether located in a required rear yard or required interior side yard, shall comply with the setback provisions for an exterior side yard or for a through lot applicable to the principal or main building on the lot where such rear or exterior side yard abuts a public street.

**(e) Other Accessory Buildings, Structures, Patios and Decks**

An accessory building or structure including a patio and deck other than a private garage or carport allowed under 5.1(d) shall be permitted to be erected and used in a required interior side yard or required rear yard, provided that:

- i. an accessory building, structure, deck, or patio may be located in a required interior side yard, or a required rear yard provided such accessory structures cumulatively do not exceed 5% lot coverage and are located no closer than 1 metre minimum from the interior side lot line or rear lot line.
- ii. an accessory building, structure, deck, or patio that is constructed 0.18 metres or less above adjacent grade shall not be included in the lot coverage calculation for the purposes of 5.1(e)(i) and where a deck or patio is attached to a main building, the maximum 5% lot coverage shall only apply to that portion of the deck or patio projecting beyond the main building yard requirements in the applicable zone.
- iii. no accessory building, structure, deck or patio shall be permitted to encroach into any yard or setback provision

applicable to the principal or main building on the lot where such rear or side yard abuts a public street.

- iv. Subject to Section 5.24 of this by-law and other applicable sections and definitions, an accessory building or structure that is an Additional Residential Unit as defined in Section 3 of this By-law may be permitted to encroach into required yards as specified in Section 5.1 (e) (i), (ii) and (iii) except that the maximum 5% lot coverage shall not apply.

**(f) Boat House, Boat Lift, or Dock**

Notwithstanding the yard and setback provisions of this By-law to the contrary, a boat house, boat lift, or dock for pleasure boats may be erected and used in the rear yard of a lot backing on a navigable waterway, provided such accessory buildings or structures are located no closer than 2 metres to the side lot line, and the documented approval of the appropriate Conservation Authority having jurisdiction has been obtained.

**(g) Ornamental Structures, Architectural Features and Fences**

Notwithstanding the yard and setback provisions of this By-law to the contrary the following ornamental structures and architectural feature projections shall be permitted:

(i) Windowsills, chimneys, cornices, eaves, gutters, parapets, pilasters, or other architectural features attached to a main or accessory building or structure may project a maximum of 1.0 meters into any required yard or required setback but no closer than 0.5 meters from any lot line.

(ii) Mechanical equipment such as air conditioners, heat pumps and similar necessary for servicing the main or accessory use on the property may project 0.9 meters into any required yard or required setback but no closer than 0.5 meters from any lot line.

(iii) Canopies or awnings with a clear height of 2.0 meters minimum may project 1.8 meters maximum into any required yard or required setback but no closer than 0.5 meters minimum from any lot line.

(iv) Fences up to 2.0 meters maximum in height may be located on a lot line or on private property adjacent to any lot line except a lot line constituting part of a Street Triangle in which case no fence shall exceed 1.0 meter in height above the elevation of the adjacent street line.

**h) Unenclosed Porches, Balconies, Steps, Barrier Free Ramps or Patios**

(i) Notwithstanding the yard and setback provisions of this By-law to the contrary, unenclosed porches, balconies, steps, barrier free ramps and

patios, shall be permitted to project into any required yard a maximum of 1.2 metres provided that, in the case of porches, steps, or patios, such uses are not more than 2.0 metres above grade.

(ii) A porch or deck accessory to a semi-detached or street townhouse dwelling may be setback 0.0 meters from an interior side lot line where the main dwelling units are separated by a common party wall provided that a common privacy fence 1.5 meters minimum in height is provided from the common party wall along the full length or width of the said porch or deck.

(iii) A patio, porch or deck that is less than 0.75 meters above grade shall not be included in maximum lot coverage calculations.

### **5.1.1 Additional Residential Unit**

One Additional Residential Unit in a detached building shall be considered an Accessory Building as defined in this by-law provided maximum building height of the Additional Residential Unit shall be one storey, unless said Unit is located above the main floor of a detached garage where all floor area of the Additional Residential Unit shall be confined to the said second storey.

## **5.2 Dwelling Units Below Grade**

### **(b) Basement**

A dwelling unit, in its entirety, may be located in a basement, provided the unit meets the requirements for habitable space under the Building Code.

## **5.3 Height Restriction**

Unless specifically permitted in zone regulations the maximum height shall be eleven (11) metres for all uses. Notwithstanding the height provisions contained herein, nothing in this By-law shall apply to prevent the erection, alteration or use of the following accessory buildings or structures, provided the main use is a permitted use within the Zone in which it is located:

- A church spire
- A belfry
- A flag pole
- A clock tower
- A chimney
- A water tank

- A non-commercial radio
- A television tower or antenna
- An air conditioner duct
- A grain elevator or feed mill
- A barn
- A silo

A windmill

A satellite dish

## **5.4 Lot Development Requirements**

### **(a) Requirement of Lot**

No building or structure shall be erected, altered, extended, or enlarged, except upon a lot, nor shall any land be used for a permitted use unless it comprises a lot; but this provision shall not prevent the use of any parcel or tract of land for agricultural purposes, excluding the erection or enlargement of any building or structure other than a fence.

### **(b) Frontage on an Improved Public Street**

No person shall erect any building or structure, or use any lot in a Zone, unless the lot upon which such building or structure is to be erected, fronts upon and has direct access to an improved public street. The above provision shall not apply to restrict the erection of any building on a lot in a registered plan of subdivision where a subdivision agreement has been entered into but the street will not be assumed until the end of the maintenance period.

### **(c) More than One Use or One Zone on a Lot**

When a lot contains more than one use, each use shall conform to the provisions of this By-law for such use in the Zone where it is located. When a lot is divided into more than one zone, each portion of the lot shall be used in accordance with the provisions of this By-law for the applicable Zones.

### **(d) Restrictions on Changes**

- i. The purpose for which any land or building is used shall not be changed, no new building or addition to any existing building shall be erected and no land shall be severed from a lot, if such change, erection, or severance creates a situation that contravenes any of the provisions of this By-law applicable to each individual remaining building, accessory building, or lot.
- ii. Notwithstanding the provisions of Clause i) of this Subsection, no person shall be deemed to have contravened any provisions of this By-law, if only part or parts of any lot or parcel has or have been conveyed to or acquired by the Municipality, the County of Grey, Her Majesty in the Right of Ontario or Her Majesty in the Right of Canada.

**(e) Treatment of the Area of a Lot Zoned Environmental Protection (EP)**

Where any lot is zoned in part in a Environmental Protection Zone (EP), no person shall erect any buildings or structures within the area zoned Environmental Protection, except as otherwise permitted in the Environmental Protection Zone. However, land zoned Environmental Protection (EP) may be included in the calculation of lot area and frontage, required yard, and lot coverage as is required for the development occurring on that portion of a lot not zoned Environmental Protection.

**5.5 Lots Having Lesser Area and/or Frontage**

Notwithstanding anything contained in this By-law, a parcel which lacks either the required frontage or area or both the required frontage and area for a lot, is and shall be deemed to be a lot, provided that:

- (a)** The description of such a parcel is the same as in a deed registered on or prior to the date of passing of this By-law;
- (b)** Such parcel could have been conveyed legally on the date of the passing of this By-law by way of deed, transfer, mortgage, charge, or agreement of sale and purchase without consent, under Section 50 of The Planning Act, R.S.O. 1990 as amended;
- (c)** Such parcel has a frontage of 10 metres minimum on an improved public street;
- (d)** All other provisions of this By-law are complied with; and
- (e)** All relevant regulations made under the Public Health Act and all relevant requirements of the Ontario Building Code are complied with.

**5.6 Movement of Buildings**

No buildings shall be moved without a permit from the Chief Building Official.

**5.7 Parking Regulations**

**(a) Parking Space Requirement**

For every building or structure to be erected or enlarged in any Zone, off-street parking shall be provided and maintained in accordance with the following provisions:

<b>Type of Use</b>	<b>Minimum Parking Space Requirements</b>
Accessory Apartment	1 space per dwelling unit
Amusement Arcade	1 parking space per 20 sq. metres (215 sq. feet) of gross floor area
Auditorium Arena Places of Assembly, unless specified in this Section	The greater of: 1 parking space for every eight (8) seats otherwise 4 metres (13.1 feet) of bench space of maximum seating OR 1 parking space per 20 sq. metres of (215 sq. feet) gross floor area, whichever is greater
Automobile Repair Establishment	3 per repair bay
Automobile Sales & Service Establishment	1 per 10 square metres (107.6 sq. feet) of gross floor area and 3 per repair bay
Automobile Service Station	3 per repair bay
Automotive Washing Establishments: - Self Serve - Automatic	2 per washing bay or stall 5 parking spaces per each automatic bay, which may include stacking of cars and/or vacuum stalls
Bank or Financial Institution	1 per 15 square metre (161.4 sq. feet) of gross floor area
Barber & Beauty Shop	1 per 10 square metre (107.6 sq. feet) of gross floor area
Church	1 parking space per 10 fixed seats
Contractors Yard or Shop	The greater of: 1 for every 2 employees OR 1 per 70 square metre (753.4 sq. feet) of gross floor area
Clinic or Medical Office	6 per practitioner

Club or Fraternal Organization	1 per 20 sq. metre (215.2 sq. feet) of gross floor area
Curling Rink	6 per curling sheet
Department Store	1 per 20 sq. metre (215.2 sq. feet) of gross floor area
Dwellings - Detached, Semi-detached Duplex, Converted	2 per dwelling unit
Apartment, Triplex, Fourplex	1.25 per dwelling unit plus 1 visitor parking space per 2 dwelling units or part thereof
Library	Minimum of 10 parking spaces
Senior Citizens Apartment	1 per 2 dwelling units plus 1 visitor parking space per 10 dwelling units or part thereof
Eating Establishments	1 per 4 seats of maximum seating capacity
Eating Establishment, Drive-In or Take- Out	10 spaces plus 1 space for every 4 seats
Fire Hall	5 per bay
Funeral Home	1 per 20 sq. metre (215.2 sq. feet) of gross floor area, with a minimum of 10 spaces
Home for the Aged or Rest Home	1 per 5 beds
Hospital	3 per 4 beds
Nursing Home	1 per 5 beds
Hotel, Motel, Bed and Breakfast or Guest Rooms	1 per each guest room or suite
Indoor Sports Recreation Building gross (other than an arena, bowling alley, curling rink, tennis, squash or racquet ball courts)	1 per 20 square metre (215.2 sq. feet) of floor area

Industrial Establishments	5 parking spaces plus 1 per 50 square metre (538.2 sq. feet) or fraction thereof of gross floor area
Office, General	1 per 30 sq. metre (322.9 sq. feet) of gross floor area
Public Building, except where gross specifically identified	1 per 30 square metre (322.9 sq. feet) of floor area
Retail Store	1 per 20 square metre (215.2 sq. feet) of gross floor area
Rooming or Boarding House	1 per dwelling unit and 1 per room for rent
School:	
- Nursery/Day Care Centre	3 per classroom or nursery or 1 per 60 square metre (645.8 sq. feet) of gross floor area
- Elementary	1.5 per classroom and 1 per 6 square metre (64.5 sq. feet) of assembly area
- Secondary	3 per classroom or 1 per 6 sq. metre (64.5 sq. feet) of assembly area
Commercial	1 per 20 square metre (215.2 sq. feet) of gross floor area
Service Shop, Personal Service	1 per 20 square metre (215.2 sq. feet) of gross floor area
Sports Field	The greater of: 1 per 5 seats or 3 metres (9.8 feet) of bench space of maximum seating capacity OR 1 per 800 square metre (8,611.4 sq. feet) of gross field/floor area
Social or Service Club	1 per 10 square metre (107.6 sq. feet) of gross floor area of all club buildings, plus: 2 per golfing green 4 per lawn bowling green 4 per tennis or racquet ball court 6 per curling ice sheet Where any one club provides seasonal recreational facilities such as golf (summer), tennis (summer) or curling (winter), parking

	spaces for these activities shall only be provided for the season requiring the greatest in number of parking spaces
Supermarket	1 per 20 square metre (215.2 sq. feet) of gross floor area
Tavern or Public House	1 per 4 seats of maximum seating capacity
Truck Terminal	1 per 100 square metre (1,075 sq. feet) of gross floor area
Terminal Grain Elevator	1 per 70 square metre (753.4 sq. feet) of gross floor area
Utility Service Building	1 per 30 square metre (322.9 sq. feet) of gross floor area
Warehouse	1 per 185 square metre (1,991.3 sq. feet) of gross floor area
Wholesale Establishment	1 per 90 square metre (968.7 sq. feet) gross floor area
Uses permitted by this By-law,	1 per 40 square metre (430.5 sq. feet) of gross floor area other than those listed in this table

In addition to the minimum off-street parking requirements for the use noted, if a liquor licensed premise is contained within a portion thereof, then additional parking spaces shall be provided in accordance with the minimum off-street parking requirements for liquor licensed premises.

**(b) Parking Space Dimension**

For the purpose of this Subsection, a parking space shall have a minimum length of 5.75 metres and minimum width of 2.75 metres measured at right angles to the length.

**(c) Uses Not Specified**

In the case of a use not specifically mentioned in Clause a) of this Subsection, the requirements for off-street parking shall be based on the requirement for the most comparable use specified therein.

**(d) Mixed Occupancies**

In the case of two or more uses in the same building or on the same lot, the total requirements for off-street parking shall be the sum of the requirements for the several uses computed separately. Parking facilities for one use shall not be considered as providing required parking for any other use.

**(e) Location on Other Lots**

Where the owner of a building or structure proposed to provide the required parking spaces and areas in a location other than the same lot as the use that requires such spaces and areas, then such shall be located not more than 150 metres (492.2 feet) from the said lot and shall be located within the same Zone as the said lot.

**(f) Use of Parking Areas**

Where a parking area or parking space is permitted required by the By-law in any Zone, no person shall use such parking area or parking space for parking any motor vehicle unless such motor vehicle bears a motor vehicle licence plate or sticker which is currently valid.

**(g) Change in Use**

Whenever a use is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise as would require an additional number of parking spaces, then such additional parking shall be provided on the same basis as Subsection 5.8, Clause (a).

**(h) Restrictions in Residential Zones (R1, R2, R3, R4 and R5)**

No person shall use any parking area or parking space in a Residential Zone, except in accordance with the following:

- (i) Not more than one vehicle per dwelling unit shall be a commercial motor vehicle as defined in the Highway Traffic Act, R.S.O. 1990;
- (ii) The licensed capacity of any such commercial motor vehicle shall not exceed 2,400 kilograms (5,291.1 pounds);
- (iii) Notwithstanding the foregoing, the owner or occupant or any lot, building, or structure in any Residential R1, R2, R3, R4 or R5 Zone may use any private garage of which he is the owner or occupant, erected upon any such lot for the housing or storage of one commercial motor vehicle exceeding 2,400 kilograms (5,291.1 pounds) capacity operated by himself.

**(i) Access**

- (i) Access to the required parking spaces and parking areas shall be provided by means of unobstructed driveways or passageways at least 3 metres, but not more than 9 metres in width;
- (ii) The aisles between parking spaces within a parking area shall have a minimum width of 6 metres;
- (iii) The maximum width of any combined ingress and egress driveway, measured along the street line, shall be 9 metres;
- (iv) The minimum distance between 2 separate driveways on one lot, measured along the street line shall be 9 metres;
- (v) The minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by such driveway, shall be 9 metres for all Residential uses in the R1 and R2 Zones and shall be 15 metres for all other uses in any zone.
- (vi) The minimum angle of intersection between a driveway and a street line shall be 60 degrees
- (vii) Every lot shall be limited to the following number of driveways:
  - (a) two driveways, with a combined width not exceeding 30% of the lot frontage, for the first 30 metres of the lot frontage or portion thereof; and;
  - (b) one additional driveway for each additional 30 metres of lot frontage.
- (viii) No driveway shall be established closer than 1 metre to a side lot line, provided this shall not apply to prevent the establishment of abutting driveways along a common lot line if their combined width does not exceed 9 metres.

**5.8 Existing Buildings**

The parking area requirement referred to in this By-law shall not apply to any building lawfully in existence at the date of passing of this By-law so long as:

- (a)** the building is used for a permitted use;
- (b)** the floor area as it existed at such date is not increased;
- (c)** any change of occupancy is to a use having the same or a lesser parking requirement according to this By-law; and

- (d) all parking spaces existing at the date of passing of the By-law are retained.

## **5.9 Additions to an Existing Building**

If an addition is made to a building or structure lawfully existing at the date of passing of this By-law, then parking spaces in addition to those already existing shall be provided to the number required for the entire use or change of use. This Section shall not apply to require, the establishment of parking spaces and areas for an addition to a detached single-family dwelling house.

## **5.10 Parking Spaces for the Handicapped**

Where the parking requirement for any of the following uses:

- retail commercial or office use
- public building or public park
- home for the aged
- nursing home
- hospital
- school
- public hall
- social and service club
- library
- hotel and motel
- funeral home
- restaurant
- apartment dwelling
- assembly hall
- clinic
- veterinarian clinic
- church

is in excess of 20 parking spaces, 1 space of the first 20 spaces required and 1 space out of each additional 100 spaces or portion thereof shall be provided near and accessible to the point of entrance to the building and clearly marked for the parking of vehicles used by disabled person or persons. Notwithstanding the above Hospitals shall be required to provide 1 space out of the first 20 spaces, 2 spaces up to 60 spaces and 3 spaces up to 100 spaces, and for every portion in excess of 100 spaces one additional disabled space. Parking spaces for the disabled shall have a minimum width of 4.4 metres (14.4 feet) and a minimum length of 6 metres (19.6 feet).

### **5.11 Derelict Vehicles**

Derelict motor vehicles, which are unlicensed and/or in disrepair making their normal use impossible or their repair financially impractical, shall not be parked or stored in any Residential Zone other than on the premises where the storage of such vehicles is accessory to a business lawfully conducted on the premises.

### **5.12 Storage or Parking of Travel Trailers, Snowmobiles, Boats and Trailers within a Residential Zone**

No person shall within any Residential R1, R2, R3, R4 & R5 Zone use any lot for the parking or storage of any travel trailer, snowmobile, motor home, boat or trailer, except in accordance with the following:

The owner or occupant of any lot, building or structure in any Residential Zone may store or park not more than one, in total, of the following:

- (a)** a personal travel trailer or motor home;
- (b)** a snowmobile or boat with accessory trailer;
- (c)** provided the length of such travel trailer, snowmobile or boat and its accessory trailer does not exceed 9 metres in length

### **5.13 Occupancy**

No person shall, in any Zone, use any travel trailer, motor home or truck camper for the purpose of primary residential, permanent living, or eating accommodation, except for temporary living or eating accommodation in a Recreational Commercial Zone.

### **5.14 Loading Space Requirements**

- (a)** The owner or occupant of any lot, building or structure in a Commercial or Industrial Zone, erected or used for any purpose involving the receiving, shipping, loading, or unloading of persons, animals, goods, wares, merchandise, or raw materials, shall provide and maintain at the premises, on the lot occupied by the building or structure and not forming part of a street or land, within the Zone in which such use is located, loading and unloading spaces 9 metres long, 4 metres wide, and having a vertical clearance of at least 5 metres and in accordance with the following:

<b>Gross Floor Area of Building or Structures</b>	<b>Minimum Number of Spaces Required</b>
0 to 500 square metres	1
500 to 2,500 square metres	2
2,500 to 8,500 square metres	3
8,500 square metres	3*

\* plus 1 additional space for each additional 9,000 square metres or fraction thereof in excess of 8,500 square metres provided, however, that in addition to the above number of loading spaces, adequate space shall be provided for the parking of vehicles awaiting access to loading spaces.

**(b) Additions to Buildings**

If an addition is made to an existing building or structure which increases the floor area then loading space requirements for such a building or structure shall be provided in accordance with paragraph a) on the basis of the total floor area of the whole buildings or structure after expansion.

**5.15 Planting Strip**

**(a) Location**

Where a commercial, institutional, or industrial use is established opposite a Residential Zone or abuts a side or rear lot line in a Residential Zone, then a planting strip and/or fence adjoining such abutting lot line, or portion thereof, shall be provided on the commercial, industrial, or institutional lot, in the case of a planting strip with a minimum width of 3 metres. Conversely, when a residential use is established adjacent to a commercial, industrial, or institutional use, as described above, a similar planting strip shall be provided on the residential lot.

**5.16 Setback Requirement**

**(a) Building in a Built-up Area**

Notwithstanding the yard and setback provisions of this By-law to the contrary, where a permitted building or structure is to be erected on a lot in a built-up area where there is an established building line extending 90 metres or less on both sides of the lot, such permitted building or structure may be erected closer to the Front Lot Line than

required by this By-law, provided such permitted building or structure is not closer to the Front Lot Line than the established building line on the date of passing of this By-law.

**(b) Through Lots**

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

**(c) Yard and Open Space Provision for All Zones**

No part of a yard or other open space required about any building for the purpose of complying with the provisions of this By-law shall be included as part of a yard or other open space similarly required for another building on the same lot.

**(d) Setback and Side Yard Setback on Major Roads**

Notwithstanding any other provisions of this By-law where a building or structure is located adjacent to a Provincial Highway or a County Road, setbacks shall be provided and maintained in accordance with the Ministry of Transportation and the County of Grey, safety and geometric requirements and as a minimum setback shall be provided and maintained in accordance with the following provisions:

<u>Road</u>	<u>Distances in Metres from Centre Line of Road</u>
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Provincial Highway No.'s 6, 10 & 89	32 metres
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Grey County Road No.'s 8, 9, 14, 23, 34, 106 & 109	23 metres
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Except lands zoned within Schedules 1, 11, 13, 20, 21, 22, 23, 25, 26, 27, 28, 32, 44 and 48.

**(e) Setbacks for Watercourses**

Notwithstanding any yard provision of this By-law to the contrary, no permanent building or structure in any zone shall be:

- i. closer than 15 metres from the edge of an open municipal drain,  
or

- ii. closer than 8 metres to the top of the bank of any watercourse or open drain or within an Environmental Protection Zone, whichever is greater.
- iii. No development shall be permitted within 30 metres of the banks of a cold water stream or 15 metres of a warm water stream as defined by the County of Grey Official Plan.

### **5.17 Sight Triangles**

Within any area defined as a sight triangle, the following uses shall be prohibited:

- (a)** a building, structure, or use which would obstruct the vision of drivers of motor vehicles;
- (b)** a fence, tree, hedge, bush, or other vegetation, the top of which exceeds 1 metre in height above the elevation of the street line;
- (c)** a finished grade which exceeds the elevation of the street line more than 1 metre.

### **5.18 Swimming Pools**

Notwithstanding any other provisions of this By-law to the contrary, a swimming pool and any building or structure, other than a dwelling required for changing clothing or for pumping or filtering facilities or other similar accessory use, shall be permitted as an accessory use to any lawfully existing residence or permitted residential use subject to the following requirements:

- (a)** no part of such pool, or accessory building or structure shall be located in any required front yard or closer to any required interior side lot line or exterior street line than the minimum distance required for the principal building located on such lot.
- (b)** no part of such pool, or accessory building or structure shall be located closer to any lot line than the accessory building yard and setback provisions in Section 5.1 (e).
- (c)** the no swimming pool shall be permitted within any rear or side yard unless:
  - (i) in the case of an in-ground pool such pool is fully enclosed by a fence minimum 1.2 meters in height of sturdy construction with a self-closing and latching gate designed to prohibit climbing or other unauthorized entry such fence to have no opening large enough to permit entry or climbing by a child, such fence to be minimum 0.9 meters minimum from the edge of

said in-ground pool.

(ii) in the case of an above ground pool such pool shall be minimum 1.2 meters above adjacent grade level so that no entry shall be permitted into the above ground pool except from one platform accessed by ramp or stairs protected by a self-closing and latching gate, and where the height of such pool and associated access platform is 1.5 metres maximum above the average finished grade level of the adjacent ground.

### **5.19 Uses Permitted in All Zones**

Notwithstanding any other provisions of this By-law to the contrary, the following uses shall be permitted in any Zone established herein:

- (a)** The use of any land as a public street.
- (b)** A temporary construction or work camp, tool shed, scaffold, or other building or structure incidental to and necessary for the construction work on the premises, but only for so long as such use, building, or structure is necessary for such construction work which has not been finished or abandoned.
- (c)** Except as provided in Section 5.3 hereof, any building, structure, use, service, or utility of any department of the Corporation of the Township of Southgate, the Corporation of the County of Grey, or the Federal or Provincial Government, Ontario Hydro, or any telephone, telegraph, or gas company shall be permitted in any zone provided that such use, building or structure shall comply with the regulations with regard to the height, yard, and lot coverage prescribed for the Zone in which it is located; and any buildings erected or used shall be designed and used in a manner compatible with the area in which it is located. Notwithstanding the generality of the foregoing, the requirement of this Section to comply with the regulations with regard to height, yard, and lot coverage, shall not apply to any undertaking of Ontario Hydro which satisfies the provisions of the Environmental Assessment Act, R.S.O. 1990.

However, any building or structure less than 10 square metres shall be required to have minimum side and rear yards of 0.3 metres and a minimum setback of 15.5 metres.

## **5.20 Non-conforming Buildings, Structures, and Uses**

**(a)** The provisions of this By-law shall not apply to prevent the use of any lot, building, or structure for any purpose prohibited by the By-law if such lot, building, or structure was lawfully used for such purposes on the date of the passing of this By-law, so long as it continues to be used for that purpose.

### **(b) Permitted Exterior Extension**

- i. No building or structure, which at the date of passing of this By-law was used for a purpose not permitted within the Zone in which it is located, shall be enlarged or extended unless such building is thereafter to be used for a purpose permitted within such Zone and complies with all requirements of this By-law or the granting of a minor variance to this By-law.
- ii. Nothing in this By-law shall prevent the enlargement or extension of a building or structure which, at the date of the passing of this By-law was used for a purpose specifically permitted within the Zone in which such building or structure is located, but which does not comply with one or more of the Zone provisions provided such enlargement or extension does not further contravene any of the provisions of this By-law.

### **(c) Permitted Interior Alterations**

Nothing in this By-law shall prevent the reconstruction or alteration of the interior of any building or structure which, at the date of passing of this By-law was used for a purpose not permitted in the Zone in which it is located, in order to render such interior more convenient or commodious for the same purpose for which, at the passing of this By-law, such building or structure was used.

### **(d) Restoration to a Safe Condition**

Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of any building or structure or part thereof lawfully used at the date of passing of this By-law, whether or not the use of such building or structure at the date of passing of this By-law is permitted within the Zone in which such building or structure is located, provided that the strengthening or restoration does not increase the building height, size, or volume, or change the use of such building or structure or part thereof, except where an increase in height, size, or volume, or change of use would comply with the provisions of the Zone in which the building or structure is located.

**(e) Reconstruction of Damaged Buildings or Structures**

Nothing in this By-law shall prevent the reconstruction of any building or structure that is damaged by causes beyond the control of the owner, subsequent to the date of the passing of this By-law, provided the reconstruction of such building or structure does not increase the height, size, or volume of the building or structure, change the use of the building or structure, or reduce or eliminate any parking spaces, loading spaces, or landscaped open space area which existed prior to said damage, except where such increase in height, size, or volume, change of use or decrease in parking space, loading spaces, or landscaped open space areas complies with the provisions of the Zone in which such building or structure is located.

**(f) Building Permit Issued**

Nothing in this By-law shall apply to prevent the erection or use, for a purpose prohibited by this By-law of any building or structure, the plans for which have, prior to the date of passing of this By-law, been approved by the chief building official, so long as the building or structure when erected is used and continues to be used for the purpose for which it was approved and provided the erection of such building or structure is commenced within one (1) year after the date of the passing of this By-law and such building or structure is complete with six (6) months after the erection thereof is commenced.

**(g) Change in Use**

No change in the use of any land, building or structure shall be permitted, unless such change in use complies with the permitted uses within the zone in which such land, building, or structure is located or unless such change has been approved either through an amendment to this By-law or through Authorization under Section 45(3) of The Planning Act, R.S.O. 1990 as amended.

**5.21 Discontinued Non-Conforming Use**

Where a use, building or structure which was lawfully established prior to the day of the passing of this By-law has been used for a purpose not permitted in the use zone in which it is situated but the said use has been discontinued for a period of six (6) months or longer, the said building or structure may only be used again for a use that conforms to this By-law.

**5.22 Livestock on Residential Lots**

- (a)** Notwithstanding any provisions of the By-law to the contrary, the following provisions shall apply to any lot within the Residential R6

Zone on any lot that has a minimum lot area of 1 hectare and a minimum lot frontage of 60 metres (196.6 feet):

- i. The maximum number of permitted livestock shall be a total of two (2) nutrient units;
- ii. For the purpose of this section, only twenty (20) fowl shall be considered one (1) nutrient unit, as well one (1) sheep shall be one (1) nutrient unit;
- iii. The following shall be the only type of livestock permitted:
  - Horses
  - Cows
  - Sheep
  - Fowl
- iv. Any buildings or structures used to house permitted livestock are hereby exempt from the provisions of Section 32 hereof, however, all other yard or setback provisions applicable to the main use/building within that Zone shall apply.

**(b)** Notwithstanding any provisions to the contrary, the following provisions shall apply to any lot within the Residential R5 Zone:

- i. the maximum number of permitted livestock shall be a total of 2 horses (2 nutrient units);
- ii. the above noted permitted livestock (horses) must be used for transportation purposes of the resident(s) of the said residential lot;
- iii. Any buildings or structures used to house the permitted livestock are hereby exempt from the provisions of Section 32 hereof, however, all such buildings or structures must be setback a minimum of 7.5 metres from any lot line and said buildings or structures are not permitted in any front yard.

### **5.23 Outside Display and Sale of Goods and Materials**

**(a)** Where outside display and sale of goods and materials is permitted the following provisions shall be complied with:

**(b)** Such outside display and sale is accessory to a commercial use carried on in an enclosed building, or portion thereof, on the same lots;

**(c)** The area used for outside display and sale shall not be more than twice

the floor area above grade of the commercial building, or portion of any such building constructed upon the lot, and used for the commercial purposes for which outside display and sale is permitted, and in any event, such area for outside display and sale shall not be more than thirty-five (35) percent of the lot area;

- (d) If the interior side lot line or rear lot line of a lot upon which such outside display and sale is permitted abuts a Residential or Development Zone, then a planting strip shall be provided along such abutting lot line, or portion thereof, in accordance with the requirements for planting strips set out in Section 5.16 hereof;
- (e) Where lighting facilities are provided they shall be so arranged as to deflect the light onto the outside display and sale area, and away from adjoining properties and streets;
- (f) The area used for outside display and sale shall provide side and rear yards in accordance with the provisions for the zone in which the land is situated, but in any event shall not be closer to any side or rear lot line than 3.0 metres (9.8 feet);
- (g) The area used for outside display and sale shall be surfaced and maintained with either concrete, asphalt, crushed stone and other hard surface and dust free materials, or maintained as a lawn in a healthy growing condition;
- (h) Prior to the establishment of an area for the outside display and sale, the owner shall file in writing with the notice thereof giving full particulars including a sketch of survey of the lands to be used in relation to all buildings or other structures on the same lot.

#### **5.24 Additional Dwelling Units in zones with municipal Water and Sanitary Sewer**

- (a) Notwithstanding any permitted use for an accessory apartment, up to two Additional Residential Units shall be permitted on the same lot as a single detached, semi-detached, or townhouse dwelling on its own lot, were permitted in the applicable zone subject to the following:
- i) The existing primary dwelling is functionally connected to municipal water and sanitary sewer, the Additional Residential Unit is also functionally connected to water and sanitary sewer, and all applicable permits are obtained as required by the Ontario Building Code Act.
  - ii) The required minimum side, rear and front yard, maximum lot coverage and maximum height requirements in the original zone of the primary dwelling shall apply to any Additional Residential Unit, except where said unit is located in a detached building required maximum lot coverage shall be increased by 10% maximum.
  - iii) One Additional Residential Unit within a detached building or structure or on the second floor above a detached garage or carport shall be considered and accessory use under the

provisions of this by-law.

iv) Subject to the requirements of the Ontario Building Code and any other applicable by-law or standard, Additional Residential Units may be established in a basement or cellar as defined in this bylaw.

v) The required number of parking spaces for an Additional Residential Unit shall be one space per unit, which shall be otherwise in compliance with Section 5.7 of this bylaw except a required parking space for an Additional Residential Unit may be tandem (As mandated by Ontario Regulation 299/19).

vi) A hard surfaced walkway minimum 1 metre wide shall be provided from the nearest entrance doorway to an Additional Residential Unit to the required parking area for said Additional Residential Units.

vii) No Additional Residential Unit shall be occupied unless said unit is identified by one visible unlit sign displaying the unit number of the unit such sign to be between 0.2m minimum and 0.5m maximum in height and no larger than 0.2 square meters in area.

#### **5.24.1 Additional Residential units in Agricultural-1 Zones where private well and sewage disposal systems are provided.**

a) No Additional Residential Unit permitted in Section 6.1 (k) of this By-law shall be established or occupied except in compliance with the following:

i) The Additional Residential Unit is located within 50 meters maximum of the farm building cluster.

ii) Minimum front, rear and side yards, and maximum lot coverage shall comply with Section 6.2 of this By-law but in no case shall the minimum front yard or side yard abutting an improved street be less the existing yard of the primary dwelling.

iii) Only one Additional Residential Unit may be attached to or within the existing primary single detached dwelling and the total floor area of said unit may be located in a basement or cellar as defined in this bylaw.

iv) Maximum height of a separate Additional Residential Unit in a detached structure is one storey unless located above a detached accessory garage in which case the entire floor area of the Additional Residential Unit shall be located maximum one storey above the said detached garage.

v) The total floor area of the Additional Residential Unit shall be less than the total floor of the primary dwelling.

vi) One parking space per Additional Residential Unit is provided in compliance with Section 5.7 such parking spaces to be accessed from an existing driveway to the nearest Township roadway.

vii) All said Additional Residential Units shall comply with the Ontario Building Code and any other applicable by-law or standard and private well and septic systems are functionally connected to each said Unit and compliant with all applicable standards and codes.

viii) The Additional Residential Unit is identified by one visible unlit sign identifying the said Unit such sign to be between 0.2m minimum and 0.5m maximum in height and no larger than 0.2 square meters in area.

ix) Any garden suite legally approved as a temporary use pursuant to previous zoning bylaw amendment may be retained permanently as an Additional Residential Unit provided the garden suite is relocated to comply applicable provisions in 5.24.1.

#### **5.24.2 Regulations for Additional Residential Units Permitted on an Existing Lot having lot area less than Two Hectares under Section 6.12, or as a permitted use in Section 13.1 (a) for Residential Type 6 (R6) Zone:**

a) No Additional Residential Unit shall be established on a lot having less than Two Hectares under Section 6.12, or on the same lot as a use permitted in Section 13.1.(a) except in compliance with the following:

i) The provisions of Section 5.24.1 (a) iii through ix shall apply to maximum one Additional Residential Unit permitted on the same lot as a single detached dwelling.

ii) Notwithstanding provisions in 5.24.1 iv) maximum building height of any Additional Residential Unit constructed as a garden suite is one storey and maximum gross floor area is 75 square meters (805ft<sup>2</sup>)

iii) Any garden suite legally approved as a temporary use under a previous zoning bylaw amendment may be retained permanently on the same lot as and Additional Residential Unit provided the garden suite is relocated to comply applicable provisions in 5.24.2 (a).

iv) Notwithstanding the provisions of 5.24.2 of this By-law allowing One Additional Residential Unit on a property with less than Two Hectares lot area, if the lot area in the applicable zone exceeds two hectares, up to Two Additional Residential Units are permitted provided the provisions of Section 5.24.2 a) i) through iii) are met.

#### **5.25 Wetlands Protection (W) Zone Setbacks**

No building or structure shall be constructed closer than 120 metres (394 feet) from the limit of a Wetland Protection (W) Zone, unless an Environmental Impact Study (EIS) as defined by the Township of Southgate Official Plan, justifies a location closer than 120 metres (394 feet).

Upon the recommendation of the appropriate Conservation Authority, Council will consider waiving this requirement if the proposal is of such a minor nature or site conditions indicate that the preparation of an EIS is

unwarranted or would serve no purpose.

## **5.26 Nutrient Management Plan**

No livestock operation or manure storage facility shall be established or enlarged until a nutrient management plan is completed where required by the Nutrient Management By-law or relevant legislation.

## **5.27 Municipal Landfill Setbacks**

### **(a) Municipal Operating Landfill Sites Setbacks:**

- i. No buildings shall be permitted within 500 metres (1640 feet) from the Operating Municipal Landfills zoned Public Utility (PU-65), located on Part Lot 23, Concession 15, formerly Township of Proton, and Part of Lot A, Concession 21, formerly Township of Egremont. Lands within the 500 metre setback have been zoned within the Holding H Prefix which can be removed based upon an Environmental Impact Study (EIS), as defined by the Township of Southgate Official Plan, verifies that lands to be developed are secured during all operational and closed phases of the site's life from landfill generated gases and/or ground and surface water contaminated by leachate from the landfill site and the study verifies there will be no adverse impacts on development lands due to odour, litter, dust, vectors/vermin, vehicular traffic, other air emissions, noise, visual impact or fires from the Operating Municipal Landfill. A minimum one hundred (100) metre (328 feet) setback must be maintained.
- ii. Notwithstanding the requirements of subsection (i) above, accessory buildings to existing residential dwellings, enlargements of existing buildings/structures and reconstruction

of existing buildings/structures are permitted provided that a setback of 100 metres (328 feet) from the Public Utility (PU-65) Zone boundary is maintained.

**(b) Municipal Non-Operating Landfill Sites Setbacks:**

- i. No buildings shall be permitted within 60 metres (200 feet) from the Non-Operating Municipal Landfill zoned Public Utility (PU-66), located on Part Lot 232, Concession 3, SWTSR formerly Township of Proton. Lands within the 60 metre (200 feet) setback have been zoned within the Holding H Prefix, which can be removed based upon an Environmental Impact Study (EIS), as defined by the County of Grey Official Plan, verifies that lands to be developed are secure from landfill generated gases and/or ground and surface water contaminated by leachate from the landfill site. A minimum 30 metre (100 feet) setback must be maintained.

**5.28 Grand River Wellhead Protection Area Overlay**

(a) No development within the Grand River Protection Area Overlay shown on Schedule 49 shall be permitted that is, or would be, a significant drinking water threat unless the use conforms with all applicable Grand River Source Protection Plan policies.

(b) Without limiting the generality of Part a) the following land use activities shall be prohibited in the vulnerable areas identified on Schedule 49 where they would constitute a future significant drinking water threat under the Clean Water Act:

- (i) Waste disposal sites, transfer station or separation station
- (ii) On-site sewage systems in excess of 10,000 Litres
- (iii) The application, handling or storage of non-agricultural source material, commercial fertilizer, or pesticides
- (iv) The handling or storage of road salt, fuel, dense non aqueous phase liquid or an organic solvent
- (v) Land disposal of Petroleum refining waste, Hazardous waste, liquid industrial waste or processed liquid industrial waste, Liquid Industrial waste, Industrial waste or commercial waste or Municipal waste.

(c) Notwithstanding prohibited uses listed in 5.28 (a) and (b) a Risk Management Official may issue a written decision enabling the Township to determine a site-specific land use activity is permitted in accordance with Section 59 of the Clean Water Act.

## **Section 6: Agricultural Zone (A1)**

### **6.1 Permitted Uses**

- (a) Agricultural uses and commercial greenhouses
- (b) One single detached dwelling on a lot
- (c) A Bed and Breakfast
- (d) A Home industry
- (e) A Home occupation
- (f) A Vacation Farm
- (g) Temporary Farm Help Accommodation
- (h) A Wayside pit or Quarry
- (i) Forestry or conservation
- (j) Uses, buildings or structures accessory to a permitted use
- (k) Maximum two Additional Residential Units where a single detached dwelling is permitted – see 6.13

### **6.2 Regulations for Uses Permitted in Subsection 6.1**

- (a) Minimum Lot Area 40 hectares
- (b) Minimum Lot Frontage 200 metres
- (c) Maximum Lot Coverage 7 per cent
- (d) Minimum Front Yard 20 metres except that the minimum front yard for an agricultural building and/or Temporary farm Help Accommodation shall be 40 metres
- (e) Minimum Side Yard 15 metres except that a minimum side yard abutting an improved public street shall be 20 metres.
- (f) Minimum Rear Yard 15 metres

**6.3 Building Regulations for Single Detached Dwellings Permitted in Clause (b) of Subsection 6.1**

- (a) Maximum Height 2 ½ stories
- (b) Minimum Floor Area:
  - (i) 1 storey 90 square metres, except that where no full basement or cellar is provided, the minimum floor area shall be 105 square metres.
  - (ii) 1 ½ storey or split level 105 square metres
  - (iii) 2 or 2 ½ storey 130 square metres

**6.4 Regulations for a Bed and Breakfast Permitted in Clause (c) of Subsection 6.1**

In addition to any other provisions of this By-law, the provisions of Section 3.16 shall apply to bed and breakfasts in Clause(c) of Subsection 6.1 hereof.

**6.5 Regulations for a Home Industry Permitted in Clause (d) of Subsection 6.1**

In addition to any other provisions of this By-law, the provisions of Section 3.103 shall apply to home industries in Clause (d) of Subsection 6.1 hereof.

**6.6 Regulations for a Home Occupation Permitted in Clause (e) of Subsection 6.1**

In addition to any other provisions of this By-law, the provisions of Section 3.104 shall apply to home occupations in Clause (e) of Subsection 6.1 hereof.

**6.7 Regulations for a Vacation Farm Permitted in Clause (f) of Subsection 6.1**

In addition to any other provisions of this By-law, the provisions of Section 3.230 shall apply to vacation farms in Clause (f) of Subsection 6.1 hereof.

**6.8 Regulations for Accessory Uses Permitted in Clause (j) of Subsection 6.1**

In addition to any other provisions of this By-law, the following provisions shall apply to accessory uses permitted in Clause (j) of Subsection 6.1 hereof.

- (a) Minimum Distance from Main Building - 2 metres provided that in no case shall any overhang, eaves or gutters project into this required minimum distance which shall be clear of any obstruction from the ground to the sky.
- (b) Minimum Yard Requirements:
  - (i) Except as provided in paragraph ii) of this clause, no accessory building or structure shall be located within 15 metres of the rear or side lot line.
  - (ii) Notwithstanding the provisions of paragraph i) hereof, the minimum yard abutting an improved public street shall be 20 metres.
- (c) Maximum Lot Coverage                      1 per cent
- (d) Maximum Height                              7.5 metres notwithstanding the structures identified within Section 5.3

**6.9 Special Regulations for Yards and Setbacks (Minimum Separation Distances)**

See Section 32.

**6.10 Special Regulations for Setbacks on Provincial Highways and County Roads**

See Subsection 5.16(d).

**6.11 Parking Regulations**

See Subsection 5.7.

**6.12 Special Regulations for Existing Lots having Lot Areas of Less than Two (2) Hectares**

Notwithstanding the provisions of Subsections 6.1 to 6.9 inclusive, on existing lots as described in Subsection 5.5 a) and b) herein, having lot areas of less than two (2) hectares, all the provisions of the Residential Type 6 (R6) Zone shall apply, save for and except the provisions for lot area and lot frontage.

**6.13 Regulations for Additional Residential Units**

(a) The regulations for Additional Residential Units shall be as set out in Section 5.24.1 or 5.24.2 as applicable.

## **Section 7: Restricted Agricultural (A2)**

### **7.1 Regulations**

The provisions of Section 6 - Agricultural Zone (A1) shall apply hereto, except that no new livestock operations or no expansion to the livestock operation shall be permitted if:

The number of nutrient units on the farm is 100 or more and the ratio of nutrient units to tillable acres on the farm unit is 2 or greater, where nutrient unit equivalency is defined on the attached Table "1" of Sub-section 32.

OR

The number of nutrient units on the farm unit is 150 or more and the ratio of 1units to tillable acres is greater than one.

## Section 8: Residential Type 1 Zone (R1)

### 8.1 Permitted Uses

- (a) One, single-family detached dwelling on one lot
- (b) Uses, buildings, and structures accessory to the foregoing permitted uses
- (c) Home Occupation
- (d) an Accessory Apartment

### 8.2 Regulations for Uses Permitted in Subsection 8.1 (a)

- (a) All development must be on municipal water and sewer services.

	<u>Interior Lot</u>	<u>Corner Lot</u>
(b) Minimum Lot Frontage	12.12 m. (40 ft.)	15 m. (50 ft.)
(c) Minimum Lot Area	465 m <sup>2</sup> (5005 ft <sup>2</sup> )	465 m <sup>2</sup> (5005 ft <sup>2</sup> )
(d) Maximum Lot Coverage	35%	35%
(e) Minimum Front Yard	7.0 m. (23 ft.)	7.0 m. (23 ft.)
(f) Minimum Interior Side Yard With an attached garage or carport, the interior side yard may be reduced to 1.5 m minimum	1.5 m one side 4.0 m other side	1.5 m. (5 ft.) 4.0 m (13ft.)
(g) Minimum Exterior Side Yard With an attached garage or carport, the interior side yard may be reduced to 1.5 m minimum	N/A	4.5 m. (15 ft.)
(h) Minimum Rear Yard	7.6 m. (25 ft.)	7.6 m. (25 ft.)
(i) Minimum Gross Floor Area:		
1 storey		90 square metres, except where no full basement or cellar is provided, the minimum floor area shall be 105 square metres.
1 ½ storey or split level		105 square metres

	2 or 2 ½ storeys	130 square metres
(j)	Maximum Height	2 ½ storeys

**8.3 Regulations for Accessory Buildings Permitted in Clause (b) of Subsection 8.1**

In addition to any other provisions of this By-law, the provisions of Subsection 5.1 apply to accessory uses permitted in Clause (b) of Subsection 8.1 hereof.

**8.4 Regulations for Home Occupations Permitted in Clause (c) of Subsection 8.1**

In addition to any other provisions of this By-law, the provisions of Subsection 3.104 shall apply to home occupations permitted in Clause (c) of Subsection 8.1 hereof.

# Section 9: Residential Type 2 Zone (R2)

## 9.1 Permitted Uses

- (a) One, single-family detached dwelling on one lot
- (b) Uses, buildings, and structures accessory to the foregoing permitted uses
- (c) Home Occupation
- (d) Bed & Breakfast Establishment
- (e) An Accessory Apartment

## 9.2 Regulations for Uses Permitted in Subsection 9.1 (a)

- (a) All development must be on municipal water and sewer services.
- (b) Minimum Lot Frontage 15 m. (50 ft.)
- (c) Minimum Lot Area 570 m<sup>2</sup> (6135 ft<sup>2</sup>)
- (d) Maximum Lot Coverage 35%
- (e) Minimum Front Yard 7.0 m. ( 23 ft.)
- (f) Minimum Interior Side Yard 1.5m on both sides with a garage or carport attached to the main building or 4.0 m on one side without an attached garage or carport
- (g) Minimum Exterior Side Yard 4.5m without an attached garage or carport or 3.0 m with a garage or carport attached to the main building
- (h) Minimum Rear Yard 7.6 m. (25 ft.)
- (i) Minimum Gross Floor Area:
  - 1 storey 90 square metres, except where no full basement or cellar is provided, the minimum floor area shall be 105 m<sup>2</sup>
  - 1 ½ storey or split level 105 m<sup>2</sup>
  - 2 or 2 ½ storeys 130 m<sup>2</sup>

(j) Maximum Height 2 ½ storeys

**9.3 Regulations for Accessory Buildings Permitted in Clause (b) of Subsection 9.1**

In addition to any other provisions of this By-law, the provisions of Subsection 5.1 apply to accessory uses permitted in Clause (b) of Subsection 9.1 hereof.

**9.4 Regulations for Home Occupations Permitted in Clause (c) of Subsection 9.1**

In addition to any other provisions of this By-law, the provisions of Subsection 3.104 shall apply to home occupations permitted in Clause (c) of Subsection 9.1 hereof.

**9.5 Regulations for Bed and Breakfast Establishment Permitted in Clause (d) of Subsection 9.1**

In addition to any other provisions of this By-law, the provisions of Subsection 3.16 shall apply to Bed and Breakfast Establishments permitted in Clause (d) of Subsection 9.1 hereof.

**9.6 Regulations for the conversion of a one-family detached dwelling existing at the date of the passing of this By-law, to a converted dwelling permitted in Clause (e) of Subsection 9.1.**

In addition to any other provisions of this By-law, the provisions of Subsection 5.24 shall apply to a Converted Dwelling permitted by Clause (e) of Subsection 9.1 hereof.

## Section 10: Residential Type 3 Zone (R3)

### 10.1 Permitted Uses

- (a) A semi-detached dwelling
- (b) A duplex dwelling
- (c) A triplex dwelling
- (d) A fourplex dwelling
- (e) A townhouse dwelling
- (f) Uses, buildings and structures accessory to the foregoing permitted uses.

### 10.2 Regulations for Uses Permitted in Subsection 10.1 (a), (b), (c), (d) and (e)

All development must be on municipal water and sewer services.

