



**THE CORPORATION OF THE
TOWNSHIP OF NORTH STORMONT**

COMPREHENSIVE ZONING BY-LAW NO. 08-2014

Office Consolidation October 2021

Prepared by

**Township of North Stormont
Municipal Planning Staff
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K0C 1G0**

**THE CORPORATION OF THE
TOWNSHIP OF NORTH STORMONT**

BY-LAW NO. 08-2014

A BY-LAW OF THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT regulating the use of all land; and the density, size, location and the use of all buildings within its territory.

WHEREAS an Official Plan was adopted for the United Counties of Stormont, Dundas and Glengarry, on July 18, 2005

AND WHEREAS Section 27 of the Planning Act requires that the Zoning By-law of the Township of North Stormont be amended to conform to the Official Plan of the United Counties of Stormont, Dundas and Glengarry;

AND WHEREAS Section 24 of the Planning Act provides that no Zoning By-law may be passed that does not conform with the Official Plan of the United Counties of Stormont, Dundas and Glengarry;

AND WHEREAS it is now deemed necessary and expedient to enact a new Zoning By-law for the Township of North Stormont which will be in conformity with the Official Plan;

NOW THEREFORE the Council of the Corporation of the Township of North Stormont, pursuant to Section 34 of the Planning Act, R.S.O. 1990, chapter P.13 enacts as follows:

Read a first and second time this 28th, Day of January 2014.



Mayor



Clerk

Read a third time, and passed in open Council this 28th, Day of January 2014.



Mayor



Clerk

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SECTION 1 – APPLICATION, INTERPRETATION, AND ENFORCEMENT

1.1 TITLE OF BY-LAW

This By-law may be cited as “The Comprehensive Zoning By-law of the Township of North Stormont” or for short title as “The Zoning By-law.”

1.2 SCOPE OF BY-LAW

(1) LANDS SUBJECT TO BY-LAW

The provisions of this By-law shall apply to all those lands lying within the corporate limits of the Township of North Stormont.

(2) CONFORMITY WITH BY-LAW

No lands shall hereafter be used and no building or structure shall be erected, altered or used within the Corporation except in conformity with the provisions of this By-law and except as permitted by this By-law.

1.3 EXISTING USES CONTINUED

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

1.4 PLANS APPROVED PRIOR TO PASSING OF BY-LAW

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

- (a) when such building or structure is erected, it shall be used and shall continue to be used only for the same purpose for which the said building or structure was intended when such building permit was issued, or such Site Plan Agreement was entered into and shall not be altered in any way except in conformity with the provisions of this By-law; and
- (b) the erection of such building or structure is completed within one (1) year after the date of passing of this By-law.

1.5 COMPLIANCE WITH OTHER RESTRICTIONS

This By-law shall not be construed so as to reduce or mitigate any restrictions or regulations in any By-law, permit or license lawfully imposed or issued by the Corporation or by any governmental authority having jurisdiction to make such restrictions or regulations. Nothing in this By-law shall prevent the erection, alteration, or use of a building or structure, nor the use or alteration of a lot for which a Minor Variance has been granted by the Committee of Adjustment.

1.6 ADMINISTRATION

This By-law shall be administered by a person designated from time to time by Council as the Zoning Administrator or such other person as the Council designates.

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1.7 INSPECTION

(1) ENTRY

Subject to Subsection (2) of this Section, and any other applicable provisions of the Planning Act, the Zoning Administrator, or any other officer or employee of the Corporation appointed by Council to administer or enforce the provisions of this By-law, or any person acting under his or her instructions, is hereby authorized, upon producing proper identification, to enter at all reasonable times, upon any property or premises to inspect any property on, or in respect of which he believes on reasonable grounds that this By-law is being contravened.

(2) USE OF SEARCH WARRANT

Notwithstanding anything to the contrary in Subsection (1) of this Section, no officer or employee of the Corporation shall enter any room or place actually being used as a dwelling unit or part thereof without the consent of the occupier, except under the authority of a search warrant issued under Section 49.1 of the Planning Act, R.S.O. 1990, c.P.13, or any successors thereto. The occupant shall be informed that the right of entry may be refused, and entry made only under the authority of a search warrant.

1.8 REQUESTS FOR AMENDMENTS

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

1.9 RISK, EXPENSE AND COMPLIANCE

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

1.10 INTERPRETATION OF BY-LAW

(1) DEFINITIONS

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

(2) SINGULAR AND PLURAL WORDS AND GENDERS

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

- (a) words used in the singular include the plural;
- (b) words used in the plural include the singular; and
- (c) words used in a singular gender include all genders.

(3) “SHALL” IS MANDATORY

In this By-law, the word “shall” is mandatory.

(4) “USE” AND “OCCUPY”

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

SECTION 1 – APPLICATION, INTERPRETATION, AND ENFORCEMENT

- (a) the verb “use” shall include “design to be used”, “arrange to be used”, “intend to be used”, and “permit to be used”; and
- (b) the verb “occupy” shall include “design to be occupied”, “arrange to be occupied”, “intend to be occupied”, and “permit to be occupied”.

(5) SCHEDULES TO BY-LAW PART OF BY-LAW

Schedules “1 thru 11” which are attached hereto and described in this Section, are hereby made a part of this By-law as fully and to all intents and purposes as though recited in full herein. Schedules 1 thru 10 may be referred to as the Zoning Maps. Schedule 11 contains the list of special exceptions to the zoning by-law, their locations, and special provisions for permitted uses, zone requirements or any other requirements covered by the zoning by-law. This schedule shall be read in conjunction with the Zoning By-law text and the Schedules of this by-law, which will show the location of these special exceptions.

(6) INTERPRETATION OF ZONING BOUNDARIES

- (a) Boundaries of zones shall be construed wherever possible, to be concurrent with lot lines of a registered plan, property boundaries, centre lines of streets, street allowances, closed street allowances, rights-of-way for railways, hydro-electric transmission corridors or pipelines, lot or concession boundaries, or high water marks, watercourses, regulatory flood lines or other conservation authority regulation lines or boundaries of registered plans. In the event that a street, lane, right-of-way or any portion thereof is closed and where such street or right-of-way was a zone boundary, the new zone boundary shall be the former centre line of the closed street, lane, or right-of-way;
- (b) Where the boundary of a zone appears to be parallel to a lot line, property boundary, a street, highway, lane or a street allowance, a closed street allowance or the right-of-way of a railway, hydro-electric transmission corridor or pipeline, such boundary shall be construed as being parallel to such feature at the distance determined by the scale of the Schedule.
- (c) Where the boundary of a zone cannot be resolved by reference to a physical feature, a lot line, property boundary, the centre line of a street, a street allowance, a closed street allowance or the right-of-way of a railway, a hydro-electric transmission corridor or pipeline or a high water mark, a regulatory flood line or other conservation authority regulation line or a boundary of a registered plans, then the limits of the zone shall be determined by scaling on the zone maps to the centre of the line depicting the zone limit.
- (d) Where a zone boundary is indicated as approximately following a natural feature such as a height of land, ridge or contour line, the boundary shall be the natural feature. Where a zone boundary is shown to follow a shoreline, the high water mark and any changes thereto shall be taken to be the boundary. Where the boundary of an environmental protection zone, hazard zone or wetland zone, watercourse, top of bank, high water mark or similar environmental feature as interpreted in the field to the satisfaction of the conservation authority or the Ministry of Natural Resources varies from the limit shown on the Schedules to this By-law, the refined limit as interpreted in the field, shall be deemed to be the zone boundary, without an amendment to the By-law.

SECTION 1 – APPLICATION, INTERPRETATION, AND ENFORCEMENT

- (e) Where a zone boundary is indicated as passing through undeveloped land, the said boundary shall be scaled from the attached Schedules;
- (f) Where a zone boundary is indicated as approximately following Township or Settlement Area limits, the limits shall be the boundaries;
- (g) Where none of the foregoing provisions apply and where appropriate, the boundaries shall be scaled from the attached schedules;
- (h) Where the boundary of a zone is represented on Schedules showing varied levels of detail, and such boundary is contested due to conflict, the boundary shall be deemed to be that as shown on the more detailed or smaller scale schedule.

(7) MULTIPLE USES

Unless otherwise prohibited by this By-law and provided all the applicable requirements of this By-law are satisfied, a lot, structure or building may contain more than one use permitted in the designated zone. Where any land or building is used for more than one purpose, use or zone, all provisions of this By-law relating to each use shall be complied with except as otherwise provided for in this By-law. Where there is conflict between the requirements of such uses (e.g. lot size, lot frontage or yards), the more restrictive requirements shall prevail.

Notwithstanding the previous Sections, in listed commercial zones where residential dwelling units are located in or above a building containing commercial uses, and the commercial uses occupy more than fifty percent (50%) of the total floor area, the requirements for the commercial use shall apply, except with respect to parking ratios or as otherwise provided for in this By-law.

(8) LOT COVERAGE REQUIREMENTS

Unless otherwise provided, the maximum lot coverage requirements of any individual zone shall include the total area of a lot that can be covered by both main buildings and accessory buildings contained on the lot.

(9) TYPOGRAPHICAL CORRECTIONS

No amendment to this By-law shall be required in order for the Corporation to make typographical changes where, in the opinion of the Corporation, such corrections do not affect the intent of the By-law.

(10) SEVERABILITY OF PROVISIONS

The provisions, sections or subsections of this By-law are hereby declared to be separate from each other and the invalidity of any provision, section or subsection does not affect the validity of any other provision, section or subsection.

(11) REFERENCES TO OTHER LEGISLATION AND AGENCIES

Where this By-law makes reference to legislation of the Government of Ontario or the Government of Canada, such reference shall be deemed to include any and all amendments or successors or changes in the titles, numbering, or regulations there under. Where this By-law makes reference to the jurisdiction of a public agency and where the name or responsibilities of said public agency are changed, the said reference shall be deemed to include any and all

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successors to such public agency or legislation. Reference to MDS I or MDS II formulae shall be deemed to include the most current standards.

(12) COMPLIANCE WITH ZONING REQUIREMENTS

The extent and boundaries of all zones are shown on the Schedules attached hereto. For all such zones, both the general provisions and specific zone provisions shall be met.

The provisions of this By-law shall be held to be the minimum (or maximum, where applicable) requirements adopted for the promotion of the public health, safety, convenience and general welfare. Nothing shall prevent any person from erecting a building or structure or from undertaking any development which exceeds the minimum requirements of this By-law.

Except as otherwise provided in this By-law, no person shall hereafter use any land, buildings or structure unless the use is permitted in the zone in which it is situated or is a use which may be permitted in any zone and all applicable general provision and individual zone requirements are satisfied.

(13) ZONE SYMBOLS

The short form symbols used on the Schedules attached hereto refer to individual zones used in the By-law and may be used when describing or making reference to any zone herein.