### 10.3 Regulations for Uses Permitted in Subsection 10.1 (a)

	<u>Interior Lot</u>	<u>Corner Lot</u>
(a) Minimum Lot Frontage	10 m. (33 ft.)	14 m. (46 ft.)
(b) Minimum Lot Area	350 m <sup>2</sup> (4767 ft <sup>2</sup> )	490 m <sup>2</sup> (5274 ft <sup>2</sup> )
(c) Maximum Lot Coverage	40%	40%
(d) Minimum Front Yard	9.0 m. (30 ft.)	9.0 m. (30 ft.)
(e) Minimum Interior Side Yard	2.0 m (6.6 ft.) with an attached garage or carport 4.5 m without an attached garage or carport	2.0 m (6.6 ft.) with an attached garage or carport 4.5 m without an attached garage or carport
(f) Minimum Exterior Side Yard	N/A	4.5 (15 ft.)
	With an attached garage or carport, the interior side yard may be reduced to 1.5 m minimum.	
(g) Minimum Rear Yard	9 m. (30 ft.)	9 m. (30 ft.)
(h) Minimum Gross Floor Area	79 m <sup>2</sup> (850 ft <sup>2</sup> )	79 m <sup>2</sup> (850 ft <sup>2</sup> )

(i)	Maximum Height	2 ½ storeys	2 ½ storeys
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**10.4 Regulations for Uses Permitted in Subsection 10.1 (b)**

(a)	Minimum Lot Frontage	23.0 m. (75 ft.)
(b)	Minimum Lot Area	690 m <sup>2</sup> (7427 ft <sup>2</sup> )
(c)	Maximum Lot Coverage	35%
(d)	Minimum Front Yard	9.0 m. (30 ft.)
(e)	Minimum Interior Side Yard	2.0 m. (6.6 ft.)
(f)	Minimum Exterior Side Yard	6 m. (20 ft.)
(g)	Minimum Rear Yard	9 m. (30 ft.)
(h)	Minimum Gross Floor Area	79 m <sup>2</sup> (850 ft <sup>2</sup> )
(i)	Maximum Height	2 ½ storeys

**10.5 Regulations for Uses Permitted in Subsection 10.1 (c)**

(a)	Minimum Lot Frontage	25.0 m. (82 ft.)
(b)	Minimum Lot Area	800 m <sup>2</sup> (8611 ft <sup>2</sup> )
(c)	Maximum Lot Coverage	35%
(d)	Minimum Front Yard	9.0 m. (30 ft.)
(e)	Minimum Interior Side Yard	2.0 m. (6.6 ft.)
(f)	Minimum Exterior Side Yard	6 m. (20 ft.)
(g)	Minimum Rear Yard	9 m. (30 ft.)
(h)	Minimum Gross Floor Area	79 m <sup>2</sup> (850 ft <sup>2</sup> )
(i)	Maximum Height	2 ½ storeys
(j)	Off Street Parking	See Subsection 5.7

## **10.6 Regulations for Uses Permitted in Subsection 10.1 (d)**

- |     |                            |  |
|-----|----------------------------|--|
| (a) | Minimum Lot Frontage       | 28.5 m. (94 ft.)                           |
| (b) | Minimum Lot Area           | 910 m <sup>2</sup> (9795 ft <sup>2</sup> ) |
| (c) | Maximum Lot Coverage       | 35%  |
| (d) | Minimum Front Yard         | 9.0 m. (30 ft.)                            |
| (e) | Minimum Interior Side Yard | 3.0 m. (10 ft.)                            |
| (f) | Minimum Exterior Side Yard | 6.0 m. (20 ft.)                            |

- (g) Minimum Rear Yard 9.0 m. (30 ft.)
- (h) Minimum Gross Floor Area 79 m<sup>2</sup> (850 ft<sup>2</sup>)
- (i) Maximum Height 2 ½ storeys
- (j) Off Street Parking See Subsection 5.7

**10.7 Regulations for Uses Permitted in Subsection 10.1 (e)**

- (a) Minimum Lot Frontage 40 m. (131 ft)
- (b) Minimum Lot Area 1,200 m<sup>2</sup> (12,917 ft<sup>2</sup>)
- (c) Maximum Lot Coverage 35%
- (d) Maximum Number of Dwelling Units

(i) The maximum number of dwelling units per lot shall be the maximum number for the various lot areas as set out below:

<b><u>Lot Area</u></b>	<b><u>Maximum Number of Dwellings Units</u></b>
1,200 m <sup>2</sup> (12,917 ft <sup>2</sup> )	4

For lots in excess of 1,200 m<sup>2</sup> (12,917 ft<sup>2</sup>) in area, the maximum number of dwelling units shall be calculated by dividing the lot area by 300, provided that if any remainder results, it shall not be credited towards another unit.

- (e) Minimum Front Yard 7.5 m. (25 ft)
- (f) Minimum Interior Side Yard 4.0 m. (13 ft)
- (g) Minimum Exterior Side Yard 6.0 m. (20 ft)
- (h) Minimum Rear Yard 10.0 m. (33 ft)
- (i) Minimum Floor Area

<b><u>Type of Dwelling Unit</u></b>	<b><u>Minimum Floor Area</u></b>
Bachelor Unit	41 m <sup>2</sup> (441 ft <sup>2</sup> )
One Bedroom Unit	55 m <sup>2</sup> (592 ft <sup>2</sup> )
Two Bedroom Unit	70 m <sup>2</sup> (753 ft <sup>2</sup> )
Three Bedroom Unit	83 m <sup>2</sup> (893 ft <sup>2</sup> )
Units containing more	83 m <sup>2</sup> (893 ft <sup>2</sup> ), plus 10m <sup>2</sup> (108 ft <sup>2</sup> )

(j) than three bedrooms for each bedroom in excess of 3  
Maximum Height 3 storey

(k) Minimum Play Space

(i) Play space for children for each dwelling unit:

1 bedroom	1.8 m <sup>2</sup>	(19 ft <sup>2</sup> )
2 bedrooms	3.7 m <sup>2</sup>	(40 ft <sup>2</sup> )
3 bedrooms or more	5.6 m <sup>2</sup>	(60 ft <sup>2</sup> )

(ii) Such play space shall be:

- 1) Located at least 4.5 metres (15 ft) from the nearest wall of the building and at least 7.5 metres (25 ft) from a habitable room window.
- 2) Accessible to the building without the necessity of crossing a parking lot or driveway.

(iii) In one location.

(iv) In the rear yard, or in the case of a corner lot, in the rear yard not adjacent to the street.

(l) Minimum Amenity Area

For each dwelling unit amenity area for the private and communal recreational needs of the residents shall be provided as follows:

1 bedroom	20 m <sup>2</sup> (215 ft <sup>2</sup> )
2 bedroom	40 m <sup>2</sup> (431 ft <sup>2</sup> )
3 bedroom	60 m <sup>2</sup> (646 ft <sup>2</sup> )

The required amenity area may include patios; landscaped outdoor communal areas, balconies; children's outdoor play areas and indoor communal lounges.

(m) Off Street Parking See Subsection 5.7

## **10.8 Regulations for Accessory Buildings Permitted in Clause (f) of Subsection 10.1**

In addition to any other provisions of this By-law, the provisions of Subsection 5.1 apply to accessory uses permitted in Clause (f) of Subsection 10.1 hereof.

## Section 11: Residential Type 4 Zone (R4)

### 11.1 Permitted Uses

- (a) Apartment Dwellings
- (b) Uses, buildings, and structures accessory to the foregoing permitted uses.

### 11.2 Regulations for Uses Permitted in Subsection 11.1(a)

- (a) All development must be on municipal water and sewer services.
- (b) Minimum Lot Frontage                      30 m. (98.5 ft)
- (c) Minimum Lot Area                              846 m<sup>2</sup> (9107 ft<sup>2</sup>)  
  
Greater than 4 dwelling units, an additional 100 m<sup>2</sup> (1077 ft<sup>2</sup>) shall be added for each dwelling unit;  
  
or which ever is greater  
  
shall be the sum of the areas required for each dwelling unit on the lot as follows:  
  
1 bedroom 100 m<sup>2</sup> (1077 ft<sup>2</sup>)  
2 bedroom 140 m<sup>2</sup> (1507 ft<sup>2</sup>)  
Each additional bedroom in excess of add 46 m<sup>2</sup> (495 ft<sup>2</sup>)  
  
2,  
  
(d) Minimum Front Yard                              7.5 m (25 ft)
- (e) Minimum Interior Side Yard                      6.0 m (20 ft)
- (f) Minimum Exterior Side Yard                      7.5 m (25 ft)
- (g) Minimum Rear Yard                              10.5 m (35 ft)
- (h) Minimum Floor Area per dwelling unit:  

1 bedroom	51 m <sup>2</sup> (549 ft <sup>2</sup> )
2 bedroom	62.5 m <sup>2</sup> (672.8 ft <sup>2</sup> )
3 bedroom	74 m <sup>2</sup> (796.6 ft <sup>2</sup> )
4 bedroom	83.5 m <sup>2</sup> (898.9 ft <sup>2</sup> )

- (i) Maximum Lot Coverage 40%
- (j) Maximum Building Height 11 m (39 ft)
- (k) Minimum Landscaped Open Space 35%

A strip of land not less than 1.5 metres (5 ft) wide for landscaping abutting on the side and rear lot lines, and on which no parking area may overlap.

- (l) Off Street Parking See Subsection 5.7
- (m) Maximum Density 74 units/hectare
- (n) Minimum Play Space

(i) Play space for children for each dwelling unit:

1 bedroom	1.8 m <sup>2</sup> (19 ft <sup>2</sup> )
2 bedrooms	3.7 m <sup>2</sup> (40 ft <sup>2</sup> )
3 bedrooms or more	5.6 m <sup>2</sup> (60 ft <sup>2</sup> )

(ii) Such play space shall be:

- 1) Located at least 4.5 metres (15 ft) from the nearest wall of the building and at least 7.5 metres (25 ft) from a habitable room window.
- 2) Accessible to the building without the necessity of crossing a parking lot or driveway.

(iii) In one location.

(iv) In the rear yard, or in the case of a corner lot, in the rear yard not adjacent to the street.

(o) Minimum Amenity Area

For each dwelling unit amenity area for the private and communal recreational needs of the residents shall be provided as follows:

1 bedroom	20 m <sup>2</sup> (215 ft <sup>2</sup> )
2 bedroom	40 m <sup>2</sup> (431 ft <sup>2</sup> )
3 bedroom	60 m <sup>2</sup> (646 ft <sup>2</sup> )

The required amenity area may include patios; landscaped outdoor communal areas, balconies; children's outdoor play areas and indoor communal lounges.

(p) Privacy Yards

- (i) Each ground floor unit in an apartment dwelling shall be provided with an unobstructed privacy yard clear of any walkway, building, communal amenity area or surface parking provided around the entire perimeter of the apartment dwelling as follows:
- (ii) the minimum depth of the privacy yard measured at right angles from the wall it adjoins should be a minimum of 6 metres from any exterior wall containing a habitable room window and 3 metres (10 ft) in the front of a blank wall
- (iii) within the privacy yard, in no case shall a pedestrian walkway be provided with 3 metres (10 ft) from any ground floor habitable room window the distance being measured radially from any point on the window unless the window sill is at least 2 metres (6.6 ft) above the level of the adjacent exterior grade area.

**11.3 Regulations for Accessory Buildings Permitted in Clause (b) of Subsection 11.1**

In addition to any other provisions of this By-law, the provisions of Subsection 5.1 apply to accessory uses permitted in Clause (b) of Subsection 11.1 hereof.

## **Section 12: Residential Type 5 Zone (R5)**

### **12.1 Permitted Uses**

- (a) One single detached dwelling on a lot
- (b) A Home Occupation
- (c) A Bed and Breakfast
- (d) Uses, buildings and structures accessory to the use permitted in Clause (a)

### **12.2 Regulations for Uses Permitted in Clause (a) of Subsection 12.1**

- (a) Minimum Lot Area 2,000 square metres (21,528 feet)
- (b) Minimum Lot Frontage 30 metres (98.4 feet)
- (c) Maximum Lot Coverage 35 per cent
- (d) Minimum Front Yard 7.5 metres (24.6 feet)
- (e) Minimum Side Yard 2.0 m on both sides with a garage or carport attached to the main building or 4.0 m on one side and 2.0 m on the other without an attached garage or carport, except that a minimum side yard abutting an improved public street shall be 6 metres.
- (f) Minimum Rear Yard 7.5 metres
- (g) Minimum Gross Floor Area:
  - (i) 1 storey 90 square metres, except that no full basement or cellar is provided, the minimum floor area shall be 105 square metres
  - (ii) 1 ½ storey or split 105 square metres level
  - (iii) 2 or 2 ½ storeys 130 square metres
- (h) Maximum Height 2 ½ storeys

**12.3 Regulations for a Home Occupation Permitted in Clause (b) of Subsection 12.1**

In addition to any other provisions of this By-law, the provisions of Subsection 3.104 shall apply to home occupations permitted in Clause (b) of Subsection 12.1 hereof.

**12.4 Regulations for a Bed and Breakfast Permitted in Clause (c) of Subsection 12.1**

In addition to any other provisions of this By-law, the provisions of Subsection 3.16 shall apply to a bed and breakfast permitted in Clause (c) of Subsection 12.1 hereof.

**12.5 Regulations for Accessory Uses Permitted in Clause (d) of Subsection 12.1**

The provisions of Subsection 5.1 hereto shall apply to accessory uses permitted in Clause (d) of Subsection 12.1 hereof.

**12.6 Special Regulations for Livestock on Residential Lots**

See Section 5.22.

## **Section 13: Residential Type 6 Zone (R6)**

### **13.1 Permitted Uses**

- (a) One single detached dwelling on a lot
- (b) A Home Occupation
- (c) A Bed & Breakfast
- (d) Uses, buildings and structures accessory to the use permitted in Clause (a)

### **13.2 Regulations for Uses Permitted in Clause (a) of Subsection 13.1**

- (a) Minimum Lot Area 0.8 hectares (2.0 acres)
- (b) Minimum Lot Frontage 100 metres (328 feet)
- (c) Maximum Lot Coverage 35%
- (d) Minimum Front Yard 20 metres (66 feet)
- (e) Minimum Side Yard 5.0 m on both sides with a garage or carport attached to the main building or 8.0 m on one side and 5.0 m on the other without an attached garage or carport, except that a minimum side yard abutting an improved public street shall be 10 metres
- (f) Minimum Rear Yard 10 metres (33 feet)
- (g) Minimum Gross Floor Area:
  - (i) 1 storey 90 square metres, except that where no full basement or cellar is provided, the minimum floor area shall be 105 square metres.
  - (ii) 1 ½ storey or split level 105 square metres
  - (iii) 2 or 2 ½ storey 130 square metres
- (h) Maximum Height 2 ½ storeys

**13.3 Regulations for a Home Occupation Permitted in Clause (b) of Subsection 13.1**

In addition to any other provisions of this By-law, the provisions of Subsection 3.104 shall apply to home occupations permitted in Clause (b) of Subsection 13.1 hereof.

**13.4 Regulations for Bed & Breakfast Permitted in Clause (c) of Subsection 13.1**

In addition to any other provision of this By-law the provision of 3.16 shall apply to Bed and Breakfast permitted in Clause (c) of Subsection 13.1 hereof.

**13.5 Regulations for Accessory Uses Permitted in Clause (d) of Subsection 13.1**

In addition to any other provisions of this By-law, the provisions of Subsection 5.1 shall apply to accessory uses permitted in Clause (d) of Subsection 13.1 hereof.

**13.6 Special Regulations for Yards and Setbacks (Minimum Distance Separation)**

See Section 32.

**13.7 Special Regulations for Setbacks on Provincial Highways and County Roads**

See Subsection 5.16 (d)

**13.8 Special Regulations for Livestock on Residential Lots**

See Subsection 5.22

## Section 14: Mobile Home Park Zone (MH)

### 14.1 Permitted Uses

- (a) A Mobile Home Park
- (b) A single detached dwelling, incidental and subordinate to the use permitted in Clause (a) above, and used for the purpose of providing accommodation for the owner or caretaker of such use
- (c) An office accessory to the use permitted in Clause (a) above
- (d) Recreational facilities accessory to the use permitted in Clause (a) above
- (e) Uses, buildings and structures accessory to a permitted use

### 14.2 Regulations for Uses Permitted in Clause (a) of Subsection 14.1

- (a) Minimum Lot Area 10 hectares (25 acres)
- (b) Minimum Lot Frontage 180 metres (590 feet)
- (c) Minimum Landscaped Area 10%
- (d) Minimum Mobile Home Site Area 350 m<sup>2</sup> (3,768 ft<sup>2</sup>)
- (e) Minimum Mobile Home Site Frontage 10 metres (32.8 feet)
- (f) Where full communal water and sewerage is provided:
  - Maximum Density of Mobile Home Units 15 units/hectare
  - Where communal sewerage is not provided:
    - Maximum Density of Mobile Home Units 10 units/hectare
- (g) Minimum Yard Setbacks for Mobile Home Park Area:
  - (i) Minimum Front Yard 10 metres
  - (ii) Minimum Side Yard 30 metres, except that a minimum side yard abutting a

residential use or a municipal road shall be 60 metres.

- (iii) Minimum Rear Yard 20 metres.

### **14.3 Regulations for Uses Permitted in Clause (b) of Subsection 14.1**

In addition to the provisions of Subsection 14.2 (g) hereof, the following provisions shall apply to the permitted single detached dwelling:

- (a) Minimum Floor Area 90 square metres, except that where no full basement or cellar is provided, the minimum floor area shall be 105 square metres
- (b) Maximum Building Height 2 ½ storeys

### **14.4 Regulations for Uses Permitted in Clause (c) of Subsection 14.1**

In addition to the provisions of Subsection 14.2 (g) hereof, the following provisions shall apply to the permitted management office:

- (a) Maximum Gross Floor Area 50 square metres
- (b) Maximum Building Height 1 storey

### **14.5 Regulations for Uses Permitted in Clause (e) of Subsection 14.1**

The provisions of Subsection 5.1 shall apply hereto, except that the maximum lot coverage permitted for accessory uses within this Zone shall be 10 per cent.

### **14.6 Special Regulations for Setbacks on Provincial Highways and County Roads**

See Subsection 5.16 (d).

## Section 15: Local Commercial Zone (C1)

**15.1** No person shall within any Commercial Zone (C1) use any land, build or erect, alter or use any building or structure, except in accordance with the following provisions:

### 15.2 Permitted Uses

- (a) Convenience Store
- (b) Retail Commercial Establishment
- (c) Personal Service Shop
- (d) Service Shop
- (e) Nursing Home
- (f) Day Care Centre
- (g) A dwelling unit above the first storey of the main building or at the rear of the main building, containing any of the permitted uses.
- (h) Uses, buildings or structures accessory to any permitted use in Clauses (a) to (f), but excluding open storage as an accessory use.

### 15.3 Regulations for Uses Permitted in Subsection 15.2

#### Municipal Sewer & Water

- |     |                            |  |
|-----|----------------------------|--|
| (a) | Minimum Lot Frontage       | 15 metres (49 ft)  |
| (b) | Minimum Lot Area           | 690 m <sup>2</sup> (7427 ft <sup>2</sup> )   |
| (c) | Maximum Lot Coverage       | 30%  |
| (d) | Maximum Gross Floor Area   | 45% of lot area except that the total floor area of each commercial use shall not exceed 110 m <sup>2</sup> (1184 ft <sup>2</sup> ),<br><br>notwithstanding nursing homes. |
| (e) | Minimum Front Yard         | 7.5 metres 25 ft)  |
| (f) | Minimum Interior Side Yard | 3 metres (10 ft)   |
| (g) | Minimum Exterior Side Yard | 3 metres (10 ft)   |
| (h) | Minimum Rear Yard          | 7.5 metres (25 ft) except any rear yard abutting a residential zone shall be 10 metres (33 ft).  |
| (i) | Maximum Building Height    | 2 storeys  |

#### **15.4 Off Street Parking**

The provisions of Section 5.7 shall apply.

#### **15.5 Regulations for Dwelling Units Permitted in Clause (g) of Subsection 15.2**

- (a) Maximum Number per Lot One
- (b) Minimum Floor Area:

<b>Type of Dwelling Unit</b>	<b>Minimum Floor Area</b>
Bachelor	46 m <sup>2</sup> (495 ft <sup>2</sup> )
1 Bedroom	55 m <sup>2</sup> (592 ft <sup>2</sup> )
2 or more Bedrooms	70 m <sup>2</sup> (753 ft <sup>2</sup> )

In addition to the minimum number of parking spaces required for the principal use of the lot, a minimum of one parking space per dwelling unit shall be provided on the same lot.

#### **15.6 Regulations for Accessory Buildings Permitted in Clause (h) of Subsection 15.2**

The provisions of Section 5.1 shall apply.

## Section 16: General Commercial Zone (C2)

**16.1** No person shall within any General Commercial Zone (C2) use any land, build or erect, alter or use any building or structure, except in accordance with the following provisions:

### 16.2 Permitted Uses

- (a) Business Office or Professional Office
- (b) Bus Depot
- (c) Clinic
- (d) Convenience Store
- (e) Day Care Centre
- (f) Dry Cleaning Establishment
- (g) Eating Establishment
- (h) Financial Institution/Bank
- (i) Funeral Home
- (j) Hotel
- (k) Laundry Establishment
- (l) Motor Vehicle Repair Shop
- (m) Motor Vehicle Sales Establishment
- (n) Parking Lot
- (o) Personal Service Shop
- (p) Place of Entertainment
- (q) Private or Commercial Club
- (r) Public Garage
- (s) Retail Store
- (t) Service Shop
- (u) Studio
- (v) Tavern
- (w) A dwelling unit above the first storey of the main building or at the rear of the main building, containing any of the permitted uses.
- (x) Uses, buildings or structures accessory to any permitted use in Clauses (a) to (v), excluding open storage as an accessory use.

### 16.3 Regulations for Uses Permitted in Subsection 16.2

	<b>Municipal Sewer &amp; Water</b>	<b>Private Sewer &amp; Water</b>
(a) Minimum Lot Frontage	No minimum requirement	30 metres (98 ft.)
(b) Minimum Lot Area	No minimum requirement	2,000 m <sup>2</sup> (21,528 ft <sup>2</sup> )
(c) Maximum Lot Coverage	40%	40%
(d) Minimum Front Yard	7.5 metres (25 ft)	7.5 metres (25 ft)



## **Section 17: Highway Commercial Zone (C3)**

**17.1** No person shall within any Highway Commercial Zone (C3) use any land, build or erect, alter or use any building or structure, except in accordance with the following provisions:

### **17.2 Permitted Uses**

- (a) Motel, Hotel
- (b) Restaurant, Tavern, Convenience Store only on lands with municipal water and sanitary sewer services
- (c) Motor Vehicle Washing Establishment
- (d) Motor Vehicle Service Station
- (e) Motor Vehicle Sales Area
- (f) Motor Vehicle Repair Establishment
- (g) Building Supply Outlet
- (h) Custom Workshop
- (i) Farm Equipment Sales Establishment
- (j) Farm Supply Outlet
- (k) Commercial Greenhouse
- (l) Animal Hospital
- (m) Bus Depot
- (n) Parking Lot
- (o) Garden and Nursery Sales & Supply Establishment
- (p) Marine Sales & Services Establishment
- (q) Residential uses accessory to a motel or hotel
- (r) Uses, buildings or structures accessory to any permitted use in Clauses (a) to (n).
- (s) Outdoor display area accessory to uses permitted in Subsection 17.2

### **17.3 Regulations for Uses Permitted in Clauses (a) to (p) of Subsection 17.2 other than a Motor Vehicle Service Station**

- (a) Minimum Lot Frontage 30 metres (98.5 ft)
- (b) Minimum Lot Area 2,000 m<sup>2</sup> (21,528 ft<sup>2</sup>)
- (c) Maximum Lot Coverage 30%
- (d) Maximum Gross Floor Area 50% of lot area
- (e) Minimum Front Yard 20 metres (66 ft)
- (f) Minimum Interior Side Yard 3 metres (10 ft) except any side yard abutting a residential zone shall be 6 metres (20 ft).
- (g) Minimum Exterior Side Yard 6 metres (20 ft)

- (h) Minimum Rear Yard 7.5 metres (25 ft) except any rear yard abutting a residential zone shall be 11 metres (36 ft) or the minimum rear yard abutting a public street shall be 9 metres (30ft).
- (i) Maximum Building Height 11 metres (36 ft)

#### **17.4 Off Street Parking**

The provisions of Section 5.7 shall apply.

#### **17.5 Regulations for Motor Vehicle Service Stations Permitted in Clause (d) of Subsection 17.2.**

- (a) Minimum Lot Frontage 45 metres (148 ft) except as provided in paragraphs (i), (ii) and (iii) of this clause:
  - (i) for a far-side or near-side 38 metres (125 ft) abutting a corner lot street other than a Provincial Highway
  - (ii) for a far-side corner lot 60 metres (197 ft) abutting a Provincial Highway
  - (iii) for a near-side corner lot 84 metres (276 ft) abutting a Provincial Highway
- (b) Minimum Lot Depth 38 metres (125 ft) except as provided in paragraphs (i) and (ii) of this clause:
  - (i) for a far-side corner lot 60 metres (197 ft) abutting a Provincial Highway
  - (ii) for a near-side corner lot 84 metres (276 ft) abutting a Provincial Highway
- (c) Maximum Lot Coverage 30%
- (d) Minimum Front Yard 15 metres (50 ft)
- (e) Minimum Interior Side Yard 7.5 metres (25 ft)
- (f) Minimum Exterior Side Yard 15 metres (50 ft)
- (g) Minimum Rear Yard 7.5 metres (25 ft) except that the minimum rear yard abutting a public street shall be 15 metres (50 ft)

- (h) Maximum Building Height            11 metres (36 ft)
- (i) No portion of any pump island of a service station shall be located closer than 6.0 m. (20 ft) metres from the street line to any street
- (j) The minimum distance from the intersection of two streets to the nearest ingress or egress ramp shall be not less than 9 metres (30 ft).
- (k) The maximum width of a curb ramp at the street line shall not be more than 9 metres (30 ft) or less than 7.0 metres (23 ft).
- (l) The minimum distance between ramps shall be not less than 9 metres (30 ft).
- (m) The minimum interior angle of a ramp to a street line shall be 45 degrees, and the maximum interior angle of a ramp to the street line shall be 90 degrees.
- (n) Land which is not used for buildings, ramps, paving, or open storage shall be maintained as a landscaped open space area.
- (o) Notwithstanding the provisions of Clause(i) of Subsection 5.7:
  - (i) The width of an entrance of exit ramp shall not be less than 7.5 metres (25 ft) nor more than 11 metres (36 ft) measured along the street line;
  - (ii) No entrance or exit ramp shall be located within 3 metres (10 ft) of the side or rear lot line that abuts an adjoining lot;
  - (iii) No entrance or exit ramp shall be located within 9 metres (30 ft) of any other ramp measured along the street line; and
  - (iv) On a corner lot, no entrance or exit ramp shall be located within 15 metres (50 ft.) of the point of intersection of the intersecting street lines of such lot, except as provided in paragraphs (1) and (2):
    - (1) On a far side corner lot, no entrance or exit ramp shall be located along the lot line abutting a Provincial Highway within 7.5 metres (25 ft) of the point of intersection of the intersecting street line of such lot.
    - (2) On a near side corner lot, not entrance of exit ramp shall be located along the lot line abutting a Provincial Highway within 4.5 metres (15 ft) of the point of intersection of the intersecting street lines of such lot.

## **Section 18: Rural Commercial Zone (C4)**

### **18.1 Permitted Uses**

- (a) Farm supply outlet, Veterinary Clinic, Equestrian Centre, Farm equipment sales establishment, Commercial greenhouse, Public garage (including motor vehicle) Farm produce outlet, Abattoir, Agricultural Bulk Sales Establishment, Commercial Kennel
- (a) (b) A dwelling unit in the rear or a second storey of uses permitted in Clause above
- (c) Uses, buildings and structures accessory to a permitted use including open storage

### **18.2 Regulations for Uses Permitted in Subsection 18.1**

- (a) Minimum Lot Area .8 hectares
- (b) Minimum Lot Frontage 100 metres
- (c) Maximum Lot Coverage 20%
- (d) Minimum Front Yard 30 metres
- (e) Minimum Side Yard 6.0 metres (20 ft.), except that a minimum side yard abutting a residential use or an improved public street shall be 10 metres (33 ft.).
- (f) Minimum Rear Yard 9.0 metres (30 ft.), except that a minimum rear yard abutting a residential use or an improved public street shall be 18 metres (59 ft.).
- (g) Maximum Height 10 metres (33 ft.)

### **18.3 Regulations for Residential Uses Permitted in Clause (b) of Subsection 18.1**

The provisions of Subsection 16.5 shall apply to residential uses permitted in Clause (b) of Subsection 18.1.

**18.4 Regulations for Accessory Uses Permitted in Clause (c) of Subsection 18.1**

The provisions of Subsection 5.1 shall apply to accessory uses permitted in Clause (c) of Subsection 18.1.

**18.5 Regulations for Open Storage Permitted in Clause (c) of Subsection 18.1**

The provisions of 22.3 shall apply.

**18.6 Special Regulations for Setbacks on Provincial Highways and County Roads**

See Subsection 5.16 (d).

**18.7 Parking Regulations**

See Subsection 5.7.

**18.8 Special Regulations for Yards and Setbacks (Minimum Separation Distances)**

See Section 32.

## **Section 19: Recreational Commercial Zone (C5)**

### **19.1 Permitted Uses**

- (a) Marinas, Outdoor Recreation Use, Place of Entertainment, Eating Establishment, Tourist Establishment, Private Park, Private Outdoor Recreational Use, Recreational Use, Private Boat Club Facility, Private Club, Clubhouse, Driving Range, Miniature Golf Course, Assembly Hall, Recreational Camp Facility.
- (b) Uses, buildings and structures accessory to a permitted use.

### **19.2 Regulations for Uses Permitted in Clause (a) of Subsection 19.1**

- (a) Minimum Lot Area 1,860 m<sup>2</sup> (20,021 ft<sup>2</sup>)
- (b) Minimum Lot Frontage 30 metres (98 ft.)
- (c) Maximum Lot Coverage 30%
- (d) Minimum Front Yard 30 metres
- (e) Minimum Side Yard 5.0 metres (16 ft.), except that a minimum side yard abutting a residential use or zone or an improved public street shall be 10 metres (33 ft.).
- (f) Minimum Rear Yard 8.0 metres (26 ft.), except that a minimum rear yard abutting a residential use or zone or an improved public street shall be 10 metres (33 ft.).
- (g) Maximum Height 3 storeys

### **19.4 Regulations for Accessory Uses Permitted in Clause (b) of Subsection 19.1**

The provisions of Subsection 5.1 shall apply to accessory uses permitted in Clause (b) of Subsection 19.1.

### **19.5 Special Regulations for Setbacks on Provincial Highways and County Roads**

See Subsection 5.16 (d).

## **19.6 Parking Regulations**

See Subsection 5.7

## **19.7 Special Regulations for Yards and Setbacks (Minimum Separation Distances)**

See Section 32.

## **Section 20: Campground Commercial Zone (C6)**

### **20.1 Permitted Uses**

- (a) Camping Establishment, Recreational Trailer Park
- (b) A single detached dwelling incidental and subordinate to the use permitted in Clause (a) above, and used for the purpose of providing accommodation for the owner or caretaker of such use
- (c) A convenience store accessory to the use permitted in Clause (a) above
- (d) Uses, buildings and structures accessory to a permitted use

### **20.2 Regulations for Uses Permitted in Clause (a) of Subsection 20.1**

- (a) Minimum Lot Area 12.5 hectares (31 ac.)
- (b) Minimum Lot Frontage 180 metres (590 ft.)
- (c) Minimum Landscaped Open Space 50%
- (d) Minimum Trailer and Tent Site Area 100 m<sup>2</sup> (1,076 ft<sup>2</sup>)
- (e) Minimum Trailer and Tent Site Frontage 8 metres (26 ft.)
- (f) Minimum Yard Setbacks for Campground Area:
  - (i) Minimum Front Yard 60 metres (199 ft.)
  - (ii) Minimum Side Yard 30 metres (98 ft.), except that abutting a residential use or a municipal road shall be 60 metres (197 ft.)
  - (iii) Minimum Rear Yard 20 metres (66 ft.)

### **20.3 Regulations for Uses Permitted in Clause (b) of Subsection 20.1**

In addition to the provisions of Subsection 20.2 hereof, the following provisions shall apply to single detached dwellings permitted in Clause (b) of Subsection 20.1 hereof

- (a) Minimum Floor Area:
  - (i) 1 storey 90 m<sup>2</sup> (969 ft<sup>2</sup>) except where no full basement or cellar is provided, the minimum floor area shall be 105 m<sup>2</sup> (1,130 ft<sup>2</sup>)
  - (ii) 1 ½ storey or split level 105 m<sup>2</sup> (1,130 ft<sup>2</sup>)
  - (iii) 2 or 2 ½ storey 130 m<sup>2</sup> (1,399 ft<sup>2</sup>)
- (b) Maximum Building Height 2 ½ storeys
- (c) Special Regulations for Yards and Setbacks  
See Section 5.16.

**20.4 Regulations for Uses Permitted in Clause (c) of Subsection 20.1**

In addition to the provisions of Subsection 20.2 hereof, the following provisions shall apply to the convenience store permitted in Clause (c) of Subsection 20.1.

- (a) Maximum Gross Floor Area 186 m<sup>2</sup> (2,002 ft<sup>2</sup>)
- (b) Maximum Building Height 1 storey

**20.5 Regulations for Uses Permitted in Clause (d) of Subsection 20.1**

The provisions of Subsection 5.1 shall apply hereto except that the maximum lot coverage for accessory uses permitted in Clause (d) of Subsection 20.1 hereof shall be 2%

**20.6 Special Regulations for Setbacks on Provincial Highways and County Roads**

See Section 5.16 (d).

**20.7 Special Regulations for Yards and Setbacks (Minimum Separation Distances)**

See Section 32.

## **Section 21: Space Extensive Commercial Zone (C7)**

### **21.1 Permitted Uses**

- (a) Building supply outlet, farm supply outlet, farm equipment sales establishment, garden and nursery sales and supply establishment, automobile service station, automobile sales and service establishment, recreational vehicles/trailers sales and service establishment, a single use retail commercial establishment with a minimum floor area of 2,300 sq. metres (24,750 sq. feet).
- (b) Open storage accessory to a permitted use.
- (c) Uses, buildings and structures accessory to a permitted use.

### **21.2 Regulations for Uses Permitted in Subsection 21.1**

- (a) Minimum Lot Area 1 hectare (2.5 acres)
- (b) Minimum Lot Frontage 100 metres (328 feet)
- (c) Maximum Lot Coverage 20%
- (d) Minimum Front Yard 20 metres (66 ft.)
- (e) Minimum Side Yard 6 metres (20 ft.), except that a minimum side yard abutting a residential use or an improved public street shall be 15 metres (50 ft.)
- (f) Minimum Rear Yard 15 metres (50 ft.), except that a minimum rear yard abutting a residential use or an improved public street shall be 20 metres (66 ft.)

### **21.3 Regulations for Open Storage Uses Permitted in Clause (b) of Subsection 21.1**

The provisions of Subsection 22.3 shall apply.

### **21.4 Regulations for Accessory Uses Permitted in Clause (c) of Subsection 21.1**

The provisions of Subsection 5.1 shall apply to accessory uses permitted in Clause (c) of Subsection 21.1.

### **21.5 Special Regulations for Yards and Setbacks**

See Section 32.

### **21.6 Special Regulations for Setbacks on Provincial Highways and County Roads**

See Subsection 5.16 (d).

### **21.7 Parking Regulations**

See Subsection 5.7.

### **21.8 Loading Space Regulations**

Shall comply with the provisions as set out in Subsection 5.14.

## **Section 22: General Industrial Zone (M1)**

**22.1** No person shall within any Industrial Zone (M1) use any land, build or erect, alter or use any building or structure, except in accordance with the following provisions:

### **22.1 Permitted Uses**

- (a) Building Supply Outlet
- (b) Bulk Sales Establishment
- (c) Contractor's Yard
- (d) Custom Workshop
- (e) Haulage Business
- (f) Light or Dry Industry
- (g) Manufacturing Plant
- (h) Transport Terminal
- (i) Storage Industry
- (j) Dry Cleaning Establishment
- (k) Warehouse
- (l) Public Garage
- (m) Self-storage/mini-storage
- (n) Motor Vehicle Washing Establishment
- (p) Animal Hospital
- (q) Open Storage accessory to a permitted use
- (p) Uses, buildings or structures accessory to a permitted use, including a business office and a retail outlet.

### **22.2 Regulations for Uses Permitted in Subsection 22.1**

- (a) All development must be on municipal water and sewer services.
- (b) Minimum Lot Frontage                      30 metres (99 ft)
- (c) Minimum Lot Area                            1860 m<sup>2</sup> (20,021 ft<sup>2</sup>)
- (d) Maximum Lot Coverage                    50%
- (e) Minimum Front Yard                        15 metres (50 ft)
- (f) Minimum Interior Side Yard               7.5 metres (25 ft) except that the minimum interior side yard abutting a residential, commercial, open space or institutional use or zone shall be 11 metres (36 ft).
- (g) Minimum Exterior Side Yard              11 metres (36 ft)

(h) Minimum Rear Yard 7.5 metres (25 ft) except that the minimum rear yard abutting a residential, commercial, open space or institutional use or zone shall be 15 metres (50 ft).

(h) Maximum Height 11 metres (36 ft)

### **22.3 Regulations for Open Storage Permitted in Clause (o) of Subsection 22.1**

- (a) The open storage of goods and materials shall be permitted in a side or rear yard only and shall be screened by a fence not less than 2.0 metres (6.6 ft) in height.
- (b) Notwithstanding the provisions of Clause (a) above, no side yard or rear yard shall be used for open storage if such side or rear yard is opposite to or abutting a residential, institutional, or commercial use or zone.
- (c) Notwithstanding the provisions of Clauses (a) and (b) above, no open storage shall be permitted within 2 metres (6.6 ft) of an improved public street.

### **22.4 Regulations for Accessory Uses Permitted In Clause (q) of Subsection 22.1**

The provisions of Subsection 5.1 shall apply to accessory uses permitted in Clause (q) of Subsection 22.1 hereof.

### **22.5 Parking Regulations**

See Subsection 5.7.

### **22.6 Loading Space Regulations**

Shall comply with the provisions as set out in Subsection 5.14.

## **Section 23: Rural Industrial Zone (M2)**

### **23.1 Permitted Uses**

- (a) Contractor's Yard, Custom Workshop, Light or Dry industry, Service Shop, Storage Industry, Agricultural Processing Establishment, Agricultural Bulk Sales Establishment, Abattoir, Sawmill, Public Garage or Body Shop for Agricultural machinery or vehicles, Communication Tower, Transport Terminal
- (b) Open storage accessory to a permitted use
- (c) Uses, buildings and structures accessory to a permitted use, including a business office and retail store

### **23.2 Regulations for Uses Permitted in Subsection 23.1**

- (a) Minimum Lot Area .8 hectares (2 acres)
- (b) Minimum Lot Frontage 90 metres (295 feet)
- (c) Maximum Lot Coverage 20%
- (d) Minimum Front Yard 30 metres
- (e) Minimum Side Yard 7.5 metres (25 ft.), except that a minimum side yard abutting a residential use or a public street shall be 12 metres (39 ft.)
- (f) Minimum Rear Yard 7.5 metres (25 ft.), except that a minimum rear yard abutting a residential use or a public street shall be 15 metres (50 ft.)

### **23.3 Regulations for Open Storage Uses Permitted in Clause b) of Subsection 23.1**

The provisions of Subsection 22.3 shall apply.

### **23.4 Regulations for Accessory Uses Permitted in Clause (c) of Subsection 23.1**

The provisions of Subsection 5.1 shall apply to accessory uses permitted in Clause (c) of Subsection 23.1.

**23.5 Special Regulations for Yards and Setbacks (Minimum Distance Separation)**

See Section 32.

**23.6 Special Regulations for Setbacks on Provincial Highways and County Roads**

See Subsection 5.16 (d).

**23.7 Parking Regulations**

See Subsection 5.7.

**23.8 Loading Space Regulations**

Shall comply with the provisions as set out in Subsection 5.14



**24.5 Special Regulations for Yards and Setbacks (Minimum Distance Separation)**

See Section 32.

**24.6 Special Regulations for Setbacks on Provincial Highways and County Roads**

See Subsection 5.16 (d).

**24.7 Parking Regulations**

See Subsection 5.7.

**24.8 Loading Space Regulations**

Shall comply with the provisions as set out in Subsection 5.14.

## **Section 25: Extractive Industrial Zone (M4)**

### **25.1 Permitted Uses**

- (a) Extractive industrial uses,
- (b) Agricultural uses, excluding any dwelling unit or any other building or structure except a fence.

### **25.2 Regulations for Uses Permitted in Clause (a) of Subsection 25.1**

- (a) The removal and/or processing of quarry stone, sand, or gravel shall be prohibited within sixty (60) metres (197 ft.) of any existing residential, commercial, or institutional structure or any industrial structure other than that which is directly related to an extractive industrial use and within fifteen (15) metres (50 ft.) of the boundary of any adjoining property, unless such adjoining property is being used for the same purpose.
- (b) No pit or quarry shall be excavated so that its edge is at a point less than thirty (30) metres (98 ft.) from any existing or proposed right-of-way or within thirty (30) metres (98 ft.) of any stream, lake, pond, or other body of water.
- (c) Open storage of materials, other than overburden shall be prohibited within thirty (30) metres (98 ft.) of any lot line or within one hundred (100) metres (328 ft.) of any residential structure.
- (d) Notwithstanding the provisions of Subsection 5.3 hereof, the maximum height of buildings or structures permitted in Subsection 25.1 (a) hereof, shall be 35 metres.

### **25.3 Special Regulations for Setbacks on Provincial Highways and County Roads**

See Subsection 5.16 (d).

## Section 26: Community Facility Zone (CF)

### 26.1 Permitted Uses

- (a) Arena, Assembly Hall or Auditorium, Day Nursery, Post Office, Public Park, Community Centre, Private or Public School, Cemetery, Utility building, Church, Public buildings, Municipal or other government office, Library, Fire Hall, Private Lodge, Museum, Post Office.
- (b) Uses, buildings or structures accessory to a permitted use.

### 26.2 Regulations for Uses Permitted in Subsection 26.1

	<u>Private Water &amp; Sewer</u>	<u>Municipal Water &amp; Sewer</u>
(a) Minimum Lot Area	2,000 m <sup>2</sup> (21,528 ft <sup>2</sup> )	550 m <sup>2</sup> (5,920 ft <sup>2</sup> )
(b) Minimum Lot Frontage	30 m. (98.5 ft)	15 m. (50 ft.)
(c) Maximum Lot Coverage	35%	35%
(d) Minimum Front Yard	20 m. (66 ft.)	12 m. (39 ft.)
(e) Minimum Side Yard	4.5 metres, except that a minimum side yard abutting a residential use or a public street shall be 9 m (29.5 ft.)	4.5 metres, except that a minimum side yard abutting a residential use or a public street shall be 9m (29.5 ft.)
(f) Minimum Rear Yard	12 m. (39 ft.)	12 m. (39 ft.)

### 26.3 Regulations for Accessory Uses, Buildings and Structures Permitted in Clause (b) of Subsection 26.1

- The provisions of Subsection 5.1 apply to accessory uses permitted in Clause (b) of Subsection 26.1.

### 26.4 Special Regulations for Yards and Setbacks (Minimum Distance Separation)

See Section 32

## **26.5 Special Regulations for Setbacks on Provincial Highways and County Roads**

See Subsection 5.16 (d).

## **26.6 Parking Regulations**

See Subsection 5.7.

## **Section 27: Open Space Zone (OS)**

### **27.1 Permitted Uses**

- (a) A public park, private park, golf course, outdoor recreational use, recreational use, forestry, or conservation
- (b) Agricultural uses, other than a livestock operation and buildings or structures accessory thereto
- (c) Uses, buildings and structures accessory to the uses permitted in Clause (a) and (b) above.

### **27.2 Regulations for Uses Permitted in Clause (a) of Subsection 27.1**

- (a) Maximum Lot Coverage 5%
- (b) Minimum Yard Dimensions - Any building erected in an Open Space Zone shall be setback a minimum distance of 9 metres (30 ft.) from any lot line, 12 metres from a public street, or 15 metres from the boundary of any residential use.

### **27.3 Regulations for Agricultural Uses Permitted in Clause (b) of Subsection 27.1**

The provisions of Section 6 shall apply to agricultural uses permitted on Clause (c) of Subsection 27.1 hereof.

### **27.4 Regulations for Accessory Uses Permitted in Clause (c) of Subsection 27.1**

The provisions of Subsection 5.1 shall apply to accessory uses, buildings and structures permitted in Clause (c) of Subsection 27.1.

### **27.5 Special Regulations for Setbacks on Provincial Highways and County Roads**

See Subsection 5.16 (d).

### **27.6 Parking Regulations**

See Subsection 5.7.

## **Section 28: Public Utility (PU) Zone**

### **28.1 Permitted Uses**

- (a) Industrial, storage, servicing and processing operations carried on by, or on behalf of, a Municipal, County, Provincial or Federal Government or Utility agency, and, without limiting the generality of this clause, including facilities for the treatment, pumping and storage of water, facilities for the pumping and treatment of sewage, works yards, landfill sites and facilities for solid waste processing and transfer
- (b) Open storage accessory to a permitted use

### **28.2 Regulations**

- (a) Minimum Lot Frontage: 30 metres (98.4 feet)
- (b) Minimum Lot Area: 1400 m<sup>2</sup> (15,070 ft<sup>2</sup>)
- (c) Maximum Lot Coverage: 30%
- (d) Minimum Yard Requirements: No building or structure shall be used or erected within 9 metres of any lot line which does not abut a public street, or within 30 metres of the boundary of any Residential Zone or use or at a lesser distance from any public street than 15 metres.

### **28.3 Special Regulations for Setbacks on Provincial Highways and County Roads**

See Subsection 5.16 (d).

### **28.4 Regulations for Open Storage Use in Clause (b) of Subsection 27(i)**

The provision of Subsection 22.3 shall apply.

## **Section 29: Environmental Protection Zone (EP)**

### **29.1 Permitted Uses**

- (a) Forestry or Conservation use,
- (b) Passive Recreational use,
- (c) Public Park,
- (d) Agricultural use
- (e) Parking area

### **29.2 Special Regulations**

- (a) Notwithstanding any other provisions of this By-law to the contrary, no buildings or structures shall be erected within the Environmental Protection (EP) Zone other than those required for conservation purposes and those permitted by Subsection 5.20 of this By-law.
- (b) The Environmental Protection (EP) Zone boundaries identified on the schedules to this By-law are intended to generally identify the location of potentially hazardous environmental features. During review of development applications and building permit applications, if necessary, the boundaries of the Environmental Protection (EP) Zone shall be more precisely determined in consultation with the Conservation Authority or other agencies having jurisdiction in the area. Where detailed resource mapping and/or site inspection occurs, this may result in a minor re-interpretation of the limits of the Environmental Protection (EP) Zone boundary. Additionally, a technical evaluation, approved by the Conservation Authority may be used to further delineate the limits of the Environmental Protection (EP) Zone.
- (c) Some lands within and adjacent to the Environmental Protection (EP) Zone, as shown on the By-law Schedules may be subject to the Conservation Authority Regulation. As such, written permission may be required from the applicable Conservation Authority, pursuant to Saugeen Valley Conservation Authority Ontario Regulation 169/06 or Grand River Conservation Authority Ontario Regulation 150/06 – Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. The applicable Conservation Authority should be consulted before development, including construction, reconstruction, conversion, grading, filling or excavating occurs within or Adjacent to the EP Zone, to determine whether the Authority Regulations apply.

## **Section 30: Wetlands Protection Zone (W)**

### **30.1 Permitted Uses**

- (a) Forestry or Conservation Use,
- (b) Passive Recreation Use,
- (c) Public Park,
- (d) Agricultural Use.

### **30.2 Special Regulations**

- (a) Notwithstanding any provision to the contrary, no site alterations such as the replacing or the removal of fill, grading and excavating in a manner that would change the land form and/or natural vegetative characteristics and the erection of any building or structure shall not be permitted within the Wetlands Protection Zone (W).
- (b) Related Wetlands Protection W Setbacks are contained within Subsection 5.25.
- (c) Some lands within and adjacent to the Wetland Protection (W) Zone, as shown on the By-law Schedules may be subject to the Conservation Authority Regulation. As such, written permission may be required from the applicable Conservation Authority, pursuant to Saugeen Valley Conservation Authority Ontario Regulation 169/06 or Grand River Conservation Authority Ontario Regulation 150/06 – Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. The applicable Conservation Authority should be consulted before development, including construction, reconstruction, conversion, grading, filling or excavating occurs within or Adjacent to the EP Zone, to determine whether the Authority Regulations apply.

## **Section 31: Deferred Development Zone (D)**

**31.1** No person shall within any Deferred Development Zone (D) use any land or erect, alter or use any building or structure, except in accordance with the following provisions:

### **31.2 Permitted Uses**

- (a) Any use within an existing building on a lot lawfully used for such purpose on the effective date of this By-law;
- (b) Any existing use on a lot lawfully used for such purposes on the effective date of this By-law; and
- (c) Agricultural, forestry and conservation use, excluding the establishment of any new buildings or structures or the establishment of any livestock operation.

### **31.3 Site and Building Regulations**

- (a) The minimum lot area and frontage, the minimum front and rear yard depths, the minimum side yards, widths and the maximum lot coverage and building height shall be as they lawfully existed on the effective date of this By-law; and
- (b) The foregoing shall not apply to prevent the enlargement of existing buildings and structures, subject to approval of plans in accordance with the appropriate provisions of Clause (c), (d), (e) & (f) of Subsection 6.2.

## **Section 32: Minimum Separation Distances**

- **See original by-law or MDS guidelines**

## Section 33: Exceptions

The following provisions shall have effect notwithstanding anything else in this By-law to the contrary, and the provisions of this By-law to the contrary, and the provisions of this By-law shall be amended, in so far as is necessary, to give effect hereto.

<b>Exception</b>	<b>Exception Zone</b>	<b>Zone Provisions</b>
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- |             |             |  |
|-------------|-------------|--|
| <b>33.1</b> | <b>A2-1</b> | Lands within the Restricted Agricultural (A2-1) Zone, being Part of Lot 3 and 4, Concession 1, (in the former Township of Proton) and shown on Schedule "45", shall be in accordance with the following zone provision:<br>Minimum Lot Area: 30 hectares   |
| <b>33.2</b> | <b>R6-2</b> | Lands within the Residential Type 6 (R6-2) Zone, being Part of Lot 12, Concession 5, (in the former Township of Proton) and shown on Schedule "38", shall permit, in addition to the permitted uses of the "R6" Zone, a "Commercial Dog Kennel". Any extension or enlargement of the "Commercial Dog Kennel" shall require an amendment to this By-law.  |
| <b>33.3</b> | <b>A1-3</b> | Lands within the Agricultural (A1-3) Zone, being Part of Lot 11, Concession 11, (in the former Township of Proton) and shown on Schedule "23", shall permit the uses of the "A1" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provision of the "A1" Zone.<br><br>Additional Permitted Uses: Welding and repair of farm equipment and uses, buildings and structures accessory thereto. |
| <b>33.4</b> | <b>A1-4</b> | Lands within the Agricultural (A1-4) Zone, being Lot 14, Concession 14, (in the former Township of Proton) and shown on Schedule "15", shall permit the uses of the "A1" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "A1" Zone.<br><br>Additional Permitted Uses: Farm Supply Outlet  |

**33.5**      **A1-5**      Lands within the Agricultural (A1-5) Zone, being Lot 15, Concession 7, and Part of Lot 15, Concession 8, (in the former Township of Proton) and shown on Schedule "39", shall permit, in addition to the permitted uses of the "A1" Zone, an "Eating Establishment in the existing Farm House, Game Bird Hunting Preserve". Any extension or enlargement of the additional permitted uses shall require an amendment to this By-law.

Maximum Capacity of the Eating Establishment: 75 people

Game Bird Preserve shall be defined as an area for the raising and hunting of game birds such as quail, pheasant and partridge.