(14) LOTS SPLIT BY MORE THAN ONE ZONE

Where a lot has more than one zone applying to it, each such portion of the lot shall be used in accordance with the provisions of this By-law for the applicable zones. Where the use or uses of a lot divided into two or more zones are permitted in all such zones, the more restrictive zone requirements shall apply.

(15) CALCULATION OF NUMERICAL REQUIREMENTS

Where the application of this By-law results in a fraction, the more restrictive requirement shall apply.

(16) LOTS AFFECTED BY GOVERNMENT ACTION

Where a lot is reduced in area or frontage by a Government action such as road widening, property acquisition or expropriation and the lot is below the minimum lot frontage or area for the zone as a result of such action, the lot shall be deemed to be in conformity with the requirements provided all other applicable requirements of the zone and this By-law are satisfied.

(17) PROHIBITED USES

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

1.11 APPLICATIONS AND SITE PLANS

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

SECTION 1 – APPLICATION, INTERPRETATION, AND ENFORCEMENT

- (a) the true dimensions and/or legal description of the lot to be built upon or otherwise used;
- (b) the proposed location, height and dimensions of any building, structure or use proposed for such lot;
- (c) the proposed location, height and dimensions of yards, landscaping, buffering, fences, open storage/display areas, parking areas and loading spaces required by this By-law;
- (d) the location of all existing buildings or structures on the lot, including the lot area, lot coverage of existing and proposed structures;
- (e) the location of sewage disposal systems and water wells on the property;
- (f) the location of accessibility features on the property;
- (g) the pre- and post-construction or alteration Geodetic Elevation, if applicable;
- (h) the current and proposed drainage features;
- (i) required setbacks of lot features from watercourses, and all other setbacks as required in the provisions of this By-law;
- (j) a statement, signed by the owner disclosing the exact use of all existing and proposed uses of land, buildings or structures and such other information as may be required to determine whether the uses conform with the requirements of this By-law; and
- (k) such other information that may be required in the Site Plan Control, Building, or other applicable By-law.

1.12 PENALTIES

Every person who violates any of the provisions of this By-law is guilty of an offense and upon conviction is liable to a fine prescribed under the Planning Act or other applicable statute.

Where a conviction is entered under Subsection, in addition to any other remedy or any penalty provided by By-law, the applicable court may make an order prohibiting the continuation or repetition of the offence by the person convicted

Penalties imposed by conviction under this Section shall be recoverable under The Provincial Offences Act, as amended.

1.13 REMEDIES

Where any building or structure is erected, altered, reconstructed, extended or enlarged, or any building or structure or part thereof is used, or any lot is used, in contravention of any requirements or other provisions of this By-law, such contravention may be removed or altered at the insistence of the Township pursuant to the provisions of the Planning Act, or The Municipal Act.

The contravention of any requirement of this By-law may be restrained by action of any ratepayer of the Township pursuant to the provisions of the Municipal Act.

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Where any matter or thing is required to be done by a person or Corporation under the provisions of this By-law, Township Council may direct that in default of it being done by said person or Corporation, such matter or thing may be done by the Township at the sole expense of the person or Corporation and the expenses thereof with interest may be recovered by the Township in accordance with the provisions of the Municipal Act.

1.14 REPEAL OF FORMER BY-LAWS

The following By-laws and all amendments thereto passed under Section 34 of the Planning Act, 1990, or its predecessor, are hereby repealed and such repeal shall come into effect upon the date that this By-law comes in to force:

- (a) By-law # 17-1986 of the former Township of Finch.
- (b) By-law # 183-1980 of the former Village of Finch.
- (c) By-law # 5-86 of the former Township of Roxborough.
- (d) By-law # 804 of the former Township of Roxborough.

The adoption of this By-law shall not prevent any pending or future prosecution of, or action to abate any existing violation of the said By-laws if the violation is also a violation of any of the provisions of this By-law.

SECTION 2 – DEFINITIONS

For the purpose of this By-Law, the definitions and interpretations given in this Section shall apply:

- 2.1 ABATTOIR** means a building or structure specifically designed to accommodate the pending and slaughtering of live animals and the preliminary processing of animal carcasses and may include the packing, treating, storing and sale of the product on the premises.
- 2.2 ACCESSORY** means a use, building or structure naturally or normally incidental, subordinate and exclusively devoted to a main use, building or structure and located on the same lot therewith.
- 2.3 ADULT ENTERTAINMENT ESTABLISHMENT** means a building or structure designed, used or intended for use in the pursuance of any trade, calling, business or occupation, for the purpose of a live performance, exhibition or activity designed to appeal to erotic or sexual appetites or inclinations, a principal feature or characteristic of which is the nudity or partial nudity of any person, without restricting the generality of the foregoing, includes any performance, exhibition, or activity involving striptease dancers, go-go dancers, exotic dancers, wet clothing contests or best body parts contests and additionally includes a body-rub parlour but not a massage therapy establishment.
- 2.4 ADVENTURE GAMES** means an active commercial recreational activity where participants pay a fee to play combat games in protective gear with paintball guns, air soft guns or similar equipment in a designated area.
- 2.5 ADVERSE EFFECTS** shall mean one or more of the following: impairment of the quality of the natural environment for any use that can be made of it, injury or damage to property or plant or animal life, harm or material discomfort to a person, an adverse effect on the health of any person, impairment of the safety of any person, rendering any property or plant or animal life unfit for human use, loss of enjoyment of normal use of property and interference with normal conduct of business.
- 2.6 AGGREGATE RECYCLING FACILITY** means a premises used for the recycling of used aggregate materials such as concrete and asphalt into a usable product but does not include the operation of an asphalt or concrete batching plant.
- 2.7 AGRICULTURAL USES** means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment. Agricultural use shall not be construed to include facilities such as commercial activities related to agriculture such as abattoirs, tanneries and retail sales outlets, or manufacturing and processing activities involving farm crops or animal products such as cheese factories, grain mills or retail seed sales, and does not include Cannabis Production and Processing.
- 2.8 AGRICULTURAL USE (SMALL)** means agricultural uses limited to five (5) Nutrient Units or less as defined by the Nutrient Management Act and its regulations, as amended from time to time.

SECTION 2 – DEFINITIONS

- 2.9 AGRICULTURAL INDUSTRIAL ESTABLISHMENT** means the use of land, buildings or structures for the manufacturing and wholesale and / or retail sale of goods that are necessary to support agricultural uses. These include such goods as farm machinery and equipment, products used for the housing and husbandry of livestock, the storage, handling and processing of agricultural products, and the manufacture of sub-surface drainage materials and equipment.
- 2.10 AGRICULTURAL PROCESSING ESTABLISHMENT** means the use of land, buildings or structures for the processing of products derived from agricultural uses, as defined by this By-law. These shall include such products as seed, grain, feed and forage processing, storage and transport, fruit and vegetable storage and treatment, livestock and poultry assembly, sales and transport, a cheese factory, an egg grading station, a sawmill, but does not include an abattoir.
- 2.11 AGRICULTURAL SERVICE ESTABLISHMENT** means the use of land, buildings or structures for the purposes of buying or selling commodities and services that are necessary to support agricultural uses as defined by this By-law. These shall include such sales and services as welding and machinery repairs, farm drainage and excavation, agricultural related trucking, well drilling, contracting and trades related to farm buildings and structures, and custom spraying, tillage, planting and harvesting services and agriculturally related trucking.
- 2.12 AGRICULTURE-RELATED USE** means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.
- 2.13 ALTER** means;
- (1)** When used in reference to a building, structure or part thereof, means:
 - (a) to change any one or more of the external dimensions of such building or structure; or
 - (b) to change the type of construction of the exterior walls or roof of such building or structure; or
 - (c) to change the use of such building or structure or the number or types of uses or dwelling units contained therein.
 - (2)** When used in reference to a lot means:
 - (a) to change the boundary of such lot with respect to a street or lane; or
 - (b) to change any dimension or area, relating to such lot;
 - (c) to change the grade and drainage pattern of such lot; or
 - (d) to change the use of such lot or the number of uses located thereon.
 - (3)** When used in reference to a shoreline means:
 - (a) to change, straighten, divert or interfere in any way with the channel of any watercourse.

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(b) “Altered” and “Alteration” shall have corresponding meanings.

- 2.14 ALTERNATE ENERGY SYSTEM** shall mean sources of energy or energy conversion process that significantly reduce the amount of harmful emissions to the environment (air, earth and water) when compared to conventional systems.
- 2.15 AMENITY AREA** means the total passive or active recreational area provided on a lot for the personal, shared or communal use of the residents of a building or buildings, and includes balconies, patios, rooftop gardens and other similar features, but does not include indoor laundry or locker facilities.
- 2.16 ANTIQUE SHOP** means a building or part of a building or structure where antiques, arts and crafts are offered or kept for sale at retail, or restored and may include a craft shop and may be operated as either a main use or as a Home-Based Business.
- 2.17 ARENA / HALL**, shall mean a building or structure designed, used or intended for athletic, civic, educational, recreational, political, religious, or social events and, without limiting the generality of the foregoing, may include an assembly hall, auditorium, banquet hall, curling rink, gymnasium, ice rink, recreational centre or stadium.
- 2.18 ART GALLERY** means a building, place or area where paintings, sculptures or other works of art are exhibited or sold and may be operated as either a main use or as a Home-Based Business.
- 2.19 ARTIST’S STUDIO** means a building or part of a building used to produce artist’s products including the display and retail sales of artist’s supplies and products and may be operated as either a main use or as a Home-Based Business.
- 2.20 ASPHALT/CONCRETE BATCHING PLANT** means an industrial facility used for the production of asphalt or concrete, or asphalt or concrete products, used in building or construction, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises and the storage and maintenance of required equipment, but does not include the retail sale of finished asphalt or concrete products.
- 2.21 ATTACHED** means a building or structure otherwise complete in itself which is connected to, and which depends for structural support upon a division wall or walls shared in common with an adjacent building or buildings.
- 2.22 ATTIC** means the space between the roof and the ceiling of the top storey or between a dwarf wall and a sloping roof.
- 2.23 AUCTION ESTABLISHMENT** means the offering for sale of new and used goods by means of a request or invitation for bids, includes a vehicle or liquidation auction, but does not include a Livestock Auction and Sales Outlet.
- 2.24 AUTOMOTIVE REPAIR GARAGE** means a building where major repairs of motor vehicles are performed. Such repairs may include all mechanical repairs but shall not include body work,

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painting, dismantling of motor vehicles for scrap or the storage of motor vehicles awaiting scrapping. This definition does not include the sale of new or used vehicles or salvage yard as defined herein.