**33.6**      **A1-6**      Lands within the Agricultural (A1-6) Zone, being Part of Lot 21, Concession 2, (in the former Township of Proton) and shown on, Schedule "46", shall permit the uses of the "A1" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "A1" Zone.

Additional Permitted Uses: Gliding Club excluding any new building or structures.

**33.7**      **A1-7**      Lands within the Agricultural (A1-7) Zone, being Part of Lot 25, Concession 1, (in the former Township of Proton) and shown on Schedule "46", shall permit the uses of the "A1" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "A1" Zone.

Additional Permitted Uses: Storage and repair of construction equipment

**33.8**      **A1-8**      Lands within the Agricultural (A1-8) Zone, being Lot 38, Concession 1, (in the former Township of Proton) and shown on Schedule "47", shall permit, in addition to the permitted uses of the "A1" Zone an "Equestrian Centre". Any extension or enlargement of the "Equestrian Centre" shall require an amendment to this By-law. In addition, the Minimum Lot Area shall be 36 ha. (90 ac.)

**33.9**            **A1-9**            Lands within the Agricultural (A1-9) Zone, being Part of Lot 15, Concession 5, (in the former Township of Proton) and shown on Schedule "39", shall be subject to the following zone provisions:

Minimum Lot Area            3 ha. (7.4 ac)

Minimum Lot Frontage      115 metres (377 feet)

Lands zoned A1-9 and shown on Schedule "39", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

**33.10**           **A1-10**           Lands within the Agricultural (A1-10) Zone, being Part of Lot 38, Concession 12 and Part of Lot 39, Concession 13, (in the former Township of Proton) and shown on Schedule "34", shall permit the uses of the "A1" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "A1" Zone.

Additional Permitted Uses: Welding and Hydraulic Repair Shop

**33.11**           **M2-11**           Lands within the Rural Industrial (M2-11) Zone, being Part of Lot 36, Concession 14, (in the former Township of Proton) and shown on Schedule "16", shall permit the uses of the "M2" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "M2" Zone.

Permitted Uses: Contractor's yard, building and accessory retail use

Maximum Floor Area:      90 m<sup>2</sup>

Minimum Interior Side  
Yard:                            3.5 metres

Minimum Exterior Side  
Yard:                            6 metres

- 33.12**      **A1-12**      Lands within the Agricultural (A1-12) Zone, being Part of Lot 23, Concession 12 (in the former Township of Proton) and shown on Schedule "33", shall be subject to the following zone provisions:  
Minimum Lot Area            2.1 ha. (5.2 ac)  
Minimum Lot Frontage      135 m. (444 ft.)
- Lands zoned A1-12 and shown on Schedule "33", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.
- 33.13**      **A1-13**      Lands within the Agricultural (A1-13) Zone, being Part of Lots 197 and 198, Concession 1 SWTSR, (in the former Township of Proton) and shown on Schedule "8", shall permit the uses of the "A1" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "A1" Zone.
- Additional Permitted Uses: Commercial fish farm
- 33.14**      **A1-14**      Lands within the Agricultural (A1-14) Zone, being Part of Lots 212 and 213, Concession 2 SWTSR, (in the former Township of Proton) and shown on Schedule "8", shall permit the uses of the "A1" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "A1" Zone.
- Additional Permitted Uses:      Retail Store
- 33.15**      **R5-15**      Lands within the Residential Type 5 (R5-15) Zone, being Part of Lot 3, Concession 1, (in the former Township of Proton) and shown on Schedule "48", shall have a minimum lot frontage of 60 metres (198 feet).
- 33.16**      **R5-16**      Lands within the Residential Type 5 (R5-16) Zone, being Part of Lot 3, Concession 1, (in the former Township of Proton) and shown on Schedule "48", shall permit the following additional uses:
- Additional Permitted Uses: Home Industry to maximum of 25% of the floor area of the dwelling or not more than 158 m<sup>2</sup> of an accessory building.

- 33.17**      **M2-17**      Lands within the Rural Industrial (M2-17) Zone, being Part of Lot 12, Concession 13, (in the former Township of Proton) and shown on Schedule "32", shall permit the uses of the "M2" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "M2" Zone. In addition, one single family dwelling is permitted in accordance with the provisions of the "R5" Zone.
- 33.18**      **M2-18**      Lands within the Rural Industrial (M2-18) Zone, being Part of Lot 231, Concession 3 SWTSR, (in the former Township of Proton) and shown on Schedule "18", shall permit the uses of the "M2" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "M2" Zone.
- Additional Permitted Uses:      Single detached dwelling
- 33.19**      **A1-19**      Lands within the Agricultural (A1-19) Zone, being Part of Lot 34, Concession 10, (in the former Township of Proton) and shown on Schedule "34", shall be restricted to a maximum of 48 nutrient units.
- 33.20**      **A1-20**      Lands within the Agricultural (A1-20) Zone, being Part of Lot 41, Concession 1, (in the former Township of Proton) and shown on Schedule "47", shall be restricted to a maximum of 25 nutrient units.
- 33.21**      **R6-21**      Lands within the Residential Type 6 (R6-21) Zone, being Part of Lot 230, Concession 3 SWTSR, (in the former Township of Proton) and shown on Schedule "18" shall have the following permitted uses:
- Permitted Uses:      A motor vehicle repair establishment, which would also include farm implement repair as a home industry, with a maximum floor area of 170 m<sup>2</sup> and a maximum area of 200 m<sup>2</sup> of outdoor storage to be located in the side or rear yard only.
- 33.22**      **R6-22**      Lands within the Residential Type 6 (R6-22) Zone, being Part of Lot 22, Concession 9, (in the former Township of Proton) and shown on Schedule "33", shall be subject to the following provisions:
- (i)      Minimum external opening of all buildings shall not be lower than 100.24 metres in elevation;
  - (ii)      Minimum Front Yard Setback      10 m. (33 ft.)

- 33.23**      **R6-23**      Lands within the Residential Type 6 (R6-23) Zone, being Part of Lot 202, Concession 2 SWTSR, (in the former Township of Proton) and shown on Schedule "8", shall be subject to the following additional provision:
- A Garden Suite shall be permitted on the subject lands until **November 15, 2009**.
- 33.24**      **A1-24**      Lands within the Agricultural (A1-24) Zone, being Part of Lot 27 and 28, Concession 6, (in the former Township of Egremont and shown on Schedule "43", shall permit, in addition to the permitted uses of the "A1" Zone, a "Seed Processing, Warehouse and Distribution Centre". Any extension or enlargement of the "Seed Processing, Warehouse and Distribution Centre" shall require an amendment to this By-law.
- 33.25**      **A1-25**      Lands within the Agricultural (A1-25) Zone, being Part of Lot 22, Concession 6, (in the former Township of Egremont) and shown on Schedule "43", shall permit, in addition to the permitted uses of the "A1" Zone, a "Welding and Metal Fabrication Workshop". Any extension or enlargement of the "Welding and Metal Fabrication Workshop" shall require amendment to this By-law.
- 33.26**      **A1-26**      Lands within the Agricultural (A1-26) Zone, being Part of Lot 20, Concession 7, (in the former Township of Egremont) and shown on Schedule "43" shall permit, in addition to the uses of the "A1" Zone, a "Transport Terminal". Any extension or enlargement of the "Transport Terminal" shall require an amendment to this By-law.
- 33.27**      **A1-27**      Lands within the Agricultural (A1-27) Zone, being Part of Lot 21, Concession 7, (in the former Township of Egremont) and shown on Schedule "43" shall permit, in addition to the uses of the "A1" Zone, a "Woodworking Workshop". Any extension or enlargement of the "Woodworking Workshop" shall require an amendment to this By-law.
- 33.28**      **R6-28**      Lands within the Residential Type 6 (R6-28) Zone, being Part of Lot A, Concession 7, (in the former Township of Egremont) and shown on Schedule "42" shall be subject to the following provision:
- Minimum Lot Frontage:    45.0 m. (147 ft.)

- 33.29**      **R6-29**      Lands within the Residential Type 6 (R6-29) Zone, being Part of Lot A, Concession 5, (in the former Township of Egremont) and shown on Schedule "42", shall permit, in addition to the permitted uses of the "R6" Zone, a "Landscape and Nursery Business". Any extension or enlargement of the "Landscape and Nursery Business" shall require an amendment to this By-law.
- 33.30**      **R6-30**      Lands within the Residential Type 6 (R6-30) Zone, being Part of Lots 66 and 67, Concession 3 EGR, (in the former Township of Egremont) and shown on Schedule "41", shall permit, in addition to the permitted uses of the "R6" Zone, a "Sale and Manufacturing of Memorial Tombstones". Any extension or enlargement of the "Sale and Manufacturing of Memorial Tombstones" shall require an amendment to this By-law.
- 33.31**      **A1-31**      Lands within the Agricultural (A1-31) Zone, being Part of Lots 59 and 60, Concession 3 EGR, (in the former Township of Egremont) and shown on Schedule "41" shall permit, in addition to the uses of the "A1" Zone, a "Sale and Manufacturing of Horse Buggies and Wagons". Any extension or enlargement of the "Sale and Manufacturing of Horse Buggies and Wagons" shall require an amendment to this By-law.
- 33.32**      **A2-32**      Lands within the Restricted Agricultural (A2-32) Zone, being Part of Lots 62 and 63, Concession 3 EGR, (in the former Township of Egremont) and shown on Schedule "41", shall permit, in addition to the permitted uses of the "A2" Zone, a "Zoo". Any extension or enlargement of the "Zoo" shall require an amendment to this By-law.
- 33.33**      **A1-33**      Lands within the Agricultural (A1-33) Zone, being Part of Lot 4, Concession 4, (in the former Township of Egremont) and shown on Schedule "42", shall be subject to the following zone provisions:
- Minimum Lot Area              25 ha. (62 ac)
- 33.34**      **A1-34**      Lands within the Agricultural (A1-34) Zone, being Part of Lot 25, Concession 2 EGR, (in the former Township of Egremont) and shown on Schedule "41", shall permit, in addition to the permitted uses of the "A1" Zone, a "Warehousing and Sales of Lumber". Any extension or enlargement of the "Warehousing and Sales of Lumber" shall require an amendment to this By-law.

- 33.35**      **A1-35**      Lands within the Agricultural (A1-35) Zone, being Part of Lot 25, Concession 2 EGR, (in the former Township of Egremont) and shown on Schedule "41", shall permit, in addition to the permitted uses of the "A1" Zone, a "Tractor and Farm Machinery Public Garage". Any extension or enlargement of the "Tractor and Farm Machinery Public Garage" shall require an amendment to this By-law.
- 33.36**      **A1-36**      Lands within the Agricultural (A1-36) Zone, being Part of Lot 3, Concession 8, (in the former Township of Egremont) and shown on Schedule "35", shall permit, in addition to the permitted uses of the "A1" Zone, a "Salvage Yard". Any extension or enlargement of the "Salvage Yard" shall require an amendment to this By-law.
- 33.37**      **A1-37**      Lands within the Agricultural (A1-37) Zone, being Part of Lot 16, Concession 14, (in the former Township of Proton) and shown on Schedule "15", shall be subject to the following zone provisions:
- Minimum Lot Area                      28 ha. (69 ac)
- 33.38**      **R5-38**      Lands within the Residential Type 5 (R5-38) Zone in the Hamlet of Holstein (in the former Township of Egremont) and shown on Schedule "27", shall permit, in addition to the permitted uses of the "R5" Zone, a "Woodworking Workshop". Any extension or enlargement of the "Woodworking Workshop" shall require an amendment to this By-law.
- 33.39**      **R5-39**      Lands within the Residential Type 5 (R5-39) Zone in the Hamlet of Holstein (in the former Township of Egremont) and shown on Schedule "27", shall permit, in addition to the permitted uses of the "R5" Zone, a "Warehouse and Flea Market". Any extension or enlargement of the "Warehouse and Flea Market" shall require an amendment to this By-law.
- 33.40**      **A2-40**      Notwithstanding the provisions of Section 7.0 or any other provisions to the contrary, lands within the Restricted Agricultural (A2-40) Zone and shown on Schedule "2S and 35", shall be subject to the following regulations:
- a) The minimum lot area shall be 8 ha.
  - b) The minimum side yard shall be 11.5m
  - c) In addition to the permitted uses of the "A2" Zone, a "Welding and Hydraulic Repair Shop" shall be a permitted use. Any extension or enlargement of the "Welding and Hydraulic Repair Shop"

- 33.41**      **A1-41**      Lands within the Agricultural (A1-41) Zone, being Part of Lot 21, Concession 2 EGR, (in the former Township of Egremont) and shown on Schedule "9", shall permit, in addition to the permitted uses of the "A1" Zone, a "Salvage and Automobile Wrecking Yard". Any extension or enlargement of the "Salvage and Automobile Wrecking Yard" shall require an amendment to this By-law.
- 33.42**      **R5-42**      Lands within the Residential Type 5 (R5-42) Zone, being Part 1, Plan 17R-3356, Part of Lot 3, Concession 1, (in the former Township of Proton) and shown on Schedule "48", shall be subject to the following zone provisions:
- Minimum Front Yard Setback                      .9 m. (3 ft.)
- 33.43**      **A2-43**      Lands within the Restricted Agricultural (A2-43) Zone, being Part of Lots 17 and 18, Concession 18, (in the former Township of Egremont) and shown on Schedule "12", shall permit in addition to the permitted uses of the "A2" Zone, a "Transport Terminal". Any extension or enlargement of the "Transport Terminal" shall require an amendment to this By-Law.

**33.44**      **A1-44**      Lands within the Agricultural (A1-44) Zone, being Part of Lot 27, Concession 18, (in the former Township of Egremont) and shown on Schedule "12", shall permit, in addition to the permitted uses of the "A1" Zone, an "Abattoir". The following special regulations shall apply to the Abattoir use:

Maximum Lot Coverage for all buildings and/or structures used for an Abattoir:	250 m <sup>2</sup>
Maximum Building Height:	One (1) Storey
Minimum Front Yard:	100 metres
Minimum Side Yard:	50 metres

No portion of a lot shall be used for the open display, storage or sale of products, commodities, merchandise or stock-in-trade, unless the following provisions are complied with:

- (i) such open storage does not cover an area greater than 750 m<sup>2</sup>; and
- (ii) the storage area is situated behind the front or exterior wall of the principal building facing the front lot line and complies with all other yard requirements of the By-law.

Maximum number of employees:

- (i) Five (5) full time persons, in addition to owner

**33.45**      **C5-45**      Lands within the Recreational Commercial (C5-45) Zone, being Part of Lots 2 and 3, Concession 21, (in the former Township of Egremont) and shown on Schedule "3", shall, permit, in addition to the permitted uses of the "C5" Zone, a "Lodge, Retail Store accessory to a Golf Course and Eight Housekeeping Cottages" Any extension or enlargement of the "Lodge, Retail Store accessory to a Golf Course and Eight Housekeeping Cottages" shall require an amendment to this By-law.

**33.46**      **A1-46**      Lands within the Agricultural (A1-46) Zone, being Part of Lot 11, Concession 21, (in the former Township of Egremont) and shown on Schedule "3", shall permit, in addition to the permitted uses of the "A1" Zone, an "Eating Establishment". Any extension or enlargement of the "Eating Establishment" shall require an amendment to this By-law.

**33.47**      **A1-47**      Lands within the Agricultural (A1-47) Zone, being Part of Lot 12, Concession 20, (in the former Township of Egremont) and shown on Schedule "3", shall permit, in addition to the permitted uses of the "A1" Zone, a "Public Garage". Any extension or enlargement of the "Public Garage" shall require an amendment to this By-law.

**33.48**      **C5-48**      Lands within the Recreational Commercial (C5-48) Zone, being Part of Division 5, Concession 1 EGR, (in the former Township of Egremont) and shown on Schedule "2", shall permit, in addition to the permitted uses of the "C5" Zone, a "Track for the Racing of Motor Vehicles, Salvage Yard and a Flea Market Use". Any extension or enlargement of the "Track for the Racing of Motor Vehicles and Salvage Yard" shall require an amendment to this By-law.

**33.49**      **A1-49**      Lands within the Agricultural (A1-49) Zone, being Part of Lot 6, Concession 1 EGR (in the former Township of Egremont) and shown on Schedule "2", shall permit, in addition to the permitted uses of the A1 Zone, a Driving Range, Miniature Golf Course and Outdoor Recreation Use and shall also permit a retail store and eating establishment with a maximum seating capacity of sixteen (16) persons, based on these uses being accessory to the Driving Range, Miniature Golf Course and Outdoor Recreation Use.

A residential unit, attached to the east side of the clubhouse shall be a permitted use on the subject lands. The attached residential unit will be subject to the following:

Maximum Ground Floor Area	110 m <sup>2</sup> (1,185 ft <sup>2</sup> )
Maximum Height	1 storey
Minimum Front Yard Setback	15 metres (50 feet)

Any extension or enlargement of the Driving Range, Miniature Golf Course, Outdoor Recreation Use or Residential Unit, shall require an amendment to this By-law.

**33.50**      **R5-50**      Lands within the Residential Type 5 (R5-50) Zone in the Hamlet of Varney (in the former Township of Egremont) and shown on Schedule "1", shall permit, in addition to the permitted uses of the "R5" Zone, a "Public Garage". Any extension or enlargement of the "Public Garage" shall require an amendment to this By-law.

- 33.51**      **R5-51**      Lands within the Residential Type 5 (R5-51) Zone in the Hamlet of Varney (in the former Township of Egremont) and shown on Schedule "11", shall permit, in addition to the permitted uses of the "R5" Zone, a "Refrigeration Service Shop". Any extension or enlargement of the "Refrigeration Service Shop" shall require an amendment to this By-law.
- 33.52**      **R2-52**      Lands within the Residential Type 2 (R2-52) Zone in the former Village of Dundalk and shown on Schedule "20", shall permit, in addition to the permitted uses of the "R2" Zone, "Five Apartment Units". Any extension or enlargement of the "Five Apartment Units" shall require an amendment to this By-law.
- 33.53**      **C3-53**      Lands within the Highway Commercial (C3-53) Zone in the former Village of Dundalk and shown on Schedule "21", shall permit, in addition to the permitted uses of the "C3" Zone, a "Bulk Fuel Depot and Single Family Residential" use. Any extension or enlargement of the "Bulk Fuel Depot and Single Family Residential" use shall require an amendment to this By-law.
- 33.54**      **C3-54**      Lands within the Highway Commercial (C3-54) Zone in the former Village of Dundalk and shown on Schedule "19", shall only be used for a "Motor Vehicle Service Station" and "structures accessory thereto". Any extension or enlargement of these uses shall be by amendment, except for the establishment of a pump island, which shall be in accordance with the provisions of the "C3" zone.
- 33.55**      **A2-55**      Lands within the Restricted Agricultural (A2-55) Zone, being Lot1, Concession 5, (in the former Township of Egremont) and shown on Schedule "42", shall permit the uses of the "A2" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "A2" Zone.

Additional Permitted Uses:      A "Garden Suite" shall be permitted for a period not to exceed **April 18, 2010**.

**33.56**      **A1-56**      Lands within the Agricultural (A1-56) Zone and the  
**EP-56**      Environmental Protection (EP-56) Zone, being Part of Lot 13,  
Concession 2, (in the former Township of Proton) and shown  
on Schedule "46", shall be subject to the following:

- (i)      Lands zoned Agricultural (A1-56) shall permit the raising of wild boars and activities associated with the commercial hunting of these animals, provided that the use of firearms in the commercial hunting of these animals shall not be permitted.
  
- (ii)     Lands zoned Environmental Protection (EP-56) shall permit the raising of wild boars and activities associated with the commercial hunting of these animals provided that the use of firearms in the commercial hunting of these animals shall not be permitted.

**33.57**      **R2-57**      Lands within the Residential Type 2 (R2-57) Zone,  
being 68 Proton Street, (in the former Village of  
Dundalk) and shown on Schedule "23", shall be  
subject to the following zone provisions:

Minimum Lot Area            124 m<sup>2</sup> (1,335 ft<sup>2</sup>)  
Minimum Lot Frontage        10 metres (33 feet)

Regulations for Accessory Uses:

- 1.)      Maximum lot coverage for an accessory building shall be 59%;
- 2.)      An accessory building shall be permitted prior to the principal use;
- 3.)      Minimum Front Yard setback for an accessory building shall be 3 metres (9.8 ft.)
- 4.)      Minimum Rear Yard setback shall be .9 metre (3 ft.)
- 5.)      Minimum East Interior Side Yard setback shall be .3 (1 f.)
- 6.)      Minimum West Interior Side Yard setback shall be .6 (2 ft.)

**33.58**

**A1-58**

Lands within the Agricultural (A1-251) Zone, being Lots 21 & Concession 1, (formerly the Township of Proton) and shown on Schedule "46", shall permit the uses of the "A1" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "A1" Zone.

Additional Permitted Uses: A Meteorological (MET) Wind Resource Assessment Tower used for the purposes of the measurement of wind and weather data shall be permitted for a period not to exceed **February 15, 2009**.

- A) The minimum setback for Meteorological (MET) Wind Resource Assessment Tower from all public roads and lot lines shall be equal to the height;
- B) The maximum height of the Meteorological (MET) Wind Resource Assessment Tower shall be 60 metres; and
- C) The construction of the Meteorological (MET) Wind Resource Assessment Tower shall be subject to Site Plan Control approval.

**33.59**

**C7-59**

Lands within the Space Extensive Commercial (C7-59) Zone, being Part of Lot 3, Concession 1 EGR, (in the former Township of Egremont) and shown on Schedule "41", shall permit, in addition to the permitted uses of the "C7" Zone, an "Eating Establishment".

**33.60****EP-60**

Lands within the Environmental Protection (EP-60) Zone, in the Hamlet of Holstein (in the former Township of Egremont) and shown on Schedule "28", shall be subject to the following special regulations:

Permitted Uses allowed within the existing building on the subject property:

- (i) Publishing/Printing Establishment located in the basement;
- (ii) Business or Professional Office in the first storey and second storey, respectively;
- (iii) Retail Store in the first storey;
- (iv) One dwelling unit in the first storey of the building and one dwelling unit in the second storey

Uses, buildings, or structures accessory to a permitted use:

Minimum Lot Area:	2900 m <sup>2</sup>
Minimum Lot Frontage:	43 metres
Minimum Front Yard:	As existing
Minimum Side Yard:	As existing
Minimum Rear Yard:	As existing

Regulations for new accessory uses:

Location:	Side or Rear yard only
Minimum Distance from Main Building:	2 metres, provided that in no case shall any overhang, eaves or gutters project into this required minimum distance which shall be clear of any obstruction from the ground to the sky.

Minimum Yard Requirements:

- (i) No accessory building or structure shall be located within 2 metres of the rear or side lot line;
- (ii) Notwithstanding the provisions of paragraph (i) hereof, the minimum yard abutting an improved public street shall be 10 metres.
- (iii) Maximum Lot Coverage: 5%
- (iv) Maximum Height: 5 metres

**33.61**      **A1-61**      Lands within the Agricultural (A1-61) Zone, being Part of Lot 200, Concession 3 SWTSR (in the former Township of Proton) and shown on Schedule "8", shall be subject to the following special regulations:

Additional Permitted Use: Metal Fabricating & Welding Workshop

Regulations for Metal Fabricating & Welding Workshop:

- (i) Maximum combined area for all buildings and/or structures shall be 250 m<sup>2</sup>;
- (ii) Employ no more than five (5) full time employees, in addition to the owner;
- (iii) No outdoor storage will be permitted;
- (iv) Any enlargement of the Metal Fabricating & Welding Workshop use will require a Zoning By-law Amendment.

**33.62**      **M1-62**      Lands within the General Industrial (M1-62) Zone within the Hamlet of Holstein (in the former Township of Egremont) and shown on Schedule "25", shall be subject to the following special regulations:

Notwithstanding the permitted uses of the General Industrial (M1) Zone, only light industrial use shall be permitted on the subject property. The said uses may be permitted on private sewer and water facilities.



- 33.66**      **PU-66**      Lands within the Public Utility (PU-66) Zone, being Part of Lot 232, Concession 3, SWTSR, (in the former Township of Proton) and shown on Schedule "18", represent the approximate area that was used as the fill area for a former Operating Municipal Landfill.
- 33.67**      **M2-67**      Lands within the Rural Industrial (M2-67) Zone, being Part of Lot 10, Concession 4 (in the former Township of Egremont) and shown on Schedule "42", shall be subject to the following special regulations:
- Permitted Uses only:
- (i)      an abattoir
  - (ii)     open storage accessory to a permitted use
  - (iii)    uses, buildings and structures accessory to a permitted use, including a business office and retail store
- Maximum Floor Area of all Buildings Combined:
- 1,490 m<sup>2</sup> (16,038 ft<sup>2</sup>)
- 33.68**      **CF-68**      Lands within the Community Facility (CF-68) Zone, being Part of Lot 11, Concession 11 (in the former Township of Egremont) and shown on Schedule "36" , shall be subject to the following special regulation:
- Permitted Uses: Only a private or public school use is permitted.
- 33.69**      **A1-69**      Lands within the Agricultural (A1-69) Zone, being Part Lot 19, Concession 10, (formerly the Township of Egremont) and shown on Schedule "37", shall permit, in addition to the permitted uses of the "A1" Zone, a Mobile Home to be located on the subject lands for a period not to exceed **September 29, 2014.**
- The temporary use may not be situated on lands identified as "Environmental Protection" on Schedule "37". This By-law prohibits any site alteration, including filling, excavation or a driveway within the EP zone. In addition, the temporary use shall not be situated within the front, rear or side yard Setbacks.

**33.70**      **R6-70**      Lands within the Residential Type 6 (R6-70) Zone, being Part of Lot 18, Concession 12, Township of Southgate (formerly the Township of Proton) and shown on Schedule "33", shall be subject to the following additional provision:

A mobile home may be used for habitation purposes prior to and during the construction of a single detached dwelling on the lands described above, for a period not to exceed two (2) years from the date of issuance of a Building Permit for dwelling or upon the lapsing of sixty (60) days from the of the dwelling or until **January 24, 2009**, whichever occurs first.

**33.71**      **A1-71**      Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-71 shall be subject to the following additional requirements:

- a) Minimum lot area shall be 34 ha
- b) Minimum lot frontage of 142
- c) A small scale industrial shop for small engine tractor repair is a permitted use
- d) The tractor repair shop may be located in the front yard no closer than 50m from the front lot line.
- e) A mobile home is permitted to be located on the subject lands for a period not to exceed August 4<sup>th</sup> 2040.

The temporary use may not be situated on lands identified as "Environmentally Protection" on Schedule "42"

This by-law prohibits any site alteration, including filling, excavation, or a driveway within the EP Zone. In addition, the temporary use shall not be situated within the front, rear or side yard setbacks."

**33.72**      **M1-72**      Lands within the General Industrial M1-72 Zone, being Part of Lot 232, Concession 2 SWTSR (in the former Village of Dundalk) and shown on Schedule "22", shall be permitted the following additional use:

Motor Vehicle Repair and Sales Establishment

**33.73**      **A1-73**      Lands within the Agricultural (A1-73) Zone, being Part of Lot 12, Concession 3 EGR (in the former Township of Egremont) and shown on Schedule "2", shall permit the uses of the "A1" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "A1" Zone.

Additional Permitted Uses:

A "Garden Suite" shall be permitted for a period not to exceed **February 12th, 2012** and shall be located a

minimum of 40 metres from the front lot line and a minimum of 15 metres from the side lot line.

**33.74**      **R6-74**      Lands within the Residential Type 6 (R6-74) Zone, being Part of Lot 206, Concession 2 SWTSR (in the former Township of Proton) and shown on Schedule "8", shall be subject to the following additional restriction:

The elevation of the lowest building opening, such as a basement window, shall be no lower than the elevation of the centre of the travelled road.

**33.75**      **A1-75**      Lands within the Agricultural (A1-75) Zone, being Part of Lot 6, Concession 11 (in the former Township of Egremont and shown on Schedule "36", shall be subject to the following zone provisions:

- (i) an existing accessory building may be permitted prior to the principle use;
- (ii) an existing accessory building may be permitted in the front yard;
- (iii) minimum interior side yard setback for an existing accessory structure shall be 1.6 metres (5.9 feet).

**33.76**      **R6-76**      Lands within the Residential Type 6 (R6-76) Zone, being Part of Lot 18, Concession 12 (in the former Township of Proton) and shown on Schedule "33", shall be subject to the following zone provisions:

Additional Permitted Use: Wood Worship

Minimum Lot Frontage: 54 metres (177 feet)

Regulations for Wood Workshop:

- (i) Maximum combined area for all buildings and/or structures associated with the workshop shall be 180 m<sup>2</sup>;
- (ii) No outdoor storage/display area is permitted;
- (iii) Two (2) full time employees are permitted, in addition to the owner
- (iv) Minimum Front Yard Setback for the Wood Workshop shall be 88 metres (289 ft.)

- 33.77**      **A1-77**      Lands within the Agricultural (A1-77) Zone, being Part of Lot 38, Concession 1 (in the former Township of Proton) and shown on Schedule "47", shall be subject to the following zone provisions:
- Minimum Lot Area            2.5 ha. (6.2 ac)  
Minimum Lot Frontage      137 m. (450 ft.)
- Maximum number of nutrient units to be kept and/or housed on those lands zoned A1-77 and shown on Schedule "47", shall be one (1) nutrient unit per tillable acre.
- 33.78**      **A1-78**      Lands within the Agricultural (A1-78) Zone, being Part of Lot 35, Concession 7 (in the former Township of Proton) and shown on Schedule "40", shall be subject to the following zone provisions:
- Minimum Lot Area            3.0 ha. (7.4 ac)  
Minimum Lot Frontage      150 m. (492.1 ft.)
- Lands zoned A1-78 and shown on Schedule "12", shall be restricted to a maximum of 8 nutrient units.
- 33.79**      **A1-79**      Lands within the Agricultural (A1-79) Zone, being Part of Lot 35, Concession 7 (in the former Township of Proton) and shown on Schedule "40", shall be subject to the following zone provisions:
- Minimum Lot Area            37.0 ha. (91.4 ac)  
Minimum Lot Frontage      240 m. (787.4 ft.)
- 33.80**      **A2-80**      Lands within the Agricultural (A2-80) Zone, being Part of Lot 229, Concession 3 SWTSR, (in the former Township of Proton) and shown on Schedule "17", shall be subject to the following zone provisions:
- Minimum Lot Area            7.0 ha. (17.2 ac)  
Minimum Lot Frontage      18.3 m. (60 ft.)
- 33.81**      **A1-81**      Lands within the Agricultural (A1-81) Zone, being Part of Lot 229, Concession 3 SWTSR, (in the former Township of Proton) and shown on Schedule "17", shall be subject to the following zone provisions:
- Minimum Lot Area            10.0 ha. (24.7 ac)  
Minimum Lot Frontage      18.3 m. (60 ft.)



**33.84**      **A1-84**      Lands within the Agricultural (A1-84) Zone, being Part of Lot 207, Concession 2 SWTSR, (in the former Township of Proton) and shown on Schedule "8", shall permit, in addition to the permitted uses of the "A1" Zone, a Garden Suite. e The following special regulations shall apply to the Garden Suite:

- (i)      A "Garden Suite" shall be permitted for a period not to exceed **November 13th, 2012**;
- (ii)     A "Garden Suite" shall not be situated less than 15 metres from a side or rear lot line.

**33.85**      **A1-85**      Lands within the Agricultural (A1-85) Zone, being Part of Lot 22, Concession 11 (in the former Township of Proton) and shown on Schedule "33", shall be subject to the following zone provisions:

Minimum Lot Area            2.75 ha. (6.8 ac)  
Minimum Lot Frontage      165 m. (541.31 ft.)

Lands zoned A1-85 and shown on Schedule "8", shall be restricted to a maximum of 6 nutrient units.

**33.86**      **A1-86**      Lands within the Agricultural (A1-86) Zone, being Part of Lot 45 & 46, Concession 2 EGR (in the former Township of Egremont) and shown on Schedule "35", shall be subject to the following zone provisions:

Minimum Lot Area            2.0 ha. (5 ac)  
Minimum Lot Frontage      70 m. (230 ft.)

Lands zoned A1-86 and shown on Schedule "35", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

**33.87****A1-87**

Lands within the Agricultural (A1-87) Zone, being Part of Lot 9, Concession 5 (in the former Township of Egremont) and shown on Schedule "42", shall permit, in addition to the permitted uses of the "A1" Zone, a Farm Equipment Repair Shop. The following special regulations shall apply to the Farm Equipment Repair Shop:

- (i) Farm Equipment Repair Shop means "a building or structure specifically designed to accommodate the repair of farm related equipment and/or machinery";
- (ii) Maximum Floor Area for a Farm Equipment Repair Shop: 250 m<sup>2</sup> (2,691 ft<sup>2</sup>);
- (iii) Maximum Building Height: One (1) Storey to a Maximim of 8.0 metres (26 feet);
- (iv) Minimum Front Yard 60 metres (187 feet);
- (v) Minimum Side Yard 75 metres (246 feet);
- (vi) No portion of the lot shall be used for the open display, storage or sale of products, commodities, merchandise or stock-in-trade, unless the following provisions are complied with:
  - (a) such open storage does not cover an area greater that 750 m<sup>2</sup>, and;
  - (b) the storage area is situated in the rear yard in relation to the building used for the Farm Equipment Repair Shop and is a minimum of 50 metres (164 ft.) from the west lot line and 110 metres (360 ft.) from the east lot line and complies with all other yard requirements of the By-law.
- (vii) Maximum number of employees:  
Five (5) full-time persons in addition to owner

**33.88**

**A1-88**

Lands within the Agricultural (A1-88) Zone, being the East Part of Lot 12, Concession 15 (in the former Township of Egremont) and shown on Schedule "29", shall permit, in addition to the permitted uses of the "A1" Zone, a Woodworking Shop. The following special regulations shall apply to the Woodworking Shop:

- (i) Woodworking Shop means "a building or structure specifically designed to accommodate the manufacturing or fabrication of wood products requiring either manual or mechanical skills";
- (ii) Maximum Floor Area for a Woodworking Shop: 250 m<sup>2</sup> (2,691 ft<sup>2</sup>)
- (iii) Maximum Building Height:  
One (1) Storey to a Maximum of 8.0 metres (26 feet)
- (iv) Minimum Front Yard: 40 metres (459 feet)
- (v) Minimum Side Yard: 50 metres (1646 feet)
- (vi) No portion of the lot shall be used for the open display storage or sale of products, commodities, merchandise or stock-in-trade, unless the following provisions are complied with:
  - (a) such open storage does not cover an area greater than 750 m<sup>2</sup>, and;
  - (b) the storage area is situated in the rear yard in relation to the building used for the Woodworking Shop and is a minimum of 80 metres (2624 ft.) from the east lot line and 50 metres (164 ft.) from the west lot line and complies with all other yard requirements of the By-law.
- (vii) Maximum number of employees: Five (5) full-time persons in addition to owner

**33.89**

**CF-89**

Lands within the Community Facility (CF-89) Zone, being Part of Lot 20, Concession 7, (in the former Township of Egremont) and shown on Schedule "43", shall be subject to the following zone provisions:

Minimum Lot Area            0.9 ha. (2.8 ac)  
Minimum Lot Frontage       76.0 m. (250 ft.)

- 33.90**      **A1-90**      Lands within the Agricultural (A1-90) Zone, being Lot 20, Concession 5, (in the former Township of Proton) and shown on Schedule "39", shall permit, in addition to the permitted uses of the "A1" Zone, a Garden Suite. The following special regulations shall apply to the Garden Suite:
- (i)      A "Garden Suite" shall be permitted for a period not to exceed **April 9th, 2013**;
  - (ii)     A "Garden Suite" shall not be situated less than 15 metres from a side or rear lot line.
- 33.91**      **A1-91**      Lands within the Agricultural (A1-91) Zone, being Part of Lot 11, Concession 9 (in the former Township of Egremont) and shown on Schedule "36", shall be subject to the following zone provisions:
- Minimum Lot Area                      13.55 ha. (33.5 ac)
- Maximum number of nutrient units to be kept and/or housed on those lands zoned A1-91 and shown on Schedule "36", shall be one (1) nutrient unit per tillable acre.
- 33.92**      **R6-92**      Lands within the Residential Type 6 (R6-92) Zone, being Part of Lot 230, Concession 3 SWTSR, (in the former Township of Proton) and shown on Schedule "18" shall be subject to the following provision:
- Minimum Lot Frontage:      43.0 m. (141 ft.)
- 33.93**      **R6-93**      Lands within the Residential Type 6 (R6-93) Zone, being Part of Lot 230, Concession 3 SWTSR, (in the former Township of Proton) and shown on Schedule "18" shall be subject to the following provision:
- Minimum Lot Frontage:      85.0 m. (279 ft.)
- 33.94**      **M2-94**      Lands within the Rural Industrial (M2-94) Zone, being Part of Lot 230, Concession 3 SWTSR, (in the former Township of Proton) and shown on Schedule "18", shall be subject to the following zone provisions:
- Minimum Lot Frontage      50.0 m (164 ft.)  
Minimum Lot Area                      1.0 hectare (2.5 acres)

**33.95**      **A1-95**      Lands within the Agricultural (A1-95) Zone, being Part of Lot 206 & 207, Concession 1 SWTSR (in the former Township of Proton) and shown on Schedule "8", shall be subject to the following zone provisions:

Minimum Lot Area            19 ha. (47 ac.)  
Minimum Front Yard        30 m. (98 ft.)

Maximum number of nutrient units to be kept and/or housed on those lands zoned A1-95 and shown on Schedule "8", shall be one (1) nutrient unit per tillable acre.

**33.96**      **A1-96**      Lands within the Agricultural (A1-96) Zone, being Part of Lot 206 & 207, Concession 1 SWTSR (in the former Township of Proton) and shown on Schedule "8", shall be subject to the following zone provisions:

Minimum Lot Area            20 ha. (49 ac.)

Maximum number of nutrient units to be kept and/or housed on those lands zoned A1-96 and shown on Schedule "8", shall be one (1) nutrient unit per tillable acre.

**33.97**      **A2-97**      Lands within the Restricted Agricultural (A2-97) Zone, being described as Gore Lot A, Concession 4 (in the former Township of Egremont) and shown on Schedule "42", shall be subject to the following zone provisions:

Minimum Lot Area            6 ha. (14ac.)  
Minimum Front Yard        150 m. (492 ft.)

Lands zoned A2-97 and shown on Schedule "42", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

**33.98**      **A2-98**      Lands within the Restricted Agricultural (A2-98) Zone, being Part of Lot 233, Concession 2 SWTSR (in the former Township of Proton) and shown on Schedule "17", shall be subject to the following zone provisions:

Minimum Lot Area            10 ha. (24.7 ac)  
Minimum Lot Frontage      45 m. (148 ft.)

Lands zoned A2-98 and shown on Schedule "17", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

- 33.99      A1-99**      Lands within the Agricultural (A1-99) Zone, being Part of Lot 33, Concession 13 (in the former Township of Proton) and shown on Schedule "34", shall be subject to the following zone provisions:
- (a) Permitted Uses in an Agricultural 1-99 Zone** Shall be the same as the uses permitted in Section 6.1 of the Zoning By-law for an A-1 Zone except for the use in Section 6.1 (h) A Wayside pit or Quarry which shall not be permitted.
- (b) Regulations for uses permitted in Section 33.99 (a):** Shall be the Regulations set out in Section 6.2 of the Zoning Bylaw for such uses permitted A-1 Zone except for the following:
- i. Minimum Lot Area for the smallest of two parcels located in the A1-99 and EP Zone: 3.5 hectares
  - ii. Minimum Lot Area for the largest of two parcels located in the A1-99, EP and A1 Zone: 11 hectares
  - iii. Minimum Lot Frontage both parcels located in the A1-99 zone: 195 metres
  - iv. The Maximum Lot Coverage, Minimum Front Yard, Minimum Side Yard, Minimum Rear Yard and the regulations in Sections 6.3 through 6.11 and Sections 6.13 shall apply to uses permitted in Section 33.99(a) of this By-law."
- 33.100      A1-100**      Lands within the Agricultural (A1-100) Zone, being Part of Lot 33, Concession 13 (in the former Township of Proton) and shown on Schedule "34", shall be subject to the following zone provisions:
- Minimum Lot Area                      14.5 ha. (36 ac)
- 33.101      R6-101**      Lands within the Residential Type 6 (R6-101) Zone, being Part of Lot 12, Concession 22, (in the former Township of Egremont) and shown on Schedule "3" shall be subject to the following provision:
- Minimum Lot Frontage:      200 m. (656 ft.)  
Minimum Lot Area                      1.5 ha. (3.7 ac.)
- 33.102      A1-102**      Lands within the Agricultural (A1-102) Zone, being Part of Lot 12, Concession 22, (in the former Township of Egremont) and shown on Schedule "3" shall be subject to the following provision:
- Minimum setback from the municipal road allowance for any residential use:      80 m. (262 ft.)
- 33.103      A1-103**      Lands within the Agricultural (A1-103) Zone, being Part of Lot 12, Concession 18, (in the former Township of Proton) and shown on Schedule "5", shall be subject to the following

zone provisions:

Minimum Lot Area            25 ha. (62 ac)

**33.104      A1-104**

Lands within the Agricultural (A1-103) Zone, being Part of Lot 12, Concession 18, (in the former Township of Proton) and shown on Schedule "5", shall be subject to the following zone provisions:

Minimum Lot Area            9 ha. (22 ac.)

Lands zoned A1-104 and shown on Schedule "5", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

- 33.105**      **A2-105**      Lands within the Restricted Agricultural (A2-105) Zone, being described as Lots 193 & 194, Concession 3 (in the former Township of Proton) and shown on Schedule "8", shall be subject to the following zone provisions:
- Minimum Lot Area                      20 ha. (49.4 ac.)
- 33.106**      **A1-106**      Lands within the Agricultural (A-106) Zone, being described as Lots 193 & 194, Concession 3 (in the former Township of Proton) and shown on Schedule "8", shall be subject to the following zone provisions:
- Minimum Lot Area                      20 ha. (49.4 ac.)
- 33.107**      **R6-107**      Lands within the Residential Type 6 (R6-107) Zone, being Part of Lot 11, Concession 13, (in the former Township of Egremont) and shown on Schedule "29" shall be subject to the following provision:
- Minimum Lot Frontage:      200 m. (656 ft.)  
Minimum Lot Area                      1.7 ha. (4.2 ac.)
- 33.108**      **A1-108**      Lands within the Agricultural (A1-107) Zone, being Part of Lot 11, Concession 13, (in the former Township of Egremont) and shown on Schedule "29" shall be subject to the following provision:
- Minimum Lot Area                      18 ha. (44.5 ac.)
- 33.109**      **R5-109**      Lands within the Residential Type 5 (R5-109) Zone, being Part of Lot 4, Concession 22, (in the former Township of Egremont) and shown on Schedule "3" shall be subject to the following provision:
- Minimum Lot Area: 4,000 m<sup>2</sup> (43,057 ft<sup>2</sup>.)
- (i)      All buildings and/or structures shall be located no closer than 5.0 metres to the Environmental Protection (EP) Zone.
- (ii)     Any private septic system shall be located no closer than 15.0 metres to the Environmental Protection (EP) Zone.
- 33.110**      **R5-110**      Lands within the Residential Type 5 (R5-110) Zone, being Part of Lot 4, Concession 22 (in the former Township of Egremont) and shown on Schedule "3" shall be subject to the following provision:
- Minimum Lot Area: 4,000 m<sup>2</sup> (43,057 ft<sup>2</sup>.)

**33.111 R5-111** Lands within the Residential Type 5 (R5-111) Zone, being Part of Lot 233, Concession 2 SWTSR (in the former Township of Proton) and shown on Schedule "17", shall permit, in addition to the permitted uses of the "R5" Zone, a "Small Engine Repair & Sales". Any extension or enlargement of the "Small Engine Repair & Sales" shall require an amendment to this By-law.

Special Provisions for Permitted Uses:

- (i) The open storage and/or display of goods shall not be permitted;
- (ii) A minimum of two (2) off-street parking spaces shall be required.

**33.112 C2-112** Lands within the General Commercial (C2-112) Zone affecting lands known municipally as 99 Proton Street (formerly the Village of Dundalk) and shown on Schedule "20", shall be subject to the following zone provisions:

Minimum Front Yard      3.0 m. (10 ft.)  
Minimum Rear Yard      Zero

**33.113 R6-113** Lands within the Residential Type 6 (R6-113) Zone, being Part of Gore Lot A, Concession 8, (in the former Township of Egremont) and shown on Schedule "36" shall be subject to the following provision:

Minimum Lot Frontage:    90 m. (295 ft.)

**33.114 M2-114** Lands within the Rural Industrial (M2-114) Zone, being Part of Lot 41, Concession 12, (in the former Township of Proton) and shown on Schedule "34", shall permit the uses of the "M2" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "M2" Zone.

Additional Permitted Uses: Repair of Construction Equipment

Minimum Lot Area:      0.44 hectares (1.07 acres)

**33.115**      **A1-115**      Lands within the Agricultural (A1-115) Zone, being Part of Lot 40, Concession 1 (in the former Township of Proton) and shown on Schedule "47", shall be subject to the following zone provisions:

Minimum Lot Area            4.0 ha. (10 ac)  
Minimum Lot Frontage      185 m. (607 ft.)

Lands zoned A1-115 and shown on Schedule "47", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

**33.116**      **A1-116**      Lands within the Agricultural (A1-116) Zone, being Part of Lot 10, Concession 16 (in the former Township of Egremont) and shown on Schedule "10", shall be subject to the following zone provisions:

Minimum Lot Area            36 ha. (89 ac)  
Minimum Lot Frontage      190 m. (623 ft.)

**33.117**      **R6-117**      Lands within the Residential Type 6 (R6-117) Zone, being Part of Lot 64, Concession 3, (in the former Township of Egremont) and shown on Schedule "41" shall be subject to the following provision:

Minimum Lot Frontage:    80 m<sup>2</sup> (262 ft<sup>2</sup>)

**33.118**      **A1-118**      Lands within the Agricultural (A1-118) Zone, being Part of Lot 20, Concession 14 (in the former Township of Egremont) and shown on Schedule "30", shall be subject to the following zone provisions:

Minimum Lot Area            37 ha. (91 ac.)

**33.119**      **R1-119H**      Lands within the Residential Type 1 (R1-119) Zone, being Part of Lot 227, Concession 2 SWTSR, (in the former Township of Proton) and shown on Schedule "20" shall be subject to the following provision:

Minimum Corner Lot Frontage: 43.0 m. (141 ft.)  
Minimum Corner Lot Area:      525 m<sup>2</sup> (5651 ft<sup>2</sup>)  
Minimum Exterior Side Yard:    3.5 m. (11.5 ft.)

The holding symbol will remain in place until such time as the municipality is satisfied that blocks 64 and 65 will not be required for stormwater management purposes and an amendment to the by-law removing the holding symbol is passed

**33.120**      **A1-120**      Lands within the Agricultural (A1-120) Zone, being Lot 19, Concession 18 (in the former Township of Egremont) and shown on Schedule "12", shall be subject to the following zone provisions:

Minimum Lot Area                      38 ha. (93.8 ac)

- (i) No permanent fencing that may obstruct wildlife (ie. chain link fencing)
- (ii) No large lighting standards or outside high intensity beam lights from any building and/or structure
- (iii) All outside lighting on buildings and/or structures shall be low intensity lighting.

**33.121**      **A1-121**      Lands within the Agricultural (A1-121) Zone, being Part of Division 3, Lot 15, Concession 1 EGR, (in the former Township of Egremont) and shown on Schedule "24", shall be subject to the following zone provisions:

Minimum Lot Area                      2.5 ha. (6 ac)

Maximum number of nutrient units to be kept and/or housed on those lands zoned A1-121 and shown on Schedule "24", shall be one (1) animal unit per tillable hectare.

**33.122**      **C4-122**      Lands within the Rural Commercial (C4-122) Zone, being Part of Lot 37, Concession 13 (in the former Township of Proton) and shown on Schedule "34", shall be subject to the following zone provisions:

Minimum Lot Area                      0.7 ha. (1.89 ac.)

Minimum Lot Frontage                80.0 m. (264 ft.)

Additional Permitted Use: One dwelling unit on the subject lands

- (i) Maximum number of full time employees shall be limited to 5, not including the owners;
- (ii) Any artificial lighting proposed to illuminate the kennel area shall be arranged and shielded so as to prevent any direct glare from the light source onto any public street or adjacent property.

- 33.123 R5-123** Lands within the Residential Type 2 (R2-123) Zone, being 401 Main street East (in the former Village of Dundalk) and shown on Schedule "21", shall be subject to the following zone provisions:
- (i) Minimum interior side yard Setback (existing dwelling) 1.15 m. (3.7 ft.)
  - (ii) Minimum interior side yard Setback (existing accessory building) 0.3 m. (1 ft.)
- 33.124 R2-124** Lands within the Residential Type 2 (R2-124) Zone, described as Block O, and Part Lot 40, Plan 480, Parts 3 & 4 of RP16R7706 (91 Proton Street South), (formerly the Village of Dundalk) and shown on Schedule "23", shall be subject to the following zone provisions:
- Minimum Lot Area 560 m<sup>2</sup> (6030 ft<sup>2</sup>)
- 33.125 R5-125** Lands within the Residential Type 2 (R2-125) Zone, being 401 Main street East (in the former Village of Dundalk) and shown on Schedule "21", shall be subject to the following zone provisions:
- (i) Minimum lot area 550 m<sup>2</sup> (5,920 ft<sup>2</sup>)
  - (ii) Minimum front yard setback 6.3 m. (20.6 ft.)
  - (iii) Minimum rear yard setback (dwelling) 6.0 m. (19.7 ft.)
  - (iv) Minimum rear yard setback (attached deck) 3.0 m. (9.8 ft.).
- 33.126 R6-126** Lands within the Residential Type 6 (R6-126) Zone, being Lot 19, Concession 18 (in the former Township of Egremont) and shown on Schedule "12", shall be subject to the following zone provisions:
- (i) No permanent fencing that may obstruct wildlife (ie. chain link fencing)
  - (ii) No large lighting standards or outside high intensity beam lights from any building and/or structure
  - (iii) All outside lighting on buildings and/or structures shall be low intensity lighting.

- 33.127 R5-127** Lands within the Residential Type 2 (R2-127) Zone, being 401 Main street East (in the former Village of Dundalk) and shown on Schedule "21", shall be subject to the following zone provisions:
- (i) Minimum lot area 530 m<sup>2</sup> (5,705 ft<sup>2</sup>)
  - (ii) Minimum exterior yard setback 6.3 m. (20.6 ft.)
  - (iii) Minimum rear yard setback 5.3 m. (17.4 ft.).
- 33.128 EP-128** On lands within the Environmental Protection (EP-128) Zone, being described as Part of Lots 64 & 65, Concession 3 (in the former Township of Egremont) and shown on Schedule "41", a storm water management facility may be a Permitted use.
- 33.129 OS-129** On lands within the Open Space (OS-129) Zone, being described as Part of Lots 64 & 65, Concession 3 (in the former Township of Egremont) and shown on Schedule "41", a storm water management facility may be a permitted use.
- 33.130 R6-130** Lands within the Residential Type 6 (R6-130) Zone, being Part of Lot 64, Concession 3, (in the former Township of Egremont) and shown on Schedule "41" shall be subject to the following provision:
- Minimum Lot Frontage: 50 m<sup>2</sup> (164 ft<sup>2</sup>)
  - Minimum Lot Area: 0.5 ha. (1.2 ac.)
- 33.131 A1-131** Lands within the Agricultural (A1-131) Zone, being Lot 40, Concession 8, (in the former Township of Proton) and shown on Schedule "40", shall be subject to the following zone provisions:
- Minimum Lot Area: 39 ha. (96.4 ac)
- 33.132 R5-132** Lands within the Residential Type 5 (R5-132) Zone, being Part of Lot 191, Concession 2 SWTSR, (in the former Township of Proton) and shown on Schedule "7", shall be Subject to the following zone provisions:
- Minimum Lot Area: 0.4 ha. (1.0 ac.)
- 33.133 R5-133** Lands within the Residential Type 5 (R5-133) Zone, being Part of Lot 191, Concession 2 SWTSR, (in the former Township of Proton) and shown on Schedule "7", shall be subject to the following zone provisions:
- Minimum Lot Area: 1.5 ha. (3.7 ac.)

- 33.134 R6-134** Lands within the Residential Type 6 (R6-134) Zone, being Part of Lot 9, Concession 1, (in the former Township of Egremont and shown on Schedule "9", shall be subject to the following zone provisions:
- Minimum Lot Area: 0.65 ha. (1.6 ac.)  
 Minimum Lot Frontage: 53.34 m. (175 ft.)
- 33.135 A1-135** Lands within the Agricultural (A1-135) Zone, being Part of Lot 9, Concession 1, (in the former Township of Egremont) and shown on Schedule "9", shall be subject to the following zone provisions:
- Minimum Lot Area: 39.17 ha. (96.8 ac.)
- 33.136 A1-136** Lands within the Agricultural (A1-136) Zone, being Part of Lot 20, Concession 22, (in the former Township of Egremont) and shown on Schedule "4", shall be subject to the following zone provisions:
- Minimum Lot Area: 8.7 ha. (21.5 ac.)  
 Minimum Lot Frontage: 126 m. (413 feet)
- An existing accessory structure may be permitted prior to the principle use.
- Lands zoned A1-136 and shown on Schedule "4", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.
- 33.137 R6-137** Lands within the Residential Type 6 (R6-137) Zone, being Part of Lot 7, Concession 6, (in the former Township of Proton) and shown on Schedule "38", shall be subject to the following zone provisions:
- Minimum Lot Area: 2.6 ha. (6.5 ac.)
- 33.138 A1-138** Lands within the Agricultural (A1-138) Zone, being Part of Lot 20, Concession 22, (in the former Township of Egremont) and shown on Schedule "4", shall be subject to the following zone provisions:
- Minimum Lot Area: 3 ha. (7.4 ac.)  
 Minimum Lot Frontage: 147.7 m. (484.8 feet)
- Lands zoned A1-138 and shown on Schedule "4", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

**33.139**      **A1-139**      Lands within the Agricultural (A1-139) Zone, being Lot 201,  
**33.139-H**    **A1-139-H**    Concession 4, (in the former Township of Proton) and shown  
on Schedule "8", shall be subject to the following zone  
provisions:

Minimum Lot Area:            8 ha. (19.8 ac.)

Lands zoned A1-138 and shown on Schedule "4", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

Removal of the Holding (H) Symbol, in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, as amended, shall be conditional upon the owner providing an Environmental Impact Study, prepared by a qualified professional, demonstrating that no negative impacts will occur to the natural features or ecological functions of the Wetland.

**33.140**      **A1-140**      Lands within the Agricultural (A1-140) Zone, being Part of  
Lots 33, 34 & 35, Concession 15, (in the former Township of  
Proton) and shown on Schedule "16", shall be subject to the  
following zone provisions:

Minimum Lot Area:            2.2 ha. (5.4 ac.)  
Minimum Lot Frontage:      120 m. (394 ft.)

Maximum number of nutrient units to be kept and/or housed on those lands zoned A1-140 and shown on Schedule "16", shall be one (1) nutrient unit per tillable acre.

**33.141-H**    **A1-141-H**    Lands within the Agricultural (A1-141-H) Zone, being  
described as Part of Lots 23 & 24, Concession 15, (in the  
former Township of Proton) and shown on Schedule "15",  
shall be subject to the following zone provisions:

Minimum Lot Area 8 ha. (19.8 ac.)

Lands zoned A1-141 and shown on Schedule "15", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

- 33.142 R6-142** Lands within the Residential Type 6 (R6-142) Zone, being Part of Division 3 of Lot 28 and Part of Division 1 of Lot 29, Concession 1 EGR, (in the former Township of Egremont) and shown on Schedule "41", shall be subject to the following zone provisions:
- Minimum Lot Area: 0.5 ha. (1.2 ac.)  
 Minimum Lot Frontage 30 m. (98 ft.)
- 33.143 R6-143** Lands within the Residential Type 6 (R6-143) Zone, being Part of Division 3 of Lot 28 and Part of Division 1 of Lot 29, Concession 1 EGR, (in the former Township of Egremont) and shown on Schedule "41", shall be subject to the following zone provisions:
- Minimum Lot Frontage: 80 m. (265 ft.)
- The minimum building opening elevation shall be no lower than 398.82 metres G.S.C.
- 33.144 R6-144** Lands within the Residential Type 6 (R6-144) Zone, being Part of Division 3 of Lot 28 and Part of Division 1 of Lot 29, Concession 1 EGR, (in the former Township of Egremont) and shown on Schedule "41", shall be subject to the following zone provisions:
- Minimum Lot Frontage 30 m. (98 ft.)
- 33.145 A1 -145** Lands within the Agricultural (A1-145) Zone, being Lot 208, Concession 1 SWTSR (in the former Township of Proton) and shown on Schedule "8", shall be subject to the following zone provisions:
- Minimum Lot Area 18.0 ha. (44.5 ac.)  
 Minimum Lot Frontage 195 m. (640 ft.)
- 33.146 R2-146** Lands within the Residential Type 2 (R2-146) Zone, described as Part of Lot 4, Plan 480, (formerly the Village of Dundalk) and shown on Schedule "23", shall be subject to the following zone provisions:
- Minimum Front Yard Setback: 4.5 m. (15 ft.)  
 Minimum Rear Yard Setback: 3.0 m. (10 ft.)

- 33.147 R2-147** Lands within the Residential Type 2 (R2-147) Zone, described as Part of Lot 4, Plan 480, (formerly the Village of Dundalk) and shown on Schedule "23", shall be subject to the following zone provisions:
- Minimum Lot Frontage: 18 m. (59 ft.)  
 Minimum Exterior Side Yard Setback: 0.9 m. (3 ft.)
- 33.148 A1-148** Lands within the Agricultural (A1-148) Zone, being Part of Lot 40, Concession 1 (in the former Township of Proton) and shown on Schedule "47", shall be subject to the following zone provisions:
- Minimum Lot Area 30 ha. (74 ac)  
 Minimum Lot Frontage 160 m. (525 ft.)
- 33.149 A1-149** Lands within the Agricultural (A1-149) Zone, being Part of Lot 18, Division 3, Concession 1, being Part 1, Plan 17R600 (in the former Township of Egremont) and shown on Schedule "24", shall be subject to the following zone provisions:
- Minimum Lot Area 3.0 ha. (7 ac)
- 33. 150 R6-150** Lands within the Residential Type 6 (R6-150) Zone, being Part of Lot 37, Concession 7, (in the former Township of Proton) and shown on Schedule "40", shall be subject to the following zone provisions:
- Minimum Lot Area 0.65 ha. (1.6 ac.)  
 Minimum Front Yard 16 m. (52.5 ft.)
- 33.151 A1-151** Lands within the Agricultural (A1-151) Zone, being Part of Lot 37, Concession 7, (in the former Township of Proton) and shown on Schedule "40", shall be subject to the following zone provisions:
- Minimum Lot Area 35 ha. (86.5 ac.)
- 33.152 A1-152** Lands within the Agricultural (A1-152) Zone, being Lot 37, Concession 8, (in the former Township of Proton) and shown on Schedule "40", shall be subject to the following zone provisions:
- Minimum Lot Area 38 ha. (94 ac.)

**33.153**      **A1-153**      Lands within the Agricultural (A1-153) Zone, being Part of Lot 11, Concession 4, (in the former Township of Proton) and shown on Schedule "45", shall be subject to the following zone provisions:

Minimum Lot Area            15.0 ha. (37 ac)

Maximum number of nutrient units to be kept and/or housed on those lands zoned A1-153 and shown on Schedule "45", shall be ten (10).

**33.154**      **A1-154**      Lands within the Agricultural (A1-154) Zone, being Part of Lot 9 & Lot 10, Concession 7 (in the former Township of Egremont) and shown on Schedule "42", shall be subject to the following zone provisions:

Minimum Lot Area            2.0 ha. (5 ac)

Minimum Lot Frontage      45 m. (148 ft.)

Lands zoned A1-154 and shown on Schedule "42", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

**33.155**      **A1-155**      Lands within the Agricultural (A1-155) Zone, being Lot 42, Concession 8, (in the former Township of Proton) and shown on Schedule "40", shall be subject to the following zone provisions:

Minimum Lot Area            37.5 ha. (92.7 ac.)

Minimum Lot Frontage      400 m. (1312.3 ft.)

**33.156**      **R6-156**      Lands within the Agricultural (A1-156) Zone, being Lot 42, Concession 8, (in the former Township of Proton) and shown on Schedule "40", shall be subject to the following zone provisions:

Deemed to meet the requirements for direct frontage and access to an improved public road.

- 33.157      A1-157      A1-157-H**      Lands within the Agricultural (A1-157) Zone, being Lots 11 & 12, Concession 8, (in the former Township of Proton) and shown on Schedule "38", shall be subject to the following zone provisions:
- Minimum Lot Area                      9.7 ha. (24 ac)
- Lands zoned A1-157 and shown on Schedule "38", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.
- Removal of the Holding (H) Symbol, in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, as amended, shall be conditional upon the owner providing an Environmental Impact Study, prepared by a qualified professional, demonstrating that no negative impacts will occur to the natural features or ecological functions of the Wetland.
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- 33.158      R6-158**      Lands within the Residential Type 6 (R6-158) Zone, being Part of Division 3 of Lot 28, Concession 1 EGR, (in the former Township of Egremont) and shown on Schedule "41", shall be subject to the following zone provisions:
- Minimum Lot Area                      0.4 ha. (1.0 ac.)  
Minimum Lot Frontage                45 m. (147 ft.)
- 
- 33.159      A1-159**      Lands within the Agricultural (A1-159) Zone, being Part of the west-half of Lots 58, 59 and 60, Concession 3 EGR, (in the former Township of Egremont) and shown on Schedule "41", shall be subject to the following zone provisions:
- Minimum Lot Area                      7 ha. (17 ac.)
- Lands zoned A1-159 and shown on Schedule "41", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.
- 
- 33.160      A1-160**      Lands within the Agricultural (A1-159) Zone, being Part of the west-half of Lots 58, 59 and 60, Concession 3 EGR, (in the former Township of Egremont) and shown on Schedule "41", shall be subject to the following zone provisions:
- Minimum Lot Area                      28 ha. (60 ac.)  
Minimum Lot Frontage                165m. (541 ft.)

- 33.161 R6-161** Lands within the Residential Type 6 (R6-161) Zone, being Part of Lot 37, Concession 7, (in the former Township of Proton) and shown on Schedule "40", shall be subject to the following zone provisions:
- Minimum Lot Area            0.65 ha. (1.6 ac.)
- 33.162 A1- 162** Lands within the Agricultural (A1-162) Zone, being Part of Lots 33, 34, 35 & 36, Concession 15, (in the former Township of Proton) and shown on Schedule "40", shall be subject to the following zone provisions:
- Minimum Lot Area            18 ha. (44 ac.)
- Lands zoned A1-162 and shown on Schedule "40", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.
- 33.163 A1-163** Lands within the Agricultural (A1-162) Zone, being Part of Lots 33, 34, 35 & 36, Concession 15, (in the former Township of Proton) and shown on Schedule "40", shall be subject to the following zone provisions:
- Minimum Lot Area            35 ha. (86 ac.)
- 33.164 R6-164** Lands within the Residential Type 6 (R6-164) Zone, being Lot 14, Concession 2, (in the former Township of Proton) and shown on Schedule "46", shall be subject to the following zone provisions:
- Minimum Lot Area            2.3 ha. (5.7 ac.)
- 33.165 A1-165** Lands within the Agricultural (A1-165) Zone, being Part of Lot 14, Concession 2, (in the former Township of Proton) and shown on Schedule "46", shall be subject to the following zone provisions:
- Minimum Lot Area            37 ha. (91 ac.)

**33.166**      **A1-166**      Lands within the Agricultural (A1-166) Zone, being Part of Lot 7, Concession 20, (in the former Township of Egremont) and shown on Schedule "3", shall be subject to the following zone provisions:

Minimum Lot Area            11 ha. (27 ac.)

Lands zoned A1-166 and shown on Schedule "3", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

**33.167**      **A1-167**      Lands within the Agricultural (A1-167) Zone, being Part of Lot 7, Concession 20, (in the former Township of Egremont) and shown on Schedule "3", shall be subject to the following zone provisions:

Minimum Lot Area            28 ha. (69 ac.)  
Minimum Lot Frontage       175 m. (574 ft.)

**33.168**      **C3-168**      Lands within the Highway Commercial (C3-168) Zone, being Part of Lot 191, Concession 1 SWTSR, (in the former Township of Proton) and shown on Schedule "8", shall be subject to the following zone provisions:

Minimum Lot Frontage            14 m. (46 ft.)

**33.169**      **R5-169**      Lands within the Residential Type 5 (R5-169) Zone, being Part of Lot 13, Concession 12, (in the former Township of Proton) and shown on Schedule "32", shall be subject to the following zone provisions:

Minimum Front Yard Setback:    5 m. (16 ft.)

**33.170**      **R5-170**      Lands within the Residential Type 5 (R5-170) Zone, being Part of Lot 13, Concession 12, (in the former Township of Proton) and shown on Schedule "32", shall be subject to the following zone provisions:

- (i) maximum lot coverage for the existing accessory building shall be 15.5%;
- (ii) an existing accessory building may be permitted prior to principle use;
- (iii) maximum height of the existing accessory building shall be 13 metres;
- (iv) minimum rear yard setback for the existing accessory building shall be 5.5 metres;
- (v) minimum interior south side yard setback for the existing accessory building shall be 6.5 metres.

**33.171**      **A2-171**      Lands within the Restricted Agricultural (A2-171) Zone, being described as West ½ Lot 230, Concession 3 SWTSR (in the former Township of Proton) and shown on Schedule "18", be subject to the following zone provisions:

Minimum Lot Area                      9 ha. (22 ac.)

Lands zoned A2-171 and shown on Schedule "18", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

**33.172**      **A1-172**      Lands within the Agricultural (A1-172) Zone, being  
**A1-172-H**      described as Part of Lots 23 & 24, Concession 15, (in the former Township of Proton) and shown on Schedule "15", shall be subject to the following zone provisions:

(i)      Permitted Uses:                      Agricultural uses and commercial greenhouses; Wayside Pit or Quarry; Forestry or Conservation; and uses, buildings or structures accessory to a permitted use.

(ii)      Minimum Lot Frontage      168 m. (551 feet)

**33.173**      **A1-173**      Lands within the Agricultural (A1-173) Zone, being Lot 9, Concession 17, (in the former Township of Egremont) and shown on Schedule "10", shall be subject to the following zone provisions:

Minimum Lot Area                      4 ha. (10 ac.)  
Minimum Lot Frontage                      160 m. (525 ft.)  
Minimum Interior Side Yard Setback      0.75 m. (2.5 ft.)

Lands zoned A1-173 and shown on Schedule "10", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

**33.174**      **A1-174**      As Amended by By-law 2018-087  
Con 17      Notwithstanding the provisions of Section 6.2 (a)(e) or any  
Pt Lot 9      or any other provisions to the contrary, the land zoned  
(Egremont)      A1-174 shall be subject to the following provisions and all other provisions of the by-law shall apply:  
a) The Minimum lot area shall be 20 ha."  
b) The Minimum interior side yard setback shall be 9m  
c) In addition, an existing accessory building may be permitted prior to the principle use.

**33.175**      **CF-175**      Lands within the Community Facility (CF-175) Zone, being described as 111 Main Street and 40 Artemesia Street, (in the former Village of Dundalk) and shown on Schedule "23", shall be subject to the following zone provisions:

Maximum Lot Coverage	42%
Minimum Front Yard Setback	1.0 metre
Minimum Exterior Side Yard Setback	0.4 metre
Minimum Interior Side Yard Setback	2.0 metres
Minimum Rear Yard Setback	11 metres

**33.176**      **CF-176**      Lands within the Community Facility (CF-176) Zone, being described as 111 Main Street and 40 Artemesia Street, (in the former Village of Dundalk) and shown on Schedule "23", shall be subject to the following zone provisions:

Minimum parking aisle width	5.3 m.
Minimum distance of driveway from side lot line	0.0 m.
Minimum length of a Handicapped parking space	5.75 m.

**33.177**      **A1-177**      Lands within the Agricultural (A1-177) Zone, being Part of Lot 21, Concession 2 EGR, (in the former Township of Egremont) and shown on Schedule "9", shall be subject to the following zone provisions:

Additional Permitted Use: A "Transport Terminal" shall be an additional permitted use. The maximum combined area for any structure(s) associated with the "Transport Terminal" use shall not exceed 250 m<sup>2</sup>. The maximum height for any structure (s) associated with the "Transport Terminal" use shall not exceed 11 metres.

**33.178**      **A1-178**      Lands within the Agricultural (A1-178) Zone, being Lot 11, Concession 20, (in the former Township of Egremont) and shown on Schedule "3", shall be subject to the following zone provisions:

Minimum Lot Area:              9 ha. (22 ac.)

Lands zoned A1-178 and shown on Schedule "3", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

**33.179 C2-179** Lands within the Community Facility (CF-179) Zone, being described as 51 Main Street East, (in the former Village of Dundalk) and shown on Schedule "23", shall be subject to the following zone provisions:

Maximum Lot Coverage	47%
Minimum Front Yard Setback	1.0 metre
Minimum Interior Side Yard Setback- East	0.4 metre
Minimum Interior Side Yard Setback- West	0.25 metre
Maximum Number Dwelling Units	2
Minimum Number of Parking Spaces for a retail store	1

**33.180 R5-180** Lands within the Residential Type 5 (R5-180) Zone, being Lots 4 & 5, Plan 111, Part of Lot 42, Concession 2, (in the former Township of Egremont) and shown on Schedule "27", shall be subject to the following zone provisions:

Minimum Lot Frontage: 19 m. (62 ft.)

**33.181 R6-181** Lands within the Residential Type 6 (R6-181) Zone, being Part 20, Plan R-160, Part of Lot 18, Concession 15, (in the former Township of Proton) and shown on Schedule "15", shall be subject to the following zone provisions:

Minimum Lot Frontage	60 m. (197 ft.)
Minimum Front Yard Setback	332 m. (1090 ft.)
Minimum Side Yard Setback	7.6 m. (25 ft.)

**33.182 A1-182** Lands within the Agricultural (A1-182) Zone, being Part Lot 12, Concession 8, (in the former Township of Proton) and shown on Schedule "38", shall be subject to the following zone provisions:

Minimum Lot Area: 9 ha. (22 ac.)

Lands zoned A1-182 and shown on Schedule "38", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

**33.183**      **A1-183**      Lands within the Agricultural (A1-183) Zone, being Part Lot  
**A1-183-H**      12, Concession 8, (in the former Township of Proton) and  
shown on Schedule "38", shall be subject to the following  
zone provisions:

Minimum Lot Area:            9.7 ha. (24 ac.)

Lands zoned A1-183 and shown on Schedule "38", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

Removal of the Holding (H) Symbol, in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, as amended, shall be conditional upon the owner providing an Environmental Impact Study, prepared by a qualified professional, demonstrating that no negative impacts will occur to the natural features or ecological functions of the Wetland.

Additional Permitted Use: Commercial Kennel

A Commercial Kennel shall be defined as "a kennel of dogs which are all registered with an association incorporated under the Animal Pedigree Act (Canada), where more than two (2) breeding bitches are kept for the purpose of breeding for the sale of puppies."

The following regulations shall apply to the Commercial Kennel Use:

Maximum number of dogs shall be limited to twenty-five (25).

All dogs related to the commercial breeding kennel operation shall be confined to a penned area.

A planting strip shall be established to buffer any visual or noise impacts to adjacent residential uses.

Any artificial lighting proposed to illuminate the kennel area shall be arranged and shielded so as to prevent any direct glare from the light source onto any public street or adjacent property.

Maximum area to be occupied  
by the Commercial Kennel

(includes building and/or structures)      250 m<sup>2</sup> (2,691 ft<sup>2</sup>)

Maximum Building Height                    6.5 m. (21 ft.)

Minimum Front Yard                         183 m. (600 ft.)

Minimum Rear Yard                         210 m. (688 ft.)

Minimum Side yard - north                35.5 m. (120 ft.)

Minimum Side Yard – south               183 m. (600 ft.)

Maximum Number of Employees         Five (5) full-time  
persons in addition to owner

**33.184-H C1-184-H** Lands within the Local Commercial(C1-184) Zone, being described as Part of Lots 229 & 230, Concession 2 SWTSR and Part of Lots 4 & 5, Block B and Part of Lane in Block B, Registered Plan 480 (in the former Village of Dundalk) and shown on Schedule "20", shall be subject to the following zone provisions:

Permitted Uses:	Nursing Home/ Assisted Living Seniors Facility, only.
Minimum Lot Frontage:	9 metres
Maximum Height:	5 storeys

The Nursing Home shall be as defined under Section 3.156.

The Assisted Living Seniors Facility shall be defined as:

Accommodation for seniors who are able to manage and pay for their own care and who need minimal to moderate support with their daily living activities.

All reference to Maximum Gross Floor area for the nursing home/ assisted seniors living facility is hereby deleted.

Removal of the Holding (H) Symbol, in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, as amended, shall be conditional upon the following conditions having been met:

- (i) a Functional Servicing Report be submitted by a qualified engineer, to the satisfaction of the Township of Southgate;
- (ii) a Storm Water management Report be submitted by a qualified engineer, to the satisfaction of the Township of Southgate;
- (iii) a Geotechnical Report be submitted by a qualified engineer, to the satisfaction of the Township of Southgate;
- (iv) the owner of the lands obtain Site Plan Approval from the Township of Southgate;
- (v) the owner of the lands enter into a Site Plan Agreement with the Township of Southgate under the provisions of the Planning Act, R.S.O. 1990, as amended; and
- (vi) the owner requests the County of Grey to close Plan of Subdivision File No. 42T-87011.



- 33.189**                    **R1-189**                    Lands within the Residential Type 1 (R1-189) Zone, being described as Part Lot 231, Concession 1 (in the former Village of Dundalk) and shown on Schedule "21", shall be subject to the following zone provisions:
- |                                    |                    |
|------------------------------------|--------------------|
| Minimum Lot Frontage               | 13.8 m. (45.3 ft.) |
| Minimum Interior Side Yard Setback | 1.2 m. (4 ft.)     |
| Minimum Rear Yard Setback          | 7 m. (22.9 ft.)    |
| Maximum Lot Coverage               | 40%                |
- 33.190**                    **R1-190**                    Lands within the Residential Type 1 (R1-190) Zone, being described as Part Lot 231, Concession 1 (in the former Village of Dundalk) and shown on Schedule "21", shall be subject to the following zone provisions:
- |                           |                 |
|---------------------------|-----------------|
| Minimum Rear Yard Setback | 7 m. (22.9 ft.) |
|---------------------------|-----------------|
- 33.191**                    **R1-191**                    Lands within the Residential Type 1 (R1-191) Zone, being described as Part Lot 231, Concession 1 (in the former Village of Dundalk) and shown on Schedule "21", shall be subject to the following zone provisions:
- |                                    |                   |
|------------------------------------|-------------------|
| Minimum Exterior Side Yard Setback | 4.5 m. (14.7 ft.) |
|------------------------------------|-------------------|
- 33.192**                    **C3-192**                    Lands within the Highway Commercial (C3-192) Zone, being described as Part Lot 231, Concession 1 (in the former Village of Dundalk) and shown on Schedule "21", shall be subject to the following zone provisions:
- |                  |  |
|------------------|--|
| Minimum Lot Area | 1,570 m <sup>2</sup> (16,900 ft <sup>2</sup> ) |
|------------------|--|
- 33.193**                    **A1-193**                    Lands within the Agricultural (A1-193) Zone, being Part of Lot 191, Concession 2, (in the former Township of Proton) and shown on Schedule "8", shall permit, in addition to the permitted uses of the "A1" Zone, a "Metal Fabricating & Welding Shop". The following special regulations shall apply to the Metal Fabricating & Welding Shop use:
- |  |                    |
|--|--------------------|
| Maximum Combined Area for all buildings and/or structures: | 250 m <sup>2</sup> |
| Maximum Combined Area for outdoor storage/display area:    | 750 m <sup>2</sup> |
- Employ no more than five (5) full time employees, in addition to the owner

- 33.194**                      **R5-194**                      Lands within the Residential Type 5 (R5-194) Zone, being described as Part Lot A and Part Lot 1, Concession 8 (in the former Township of Egremont) and shown on Schedule "36", shall be subject to the following zone provisions:
- The minimum building opening elevation shall be no lower than 419.0 metres G.S.C.
- 33.195**                      **R5-195**                      Lands within the Residential Type 5 (R5-195) Zone, being described as Part Lot A and Part Lot 1, Concession 8 (in the former Township of Egremont) and shown on Schedule "36", shall be subject to the following zone provisions:
- (i)      The minimum building opening elevation shall be no lower than 419.0 metres G.S.C.
  - (ii)     The minimum footing elevation shall be no lower than 416.6 metres G.S.C.
  - (iii)    Minimum Front Yard Setback                      7.5 m. (24.6 ft.)
  - (iv)    Minimum Rear Yard Setback                        7.5 m. (24.6 ft.)
  - (v)    Minimum Interior Side Yard Setback            2.0 m. (6.5 ft.)
- 33.196**                      **R5-196**                      Lands within the Residential Type 5 (R5-196) Zone, being described as Part Lot A and Part Lot 1, Concession 8 (in the former Township of Egremont) and shown on Schedule "36", shall be subject to the following zone provisions:
- (i)      The minimum building opening elevation shall be no lower than 419.0 metres G.S.C.
  - (ii)     The minimum footing elevation shall be no lower than 416.6 metres G.S.C.
- 33.197**                      **A1-197**                      Lands within the Agricultural (A1-197) Zone, being Part of Lot 7, Concession 21, (formerly the Township of Egremont) and shown on Schedule "3", shall permit a "receiving and transmission tower". The following special regulation shall apply to the receiving and transmission tower:
- Maximum height of the receiving and transmission tower shall be 20.5 metres (100 feet).

<b>33.198</b>	<b>A1-198</b>	<p>Lands within the Agricultural (A1-198) Zone, being Part of Lot 3, Concession 17 (in the former Township of Egremont) and shown on Schedule "10", shall be subject to the following zone provisions:</p> <p>Minimum Lot Area                    5.0 ha. (12.3 ac)</p> <p>Maximum number of nutrient units to be kept and/or housed on those lands zoned A1-198 and shown on Schedule "10", shall be one (1) nutrient unit per tillable acre.</p>
<b>33.199</b>	<b>A1-199</b>	<p>Lands within the Agricultural (A1-199) Zone, being Part of Lot 17, Concession 6 (in the former Township of Egremont) and shown on Schedule "43", shall be subject to the following zone provisions:</p> <p>(i) a private detached garage may be permitted in the exterior side yard;</p> <p>(ii) minimum front yard setback for the detached garage shall be 3.0 metres (10 feet);</p> <p>(iii) minimum rear yard setback for the detached garage shall be 2.8 metres (9 feet).</p>
<b>33.200</b>	<b>A1-200</b>	<p>Lands within the Agricultural (A1-200) Zone, being Part of Lot 27, Concession 8 (in the former Township of Proton) and shown on Schedule "39", shall be subject to the following zone provision:</p> <p>A trailer may be used for full-time habitation purposes for farm labour until <b>July 23, 2018</b>.</p>
<b>33.201</b>	<b>R5-201</b>	<p>Lands within the Residential Type 5 (R5-201) Zone, being described as Part Lot 3, Concession 21 (in the former Township of Egremont) and shown on Schedule "3", shall be subject to the following zone provisions:</p> <p>(i) Minimum lot area                    2.1 ha. (5.2 ac.)</p> <p>(ii) Minimum lot frontage            220 metres (722 feet)</p> <p>(iii) Vegetation removal is to be kept to a minimum</p> <p>(iv) No filling, excavation or regarding will be permitted in the EP Zone, except as approved by the Saugeen Valley Conservation Authority</p>
<b>33.202</b>	<b>R5-202</b>	<p>Lands within the Residential Type 5 (R5-202) Zone, being described as Part Lot 8, Concession 2 EGR (in the former Township of Egremont) and shown on Schedule "2", shall be subject to the following zone provision:</p> <p>Minimum lot frontage shall be 55 metres (180 feet)</p>

<b>33.203</b>	<b>R2-203</b>	<p>Lands within the Residential Type 2 (R2-203) Zone, being described as 194 Yonge Street (in the former Village of Dundalk) and shown on Schedule "23", shall be subject to the following zone provisions:</p> <table border="0"> <tr> <td>Minimum Lot Frontage</td> <td>15 metres (49.2 feet)</td> </tr> <tr> <td>Minimum Lot Area</td> <td>269.0 m<sup>2</sup> (2,895 ft<sup>2</sup>)</td> </tr> <tr> <td>Minimum Front Yard Setback</td> <td>4.0 metres (13 feet)</td> </tr> <tr> <td>Minimum Interior Side Yard Setback</td> <td>1.5 metres (4.9 feet)</td> </tr> <tr> <td>Minimum Exterior Side Yard Setback</td> <td>5.9 metres (19.4 feet)</td> </tr> <tr> <td>Minimum Rear Yard Setback</td> <td>1.5 metres (4.9 feet)</td> </tr> </table>	Minimum Lot Frontage	15 metres (49.2 feet)	Minimum Lot Area	269.0 m <sup>2</sup> (2,895 ft <sup>2</sup> )	Minimum Front Yard Setback	4.0 metres (13 feet)	Minimum Interior Side Yard Setback	1.5 metres (4.9 feet)	Minimum Exterior Side Yard Setback	5.9 metres (19.4 feet)	Minimum Rear Yard Setback	1.5 metres (4.9 feet)
Minimum Lot Frontage	15 metres (49.2 feet)													
Minimum Lot Area	269.0 m <sup>2</sup> (2,895 ft <sup>2</sup> )													
Minimum Front Yard Setback	4.0 metres (13 feet)													
Minimum Interior Side Yard Setback	1.5 metres (4.9 feet)													
Minimum Exterior Side Yard Setback	5.9 metres (19.4 feet)													
Minimum Rear Yard Setback	1.5 metres (4.9 feet)													
<b>33.204</b>	<b>A1-204</b>	<p>Lands within the Agricultural (A1-204) Zone, being described as Part Lot 33, Concession 12 (in the former Township of Proton) and shown on Schedule "34", shall be subject to the following zone provisions:</p> <table border="0"> <tr> <td>Minimum Lot Frontage</td> <td>130 metres (426.5 feet)</td> </tr> <tr> <td>Minimum Lot Area</td> <td>6.0 ha. (14.8 ac.)</td> </tr> </table> <p>Maximum number of nutrient units to be kept and/or housed on those lands zoned A1-204 and shown on Schedule "34", shall be one (1) nutrient unit per tillable acre.</p>	Minimum Lot Frontage	130 metres (426.5 feet)	Minimum Lot Area	6.0 ha. (14.8 ac.)								
Minimum Lot Frontage	130 metres (426.5 feet)													
Minimum Lot Area	6.0 ha. (14.8 ac.)													
<b>33.205</b>	<b>A1-205</b>	<p>Lands within the Agricultural (A1-205) Zone, being described as Part Lot 33, Concession 12 (in the former Township of Proton) and shown on Schedule "34", shall be subject to the following zone provisions:</p> <table border="0"> <tr> <td>Minimum Lot Area</td> <td>33.0 ha. (81.5 ac.)</td> </tr> </table>	Minimum Lot Area	33.0 ha. (81.5 ac.)										
Minimum Lot Area	33.0 ha. (81.5 ac.)													
<b>33. 206</b>	<b>A1-206</b>	<p>Lands within the Agricultural (A1-206) Zone, being W ½ of Lot 14, Concession 18 (in the former Township of Proton) and shown on Schedule "6", shall be subject to the following zone provisions:</p> <table border="0"> <tr> <td>Minimum Lot Area</td> <td>5.0 ha. (12.3 ac)</td> </tr> </table> <p>Maximum number of nutrient units to be kept and/or housed on those lands zoned A1-206 and shown on Schedule "6", shall be one (1) nutrient unit per tillable acre.</p>	Minimum Lot Area	5.0 ha. (12.3 ac)										
Minimum Lot Area	5.0 ha. (12.3 ac)													

- 33.207**                      **A1-207**                      Lands within the Agricultural (A1-207) Zone, being Part of Lot 18, Concession 17, (in the former Township of Proton) and shown on Schedule "6", shall permit, in addition to the permitted uses of the " A1" Zone, a "Metal Fabricating & Welding Shop". The following special regulations shall apply to the Metal Fabricating & Welding Shop use:
- Maximum Combined Area for all buildings and/or structures:                      750 m<sup>2</sup>
- Maximum Combined Area for outdoor storage /display area:                      250 m<sup>2</sup>
- Employ no more than five (5) full time employees, in addition to the owner.
- 33. 208**                      **A1-208**                      Lands within the Agricultural (A1-208) Zone, being Division 1 & 2, Lot 1, Concession 1 EGR (in the former Township of Egremont) and shown on Schedule "2", shall be subject to the following zone provisions:
- Minimum Lot Area                      20.0 ha. (49.4 ac)
- 33.209**                      **A1-209**                      Lands within the Agricultural (A1-209) Zone, being Lot 28 and Part of Lot 29, Concession 5, (in the former Township of Egremont) and shown on Schedule "43", shall permit, in addition to the permitted uses of the "A1" Zone, a Garden Suite. The following special regulations shall apply to the Garden Suite:
- (i)      A "Garden Suite" shall be permitted for a period not to exceed **August 20th, 2018**;
- (ii)     A "Garden Suite" shall not be situated less than 44 metres from the front lot line.

**33.210**

**A1-210**

Lands within the Agricultural (A1-210) Zone, being Part of Lot 194, Concession 3 SWTSR, (in the former Township of Proton) and shown on Schedule "8", shall permit, in addition to the permitted uses of the "A1" Zone, a "Metal Fabricating & Welding Shop". The following special regulations shall apply to the Metal Fabricating & Welding Shop use:

Maximum Combined Area for all buildings and/or structures: 750 m<sup>2</sup>

Maximum Combined Area for outdoor storage/display area: 500 m<sup>2</sup>

Employ no more than five (5) full time employees, in addition to the owner.

**33.211**

**C5-211H**

Lands within the Recreational Commercial (C5-211) Zone, being Lot 8, Concession 7, (in the former Township of Proton) and shown on Schedule "38", shall only permit a "Recreational Camp Facility". The following special regulations shall apply to the Recreational Camp Facility use:

The Recreational Camp Facility shall be as defined under Section 3.187.

The maximum number of persons to be housed at the Recreational Camp Facility at any one time shall be limited to forty-eight (48).

Removal of the Holding (H) symbol, in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, as amended, shall be conditional upon the following conditions having been met:

That the owner of the lands agrees, in writing, to comply with the recommendations of the Environmental Impact Study, prepared by Jagger Hims Limited, dated August 31, 2008.

That the owner of the lands obtain Site Plan Approval from the Township of Southgate.

That the owner of the lands enters into a Site Plan Agreement with the Township of Southgate, under the provisions of the Planning Act, R.S.O. 1990, as amended.

<b>33. 212</b>	<b>C2-212</b>	<p>Lands within the General Commercial (C2-212) Zone, being 392046 Grey Road 109, Holstein (in the former Township of Egremont) and shown on Schedule "27", shall be subject to the following zone provisions:</p> <p>Minimum Front Yard Setback <span style="float: right;">1.2 m. (4 feet)</span></p> <p>The parking space requirements of Section 5.7 shall be deemed to have been met on those lands zoned C2-212.</p>
<b>33-213</b>	<b>A1-213</b>	<p>Lands within the Agricultural (A-213) Zone, being Lots 19, 20 &amp; 21, Concession 15, (in the former Township of Proton) and shown on Schedule "15", shall be subject to the following zone provision:</p> <p>A residential dwelling shall not be a permitted use.</p>
<b>33.214</b>	<b>C5-214H</b>	<p>Removal of the Holding (H) symbol on those lands within the Recreational Commercial (C5-214-H) Zone, being Lot 12, Concession 14, (in the former Township of Egremont) and shown on Schedule "29", shall be conditional upon the following conditions having been met:</p> <p>An Environmental Impact Study is completed to the satisfaction of the Township of Southgate and/or other responsible approval authorities demonstrating that there will be no negative impacts on the adjacent resource.</p> <p>Site alteration, placing, removing or re-grading fill material of any kind, whether originating on the site of elsewhere, shall be prohibited on those lands zoned C5-214-H.</p>
<b>33.215</b>	<b>A1-215</b>	<p>Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1- 215 shall be subject to the following additional regulations:</p> <p>a) Additional permitted uses to the A1 zone include:</p> <p>i. A small scale dry industrial use, including a woodworking shop, metal working shop, paint shop, a plastics recycling facility for grinding plastics, fabric upholstery, and other similar type uses. These uses include fabricating, welding and assembly of parts."</p>



<b>33.221</b>	<b>R5-221</b>	<p>Notwithstanding the provisions of Section 12.2(a), (b), (c), (d), (e) &amp; (f), the following provisions, in addition to any other provisions of this by-law pertaining to the Residential Type 5 (R5) Zone, shall apply to those lands zoned Residential Type 5 - Exception 221 (R5-221):</p> <ul style="list-style-type: none"> <li>• Minimum Lot Area 680 m<sup>2</sup> (7,320 ft<sup>2</sup>)</li> <li>• Minimum Lot Frontage 17 m (56 ft)</li> <li>• Maximum Lot Coverage 68% (468 m<sup>2</sup>)</li> <li>• Minimum Front Yard Setback 3.5 m (11.5 ft.)</li> <li>• Minimum Interior Side Yard Setback (north) 1 m (3.6 ft)</li> <li>• Minimum Interior Side Yard Setback (south) 0.3 m (1 ft)</li> <li>• Minimum Rear Yard Setback Zero m</li> </ul> <p>Any extension or enlargement of the existing permitted uses shall require an amendment to this by-law."</p>
<p>Lot 34, Plan 110, Pt Lot 40, Con 3 EGR, (Egremont)</p>		
<b>33.222</b>	<b>R6-222</b>	<p>Notwithstanding the provision of Section 5.1(d), the following provision, in addition to any other provisions of this by-law pertaining to the Residential Type 6 (R6) Zone, shall apply to those lands zoned Residential Type 6-Exception 222 (R6-222) and shown as Parcel 1 on Schedule "39-A" affixed hereto:</p> <p>A detached private garage shall be permitted in the front yard with a minimum front yard setback of 6.5 metres (21 feet)</p>
<p>Pt Lot 22, Con 6, (Proton)</p>		
<b>33.223</b>	<b>A1-223</b>	<p>Notwithstanding the provisions of Section 6.2(d) &amp; (e), the following provisions, in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone, shall apply to those lands zoned Agricultural Exception 223 (A1-223):</p> <ul style="list-style-type: none"> <li>• Minimum front yard setback 15.0 m (49 ft)</li> <li>• Minimum Interior Side Yard Setback 9.0 m (30 ft)</li> </ul>
<p>Pt Lot 40, Lot 41, Con 11, (Proton).</p>		
<b>33.224</b>	<b>A1-224</b>	<p>Notwithstanding the provision of Section 6.2(a), the following provision, in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone, shall apply to those lands zoned Agricultural Exception 224 (A1-224):</p> <ul style="list-style-type: none"> <li>• Minimum Lot Area 26 ha. (64 ac.)</li> </ul>
<p>Pt Lot 11, Con 7, (Egremont)</p>		
<b>33.225</b>	<b>A1-225</b>	<p>Notwithstanding the provision of Section 6.2(a), the following provision, in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone, shall apply to those lands zoned Agricultural-Exception 225 (A1-225):</p> <ul style="list-style-type: none"> <li>• Minimum Lot Area 13 hectares ( 32 acres)</li> </ul> <p>Maximum nutrient units permitted shall be one (1) nutrient unit per tillable acre.</p>
<p>Pt Lots 33 &amp; 34, Con 15, (Proton)</p>		

**33.226**  
Pt Lots 33  
& 34, Con  
15,  
(Proton)

**A1-226**

Notwithstanding the provisions of Section 6.2(a) & (b), the following provisions, in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone, shall apply to those lands zoned Agricultural Exception 226 (A1-226):

- Minimum Lot Area 3.5 hectares (8.6 acres)
- Minimum Lot Frontage 80 metres (262 feet)

(Southgate Road #22)

Maximum nutrient units permitted shall be one (1) nutrient unit per tillable acre.

**33.227**  
Pt Lots 33  
& 34, Con  
15,  
(Proton)

**A1-227**

Notwithstanding the provision of Section 6.2(a), the following provision, in addition to any other provisions of this By-law pertaining to the Agricultural (A1) Zone, shall apply to those lands zoned Agricultural Exception 227 (A1-227):

- Minimum Lot Area 5.5 hectares (13.6 acres)

Maximum nutrient units permitted shall be one (1) nutrient unit per tillable acre.

**33.228**  
Lot 18, Pt  
Lot 17,  
Block P,  
Plan 480 &  
Pt Lot 233,  
Con 2  
(Dundalk)

**R4-228H**

Notwithstanding the provisions of Sub-Sections 11.2, (h),(j),(m) & (n) the following provisions, in addition to any other provisions of this By-law pertaining to the Residential Type 4 (R4) Zone, shall apply to those lands zoned Residential Type 4 Exception (R4-228):

Minimum Floor Area per dwelling unit:

- Bachelor Unit 41m<sup>2</sup>(441 ft<sup>2</sup>)
- Maximum Building Height 14.65 m (48.0 ft);
- Maximum Density 88 units/ ha
- Minimum Play Space Nil

**33.229**  
Lot 25,  
Con 18,  
(Egremont)

**A1-229**

Notwithstanding the provision of Sub-section 6.2(a), the following provision, in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone, shall apply to those lands zoned Agricultural-Exception 229 (A1-229):

- Minimum Lot Area 15 hectares ( 37 acres)

Notwithstanding the provisions of By-law 19-2002 to the contrary, all habitable buildings and/or structures to be located on those lands described as Part of Lot 25, Concession 18, Township of Southgate (former Township of Egremont) and zoned Agricultural-Exception 229 (A1-229) shall be located a minimum distance of 209 metres (686 feet) from the existing livestock facility located on Lot 26, Concession 18, Township of Southgate (former Township of Egremont).

Notwithstanding any provisions of By-law 19-2002 to the contrary, the maximum number of nutrient units to be kept and/or housed on those lands described as Part of Lot 25, Concession 18, Township of Southgate (former Township of Egremont) and zoned Agricultural-Exception 229 (A1-229) shall be one nutrient unit per tillable acre.

**33.230**  
Pt PCL 74,  
SW corner  
of Proton &  
Holland Sts  
(Dundalk)

**CF-230**

Notwithstanding the provisions of Section 26.2 (b), (d) & (e), the following provisions, in addition to any other provisions of this by-law pertaining to the Community Facility (CF) Zone, shall apply to those lands zoned Community Facility Exception No. 230 (CF-230):

- Minimum Lot Frontage 29 m (95 ft)
- Minimum Front Yard Setback 0.0 m (0.0 ft)
- Minimum Exterior Side Yard Setback 0.0 m (0.0 ft)

<p><b>33.231</b></p> <p>Pt Lot 11, Con 21, Lot 19, Plan 812 (Egremont)</p>	<p><b>R6-231</b></p>	<p>Notwithstanding the permitted uses of Section 13.1, the following shall be an additional permitted use on those lands zoned Residential Type 6 Exception No. 231 (R6-231):</p> <ul style="list-style-type: none"> <li>• Additional Permitted use: Home Industry</li> </ul> <p>Special Regulations applicable to the Home Industry:</p> <ul style="list-style-type: none"> <li>• Home Industry shall be defined as a “custom cabinetry and assembly shop”.</li> <li>• Maximum floor area to be used for the Home Industry, within an accessory building, shall not exceed 140 m<sup>2</sup> (1500 ft<sup>2</sup>)</li> <li>• The Home Industry may have one permanent employee year round and one summer employee only during the months of July and August.</li> <li>• No visible signage shall be permitted.</li> <li>• No outside storage or display shall be permitted.</li> <li>• All works are to place within the existing detached accessory building.</li> </ul>
<p><b>33.232</b></p> <p>Lot 15, Con 12 (Egremont)</p>	<p><b>A1-232</b></p>	<p>In addition to the permitted uses of Section 6.1, a “Garden Suite” may be an additional permitted use on those lands zoned Agricultural (A1-232) and shown as Parcel 1 on Schedule “29-A”, affixed hereto.</p> <p>Special Regulations for the “Garden Suite”:</p> <ul style="list-style-type: none"> <li>• A “Garden Suite” may be used for habitation purposes on the lands described in Clause 1 above, for a period not to exceed ten (10) years from the date of passage of this by-law;</li> <li>• Minimum front yard setback for the “Garden Suite” shall be 45 metres (148 feet); and</li> <li>• Minimum exterior side yard setback for the “Garden Suite” shall be 150 metres (492 feet).</li> </ul>
<p><b>33.233</b></p> <p>Pt Lot 7, Block O, Plan 480 (Dundalk)</p>	<p><b>R2-233</b></p>	<p>Notwithstanding the provisions of Section 9.2 (c), (d), (e), (f) &amp; (h), the following provisions, in addition to any other provisions of this by-law pertaining to the Residential Type 2 (R2) Zone, shall apply to those lands zoned Residential type 2 Exception No. 233 (R2-233), as shown on Schedule “23-B,” affixed hereto:</p> <ul style="list-style-type: none"> <li>• Minimum Lot Area <span style="float: right;">510m<sup>2</sup> (5,490 ft<sup>2</sup>)</span></li> <li>• Maximum Lot Coverage <span style="float: right;">38%</span></li> <li>• Minimum Front Yard Setback <span style="float: right;">1.4 m (4.6 ft)</span></li> <li>• Minimum North Interior Side Yard Setback <span style="float: right;">0.7m(2.3 ft)</span></li> <li>• Minimum Rear Yard Setback <span style="float: right;">6.0m (19.7 ft)</span></li> </ul>

<p><b>33.234</b></p> <p>561 Ida Street (Dundalk)</p>	<p><b>C2-234</b></p>	<p>Notwithstanding the permitted uses of Section 16.2, the following shall be the only permitted uses on those lands zoned General Commercial Exception 234 (C2-234):</p> <ul style="list-style-type: none"> <li>(i) day care centre</li> <li>(ii) uses, buildings or structures accessory to the day care centre, excluding outdoor storage</li> </ul> <p>Notwithstanding the provisions of Section 5.14, the following provision shall apply to those lands zoned General Commercial Exception 234 (C2) 234):</p> <p style="padding-left: 40px;">No loading space shall be required.</p>
<p><b>33.235</b></p> <p>Lots 40 &amp; 41, Con 10 (Proton)</p>	<p><b>A1-235</b></p>	<p>Notwithstanding the provisions of Section 6.1, the following provision in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone shall apply to those lands zoned Agricultural (A1-235):</p> <p>Additional Permitted Use: <i>Metal Fabrication Workshop</i></p> <p>Special Regulations applicable to the <i>Metal Fabrication Workshop</i>:</p> <ul style="list-style-type: none"> <li>(i) A maximum combined structure size of 750 m<sup>2</sup> and a maximum outdoor storage area of 500 m<sup>2</sup>. Where the maximum combined structure size is less than 750 m<sup>2</sup>, more outdoor storage space will be permitted, up to a combined maximum of 1250 m<sup>2</sup>.</li> <li>(ii) Outdoor storage shall be located to the rear of the workshop.</li> </ul> <p>Notwithstanding the provision of Section 5.7(a) – Industrial Establishments, the minimum number of parking spaces associated with the Metal Fabrication Workshop shall be eight (8).</p>
<p><b>33.236</b></p> <p>Lot 60 &amp; Pt Lot 61, Con 2 (Egremont)</p>	<p><b>A1-236</b></p>	<p>Notwithstanding the provisions of Section 6.1, 6.2(d) and (e), the following provisions in addition to any other provisions of this By-law pertaining to the Agricultural (A1) Zone shall apply to those lands zoned Agricultural (A1-236):</p> <ul style="list-style-type: none"> <li>• A “Garden Suite” may be used for habitation purposes on the lands described in Clause 1 above, for a period not to exceed ten (10) years from the date of passage of this by-law. <b>(March 17, 2010)</b></li> <li>• Minimum front yard setback for the “Garden Suite” shall be 395 metres (1,296 feet)</li> <li>• Minimum north interior side yard setback shall be 85 metres (279 feet)</li> </ul>

**33.237**

**A1-237**

Lot 20,  
Con 1  
(Proton)

Notwithstanding the provisions of Section 6.1, the following provisions in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone shall apply to those lands zoned Agricultural (A1-237):

Additional Permitted Use: Metal Fabrication Workshop

Special Regulations applicable to the Metal Fabrication Workshop:

(i) A maximum combined structure size of 750 m2 and a maximum outdoor storage area of 500 m2. Where the maximum combined structure size is less than 750 m2, more outdoor storage space will be permitted, up to a combined maximum of 1250 m2.