- 2.25 AUTOMOBILE SALES OR RENTAL ESTABLISHMENT** shall mean an establishment wherein the main use is the sale or rental of vehicles which may be stored on or offsite. Accessory uses may include enclosed and/or exterior showroom and areas for display; car wash; automobile service; automotive parts sales distribution; automobile body and structural work and painting; storage and parking areas for vehicles which are for sale or rent, and for those being serviced by the dealership; office space; and restricted eating establishment.
- 2.26 AUTOMOBILE SERVICE STATION** shall mean a building where gasoline, propane, diesel fuel, or oil is kept for sale including alternative sources of fuel, where only minor or emergency repairs essential to the actual operation of motor vehicles may also be performed, where grease, anti-freeze, tires, spark plugs and other automobile accessories may be sold incidentally, and where motor vehicles may also be oiled, greased, or washed, but where no other activities of a commercial garage are carried on.
- 2.27 BAKERY** means a place where baked foods are made for retail sale on or off the premises but does not include a catering establishment.
- 2.28 BALCONY** means an open platform projecting from the face of a wall, cantilevered, or supported by columns or brackets and usually surrounded by a balustrade or railing.
- 2.29 BANK / FINANCIAL INSTITUTION** means a chartered bank, finance company office, co-op, trust company office, loan company or similar establishment.
- 2.30 BASEMENT** shall mean that portion of a building between two floor levels which is partly underground but which has at least one-half of its height from finished floor to finished ceiling above the average level of ground adjacent to the exterior walls of the building.
- 2.31 BED AND BREAKFAST ESTABLISHMENT** means a private dwelling designed to be used in part for the accommodation of the travelling or vacationing public with sleeping accommodations up to a maximum of four (4) rooms which do not contain individual cooking facilities, and other related services and facilities within the occupant's dwelling.
- 2.32 BOARDING, LODGING AND ROOMING HOUSE** means a building – having a height not exceeding three storeys and area not exceeding 600 m² – in which lodging is provided for more than four (4) persons in return for remuneration or for the provision of services or for both, and in which the lodging rooms do not have both bathrooms and kitchen facilities for the exclusive use of individual occupants. For the purposes of this by-law, this definition does not include a Bed and Breakfast, a Hotel, Hospital, Children's Home, or other accommodation-focused establishment otherwise classified or defined in this by-law.
- 2.33 BUILDING** shall mean a structure having a roof supported by columns or walls or directly on the foundation and used for the shelter and accommodation of persons, animals or goods:

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- (a) Accessory Building shall mean a building customarily incidental and subordinate to the main use or building and located on the same lot with such main use or building.
 - (b) Main Building shall mean the building serving the principal or primary uses for which the lot was purchased, leased or rented.
 - (c) Temporary Building shall mean a building or structure intended for removal or demolition within a prescribed time, not exceeding two years, as set out in a building permit.
- 2.34 BUILDING BY-LAW** shall mean any By-law of the Corporation passed pursuant to the Building Code Act.
- 2.35 BUILDING CODE** means the Ontario Building Code Act, R.S.O. 1992, c.23, and any successor thereto.
- 2.36 BUILDING HEIGHT** means the vertical distance between the average finished grade at the base of the building and:
 - (a) in the case of a flat roof, or a building where the roof and walls form a continuous feature (i.e. quonsets), the highest point of the roof;
 - (b) in the case of all other types of roofs, the mean height level between the base of the roof and highest point of the roof.
- 2.37 BUILDING LINE** means a line within a lot drawn parallel to a lot line establishing the minimum distance between that lot line and any portion of a building or structure which may be erected.
- 2.38 BUILDING SUPPLY OUTLET** means a building where building supplies such as lumber, millwork, siding, roofing, plumbing, electrical, heating, air conditioning, home improvement and similar goods are stored, displayed, or kept for retail sale. This definition shall not include a Salvage Yard, where used building supplies are stored, displayed, or kept for retail sale.
- 2.39 BULK FUEL DEPOT** means land, building or structures used for the bulk storage, distribution and sale of gasoline, propane, heating oil, diesel, ethanol, natural gas or motor oil.
- 2.40 BUNK HOUSE** shall mean a building or part of a building accessory to a main dwelling, used for the temporary accommodation of one or more seasonal farm workers provided such accommodation does not serve as the principal place of residence of an occupant and the bunk house is located accessory to an operating farm.
- 2.41 CAMPGROUND** means a use, consisting of at least 5 camping sites, and comprising land used for seasonal recreational activity as grounds for the camping or parking of tents, park model trailers, travel trailers, truck campers, but not mobile homes
- 2.42 CANNABIS** means a genus of flowering plants in the family Cannabaceae. Synonyms include, but are not limited to, marijuana and marihuana. This definition does not include the industrial or agricultural production of hemp.

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- 2.43 CANNABIS PRODUCTION AND PROCESSING** means lands, buildings, or structures used for producing, processing, testing, destroying, packaging, and/or shipping cannabis authorized by a federally issued licence or registration.
- 2.44 CANOPY** means a roof free of enclosing walls over an entrance to a building, structure or gasoline pump island.
- 2.45 CAR PORT** means a structure open on at least two sides and intended to be used for the sheltering of one or more motor vehicles.
- 2.46 CAR WASH** shall mean a building or structure or part thereof containing facilities for washing automobiles, either by production line methods and mechanical devices, or by a self-service operation.
- 2.47 CATERING ESTABLISHMENT** means an establishment in which homemade meals and beverages are prepared on a small scale to be served for consumption off the premises.
- 2.48 CELLAR** shall mean that portion of a building between two floor levels which is partly or wholly underground but which has more than one-half of its height from finished floor to finished ceiling below the average level of ground adjacent to the exterior walls of the building.
- 2.49 CEMETERY** means a property used for interring of dead persons or in which human bodies have been buried and as regulated by the Cemeteries Act, R.S.O. 1990, c. C.4. A cemetery may include facilities for storing ashes of human remains that have been cremated or the interment of the dead in sealed crypts or compartments, but shall not include crematoriums or pet cemeteries.
- 2.50 CEMETERY, PET** means a property used for the disposal of material consisting entirely of the remains of dead domestic pets
- 2.51 CHIEF BUILDING OFFICIAL** shall mean the officer or employee of the Corporation charged with the duty of enforcing the provisions of the Building Code Act, together with any regulations made thereunder, and the provisions of the Building By-law.
- 2.52 CLINIC** means a building used solely for the purpose of consultations, diagnosis, and/or treatment of patients by one (1) or more regulated health or personal-care professionals including but not limited to, legally qualified physicians, nurse practitioners, dentists, dental hygienists, optometrists, chiropodists, chiropractors, registered massage therapists, physiotherapists, and/or drugless practitioners, together with their qualified assistants. Without limiting the generality of the foregoing, the building may include administrative offices, waiting rooms, laboratories, pharmacies, or dispensaries directly associated with the clinic, but shall not include accommodation for in-patient care or operating rooms for major surgery or procedures.
- 2.53 COMMUNICATIONS FACILITY** means an installation which transmits, receives and/or relays communications such as a microwave relay tower, telephone or telegraph line, cellular

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telephone tower, radio or television broadcast tower, fibre optic communication infrastructure or similar facility.

- 2.54 COMPOST FACILITY** means a premises owned or operated by a government authority or by a private operator with a Ministry of Environment Certificate of Approval where the primary purpose is for the composting of food waste and organic materials.
- 2.55 CONSERVATION AUTHORITY** shall mean a Conservation Authority as defined by the Conservation Authorities Act.
- 2.56 CONTRACTOR'S SHOP OR YARD** means a place of business for persons employed in building trades such as painting, plumbing, electrical work, masonry, metal working and carpentry, sandblasting or for the operation of a yard for equipment including a truck, bulldozer, loader and/or backhoe. Such place of business may be used for the storage of equipment, materials and vehicles which are used on construction sites and may include such related uses as office space, or maintenance facilities, and may also include a retail business, sales counter, or a wholesale business as an accessory use.
- 2.57 CONSERVATION USE** means the use of lands which are intended to remain open in character with the priority use given to preservation of their ecological uniqueness, wildlife protection and their natural features and may include non-commercial recreational uses only if conservation of the resource is not jeopardized. The erection and use of trail shelters and other similar uses ancillary to the foregoing may be permitted.
- 2.58 CONVENIENCE STORE** means a building or part of a building used primarily for the sale of grocery and confectionery items and incidentally for the sale of such other merchandise as is required to fulfil the day-to-day needs of a surrounding community; and for the automated banking machines, rental of items such as videos, video games or similar items.
- 2.59 CORPORATION** means The Corporation of The Township of North Stormont.
- 2.60 COUNCIL** means the Council of The Corporation of The Township of North Stormont.
- 2.61 COUNTY** shall mean the Corporation of the United Counties of Stormont, Dundas and Glengarry.
- 2.62 CREMATORIUM** means a building fitted with the proper appliances for the purposes of the cremation of human remains and includes everything incidental or ancillary thereto.
- 2.63 DAY NURSERY – LICENSED** means a place wherein the temporary care of children is provided in facilities and by staff licensed by the Province of Ontario and operated in accordance with the provisions of the Day Nurseries Act, R.S.O. 1990, c. D.2.
- 2.64 DAY NURSERY – PRIVATE** means a place wherein the temporary care of children is provided, in accordance with the applicable provisions of the Day Nurseries Act, R.S.O. 1990, c. D.2, for a maximum of 5 children.

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- 2.65 DECK** means a structure abutting a dwelling or building with no roof or walls except for visual partitions and railings which is constructed on piers or a foundation above-grade for use as an outdoor living area.
- 2.66 DETACHED** – When used in reference to a building, means a building which is not dependent on any other building for structural support or enclosure.
- 2.67 DEVELOPMENT** shall mean the creation of a new lot, a change in land use, or the construction of buildings and structures; but does not include activities that create or maintain infrastructure authorized under an environmental assessment process; or works subject to the Drainage Act.
- 2.68 DRIVEWAY** means a vehicular access connected to only one public street or thoroughfare, which provides ingress to and/or egress from lot, but shall not include a lane as defined herein.
- 2.69 DRY CLEANING AND LAUNDRY ESTABLISHMENT** means a building or part of a building where dry cleaning, dry dyeing, cleaning or pressing of articles or goods of fabric may be performed.
- 2.70 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 excludes hotels, boarding / rooming houses, bed and breakfast establishments, hotels, group homes, institutions; 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.
- 2.71 DWELLING – ACCESSORY** means a dwelling which is incidental, subordinate and exclusively devoted to a main use and is located on the same lot therewith.
- 2.72 DWELLING – APARTMENT** means a dwelling consisting of more than 6 dwelling units which may have a common entrance from the street level and the occupants of which have the right to use, in common, halls and/or elevators and yards.
- 2.73 DWELLING – LINKED** means two dwelling units designed and erected with a common footing or foundation wall and having a fire resistance rating of at least one hour dividing the individual basement or cellar units, notwithstanding the physical separation of the individual dwelling units above grade. No dwelling unit or units can be altered, modified or converted into a linked dwelling.
- 2.74 DWELLING, MOBILE HOME** means mean a pre-fabricated dwelling unit, constructed to C.S.A. Z240 standards or its successor standard, occupied or designed for occupancy by one or more persons on a permanent basis, designed to be towed on a trailer on its own chassis, as a whole or in separate sections to be joined together to form one dwelling unit and placed on a permanent foundation, but shall not include a park model trailer or a trailer otherwise designed or a modular home or single detached dwelling constructed on-site.
- 2.75 DWELLING, MODULAR HOME** means a pre-fabricated dwelling unit, constructed to C.S.A. A277 standards or its successor standard, occupied or designed for occupancy by one or more persons on a permanent basis, designed to be transported in separate sections and joined

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together as integral units to form one dwelling unit and placed on a permanent foundation, but shall not include a mobile home, a park model trailer, or a single detached dwelling constructed on-site.