(ii) Outdoor storage may be located at the front (south) of the workshop and shall be setback from the road a minimum of 100 metres (328 feet).

**33.238**

**M2-238**

Pt Lot 9 &  
Lot 10,  
Con 4  
(Egremont)

Notwithstanding the permitted uses of Section 23.1, the following shall be the only permitted uses allowed on those lands zoned Rural Industrial Exception 238 (M2-238):

(i) An Abattoir, including a business office, employee washrooms and retail store

(ii) A maximum of two (2) waste water storage facilities

Special Regulations applicable to the Abattoir use:

(i) The maximum combined floor area of the abattoir, business office, employee washrooms and retail store shall be 1,490 m2

(ii) No outdoor storage shall be permitted.

Notwithstanding the provisions of Section 23.2 (a) & (f), the following provisions, in addition to any other provisions of the Rural Industrial (M2) Zone shall apply to those lands zoned Rural Industrial Exception 238:

Minimum Lot Area 2.3 ha. (5.7 ac.)

Minimum Rear Yard Setback 7 metres (23 ft.)

**33.239**

**A1-239**

Lot 9 & Lot  
10,  
Con 4  
(Egremont)

Notwithstanding any provisions of By-law No. 19-2002 to the contrary, the maximum number of animal units to be kept and/or housed on those lands zoned Agricultural Exception 239 (A1-239) shall be four (4) livestock units. For the purposes of this by-law one (1) horse equals one (1) livestock unit

<p><b>33.240</b> Pt Lt 8, Con 9 (Proton)</p>	<p><b>A1-240</b></p>	<p>Notwithstanding the provision of Section 6.2 (a), the following provision, in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone, shall apply to those lands zoned Agricultural Exception No. 240 (A1-240):</p> <table border="0" style="margin-left: 40px;"> <tr> <td style="padding-right: 40px;">Minimum Lot Area</td> <td>3.5 ha. (8.6 ac)</td> </tr> </table>	Minimum Lot Area	3.5 ha. (8.6 ac)
Minimum Lot Area	3.5 ha. (8.6 ac)			
<p><b>33.241</b> Pt Lt 8, Con 9 (Proton)</p>	<p><b>EP-241</b></p>	<p>Notwithstanding any provisions of By-law 19-2001 to the contrary, no site alteration, excavation or filling shall be permitted on those lands described as Part of Lot 8, Concession 9, Township of Southgate (former Township of Proton) and zoned Environmental Protection- Exception 241 (EP-241)</p>		
<p><b>33.242</b> Con 1 Lot 34 (Proton)</p>	<p><b>A1-242</b></p>	<p>Notwithstanding any provisions of By-law 19-2001 to the contrary, no habitable buildings and/or structures shall be permitted on those lands zoned Agricultural Exception No. 242 (A1-242), as shown on Schedule "47-A", affixed hereto.</p>		
<p><b>33.243</b> Con 1 Lot 34 (Proton)</p>	<p><b>R6-243</b></p>	<p>Notwithstanding any provisions of By-law 19-2001 to the contrary, no habitable buildings and/or structures shall be permitted on those lands zoned Residential Type 6 Exception No. 243 (R6-243), as shown on Schedule "47-A", affixed hereto</p>		
<p><b>33.244</b> Con 3 SWTSR Pt Lt 201 (Proton)</p>	<p><b>A1-244</b></p>	<p>Notwithstanding the provisions of Section 6.1, the following provision in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone shall apply to those lands zoned Agricultural (A1-244) and shown on Schedule "8-A", affixed hereto:</p> <p>Additional Permitted Use: <b>Metal Fabrication Workshop</b></p> <p>Special Regulations applicable to the <b>Metal Fabrication Workshop</b>:</p> <p>(i) A maximum combined structure size of 750 m<sup>2</sup> and a maximum outdoor storage area of 500 m<sup>2</sup>. Where the maximum combined structure size is less than 750 m<sup>2</sup>, more outdoor storage space will be permitted, up to a combined maximum of 1250 m<sup>2</sup>.</p> <p>(ii) Outdoor storage shall be located to the rear of the workshop."</p>		

<p><b>33.245</b> Con 17 Pt Lot 22 (Egremont)</p>	<p><b>A1-245</b></p>	<p>Notwithstanding the provision of Sub-section 6.2(a), the following provision, in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone, shall apply to those lands zoned Agricultural-Exception 245 (A1-245) and shown on Schedule "12-B" affixed hereto:</p> <p>Minimum Lot Area 36 hectares (89 acres)"</p>
<p><b>33.246</b> Con 7 Pt Lot A (Egremont)</p>	<p><b>A1-246</b></p>	<p>Notwithstanding the provision of Sub-section 12.2(e), the following provision, in addition to any other provisions of this by-law pertaining to the Residential Type 5 (R5) Zone, shall apply to those lands zoned Residential Type 5-Exception 246 (R5-246) and shown on Schedule "42-C", affixed hereto:</p> <ul style="list-style-type: none"> <li>➤ Minimum North Side Yard Setback 10 metres (32.8 ft)</li> </ul>
<p><b>33.247</b> Con 7 Pt Lot A (Egremont)</p>	<p><b>R5-247</b></p>	<p>Notwithstanding the provisions of By-law 19-2002 to the contrary, all habitable buildings and/or structures to be located on those lands described as Part of Lot A, Concession 7, Township of Southgate (former Township of Egremont) and zoned Residential Type 5-Exception 247 (R5-247), shall have a lowest building opening elevation of 417.33 metres</p>
<p><b>33.248</b> Con 3 EGR Pt Lt 43 (Egremont)</p>	<p><b>A2-248</b></p>	<p>Notwithstanding the provisions of Section 7.0 or any other provisions to the contrary, the land zoned A2-248 shall be subject to the following regulations:</p> <ul style="list-style-type: none"> <li>a) The minimum lot area shall be 31ha.</li> </ul>

**33.249**

Con 5  
W 1/2 Lot 9  
(Egremont)

**A1-249**

Notwithstanding the provisions of Section 6.1, the following provision in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone shall apply to those lands zoned Agricultural (A1-249) and shown on Schedule "42-D", affixed hereto:

Additional Permitted Use: **Farm Equipment Repair and Metal Fabrication Workshop**

Special Regulations applicable to the **Farm Equipment Repair and Metal Fabrication Workshop:**

- (i) A maximum combined structure size of 750 m<sup>2</sup> and a maximum outdoor storage area of 500 m<sup>2</sup>. Where the maximum combined structure size is less than 750 m<sup>2</sup>, more outdoor storage space will be permitted, up to a combined maximum of 1250 m<sup>2</sup>.
- (ii) Outdoor storage shall be located to the rear of the workshop.
- (iii) A maximum 150 m<sup>2</sup> outdoor display area may be located in the front yard.
- (iv) Maximum number of employees shall be eight (8), in addition to the owner.
- (v) Minimum number of Loading Spaces shall be one (1)
- (vi) Minimum number of Parking Spaces shall be ten (10)

**33.250**

Con 1 EGR  
Lot 4  
Pt Div 1  
(Egremont)

**C2-250**

Notwithstanding the provisions of Sections 16.2(w) and 16.5(a), the following provisions, in addition to the provisions of the General Commercial (C2) Zone shall apply to those lands zoned General Commercial Exception 250 (C2-250) and shown as Parcel 1 on Schedule "1-A", affixed hereto:

- (i) a maximum of two (2) residential dwelling units shall be permitted; and
- (ii) one of the two residential dwelling units may be permitted to occupy the north-half of the main floor.

**33.251**

**A1-251**

Con 4  
SWTSR  
Pt Lt 229  
& 230  
(Proton)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-251 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop:

- a) The use shall remain secondary to the principle use of the property, being an agricultural use.
- b) The maximum combined size of the metal workshop, power room, office and lunch room shall be 724<sup>m<sup>2</sup></sup>.
- c) The maximum size of all outdoor storage shall be 500<sup>m<sup>2</sup></sup>.
- d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- e) The shop shall be setback a minimum of 270m from the front lot line along Southgate Side Road 71.
- f) The shop shall be setback a minimum of 124m from the side lot line along Grey Road 9.
- d) The maximum number of employees is limited to (5) persons plus the owner.

**33.252**  
Con 1  
Lot 1  
Pt Div 1  
& 2  
(Egremont)

**A1-252**

Notwithstanding the provisions of Section 6.1 and 6.2(a), the following provisions, in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone shall apply to those lands zoned Agricultural (A1-252) and shown on Schedule "2-A", affixed hereto:

1) Additional Permitted Use: **Transport Terminal**

Special Regulations applicable to the **Transport Terminal**

(i) A maximum combined structure size of 750 m<sup>2</sup> and a maximum outdoor storage area of 500 m<sup>2</sup>. Where the maximum combined structure size is less than 750 m<sup>2</sup>, more outdoor storage space will be permitted, up to a combined maximum of 1250 m<sup>2</sup>.

(ii) Outdoor storage shall be located to the rear (south) of the terminal.

(iii) Minimum setbacks for building/structure, parking, tractor trailer turn around area and outdoor storage associated with the **Transport Terminal** shall be as follows:

Minimum setback from North Lot Line 160 metres

Minimum setback from South Lot Line 95 metres

Minimum setback from East Lot Line 195 metres

Minimum setback from West Lot Line 160 metres

2) Minimum lot area 20 ha. (49.4 ac.)

**33.253**  
  
231  
Glenelg  
(Dundalk)

**D-253**

Notwithstanding the provisions of Section 31.2 the following provisions in addition to any other provisions of this by-law pertaining to the Deferred Development (D) Zone shall apply to those lands zoned Deferred Development (D-253) and shown on Schedule "19-B", affixed hereto:

- A "Garden Suite" may be used for habitation purposes on the lands described in Clause 1 above, for a period not to exceed ten (10) years from the date of passage of this by-law.
- Minimum front yard setback for the "Garden Suite" shall be 30 metres (100 feet)"

**33.254**

**A1-254**

Con 16  
Lot 20  
& 21  
(Proton)

Notwithstanding the provisions of Section 6.1, the following provision in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone shall apply to those lands zoned Agricultural (A1-254) and shown on Schedule "15-A", affixed hereto:

Additional Permitted Use: **Welding Shop**

Special Regulations applicable to the **Welding Shop**:

- i) A maximum combined structure size of 750 m<sup>2</sup> and a maximum outdoor storage area of 500 m<sup>2</sup>. Where the maximum combined structure size is less than 750 m<sup>2</sup>, more outdoor storage space will be permitted, up to a combined maximum of 1250 m<sup>2</sup>.
- ii) Minimum setbacks for building/structure, parking, loading area and outdoor storage associated with the **Welding Shop** shall be as follows:
  - Minimum setback from North Lot Line 210 metres
  - Minimum setback from South Lot Line 715 metres
  - Minimum setback from East Lot Line 584 metres
  - Minimum setback from West Lot Line 140 metres
- iii) Outdoor storage shall be located to the rear of the workshop.

**33.255**

**R5-255**

Con 22  
Pt Lt 3  
(Egremont)

Notwithstanding the provision of Sub-section 5.1(b), the following provisions in addition to any other provisions of this by-law pertaining to the Residential Type 5 (R5) Zone, shall apply to those lands zoned Residential Type 5-Exception 255 (R5-255):

One accessory building/structure may be permitted in the front yard.

Special setbacks for accessory building/structure located in front yard:

Minimum Front Yard Setback 48m (157ft)

Minimum Interior Side Yard Setback (north) 6.5 m (21ft)

Minimum Interior Side Yard Setback (south) 41 m (134.5ft)

**33.256****R5-256**

Con 12  
Pt Lt 13  
(Proton)

Notwithstanding the provision of Sub-section 12.2(a), the following provision, in addition to any other provisions of this by-law pertaining to the Residential Type 5 (R5) Zone, shall apply to those lands zoned Residential Type 5-Exception 256 (R5-256) and shown on Schedule "32-A" affixed hereto:

Minimum Lot Area 1,600 m2 (17,223 ft2)

Notwithstanding any other provisions of this by-law to the contrary, the minimum front yard setback shall be deemed to be in conformity on the date of passing of this by-law for those lands zoned Residential Type 5-Exception 256 (R5-256) and shown as Parcel 1 on Schedule "32-A", affixed hereto.

**33.257**

*Deemed to be Void*

**33.258****A1-258**

Con 2  
SWTSR  
Pt Lot  
216-217  
(Proton)

Notwithstanding the provisions of Sub-section 6.2(a) & (b), the following provisions, in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone, shall apply to those lands zoned Agricultural-Exception 258 (A1-258) and shown on Schedule "17-D" affixed hereto:

Minimum Lot Area 22 hectares (54.4 acres)

Minimum Lot Frontage 180 metres (590 feet)

**33.259****A1-259**

Con 2  
SWTSR  
Pt Lot  
216-217  
(Proton)

Notwithstanding the provisions of Sub-section 6.2(a), the following provisions, in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone, shall apply to those lands zoned Agricultural-Exception 259 (A1-259) and shown on Schedule "17-D" affixed hereto:

Minimum Lot Area 25 hectares (61.7 acres)

**33.260****R1-260**

Con 2  
SWTSR  
Pt Lt 227  
(Proton)

Notwithstanding the provisions of Section 8.2, (b) & (c), the following provisions, in addition to any other provisions of this by-law pertaining to the Residential Type 1 (R1) Zone, shall apply to those lands zoned Residential Type 1 (R1-260) and shown on Schedule "20-B", affixed hereto:

Minimum Lot Frontage 12 metres (39.4 feet)

Minimum Lot Frontage for a Corner Lot 14m (45.9 feet)

Minimum Lot Area for a Corner Lot 508m<sup>2</sup> (5468 sq feet)

Minimum Lot Area 408m<sup>2</sup> (4391 square feet)





**33.269**

108  
Main St.  
(Dundalk)

**R2-269**

Notwithstanding the provisions of Section 5.1(a)(iv) and 5.1(d)(ii) & (iii), the following provisions, in addition to any other provisions of this by-law pertaining to the Residential Type 2 (R2) Zone, shall apply to those lands zoned Residential Type 2 Exception No. 269 (R2-269), as shown on Schedule "20-C," affixed hereto:

- Maximum lot coverage for a detached garage shall not exceed 11.5%;
- Minimum rear yard setback for a detached garage shall be .3 m. (1 ft.): and
- Minimum exterior side yard setback for a detached garage shall be 1.0 m. (3.28 ft.).

**33.270**

90 Main  
Street East  
(Dundalk)

**C2-270**

Notwithstanding the provisions of Sections 5.7, 5.14, 5.15, 16.2(w), 16.4 and 16.5(a), the following provisions, in addition to any other provisions of the General Commercial (C2) Zone shall apply to those lands zoned General Commercial Exception 270 (C2-270):

- (i) minimum number of on-site parking spaces required 4
- (ii) on-site loading space(s) required NIL
- (iii) no planting strip shall be required along the south-east lot line
- (iv) a maximum of two (2) residential dwelling units shall be permitted to occupy the lower (basement) floor level
- (v) a Motor Vehicle Repair Shop, Motor Vehicle Sales Establishment, Parking Lot and Public Garage shall not be permitted in this zone.

Notwithstanding any other provisions of this by-law to the contrary, the minimum front, rear, interior side yard and exterior side yard setbacks shall be deemed to be in conformity on the date of passing of this by-law.

**33.271**

*skipped*

<p><b>33.272</b> Lot 22, Con 3 &amp; Pt Lot 22, Con 4 (Proton)</p>	<p><b>R6-272</b></p>	<p>Notwithstanding the provisions of Section 13.2 or any other provisions to the contrary, the land zoned R6-272 shall be subject to the regulations of the R6 Zone, except for the following:</p> <table border="0" style="margin-left: 40px;"> <tr> <td style="padding-right: 20px;">a) Minimum Frontage</td> <td style="text-align: right;">90m</td> </tr> <tr> <td>b) Minimum Front Yard</td> <td style="text-align: right;">5.8m</td> </tr> <tr> <td>c) Minimum Lot Area</td> <td style="text-align: right;">0.4ha</td> </tr> </table> <p>A maximum number of permitted livestock shall be a total of (2) nutrient units.</p>	a) Minimum Frontage	90m	b) Minimum Front Yard	5.8m	c) Minimum Lot Area	0.4ha
a) Minimum Frontage	90m							
b) Minimum Front Yard	5.8m							
c) Minimum Lot Area	0.4ha							
<p><b>33.273</b> Lot 22, Con 3 (Proton)</p>	<p><b>A1-273</b></p>	<p>Notwithstanding the provisions of Section 6.2 or any other provisions to the contrary, the land zoned A1-273 shall be allowed a minimum lot area of 39 ha.</p>						
<p><b>33.274</b> Lot 25, Con 16 (Proton)</p>	<p><b>A1-274</b></p>	<p>Notwithstanding the provisions of Sections 6, 7 and 3.102, or any other provisions to the contrary, the lands zoned A1-274 shall be subject to the following regulations in relation to a Home Industry, being a <i>Welding &amp; Metal Fabrication Shop</i>, on the property:</p> <ol style="list-style-type: none"> <li>1) The Home Industry structures shall have a maximum combined size of 490m<sup>2</sup>.</li> <li>2) All outdoor storage for the Home Industry shall be located to the rear of the shop.</li> <li>3) Loading Spaces for the Home Industry shall be located to the rear of the shop.</li> <li>4) The Minimum Setbacks for the Home Industry shall be: <table border="0" style="margin-left: 40px;"> <tr> <td style="padding-right: 20px;">i) Front Yard</td> <td style="text-align: right;">50m</td> </tr> <tr> <td>ii) Interior Easterly Side Yard</td> <td style="text-align: right;">40m</td> </tr> </table> </li> <li>5) Employees working on-site at the Home Industry shall be limited to (3) three persons who do not reside on the property.</li> <li>6) Parking associated with the Home Industry shall have: <table border="0" style="margin-left: 40px;"> <tr> <td style="padding-right: 20px;">i) A minimum setback from the front lot line of 50m</td> </tr> <tr> <td>ii) A minimum of six (6) parking spaces.</td> </tr> </table> </li> </ol>	i) Front Yard	50m	ii) Interior Easterly Side Yard	40m	i) A minimum setback from the front lot line of 50m	ii) A minimum of six (6) parking spaces.
i) Front Yard	50m							
ii) Interior Easterly Side Yard	40m							
i) A minimum setback from the front lot line of 50m								
ii) A minimum of six (6) parking spaces.								
<p><b>33.275</b></p>		<p><i>HOLD</i></p>						



**33.279**

Con 2  
SWTSR  
Pt Lots 192  
(Proton)

**M2-279H**

Notwithstanding any other section of this by-law to the contrary, the following regulations shall apply:

- a) This zone begins 70 metres from the north westerly lot line of the property.
- b) Frontage of this zoned area shall be 56 metres.
- c) Depth of this zoned area shall be 80 metres on the north westerly side and 104 metres on the south easterly side.
- d) A Welding and Metal Fabrication Shop shall be the only permitted use.
- e) The maximum combined size of all structures pertaining to the permitted use shall be limited to 903 square metres.
- f) No other buildings or structures accessory to the permitted use shall be permitted.
- g) Any outdoor storage shall be located to the northeast of the shop only and screened from view by a board fence of not less than 2 metres high.

Removal of the Holding (H) symbol shall be conditional upon the following being met:

- a) The owner enters into a Site Plan Agreement with the Township of Southgate under the provisions of the Planning Act R.S.O 1990, as amended.

**33.280**  
Con 3,  
Pt Lot 22  
(Proton)

**A1-280**

Notwithstanding the provisions of Sections 6, or any other provisions to the contrary, the lands zoned A1-280 shall be subject to the following regulations in relation to a home-based small scale industrial use, being a "Powder Coating Shop", on the property:

- a) The small scale industrial use shall remain secondary to the principal use of the property, being an agricultural use.
- b) Maximum combined size of structures is 731m<sup>2</sup>.
- c) All outdoor storage for the small scale industrial use shall be located to the rear of the shop.
- d) This zone begins 200 metres from the southerly lot line of the property.
- e) Frontage of this zoned area shall be 50 metres.
- f) Depth of this zoned area shall be 130 metres.
- g) Maximum number of employees is limited to (4) four persons who do not reside on the property.

Removal of the Holding (H) symbol shall be conditional upon the following being met:

- a) The owner enters into a Site Plan Agreement with the Township of Southgate under the provisions of the Planning Act R.S.O 1990, as amended.

**33.281**  
CON 3  
SWTSR  
Lots 218-  
220  
(Proton)

**A1-281**

Notwithstanding the provisions of Section 6 or any other provisions to the contrary, the land zoned A1-281 shall be subject to the regulations of the A1 Zone, except for the following:

- d) Minimum Lot Area 37.76ha

**33.282**  
Con 1  
SWTSR,  
Pt Lot 221  
& 222  
(Proton)

**A1-282**

Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-282 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial workshop:

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) Maximum number of employees shall be two (2) persons who do not reside on the property.
- c) Maximum combined area of structures shall be 550m<sup>2</sup>.
- d) Outdoor storage is limited to an area of 650m<sup>2</sup>.
- e) Outdoor storage shall be screened from view by fencing or landscaped buffer.
- f) Structures used for the workshop shall be setback from Hwy 10 further than the existing residence.

<p><b>33.283</b> Lot 33 &amp; 34, Con 2 EGR (Egremont)</p>	<p><b>M4-283H</b></p>	<p>Notwithstanding the provisions of Section 25, nor any other provisions to the contrary, the lands zoned M4-283 H shall be subject to the following new provisions:</p> <ul style="list-style-type: none"> <li>a) an existing single detached dwelling, as well as uses and structures accessory to the residential use, shall be permitted.</li> <li>b) a setback of 30m shall be maintained from the existing residential dwelling for the stockpiling of materials related to the aggregate operation.</li> </ul> <p>Removal of the holding (H) symbol shall be conditional upon the following being met:</p> <ul style="list-style-type: none"> <li>a) The owner and applicant enter into a Development Agreement with the Township of Southgate.</li> </ul>
<p><b>33.284</b> Con 1, Lot 8 (Proton)</p>	<p><b>R6-284</b></p>	<p>Notwithstanding the provisions of Section 13 or any other provisions to the contrary, the land zoned R6-284 shall be subject to the regulations of the R6 Zone, except for the following:</p> <ul style="list-style-type: none"> <li>a) Minimum Frontage 48m</li> </ul>
<p><b>33.285</b>  Con 1, Lot 8 (Proton)</p>	<p><b>A1-285</b></p>	<p>Notwithstanding the provisions of Section 6 or any other provisions to the contrary, the land zoned A1-285 shall be subject to the regulations of the A1 Zone, except for the following:</p> <ul style="list-style-type: none"> <li>a) A residential use shall not be permitted on this property</li> <li>b) Minimum Lot Area <span style="float: right;">39ha</span></li> </ul>

**33.286**  
Con 5,  
Lot 13  
(Egremont)

**A1-286**

Notwithstanding the provisions of Sections 6, or any other provisions to the contrary, the lands zoned A1-286 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "Tractor Repair Shop":

- a) The Tractor Repair Shop shall remain secondary to the principal use of the property, being an agricultural use.
- b) Maximum combined size of structures 510m<sup>2</sup>.
- c) Structures for the Tractor Repair Shop shall be located no closer to the front lot line than the existing residence.
- d) All outdoor storage for Tractor Repair Shop shall be located no closer to the front lot line than the residence and screened from view.
- e) This zone begins 105 metres from the easterly side lot line of the property.
- f) Maximum number of employees is limited to (4) four persons who do not reside on the property

**33.287**  
Con 18,  
Lot 27  
(Egremont)

**A1-287**

Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-287 shall be an additional permitted use of small scale industrial use, being a "abattoir". The following provisions shall apply to the abattoir:

- a) Maximum combined size of structures relating to the abattoir 750m<sup>2</sup>
- b) Minimum front yard setback 90m
- c) Minimum side yard setback 50m
- a) No portion of the lot shall be used for the open display, storage or sale of products, commodities, merchandise or stock-in-trade, unless the following are complied with:
  - d) Maximum outdoor storage 500m<sup>2</sup>
  - e) Outdoor storage shall be situated behind the front or exterior wall of the principal building facing the front lot line, shall be screened from view and shall comply with all other yard requirements of this by-law.

**33.288**

Southgate BY-LAW 54-2012- *Repealed*

**33.289****A1-289**

Con 2,  
SWTSR  
PT Lot 221  
and PT Lot  
222  
(Proton)

Notwithstanding the provisions of Sections 6, or any other provisions to the contrary, the lands zoned A1-289 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "Metal Fabricating and Welding Shop":

- a) The Metal Fabricating and Welding Shop shall remain secondary to the principal use of the property, being an agricultural use.
- b) Maximum combined size of structures is 750m<sup>2</sup>.
- c) No structures for the Metal Fabricating and Welding Shop shall be located closer to the front lot line than the existing residence.
- d) All outdoor storage for Metal Fabricating and Welding Shop shall be located behind the residence and screened from view.
- e) The maximum total area for outdoor storage shall be 500m<sup>2</sup>.
- f) This zone begins no less than 100m from the northerly lot line (road allowance) with a zone depth of 100m.
- g) g) Maximum number of employees is limited to (4) four persons who do not reside on the property.

Removal of the Holding (H) symbol shall be conditional upon the owner enters into a Site Plan Agreement with the Township of Southgate under the provisions of the Planning Act R.S.O 1990, as amended.

**33.290**

**A1-290H**

Con 14,  
Lot 18  
(Proton)

Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-290 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "Woodworking Shop":

- a) The Woodworking Shop shall remain secondary to the principal use of the property, being an agricultural use.
- b) Maximum combined size of structures 625m<sup>2</sup>.
- c) Structures for the Woodworking Shop shall be located no closer to the front lot line than the existing residence.
- d) All outdoor storage for Woodworking Shop shall be located no closer to the front lot line than the residence and screened from view.
- e) Maximum size of all outdoor storage shall be 500m<sup>2</sup>.
- f) This zone extends from the westerly lot line (road allowance) to a depth of 90 metres.

Removal of the Holding (H) symbol shall be conditional upon the owner enters into a Site Plan Agreement with the Township of Southgate under the provisions of the Planning Act R.S.O 1990, as amended.

**33.291**

**A1-291**

Con 15, Pt  
Lot 33  
(Proton)

Notwithstanding the provisions of Section 13 or any other provisions to the contrary, the land zoned A1-292 shall be subject to the regulations of the A1 Zone, except for the following:

- a) Minimum Lot Area 10ha

**33.292**

**A1-292**

Con 15,  
Pt Lt 33  
(Proton)

Notwithstanding the provisions of Section 6 or any other provisions to the contrary, the land zoned A1-292 shall be subject to the regulations of the A1 Zone, except for the following:

- a) Minimum Lot Area 6.7ha

**33.293**

CON 2  
SWTSR  
PT LT 198,  
199, 200  
(Proton)

**A1-293**

- a) The minimum lot area is 28ha.
- b) In addition to the A1 zone permitted uses the following uses shall be permitted.
  - i) Small scale Industrial use shop including , Metal, woodworking and plastic work.
- c) The use shall remain secondary to the principle use of the property, being an agricultural use.
- d) The maximum combined size of the work shop use including power room and office shall be 647m2.
- e) The maximum size of all storage, inside and out shall not exceed 595m2. Inside storage spaces shall be clearly identified on the site plan and have no processing equipment present.
- f) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- g) The shop shall be setback a minimum of 56m from the Front lot line being Southgate Road 26.
- h) The shop shall be setback a minimum of 99m from any side lot line. ",

**33.294**

Con 3  
SWTSR,  
Lot 214  
(Proton)

**A1-294**

Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-294 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "Welding Shop":

- a) The Welding Shop shall remain secondary to the principal use of the property, being an agricultural use.
- b) Maximum combined size of structures 502m<sup>2</sup>.
- c) All outdoor storage for Woodworking Shop shall be located to the rear of the shop and screened from view.
- d) Maximum size of all outdoor storage shall be 673m<sup>2</sup>.
- e) The maximum number of employees is limited to (4) four persons who do not reside on the property.

<p><b>33.295</b></p> <p>Con 13, N Part Lots 28 &amp; 29 (Proton)</p>	<p><b>A1-295</b></p>	<p>Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-295 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, which manufactures agricultural products such as wagon and truck tarps:</p> <ul style="list-style-type: none"> <li>a) The use shall remain secondary to the principal use of the property, being an agricultural use.</li> <li>b) Maximum combined size of structures is 420m<sup>2</sup>.</li> <li>c) All outdoor storage shall be located to the rear of the shop and screened from view by way of fencing or landscaped buffer.</li> <li>d) Maximum size of all outdoor storage shall be 512m<sup>2</sup>.</li> <li>e) The maximum number of employees is limited to (4) four persons who do not reside on the property.</li> </ul>
<p><b>33.296</b></p> <p>Con 13, E Part Lot 26 &amp; S Part Lot 27 (Proton)</p>	<p><b>A1-296</b></p>	<p>Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-296 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "Metal Workshop":</p> <ul style="list-style-type: none"> <li>a) The use shall remain secondary to the principal use of the property, being an agricultural use.</li> <li>b) Maximum combined size of structures is 493m<sup>2</sup>.</li> <li>c) All outdoor storage shall be located to the rear of the shop and screened from view by way of fencing or landscaped buffer.</li> <li>d) Maximum size of all outdoor storage shall be 325m<sup>2</sup>.</li> <li>e) The maximum number of employees is limited to (4) four persons who do not reside on the property.</li> </ul>
<p><b>33.297</b></p> <p>Con 5, Pt Lt 6 (Egremont)</p>	<p><b>A1-297</b></p>	<p>Notwithstanding the provisions of Section 13 or any other provisions to the contrary, the land zoned A1-297 shall be subject to the regulations of the A1 Zone, except for the following:</p> <ul style="list-style-type: none"> <li>a) Minimum Lot Area 22ha</li> </ul>
<p><b>33.298</b></p> <p>Con 5, Pt Lt 6 (Egremont)</p>	<p><b>A1-298</b></p>	<p>Notwithstanding the provisions of Section 6 or any other provisions to the contrary, the land zoned A1-298 shall be subject to the regulations of the A1 Zone, except for the following:</p> <ul style="list-style-type: none"> <li>a) Minimum Lot Area 9ha</li> <li>b) Minimum Lot Frontage 120m</li> </ul>

<p><b>33.299</b> Con 5, Pt Lt 6 (Egremont)</p>	<p><b>A1-299</b></p>	<p>Notwithstanding the provisions of Section 6 or any other provisions to the contrary, the land zoned A1-299 shall be subject to the regulations of the A1 Zone, except for the following:</p> <ul style="list-style-type: none"> <li>a) Minimum Lot Area <span style="float: right;">3.9ha</span></li> <li>b) d) Minimum Lot Frontage <span style="float: right;">120m</span></li> </ul>
<p><b>33.300</b>  Con 5, Pt Lt 18-20 (Egremont)</p>	<p><b>A1-300</b></p>	<p>In addition to the uses permitted in the A1 Zone, the land zoned A1-300 may be permitted the temporary use of a Garden Suite. This use shall be permitted for a period not to exceed 10 years from the date that implementing By-law 18-2013 is approved (<b>Feb 20, 2013</b>).</p> <p>The following regulations shall apply to the Garden Suite:</p> <ul style="list-style-type: none"> <li>a) The Garden Suite shall be located to the rear of the existing residence;</li> <li>b) The Garden Suite shall be located within 10m of the existing detached dwelling;</li> <li>c) The Garden Suite shall be of portable, modular or prefabricated construction; and</li> <li>d) The maximum height of the Garden Suite shall be 4.5m or one story.</li> </ul> <p>The garden suite shall comply with all other applicable requirements of this Zoning By-law, and any other municipal By-laws as well as any applicable legislation such as the Ontario Building Code.</p>
<p><b>33.301</b>  Con 9, Pt Gore Lt A (Egremont)</p>	<p><b>A1-301</b></p>	<p>Notwithstanding the provisions of Section 6 or any other provisions to the contrary, the land zoned A1-301 shall be subject to the regulations of the A1 Zone, except for the following:</p> <ul style="list-style-type: none"> <li>a) Westerly side yard setback <span style="float: right;">2.7m</span></li> <li>b) Livestock are hereby restricted in the agricultural shed located at the westerly side yard and adjacent to the severed residential lot. No animals shall be housed in this shed.</li> </ul>
<p><b>33.302</b>  Con 16, Pt Lot 13 (Proton)</p>	<p><b>A1-302</b></p>	<p>Notwithstanding the provisions of Section 6 or any other provisions to the contrary, the land zoned A1-302 shall be subject to the regulations of the A1 Zone, except for the following:</p> <ul style="list-style-type: none"> <li>a) A residential use shall not be permitted.</li> <li>b) Minimum Lot Area <span style="float: right;">39ha</span></li> </ul>

<b>33.303</b>	<b>R6-303</b>	<p>Notwithstanding the provisions of Section 13 or any other provisions to the contrary, the land zoned R6-303 shall be subject to the regulations of the R6 Zone, except for the following:</p> <table border="0" style="margin-left: 40px;"> <tr> <td style="padding-right: 20px;">a) Minimum Frontage</td> <td style="text-align: right;">60m</td> </tr> <tr> <td>b) Minimum Lot Area</td> <td style="text-align: right;">6,060sq m</td> </tr> </table>	a) Minimum Frontage	60m	b) Minimum Lot Area	6,060sq m
a) Minimum Frontage	60m					
b) Minimum Lot Area	6,060sq m					
Con 16, Pt Lot 13 (Proton)						
<b>33.304</b>	<b>R6-304</b>	<p>Notwithstanding the provisions of Sections 3, 5 and 13, or any other provisions to the contrary, the lands zoned R6-304 shall be subject to the following regulations in relation to a home occupation, being a food canning and preserving business, on the property:</p> <ol style="list-style-type: none"> <li>a) The Home Occupation shall remain secondary to the principal use of the property, being a residential use.</li> <li>b) Maximum size of the Home Occupation, not counting storage, shall be 140m<sup>2</sup>.</li> <li>c) The Home Occupation shall be located within the attached garage with the exception of additional storage required.</li> <li>d) All storage for the Home Occupation shall be within the rear or side yard.</li> <li>e) No outdoor storage shall be permitted.</li> <li>f) Westerly side yard setback, for the attached garage only, shall be 2m.</li> <li>g) Front yard setback for the attached garage only, shall be 14m.</li> </ol>				
Con 6, Pt Lot 10 (Egremont)						
<b>33.305</b>	<b>A1-305</b>	<p>Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-305 shall be subject to the following regulations in relation to an additional permitted use of a small scale equipment and repair shop:</p> <ol style="list-style-type: none"> <li>a) The use shall remain secondary to the principal use of the property, being an agricultural use.</li> <li>b) Maximum combined size of structures is 560m<sup>2</sup>.</li> <li>c) Structures shall be setback further from the road than the existing dwelling.</li> <li>d) Maximum number of employees shall be two (2) who do not reside on the lot.</li> <li>e) One non-luminous business identification sign advertising the business, no larger than one (1) square metre (11 square feet), to indicate to persons outside, that any part of the lot is being used for the business is permitted.</li> </ol>				
Con 4, Lot 13 (Egremont)						

**33.306**  
Con 4,  
S Pt Lot 16  
(Egremont)

**A1-306**

Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-306 shall be subject to the following regulations in relation to an additional permitted use of a small scale custom grain drying operation and similar uses provided:

- a) The area involving the operation, which shall include buildings, grain bins, dryer, weight scales, loading areas and parking shall not exceed 2.0 ha of land;
- b) Noise related to the operation shall remain with the acceptable limits as set out by the Ministry of the Environment, Conservation and Parks.

**33.307**

**A1-307**

Con 4  
SWTSR,  
Pt Lots  
207, 208,  
& 209  
(Proton)

**Permitted Uses in an Agricultural -1 Exception 5 (A1-307) Zone:**

(a) An On Farm Diversified Use (OFDU) being a Workshop with a maximum floor area of 750 square meters and a maximum 500 square meters of outside storage secondary to an Agricultural Use permitted in Section 6.1(a) of the Zoning By-law.

(b) Uses permitted in an Agricultural-1 (A-1) Zone listed in Section 6.1 of the Zoning By-law.

**Regulations for uses permitted in Section 33.307 (a):**

(a) Shall be the Regulations set out in Section 6.2 of the Zoning By-law except for the following:

i. Maximum Zoned Area for On Farm Diversified Use:

3,640 square meters

ii. Minimum Setback of Zoned Area from Front Lot Line:

233.88 metres

iii. Minimum Setback of Zoned Area from Interior Lot Line: 148.56 metres

iv. Maximum Floor Area Shop: 750 square meters

v. Maximum Outside Storage associated with On Farm Diversified Use: 500 square metres

vi. The On Farm Diversified use and associated outdoor storage shall be screened from view from abutting residences and the public street

by fencing or landscaped buffer minimum 2.0 meters in height.

**Regulations for uses permitted in Section 33.307 (b):**

(b) Shall be the Regulations set out in Section 6.2 of the Zoning By-law.

**33-308      A1-308**

Con 4  
SWTSR,  
Lots 203-  
204  
(Proton)

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-308 shall be subject to the following regulations in relation to an additional permitted use being a small-scale dry industrial use.

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) The maximum combined size of the Industrial workshop, power room, office and lunchroom shall not exceed 750m<sup>2</sup>
- c) The maximum size of all outdoor storage shall be 500m<sup>2</sup>. If the size limits in clause b) above have not been reached, the outdoor storage area may be expanded provided the combined structure size and the outdoor storage area do not exceed 1250m<sup>2</sup>.
- d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- e) Any outdoor storage shall not be located to the front yard setback.

<p><b>33.309</b></p> <p>Con 19, Lots 21-22 (Proton)</p>	<p><b>A1-309</b></p>	<p>Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-309 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use:</p> <ul style="list-style-type: none"> <li>a) The use shall remain secondary to the principal use of the property, being an agricultural use.</li> <li>b) Maximum number of employees shall be two (2) who do not reside on the property.</li> <li>c) Maximum combined area of structures shall be 750m<sup>2</sup>.</li> <li>d) Maximum outdoor storage shall be 400m<sup>2</sup></li> <li>e) Outdoor storage shall be screened from view.</li> </ul>
<p><b>33.310</b></p> <p>Con 13 Lot 21, 22 (Egremont)</p>	<p><b>A1-310</b></p>	<p>In addition to the uses of the Agricultural (A1) zone and notwithstanding sections of this by-law to the contrary, the land zoned A1-310 shall be permitted a parochial school and accessory uses, such as playgrounds, ball diamonds and parking areas.</p> <p>The lands shall be further subject to the following lot regulations:</p> <ul style="list-style-type: none"> <li>a) Minimum Lot Area 0.8ha</li> <li>b) Minimum Lot Frontage 150m</li> <li>c) Maximum Lot Coverage 35%</li> <li>d) Minimum Front Yard 10m</li> <li>e) Minimum Side Yard 2.0m</li> <li>(f) Minimum Rear Yard 5m</li> </ul>
<p><b>33-311</b></p> <p>Con 16 Lot 3 (Proton)</p>	<p><b>R6-311</b></p>	<p>Notwithstanding the provisions of Section 13 or any other provisions to the contrary, the land zoned R6-311 shall be subject to the regulations of the R6 Zone, except for the following:</p> <ul style="list-style-type: none"> <li>a) Minimum Frontage 54m</li> <li>b) Minimum Lot Area 4,600sq m.</li> </ul>
<p><b>33-312</b></p> <p>Con 16 Lot 3 (Proton)</p>	<p><b>A1-312</b></p>	<p>Notwithstanding the provisions of Section 6 or any other provisions to the contrary, the land zoned A1-312 shall be subject to the regulations of the A1 Zone, except for the following:</p> <ul style="list-style-type: none"> <li>a) A residential use shall not be permitted</li> <li>b) Minimum Lot Area is 39ha.</li> </ul>

**33.313 C5-313**

Con 1 EGR,  
Pt Lt 5  
(Egremont)

The lands within the Recreational Commercial (C5-313) Zone, in addition to the permitted uses of the "C5" Zone, may be used for:

- a) A track for the racing of motor vehicles,
- b) A flea market,
- c) A motor vehicle sales establishment,
- d) A salvage yard.

Any extension or enlargement of the track for the racing of motor vehicles or salvage yard shall require an amendment to this by-law.

The following regulations shall be applied only to the motor vehicle sales establishment:

- 1) Maximum combined building area used for motor vehicle sales 250m<sup>2</sup>
- 2) Maximum outdoor storage and/or display area 1000m<sup>2</sup>

**33-314 A1-314**

Con 16,  
Pt Lt 31  
(Proton)

In addition to the uses of the Agricultural (A1) zone and notwithstanding any sections of this by-law to the contrary, the land zoned A1-314 is permitted a church and cemetery uses, and related accessory uses subject to the following regulations:

- 1) For the purposes of this by-law, the lands shall be considered a "Type A" land use when calculating Minimum Distance Separation, I and II.
- 2) Notwithstanding section 32, MDS I, or any other section of this by-law to the contrary, the minimum setback between the institutional use of church and cemetery, and the livestock operation situated on adjacent lot (westerly) the Concession 16, Part of Lot 31 is 161m.
- 3) The lands shall be subject to the following lot regulations:
  - a) Minimum Lot Area 0.8ha
  - b) Minimum Lot Frontage 60m
  - c) Maximum Lot Coverage 35%
  - d) Minimum Front Yard 20m
  - e) Minimum Side Yard 4.5m
  - f) Minimum Rear Yard 12m

**33.315**

**A1-315**

Con 17,  
Lot 4  
(Proton)

Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-315 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial workshop:

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) Maximum number of employees shall be two (2) who do not reside on the property.
- c) Maximum combined area of structures shall be 410m<sup>2</sup>.
- d) Maximum outdoor storage shall be 470m<sup>2</sup>
- e) Outdoor storage shall be screened from view. A planting strip may be used as a screen. Alternative measures by way of a fence may be installed while the buffer strip becomes fully established to provide an adequate visual barrier.

**33.316**

**A1-316**

Con 18,  
Lot 18  
(Proton)

Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-316 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial workshop:

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) Maximum number of employees shall be five (5) who do not reside on the property.
- c) Maximum combined area of structures shall be 750m<sup>2</sup>.
- d) Maximum outdoor storage shall be 500m<sup>2</sup>
- e) Outdoor storage shall be screened from view. A planting strip may be used as a screen. Alternative measures by way of a fence may be installed while the buffer strip becomes fully established to provide an adequate visual barrier.

**33-317**

**A1-317**

Con 4  
SWTSR,  
Pt Lot 201  
(Proton)

Notwithstanding the provisions of Section 3, Section 6, or any other provisions to the contrary, the lands zoned A1-317 shall be subject to the following regulations regarding a home industry on the property:

- a. Maximum floor area of accessory structures used for the home industry shall be 250m<sup>2</sup>.
- b. Maximum number of employees shall be two (2) who do not reside on the property.
- c. Maximum outdoor storage shall be 500m<sup>2</sup>.

All other provisions for home industry uses shall apply."

<p><b>33-318</b></p> <p>Con 15 Pt Lot 23 &amp; 24 (Proton)</p>	<p><b>A1-311-H</b></p>	<p>Notwithstanding the provisions of Section 13 or any other provisions to the contrary, the land zoned A1-311-H shall be subject to the regulations of the A1 Zone, except for the following:</p> <p>a) A 558 m<sup>2</sup> metal working shop shall be a permitted use and,</p> <p>b) The H is to be removed pending the satisfactory completion of an Environmental Impact Study for the Adjacent closed Land Fill Site. "</p>
<p><b>33-319</b></p> <p>Con 2 SWSR Lots 214 &amp; 215 (Proton)</p>	<p><b>A1-319</b></p>	<p>Notwithstanding the provisions of Section 13 or any other provisions to the contrary, the land zoned A1-319 shall be subject to the regulations of the A1 Zone, except for the following:</p> <p>a) A 558 m<sup>2</sup> working shop shall be a permitted use</p>
<p><b>33-320</b></p> <p>Con 19 Lots 16 &amp; 17 (Proton)</p>	<p><b>A1-320</b></p>	<p>Notwithstanding the provisions of Section 6.1 or any other provisions to the contrary, the land zoned A1-320 shall be subject to the regulations of the A1 Zone, except for the following:</p> <p>a) A 742 m<sup>2</sup> metal clad work shop and concrete power room shall be a permitted use</p>
<p><b>33-321</b></p> <p>Con Range 4W Lots 227 &amp; 228 (Proton)</p>	<p><b>A1-321</b></p>	<p>Notwithstanding the provisions of Section 6.1 or any other provisions to the contrary, the land zoned A1-321 shall be subject to the regulations of the A1 Zone, except for the following:</p> <p>a) A 558 m<sup>2</sup> metal fabricating and welding shop shall be an additional permitted use.</p>
<p><b>33-322</b></p>	<p><b>A2-322</b></p>	<p>Notwithstanding the provisions of Section 7.1 or any other provisions to the contrary, the land zoned A2-322 shall be subject to the regulations of the A2 Zone, except for the following:</p>

- a) The minimum lot area shall be 39ha.
- 33-323 R5-323** Notwithstanding the provisions of Section 12  
Or any other provisions to the contrary, the land zoned R5-323 shall be subject to the regulations of the R5 Zone, except for the following:
- a)The minimum lot area shall be 3229m2
- 33-324 R6-324** Notwithstanding the provisions of Section 13.2  
or any other provisions to the contrary, the land zoned R6-324 shall be subject to the regulations of the R6 Zone, except for the following:
- a) The minimum lot area shall be 7571m2.  
b) The minimum lot frontage shall be 67m.
- 33-325 A1-325** Notwithstanding the provisions of Section 6.1  
Or any other provisions to the contrary, the land zoned A1-325 shall be subject to the regulations of the A1 Zone, except for the following uses shall be prohibited:
- (a) A single detached dwelling shall be prohibited  
(b) A Bed and Breakfast shall be prohibited  
(c) A Home industry shall be prohibited  
(d) A Home occupation shall be prohibited
- 33-326 A1-326** Notwithstanding the provisions of Section 6.2  
or any other provisions to the contrary, the land zoned A1-326 shall be subject to the regulations of the A1 Zone, except for the following:
- 6.2 a) The minimum lot area shall be 38.8h a (95.88 acres)
- 33-327 A1-327** Notwithstanding the provisions of Section 6.1  
or any other provisions to the contrary, the land zoned A1-327 shall be subject to the

Con 2  
SWTSR  
Pt Lots  
193-195  
& Lots  
196-197  
(Proton)

regulations of the A1 Zone, except for the following:

a) A 750 m<sup>2</sup> metal work and welding shop shall be an additional permitted use with a maximum of 500m<sup>2</sup> of outside storage.

**33-328**  
Pt Lot 33  
RP  
16R9117  
Part 1  
(Proton)

**A1-328**

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-328 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a metal workshop for fabricating, welding manufacture of small equipment and repair shop:

- a) The use shall remain secondary to the principle use of the property, being an agricultural use.
- b) The maximum combined size of the metal workshop, power room, office and lunch room shall be 746m<sup>2</sup>.
- c) The maximum size of all outdoor storage shall be 500m<sup>2</sup>.
- d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- e) The shop shall be setback a minimum of 85m from the front lot line along Grey Road 14.
- f) The shop shall be setback a minimum of 44m from the southern lot line.
- g) The maximum number of employees is limited to (5) persons plus the owner.

**33-329**  
Con 17  
Lots 11  
and 12  
(Proton)

**A1-329**

Notwithstanding the provisions of Section 6.1(b), (c), (d), (e) or any other provisions to the contrary, the land zoned A1-329 shall be subject to the regulations of the A1 Zone, except for the following:

a) One single detached dwelling, a bed and breakfast, a home industry and a home occupation shall be prohibited.

**R6-330**

Notwithstanding the provisions of Section 13.2(b) or any other provisions to the contrary, the land zoned R6-330 shall be subject to the regulations of the R6 Zone, except for the following:

a) The minimum Lot frontage shall be 60m.

**33-331**

**A1-331**

Notwithstanding the provisions of Section 6.2(a) or any other provisions to the contrary, the land zoned A1-331 shall be subject to the

Con 4  
SWTSR  
Lot 225  
(Proton)

regulations of the A1 Zone, except for the following:

- a) The minimum lot area shall be 20ha

**33-332      A1-332**

Con 2  
Pt Lot 38  
Pt 1 of RP  
17R402  
(Proton)

Notwithstanding the provisions of Section 6.1 or any other provisions to the contrary, the land zoned A1-332 shall be subject to the regulations of the A1 Zone, except for the following:

- a) A 735 m<sup>2</sup> metal clad workshop shall be an additional permitted use with a maximum of 500m<sup>2</sup> of outside storage.

**33-333      A1-333**

Con 2  
SWTSR  
Pt Lots 98  
to 200, RP  
16R9480  
Part 2  
(Proton)

Notwithstanding the provisions of Section 6.1 or any other provisions to the contrary, the land zoned A1-333 shall be subject to the regulations of the A1 Zone, except for the following:

- a) A 676.3 m<sup>2</sup> workshop with a 35.6m<sup>2</sup> office shall be an additional permitted use with a maximum of 500m<sup>2</sup> of outside storage.

**33-334      A1-334**

Con 7  
Pt Lot 9  
P16R7796  
Pt 1  
(Egremon  
t)

Lands within the Agricultural (A1-334) Zone, shall permit, in addition to the permitted uses of the "A1" Zone, a Garden Suite shall be permitted. The following special regulations shall apply to the Garden Suite:

- (i) A "Garden Suite" shall be permitted for a period not to exceed **August 26th, 2034;**

- (ii) The Garden Suite shall not be permitted in the front yard

**33-339      A1-339**

Con 1  
EGR, Lot  
19 and PT

Notwithstanding the provisions of Section 6.1 or any other provisions to the contrary, the land zoned A1-339 shall be subject to the regulations of the A1 Zone, except for the following:

lot 20,  
Div1  
(Egremon  
t)

a) Further residential Development is prohibited.

b) All structures on the subject lands existing as of the date of this bylaw shall be considered to comply with the Minimum distance separation formulae. Any additional development will be required to meet MOS requirements

**33-340 R6-340**

Con 1  
EGR Pt  
Lot 20 Div  
1

Notwithstanding the provisions of Section 5.25 and 13.6 or any other provisions to the contrary, the land zoned R6-340 shall be subject to the regulation of the R6 Zone except for the following:

a) All structures on the subject lands existing as of the date of this bylaw shall be considered to comply with the Minimum distance separation formulae. An additional development will be required to meet MOS requirements.

b) All existing structures as of the date of this bylaw are considered to comply with the setback requirements from the Wetland area on the subject property. No new structures will be permitted without an EIS being conducted to the satisfaction of the SVCA.