- 2.76 DWELLING, MULTI-UNIT** means a dwelling designed, intended or used for occupancy by 2 or more households living independently of each other in individual dwelling units but excludes any other dwelling as may be defined herein.
- 2.77 DWELLING, SEASONAL FARM WORKER**, means a dwelling that is used for not more than 9-months within a 12-month period in any given year for the housing of seasonal farm labour, and their families, who are employees of the owner or operator of a farm and may include a mobile home, bunkhouse or similar dwelling.
- 2.78 DWELLING – SECONDARY UNIT (ATTACHED)** means a self-contained dwelling unit located within a principal dwelling, in accordance with the provisions of Section 3.15. For the purposes of this by-law, a Dwelling-Secondary Unit (Attached) shall not be considered a Dwelling Unit – Accessory, or accessory building, structure, or use.
- 2.79 DWELLING – SECONDARY UNIT (DETACHED)** means a self-contained dwelling unit located within a structure ancillary to the principal dwelling on the same lot, in accordance with the provisions of Section 3.15. For the purposes of this By-Law, a Dwelling, Secondary Unit (Detached) shall not be considered a Dwelling-Accessory, accessory building, structure or use, or Garden Suite.
- 2.80 DWELLING – SEMI-DETACHED** means a building on a single foundation divided vertically into two (2) separate dwelling units by a common wall.
- 2.81 DWELLING – SINGLE DETACHED** means a detached building containing one (1) dwelling unit, and shall include a modular home.
- 2.82 DWELLING – STREET TOWNHOUSE** means a building divided vertically into three (3) or more dwelling units but not more than six (6) units, having frontage on a public street. Each unit is attached by common walls extending from the base of the foundation to the roof line, with each unit having a separate entrance at grade.
- 2.83 DWELLING – TOWNHOUSE** means a building divided horizontally into three (3) or more dwelling units but not more than six (6) units, having frontage and primary access on a private street, internal driveway, and or parking area. Each unit is attached by common walls extending from the base of the foundation to the roof line, with each unit having a separate entrance at grade.
- 2.84 DWELLING UNIT** shall mean one or more habitable rooms occupied or capable of being occupied by a person or household as an independent place of residence in which kitchen and sanitary facilities are provided for the use of such person or household, with a private entrance from outside the building or from a common hallway or stairway inside the building in which the dwelling unit is located.

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- 2.85 EASEMENT** means the legal right acquired by contract to pass over, along, upon or under the lands of another.
- 2.86 ENERGY FROM WASTE FACILITY** shall mean the incineration of municipal solid waste (garbage) to produce electricity. Energy from waste is primarily to provide a means for waste reduction and disposal. Electrical generation is a secondary consideration of this process.
- 2.87 EQUESTRIAN USE** means an area of land, with or without associated buildings, where horses are boarded and taken out to be ridden by their owners or rented to others and where riding lessons may be given. This definition shall also include an establishment engaged in the operation of a horse-riding academy and/or stables, wherein horses may be boarded and provided care.
- 2.88 EQUIPMENT SALES/RENTAL – DOMESTIC** means a building or part of a building wherein the primary use is the sale and/or rental of machinery, equipment, furniture and fixtures and other goods, only of a size and type which would be used for a specific home improvement or household purpose and which could be transported by the individual household user.
- 2.89 EQUIPMENT SALES/RENTAL – COMMERCIAL/INDUSTRIAL** shall mean an establishment primarily engaged in the sales and/or rental of machinery, equipment, furniture, fixtures, and other goods, of a size and type which would be used for business, industrial, and/or major construction undertakings, or which may involve bulk shipping of such goods, large catering undertakings, or similar non-household oriented rental functions.
- 2.90 EQUIPMENT REPAIR** means a building or part of a building wherein the primary use is the service or repair of machinery, equipment, and other goods, of a size and type which would be used for agricultural, business, industrial and major construction undertakings or which may involve bulk shipping of such goods, or similar non-household oriented repair functions.
- 2.91 ERECT** means to build, construct, reconstruct, alter or relocate and, without limiting the generality of the foregoing, shall be taken to include any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, structurally altering any existing building or structure by an addition, deletion, enlargement or extension. This includes any work for the doing of which a building permit is required under the Ontario Building Code Act, R.S.O. 1992, c.23.
- 2.92 ESTABLISHED BUILDING LINE** except as otherwise provided for in this By-law, means the average setback from the centerline of a street or road of existing buildings on one side of one block where more than one-half of the frontage upon said side of the block has been built upon.
- 2.93 ESTABLISHED GRADE** means the average elevation of the finished level of the ground adjoining all of the walls of the building exclusive of any artificial embankments or berms.
- 2.94 EXISTING** means legally existing as of the date of the passing of this By-law.

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- 2.95 FAIRGROUNDS** means lands where fairs, livestock shows, horseracing, demolition derbies, other sports events, circuses or exhibitions are held primarily outdoors, and includes any accessory and temporary buildings.
- 2.96 FARM** see **AGRICULTURAL USE**
- 2.97 FACTORY OUTLET** shall mean a building or part of a building, accessory to a permitted industrial use, where the products manufactured by that industry are kept for wholesale or retail sale.
- 2.98 FARM PRODUCE OUTLET** means a use accessory to a farm which consists of the retail sale of agricultural products produced on the farm where such outlet is located.
- 2.99 FARM SUPPLY ESTABLISHMENT** means a building or premises wherein farm supplies which may include feed, seed, agricultural chemicals, hardware, farm working apparel, etc. may be sold or rented.
- 2.100 FARMER'S MARKET** means an establishment or premises where the farm products of a local farming community are sold at retail from covered or uncovered areas designed for individual retailers.
- 2.101 FENCE** means any barrier or structure constructed of chain link metal, wood, stone, metal, brick or other similar materials or combinations of such materials which is erected for the purpose of screening, safeguarding, retaining or enclosing property or delineating property lines.
- 2.102 FINISHED GRADE** see **ESTABLISHED GRADE**
- 2.103 FIRE HALL** means a building or structure used for the purposes of supporting the provision of municipal fire protection services and which can include sleeping and dining facilities for fire fighting personnel, vehicle storage, maintenance and repair facilities, training space and office space.
- 2.104 FLEA MARKET** means the use of land, buildings or structures open to the general public and operated for gain or profit, for the sale of general merchandise, food, goods, crafts, antiques and wares, and may include outdoor displays and shows, including the display of antique or custom motor vehicles, and may include the sale of prepared food out of a building or portion thereof for consumption on the premises, but shall not include a retail store or any other use more specifically defined in the By-law. .
- 2.105 FLOOD CONTROL STRUCTURE** means a structure, improvements, and/or a combination thereof that are generally designed to provide defense against floods, storm surges, and other hazardous events by altering or controlling the flow and/or volume of water. Without limiting the generality of the foregoing, these may include, dikes, spurs, levees, seawalls, weirs, flow splitters, and/or dams.

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- 2.106 FLOOD LINE** means the line defined by the 1 in 100 year flood storm as established by the Ministry of Natural Resources, South Nation Conservation, Raisin Region Conservation Authority or other designated agency or by an approved engineering study.
- 2.107 FLOOD PLAIN** means the area of a river, stream and small inland lake systems, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards (Typically the area below the Flood Line).
- 2.108 FLOODPROOFING** means a combination of structural changes and/or adjustments incorporated into the basic design and/or construction or alteration of individual buildings, structures or properties subject to flooding so as to reduce or eliminate flood damages.
- 2.109 FLOOR AREA - GROSS** means the total area of all floors above grade measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of firewalls, except that, in any other occupancy than a residential occupancy, where an access or a building service penetrates a firewall, measurements shall not be taken to the centre line of such firewall.
- 2.110 FLOOR AREA – NET** means usable or habitable space above or below grade, measured from the exterior face of the exterior walls of the building or structure but shall not include:
- (a) any private garage, porch, veranda, and unfinished basement, cellar or attic;
 - (b) any part of the building or structure below grade which is used for building services, storage or laundry facilities;
 - (c) any part of the building or structure used for the storage or parking of motor vehicles.
- 2.111 FORESTRY USE** means the general raising, management and harvesting of wood and shall include the raising and cutting of fuel wood, pulpwood, lumber, Christmas trees, other forestry products and Silva culture practices.
- 2.112 FUNERAL HOME** means a building used for the preparation of deceased human bodies for the internment or cremation, for the viewing of deceased persons, and for the holding of funeral services and may include a Chapel, but does not include a crematorium.
- 2.113 GARDEN CENTRE** means a lot, building or structure or part thereof used for the wholesale and retail sale of trees, shrubs, plants, soil, landscaping supplies, garden ornaments, fertilizers and similar materials.
- 2.114 GARDEN SUITE** means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable. This definition does not include a Dwelling – Secondary Unit.
- 2.115 GOLF COURSE** means the use of land for the purpose of playing golf and without limiting the generality of the foregoing may include a golf driving range, a miniature golf course or combination thereof.
- 2.116 GRADE** means the average level of proposed or finished ground adjoining a building at all exterior walls.

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- 2.117 GREENHOUSE, AGRICULTURAL** means a building used for the growing of crops, plants, shrubs, trees and or vegetation for agricultural purposes. This definition shall not include any premises used for growing of mushrooms and does not include Cannabis Production and Processing.
- 2.118 GREENHOUSE, COMMERCIAL** shall mean a building used for the growing of flowers, vegetables, shrubs, trees and similar vegetation for on-site wholesale or retail sale. This definition shall not include any premises used for growing of mushrooms and does not include Cannabis Production and Processing.
- 2.119 GROUP HOME TYPE 1** means a residence licensed or funded under a federal or provincial statute for the accommodation of three to ten persons, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, physical or social condition or legal status, require group living arrangement for their well being, but excluding a Group Home Type 2.
- 2.120 GROUP HOME TYPE 2** means a Group Home which is primarily intended to house persons convicted under the Criminal Code or the Young Offenders Act, such as Halfway Houses for Ex-Offenders (Charitable Institutions Act), Community Resources Centres (Ministry of Correctional Services Act), or Group Homes for Young Offenders (Young Offenders Act). A Group Home Type 2 shall be licensed or approved by either the Ministry of Community and Social Services or the Ministry of Community Safety and Correctional Services.
- 2.121 HABITABLE ROOM** means a room designed for living, dining, sleeping or kitchen accommodations. This definition may include a bathroom, den, library, or enclosed sunroom, but shall not include any garage, carport, porch, veranda, unfinished attic, unfinished basement or unfinished cellar. HUMAN HABITATION shall have similar meanings.
- 2.122 HIGH WATER MARK** shall mean the mark made by the action of water under natural conditions on the shore or bank of a waterbody which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark.
- 2.123 HIGHWAY** shall mean a public thoroughfare intended for vehicular use by the general public.
- 2.124 HOME-BASED BUSINESS** means a business operated by a resident of the property as a secondary and subordinate use to a residence, farm, or other agricultural operation.
- 2.125 HOSPITAL** means a hospital as defined by the Private Hospitals Act, R.S.O. 1990, c. p.24 or a hospital as defined by the Public Hospitals Act, R.S.O. 1990, c. p.40. but does not include animal or veterinary hospitals.
- 2.126 HOTEL** means one or more buildings designed or used for the accommodation of the travelling or vacationing public by furnishing sleeping accommodations with or without facilities for serving meals, containing therein four (4) or more guest rooms accessible from the interior

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served. Accessory uses may include accommodation for permanent staff and one or more beverage rooms, dining rooms, meeting rooms, or similar uses.

2.127 INSTITUTIONAL USE means land, building, structure or part thereof used by any government agency, organization, group or association, for the promotion of religious, charitable, educational, medical or recreational benevolent objectives or public service and which is not operated for profit or gain.

2.128 INDUSTRIAL USES:

(1) CLASS I INDUSTRY - LIGHT INDUSTRIAL USES means a place of business for a small scale, self contained plant or building which produces, manufactures, assembles or stores a product which is contained in a package and has a low probability of fugitive emissions e.g. noise, odour, dust and vibration. Such industries operate in the daytime only with infrequent movement of products and /or heavy trucks and no outside storage. Examples include: electronics manufacturing and repair, high technology industries, furniture repair and refinishing, beverage bottling, package and crafting services, small scale assembly, auto parts supply.

(2) CLASS II INDUSTRY - MEDIUM INDUSTRIAL USES means a place of business for medium scale process and manufacturing with outdoor storage of wastes or materials (e.g. it has an open process) and where there are periodic or occasional outputs of fugitive emissions e.g. noise, odour, dust and/or vibration. Shift operations occur and there is frequent movement of products and /or heavy trucks during daytime hours. Examples include dry cleaning services, printing establishments, paint spray booths, welding shops, courier and transport services, heavy vehicle repairs, bulk fuel storage, raw product storage (aggregates, logs/lumber), warehousing and contractor's yard.

(3) CLASS III - HEAVY INDUSTRIAL USES means a place of business for uses characterized as having emissions such as noise, smoke, odour, fumes or vibrations or extensive outside storage as part of their normal operations. Such uses include sawmills, pulp and paper mills, refineries, smelting operations and similar uses which are intended to be secluded from residential or other sensitive land uses in order to limit any potential adverse effects on the environment or the surrounding areas and public health.

2.129 KENNEL means lands, building, structure or area where dogs, cats, birds or other domestic animals are kept, bred, boarded, groomed or trained, given medical treatment or housed for similar purposes for which compensation may be paid and shall include a Humane Society shelter or pound. This definition shall also include any premise whereby five (5) or more dogs are kept as domestic pets.

2.130 LANDSCAPED BUFFER means the area of a lot, exclusive of any easement for the purposes of underground or overhead utilities or services, which serves to provide separation and to partially or fully obstruct the view of adjacent land uses by means of a vegetative screen, fencing, and/or berms.

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- 2.131 LANDSCAPED OPEN SPACE** means the open unobstructed space from ground to sky at grade which is suitable for the growth and maintenance of grass, flowers, bushes and other landscaping and includes any surfaced walk, patio or similar area but does not include any driveway, sidewalk, or ramp, whether surfaced or not, any curb, retaining wall, parking area, interior courtyard, or any easement for the purposes of underground or overhead utilities or services where located within a front yard or exterior side yard.
- 2.132 LANE** means:
- (a) a subsidiary thoroughfare providing access from within a lot, principally from parking or loading spaces or from a lot to a public street; or
 - (b) a subsidiary public thoroughfare for the sole use of pedestrians and connecting public streets, open spaces or buildings.
- 2.133 LAUNDROMAT** means a building or structure or part thereof containing two (2) or more washing machines and/or self-service dry-cleaning machines and/or dryers for use by the public which is operated for a profit or gain.
- 2.134 LIBRARY** means a public building or structure where books, printed materials, electronic and other audio-visual resources may be read, consulted or borrowed.
- 2.135 LIVESTOCK** includes beef cattle, birds, dairy cattle, deer and elk, fur-bearing animals, game animals, goats, horses, poultry, ratites, sheep, swine and other animals as identified in Table 1 of Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA) Publication 853 – The Minimum Distance Separation (MDS) Document.
- 2.136 LIVESTOCK AUCTION AND SALES OUTLET** means a building or structure where livestock are auctioned, bought, and sold.
- 2.137 LIVESTOCK BARNs** means one or more permanent buildings located on a lot which are intended for housing livestock, and are structurally sound and reasonably capable of housing livestock.
- 2.138 LIVESTOCK FACILITIES** all Livestock Barns and Manure Storages on a lot, as well as all unoccupied Livestock Barns and unused Manure Storages on a lot.
- 2.139 LOADING SPACE** means a space or bay located on a lot or within a building which is used or intended to be used for the temporary parking of any commercial vehicle while loading or unloading goods, merchandise, or materials in connection with the use of the lot or any building thereon, and which has unobstructed access not necessarily in a straight line to a street.
- 2.140 LONG-TERM CARE FACILITY** means a building or structure designed, used or intended for use where accommodation is provided for the sick, elderly or infirm and which provides long term health, social and similar care for such persons and may include a retirement home, home for the aged, nursing home, rest home and all such facilities operated under the Long Term Care Act, the Charitable Institutions Act, and the Homes for the Aged and Rest Homes Act.

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- 2.141 LOT** shall mean a parcel of land which is capable of being legally conveyed in accordance with the provisions of the Planning Act.
- 2.142 LOT AREA** means the total horizontal area within the lot lines of a lot.
- 2.143 LOT, CORNER** means a lot situated at the intersection of two or more streets having an angle of intersection not exceeding 135 degrees. In the case of a curved street, such angles shall be formed by their tangents drawn from the points where the side lot lines meet the street line but does not include a lot abutting the bulb of a cul-de-sac or a turning circle.
- 2.144 LOT COVERAGE** means the horizontal area at grade of all buildings and roofed structures on a lot. For the purposes of this definition, decks, patios, and swimming pools are not to be included within the lot coverage calculation.
- 2.145 LOT DEPTH** means the average horizontal distance between the front and rear lot lines. If the front and rear lot lines are not parallel, the lot depth shall be measured by a straight line joining the mid-point of the front lot line with the mid-point of the rear lot line. Where there is no rear lot line, the lot depth shall be measured by a straight line joining the mid-point of the front lot line with the apex of the triangle formed by the side lot lines.
- 2.146 LOT, FLAG** means any Lot which gains frontage on to a public street through the use of a narrow strip of land which is an integral part of the Lot and includes a panhandle, key or flag lot.
- 2.147 LOT FRONTAGE** means the distance measured along the front lot line between the side lot lines where the side lot lines are parallel. In cases where the side lot lines are not parallel, the distance is measured from a point on each side lot line that is located a distance equal to the required front yard from the front lot line or the hypothetical intersection of the front lot line and the side lot line.
- 2.148 LOT, INTERIOR** means a lot other than a corner lot or a through lot which has frontage on a public street.
- 2.149 LOT, LINE** means any boundary of a Lot or its vertical projection.
- 2.150 LOT LINE, EXTERIOR SIDE** means a side lot line that abuts a street.
- 2.151 LOT LINE, FRONT** means in the case of an interior lot, the line that divides the lot from the public street. In the case of a corner lot or through lot, the lot line where the principal access to the lot is provided shall be deemed to be the front lot line.
- 2.152 LOT LINE, SIDE** means a lot line, other than a front or rear lot line.
- 2.153 LOT LINE, REAR** means the lot line or intersection of the side lot lines, opposite to, and most distant from, the front lot line.

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- 2.154 LOT OF RECORD** means a legally created parcel of land, including those which exist on the date of passing of this By-law, that can be conveyed and are deemed to include lots in a registered plan of subdivision, parcels created by consent in accordance with the Planning Act and/or any other distinct and separate holding, the deed to which is registered in the Land Registry Office.
- 2.155 LOT, THROUGH** means a lot bounded on opposite sides by a public street. However, if the lot qualifies as being both a corner lot and a through lot, such lot is deemed to be a corner lot for the purposes of this By-law.
- 2.156 LOT WIDTH** means the average horizontal dimension between the side lot lines.
- 2.157 LUMBER YARD** means a lot and accessory building where the primary use is the storage of construction grade wood for sale at retail or wholesale.
- 2.158 MAIN WALL** means any exterior wall of a building and all structural members essential to the support of a fully enclosed space or roof.
- 2.159 MARINE FACILITY** shall mean a non-commercial accessory building or structure which is used to moor, berth or store a boat. This definition may include a boat launching ramp, boat lift, dock or boathouse but does not include any building used for human habitation or any boat service, repair or sales facility.
- 2.160 MARKET GARDEN** means the small-scale production of fruits, vegetables and flowers as cash crop, frequently sold directly to customers or restaurants.
- 2.161 MICRO-BREWERY** means a building used for the making of beer on a small scale and may include tasting and dining facilities and the retail sale of related items of 25% of the total floor area to a maximum of 400 m². This definition shall also include a Craft Brewery.
- 2.162 MINI WAREHOUSE & PUBLIC STORAGE** means a commercial building or part of a building wherein general merchandise, vehicles, furniture and household goods are stored in separate, secured storage areas or lockers which are generally accessible by means of individual loading doors.
- 2.163 MINIMUM DISTANCE SEPARATION FORMULAE** means the formulae and guidelines developed by the province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.
- 2.164 MOBILE HOME PARK** means land which has been provided and designed for the location thereon of two or more occupied mobile homes for non-transient use.
- 2.165 MODEL HOME** means a building which is used on a temporary basis as a sales office and/or as an example of the type of dwelling that is for sale in a related development and which is not occupied or used for human habitation.
- 2.166 MOTOR VEHICLE** means a motor vehicle, traction engine, farm tractor, road building machine and any vehicle drawn, propelled or driven by any kind of power, including muscular power, in

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accordance with the Highway Traffic Act, but not including the cars of electric or steam railways running only upon rails.