**33-341 R3-341**

Notwithstanding the provisions of Section 10.3 or any other provisions to the contrary, the land zoned R3-341 shall be subject to the regulations of the R3 Zone, except for the following:

10.3 a) The minimum lot frontage shall be 8.53m (28ft) for an interior lot and 10.67m(35ft) for a corner lot.

10.3f) The minimum exterior side yard shall be 4.57m(15ft)

**R3-341-H  
& R2-H**

The Holding symbol will be removed subject to entering into a Development Agreement with the Municipality for the extension of municipal services (water, sewer, drainage if necessary) and the extension or upgrading of Young and or Hagan Street to the satisfaction of the Township.

**33-342**      **A1-342**      Notwithstanding the provisions of Section 6.1 and 6.2 or any other provisions to the contrary, the land zoned A1-342 shall be subject to the regulations of the A1 Zone, except for the following:

Con 2  
SWTSR  
Lot 218  
(Proton)

- a) A 557 m<sup>2</sup> metal work and welding shop with 37m<sup>2</sup> engine room and a 70m<sup>2</sup> office and washroom shall be an additional permitted use with a maximum of 582m<sup>2</sup> of outside storage.
- b) All Structures within the A1-342 zone shall be setback a minimum of 170m from the front property line along Southgate Side Road 75. The interior side yard setback shall also be a minimum of 30m.

**33-343**      **A1-343**      Notwithstanding the provisions of Section 6.1 and 6.2 or any other provisions to the contrary, the land zoned A1-343 shall be subject to the regulations of the A1 Zone, except for the following:

Con 16  
Pt Lots 11  
and 12  
(Proton)

- a) A 674<sup>m<sup>2</sup></sup> Powder coating and sand blasting shop with 25<sup>m<sup>2</sup></sup> engine room and a 30m<sup>2</sup> office shall be an additional permitted use with a maximum of 500m<sup>2</sup> of outside storage.
- b) All Structures within the A1-343 zone shall be setback a minimum 150m from the front property line along Grey Road 14. The interior side yard setback shall also be a minimum of 60m.
- c) The maximum number of employees is limited to 5 persons who do not reside on the property.

**33-344**      **A1-344**      Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-344 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "Metal Workshop":

Con 13  
N Pt Lots  
28 & 29  
(Proton)

a) The use shall remain secondary to the principal use of the property, being an agricultural use.

b) The Maximum combined size of structures 744 m2

c) All outdoor storage shall be located to the rear of the shop and screened from view by way of fencing or landscaped buffer

d) The Maximum size of all outdoor storage shall be 500m2

e) The Maximum number of employees is limited to (4) four persons other than persons residing on the property.

**33-346      A1-346**

Con 8  
Pt Lot 13  
(Egremon  
t)

Notwithstanding the provisions of Section 6.2 or any other provisions to the contrary, the lands within the Agricultural Exception zone (A1-346) Zone, being Part of Lot 13, Concession 8 (in the former Township of Egremont) and shown on Schedule "36", shall be subject to the following zone provisions:

Minimum Lot Area 32.37 ha. (80 ac)  
Minimum Lot Frontage 34 m. (111.5 ft.)

**R6-347**

Notwithstanding the provisions of Section 13.2 or any other provisions to the contrary, the lands within the Residential Type 6 exception (R6-347) zone, being Part lot 13 Concession 8 (in the former Township of Egremont and shown on schedule "36", shall be subject to the following zone provisions:

Minimum lot frontage shall be 82.3m (270ft)

**33-348      A1-348**

Con 17  
Pt Lot 30  
(Proton)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-348 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "Metal Workshop":

a) The use shall remain secondary to the

principal use of the property, being an agricultural use.

- b) The Maximum combined size of structures shall be 250 m<sup>2</sup>
- c) All outdoor storage shall be located to the rear of the shop and screened from view by way of fencing or landscaped buffer

d) The Maximum size of all outdoor storage shall be 464m<sup>2</sup>

e) The Maximum number of employees is limited to (5) five persons other than persons residing on the property.

**33-349**

**A1-349**

Con 3  
SWTSR  
Pt Lots  
218-220  
(Proton)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-349 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "Metal Workshop":

- a) Minimum Lot Area shall be 37.76 ha
- b) The use shall remain secondary to the principal use of the property, being an agricultural use.
- c) The Maximum combined size of the metal work shop and power room shall be 729 m<sup>2</sup>
- d) All outdoor storage shall be located to the rear of any future house and be a setback a minimum of 75m from the front lot line and screened from view by way of fencing or landscaped buffer
- e) The Maximum size of all outdoor storage shall be 450m<sup>2</sup>
- f) The Maximum number of employees is limited to (5) five persons other than persons residing on the property.

**33-350**

**A1-350**

Con 10  
Lot 23  
218

**Permitted Uses in an Agricultural -1 Exception 350 (A1-350) Zone:**

(a) An On Farm Diversified Use (OFDU) being a Workshop and Power Room with a

(Proton)

maximum floor area of 750 square meters and a maximum 500 square meters of outside storage secondary to an Agricultural Use permitted in Section 6.1(a) of the Zoning Bylaw.

(b) Uses permitted in an Agricultural-1 (A-1) Zone listed in Section 6.1 of the Zoning Bylaw.

**Regulations for uses permitted in Section 33.350 (a):**

(a) Shall be the Regulations set out in Section 6.2 of the Zoning Bylaw except for the following:

- i. Maximum Zoned Area for On Farm Diversified Use: 3,992 square meters
- ii. Maximum Floor Area Shop, Office and Power Room: 750 square meters
- iii. Maximum Outdoor Storage Space: 500 square meters to be located to the rear of the shop building.
- iv. The On Farm Diversified use and associated outside storage shall be screened from view by way of fencing or landscaped buffer minimum 2.0 meters in height.

**Regulations for uses permitted in Section 33.350 (b):**

(b) Shall be the Regulations set out in Section 6.2 of the Zoning Bylaw.

**33-351**

**A1-351**

Con 13  
Lot 32  
(Proton)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-351 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "Metal work and welding shop":

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) The maximum combined size of structures shall be 744 m<sup>2</sup>
- c) All outdoor storage shall be located to the rear of the shop and screened from view by way of fencing or landscaped buffer
- d) The maximum size of all outdoor storage shall be 500m<sup>2</sup>
- e) The maximum number of employees is limited to (4) four persons other than persons residing on the property.

**33-352**

**A1-352**

Plan 480  
BLK N  
Pt Lot 21  
(Dundalk)

Notwithstanding the provisions of Section 9.1(a),(e),and 9.2 (e),(h) or any other provisions to the contrary, the land zoned R2-352 shall be subject to the regulations of the R2 Zone, except for the following:

- a) The minimum front yard setback shall be

- 2.73m
- b) The minimum rear yard setback shall be 2.86m.
- c) A accessory apartment is permitted prior to the construction of the principle residence.
- d) The number of required parking spaces shall be 2
- e) The total number of residential units permitted on the lot shall be 2. (One accessory and one principle residence).

**33-353      A1-353**      Notwithstanding the provisions of Section 6.1(b), (c), (d), (e) or any other provisions to the contrary, the land zoned A1-353 shall be subject to the regulations of the A1 Zone, except for the following:

- a) One single detached dwelling, a bed and breakfast, a home industry and a home occupation shall be prohibited.

**33-354      A1-354**      Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-354 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "Metal Work shop":

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) The maximum combined size of the metal work shop and power room shall be 738 m2
- c) The metal work shop shall be setback a minimum of 130m from the front lot line
- d) The metal work shop shall be setback a minimum of 15m from any side lot line.
- e) All outdoor storage shall be located to the rear of any future house and be a setback a minimum of 130m from the front lot line and screened from view by way of fencing or landscaped buffer
- f) The maximum size of all outdoor storage shall be 400m2
- g) The maximum number of employees is

limited to (5) five persons other than the owner.

**33-355**      **A1-355**      Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-355 shall be subject to the following regulations:

- a) The minimum lot area shall be 10.Sha
- b) The minimum lot frontage shall be 163m

**By-law**      **83-2015**      In addition to any other provision of this by-law, the following shall apply:  
a) A secondary dwelling unit is only permitted if a garden suite has not already been permitted on the subject lands  
b) It is demonstrated to the CBO that the new unit can be appropriately serviced. If on private services, a demonstration that the well and septic system can handle the additional demands of the second unit to the satisfaction of the Township  
c) That a building permit is obtained  
d) That an additional parking spot for the secondary unit is available.

**33-356**      **A1-356**      Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-356 shall be subject to the following regulations in relation to an additional permitted use being a small-scale dry industrial use.  
a) Minimum Lot Area shall be 20 ha (49acres)  
b) The maximum number of nutrient units to be kept and or housed on the lands zoned A1-356 and shown on Schedule 8 shall be one nutrient unit per tillable acre.  
c) The use shall remain secondary to the principal use of the property, being an agricultural use.  
d) The maximum combined size of the Industrial workshop, power room, office and lunchroom shall not exceed 750 m2  
e) The maximum size of all outdoor storage

Con 1  
SWTSR  
Pt Lot 207  
(Proton)

shall be 500m<sup>2</sup>. If the size limits in clause d) above have not been reached, the outdoor storage area may be expanded provided the combined structure size and the outdoor storage area do not exceed 1250m<sup>2</sup>.

f) All outside storage shall be screened from view by way of fencing or landscaped buffer.

g) All outdoor storage shall be located to the rear of any future house and be setback a minimum of 31m from the front lot line.

h) The maximum number of employees is limited to (5) persons plus the owner.

**33-357    A1-357**

Con 17 Lot  
29  
Proton

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned AI-357 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "Metal Work shop":

a) The use shall remain secondary to the principal use of the property, being an agricultural use.

b) The maximum combined size of the metal work shop and power room shall be 593 m<sup>2</sup>

c) The metal work shop shall be setback a minimum of 190m from the front lot line

d) The metal work shop shall be setback a minimum of 150m from any side lot line.

e) All outdoor storage shall be located to the rear or side of the proposed shop and screened from view by way of fencing or landscaped buffer

f) The maximum size of all outdoor storage shall be 500m<sup>2</sup>

g) The maximum number of employees is limited to (5) five persons plus the owner.

**33-358**  
Con 2  
EGR Pt  
Lot 56  
(Egremon  
t)

**R3-358**

Notwithstanding the provisions of Sections 5.7, 5.15, 10.5, the following provisions in addition to any other provisions of the bylaw shall apply to those lands zoned as Residential Type 3 (R3-358):

- The minimum number of on -site parking spaces required shall be 4
- No planting strip shall be required on the subject lands to separate residential and commercial uses.
- The maximum number of residential dwelling units shall be 3 for the entire building.
- Notwithstanding any other provisions of this by-law to the contrary, the minimum frontage, Lot area, Lot Coverage, minimum front, rear, interior and exterior side yard setbacks shall be deemed to be in conformity on the date of passing of this by-law.

**33-359**

Con 7  
Pt lot 22,  
Part 4  
(Proton)

**R3-359**

Notwithstanding the provisions of Sections 13.2 b, the following provisions in addition to any other provisions of the bylaw shall apply to those lands zoned as Residential Type 6 (R6-359):

- The minimum lot frontage shall be 80m.

**33-360**

Con 10  
Lot 17  
(Proton)

**A1-360**

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned At-360 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "Woodworking shop":

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) The maximum combined size of the woodworking shop and power room shall be 408 m<sup>2</sup>
- c) The woodworking shop shall be setback a minimum of 390m from the front lot line along Southgate Road 14
- d) The woodworking shop shall be setback a minimum of 47m from any side lot line.
- e) All outdoor storage shall be located no closer than 390m from the front lot line and 50m from the side lot line and screened from view by way of fencing or landscaped buffer.
- f) The maximum size of all outdoor storage shall be 500m<sup>2</sup>
- g) The maximum number of employees is limited to (5) five persons plus the owner."

**33-361**

Con 19  
Lot 19  
(Proton)

**A1-361**

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned AI-361 shall be subject to the following regulations in relation to an additional permitted use of a small scale

industrial use, being a "Metal Work shop":

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) The maximum combined size of the metal work shop and power room shall be 715 m<sup>2</sup>
- c) The metal work shop shall be setback a minimum of 64m from the front lot line
- d) The metal work shop shall be setback a minimum of 3Sm from any side lot line.
- e) All outdoor storage shall be located to the rear or side of the proposed shop and screened from view by way of fencing or landscaped buffer
- f) The maximum size of all outdoor storage shall be 460m<sup>2</sup>
- g) The maximum number of employees is limited to (S} five persons plus the owner.

**33-362**

**A1-362**

Con 10  
Lot 28  
(Proton)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-362 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "Woodworking shop":

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) The maximum combined size of the woodworking shop and power room shall be 634 m<sup>2</sup>
- c) The woodworking shop shall be setback a minimum of 10m from the front lot line
- d) The woodworking shop shall be setback a minimum of 143m from any side lot line.
- e) All outdoor storage shall be located to the rear of the proposed shop and screened from view by way of fencing or landscaped buffer
- f) The maximum size of all outdoor storage shall be 200m<sup>2</sup>
- g) The maximum number of employees is limited to (5) five persons plus the owner.

**33-363      A1-363**

Con 17  
Pt Lot 10  
(Proton)

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-363 shall be subject to the following regulations in relation to an additional permitted use being a small-scale dry industrial use.

- a) The small scale dry industrial use may include but is not limited to, a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop, woodworking shop or other similar type uses:
- b) The use shall remain secondary to the principal use of the property, being an agricultural use.
- c) The maximum combined size of the Industrial workshop, power room, office and lunchroom shall not exceed 750 m<sup>2</sup>
- d) The maximum size of all outdoor storage shall be 500m<sup>2</sup>. If the size limits in clause c) above have not been reached, the outdoor storage area may be expanded provided the combined structure size and the outdoor storage area do not exceed 1250m<sup>2</sup>.
- e) The shop may be located in the front yard, All outside storage shall be screened from view by way of fencing or landscaped buffer.
- f) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- g) Outside storage shall not be within 20m of the front lot line.

**33-364      A1-364**

Con 9  
Pt Lot 21  
(Egremon  
t)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-364-H shall be subject to the following regulations:

- a) A garden suite (existing residence) shall be a permitted use on the subject property for a period no to exceed May 3, 2036.
- b) The existing residence shall be deemed to be a garden suite and a new residence is permitted to be constructed.

33-364

**A1-364 -  
H**

The Holding symbol(H) may be removed upon entering into an agreement that is registered on title stipulating the following:

- a) that the existing house (to become garden suite) is to be removed on or before on or before **May 3rd, 2036.**
- b) That appropriate securities are to be posted for the garden suite removal is deemed necessary by the Township
- c) That the second entrance be removed when the house is removed.

<p><b>33-365</b></p> <p>Con 6 Lot 43 (Proton)</p>	<p><b>A1-365</b></p>	<p>Notwithstanding the provisions of Section 6.1(b), (c), (d), (c) or any other provisions to the contrary, the land zoned A1-365 shall be subject to the regulations of the A1 zone, except the following:</p> <ul style="list-style-type: none"> <li>a) One single detached dwelling, a bed and breakfast, a home industry and a home occupation shall be prohibited.</li> </ul>
<p><b>33-366</b></p> <p>Con 6 Lot 43 (Proton)</p>	<p><b>R6-366</b></p>	<p>Notwithstanding the provisions of Section 13.2(a) and (b) or any other provisions to the contrary, the land zoned R6-366 shall be subject to the regulations of the R6 Zone, except the following:</p> <ul style="list-style-type: none"> <li>a) The minimum Lot Area is 0.78 ha</li> <li>b) The minimum Lot Frontage is 70m"</li> </ul>
<p><b>33-367</b></p> <p>Con 7 Lot 38 (Proton)</p>	<p><b>A1-367</b></p>	<ul style="list-style-type: none"> <li>a) The use shall remain secondary to the principal use of the property, being an agricultural use.</li> <li>b) The maximum combined size of the Industrial use shop shall be 750 m<sup>2</sup></li> <li>c) The Dry Industrial use shop shall be setback a minimum of 142m from the West side lot line (along Grey Road 8)</li> <li>d) The Dry Industrial shop shall be setback a minimum of 530m from the Southern lot line (Southgate Road 10).</li> <li>e) The shop shall be setback a minimum of 360m from the north lot line and 190m from the east lot line.</li> <li>f) The Shop may be located in the front yard.</li> <li>g) All outdoor storage shall be screened from view by way of fencing or landscaped buffer.</li> <li>h) The maximum size of all storage, outdoor, covered, and indoor combined, shall not exceed 500m<sup>2</sup>."</li> </ul>

**33-368**

Con 16  
 Lot 31  
 (Proton)

**A1-368**

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-368 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a workshop for the manufacturing and fabricating of concrete products which would include silo staves used in the construction of farm silos”:

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) The maximum combined size of the concrete manufacturing and fabricating shop shall be 418 m<sup>2</sup>
- c) The metal work and fabricating shop shall be setback a minimum of 104m from the front lot line.
- d) The Concrete manufacturing and fabricating shop shall be setback a minimum of 82m from the western lot line and 165m from the easterly lot line.
- e) All outdoor storage shall screened from view by way of fencing or landscaped buffer.
- f) The maximum size of all outdoor storage shall be 500m<sup>2</sup>
- g) The maximum number of employees is limited to (5) five persons plus the owner. “

**33-369**

Con 4  
 SWTSR

**A1-369**

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-369 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a metal workshop for the

Lots  
204,205  
and  
Pt Lot 206  
(Proton)

custom welding, metal working and fabricating including but not limited to Barn Curtains.

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) The maximum size of the metal workshop, shall be 256m<sup>2</sup>
- c) The metal work shop shall be located within the existing building located on the subject lands.
- d) The metal work shop shall be setback a minimum of 380m from the Front lot line on Sideroad 71 and 250m from either side lot line.
- e) All outdoor storage shall screened from view by way of fencing or landscaped buffer.
- f) The maximum size of all outdoor storage shall be 150m<sup>2</sup>
- g) The maximum number of employees is limited to (5) five persons plus the owner. "

**33-370**  
  
Con 18  
Lot 20  
(Proton)

**A1-370**

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-370 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a metal workshop for the custom welding, metal fabricating, custom fiberglass cutting and office.

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) The maximum combined size of the metal workshop, power room, office and lunch room shall be 637m<sup>2</sup>
- c) The metal work shop shall be setback a minimum of 160m from the front lot line.
- d) The metal work shop shall be setback a minimum of 1Sm from the western lot line and 31Sm from the easterly lot line.
- e) All outdoor storage shall screened from view by way of fencing or landscaped buffer.
- f) The maximum size of all outdoor storage shall be 588m<sup>2</sup>

g) The maximum number of employees is limited to (5) five persons plus the owner."

- |  |                      |  |
|--|----------------------|--|
| <p><b>33-371</b></p> <p>Con 15<br/>Lot 27<br/>(Proton)</p>             | <p><b>A1-371</b></p> | <p>Notwithstanding the provisions of Section 6.1(b), (c), (d), (c) or any other provisions to the contrary, the land zoned A1-371 shall be subject to the regulations of the A1 zone, except the following:</p> <ul style="list-style-type: none"><li>a) One single detached dwelling, a bed and breakfast, a home industry and a home occupation shall be prohibited.</li></ul>   |
| <p><b>33-372</b></p> <p>Con 15<br/>Lot 27<br/>(Proton)</p>             | <p><b>R6-372</b></p> | <p>Notwithstanding the provisions of Section 13.2(b) or any other provisions to the contrary, the land zoned R6-372 shall be subject to the regulations of the R6 Zone, except the following:</p> <ul style="list-style-type: none"><li>a) The minimum Lot Frontage is 52m"</li></ul>  |
| <p><b>33-373</b></p> <p>Con 5<br/>Pt Lot 7<br/>(Proton)</p>            | <p><b>A1-373</b></p> | <p>Notwithstanding the provisions of Section 6.1 and 6.9 or any other provisions to the contrary, the land zoned A1-373 shall be subject to the regulations of the A1 zone, except the following:</p> <ul style="list-style-type: none"><li>a) A school and associated playing fields and accessory structures shall be an additional permitted use.</li><li>b) All structures shall be setback a minimum of 15m from the County Road and 15m from the Side Lot line.</li><li>c) A school shall be considered a type "A" land use for the purposes of calculating the minimum distance separation formulae. All other uses will be subject to the requirements of the minimum distance separation formulae guidelines set out in section 32 of this bylaw.</li></ul> |
| <p><b>33-374</b></p> <p>Con2<br/>SWTSR<br/>Pt Lot 220<br/>(Proton)</p> | <p><b>A1-374</b></p> | <p>Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-374 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a metal workshop for the custom welding, laser cutting, metal fabricating, custom fiberglass cutting and</p>   |

office.

a) The use shall remain secondary to the principal use of the property, being an agricultural use.

b) The maximum combined size of the metal workshop, power room, office and lunch room shall be 741.24m<sup>2</sup>

c) The metal work shop shall be setback a minimum of 55m from the front lot line facing Southgate Road 22.

d) The metal work shop shall be setback a minimum of 165m from the southern western lot line and the Grey County Rail Trail and 900m from the North easterly lot line.

e) All outdoor storage shall screened from view by way of fencing or landscaped buffer.

f) The maximum size of all outdoor storage shall be 155m<sup>2</sup>

g) The maximum number of employees is limited to (5) five persons plus the owner. "

**33-375**

**A1-375**

Con  
2SWTSR  
Lots 223-  
224  
(Proton)

Notwithstanding the provisions of Section 6.1 and 6.2(a) and (b) or any other provisions to the contrary, the land zoned A1-375 shall be subject to the following regulations:

a) A single detached dwelling is permitted

b) A accessory barn permitting up to 4 horses or their equivalent livestock in nutrient units to a maximum of 5.75 nutrient units shall be permitted.

c) Agricultural uses are permitted subject to the livestock restrictions in Clause b above.

d) A Home industry and Home occupation

e) Uses buildings and structures accessory to a permitted use single detached dwelling.

f) The minimum lot area shall be: 1.4ha

g) The minimum lot frontage shall be: 53m

**33-376**

**A1-376**

Conc 5  
Pt Lot 9  
East Half

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-376 shall be subject to the following regulations in relation to an additional permitted use of a small scale

(Egremon  
t)

industrial use, being a woodworking shop for the manufacture, processing and storage of charcoal.

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) The maximum combined size of the workshop, kiln room and packaging area, shall be 380m<sup>2</sup>
- c) The workshop shall be setback a minimum of 80m from the front lot line.
- d) The workshop shall be setback a minimum of 80m from both side lot lines and 830m from the rear lot line.
- e) No outside storage is permitted.
- f) The maximum number of employees is limited to (5) five persons plus the owner."

**33-377 C2-377**

Conc 4  
PT Lot 29  
(Egremon  
t)

Notwithstanding the provisions of Section 16.3(g), 5.7(a) and 5.14{a) or any other provisions to the contrary, the land zoned C2-377 shall be subject to the following regulations. All other applicable provisions of the bylaw shall apply.

- a) The minimum Rear Yard shall be 3m.
- b) The required number of parking spaces shall be 32 spaces plus one loading space.
- c) The maximum building size shall not exceed 915m<sup>2</sup>

**33-378 R1-378**

Notwithstanding the provisions of Section 8.2or any other provisions to the contrary, the land zoned RI-378, being Part of Lots 233 and 234, Concession 1, Geographic Township of Proton, County of Grey, shall be subject to the following zone provisions:  
Minimum Lot Frontage 9.75 m (32 ft)  
Minimum Lot Area 300 *mm*<sup>2</sup> (3,330 *fftt*<sup>2</sup>)  
Maximum Lot Coverage 40 %  
Minimum Front Yard 6 m (19.7 ft)  
Minimum Interior Side Yard 1.2 m (4ft) on one side  
And 0.6 m (2ft) on the other side  
Minimum Exterior Side Yard 4.0 m (13 ft)  
Minimum Rear Yard 7.6 m (25 ft)  
Minimum Gross Floor Area: 1 storey  
(with basement or cellar) 90 *mm*<sup>2</sup>  
1 storey (no basement or cellar) 105 *mm*<sup>2</sup>

1 ½ storey or split level 105 mm<sup>2</sup>  
2 or 2 ½ storey 130 mm<sup>2</sup>. Maximum Height  
2 ½ storeys.

**33-379**      **R3-379**      R3-379 Notwithstanding the provisions of Sections 10.3 and 10.7 or any other provisions to the contrary, the land zoned R3-379 , being Part of Lots 233 and 234, Concession 1, Geographic Township of Proton, County of Grey, shall be subject to the following zone provisions for semi-detached dwelling units and townhouse dwelling units: Semi-detached dwelling zone provisions:  
Minimum Lot Frontage: 7.25 m (23.8 ft)  
Minimum Lot Area: 225 m<sup>2</sup> (738 ft<sup>2</sup>) Maximum Lot Coverage: 40% Minimum Front Yard: 6 m (19.7 ft) Minimum Interior Side Yard: 1.5 m (4.9 ft) – end wall 0 m – common wall Minimum Exterior Side Yard: 4.0 m (13 ft) Minimum Rear Yard: 7.6 m (25 ft) Maximum Height: 3 storeys.  
Townhouse dwelling unit zone provisions: Minimum Lot Frontage 5.75 m (19 ft) Minimum Lot Area: 180 m<sup>2</sup> (1,937 ft<sup>2</sup>) Maximum Lot Coverage 40% Minimum Front Yard 6 m (19.7 ft) Minimum Interior Side Yard 1.5 m (4.9 ft) - end wall 0 m - common wall Minimum Exterior Side Yard 4.0 m (13 ft) Minimum Rear Yard 7.6 m (25 ft) Maximum Height 3 storeys Minimum Play Space Nil Minimum Amenity Area Nil Minimum Parking Space Requirement 2 per dwelling unit

**33-380**      **A1-380**      Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-380 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a metal workshop for fabricating, welding manufacture of small equipment and repair shop:  
a) The use shall remain secondary to the principle use of the property , being an agricultural use.  
b) The maximum combined size of the metal workshop, power room, office and lunch room shall be 664m’.  
c) The maximum size of all outdoor storage shall be 586m’.  
d) All outside storage shall be screened

Con 11  
Lot 39  
(Proton)

from view by way of fencing or landscaped buffer.

e) The shop shall be setback a minimum of 120m from the front lot line along Southgate Road 14.

f) The shop shall be setback a minimum of 42m from a side lot line.

g) The maximum number of employees is limited to (5) persons plus the owner.

**33-381 OS-381**

Con 1  
Div 1 to 2  
Lot 18  
(Egremon  
t)

In addition to the uses permitted in Section 27.1 or any other provisions to the contrary, the land zoned OS-381 shall be subject to the following regulations:

a) A single detached dwelling for the purposes of a caretaker's residence is permitted. The residence shall no longer be a permitted use, if it is proposed to be removed (severed) from the principle use on the lot being a recreational golf course and restaurant.

b) The front yard setback for the dwelling shall be a min of so metres

c) The side yard setback shall be a min of 15m"

**33-382 A2-382**

Con 17  
Pt Lot 7  
(Proton)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-382 shall be subject to the following regulations:

a) The minimum lot area shall be 293.ha.

b) The minimum lot frontage shall be 121m."

**33-383 A1-383**

Conc 16  
Pt Lot 4  
(Proton)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-383 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a metal workshop for fabricating, welding manufacture of small equipment and repair shop:

a) The use shall remain secondary to the principle use of the property, being an agricultural use.

b) The maximum combined size of the metal workshop, power room, office and lunch room shall be 458m<sup>2</sup>

c) The maximum size of all outdoor storage shall be 372m<sup>2</sup>

- d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- e) The shop shall be setback a minimum of 157m from the front lot line along Southgate Road 24.
- f) The shop shall be setback a minimum of 70m from the side lot line.
- g) The maximum number of employees is limited to (5) persons plus the owner;

**33-384      A-384**

Con 15  
Pt Lot 33  
RP  
16R9117  
Part 1  
(Proton)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned AI-384 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a metal workshop for fabricating, welding manufacture of small equipment and repair shop:

- a) The use shall remain secondary to the principle use of the property , being an agricultural use.
- b) The maximum combined size of the metal workshop, power room, office and lunch room shall be 248.23m<sup>2</sup>
- 
- c) The maximum size of all outdoor storage shall be 401.3m<sup>2</sup>
- 
- d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- e) The shop shall be setback a minimum of 78m from the front lot line along Southgate Road 21.
- f) The shop shall be setback a minimum of 32m from the northern side lot line.
- g) The maximum number of employees is limited to (5) persons plus the owner.

**33-386      A1-386**

Con 12  
Pt Lot 36  
& Pt Lot  
37  
(Proton)

Notwithstanding the provisions of Section 6.2(a) or any other provisions to the contrary, the land zoned AI-386 shall be subject to the following regulations:

- a) The minimum lot area shall be: 30 ha"

**33-387      A1-387**  
237

Notwithstanding the provisions of Section 6.0  
Office Consolidation February 2026

Con 16  
Pt Lot 22  
(Proton)

or any other provisions to the contrary, the land zoned A1-387 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a metal workshop for fabricating, welding, manufacture of small equipment and repair shop:

- a) The use shall remain secondary to the principle use of the property, being an agricultural use.
- b) The maximum combined size of the metal workshop, power room, office and lunch room shall be 640m<sup>2</sup>
- c) The maximum size of all outdoor storage shall be 500m<sup>2</sup>
- d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- e) The shop shall be setback a minimum of 153m from the front lot line along Southgate Road 24.
- f) The shop shall be setback a minimum of 150m from the residential lot to the east.
- g) The maximum number of employees is limited to (5) persons plus the owner.

**33-388      A1-388**

Con 2  
Pt Lot 194  
SWTSR  
(Proton)

Notwithstanding the provisions of Section 6 or any other provisions to the contrary, the land zoned A2-388 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a metal workshop for fabricating, welding, manufacture of small equipment and repair shop:

- a) The use shall remain secondary to the principle use of the property, being an agricultural use.
- b) The maximum combined size of the metal workshop, office and lunch room shall be 250m<sup>2</sup>
- c) The maximum size of all outdoor storage shall be 600m<sup>2</sup>
- d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- e) The shop shall be setback a minimum of 199m from the front lot line along Southgate Sideroad 73.
- f) The shop shall be setback a minimum of 64.5m from the side lot line to the east and west.
- g) The shop will be setback 12.5m from the rear lot line.
- h) The maximum number of employees is limited to (5)

persons plus the owner"

<b>33-389</b>	<b>R3-389</b>	Notwithstanding the provisions of Section 10.3(a) or any other provisions to the contrary, the land zoned R3-389 shall be subject to the regulations of the R3 Zone, except the following: a) The minimum Lot Frontage shall be 8.4m"
Con 1 Pt Lot 231 (Dundalk)		
<b>33-390</b>	<b>R3-390</b>	Notwithstanding the provisions of Section 10.3(a) and 10.3(b) or any other provisions to the contrary, the land zoned R3-390 shall be subject to the regulations of the R3 Zone, except the following: a) The minimum Lot Frontage shall be 8.5m" b) The Minimum Lot Area shall be 291 m <sup>2</sup>
Pt of lot 1 East of Doyle Plan 480 (Dundalk)		
<b>33-391</b>	<b>A1-391</b>	Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-391 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a metal workshop for fabricating, welding manufacture of small equipment and repair shop: a) The use shall remain secondary to the principle use of the property, being an agricultural use. b) The maximum combined size of the metal workshop, power room, office and lunch room shall be 345m <sup>2</sup> c) The maximum size of all outdoor storage shall be 592m <sup>2</sup> d) All outside storage shall be screened from view by way of fencing or landscaped buffer. e) The shop shall be setback a minimum of 175m from the front lot line along Southgate Road 22. f) The shop shall be setback a minimum of 300m from a side lot line. g) The maximum number of employees is limited to (5) persons plus the owner."
Con14 N Pt Lot 26 & N Pt Lot 27 (Proton)		
<b>33-392</b>	<b>A1-392</b>	Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-392 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a metal
Con 17 W Pt Lot 22 (Proton) 239		

workshop for fabricating, welding manufacture of small equipment and repair shop:

- a) The use shall remain secondary to the principle use of the property , being an agricultural use.
- b) The maximum combined size of the metal workshop, power room, office and lunch room shall be 642m<sup>2</sup>
- c) The maximum size of all outdoor storage shall be 186m<sup>2</sup>
- d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- e) The shop shall be setback a minimum of 51m from the front lot line along Southgate Road 24.
- f) The shop shall be setback a minimum of 23m from a side lot line.
- g) The maximum number of employees is limited to (5) persons plus the owner."

**33-393**

**A1-393**

Con 17  
E Pt Lot  
22,  
PT lot 23,  
Pt Rd  
allowance  
and Part 1  
of RP  
16R10520  
(Proton)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-393 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a metal workshop for fabricating, welding manufacture of small equipment and repair shop:

- a) The use shall remain secondary to the principle use of the property, being an agricultural use.
- b) The maximum combined size of the metal workshop, power room, office and lunch room shall be 725m<sup>2</sup>
- c) The maximum size of all outdoor storage shall be 186m<sup>2</sup>
- d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- e) The shop shall be setback a minimum of 132m from the front lot line along Southgate Road 24.
- f) The shop shall be setback a minimum of 135m from a side lot line.
- g) The maximum number of employees is limited to (5) persons plus the owner."

**33-394**

**A1-394**

Con 12  
N Pt Lot  
28  
and all of  
lot 29  
(Proton)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-394 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a woodworking shop:

- a) The use shall remain secondary to the principle use of the property, being an agricultural use.
- b) The maximum combined size of the woodworking shop, power room, office and lunch room shall be 704m<sup>2</sup>
- c) The maximum size of all outdoor storage shall be 320m<sup>2</sup>
- d) All outside storage shall be screened from view by way of fencing or landscaped buffer.

- e) The shop shall be setback a minimum of 71m from Southgate Side Road 194.
- f) The shop shall be setback a minimum of 118m from Grey Road 9.
- g) The maximum number of employees is limited to (5) persons plus the owner."

**33-395      A1-395**

Con 2  
SWTSR  
Lot 223 to  
224  
(Proton)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-395 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a metal workshop for fabricating, welding, manufacture of small equipment and repair shop:

- a) The use shall remain secondary to the principle use of the property , being an agricultural use.
- b) The maximum combined size of the metal workshop, power room, office and lunch room shall be 732m2.
- c) The maximum size of all outdoor storage shall be 500m2.
- d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- e) The shop shall be setback a minimum of 200m from the front lot line along Southgate Side Road 75/Ida Street.
- f) The shop shall be setback a minimum of 140m from a side lot line.
- g)The maximum number of employees is limited to (5) persons plus the owner."

**33-397      A1-397**

Con 3 Pt  
Lot 42  
(Egremon  
t)

Notwithstanding the provisions of Section 6.1 or any other provisions to the contrary, the land zoned A1-397 shall be subject to the regulations of the A1 zone, except the following:

- a) A school and associated playing fields and accessory structures shall be an additional permitted use.
- b) All structures shall be setback a minimum of 15m from the side lot lines.
- c) All structures shall be setback a minimum of 15m from the Property line fronting on Southgate Side Road 41

**33-398      A1-398**

Con 11 Pt  
Lot 18  
(Proton)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-398 shall be subject to the following

regulations in relation to an additional permitted use being a small scale industrial use. The small scale industrial use may include a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop, woodworking shop or other similar type use:

- a) The use shall remain secondary to the principle use of the property , being an agricultural use.
- b) The maximum combined size of the Industrial workshop, power room, office and lunch room shall be 750 m2
- c) The maximum size of all outdoor storage shall be 500m2
- d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- e) The shop shall be setback a minimum of 112m from the front lot line along Southgate Road 14.
- f) The shop shall be setback a minimum of 57m from the side lot line along Southgate Side Road 13.

**33-399**

Con 16 N  
Pt Lot 26  
(Proton)

**R6-399**

Notwithstanding the provisions of Section 13.1 or any other provisions to the contrary, the land zoned R6-399 shall be subject to the following regulations in relation to an additional permitted use of accessory apartment, referred to as the secondary unit, above a garage.

- a) The secondary unit shall remain secondary to the principle residence.
- b) In addition to the spaces for the principle residence, one parking space shall be made available for the secondary unit.
- c)The Secondary unit shall require a building permit
- d)The Secondary unit shall meet all current building code and fire code regulations as of the date of the building permit.
- e)The existing septic system information shall be submitted to and reviewed by the building department.

**33-400**

Plan 110  
Lot 23, 24  
Pt 25  
Main W  
(Egremon  
t)

**R5-400**

Notwithstanding the provisions of Section 12.2(a) & (b) or any other provisions to the contrary, the land zoned R5-400 shall be subject to the following regulations.

- a) The minimum lot frontage shall be 13.9m
- b) The minimum lot area shall be 890m2
- c) All other setbacks for the residence are recognized as existing setbacks as of the date of this bylaw. Any reduction to the front yard setback will require amendment to this by-law.

**33-401**

Plan 110  
Lot 23, 24  
Pt lot 25  
Main W  
(Egremon  
t)

**CF-401**

Notwithstanding the provisions of section 26.2(a),(b)& (e)or any other provisions to the contrary, the land zoned CF-401 shall be subject to the following regulations.

- a) The minimum lot frontage shall be 27m
- b) The minimum lot area shall be 1719m2
- c) The minimum side yard setback shall be 1.2m
- d) All other setbacks for the church are recognized as existing setbacks as of the date of this bylaw. Any reduction to the front yard setback will require amendment to this by-law.

**33-402**      **A1-402**      Notwithstanding the provisions of Section 6.0, 6.12 or any other provisions to the contrary, the land zoned A1-402 shall be subject to the following regulations in relation to an additional permitted use of a Home Industry in the existing buggy shed.

Cons 3  
and 4 Pt  
Lot 22  
(Proton)

a) The use shall remain secondary to the principle use of the property be a residential use, being an agricultural use.  
b) The home industry shall be located within the existing buggy shed and be a maximum of 90m<sup>2</sup>  
c) The home industry shall comply with the definition of home industry as defined in the comprehensive zoning bylaw 19-2002

**33-403**      **A1-403**      Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-403 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop:

Con 11  
Lot 32  
(Proton)

a) The use shall remain secondary to the principle use of the property, being an agricultural use.  
b) The maximum combined size of the metal workshop, power room and office shall be 311m<sup>2</sup>.  
c) The maximum size of all outdoor storage shall be 525m<sup>2</sup>.  
d) All outside storage shall be screened from view by way of fencing or landscaped buffer.  
e) The shop shall be setback a minimum of 150m from the front lot line along Southgate Road 14 in the existing shed.  
f) The shop shall be setback a minimum of 150m from the side lot line along Southgate Side Road 21.  
g) The maximum number of employees is limited to (5) persons plus the owner.

**33-404**      **A1-404**      Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-404 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a woodworking shop:

Con 9  
Lot 17  
(Proton)

a) The use shall remain secondary to the principle use of the property, being an agricultural use.  
b) The maximum combined size of the woodworking shop, power room and office shall be 515m<sup>2</sup>.  
c) The maximum size of all outdoor storage shall be 473m<sup>2</sup>.  
d) All outside storage shall be screened from view by way of fencing or landscaped buffer.  
e) The shop shall be setback a minimum of 53m from the side lot line along Southgate Sideroad 13.  
f) The shop shall be setback a minimum of 265m from the front lot line along Southgate Road 12.

g) The maximum number of employees is limited to (5) persons plus the owner.

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|---|----------------------|--|
| <p><b>33-405</b></p> <p>Con 2 Pt<br/>of lots 45<br/>and 46<br/>(Egremon<br/>t)</p>        | <p><b>A1-405</b></p> | <p>Notwithstanding the provisions of Section 6.2(b) or any other provisions to the contrary, the land zoned A1-405 shall be subject to the following regulations:</p> <p>a)The minimum lot frontage shall be 180m.",</p>   |
| <p><b>33-406</b></p> <p>Plan 480<br/>BLK T Lot<br/>19<br/>(Dundalk)</p>                   | <p><b>R3-406</b></p> | <p>Notwithstanding the provisions of Section 10.3(b) and (g) or any other provisions to the contrary, the land zoned R3-406 shall be subject to the regulations of the R3 Zone, except the following:</p> <p>a) The minimum Lot Area shall be 340m2</p> <p>b) The minimum Rear Yard shall be 0m2</p>   |
| <p><b>33-407</b></p> <p>Con 12<br/>Lot 36<br/>and Pt Lot<br/>37<br/>(Proton)</p>          | <p><b>A1-407</b></p> | <p>Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-407 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop:</p> <p>a) The use shall remain secondary to the principle use of the property, being an agricultural use.</p> <p>b) The maximum combined size of the metal workshop, power room and office shall be 706m2</p> <p>c) The maximum size of all outdoor storage shall be 500m2</p> <p>d) All outside storage shall be screened from view by way of fencing or landscaped buffer.</p> <p>e) The shop shall be setback a minimum of 70m from the front lot line along Grey Road 8</p> <p>f) The shop shall be setback a minimum of 200m from the side lot line along Grey Road 9.</p> <p>g) The maximum number of employees is limited to (5) persons plus the owner.</p> |
| <p><b>33-408</b></p> <p>Con 4<br/>SWTSR<br/>Lots 239<br/>and lot<br/>240<br/>(Proton)</p> | <p><b>A1-408</b></p> | <p>Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-408 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop:</p> <p>a) The use shall remain secondary to the principle use of the property, being an agricultural use.</p>   |

- b) The maximum combined size of the metal workshop, power room and office shall be 610m<sup>2</sup>
- c) The maximum size of all outdoor storage shall be 395m<sup>2</sup>
- d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- e) The shop shall be setback a minimum of 138m from the front lot line along Southgate Side Road 71
- f) The shop shall be setback a minimum of 72m from the side lot line.
- g) The maximum number of employees is limited to (5) persons plus the owner.

**33-409**      **R3-409**      Notwithstanding the provisions of Section 10.1, 10.3(a) or any other provisions to the contrary, the land zoned R3-409 shall be subject to the regulations of the R3 Zone, except the following:

Pt of lot  
228 Conc  
2,  
RP17R177  
2 Pt 1  
(Dundalk)

- a) The minimum Lot Frontage shall be 9.3m for each unit
- b) Two semi detached dwellings for a total of four units are permitted.

**33-410**      **A1-410**      Notwithstanding the provisions of Section 6.1 or any other provisions to the contrary, the land zoned A1—410 shall be subject to the regulations of the A1 Zone, except the following:

Pt Gore  
lot  
Con 16  
(Egremon  
t)

- a) One accessory apartment (secondary suite) is permitted above a garage.

**33-411**      **C2-411**      Notwithstanding the provisions of Section 16.2, and 16.3 c, d, e, & g, and 16.4 or any other provisions to the contrary, the land zoned C2-411 shall be subject to the following regulations. All other provisions of the by-law shall apply.

Pt lot 19,  
Block E  
Plan 480  
(Dundalk)

- a) In addition to the uses of the C2 zone the following additional uses shall be permitted: A Pharmacy and Drugstore, all medical, dentistry and therapeutic type uses including but not limited to, a medical clinic, medical centre, physio and massage therapy.
- b) The maximum lot coverage shall be 82%
- c) The minimum front yard setback shall be 1.6m.
- d) The minimum side yard setback shall be 1m
- e) The minimum rear yard setback shall be 1.4Sm
- f) The permitted uses are exempt from the requirements for parking and loading spaces.

**33-412**      **A1-412**      Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-412 shall be

Con 8 Pt  
Lot 37  
(Proton)

subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a metal workshop and plastic molding shop for fabricating, welding, manufacture of small equipment and parts and repair shop:

- a) The use shall remain secondary to the principle use of the property, being an agricultural use.
- b) The maximum combined size of the metal workshop, power room and office shall be 590m<sup>2</sup>,
- c) The maximum size of all outdoor storage shall be 500m<sup>2</sup>.
- d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- e) The shop shall be setback a minimum of 82m from the front lot line along Southgate Road 12
- f) The shop shall be setback a minimum of 70m from the westerly lot line
- g) The Shop shall be no closer than 190m from the Rural lot to the Southeast of the area zoned,
- h) The maximum number of employees is limited to (5) persons plus the owner.

**33-413**      **A1-413**

Con 9 lot  
21  
(Proton)

Notwithstanding the provisions of Section 5.2 (a), and (b) or any other provisions to the contrary, the land zoned A1-413 shall be subject to the following regulations and all other provisions of the by-law shall apply:

- a) The Minimum lot area shall be 36.75ha.
- b) The Minimum lot frontage shall be 194m.

**33-414**      **A1-414**

Con 9  
Lot 21  
(Proton)

Notwithstanding the provisions of Section 6.2(a) or any other provisions to the contrary, the land zoned A1-414 shall be subject to the following provisions and all other provisions of the bylaw shall apply:

- a) The Minimum lot area shall be 3.8ha."

**33-415**      **A1-415**

Con 17 Pt  
Lot 30  
and 31  
(Proton)

Notwithstanding the provisions of Section 5.2 (a), or any other provisions to the contrary, the land zoned A1-415 shall be subject to the following regulations and all other provisions of the by-law shall apply:

- a) The Minimum lot area shall be 24.0ha.

**33-416**      **A1-416**

Con 17 Pt  
Lot 30  
and 31  
(Proton)

Notwithstanding the provisions of Section 6.2(a) or any other provisions to the contrary, the land zoned A1-416 shall be subject to the following provisions and all other provisions of the bylaw shall apply:

- a) The Minimum lot area shall be 11ha.

**33-417**      **A1-417**

246

Notwithstanding the provisions of Section 6.2 (a)(b), or any  
Office Consolidation February 2026

Con 5 Pt  
Lot 8  
(Egremon  
t)

other provisions to the contrary, the land zoned A1-417 shall be subject to the following regulations and all other provisions of the by-law shall apply:  
a) The minimum lot area shall be 6.0ha.  
b) The minimum lot frontage shall be 177m "

**33-418**      **A1-418**

Con 5 Pt  
Lot 8  
(Egremon  
t)

Notwithstanding the provisions of Section 6.2(a)(b) or any other provisions to the contrary, the land zoned A1-418 shall be subject to the following provisions and all other provisions of the by-law shall apply:  
a) The minimum lot area shall be 4.5ha.  
b) The minimum lot frontage shall be 167m "

**33-419**      **A1-419**

Con 16 E  
Pt Lot 29  
(Proton)

Notwithstanding the provisions of Section 6,0 or any other provisions to the contrary, the land zoned A1-419 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop:  
a) The use shall remain secondary to the principle use of the property, being an agricultural use.  
b) The maximum combined size of the metal workshop, power room and office shall be 625m<sup>2</sup>.  
c) The maximum size of all outdoor storage shall be 525m<sup>2</sup>.  
d) All outside storage shall be screened from view by way of fencing or landscaped buffer.  
e) The shop shall be setback a minimum of 30m from the front lot line along Southgate Road 24.  
f) The shop shall be setback a minimum of 40m from either side lot line.  
g) The maximum number of employees is limited to (5) persons plus the owner."

**33-420**      **A1-420**

Con 18 Pt  
lots 13  
and 14  
(Proton)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-420 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a woodworking shop:  
a) The use shall remain secondary to the principle use of the property, being an agricultural use.  
b) The maximum combined size of the woodworking shop, office and existing power room shall be 418.5m<sup>2</sup>.  
c) The maximum size of all outdoor storage shall be 743.5m<sup>2</sup>  
d) All outside storage shall be screened from view by way of fencing or landscaped buffer.  
e) The shop shall be setback a minimum of 121m from the

front lot line along Southgate Road 26  
f) The shop shall be setback a minimum of 134m from either side lot line.  
g) The maximum number of employees is limited to (5) persons plus the owner."

**33-421**      **A1-421**      Notwithstanding the provisions of Section 6.2 (a), or any other provisions to the contrary, the land zoned A1-421 shall be subject to the following regulations and all other provisions of the by-law shall apply:  
a) The minimum lot area shall be 15.0ha.

Con 17 Pt  
Lot 9  
(Egremon  
t)

**33-422**      **A1-422**      Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-422 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a metal workshop for fabricating, welding, manufacture of small equipment and parts repair shop:  
a) The use shall remain secondary to the principle use of the property, being an agricultural use.  
b) The maximum combined size of the metal workshop, power room and office shall be 590m<sup>2</sup>.  
c) The maximum size of all outdoor storage shall be 500m<sup>2</sup>.  
d) All outside storage shall be screened from view by way of fencing or landscaped buffer.  
e) The shop shall be setback a minimum of 71m from the front lot line along Southgate Road 08.  
f) The shop shall be setback a minimum of 110m from either side lot line.  
g) The maximum number of employees is limited to (5) persons plus the owner.

Con 5 Lot  
25 & W Pt  
Lot 26  
(Proton)

**33-423**      **A1-423**      Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-423 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop:  
a) The use shall remain secondary to the principle use of the property, being an agricultural use.  
b) The maximum combined size of the metal workshop, power room and office shall be 694m<sup>2</sup>.  
c) The maximum size of all outdoor storage shall be

Con 12 Pt  
Lot 33  
(Proton)

528m2.

d) All outside storage shall be screened from view by way of fencing or landscaped buffer.

e) The shop shall be setback a minimum of 69m from the front lot line along Grey Road 9

f) The shop shall be setback a minimum of 20m from the westerly lot line

g) The maximum number of employees is limited to (5) persons plus the owner."

**33-424 C5-424**

Con 12 Pt  
Lot 18  
and Pt Lot  
19  
(Proton)

Notwithstanding the provisions of Section 19 or any other provisions to the contrary, the land zoned C5-424 shall be subject to the following regulations:

a) Permitted uses shall include a single detached dwelling, a yoga and meditation camp and uses buildings and structures associated with the permitted uses.

b) The total number of permanent structures shall not exceed 8 without amendment to this by-law.

c)The accessory structures may be permitted in a front yard.

d)A maximum of one trailer or tent may be erected on site without amendment to this bylaw.

e) All structures are to be a minimum of 15 m from any property line.",

**33-325 A1-425**

Con 3  
SWTSR  
Lot 195  
(Proton)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-425 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a metal working shop including machining, fabricating, welding and repair of parts and machinery:

a) The use shall remain secondary to the principle use of the property, being an agricultural use.

b) The maximum combined size of the metal working shop, power room and office shall be 705m2.

c) The maximum size of all outdoor storage shall be 540m2.

d) All outside storage shall be screened from view by way of fencing or landscaped buffer.

e) The shop shall be setback a minimum of 45m from the northern side lot line.

f) The shop shall be setback a minimum of 65m from the front lot line along Southgate Side Road 73.

g) The maximum number of employees is limited to (5) persons plus the owner."