- 2.167 MOTOR VEHICLE INSPECTION GARAGE** means a building or part of a building where Motor Vehicles are inspected for safety certification and licensing purposes under the Ministry of Transportation regulations. The premise shall be licensed by the Ministry of Transportation.
- 2.168 MUNICIPAL DRAIN** means a drain constructed by the municipality or a natural water course dedicated as a municipal drain, to regulate the water table or water level within or on any lands and maintained by the municipality.
- 2.169 MUNICIPALITY** means The Corporation of the Township of North Stormont.
- 2.170 MUSEUM** means the use of land, buildings or structures for the purposes of assembling, preparing and displaying a collection of articles and artifacts illustrating science, art, ancient life or other subjects and includes accessory uses such as facilities for repair, renewing and storage and may include retail outlets for souvenirs and refreshments.
- 2.171 NATURAL HERITAGE FEATURES** means features and areas, such as significant wetlands, significant woodlands, fish habitat, significant portions of the habitat of endangered and threatened species, significant wildlife habitat and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.
- 2.172 NEGATIVE IMPACTS** means:
- (a) in regard to fish habitat, the harmful alteration, disruption or destruction of fish habitat, except where it has been authorized under the Fisheries Act, using the guiding principle of no net loss of productive capacity.
 - (b) in regard to other natural heritage features and areas, the loss of the natural features or ecological functions for which an area is identified.
- 2.173 NON-CONFORMING** means an existing use or activity of any land, building or structure that is not an identified permitted use for the Zone in which it is located as of the date of passage of this By-law.
- 2.174 NON-COMPLYING** means a lot, building or structure that does not meet the regulations of the Zone in which it is located as of the date of passage of this By-law.
- 2.175 NOISE CONTROL BARRIER** means a physical structure placed between a noise source and a noise sensitive area where reduced noise levels are required.
- 2.176 OFFICE** means a building, structure or part thereof used for the purpose of providing accommodation for the performance and transaction of business including administrative, clerical and professional activities and may include accessory retail sale of goods.

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- 2.177 OFFICIAL PLAN** means the Official Plan of the United Counties of Stormont, Dundas and Glengarry or parts thereof and amendments thereto and any Official Plan which may be adopted by the municipality under the Planning Act, R.S.O.1990, c. P.13.
- 2.178 ONE HUNDRED YEAR FLOOD** means an event that has a 1% chance of occurring or being exceeded in any given year or having the average return period of 100 years. A flood produced by a 100-year event is considered to be the minimum standard for delineation of the flood plain for planning purposes in Ontario
- 2.179 OPEN SPACE** means the open, unobstructed space on a lot including landscaped areas, pedestrian walkways, patios, pools or similar areas but not including any driveway, ramp, parking spaces or aisles, loading spaces or manoeuvring areas and similar areas.
- 2.180 OPEN STORAGE** means storage or display of goods, merchandise or equipment outside of a building or structure on a lot or portion thereof. This definition shall not include the open storage of goods or equipment incidental to a residential occupancy of a lot, a parking area or parking space or the outdoor display of a limited number of samples of goods, merchandise or equipment for the purpose of sales and advertisement.
- 2.181 OPEN STORAGE AREA** means an area within or outside of a building used or intended for use for the open storage of goods, merchandise or equipment which may or may not be intended for immediate sale.
- 2.182 ORGANIC SOILS** means those soils normally formed in a water saturated environment (e.g. wetland) where the soil is not exposed to the air for a sufficient enough time to permit the break down of vegetative material.
- 2.183 OUTDOOR COMMERCIAL PATIO** means an outdoor area adjoining a restaurant, a bar or a tavern, consisting of outdoor tables, chairs and related decorations and fixtures, and where meals or beverages are served to the public for consumption on the premises. An outdoor café may be located within the public road right-of-way where an encroachment agreement exists between the operator and the Municipality.
- 2.184 OUTDOOR SALES AND DISPLAY AREA** means a portion of a lot used for exhibiting in an orderly manner, completely assembled or finished merchandise, equipment, goods or products sold by a retail or wholesale business on the same lot.
- 2.185 OUTDOOR RECREATIONAL FACILITY** means an establishment which provides recreational activities primarily located outside of a building such as a golf driving range, miniature golf, lawn bowling, tennis court, model airplane flying or similar activities. A go-cart, ATV or motocross track is not included within this definition.
- 2.186 PARK** shall mean an area of land consisting mainly of open space which may include a recreational area, playground, playfield or similar use.
- (a) Public Park shall mean a park owned and maintained by the Municipality or other public authority for the enjoyment, health and well-being of people and open to the public

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with or without charge and, for the purposes of this definition, includes a municipal, public authority or Provincial park with campground facilities;

(b) Private Park shall mean a park other than a public park.

2.187 PARKING AISLE means a portion of a private parking area, or a commercial parking lot, or a private or a commercial parking structure which abuts a parking space on one or more sides and which provides access from the parking space to a street or lane, and is which is not used for vehicular parking.

2.188 PARKING AREA means a lot or portion thereof required in accordance with the provisions of this By-law for the temporary storage or parking of motor vehicles accessory or incidental to uses in all zones, and shall not include the storage or parking of four (4) or more motor vehicles for hire and gain, display or for sale.

2.189 PARKING GARAGE shall mean an enclosed structure used for the temporary parking for more than four vehicles and available for public use either free, for compensation or as an accommodation to customers.

2.190 PARKING SPACE means an area exclusive of driveways, aisles, ramps or columns, used for the temporary parking of one motor vehicle and includes spaces for the handicapped.

2.191 PATIO means a surfaced, unenclosed open space of land at grade adjacent to a residential dwelling unit, and shall include an outdoor patio, sidewalk patio, patios within shopping malls, and patios associated with restaurants.

2.192 PERMITTED means permitted by this By-law.

2.193 PERMITTED USES means a use which is listed under the heading “Permitted Uses” in the zone where such use is located or as authorized under the General Provisions of this By-law.

2.194 PERSON means an individual, an association, a chartered organization, a firm, a partnership, a corporation, an agent or trustee and the heirs, executors or other legal representatives of a person to whom the context can apply according to law.

2.195 PERSONAL SERVICE ESTABLISHMENT means an establishment wherein a personal service is performed. This definition may include a barber shop, beauty salon, shoe repair, photographic studio, tailor or dressmaker, laundromat or a dry cleaning distribution station or a similar use. The sale of merchandise shall be permitted only as an accessory use to the personal service provided.

2.196 PIT means any open excavation made for the removal of unconsolidated aggregate such as soil, earth, clay, marl, sand, gravel or unconsolidated rock or mineral in order to supply material for construction, manufacturing or industrial purposes but shall not include rehabilitated land or an excavation incidental to the erection of a building or a structure for which a building permit has been granted by the Municipality, or an excavation incidental to

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the construction of any public works and includes accessory uses such as screening, washing and storage of such materials.

- 2.197 PLACE OF ENTERTAINMENT** means an establishment operated for commercial gain or profit wherein amusement facilities are provided such as a motion picture or other theatre, cinema, covered arena, auditorium, public dance hall, public hall (includes premises for wedding reception, banquets and other social gatherings), music hall, arcade show or penny arcade, pinball machines and video games, billiard or pool room, bowling alley, miniature golf, driving range, electric kiddy car facility, ice or roller skating rink, or similar use conducted within an enclosed building or in the open air, but does not include , a motorcycle riding facility, a go-kart track facility, all-terrain vehicle riding facilities or similar use.
- 2.198 PLACE OF WORSHIP** means lands or buildings used for worship by an association of persons that is:
- (a) charitable under the laws of the Province of Ontario or the Federal Government; and
 - (b) organized for the advancement of religion and for the conduct of religious worship, service or rites; and
 - (c) permanently established as to the continuity of its existence,
 - (d) and may include accessory uses such as a residence for the caretaker or head of congregation, a nursery school, a church day nursery, a church assembly hall or auditorium, a school of religious education, convent monastery, parish hall or similar use.
- 2.199 PORCH** means a structure abutting a main wall of a building having a roof, but walls that are generally open and unenclosed, used as an outdoor living area.
- 2.200 PORTABLE ASPHALT/CONCRETE PLANT** means a facility certified by the Ministry of the Environment which complies with minimum separation distances having equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt/concrete paving material and which includes stockpiling and storage of bulk materials used in the process, and which facility is not of permanent construction but is designed to be dismantled and moved to another location as required.
- 2.201 PREMISES** means the area of a building or lot occupied or used by a business or enterprise. In a multiple tenancy building occupied by more than one (1) business, each business area shall be considered a separate premises. Each individual unit proposed and/or registered in a draft Plan of Condominium shall also be considered individual premises.
- 2.202 PRIVATE CLUB** means a building or part of a building used as a meeting place by an association of persons who are bona fide members, which owns, hires or leases the building or part thereof, the use of such premises being restricted to members and their guests for social, cultural, recreational, business or athletic purposes, but shall not include Adult Entertainment uses.

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- 2.203 PRIVATE ROAD** means private right-of-way over private property which affords access to at least two (2) abutting lots and which is not maintained by a Public Authority.
- 2.204 PRODUCE STAND** means a covered or uncovered seasonal establishment or premises wherein produce, meat, flowers, fruit, and/or other food items are sold.
- 2.205 PROPANE FACILITY** means a premises where tanks having an aggregate storage capacity of less than 45,000 litres that is licensed under the provisions of the Energy Act of Ontario, as amended, and from which the retail sale of propane fuel to the public is or may be effected.
- 2.206 PUBLIC ACCESS POINT** means public land designated by the appropriate authority and developed and maintained by the authority as a public access to a navigable water body.
- 2.207 PUBLIC AUTHORITY** means The Township of North Stormont and any Boards or Commissions thereof, the United Counties of Stormont, Dundas and Glengarry and any Ministry or Department of the Governments of Ontario or Canada, or other similarly recognized public utility or agencies established or exercising any power or authority under any special or general statute and includes any committee or local authority established by By law of Council.
- 2.208 PUBLIC STREET** means a public or common highway affording the principal means of access to abutting properties which has been dedicated to and or assumed by a public authority. This definition shall not include a private lane, private road or private right-of-way.
- 2.209 PUBLIC USE** means a building, structure or lot used for public services by The Township of North Stormont or the United Counties of Stormont, Dundas and Glengarry and any Boards or Commissions thereof, and any Ministry or Commission of the Governments of Ontario and Canada, any telephone, telegraph or railway company, any company supplying natural gas, Hydro One Inc., any Conservation Authority, Public Utilities Company or similarly recognized agencies.
- 2.210 PUBLIC UTILITY** means a water works or water supply system, sewage works, electrical power or energy generating transmission or distribution system, street lighting system, natural or artificial gas works or supply system, a transportation system or a telephone system, scientific research system, and includes any lands, buildings or equipment required for the administration or operation of any such system and which is operated by a public authority or a publicly governed company.
- 2.211 QUARRY** means land or land under water from which consolidated rock or mineral including limestone, sandstone, shale or granite in order to supply material for construction, manufacturing or industrial purposes but shall not include rehabilitated land or an excavation incidental to the erection of a building or a structure for which a building permit has been granted by the Municipality, or an excavation incidental to the construction of any public works. This definition includes accessory uses such as crushing, screening, washing and storage of such materials.
- 2.212 RECREATION ESTABLISHMENT** means an establishment, premises, or building where any recreational, social or cultural uses are operated commercially for profit on lands in private

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ownership, such as health clubs, athletic clubs, open or enclosed skating or curling rinks, open or enclosed pools, open or enclosed badminton or tennis courts, squash courts, bowling alleys, gymnasias, band shells or open air theatres, and other similar uses but does not include a casino or bingo hall, go-kart, motorcycle, all-terrain vehicle riding facilities or similar uses.

- 2.213 RECYCLING DEPOT** means any building, portion of building or area in which solid non-hazardous recyclable material such as glass, paper, cardboard, plastic, metal and other similar products is collected, sorted, treated and/or processed, and which will be transferred to another location for reuse and includes a transfer station. This definition does not include any other type of waste management facility. (See also: Waste Disposal Zone)
- 2.214 RECYCLING YARD** means an enclosed area in which solid recyclable material is collected, sorted, and/or processed and can includes materials from construction and demolition projects and other sources including wood, drywall, brick, concrete, asphalt shingles, glass and scrap metals.
- 2.215 RENEWABLE ENERGY SYSTEM** shall mean the production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.
- 2.216 RESTAURANT** means a premise in which the principal business is the preparation and serving of food and refreshments to the public for immediate consumption within the establishment or on an abutting terrace or patio, and which may include home delivery, catering or food pick-up/ take-out services.
- 2.217 RESIDENCE SURPLUS TO A FARM OPERATION** means an existing farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).
- 2.218 RETAIL STORE** shall mean a building or structure, designed, used, or intended for the selling or buying of goods, wares, merchandise, articles, or things at retail or the providing of a service, primarily to or from the public, and uses accessory thereto and includes all retail stores not defined elsewhere in this By-law.
- 2.219 RETAINING WALL** means a wall constructed of concrete, stone, or stackable concrete or stone or aggregate materials, which is specifically designed to hold back and embankment and having a minimum vertical height of 0.3 metres above grade. For the purpose of this By-law, a retaining wall shall be considered a structure and shall not be deemed to include retaining walls constructed by, or under the auspices of, a public authority.
- 2.220 SANITARY SEWAGE AND WATER SERVICES** means:
- (1) FULL MUNICIPAL SANITARY SEWAGE AND WATER SERVICES** means piped sewage and water services that are connected to a centralized water and waste water treatment facility.
 - (2) COMMUNAL SERVICES** means sewage works and sewage systems and water works that provide for the distribution, collection or treatment of sewage or water but which:

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- (a) are not connected to full municipal sewage and water services;
 - (b) are for the common use of more than five (5) residential units/lots; and
 - (c) are owned, operated, and managed by a municipality or, another public body, or a condominium corporation or single owner which has entered into an agreement with the municipality or public body, pursuant to Section 51 of the Planning Act, R.S.O.1990, c. P.13, providing for municipal/public body assumption of the communal services in the event of default by the owner.
- (3) INDIVIDUAL ON-SITE SYSTEMS** means individual autonomous water supply and sewage disposal systems, that are owned, operated and managed by the owner of the property upon which the system is located and which do not serve more than five (5) residential units/lots.
- (4) PARTIAL SERVICES** means connection to one communal service or full municipal service where the other connection will be to an individual on-site system.
- 2.221 SCREENING** means a continuous fence, wall, compact evergreen hedge or combination thereof supplemented with landscape planting, that would effectively screen the property which it encloses, and is broken only by access drives and walks
- 2.222 SCHOOL** means a public educational establishment operated by a School Board.
- 2.223 SCHOOL, COMMERCIAL** means a commercial establishment which offers instruction in a specialized field including, but not limited to, computer training, music, sports, arts and crafts.
- 2.224 SCHOOL, PRIVATE** means an educational establishment, other than a School, wherein teaching or instruction is offered for gain in such fields as academics, dancing, music, art, sports, business or trade, and any other such specialized school conducted for gain, and also includes such fields as a studio for photography and arts and crafts
- 2.225 SEAT** means a place on or in which one sits. Where provided by benches, forms or pews, each 0.6 linear metre (2.0 ft.) of seating space shall be the equivalent of one (1) seat.
- 2.226 SENSITIVE LAND USE** means buildings, amenity areas or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby facilities and includes a dwelling, day nursery and an educational or health facility.
- 2.227 SETBACK** means:
 - (1)** With reference to a road or street, the least horizontal distance between the front lot line and the nearest building line.
 - (2)** With reference to a water body, the least horizontal distance between the high water mark of the water body and the nearest building line.

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- (3) With reference to an interior lot or a through lot, the space between the front lot line and the nearest portion of the main wall of a building.
 - (4) With reference to a corner lot, the space between the nearest portion of the main wall of a building and the street line, and the space between the side lot line abutting the flanking street, and the nearest portion of the main wall of a building.
 - (5) With reference to a slope, means the minimum distance required between the top of the slope and the nearest part of any building or structure on the lot. In the event that there are two or more slopes on a lot, then the minimum distance shall be measured from the top of that slope which is highest in elevation.
- 2.228 SHIPPING CONTAINER** means a container with strength suitable to withstand shipment, storage, and handling. Shipping containers range from large reusable steel boxes used for intermodal shipments to corrugated boxes.
- 2.229 SHOPPING CENTRE** means a group of commercial and service uses designed, developed and managed as a unit, having the required loading spaces and off-street parking provided on site and which may include free standing or attached buildings.
- 2.230 SHORELINE** means those lands extending from the average annual water level which have potential and direct significant impact on near shore waters and the shore ecosystem through run-off, and where land use activity is primarily water oriented.
- 2.231 SIGHT TRIANGLE** shall mean the triangular space formed by the street lines of a corner lot and a line drawn from a point on one street line to a point on the other street line, each such point being measured from the point of intersection of the street lines (measured along the street lines) in accordance with Section 3.11(1). Where the two street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines.
- 2.232 SIGN** means any writing, letter work or numeral, any pictorial representation, illustration, drawing, image or decoration, any emblem, logo, symbol or trademark or any device with similar characteristics which:
- (a) is a structure, or part of a structure, or which is attached thereto or mounted thereon; and
 - (b) which is used to advertise, inform, announce, claim, give publicity or attract attention.
- 2.233 SITE ALTERATIONS** means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.
- 2.234 SOLAR ENERGY SYSTEM** shall mean a renewable electrical generation facility that produces power from the sun using photovoltaic technology to provide all, or a portion of, the electrical power needs for a user or to feed into the transmission or local distribution grid. A solar energy system includes all arrays, supporting infrastructure, and outbuildings

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- 2.235 STREET** shall mean a public thoroughfare under the jurisdiction of either the Corporation, the United Counties or the Province of Ontario. This definition shall not include a lane or private right-of-way.
- (a) Improved Street shall mean a Municipal Road which has been assumed by the Corporation and is maintained on a regular year-round basis, or a Provincial Highway, or a County Road.
- 2.236 STREET LINE** means the limit of the road or street allowance and is the dividing line between a lot and a Public Street or Private Road.
- 2.237 STREET LINE, ULTIMATE** means the ultimate widened boundary of the street or road which is designated by the Township Council to have a greater planned width of street or road allowance or as may be required by Statutory Authorities having jurisdiction over certain highways in the Township.
- 2.238 STOREY** means that portion of a building other than a cellar or basement included between the surface of any floor and the surface of the floor, roof deck, ceiling or roof immediately above it.
- 2.239 STRUCTURE** means anything constructed or erected, the use of which requires location on the ground or attached to something having location on the ground. For the purposes of this By-law a fence not exceeding two metres (2 m) in height shall be deemed not to be a structure.
- 2.240 SWALE** means a depression in the ground that channels run-off.
- 2.241 SWIMMING POOL** (or simply a “pool”), shall mean an artificially enclosed body of water, built either above or in the ground, intended for swimming or water-based recreation and shall include inflatable pools with a depth in excess of 0.61 metres.
- 2.242 TAVERN** means a Tavern as defined by the Liquor License Act, as amended.
- 2.243 TENT AND TRAILER PARK** shall mean a parcel of land which is used to provide temporary accommodation for the public in tents, trailers or recreational vehicles, including park model trailers but which are not used as a principle place of residence, in which the water supply and sewage collection and disposal services are not designed to function during the winter months and which are closed for the period of November 1 to May 1 of the following year.
- 2.244 TOP OF BANK** means the point of line which is the beginning of a significant change in the elevation of the land surface, and from which the land surface slopes downward toward an existing (or abandoned) watercourse (or lake). When two or more slopes are located together, the slope that is highest and furthest away from the watercourse shall be the slope considered for the Top of Bank.

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- 2.245 TRANSPORTATION DEPOT** shall mean an establishment where commercial vehicles are stored, repaired, washed, or maintained, including all administrative functions relating thereto, and may also mean an establishment for the distribution of goods or people in transit.
- 2.246 TRANSPORTATION TERMINAL** means a premises where goods or wares are stored and where trucks or transports are stored, serviced, repaired, kept for hire, or loaded and unloaded and includes towing and storage associated with the towing business but does not include a waste transfer station or a waste storage facility.
- 2.247 TRAILER** means a vehicle that is at any one time drawn upon a public street by a motor vehicle, notwithstanding that such trailer is jacked up or that its running gear is removed, but for the purposes of this By-law, does not include a mobile home dwelling.
- 2.248 TRANSFER STATION** means a building, structure or enclosed or screened area where trucks or transports containing waste are temporarily stored, loaded or unloaded.
- 2.249 TURBINE HEIGHT** means the height of a renewable energy system shall be measured from the base of the structure to the highest point of the structure. For instance, in the case of a typical horizontal axis wind turbine, the height is measured from the average ground level upon which the base/foundation sites to the tip of the rotor blade at its highest point.
- 2.250 U-BREW/SMALL BATCH BREWERY** means a building or structure where the public can prepare their own beer and/or wine in a controlled setting.
- 2.251 USE** means the purpose for which a lot or a building or a structure is designed, arranged, occupied or maintained.
- 2.252 VETERINARIAN ESTABLISHMENT** mean a building or portion thereof used for a veterinary practice where domestic animals, or other livestock are kept for treatment, including surgery and where veterinary drugs and other related products including pet food and supplies may be dispensed or sold and where all functions take place within the building but shall not include a kennel or research facility.
- 2.253 WAREHOUSE/DISTRIBUTION CENTRE** means a premises used for the storage and distribution of goods, wares, merchandise, substances, articles or things, within a building and may include a commercial storage facility or facilities for an accessory wholesale or retail outlet, but does not include a transportation terminal.
- 2.254 WASTE DISPOSAL SITE** means a site which is licensed or approved by the Ministry of the Environment and/or its agents where garbage, refuse, domestic or industrial waste, excluding radioactive or toxic chemical wastes is disposed of or dumped. This definition shall include waste transfer stations and recycling depots. (See also Compost Facility, Recycling Depot and Transfer Station).
- 2.255 WASTE DISPOSAL SITE INFLUENCE AREA** means the area where possible effects of a waste disposal site, including landfill generated gases, ground and surface water contamination by

SECTION 2 – DEFINITIONS

leachate, odour, discharges from associated vehicular traffic, visual impact, dust, noise, other air emissions, fires, surface runoff and vectors and vermin are most likely to occur.