**33-426 R2-426**

Plan 480  
BLK PLAN  
249

Notwithstanding the provisions of Section 9.2(e),(h) and (i) or any other provisions to the contrary, the land zoned R3—406 shall be subject to the regulations of the R3 Zone, except the following:

Lot 4 (Dundalk)	a) The minimum rear yard shall be 2m b) The minimum front yard shall be 2m c) The maximum height shall be 1 ½ stories or split level"
<b>33-427</b>  Plan 480 BLK PLAN Lot 4 (Dundalk)	<b>R2-427</b>  Notwithstanding the provisions of Section 9.2(g) or any other provisions to the contrary, the land zoned R2-427 shall be subject to the regulations of the R2 Zone, except the following: a) The minimum exterior side yard shall be 2m"
<b>33-428</b>  Lot 208 Con 2 SWTSR (Proton)	<b>A1-428</b>  Notwithstanding the provisions of Section 6.1 or any other provisions to the contrary, lands within the Agricultural (A1-428) Zone, shall permit in addition to the permitted uses of the "A1" zone, a Garden Suite. The following special regulations shall apply to the Garden Suite: a) A Garden Suite shall be permitted for a period not to exceed September 5th 2038. b) The garden suite may be permitted in the front yard provided it is setback a minimum of 300m from the front lot line.
<b>33-429-H</b>  Plan 480 BLK E, Pt Lots 19 to 21 (Dundalk)	<b>C2-429-H</b>  Notwithstanding the provisions of Section 5.7(a), 5.14, 16.2W, or any other provisions to the contrary, the land zoned C2-429-H shall be subject to the following regulations. All other provisions of the by-law shall apply. a) A second residential unit accessory to a commercial use shall be permitted. b) The required number of parking spaces shall be 7 c) No loading spaces will be required d) The holding symbol may be lifted provided the following conditions have been met. 1. A Site Plan Control Application is approved. 2. A complete change of use permit application is submitted to the Building department.
<b>33-430</b>  Con 4 Lots 223 & 224 (Proton)	<b>A1-430</b>  Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-430 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a metal working shop including fabricating, assembly and welding and repair of parts. a) The use shall remain secondary to the principle use of the property, being an agricultural use. b) The maximum combined size of the metal work shop, power room and office shall be 382m2. c) The maximum size of all outdoor storage shall be 528m2.

- d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- e) The shop shall be setback a minimum of 160m from the side lot line.
- f) The shop shall be setback a minimum of 86m from the front lot line along Southgate Side Road 71.
- g) The maximum number of employees is limited to (5) persons plus the owner."

**33-431      A1-431**

Con 1  
SWTSR  
Lot 206  
(Proton)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-431 shall be subject to the following regulations in relation to an additional permitted uses of a small scale industrial use, being a metal workshop or plastic shop for fabricating, welding, manufacture of small equipment and parts and repair shop:

- a) The use shall remain secondary to the principle use of the property, being an agricultural use.
- b) The metal and plastic shop shall be mutually exclusive and shall not be permitted while one or the other is in operation on the property.
- c) The maximum combined size of the metal workshop, power room, office and lunch room shall be 557.48m<sup>2</sup>.
- d) The maximum size of all outdoor storage shall be 692.5m<sup>2</sup>.
- e) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- f) The shop shall be setback a minimum of 89m from the front lot line along Provincial Highway 10.
- g) The shop shall be setback a minimum of 39m from the side lot lines.
- h) The maximum number of employees is limited to (5) persons plus the owner."

**33-432      A1-432**

Con 11  
Lot 26  
(Proton)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-432 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a woodworking shop.

- a) The use shall remain secondary to the principle use of the property, being an agricultural use.
- b) The maximum combined size of the woodwork shop, power room and office shall be 223m<sup>2</sup>.
- c) The maximum size of all outdoor storage shall be 837m<sup>2</sup>.
- d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- e) The shop shall be setback a minimum of 110.17m from the side lot line.
- f) The shop shall be setback a minimum of 72m from the front lot line along Southgate Road 14.

g) The maximum number of employees is limited to (5) persons plus the owner."

**33-433      A1-433**

Con 13 Pt  
Lot 25  
(Proton)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-433 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a precast concrete forming and welding shop with office and power room. The small scale dry industrial use may include but is not limited to, a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop, woodworking shop, concrete forming or other similar type uses: The use shall remain secondary to the principle use of the property, being and agricultural use.

a) The maximum size combined size of the Industrial workshop, power room, office and lunch room shall not exceed 650m<sup>2</sup>. b) All outside storage shall be screened from view by way of fencing or landscaped buffer. c) The maximum size of all outdoor storage shall be 4000m<sup>2</sup>. d) All outside storage shall be screened from view by way of fencing or landscaped buffer. e) The maximum number of employees is limited to (5) persons plus the owner."

**33-434      M1-434-H**

Con 2  
SWTSR Pt  
Lot 237  
(Proton)  
*Pt 1 and 2*  
*RP16R1095*

Notwithstanding the provisions of Section 22.1 and 22.2(i) or any other provisions to the contrary, the land zoned M1-434-H shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being an anaerobic digester and accessory uses :

a) The maximum height of a building shall be 13m.  
b) All outside storage shall be screened from view by way of fencing or landscaped buffer.  
c) The Holding symbol shall be removed once the following conditions have been met.  
i) A Site Plan Agreement has been entered into and registered on title.  
ii) A Development Agreement has been entered into and registered on title."

**33-435      A1-435**

Con 1  
SWTSR  
Pt lot 191,  
Pt lot 192  
and Pt lot  
193  
(Proton)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-435 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a woodworking shop.

a) The use shall remain secondary to the principle use of the property, being an agricultural use.  
b) The maximum combined size of the woodwork shop, power room and office shall be 750m<sup>2</sup>.  
c) The maximum size of all outdoor storage shall be 500m<sup>2</sup>.

- d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- e) The shop shall be setback a minimum of 35 m from the side lot line.
- f) The shop shall be setback a minimum of 200m from Highway 10 and 240m from the Artemesia Southgate Townline.

<p><b>33-436</b></p> <p>Con 10 Lot 23 and S Pt Lot 22 (Egremon t)</p>	<p><b>A1-436</b></p>	<p>Lands within the Agricultural (A1-436) zone, shall permit, in addition to the permitted uses of the "A1" zone, a garden suite. The following additional special provisions shall apply to the Garden Suite:</p> <ul style="list-style-type: none"> <li>(i) A "Garden Suite shall be permitted for a period not to exceed March 19, 2039;</li> <li>(ii) The Garden suite shall not be permitted in the front yard</li> <li>(iii) The Garden Suite shall be located within the farm cluster and be setback a minimum of 140m from any side lot line.</li> </ul>
<p><b>33-438</b></p> <p>Con 7 Pt Lot 18 and Pt lot 19 (Egremon t)</p>	<p><b>R6-438</b></p>	<p>Notwithstanding the provisions of Section 13.2, (a) and (b) and 13.6 or any other provisions to the contrary, the land zoned R6-438 shall be subject to the following additional regulations:</p> <ul style="list-style-type: none"> <li>a) The minimum lot frontage shall be 56m</li> <li>b) The minimum lot area shall be 2912m<sup>2</sup>,</li> <li>c) For the purposes of the creation of the new lot The MDS setback conflicts for this residential lot are existing and shall not apply. MDS will apply in all future situations.</li> <li>d) All other provisions of the by-law shall continue to apply"</li> </ul>
<p><b>33-439</b></p> <p>Con 16 N Pt Lot 27 (Proton)</p>	<p><b>A1-439</b></p>	<p>Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-439 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a Metal work and paint shop.</p> <ul style="list-style-type: none"> <li>a) The use shall remain secondary to the principle use of the property, being an agricultural use.</li> <li>b) The maximum combined size of the shop, power room and office shall be 506m<sup>2</sup>.</li> <li>c) The maximum size of all outdoor storage shall be 744m<sup>2</sup>.</li> <li>d) All outside storage shall be screened from view by way of fencing or landscaped buffer.</li> <li>e) The shop shall be setback a minimum of 107m from the side lot line and from Southgate Road 24 road allowance.</li> <li>f) The shop shall be setback a minimum of 142m from the Southgate Sideroad 19 Road allowance.</li> <li>g) The maximum number of employees is limited to (5) persons plus the owner."</li> </ul>
<p><b>33-440</b></p>	<p><b>C3-440-H</b></p>	<p>Notwithstanding the provisions of Section 17.2 or any other provisions to the contrary, the land zoned C3-440-H shall be</p>

Con 1  
SWTSR  
Pt Lot 232  
Pt 1 RP  
17R1932  
(Proton)

subject to the following regulations in relation to an additional permitted use of a Self Storage/mini Storage facility:  
a) An additional permitted use to the C3 zone shall include a Self Storage, and ministorage facility.  
b) No outdoor storage shall be permitted on the subject lands, and  
c) The use shall comply with all other provisions in the By-law, and  
d) The condition for the removal of the Holding symbol shall be upon the entering into and registration on title of a Site Plan Agreement for the facility.”

**33-441      A1-441**

Con 3  
Lots 35  
and 36 Pt  
of Lot 37  
(Proton)

Notwithstanding the provisions of Section 6.1(b), (c), (d),(e) or any other provisions to the contrary, the land zoned A1-441 shall be subject to the regulations of the A1 zone, except the following:  
a) A single detached dwelling, a bed and breakfast, a home industry and a home occupation shall be prohibited.

**33-442      R6-442**

Con 3  
Lots 35  
and 36 Pt  
of lot 37  
(Proton)

Notwithstanding the provisions of Section 13.2(b), (e) and (f) or any other provisions to the contrary, the land zoned R6—442 shall be subject to the regulations of the R6 Zone, except the following:  
a) The minimum Lot Frontage is 90m  
b) The minimum side yard is 2m  
c) The minimum rear yard is 5m

**33-444      C2-444**

Plan 480  
Block E,  
Lot 3  
(Dundalk)

Notwithstanding the provisions of Section 16.5 or any other provisions to the contrary, the land zoned C2-444 shall be subject to the following special regulations for accessory apartments.  
a) The maximum number of dwelling units lot shall be 3.  
b) The minimum Floor area for a 1 bedroom apartment shall be 580 ft<sup>2</sup>.  
c) The minimum number of parking spaces for the 3 residential units combined, shall be 4.

**33-445      A1-445**

Con 16 Pt  
Lot 11, Pt  
Lot 12  
(Proton)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-445 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a Metal work shop including welding, fabricating and assembly of parts.  
a) The use shall remain secondary to the principle use of the property, being an agricultural use.  
b) The maximum combined size of the Metalwork shop, power room and office shall be 606m<sup>2</sup>.  
c) The maximum size of all outdoor storage shall be 604m<sup>2</sup>.

- d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- e) The shop shall be setback a minimum of 43m from the side lot line.
- f) The shop shall be setback a minimum of 347m from the front lot line being Grey Road 14

**33-446**      **A1-446**      Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-446 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a Metal work shop including welding, fabricating and assembly of parts.

Con 2  
SWTSR Pt  
Lot 221,  
Pt Lot 222  
(Proton)

- a) The use shall remain secondary to the principle use of the property, being an agricultural use.
- b) The maximum combined size of the Metalwork shop, power room and office shall be 250m<sup>2</sup>.
- c) The maximum size of all outdoor storage shall be 670m<sup>2</sup>.
- d) All outside storage shall be screened from view by way of fencing or landscaped buffer.

**33-447**      **A1-447**      Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-447 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a Metal work shop including welding, fabricating and assembly of parts.

Con 10 Pt  
Lot 34,  
RP16R698  
9 PT 1  
(Proton)

- a) The use shall remain secondary to the principle use of the property, being an agricultural use.
- b) The maximum combined size of the Metalwork shop, power room and office shall be 633m<sup>2</sup>.
- c) The maximum size of all outdoor storage shall be 413m<sup>2</sup>.
- d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- e) The Front Yard setback for the shop shall be 112m.
- f) The side yard setback for the shop and storage area shall be 5m.

**33-448**      **A1-448**      Notwithstanding the provisions of Section 6.2(a), or any other provisions to the contrary, the land zoned A1-448 shall be subject to the regulations of the A1 zone, except the following:

Con 6 Lot  
28  
(Proton)

- a) The minimum lot area shall be 39.4 ha (97.5 acres)

**33-449**      **A1-449**      Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-449 shall be subject to the following regulations:

Con 7 Pt  
Lot 40  
(Proton)

- a) In addition to the A1 zone permitted uses the following uses shall be permitted.

- i) Metal Work Shop, including welding, fabricating and assembly of parts with and office and power room.
- b) The use shall remain secondary to the principle use of the property, being an agricultural use.
- c) The maximum combined size of the work shop building including power room and office shall be 500m<sup>2</sup>.
- d) The maximum size of all outdoor storage shall be 500m<sup>2</sup>.
- e) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- f) The shop shall be setback a minimum of 400m from the Front lot line being Southgate Road 10.
- g) The shop shall be setback a minimum of 175m from the west side lot line.

**33-450      A1-450**

Con 14  
Lot 25  
(Proton)

- Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-450 shall be subject to the following regulations:
- a) Additional permitted uses to the A1 zone include:
    - i.) A small scale industrial use, including a woodworking shop or metal working shop or a plastics recycling facility for grinding plastics, these uses include fabricating, welding and assembly of parts
  - b) The use shall remain secondary to the principle use of the property, being an agricultural use.
  - c) The maximum combined size of the workshop building including power room and office shall be 492m<sup>2</sup>.
  - d) The maximum size of all outdoor storage shall be 500m<sup>2</sup>.
  - e) All outside storage shall be screened from view by way of fencing or landscaped buffer.
  - f) The Woodworking, Plastics or Metal working uses shall be mutually exclusive. To clarify, only one use(Wood, Metal or Plastics) is permitted in the workshop at any given time.

**33-451      A1-451**

Con 2  
Lot 36  
(Proton)

- Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-451 shall be subject to the following regulations:
- a) In addition to the A1 zone permitted uses the following uses shall be permitted.
    - i) Woodworking Shop, with and office and power room.
  - b) The use shall remain secondary to the principle use of the property, being an agricultural use.
  - c) The maximum combined size of the work shop building including power room and office shall be 648m<sup>2</sup>.
  - d) The maximum size of all outdoor storage shall be 350m<sup>2</sup>.
  - e) All outside storage shall be screened from view by way of fencing or landscaped buffer.

- f) The shop shall be setback a minimum of 55m from the Front lot line being Southgate Road 04
- g) The shop shall be setback a minimum of 47 m from the westerly lot line.

**33-452      A2-452**

Con 2  
SWTSR,  
Pt Lot  
194,  
Lot 195  
(Proton)

Notwithstanding the provisions of Section 7.0 or any other provisions to the contrary, the land zoned A2-452 shall be subject to the following regulations:

- a) Additional permitted uses to the A2 zone include:
  - i) A small scale industrial use, including a woodworking shop or metal working shop or a plastics recycling facility for grinding plastics, these uses include fabricating, welding, powder coating and assembly of parts
  - b) The use shall remain secondary to the principle use of the property, being an agricultural use.
  - c) The maximum combined size of the workshop building including power room and office shall be 750m<sup>2</sup>.
  - d) The maximum size of all outdoor storage shall be 500m<sup>2</sup>.
  - e) All outside storage shall be screened from view by way of fencing or landscaped buffer.
  - f) The Woodworking, Plastics or Metal working uses shall be mutually exclusive. To clarify, only one use (Wood, Metal or Plastics) is permitted in the workshop at any given time.

**33-453      A1-453**

Con 16  
Lot 18  
(Proton)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-453 shall be subject to the following regulations:

- a) Additional permitted uses to the A1 zone include:
  - i) A small scale industrial use, including a woodworking shop or metal working shop or a plastics recycling facility for grinding plastics, these uses include fabricating, welding and assembly of parts
  - b) The use shall remain secondary to the principle use of the property, being an agricultural use.
  - c) The maximum combined size of the workshop building including power room and office shall be 750m<sup>2</sup>.
  - d) The maximum size of all outdoor storage shall be 500m<sup>2</sup>.
  - e) All outside storage shall be screened from view by way of fencing or landscaped buffer.
  - f) The Woodworking, Plastics or Metal working uses shall be mutually exclusive. To clarify, only one use(Wood, Metal or Plastics) is permitted in the workshop at any given time.
  - g) The workshop shall be set back a minimum of 27m from the Westerly lot line and 229m from the Northerly lot line.

**33-454**      **A1-454**      Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-454 shall be subject to the following regulations:  
Con 13  
Lot 35  
(Proton)  
a) Additional permitted uses to the A1 zone include:  
i) A small scale industrial use, including a woodworking shop or metal working shop or a plastics recycling facility for grinding plastics, these uses include fabricating, welding and assembly of parts  
b) The use shall remain secondary to the principle use of the property, being an agricultural use.  
c) The maximum combined size of the workshop building including power room and office shall be 745m<sup>2</sup>.  
d) The maximum size of all outdoor storage shall be 450m<sup>2</sup>.  
e) All outside storage shall be screened from view by way of fencing or landscaped buffer.  
f) The Woodworking, Plastics or Metal working uses shall be mutually exclusive. To clarify, only one use(Wood, Metal or Plastics) is permitted in the workshop at any given time.  
g) The workshop shall be set back a minimum of 120m from the Southerly lot line being grey road 9 and 118m from the westerly lot line.

**33-455**      **A1-455**      Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-455 shall be subject to the following regulations:  
Con 4 Pt  
Lot 39  
(Proton)  
a) Additional permitted uses to the A1 zone include:  
i) A small scale industrial use, including a woodworking shop or metal working shop or a plastics recycling facility for grinding plastics, these uses include fabricating, welding and assembly of parts.  
b) The use shall remain secondary to the principle use of the property, being an agricultural use.  
c) The maximum combined size of the workshop building including power room and office shall be 750m<sup>2</sup>.  
d) The maximum size of all outdoor storage shall be 500m<sup>2</sup>.  
e) All outside storage shall be screened from view by way of fencing or landscaped buffer.  
f) The Woodworking, Plastics or Metal working uses shall be mutually exclusive. To clarify, only one use(Wood, Metal or Plastics) is permitted in the workshop at any given time.  
g) The workshop shall be set back a minimum of 59m from the front lot line being Southgate Road 08 and a minimum of 150m from the residential lot directly east of the shop.

**33-456**      **A1-456**      Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-456 shall be subject to the following regulations:  
Con 8  
Lot 30  
(Proton)

- i. A small scale industrial use, including a woodworking shop or metal working shop or a plastics recycling facility for grinding plastics, these uses include fabricating, welding and assembly of parts
- b) The use shall remain secondary to the principle use of the property, being an agricultural use.
- c) The maximum combined size of the workshop building including power room and office shall be 650m<sup>2</sup>.
- d) The maximum size of all outdoor storage shall be 557m<sup>2</sup>.
- e) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- f) The Woodworking, Plastics or Metal working uses shall be mutually exclusive. To clarify, only one use (Wood, Metal or Plastics) is permitted in the workshop at any given time.
- g) The workshop shall be set back a minimum of 40m from the Front lot line being Southgate Road 12 and a minimum of 133m from the westerly lot line.

**33-457      R6-457**

Con 13, Pt  
Lot 6  
(Proton)

Notwithstanding the provisions of Section 13.0 or any other provisions to the contrary, the land zoned R6-457 shall be subject to the following regulations:

- a) The minimum lot frontage shall be 82m.
- b) All existing structures as of the date of passing of this by-law are recognized as legal non-complying

**33-458      A1-458**

Con 13, Pt  
Lot 6  
(Proton)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-458 shall be subject to the following regulations:

- a) Minimum lot area shall be 38ha
- b) A residential dwelling is prohibited.

**33-459      A1-459**

Con 11, S  
Pt Lot 23  
(Proton)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-459 shall be subject to the following regulations:

- a) Additional permitted uses to the A1 zone include:
  - i. A small scale industrial use, including a woodworking shop or metal working shop or a plastics recycling facility for grinding plastics, these uses include fabricating, welding and assembly of parts.
  - b) The use shall remain secondary to the principle use of the property, being an agricultural use.
  - c) The maximum combined size of the workshop building including power room and office shall be 670m<sup>2</sup>.

- d) The maximum size of all outdoor storage shall be 500m<sup>2</sup>.
- e) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- f) The Woodworking, Plastics or Metal working uses shall be mutually exclusive. To clarify, only one use (Wood, Metal or Plastics) is permitted in the workshop at any given time.
- g) The workshop shall be set back a minimum of 110m from the front lot line being Southgate Road 14 and a minimum of 78m from the easterly lot line.

**33-460      A1-460**

Con 6,  
Lot 34  
(Proton)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-460 shall be subject to the following regulations:

- a) Additional permitted uses to the A1 zone include:
  - i. A small scale industrial use, including a woodworking shop, metal working shop, a plastics recycling facility for grinding plastics and fabric upholstery, these uses include fabricating, welding and assembly of parts.
- b) The use shall remain secondary to the principle use of the property, being an agricultural use.
- c) The maximum combined size of the workshop building including power room and office shall be 465m<sup>2</sup>.
- d) The maximum size of all outdoor storage shall be 250m<sup>2</sup>.
- e) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- f) The Woodworking, Plastics, Upholstery or Metal working uses shall be mutually exclusive. To clarify, only one use is permitted in the workshop at any given time.
- g) The workshop shall be set back a minimum of 34m from the front lot line being Southgate Road 10 and a minimum of 106m from the side lot lines.

**33-461      A1-461**

Con 3,  
Lot 40  
(Proton)

Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-461 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use:

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) Maximum combined area of structures (shop, office and power room) shall be 750m<sup>2</sup>.
- c) Maximum outdoor storage shall be 500m<sup>2</sup>
- d) Outdoor storage shall be screened from view. A planting strip may be used as a screen. Alternative measures by way of a fence may be installed where tree planting is not appropriate.

<p><b>33-462</b></p> <p>Con 13, Lot 31 (Proton)</p>	<p><b>A1-462</b></p>	<p>Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-462 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use:</p> <p>a) A dry Industrial use workshop with an office and power room is a permitted use. The use shall remain secondary to the principal use of the property, being an agricultural use.</p> <p>b) Maximum area of workshop shall be 300m<sup>2</sup>. Any enlargement will require an amendment to this by-law.</p> <p>c) Maximum outdoor storage shall be 600m<sup>2</sup></p> <p>d) Outdoor storage shall be screened from view. A planting strip may be used as a screen. Alternative measures by way of a fence may be installed while the buffer strip grows in enough to provide an adequate visual barrier.</p>
<p><b>33-463</b></p> <p>Con7, Lot 19 (Proton)</p>	<p><b>A1-463</b></p>	<p>Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-463 shall be subject to the following regulations:</p> <p>a) The minimum lot area shall be 38.8 ha.</p>
<p><b>33-464</b></p> <p>Con 3 EGR Pt Lot 43 (Egremon t)</p>	<p><b>EP-464</b></p>	<p>Notwithstanding the provisions of section 29.2 or any provisions to the contrary. The following additional provision shall apply to the lands zoned (EP-464):</p> <p>a) A poultry barn may be erected in this zone with the approval of the Conservation Authority.</p>
<p><b>33-465</b></p>	<p><b>C1-465</b></p>	<p><i>See By-law 2020-104</i></p>
<p><b>33-467</b></p> <p>Con 8 Pt Lot 18 (Proton)</p>	<p><b>A1-467</b></p>	<p>Lands within the Agricultural (A-467) zone, shall permit, in addition to the permitted uses of the "A1" zone, a garden suite. The following additional special provisions shall apply to the Garden Suite:</p> <p>(i) "Garden Suite shall be permitted for a period not to exceed <b>November 18, 2040;</b></p> <p>(ii) The Garden suite shall not be permitted in the front yard</p> <p>(iii) The Garden Suite shall be located within the farm cluster and be setback a minimum of 40m from the front lot line being Southgate Road 12,</p> <p>(iv) The Garden Suite shall be setback a minimum of 15m from Southgate Sideroad 13."</p>

<p><b>33-468</b> Pt Lot 16 (Egremon t)</p>	<p><b>A1-468</b></p>	<p>Notwithstanding the provisions of Section 6.2 (a), or any other provisions to the contrary, the lands zoned A1-468 shall be used in accordance with the provisions of 6 excepting however that the 'minimum lot area' shall be 27.5 hectares.</p>
<p><b>33-469</b> Con 5, Lot 29 (Proton)</p>	<p><b>A1-469</b></p>	<p>Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-469 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use:</p> <ul style="list-style-type: none"> <li>a) The use shall remain secondary to the principal use of the property, being an agricultural use.</li> <li>b) The industrial use may include woodworking, metal working, plastics, powder coating and other similar type uses.</li> <li>c) Maximum combined area of industrial use structures shall be up to 750m<sup>2</sup>.</li> <li>d) Maximum outdoor storage shall be 500m<sup>2</sup></li> <li>e) Outdoor storage shall be screened from view. A planting strip may be used as a screen. Alternative measures by way of a fence may be installed while the buffer strip grows in enough to provide an adequate visual barrier.</li> </ul>
<p><b>33-470</b> Con 19, Lot 12 (Proton)</p>	<p><b>A1-470</b></p>	<p>Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-470 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use:</p> <ul style="list-style-type: none"> <li>a) The use shall remain secondary to the principal use of the property, being an agricultural use.</li> <li>b) The industrial use may include woodworking, metal working, plastics, powder coating and other similar type uses.</li> <li>c) Maximum combined area of industrial use structures shall be up to 750m<sup>2</sup>.</li> <li>d) Maximum outdoor storage shall be 500m<sup>2</sup></li> <li>e) Outdoor storage shall be screened from view. A planting strip may be used as a screen. Alternative measures by way of a fence may be installed while the buffer strip grows in enough to provide an adequate visual barrier.</li> </ul>
<p><b>33-471</b> Con 15, Pt Lot 16 and all of lot 17 (Proton)</p>	<p><b>R6-471</b></p>	<p>Notwithstanding the provisions of Section 13.2 (b), or any other provisions to the contrary, the lands zoned R6-471 shall be subject to the following additional regulations:</p> <ul style="list-style-type: none"> <li>a) The minimum lot frontage shall be 90 meters.</li> </ul>

**33-473**      **A1-473**      Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-473 shall be subject to the following regulations in relation to an additional permitted use being, a Agricultural Related use:

Con 3  
EGR, Pt  
Lot 51  
(Egremon  
t)

a)      The farm equipment repair shop shall remain secondary to the principal use of the property, being an agricultural use.  
b)      The repair shop may include repair of all types of farm equipment and includes retail sale of parts and maintenance products.  
c)      Maximum combined area of the structures related to the repair shop shall be up to 750m<sup>2</sup>.  
d)      Maximum outdoor storage shall be no larger than 500m<sup>2</sup>  
e)      Outdoor storage shall be screened from view. A planting strip may be used as a screen. Alternative measures by way of a fence may be installed while the buffer strip grows in enough to provide an adequate visual barrier.

**33-474**      **A1-474**      Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-474 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use:

Con 3  
SWSTR  
Lot 203  
and Pt Lot  
204  
(Proton)

a)      The use shall remain secondary to the principal use of the property, being an agricultural use.  
b)      The industrial use may include woodworking, metal working, plastics, powder coating and other similar type uses.  
c)      Maximum combined area of industrial use structures shall be up to 750m<sup>2</sup>.  
d)      Maximum outdoor storage shall be 500m<sup>2</sup>  
e)      Outdoor storage shall be screened from view. A planting strip may be used as a screen. Alternative measures by way of a fence may be installed while the buffer strip grows in enough to provide an adequate visual barrier.

**33-475**      **A1-475**      Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-475 shall be subject to the following regulations:

Con 2 Lot  
16  
(Proton)

a)      Additional permitted uses to the A1 zone include:  
i.      A small scale dry industrial use, including but not limited to a woodworking shop, metal working shop, paint shop, a plastics recycling facility for grinding plastics, fabric upholstery, these uses include fabricating, welding and assembly of parts.

- b) The use shall remain secondary to the principle use of the property, being an agricultural use.
- c) The maximum combined size of the workshop building including power room and office shall be 750m<sup>2</sup>.
- d) The maximum size of all outdoor storage shall be 500m<sup>2</sup>.
- e) Where more storage is required and the structures in clause c) have not used the maximum allowed the outside storage may be increased provided the maximum combined size of structures in clause C and the outside storage does not exceed 1250m<sup>2</sup>. This may occur without amendment to this by-law.
- f) Outside storage may be covered and enclosed provided it is only used for storage.
- g) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- h) The workshop shall be set back a minimum of 18m from the front lot line being Southgate Road 04 and a minimum of 90m from the easterly side lot line.

<p><b>33-476</b> Con 2 Lot 16 (Proton)</p>	<p><b>A1-476</b></p>	<p>Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-476 shall be subject to the following regulations:</p> <ul style="list-style-type: none"> <li>a) The minimum lot area shall be 20ha.</li> </ul>
<p><b>33-477</b> Con 3 EGR, Pot Lot 36 (Egremon t)</p>	<p><b>A1-477</b></p>	<p>Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, lands within the Agricultural (A1-477) Zone, shall be subject to the following zone provisions:</p> <p>Minimum Lot Area            36 ha.</p>
<p><b>33-478</b> Con 3 EGR t Lot 36 (Egremon t)</p>	<p><b>CF-478</b></p>	<p>Lands within the Community Facility exception zone (CF-478) shall be subject to the following additional regulations.</p> <p>The lands shall be considered as a Type A land use for the purposes of MDS.</p>
<p><b>33-479</b> Con 2 Lot 17 (Proton)</p>	<p><b>A1-479</b></p>	<p>Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-479 shall be subject to the following regulations in relation to an additional permitted use being a small scale industrial use. The small scale industrial use may include a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop, woodworking shop or other similar type use:</p>

- a) The use shall remain secondary to the principle use of the property , being an agricultural use.
- b) The maximum combined size of the Industrial workshop, power room, office and lunch room shall be 520 m2
- c) The maximum size of all outdoor storage shall be 730m2
- d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- e) The shop shall be setback a minimum of 66m from the east lot line along Southgate Sideroad 13.
- f) The shop shall be setback a minimum of 470m from the Southern lot line being the rear lot line.

**33-480**  
Con 4  
SWSTR  
Lots 231  
to 233  
(Proton)

**A1-480**

Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-480 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use:

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) The industrial use may include woodworking, metal working, plastics, powder coating and other similar type uses.
- c) Maximum combined area of industrial use structures shall be up to 750m<sup>2</sup>.
- d) Maximum outdoor storage shall be 500m<sup>2</sup> except where the structure size is less than 750m<sup>2</sup> the outdoor storage may be increased. The maximum combined structure and outdoor storage area shall not exceed 1250m<sup>2</sup>.
- e) Outdoor storage shall be screened from view. A planting strip may be used as a screen. Alternative measures by way of a fence may be installed while the buffer strip grows in enough to provide an adequate visual barrier.

**33-481**  
Con 2 Lot  
23  
(Proton)

**A1-481**

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-481 shall be subject to the following

regulations in relation to an additional permitted use being a small scale industrial use. The small scale industrial use may include a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop, woodworking shop or other similar type use:

- a) The use shall remain secondary to the principle use of the property , being an agricultural use.
- b) The maximum combined size of the Industrial workshop, power room, office and lunch room shall be 750 m2
- c) The maximum size of all outdoor storage shall be 500m2 . If the size limits in clause b above have not been reached, the outdoor storage area may be expanded provided the combined

structure size in clause b and the outdoor storage do not exceed 1250m<sup>2</sup>.

d) All outside storage shall be screened from view by way of fencing or landscaped buffer.

e) The shop shall be setback a minimum of 120m from the west lot line along Southgate Sideroad 15.

**33-482**  
Con 15  
Lot 29 W  
Pt 30  
(Proton)

**R6-482**

Notwithstanding the provisions of Section 13.2(b), (e) or any other provisions to the contrary, the land zoned R6—482 shall be subject to the regulations of the R6 Zone, except the following:

- a) The minimum Lot Frontage is 80m
- b) The minimum side yard is 3m

**33-483**  
Con 15  
Lot 29 W  
Pt 30  
(Proton)

**A1-483**

Notwithstanding the provisions of Section 6.1(b), (c), (d),(e) or any other provisions to the contrary, the land zoned A1-483 shall be subject to the regulations of the A1 zone, except the following:

- a) A single detached dwelling, a bed and breakfast, a home industry and a home occupation shall be prohibited.

**33-484**  
Con 10  
Lot 32  
(Proton)

**A1-484**

Notwithstanding the provisions of Section 6.1(b), (c), (d),(e) or any other provisions to the contrary, the land zoned A1-484 shall be subject to the regulations of the A1 zone, except the following:

- a) A single detached dwelling, a bed and breakfast, a home industry and a home occupation shall be prohibited.

**33-485**  
Con 10,  
lot 32  
(Proton)

**R6-485**

Notwithstanding the provisions of Section 13.2(b), (e) or any other provisions to the contrary, the land zoned R6—485 shall be subject to the regulations of the R6 Zone, except the following:

- a) The minimum Lot Frontage is 90m

**33-486**  
Con 11,  
Lot 36 &  
Pt Lot 37  
(Proton)

**R6-486**

Notwithstanding the provisions of Section 13.2(b), (e) or any other provisions to the contrary, the land zoned R6—486 shall be subject to the regulations of the R6 Zone, except the following:

- a) The minimum Lot Frontage is 90m

**33-487**  
Con 11,  
Lot 36 &

**A1-487**

Notwithstanding the provisions of Section 6.1(b), (c), (d),(e) or any other provisions to the contrary, the land zoned A1-487 shall be subject to the regulations of the A1 zone, except the following:

Pt Lot 37 (Proton)	a) A single detached dwelling, a bed and breakfast, a home industry and a home occupation shall be prohibited.
<b>33-488</b> Pt Lot 16 Con 17 (Egremon t)	<b>R5-488</b>  Notwithstanding the provisions of Section 72 or any other provisions to the contrary, the land zoned R5-488 shall be subject to the regulations of the R5 Zone, except the following:  a) One accessory apartment (secondary suite) is permitted attached to the house.
<b>33-489</b> Con 3 Lot 191 and 192 (Proton)	<b>A1-489</b>  Notwithstanding the provisions of Sections 6.0 and 7.0 or any other provisions to the contrary, the land zoned A2-489 shall be subject to the following regulations in relation to an additional permitted use being a small scale industrial use.  a) The small scale dry industrial use may include but is not limited to, a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop, woodworking shop or other similar type uses: b) The use shall remain secondary to the principle use of the property, being an agricultural use. c) The maximum combined size of the Industrial workshop, power room, office and lunch room shall not exceed 750 m <sup>2</sup> d) The maximum size of all outdoor storage shall be 500m <sup>2</sup> . If the size limits in clause b above have not been reached, the outdoor storage area may be expanded provided the combined structure size in clause b and the outdoor storage area do not exceed 1,250m <sup>2</sup> . e) All outside storage shall be screened from view by way of fencing or landscaped buffer. f) The shop shall be setback a minimum of 104m from the northeast lot line along Southgate Sideroad 73.
<b>33-490</b> Con 2, Lot 48 (Egremon t)	<b>A1-490</b>  Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-490 shall be subject to the following regulations in relation to an additional permitted use being a small scale industrial use. a) The small scale dry industrial use may include but is not limited to, a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop, woodworking shop or other similar type uses: b) The use shall remain secondary to the principle use of the property, being an agricultural use. c) The maximum combined size of the Industrial workshop, power room, office and lunch room shall not exceed 750m <sup>2</sup>

- d) The maximum size of all outdoor storage shall be 500m<sup>2</sup>. If the size limits in clause b above have not been reached, the outdoor storage area may be expanded provided the combined structure size in clause b and the outdoor storage area do not exceed 1250m<sup>2</sup>.
- e) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- f) The shop shall be setback a minimum of 107m from the East lot line along Grey Road 109.
- g) The shop shall be setback a minimum of 80m from a side lot line.

**33-491**  
Con 7 Lot  
24  
(Egremon  
t)

**C4-491**

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned C4-491 shall be subject to the following regulations in relation to an additional permitted use being a small scale commercial use being a butcher shop:

- a) A butcher shop shall be a permitted use. No killing of livestock shall be permitted without amendment to this bylaw.
- b) The maximum size of the shop shall be 750 m<sup>2</sup>
- c) The maximum size of all outdoor storage shall be 500m<sup>2</sup>
- d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- e) The shop shall be setback a minimum of 91m from the front lot line along Southgate Road 08.
- f) The shop shall be setback a minimum of 150m from

**33-492**  
Con 16, Pt  
Lot 28, Pt  
Lot 29  
(Proton)

**A1-492**

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-492 shall be subject to the following regulations in relation to an additional permitted use being a small scale dry industrial use.

- a) The small scale dry industrial use may include but is not limited to, a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop, woodworking shop or other similar type uses:
- b) The use shall remain secondary to the principle use of the property, being an agricultural use.
- c) The maximum combined size of the Industrial workshop, power room, office and lunch room shall not exceed 750 m<sup>2</sup>
- d) The maximum size of all outdoor storage shall be 500m<sup>2</sup>. If the size limits in clause b above have not been reached, the outdoor storage area may be expanded provided the combined structure size in clause b and the outdoor storage area do not exceed 1250m<sup>2</sup>.
- e) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- f) The shop shall be setback a minimum of 270m from the front lot line along Southgate Road 24.

g) The shop shall be setback a minimum of 114m from the east side lot line and 332m from the west side lot line.

**33-493**  
Con 1  
SWTSR,  
Lot 194  
(Proton)

**A1-493**

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-493 shall be subject to the following regulations in relation to an additional permitted use being a small scale dry industrial use.

a) The small scale dry industrial use may include but is not limited to, a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop, woodworking shop or other similar type uses:

b) The use shall remain secondary to the principle use of the property, being an agricultural use.

c) The maximum combined size of the Industrial workshop, power room, office and lunch room shall not exceed 750 m<sup>2</sup>

d) The maximum size of all outdoor storage shall be 500m<sup>2</sup>. If the size limits in clause c above have not been reached, the outdoor storage area may be expanded provided the combined structure size in clause b and the outdoor storage area do not exceed 1250m<sup>2</sup>.

e) All outside storage shall be screened from view by way of fencing or landscaped buffer. Outside storage may be enclosed provided it does not exceed size requirements and is only used for storage.

f) The shop shall be setback a minimum of 15m from the front lot line along Highway 10.

g) The shop shall be setback a minimum of 130m from the North side lot line and 15m from the South side lot line.

**33-494**  
Con 10,  
Lot 27  
(Proton)

**A1-494**

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-494 shall be subject to the following regulations in relation to an additional permitted use being a small scale dry industrial use.

a) The small scale dry industrial use may include but is not limited to, a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop, woodworking shop or other similar type uses:

b) The use shall remain secondary to the principle use of the property, being an agricultural use.

c) The maximum combined size of the Industrial workshop, power room, office and lunch room shall not exceed 750m<sup>2</sup>

- d) The maximum size of all outdoor storage shall be 500m<sup>2</sup>. If the size limits in clause b above have not been reached, the outdoor storage area may be expanded provided the combined structure size in clause b and the outdoor storage area do not exceed 1250m<sup>2</sup>.
- e) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- f) The shop shall be setback a minimum of 137m from the front lot line along Southgate Road 14.
- g) The shop shall be setback a minimum of 111m from the west side lot line and 202m from the east side lot line.

**33-495**  
Con 6 Pt  
Lot 23  
(Proton)

**A1-495**

Lands within the Agricultural (A1-495) zone, shall permit, in addition to the permitted uses of the "A1" zone, a garden suite. The following additional special provisions shall apply to the Garden Suite:

- (i) A "Garden Suite shall be permitted for a period not to exceed **October 6, 2041**;
- (ii) The Garden suite shall not be permitted in the front yard
- (iii) The Garden Suite shall be located a minimum of 3m from the rear lot line,
- (iv) The Garden Suite shall be setback a minimum of 10m from Southgate Road 10."

**33-496**  
Con 9, Lot  
37  
(Proton)

**A1-496**

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-496 shall be subject to the following regulations in relation to an additional permitted use being a small scale dry industrial use.

- a) The small scale dry industrial use may include but is not limited to, a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop, woodworking shop or other similar type uses:
- b) The use shall remain secondary to the principle use of the property, being an agricultural use.
- c) The maximum combined size of the Industrial workshop, power room, office and lunch room shall not exceed 750 m<sup>2</sup>
- d) The maximum size of all outdoor storage shall be 500m<sup>2</sup>. If the size limits in clause c above have not been reached, the outdoor storage area may be expanded provided the combined structure size in clause b and the outdoor storage area do not exceed 1250m<sup>2</sup>.
- e) All outside storage shall be screened from view by way of fencing or landscaped buffer. Outside storage may be enclosed provided it does not exceed size requirements and is only used for storage.

**33-497**      **R5-497-H**      Notwithstanding the provisions of Sections 12 or any other provisions to the contrary, the land zoned R5-497-H shall be subject to the following regulations.  
Con 21, Pt  
Lots 2,3 &  
4  
(Egremon  
t)  
a) The minimum frontage shall be 20m.  
b) The following uses are prohibited: Short Term Accommodation rentals, Bed and Breakfasts and Air BnB's. Short term accommodation is defined as a rental of any residential unit for a period of less than 30 days.  
c) Secondary suite units will only be permitted where it has been demonstrated that the additional private servicing can be accommodated without negatively impacting neighbouring wells and the environment.  
d) All lighting shall be dark sky compliant and be directed downward and internal to the site to avoid light trespass.  
e) The Holding Symbol (H) shall be removed following registration of a subdivision agreement and application to remove the hold has been received."

**33-498**      **R5-498-H**      Notwithstanding the provision of Section 12 or any other provisions to the contrary, the lands zone R5-498-H shall be subject to the following regulations.  
Con 21 Pt  
Lots 2,3&  
4  
(Egremon  
t)  
a) The following uses are prohibited: Short Term Accommodation rentals, Bed and Breakfasts and Air BnB's. Short term accommodation is defined as a rental of any residential unit for a period of less than 30 days.  
b) Secondary suite units will only be permitted where it has been demonstrated that the additional private servicing can be accommodated without negatively impacting neighbouring wells and the environment.  
c) All lighting shall be dark sky compliant and be directed downward and internal to the site to avoid light trespass.  
d) The Holding Symbol (H) shall be removed following registration of a subdivision agreement and application to remove the hold has been received."

**33-499**      **A1-499**      Lands within the Agricultural (A1-499) zone, shall permit, in addition to the permitted uses of the "A1" zone, a garden suite. The following additional special provisions shall apply to the Garden Suite:  
Con 15 W  
Pt Lot 23  
(Proton)  
(i) A Garden Suite shall be permitted for a period not to exceed October 6, 2041;  
(ii) The existing cottage shall be considered the Garden suite and shall be located in the rear or side yard only of the new principle residence.  
(iii) The new residence shall be located a max of 30m from the existing cottage, which is to be deemed a garden suite for the purposes of this by-law,

(iv) The new residence shall be setback a minimum of 608m from Grey Road 9;

**33-500 C2-500**

That in addition to the provisions of Section 16, the following additional provisions shall apply on lands zoned C2-500

- a) A community health center which included medical officers and other supportive and ancillary uses
- b) A residential hospice
- c) The minimum front yard setback shall be 5m
- d) The minimum interior side setback shall be 2.5m
- e) The minimum exterior side setback shall be 3m
- f) The required parking for the permitted uses within this zone shall be 80 spaces. A loading space is not required
- g) Accessory structures shall be permitted 1.5m from the rear lot line

**33-501 A1-501**  
Con 17,  
Lot 28  
(Proton)

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-501 shall be subject to the following regulations in relation to an additional permitted use being a small scale industrial use.

- a) The small scale dry industrial use may include but is not limited to, a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop, woodworking shop or other similar type uses:
- b) The use shall remain secondary to the principle use of the property, being an agricultural use.
- c) The maximum combined size of the Industrial workshop, power room, office and lunch room shall not exceed 750m<sup>2</sup>
- d) The maximum size of all outdoor storage shall be 500m<sup>2</sup>. If the size limits in clause c) above have not been reached, the outdoor storage area may be expanded provided the combined structure size in clause b and the outdoor storage area do not exceed 1250m<sup>2</sup>.
- e) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- f) The shop shall be setback a minimum of 80m from the front lot.
- g) The shop shall be setback a minimum of 3m from a side lot line.

**33-502 EP-502-H**  
Con 21 Pt  
Lots 2, 3  
& 4  
(Egremon  
t)

Notwithstanding the provision of Section 29 or any other provisions to the contrary, the lands zone EP-502-H shall be subject to the following additional regulations.

- a) The lands and all uses including residential and accessory uses shall be under site plan control.

- b) Small accessory structures may be permitted subject to the site plan control process where it has been demonstrated that the structures, and site plan adhere to the recommendations of the visual impact study , Environmental Impact Study and Environmental Management Plans that are outlined in the subdivision agreement which is registered on title.
- c) The Holding Symbol (H) shall be removed following registration of a subdivision agreement and application to remove the hold has been received.

**33-503 OS-503**  
 Con 21 Pt  
 Lots 2, 3  
 & 4  
 (Egremon  
 t)

Notwithstanding the provision of Section 27 or any other provisions to the contrary, the lands zone OS-503 shall be subject to the following additional regulations.

- a) No overnight accommodation shall be permitted within the OS- 503 zone.
- b) All toilets and restroom facilities shall be temporary in nature and are not permitted year round.
- c) All existing structures as of the date of this bylaw shall be legal and deemed to comply with the provisions of this bylaw.
- d) All lighting shall be dark sky compliant and be directed downward and internal to the site to avoid light trespass

**33-504 A2-504**  
 Con 1, EPT  
 DIV 3 Lot 3  
 (Egremont)

Notwithstanding the provisions of Sections 6.0 and 7.0 or any other provisions to the contrary, the land zoned A2-504 and shown on Schedule 1, shall be subject to the following provisions.

- a) Minimum lot area 7.689ha (19 acres)

**33-505 A1-505**  
 Con 19, Lot  
 24 & Lot  
 25  
 (Egremont)

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-505 shall permit, in addition to the permitted uses of the "A1" zone, a garden suite. The following additional special provisions shall apply to the zone and Garden Suite:

- i) A "garden Suite shall be permitted for a period not to exceed **November 17, 2041** unless a by-law is passed extending the time period.
- ii) The Garden suite shall not be permitted in the front yard.
- iii) The garden suite shall be located within 30m of the existing farm building cluster.

**33-506 A1-506**  
 Con 2, Pt

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-506 shall be subject

Lot 16  
(Proton)

to the following regulations in relation to an additional permitted use being a small scale industrial use.

- a) The small scale dry industrial use may include but is not limited to, a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop, woodworking shop or other similar type uses:
- b) The use shall remain secondary to the principle use of the property, being an agricultural use.
- c) The maximum combined size of the Industrial workshop, power room, office and lunch room shall not exceed 750 m<sup>2</sup>
- d) The maximum size of all outdoor storage shall be 500m<sup>2</sup>. If the size limits in clause c) above have not been reached, the outdoor storage area may be expanded provided the combined structure size in clause c and the outdoor storage area do not exceed 1250m<sup>2</sup>.
- e) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- f) The shop shall be setback a minimum of 33m from the front lot line.
- g) The shop shall be setback a minimum of 7m from the west side lot line and 120m from the east side lot line.

**33-507 R5-507**  
Con18,  
SPT Lot 16  
(Egremont  
)

Notwithstanding the provisions of Sections 12 or any other provisions to the contrary, the land zoned R5-507 and shown on Schedule 1, shall be subject to the following provisions.

- a) Minimum lot area 1400m<sup>2</sup>

**33-508 A1-508**  
Con 15,  
Lot 5  
(Proton)

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-508 shall be subject to the following regulations in relation to an additional permitted use being a small scale industrial use.

- a) The small scale dry industrial use may include-but is not limited to, a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop, woodworking shop or other similar type uses:
- b) The use shall remain secondary to the principle use of the property, being an agricultural use.
- c) The maximum combined size of the Industrial workshop, power room, office and lunch room shall not exceed 750m<sup>2</sup>
- d) The maximum size of all outdoor storage shall be 500m<sup>2</sup>. If the size limits in clause c) above have not been reached, the outdoor storage area may be expanded provided the combined structure size and the outdoor storage area do not exceed 1250m<sup>2</sup>.
- e) All outside storage shall be screened from view by way

- of fencing or landscaped buffer,
- f) The shop shall be setback a minimum of 33m from the front lot line.
- g) The shop shall be setback a minimum of 29m from a side lot line.

**33-509**  
Con 13, E  
Pt Lot 10  
(Proton)

**A2-509**

- Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A2-509 shall be subject to the following regulations in relation to an additional permitted use being a small scale industrial use.
- a) The small scale dry industrial use may include but is not limited to, a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop, woodworking shop or other similar type uses:
  - b) The use shall remain secondary to the principle use of the property, being an agricultural use.
  - c) The maximum combined size of the Industrial workshop, power room, office and lunch room shall not exceed 750m<sup>2</sup>
  - d) The maximum size of all outdoor storage shall be 500m<sup>2</sup>. If the size limits in clause c) above have not been reached, the outdoor storage area may be expanded provided the combined structure size and the outdoor storage area do not exceed 1250m<sup>2</sup>.
  - e) All outside storage shall be screened from view by way of fencing or landscaped buffer,
  - f) The shop shall be setback a minimum of 37m from the front lot line.
  - g) The shop shall be setback a minimum of 42m from a side lot line.

**33-510**    **R1-510-H**

- Notwithstanding the provisions of Section 8.1, or any other provisions to the contrary, a stormwater management facility may be a permitted use in addition to other uses permitted in an R1 zone. Notwithstanding the provisions of Section 8.2 (d), (e), (g), or any other provisions to the contrary, the land zoned R1-510 shall be subject to the following regulations:
- d) Maximum Lot Coverage
    - Interior Lot: 45%
    - Corner Lot: 45%
  - e) Minimum Front Yard
    - Interior Lot: 6.0 m (20ft)
    - Corner Lot: 6.0 m (20f)
  - g) Minimum Exterior Side Yard
    - Corner Lot: 4.0 m (13ft)
  - k) Maximum Drive Way Width

- 50% of the front yard be permitted to be used as a driveway

Removal of the Holding (H) Symbol, in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, as amended, shall be conditional upon the execution of a Subdivision Agreement and confirmation by the Township that water and sewer services are available by way of the passage of a water and sewer allocation by-law.

**33-511 R1-511-H** Notwithstanding the provisions of Section 8.2 (b), (c), (d), (e), (f), (g), (h) or any other provisions to the contrary, the land zoned R1-511 shall be subject to the following regulations:

b) Minimum Lot Frontage

- Interior Lot: 10 m. (33 ft.)
- Corner Lot: 13 m. (43 ft.)

c) Minimum Lot Area

- Interior Lot: 300 m<sup>2</sup> (3229 ft<sup>2</sup>)

d) Maximum Lot Coverage

- Interior Lot: 45%
- Corner Lot: 45%

e) Minimum Front Yard

- Interior Lot: 6 m. (20 ft.)
- Corner Lot: 6 m. (20 ft.)

f) Minimum Interior Side Yard

- Interior Lot: 1.2 m. (4 ft.)
- Corner Lot: 1.2 m. (4 ft.)

g) Minimum Exterior Side Yard

- Corner Lot: 3.5 m. (11.5 ft.)

h) Minimum Rear Yard

- Interior Lot: 7 m. (23 ft.)
- Corner Lot: 7 m. (23 ft.)

k) Maximum Driveway Width

- 50% of the front yard be permitted to be used as a driveway.

Removal of the Holding (H) Symbol, in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, as amended, shall be conditional upon the execution of a Subdivision Agreement and confirmation by the Township that water and sewer services are available by way of the passage of a water and sewer allocation by-law.

**33-512 R1-512-H** Notwithstanding the provisions of Section 8.2 (b), (c), (d), (e), (f), (g), (h) or any other provisions to the contrary, the

land zoned R1-512 shall be subject to the following regulations:

- b) Minimum Lot Frontage
  - Interior Lot: 10 m. (33 ft.)
  - Corner Lot: 13 m. (43 ft.)
- c) Minimum Lot Area
  - Interior Lot: 300 m<sup>2</sup> (3229 ft<sup>2</sup>)
- d) Maximum Lot Coverage
  - Interior Lot: 45%
  - Corner Lot: 45%
- e) Minimum Front Yard
  - Interior Lot: 6 m. (20 ft.)
  - Corner Lot: 6 m. (20 ft.)
- f) Minimum Interior Side Yard
  - Interior Lot: 1.2 m. (4 ft.)
  - Corner Lot: 1.2 m. (4 ft.)
- g) Minimum Exterior Side Yard
  - Corner Lot: 3.5 m. (11.5 ft.)
- h) Minimum Rear Yard
  - Interior Lot: 6.0 m. (21.7 ft.)
  - Corner Lot: 6.0 m. (21.7 ft.)
- K) Maximum Driveway Width
  - 50% of the front yard be permitted to be used as a driveway.

Removal of the Holding (H) Symbol, in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, as amended, shall be conditional upon the execution of a Subdivision Agreement and confirmation by the Township that water and sewer services are available by way of the passage of a water and sewer allocation by-law.

**33-513 R3-513-H** Notwithstanding the provisions of Section 10.7 (a), (b), (c), (d), (e), (f), (g), (h) or any other provisions to the contrary, the land zoned R3-513 shall be subject to the following regulations:

- a) Minimum Lot frontage
  - Interior Unit Lot: 6 m. (20 ft.)
  - End Unit Lot: 7.5 m. (25 ft.)
  - End Unit Corner Lot: 10 m (33 ft.)
- b) Minimum Lot Area (per block)
  - 1,000 m<sup>2</sup> (10,764 ft<sup>2</sup>)
- c) Maximum Lot Coverage
  - 50%
- d) Maximum Number of Dwelling Units (per block):
  - 6
- e) Minimum Front Yard (per unit)

- 6 m. (20 ft.)
- f) Minimum Interior Side Yard
- 0 m. (0 ft.)
- Minimum Separation between Buildings:
- i. The minimum separation distance between end walls of separate main buildings shall be 3.0 m (9.8 ft)
  - ii. Notwithstanding provision (i) above, the minimum separation distance between end walls of separate main buildings may be reduced to 2.3 m for wall projections screening or enclosing equipment such as air conditions, heat exchangers and utility metres.
- g) Minimum Exterior Side Yard
- 3.5 m. (11.5 ft.)
- h) Minimum Rear Yard
- 6 m. (20 ft.)
- k) Minimum Play Space
- (i) to (iv) Shall not apply.
- l) Minimum Amenity Area
- 30 m<sup>2</sup>
- m) Maximum Driveway Width
- 50% of the front yard be permitted to be used as a driveway .

Removal of the Holding (H) Symbol, in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, as amended, shall be conditional upon the execution of a Subdivision Agreement and confirmation by the Township that water and sewer services are available by way of the passage of a water and sewer allocation by-law.

**33-514 EP-514** Notwithstanding the provisions of Section 29.1, or any other provisions to the contrary, soak away pits may be a permitted use in addition to other uses permitted in an EP zone.

**33-515 R7-515** *Ontario Regulation 165/22*

**33-516 R7-516** *Ontario Regulation 161/22*

**33-517 R7-517** *Ontario Regulation 162/22*

**33-518 C8-518** *Ontario Regulation 162/22*

**33-519 M5-519** *Ontario Regulation 162/22*

**33-520 A1-520** Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-520 shall be subject to the following regulations in relation to an additional permitted use being a small scale industrial use.  
Con 14,  
Lot 15  
(Proton)

- a) The small scale dry industrial use may include but is not limited to, a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop, plastic or woodworking shop or other similar type uses:
- b) The use shall remain secondary to the principle use of the property, being an agricultural use.
- c) The maximum combined size of the Industrial workshop, power room, office and lunch room shall not exceed 750 m<sup>2</sup>
- d) The maximum size of all outdoor storage shall be 500m<sup>2</sup>. If the size limits in clause c) above have not been reached, the outdoor storage area may be expanded provided the combined structure size and the outdoor storage area do not exceed 1250m<sup>2</sup>.
- e) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- f) The shop shall be setback a minimum of 90m from the front lot line.

**33-521 A1-521** Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-521 shall be subject to the following regulations in relation to an additional permitted use being a small-scale Commercial Vehicle Repair shop.  
Con 10,  
Lots 19 to  
20  
(Proton)

- a) The small scale Commercial Vehicle Repair shop is limited to a repair, maintenance and inspection shop for trucks and other motorized vehicles.
- b) The use shall remain secondary to the principal use of the property, being an agricultural use.
- c) The maximum combined size of the Commercial workshop and office and lunchroom shall not exceed 750 m<sup>2</sup>
- d) The maximum size of any outdoor storage shall be 500m<sup>2</sup>. If the size limits in clause c) above have not been reached, the outdoor storage area may be expanded provided the combined structure size and the outdoor storage area do not exceed 1250m<sup>2</sup>.
- e) All outside storage shall be screened from view by way of fencing or landscaped buffer.

f) The shop shall be setback a minimum of 190m from the Southgate Road 14 lot line.

33-522 **EP-522**  
Con 3 N Pt  
Lot 43  
(Egremont  
)

Notwithstanding the provisions of Section 29.2(a), or any other provisions to the contrary, the land zoned EP-522 shall be subject to the following additional regulations:

- a) The existing residence is recognized as a permitted use.
- b) A Barn for the purpose of housing a maximum of two horses is permitted.
- c) The interior side yard setback shall be 5m.
- d) The exterior side yard setback shall be 9m.

**R5-523**

Notwithstanding the provisions of section 13 or any other provisions to the contrary, the land zoned R5-523 shall be subject to the following additional regulations:

- a) A Barn for the purpose of housing a maximum of two horses is permitted.
- b) The interior side yard setback shall be 5m.
- c) The exterior side yard setback shall be 9m.
- d) The minimum lot side shall be 0.9 acres

**33-524 A1-524**  
Con 10 Lot  
20  
(Egremont  
)

Notwithstanding the provisions of Section 6.1(b), (c), (d), (e) or any other provisions to the contrary, the land zoned A1-524 shall be subject to the regulations of the A1 zone, except the following:

- a) A single detached dwelling, a bed and breakfast, a home industry and a home occupation shall be prohibited.

**33-525 A1-525**  
Con 18, E  
Pt Lot 2  
and all lot  
3 (Proton)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-525 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a dry industrial manufacturing use which includes but is not limited to, a metal workshop for fabricating, welding manufacture of small equipment and repair shop, woodworking including splitting logs, storing and packaging firewood, and working with plastics:

- a) The use shall remain secondary to the principle use of the property, being an agricultural use.
- b) The maximum combined size of the workshop, power room, office and lunchroom shall be 750m<sup>2</sup>
- c) The maximum size of all outdoor storage shall be

500m<sup>2</sup>. If the workshop is less than 750m<sup>2</sup> the outdoor storage may be increased provided that the total workshop and storage space do not exceed 1250m<sup>2</sup>.

d) All outside storage shall be screened from view by way of fencing or landscaped buffer.

e) The shop shall be setback a minimum of 75m from the side lot line.

f) The shop shall be setback a minimum of 111m from the front lot line along Southgate Road 26.

**33-526**    **XX-526**    *On Hold*

**33-527**    **XX-527**    *On Hold*

**33-528**    **A1-528**  
Con 4, Pt  
Lot 38  
(Proton)

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-528 shall be subject to the following regulations in relation to an additional permitted use being a small scale dry industrial use.

a) The small scale dry industrial use may include but is not limited to, a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop, woodworking shop or other similar type uses:

b) The use shall remain secondary to the principle use of the property, being an agricultural use.

c) The maximum combined size of the Industrial workshop, power room, office and lunch room shall not exceed 750 m<sup>2</sup>

d) The maximum size of all outdoor storage shall be 500m<sup>2</sup>. If the size limits in clause c) above have not been reached, the outdoor storage area may be expanded provided the combined structure size and the outdoor storage area do not exceed 1250m<sup>2</sup>.

e) All outside storage shall be screened from view by way of fencing or landscaped buffer,

f) The shop shall be setback a minimum of 230m from Grey Road 8,

g) The shop shall be setback a minimum of 70m from all lot lines.

**33-529**    **R3-529**  
Plan 480

Notwithstanding the provisions of Section 5.7(a), 10.4 (a),(d)&(e), or any other provisions to the contrary, the land zoned R2-529 shall be subject to the following

BLK F, Lot  
4  
(Dundalk)

regulations. All other provisions of the by-law shall apply.

- a) The existing frontage of 15m is recognized as the new minimum lot frontage for the proposed duplex.
- b) The required number of parking spaces shall be 3
- c) The interior side yard setback shall be 1.5m.
- d) The front yard setback shall be 7m.

**33-530 A1-530**  
Con 3, Lot  
18  
(Proton)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-530 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a dry industrial manufacturing use, which includes but is not limited to, a metal workshop for fabricating, welding manufacture of small equipment and repair shop, woodworking, and the retail sale of lumber and other associated construction materials. The following additional provisions apply.

- a) The use shall remain secondary to the principle use of the property, being an agricultural use.
- b) The maximum combined size of the workshop, power room, office and lunchroom shall be 750m<sup>2</sup>
- c) The maximum size of all outdoor storage shall be 500m<sup>2</sup>. If the size of the shop is less than 750m<sup>2</sup> the outside storage area may be expanded provided the combined size of outdoor storage and building area does not exceed 1250m<sup>2</sup>.
- d) All outside storage shall be screened from view by way of fencing or landscaped buffer,
- e) The shop shall be setback a minimum of 75m from the front lot line along Grey Road 9.
- f) The shop shall be setback a minimum of 93m from a side lot line.
- g) A Saw mill use remains a prohibited use.

**33-531 A2-531**  
Con 4, Pt  
Lot 2 to 4  
(Proton)

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A2-531 shall be subject to the following regulations in relation to an additional permitted use of a small scale commercial use, being a sewing and quilting machine sales and service shop and including fabric sales and accessories. The following additional provisions apply.

- a) The use shall remain secondary to the principle use of the property, being an agricultural use.
- b) The maximum combined size of the shop, power room, office and lunchroom shall be 750m<sup>2</sup>
- c) The maximum size of all outdoor storage shall be 500m<sup>2</sup>. If the size of the shop is less than 750m<sup>2</sup> the

outside storage area may be expanded provided the combined size of outdoor storage and building area does not exceed 1250m<sup>2</sup>.

d) All outside storage shall be screened from view by way of fencing or landscaped buffer.

e) The shop shall be setback a minimum of 75m from the front lot line along Grey Road 14.

f) The shop shall be setback a minimum of 39m from any lot line.

**33-532**  
Con 10,  
Lot 23  
(Proton)

**A1-532**

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-532 shall be subject to the following regulations:

a) The proposed accessory building (garage/shop) is permitted in the front yard.

b) The maximum exterior side yard is 10 meters.

**33-533**  
Con 3, Lot  
199-200  
(Proton)

**A1-533**

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-533 shall be subject to the following regulations in relation to a small scale dry industrial use.

a) The small scale dry industrial use may include but is not limited to, a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop, woodworking shop, concrete forming or other similar type uses:

b) The use shall remain secondary to the principle use of the property, being an agricultural use.

c) The maximum combined size of the Industrial workshop, power room, office and lunch room shall not exceed 750m<sup>2</sup>

d) The maximum size of all outdoor storage shall be 500m<sup>2</sup>.

e) All outside storage shall be screened from view by way of fencing or landscaped buffer.

f) The shop shall be setback a minimum of 50m from the front lot line.

g) The shop shall be setback a minimum of 24m from the Side lot line.

h) A minimum of one parking space per employee shall be provided for the use.

**33-534**

**A1-534**

XXX

**33-535**  
Con 1 Pt  
Lot 38  
Proton

**A1-535**

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-535 shall be subject to the following regulations in relation to an additional permitted use being a small-scale dry industrial use.

- a) The small scale dry industrial use may include but is not limited to, a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop, woodworking shop or other similar type uses:
- b) The use shall remain secondary to the principal use of the property, being an agricultural use.
- c) The maximum combined size of the Industrial workshop, power room, office and lunchroom shall not exceed 750 m<sup>2</sup>
- d) The maximum size of all outdoor storage shall be 500m<sup>2</sup>. If the size limits in clause c) above have not been reached, the outdoor storage area may be expanded provided the combined structure size and the outdoor storage area do not exceed 1250m<sup>2</sup>.
- e) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- f) The shop shall be setback a minimum of 157m from Grey Road 8 lot line.

**33-536**  
Con 1  
SWTSR PT  
Lot 220  
Proton

**A1-536**

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-536 shall be subject to the following regulations in relation to an additional permitted use being a small-scale dry industrial use.

- a) The small scale dry industrial use may include but is not limited to, a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop, woodworking shop or other similar type uses:
- b) The use shall remain secondary to the principal use of the property, being an agricultural use.
- c) The maximum combined size of the Industrial workshop, power room, office and lunchroom shall not exceed 750 m<sup>2</sup>
- d) The maximum size of all outdoor storage shall be 500m<sup>2</sup>. If the size limits in clause c) above have not been reached, the outdoor storage area may be expanded provided the combined structure size and the outdoor storage area do not exceed 1250m<sup>2</sup>.
- e) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- f) The shop shall be setback a minimum of 82m from Southgate Road 22 lot line.

**33-537**    **A1-537**    *Not Being Used*

**33-538**    **A1-538**    *Not Being Used*

**33-539**    **A1-539**  
Con 3 Lot  
21  
(Proton)

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-539 shall be subject to the following regulations in relation to an additional permitted use being a small-scale dry industrial use.

a) The use shall remain secondary to the principal use of the property, being an agricultural use.

b) The maximum combined size of the Industrial workshop, power room, office and lunchroom shall not exceed 750 m<sup>2</sup>

c) The maximum size of all outdoor storage shall be 500m<sup>2</sup>. If the size limits in clause b) above have not been reached, the outdoor storage area may be expanded provided the combined structure size and the outdoor storage area do not exceed 1250m<sup>2</sup>.

d) All outside storage shall be screened from view by way of fencing or landscaped buffer.

e) Any outdoor storage shall not be located to the front yard setback.

f) The shop shall be setback a minimum of 165m from the Western lot line to avoid the flight path of the runway to the south of the subject lands.

**33-540**    **R6-540**  
Con 21 Pt  
Lot 11 Plan  
812 BLK 29  
and Lots  
20 and 21  
(Egremont)

Notwithstanding the provisions of Sections 13.2 (a) and (b) or any other provisions to the contrary, the land zoned R6 540 shall be subject to the following additional regulations:

a) Minimum Lot Area shall be 0.4 ha

b) The minimum Lot frontage shall be 47m

**33-541**    **R5-541**  
Con 22 Pt  
Lot 4  
(Egremont)

Notwithstanding the provisions of Section 12.2 d), e) and f) or any other provisions to the contrary, the land zoned R5-541 shall be subject to the following additional provisions:

a) The minimum front yard setback shall be 4m.

b) The minimum rear yard setback shall be 56m.

c) The minimum side yard setback shall be 1.5.

d) All exterior lighting shall be dark sky compliant.

- 33-542 OS-542** OS-542 Notwithstanding the provisions of Section 27 or any other provisions to the contrary, the lands zoned OS-542, being Part of Lots 233 and 234, Concession 1, Geographic Township of Proton, County of Grey, shall be subject to the following zone provisions:  
Permitted Use(s): A hydro utility operation carried on by or behalf of a Utility agency.  
Maximum Lot Coverage: N/A  
Minimum Yard Setbacks: Nil (0) metres"
- 33-543 R5-543** Notwithstanding the provisions of Section 12.2 d), e) and f) or any other provisions to the contrary, the land zoned R5-543 shall be subject to the following additional provisions:  
a) The minimum front yard setback shall be 2m.  
b) The minimum rear yard setback shall be 76m.  
c) The minimum side yard setback shall be 1.5m.  
d) All exterior lighting shall be dark sky compliant."
- 33-544 A1-544** Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-544 shall be subject to the following regulations in relation to an additional permitted use being a small-scale dry industrial use.  
a) The use shall remain secondary to the principal use of the property, being an agricultural use.  
b) The maximum combined size of the Industrial workshop, power room, office and lunchroom shall not exceed 750 m<sup>2</sup>  
c) All outside storage shall be identified on an approved site plan and screened from view by way of fencing or landscaped buffer.  
d) Any outdoor storage shall not be located in the front yard setback.  
e) The shop shall be setback a minimum of 180m from the front lot line.
- 33-545 A1-545** Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-545 shall be subject to the following regulations in relation to an additional permitted use being a small-scale dry industrial use.  
a) The use shall remain secondary to the principal use of the property, being an agricultural use.  
b) The maximum combined size of the Industrial workshop, power room, office and lunchroom shall not exceed 750 m<sup>2</sup>.  
c) All outside storage shall be identified on an approved site plan and screened from view by way of fencing or landscaped buffer.  
d) Any outdoor storage shall not be located in the front yard setback.  
e) The shop shall be setback a minimum of 42m from the front lot line.

**33-546 A1-546**  
Con 7 Lot  
29  
(Proton)

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-546 shall be subject to the following regulations in relation to an additional permitted use being a small-scale dry industrial use.

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) The maximum combined size of the Industrial workshop, power room, office and lunchroom shall not exceed 750 m<sup>2</sup>.
- c) All outside storage shall be identified on an approved site plan and screened from view by way of fencing or landscaped buffer.
- d) Any outdoor storage shall not be located in the front yard setback.
- e) The shop shall be setback a minimum of 80m from the front lot line.

**33-547 A1-547**  
Con 9 Lot  
35  
(Proton)

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-547 shall be subject to the following regulations in relation to an additional permitted use being a Dry Industrial on-farm diversified use.

- a) The Dry Industrial on-farm diversified use may include but is not limited to, a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop, woodworking shop or other similar type uses:
- b) The use shall remain secondary to the principal use of the property, being an agricultural use.
- c) The maximum combined size of the Industrial workshop, power room, office and lunchroom shall not exceed 750 m<sup>2</sup>
- d) All outside storage shall be screened from view by way of fencing or landscaped buffer and designated on an approved site plan.
- f) The shop shall be setback a minimum of 52m from the front lot line.
- g) The shop and outside storage shall be situated within the A1-547 zone.

**33-548 A1-548**  
Con 14 Lot  
21  
(Proton)

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-548 shall be subject to the following regulations in relation to an additional permitted use being a Dry Industrial on-farm diversified use.

- a) The dry industrial on-farm diversified use may include but is not limited to, a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop, woodworking shop or other similar type uses:
- b) The use shall remain secondary to the principal use of the

property, being an agricultural use.

c) The maximum combined size of the Industrial workshop, power room, office and lunchroom shall not exceed 750 m<sup>2</sup>

d) All outside storage shall be screened from view by way of fencing or landscaped buffer.

e) The shop shall be setback a minimum of 72m from the front lot line.

g) The shop and outside storage shall be situated within the A1-548 exception zone.

**33-549 R6-549**

Con 1, Pt  
Div 3 Lot 8  
and Pt Div  
1 Lot 9  
(Egremont)

For lands zoned Residential Type 6-Exception 549 (R6-549) permitted uses listed in Section 13.1 for the Residential Type 6 (R6) zone shall apply subject to the following regulations:

a) Maximum Lot Coverage, Minimum Front Yard, Minimum Side Yard, Minimum Rear Yard, Maximum Gross Floor Area, and Maximum Height set out in Section 13.2 (c) through (h) shall apply.

b) Minimum Lot Area in Section 13.2 (a) shall be changed from 0.8 hectares (2.0 acres) to 0.75 hectares (1.85 acres) for lands located in the Residential Type 6 Exception 549 (R6-549) Zone.

c) Minimum Lot Frontage in Section 13.2 (b) shall be changed from 100 meters (328 feet) to 68.5 meters (224.5 feet) for lands located in the Residential Type 6 Exception 549 (R6-549) Zone.

**33-550 A1-550**

Con 1, Pt  
Div 3 Lot 8  
and Pt Div  
1 Lot 9  
(Egremont)

Notwithstanding the provisions of Section 6.1 or Section 6.2 or any other requirements to the contrary, the following provisions shall apply to lands zoned Agricultural 1 Exception-550 (A1-550):

a) Permitted uses shall only include: Agricultural Uses and commercial greenhouses, A Wayside pit or Quarry, Forestry or conservation, and Uses, buildings or structures accessory to a permitted use.

b) Regulations for Uses Permitted in the A1-550 zone: Shall be the same as the respective regulations set out in Section 6.2 or any other applicable section referenced for the said permitted uses in the A1-550 zone.

**33-551 A1-551**

Con 9 Lot  
14  
(Proton)

For lands zoned A1-551 an additional small-scale dry industrial use including woodworking, metal working, fabricating concrete and related supplies, and the like shall be permitted, and the provisions of Section 6.0 and any

other applicable provisions in the original bylaw, are hereby amended by the following regulations for the said small-scale dry industrial use:

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) The maximum combined floor area of the small-scale dry industrial use including office, power room and lunchroom shall not exceed 750 square meters.
- c) The following provisions shall apply to outside storage associated with the small scale industrial use:
  - i) Maximum area of outdoor storage shall be 500 square meters.
  - ii) All outside storage shall be screened from view by fencing or landscaped buffer.
  - iii) Outdoor storage shall not be permitted between the front face of the existing home on the subject lands and the front lot line.

**33-552 A1-552**

Con 16 Pt  
Lot 27  
(Proton)

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-552 shall be subject to the following regulations in relation to an additional permitted use being an industrial use.

- a) Minimum required lot area shall be 10 hectares.
- b) The use shall remain secondary to the principal use of the property, being an agricultural use.
- c) The maximum combined size of the buildings (i.e., industrial shop, power room, and skid steer room) shall not exceed 400 m<sup>2</sup>.
- d) The maximum combined area of the industrial use (indoor and outdoor) shall not exceed 2000 m<sup>2</sup>.
- e) Minimum required front yard shall be 15 metres.
- f) All outside storage shall be screened from view by way of fencing or landscaped buffer.

**33-553-H M1-553-H**

Con 2  
SWTSR  
Part Lot  
237  
(Proton)

That the following is added to the end of Section 33 to By-law No. 19-2002, as amended:

Permitted Uses Holding General Industrial 1 Exception 553 (M1-553-h):

- (a) Anerobic digester and accessory uses including an organic waste processing facility to produce renewable natural gas;
- (b) Uses permitted in a General Industrial 1 Zone except not on the same lot as an Anerobic digester and accessory

uses including an organic waste processing facility to produce renewable natural gas.

Regulations for Uses Permitted in the Holding General Industrial 1 Exception 553 (M1-553-h):

Notwithstanding the provisions of Sections 22.1 or any other provisions to the contrary, an Anerobic digester and accessory uses including an organic waste processing facility to produce renewable natural gas zoned Holding General Industrial 1 Exception 553 (M1-553-h) permitted in (a) shall be subject to the following regulations:

- (a) All development must be on municipal water and sewer services.
- (b) Minimum Lot Frontage 30 metres
- (c) Minimum Lot Area 1860 m<sup>2</sup>
- (d) Maximum Lot Coverage 53%
- (e) Minimum Front Yard 15 metres
- (f) Minimum Interior Side Yard 7.5 metres
- (g) Minimum Rear Yard 7.5 metres
- (h) Maximum Height 18.5 metres
- (i) Minimum Required Parking 14 parking spaces
- (j) All outside storage shall be screened from view by way of fencing or landscaped buffer
- (k) The Holding symbol shall be removed once the following conditions have been met:
  - i. A Site Plan Agreement has been entered into and registered on title.
  - ii. A Development Agreement has been entered into and registered on title.

Regulations for Uses permitted in (b) a General Industrial 1 Zone except not on the same lot as an Anerobic digester and accessory uses including an organic waste processing facility to produce renewable natural gas shall be as follows:

- (a) The provisions of Section 22.2 shall apply to such uses permitted in a General Industrial 1 Zone shall apply for such uses permitted in the General Industrial 1 Exception 553 (M1-553-h) Zone.

**33-554 A1-554** For lands zoned Agricultural 1 Exception 554 (A1-554) the minimum lot area for any use listed in Section 6.1 shall be as follows:

Con 3 Part of Lots 211,212 and 213 SWTSR (Proton)

(a) Minimum Lot Area 12 hectares

All other regulations listed in Section 6.2 for such uses permitted in Section 6.1 shall remain the same.

**33-555 A1-555** Regulations for Uses Permitted in an A1-555 Zone shall be the same as those listed in Section 6.2 for such uses permitted therein except for the following:

Con 4, Part of Lot 38 (Proton)

(a) Minimum Lot Area 18.5 hectares, which shall also be the minimum lot area for any permitted use within an Agricultural-1 Exception 528 Zone (A1-528) and an Agricultural-1 Exception 556 Zone (A1-556).

**33-556 A1-556** Permitted Uses for any lands zoned Agricultural-1 Exception 556 Zone (A1-556):

Con 4, part of Lot 38 (Proton)

(a) An On Farm Diversified Use (OFDU) being a Workshop, Power Room, and Office with a maximum floor area of 400 square meters and a maximum 500 square meters of outside storage as an accessory use to an Agricultural Use permitted in Section 6.1(a) of the Zoning Bylaw.

(b) Uses permitted in an Agricultural-1 (A1) Zone listed in Section 6.1 of the Zoning Bylaw.

Regulations for uses permitted in Section 33.556 (a) (OFDU):

- (a) Shall be the Regulations set out in Section 6.2 of the Zoning Bylaw except for minimum lot area which shall be 18.5 hectares minimum as set out in Section 33.555 and the following:
- i. Maximum Zoned Area for On Farm Diversified Use 2000 square meters.
  - ii. Maximum Floor Area Workshop, Power Room and associated office and lunchroom: 400 square meters
  - iii. Front Building Setback: 87 meters minimum
  - iv. Setback from Environmental Protection (EP) Zone Boundary: 50 meters minimum
  - v. Setback from Wetland (W) Zone Boundary: 125

meters minimum

Regulations for uses permitted in Section 33.556 (b):

(b) Shall be the Regulations set out in Section 6.2 of the Zoning Bylaw except for minimum lot area which shall be 18.5 hectares minimum as set out in Section 33.555 (a).

**33-557 R3-557**  
Lot 28,  
Plan 480  
BLK T  
(Dundalk)

Permitted Uses in the Residential Type 3 Exception-557 Zone (R3-557) shall be as follows:

(a) One semi-detached dwelling connected to municipal water and sanitary sewer services

Regulations for One semi-detached dwelling shall be as follows:

(a) All semi-detached dwelling units shall include an attached garage with minimum interior dimensions of 3 meters by 6.5 meters.

(b) Lot Frontage 7.6 meters minimum per dwelling unit

(c) Lot Area 173.2 square meters minimum per dwelling unit

(d) Lot Coverage 47% maximum per dwelling unit

(e) Front Yard 6.5 meters minimum

(f) Side Yard 1.2 meters minimum

(g) Rear Yard 4.0 meters minimum

(h) Gross Floor Area 80 square meters minimum

(i) Height 2.5 storeys maximum

(j) Parking: 1 space per dwelling unit minimum within the attached garage plus 1 space per dwelling unit minimum in front of the attached garage.

Requirements for removing the holding symbol on a Holding Residential Type 3 Exception-557 shall be as follows:

(a) Execution of an agreement with the Township to provide water, sanitary sewer, storm water drainage and roadway access to the portion of the lot fronting on Gold Street.

**33-558 A1-558**  
Con 9, Lot  
13 (Proton)

The regulations listed in Section 6.2 of By-law 19-2002 shall apply to permitted uses in the Agricultural-1 Exception 558 Zone except for Minimum Lot Area which shall be 18.5 hectares.

**33-559 R3-559**  
Lot 1, Plan  
480 BLK T  
(Dundalk)

**Permitted Uses in the Residential Type 3 Exception-559 Zone (R3-559) Zone** shall be as follows:

(a) Maximum Eight Back-to-Back Rental Townhouses or Eight Rental Townhouses with Amenity Space.

**Regulations for a use permitted in the R3-559 zone** shall be

as follows:

- (a) **Lot Frontage:** 35 meters minimum
- (b) **Lot Area:** 1210 square meters minimum
- (c) **Front yard:** 7.5m minimum to each street lot line (Doyle Street lot line and Artemesia Street lot line) for each four unit back-to-back rental townhouse building sharing a common rear wall, or 5.75m minimum to a street lot line (Doyle Street lot line and Artemesia Street lot line) for each four-unit rental townhouse with amenity space with minimum 4.0-meter distance between rear walls of each proposed rental townhouse building.
- (d) **Front Porch projection:** 1.2 meters by 1.2-meter maximum projection from the front face of the main floor of the building into a required front yard provided access to tandem parking spaces is maintained behind each attached garage.
- (e) **Interior side yard:** 4.0 meters minimum each side
- (f) **Lot Coverage:** 44% maximum
- (g) **Building height:** 8.75 meters maximum to the finished ceiling of the highest storey, and 11 metres maximum to any part of the roof peak or ridge.
- (h) **Amenity Space:** 16 square meters minimum per unit applicable only where the alternative front yard of 5.75 meters is required.
- (i) **Buffering and screening:** 1.5-meter-high minimum solid privacy fence or vegetative buffering along each interior lot line, setback from the street line the minimum front yard required by this bylaw.
- (j) **Parking:** Notwithstanding the provisions of Section 5.7 one space minimum per rental townhouse unit is required in an attached garage, plus one tandem parking space located on a paved, concrete, or hard surface driveway between the attached garage and the travelled portion of the adjacent street.

**Requirements for removing the holding symbol on a Holding Residential Type 3 Exception-559 (R3-559)** shall be as follows:

- (a) Execution of an agreement with the Township to provide water, sanitary sewer, storm water drainage and roadway access to the lands subject to the lands zoned Residential Type 3 Exception 559 Zone (R3-559).
- (b) Consolidation of the lands zoned Residential Type 3 Exception 559 Zone (R3-559) into one parcel.

**33-560 R5-560**  
Plan 16M5  
Part Lot 33  
and Part  
Block 40  
(Egremont)

Lands within the Residential Type 5 Exception 560 (R5-560) Zone being Plan 16M5 Part of Lot 33 and Part of Block 40 and shown on Schedule 41 shall permit the uses of the "R5" Zone listed in Section 12.1 with any extension or enlargement of these permitted uses in accordance with the provisions of Section 12.2 as well as the following additional permitted use:  
A Garden Suite shall be permitted for a period not to exceed 20

years from the date of passage of this bylaw (June 5, 2024) subject to the following provisions:

- (a) Maximum Floor Area 60 square meters
- (b) Minimum Front Yard 21.5 meters
- (c) Minimum Interior Side Yard 10.5 meters south side  
50 meters north side
- (d) Minimum Rear Yard 130 meters

**33-561      33-561**      That Section 17.2 (a) be amended by adding the use "Hotel" to the use "Motel" so as to read:

- (a) Motel, Hotel

That Section 17.2 (b) be amended by replacing the word "Hotel" with the words "Restaurant, Tavern, Convenience Store only on lands with municipal water and sanitary sewer services" so as to read:

- (b) Restaurant, Tavern, Convenience Store only on lands with municipal water and sanitary sewer services.

**33-562      A1-562**  
(Con 4  
SWTSR  
Lots 218  
and 219  
Proton)

**Permitted Uses for any lands zoned Agricultural -1  
Exception 562 (A1-562):**

- (a) An On Farm Diversified Use (OFDU) being a Workshop, Power Room, and Office with a maximum floor area of 750 square meters and a maximum 500 square meters of outside storage as an accessory use to an Agricultural Use permitted in Section 6.1(a) of the Zoning Bylaw.
- (b) Uses permitted in an Agricultural-1 (A-1) Zone listed in Section 6.1 of the Zoning Bylaw.

**Regulations for uses permitted in Section 33.562 (a) (OFDU):**

- (a) Shall be the Regulations set out in Section 6.2 of the Zoning Bylaw except for the following:
  - i. Maximum Zoned Area for On Farm Diversified Use 5980 square meters.
  - ii. Maximum Outdoor Storage Space 500 square meters
  - iii. The On Farm Diversified use and associated outside storage shall be screened from view by way of fencing or landscaped buffer minimum 2.0 meters in height.

**Regulations for uses permitted in Section 33.562 (b):**

- (b) Shall be the Regulations set out in Section 6.2 of the Zoning Bylaw.

**33-563      A1-563**  
(Con 3  
SWTSR  
Part Lots  
218, 219

**Permitted Uses for any lands zoned Agricultural -1  
Exception 563 (A1-563):**

- (a) An On Farm Diversified Use (OFDU) being a Workshop and Power Room with a maximum floor area of 750 square meters and a maximum 750 square meters of outside storage as an accessory

and 220  
(Proton)

use to an Agricultural Use permitted in Section 6.1(a) of the Zoning Bylaw.

(b) Uses permitted in an Agricultural-1 (A-1) Zone listed in Section 6.1 of the Zoning Bylaw.

**Regulations for uses permitted in Section 33.563 (a) (OFDU):**

(a) Shall be the Regulations set out in Section 6.2 of the Zoning Bylaw except for the following:

i. Maximum Zoned Area for On Farm Diversified Use  
5,980 square meters.

ii. Maximum Outdoor Storage Space 750 square meters

iii. The On Farm Diversified use and associated outside storage shall be screened from view by way of fencing or landscaped buffer minimum 2.0 meters in height.

**Regulations for uses permitted in Section 33.563 (b):**

(b) Shall be the Regulations set out in Section 6.2 of the Zoning Bylaw.

**33-564 CF-564**  
Con 7N,  
Lot 1 Gore  
A  
Egremont

**Permitted Uses for any lands zoned Community Facilities Exception-564 (CF-564):**

(a) Public or Private School.

**Regulations for uses permitted in Section 33.564 (a):**

(a) Shall be the Regulations set out in Section 26.2 of the Zoning Bylaw for Private Water and Sewer except for the following:

**33-565 A1-565**  
Con 19, Lot  
4  
Proton

**Permitted Uses in the Agricultural-1 Exception 565 Zone:**

(a) On a lot with more than 1.15 hectares minimum lot area only uses permitted in Section 6.1 (a) agricultural, (h) wayside pit or quarry, (i) forestry or conservation, and (j) accessory buildings or structures are allowed so as to ensure no residential use of said lot shall be permitted.

(b) On a lot with less than 1.15 hectares lot area uses permitted in Section 6.1 (b) single detached dwelling and (j) accessory buildings or structures shall be permitted.

**Regulations for Uses in the Agricultural-1 Exception 565 Zone.**

(a) Regulations in Section 6.2 shall apply to agricultural uses and commercial greenhouses, a wayside pit or quarry, and forestry or conservation, and regulations set out in Section 6.8 shall apply to uses, buildings or structures accessory to a permitted use in clause (a) of an A1-565 zone.

(b) Regulations in Section 13.2 for a Residential Type 6 Zone (R6) shall apply to one single detached dwelling except for Minimum Lot Frontage which shall be 95 meters, and regulations set out in Section 5.1 shall apply to uses, buildings or structures accessory to a permitted use in clause (b) of an A1-565 zone except Section 5.1(b) shall not apply to one existing

accessory structure located with a front yard less than the main building on the date the bylaw establishing the A1-565 zone was passed.

**33-566**    **A1-566**  
Con 8, Lot  
28  
Proton

**Permitted Uses for any lands zoned Agricultural -1  
Exception 566**

**(A1-566):**

(a) An On Farm Diversified Use (OFDU) being a Workshop, Combined Office and Detached Power Room with a maximum floor area of 750 square meters and a maximum 500 square meters of outside storage accessory to the main Agricultural Use permitted in Section 6.1(a) of the Zoning Bylaw.

(b) Uses permitted in an Agricultural-1 (A-1) Zone listed in Section 6.1 of the Zoning Bylaw.

**Regulations for uses permitted in Section 33.566 (a)  
(OFDU):**

(a) Shall be the Regulations set out in Section 6.2 of the Zoning Bylaw except for the following:

- i. Maximum Zoned Area for On Farm Diversified Use 8000 square meters.
- ii. Minimum distance between northernmost line of Zoned Area and Front Lot Line 15.0 meters
- iii. Maximum distance between southernmost line of Zoned Area and Front Lot Line 124 meters
- iv. Minimum distance between original Township of Proton lot line (future lot line under File B6-24) and east line of Zoned Area 6.0 meters
- v. Maximum Width of Zoned Area: 80.0 meters
- vi. Maximum Outdoor Storage Space 500 square meters
- vii. The On-Farm Diversified use and associated outside storage shall be screened from view by way of fencing or landscaped buffer minimum 2.0 meters in height.
- viii. Minimum Building Side Yard from original Township of Proton lot line (future lot line under File B6-24): 15 meters

**Regulations for uses permitted in Section 33.566 (b):**

(b) Shall be the Regulations set out in Section 6.2 of the Zoning Bylaw.

33-567    **A1-567**  
Con 18 Pt  
Lot 7  
Proton

(a) An On Farm Diversified Use (OFDU) being a Workshop and Power Room with a maximum floor area of 750 square meters and a maximum 500 square meters of outside storage accessory to the main Agricultural Use permitted in Section 6.1(a) of the Zoning By-law.

(b) Uses permitted in an Agricultural-1 (A-1) Zone listed in Section 6.1 of the Zoning By-law.

**Regulations for uses permitted in Section 33. 567 (a)  
(OFDU):**

(a) Shall be the Regulations set out in Section 6.2 of the Zoning Bylaw except for the following:

- i. Maximum Zoned Area for On Farm Diversified Use 6,447.3 square meters.
- ii. Minimum distance between east line of Zoned Area and Front Lot Line 42.0 meters
- iii. Minimum distance between north line of Zoned Area and Side Lot Line 72.0 meters
- iv. Maximum Width of Zoned Area: 87.2 meters
- v. Maximum Depth of Zoned Area: 74.0 meters
- vi. Maximum Outdoor Storage Space 500 square meters
- vii. The On Farm Diversified use and associated outside storage shall be screened from view by way of fencing or landscaped buffer minimum 2.0 meters in height.

**Regulations for uses permitted in Section 33. 567 (b):**

(b) Shall be the Regulations set out in Section 6.2 through 6.12 of the Zoning Bylaw.

**The following special provisions apply to the existing single detached dwelling to be kept as a secondary rental unit on the remainder of the subject lot Concession 18, Part Lot 7 zoned Agricultural-1 (A-1)**

(a) Notwithstanding the provisions of Section 6.2 of the zoning bylaw as amended the front yard, side yards, rear yard, floor area, number of stories and building height of the existing detached dwelling shall be as they existed on the date of passage of By-law 2024-081.

(b) The provisions of Section 6.13 shall also apply to the existing detached dwelling.

33-568  
Con 1 Lot  
33  
Proton

**A1-568**

Permitted Uses for any lands zoned Agricultural -1 Exception 568 (A1-568):

(a) An On Farm Diversified Use (OFDU) being a Workshop and Power Room with a maximum floor area of 750 square meters and a maximum 500 square meters of outside storage accessory to the main Agricultural Use permitted in Section 6.1(a) of the Zoning Bylaw. (b) Uses permitted in an Agricultural-1 (A-1) Zone listed in Section 6.1 of the Zoning Bylaw.

**Regulations for uses permitted in Section 33. 568 (a) (OFDU):**

(a) Shall be the Regulations set out in Section 6.2 of the Zoning Bylaw except for the following:

- i. Maximum Zoned Area for On Farm Diversified Use 4000.0 square meters.
- ii. Minimum distance between south line of Zoned Area and Front Lot Line 132. 5 meters
- iii. Minimum distance between west line of Zoned Area and Exterior Side Lot Line 3.95 meters
- iv. Maximum Width of Zoned Area: 65.85 meters

- v, Maximum Depth of Zoned Area: 69.5 meters
- vi. Maximum Outdoor Storage Space 500 square meters
- vii. The On Farm Diversified use and associated outside storage shall be screened from view by way of fencing or landscaped buffer minimum 2.0 meters in height.
- viii. Minimum distances outlined in Bylaw 2024-082 Section (a) ii. and iii. shall be measured to the lot lines that existed prior to any road widening being dedicated to the Township, Province or other agency.

**Regulations for uses permitted in Section 33. 568 (b):**

(b) Shall be the Regulations set out in Section 6.2 through 6.13 of the Zoning Bylaw.

33-569      **A1-569**  
 Con 12 Lot  
 15  
 Proton

**Permitted Uses for any lands zoned Agricultural -1**

**Exception 569 (A1-569):**

(a) An On Farm Diversified Use (OFDU) being a Workshop, Office and Detached Power Room with a maximum floor area of 750 square meters and a maximum 500 square meters of outside storage accessory to the main Agricultural Use permitted in Section 6,1(a) of the Zoning By-law. (b) Uses permitted in an Agricultural-1 (A-1) Zone listed in Section 6.1 of the Zoning By-law.

**Regulations for uses permitted in Section 33. 569 (a) (OFDU):**

(a) Shall be the Regulations set out in Section 6.2 of the Zoning Bylaw except for the following:

- i. Maximum Zoned Area for On Farm Diversified Use 3800.0 square meters.
- ii, Minimum distance between north line of Zoned Area and Front Lot Line 55.0 meters
- iii. Minimum distance between west line of Zoned Area and Side Lot Line 2.0 meters
- iv. Maximum Width of Zoned Area: 61.5 meters
- v. Maximum Depth of Zoned Area: 70,0 meters
- vi. Maximum Outdoor Storage Space 500 square meters
- vii. The On Farm Diversified use and associated outside storage shall be screened from view by way of fencing or landscaped buffer minimum 2.0 meters in height.

**Regulations for uses permitted in Section 33. 569 (b):**

(b) Shall be the Regulations set out in Section 6.2 through 6'12 of the Zoning Bylaw except for the following which shall be added to Section 6.13:

33-570      **A1-570**  
 Con 1 Lot  
 33 Proton

**Permitted Uses for any lands zoned Agricultural -1**

**Exception 570 (A1-570):**

(a) Uses permitted in an Agricultural-1 (A-1) Zone listed in

Section 6.1 of the Zoning Bylaw.

**Regulations for uses permitted in Section 33. 570 (a):**

(a) Shall be the Regulations set out in Section 6,2 through 6.13 of the Zoning Bylaw except for the following which shall replace 6.2

(a) and (b) to apply to agricultural uses and associated single detached dwelling as follows:

i. Minimum Lot Area 20 hectares

ii. The minimum lot area as set out in Section 33.570 (a) Part

i. and minimum lot frontage required in Section 6.2 (b) of the A-1 zone shall be calculated based on the lot lines that existed prior to any road widening or reserve being dedicated to the Township, Province or other agency.

33-571      **XX-571**      *\*Application not yet completed\**

33-572      **A1-572**  
Con 12 Lot  
16  
Proto

**Permitted Uses for any lands zoned Agricultural -1  
Exception 572 (A1-572):**

(a) An On Farm Diversified Use (OFDU) being a Workshop, Office and Detached Power Room with a maximum floor area of 750 square meters and a maximum 500 square meters of outside storage accessory to the main Agricultural Use permitted in Section 6.1(a) of the Zoning Bylaw, (b) Uses permitted in an Agricultural-1 (A-1) Zone listed in Section 6.1 of the Zoning Bylaw.

**Regulations for uses permitted in Section 33.572 (a)  
(OFDU):**

(a) Shall be the Regulations set out in Section 6.2 of the Zoning Bylaw except for the following:

i. Maximum Zoned Area for On Farm Diversified Use  
4480.0 square meters.

ii. Minimum distance between north line of Zoned Area and Front Lot Line 64.0 meters

iii. Minimum distance between east line of Zoned Area and East Side Lot Line 115.0 meters

iv. Maximum Width of Zoned Area: 64.0 meters

v. Maximum Depth of Zoned Area: 70.0 meters

vi. Maximum Outdoor Storage Space 500 square meters

vii. The On Farm Diversified use and associated outside storage shall be screened from view by way of fencing or landscaped buffer minimum 2.0 meters in height north and west of the proposed workshop.

**Regulations for uses permitted in Section 33. 572 (b):**

(b) Shall be the Regulations set out in Section 6.2 through 6.12 of the Zoning By-law.



- 500 square metres of which 120 square metres may be covered
- iii. Maximum Distance from the back of the A1-575 zoned area to the front lot line 240 metres
- iv Minimum Distance from any interior lot line to the 41-575 zoned area 15 metres
- v. Covered storage permitted under subsection 33.575(a) (ii) OFDU shall not be converted to workshop, power room, office, lunchroom or any other purpose associated with the On Farm Diversified Use.
- vi The On Farm Diversified use and associated storage shall be screened from view by way of fencing or landscaped buffer minimum 2.0 metres in height.

**Regulations for uses permitted in Section 33,575 (b):**

(b) Shall be the Regulations set out in Section 6.2 of the Zoning Bylaw.

33-576  
Con 2  
SWTSR Pt  
Lot 205 Pt  
Lot 206  
Proton

**A1-576**

**Permitted Uses in an Agricultural -1 Exception 576 (A1-576) Zone:**

- (a) An On Farm Diversified Use (OFDU) being a Workshop and Power Room with a maximum floor area of 750 square meters and a maximum 475.65 square meters of covered storage secondary to an Agricultural Use permitted in Section 6.1(a) of the Zoning Bylaw.
- (b) Uses permitted in an Agricultural-1 (A-1) Zone listed in Section 6.1 of the Zoning Bylaw.

**Regulations for uses permitted in Section 33.576 (a):**

- (a) Shall be the Regulations set out in Section 6.2 of the Zoning Bylaw except for the following:
  - i. Maximum Zoned Area for On Farm Diversified Use: 4,832 square meters
  - ii. Minimum Setback of Zoned Area from Front Lot Line: 240 metres
  - iii. Minimum Setback of Zoned Area from Interior Lot Line: 15 metres
  - iv. Maximum Floor Area Shop, Office and Power Room: 750 square meters
  - v. Maximum Covered Storage Space: 475.65 square meters such covered or enclosed storage not to be used for shop or office space.
  - vi. Maximum Outside Storage associated with On Farm Diversified Use: 24.35 square metres
  - vii. The On Farm Diversified use and associated covered storage shall be screened from view from any abutting residences and the public street by way of fencing or landscaped buffer minimum 2.0 meters in height.

**Regulations for uses permitted in Section 33.576 (b):**

(b) Shall be the Regulations set out in Section 6.2 of the Zoning Bylaw.

33-577  
Con 4  
SWTSR Lot  
234 to 235  
Proton

**A1-577**

**Permitted Uses in an Agricultural -1 Exception 577 (A1-577) Zone:**

- (a) An On Farm Diversified Use (OFDU) being a Workshop and Power Room with a maximum floor area of 750 square meters and a maximum 500 square meters of outside storage secondary to an Agricultural Use permitted in Section 6.1(a) of the Zoning Bylaw.
- (b) Uses permitted in an Agricultural-1 (A-1) Zone listed in Section 6.1 of the Zoning Bylaw.

**Regulations for uses permitted in Section 33.577 (a):**

- (a) Shall be the Regulations set out in Section 6.2 of the Zoning Bylaw except for the following:
  - i. Maximum Zoned Area for On Farm Diversified Use: 6,744 square meters
  - ii. Minimum Setback of Zoned Area from Front Lot Line: 140 metres
  - iii. Minimum Setback of Zoned Area from Interior Lot Line: 15 metres
  - iv. Maximum Floor Area Shop, Office and Power Room: 750 square meters
  - v. Maximum Outside Storage associated with On Farm Diversified Use: 500 square metres
  - vi. The On Farm Diversified use and associated outdoor storage shall be screened from view from any abutting residences and the public street by way of fencing or landscaped buffer minimum 2.0 meters in height.

**Regulations for uses permitted in Section 33.577 (b):**

- (b) Shall be the Regulations set out in Section 6.2 of the Zoning Bylaw.

33-578  
Con 3  
SWTSR  
Lots 224  
and 225  
Proton

**A1-578**

**Permitted Uses in an Agricultural -1 Exception 578 (A1-578) Zone:**

- (a) An On Farm Diversified Use (OFDU) being a Workshop with a maximum floor area of 750 square meters and a maximum 500 square meters of outside storage secondary to an Agricultural Use permitted in Section 6.1(a) of the Zoning By-law.
- (b) Uses permitted in an Agricultural-1 (A-1) Zone listed in Section 6.1 of the Zoning By-law.

**Regulations for uses permitted in Section 33.578 (a):**

- (a) Shall be the Regulations set out in Section 6.2 of the Zoning By-law except for the following:
  - i. Maximum Zoned Area for On Farm Diversified Use: 7,918 square meters
  - ii. Minimum Setback of Zoned Area from Front Lot Line: 96 metres
  - iii. Minimum Setback of Zoned Area from Interior Lot Line: 132 metres
  - iv. Maximum Floor Area Shop: 750 square meters
  - v. Maximum Outside Storage associated with On Farm Diversified Use:

500 square metres

vi. The On Farm Diversified use and associated outdoor storage shall be screened from view from abutting residences and the public street by fencing or landscaped buffer minimum 2.0 meters in height.

**Regulations for uses permitted in Section 33.578 (b):**

(b) Shall be the Regulations set out in Section 6.2 of the Zoning By-law.

## Section 34: Adoption

This By-law read a first time this 22<sup>nd</sup> day of May, 2002

This By-law read a second time this this 22<sup>nd</sup> day of May, 2002

This By-law read a third time this this 22<sup>nd</sup> day of May, 2002

"Don Lewis"

Mayor

(original signed)

"Bonnie Riddell"

Clerk

(original signed)

I certify that the foregoing is a true copy of By-law No. 19-2002 as enacted by the Council of the Township of Southgate on the 22<sup>nd</sup> day of May, 2002

Dated at the Township of Southgate

This 22<sup>nd</sup> day of  
May, 2002

\_\_\_\_\_  
Clerk