- 2.256 WATER BODY** means any bay, lake, river, natural watercourse or canal but excluding a drainage or irrigation channel.
- 2.257 WATERBODY/WATERCOURSE SETBACK** shall mean the straight line horizontal distance from the top of the bank or the high watermark, whichever is greater, to the nearest part of any excavation, building, structure, or open storage use on the lot.
- 2.258 WATER COURSE** means a natural channel where water is flowing continuously or intermittently, possessing a bed and banks and where it usually discharges into other stream or water body.
- 2.259 WATER FRONTAGE** means the straight line horizontal distance between the two most widely separated points on any one shoreline of a lot.
- 2.260 WAYSIDE PIT OR QUARRY** means a temporary pit or quarry opened and used by a public authority or their agents, for the purpose of road construction or an associated road project or contract and which is not located on the road right-of-way.
- 2.261 WETLANDS** means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.
- (a) Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.
 - (b) Wetlands that meet Ministry of Natural Resources and Forestry criteria are classified as Provincially Significant.
- 2.262 WHOLESALE ESTABLISHMENT** shall mean a building used or intended to be used for the bulk storage and sale of quantities of goods, commodities, wares, merchandise, or materials for resale or business use.
- 2.263 WIND ENERGY SYSTEM** shall mean a renewable electrical generation facility that produces power from wind primarily to provide all or a portion of the electrical power needs for a user or to feed into the transmission or local distribution grid. A wind energy system includes all supporting infrastructure, outbuildings and access roads.
- 2.264 WINERY** shall mean the use of land, buildings or structures for the processing of fruit, fermentation, production, aging and storage of wine and wine related products as a secondary use to the vineyard, where the fruit used in the production of the wine shall be predominately from the vineyard located on the same land as the winery. Accessory uses shall include:
- (a) Licensed retail outlet

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- (b) Winery
- (c) Office
- (d) Laboratory
- (e) Restaurant
- (f) Banquet Hall
- (g) Conference facilities
- (h) Bed and breakfast establishment
- (i) Dwelling

2.265 WORKSHOP means a building or part of a building where fabrication or manufacturing is performed by tradesmen requiring manual or mechanical skills and may include a carpenter's shop, an upholsterer's shop, a locksmith's shop, a gunsmith's shop, a machine shop, a tinsmith's shop, a commercial welder's shop, or other similar uses and activities.

2.266 WRECKING YARD means a lot and/or building or portion thereof where used goods, wares, merchandise, articles, motor vehicles, machinery or parts thereof are processed or sold for further use, dismantled or abandoned. This definition may include a junkyard, a scrap metal yard, a Recycling Yard and a Salvage Yard on the premises.

2.267 YARD means a space, appurtenant to a building or structure, that is located on the same lot as the building or structure which is open, uncovered and unoccupied by any building or structure, except as specifically permitted by this By-law. In determining yard measurements the minimum horizontal distance from the respective lot lines shall be used.

2.268 YARD, EXTERIOR SIDE means the side yard adjacent to a public street.

2.269 YARD, FRONT means a yard extending across the full width of the lot between the front lot line and the nearest wall of the principal building or structure on the lot.

2.270 YARD, INTERIOR SIDE means a yard other than an exterior side yard that extends from the front yard to the rear yard between the interior side lot line and the nearest wall of the principal building or structure on the lot.

2.271 YARD, REAR means a yard extending across the full width of the lot between the rear lot line and the nearest wall of the principal building or structure on the lot.

2.272 ZONE means a designated area of land use shown on the Zone Schedules attached hereto and forming part of this By-law.

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

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2.274 ZONING ADMINISTRATOR means the officer or employee of the municipality charged with the duty of enforcing the provisions of this By-law.

SECTION 3 – GENERAL PROVISIONS

3.1 ACCESSORY BUILDINGS, STRUCTURES AND USES

- (1) Where this Bylaw provides that land may be used or a building or structure may be erected or used for a purpose, that purpose may include any accessory use, building or structure located on the same lot as the primary use to which it is related. Accessory buildings and structures shall be located and erected in accordance with all applicable yard and setback requirements and other provisions hereof, except as otherwise provided in this section.
- (2) All uses, buildings and structures accessory to a permitted principal use or building shall be located on the same lot and in the same zone as the principal use or building. The accessory building or structure shall not be located on a separate lot from the main building or erected prior to the main building.
- (3) The use of any accessory building for human habitation is not permitted except in the case of a garden suite, Dwelling – Secondary Unit (Detached), or where specifically listed as a permitted use in any zone.
- (4) No accessory use shall be erected closer to the front lot line or the exterior side lot line than the minimum front yard and exterior side yard setbacks required for the main building. This provision shall exclude:

 - (a) for a partially enclosed shelter for use by children waiting for a school bus on a rural bus route,
 - (b) for any farm produce outlet having a gross floor area of less than 10 m²
 - (c) for a gatehouse in an Industrial Zone having a gross floor area of less than 10 m²,
 - (d) For a structure not more than 5 m² in a parking area for the use of attendants; or
 - (e) for water-related structures.
- (5) No building or structure which is attached to the main dwelling shall be considered an accessory building or structure.
- (6) Accessory Building Height:

 - (a) The maximum height of an accessory building in any Zone shall not exceed 5 m unless otherwise permitted in the individual zone provisions;
 - (b) Notwithstanding (6)(a), the maximum height of an accessory building in an Agricultural, Rural, Commercial, Industrial, or Mineral Resource Zone may be constructed to a maximum height of 6.1 m, provided that it complies with the minimum yard requirements applicable to the main use and all other applicable provisions in this By-law are complied with.
- (7) The minimum interior and rear yard setback for an accessory building or structure shall be 1.2 m, unless otherwise required by Section 3.1(6) or the individual zone requirements.

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- (8)** In any Residential Zone, accessory buildings (excluding swimming pools) shall not cover more than 10% of the lot area. For the purpose of this By-law, a Garden Suite and Dwelling – Secondary Unit (Detached) shall be considered accessory buildings.
- (9)** Private swimming pools, both above-ground and in-ground, outdoor and indoor, shall be permitted subject to obtaining a permit from the Township and complying with the following requirements:
 - (a)** No part of an outdoor pool including an associated apron or platform shall be located within a front or exterior side yard required for the main use, nor closer than 2 m to an interior side yard or rear yard lot line. Any accessory building or structure used in conjunction with the pool shall comply with the provisions respecting accessory uses and structures.
 - (b)** Indoor or covered pools which are not an integral part of a dwelling unit or part of a municipal or private recreational facility shall conform with the provisions respecting accessory uses and structures.
- (10)** An outdoor furnace shall be permitted as an accessory use provided:
 - (a)** It is located in a Rural Zone or Agricultural Zone.
 - (b)** The outdoor furnace shall comply with the zoning standards for the main building from any property line and 100 m from any dwelling on an adjacent lot or 15 m from any building on the same property;
 - (c)** Not more than one outdoor furnace shall be permitted on a lot, except where it serves a permitted accessory dwelling, dwelling – secondary unit, garden suite, or an agricultural building on lands used primarily for agricultural purposes.

3.2 ADULT ENTERTAINMENT ESTABLISHMENTS

- (1)** No adult entertainment establishment shall be:
 - (a)** located within 500 m of any residential zone, school, place of worship, day nursery, library, hall / arena, or park; or
 - (b)** permitted to locate on a lot having frontage on a Major Arterial Road.

3.3 AUTOMOBILE SERVICE STATION, AUTOMOBILE REPAIR GARAGE, CAR WASH

The following provisions shall apply for all zones within which an automobile service station, automobile repair garage, and / or car wash uses are permitted:

- (1)** The site may contain any or all of the foregoing uses. In addition, an accessory convenience store outlet not exceeding 60 m² may be permitted.
- (2)** The minimum distance between the gasoline pump island, pumps and their related overhead canopies and any pump shall be 6 m from any lot and street line. Where the lot is a corner lot, no portion of any gasoline pump island shall be located closer than 3 m to a sight triangle;

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- (3) Propane facilities shall not be located in any yard abutting a Residential Zone or Use and shall not be located within 30 m of any property line or street line.
- (4) The width of any entrance or exit, combined entrance or exit measured at the front lot line or exterior side lot line shall not be greater than 10 m and there shall not be more than 2 accesses from any one street which adjoins the lot. The minimum distance of any access from a street intersection shall be 15 m and the minimum distance between driveways shall be 9 m. The minimum distance between an interior side lot line and any driveway shall be 3 m.

3.4 BACKYARD CHICKENS

On lots zoned Agricultural or Rural, backyard chickens shall be permitted with respect to the following provisions:

- (1) The keeping of hens shall be restricted to Agricultural and Rural properties that are zoned to permit a single-family dwelling.
- (2) No more than 10 hens shall be permitted.
- (3) Roosters are not permitted.
- (4) An enclosure for keeping one or more hens:
 - (a) Shall be located at least 3 m from the side lot line and at least 3 m from the rear lot line of the lot on which the hen coop is located.
 - (b) Shall be located at least 3 m from abutting dwellings.
 - (c) Must be at least 7.5 m from any place of worship or school.
 - (d) Shall contain an enclosed roof structure and shall be no greater than 3 m by 3 m and no greater than 4.5 m in height.
 - (e) Shall only be located in the rear yard.

3.5 BED AND BREAKFAST ESTABLISHMENTS

The following provisions shall apply to bed and breakfast establishments:

- (1) A bed and breakfast establishment shall only be permitted in an owner occupied single detached dwelling and shall be limited to a maximum of 3 guest rooms per establishment.
- (2) A bed and breakfast establishment shall not be established or operated in an accessory building.
- (3) Bed and breakfast establishments shall be permitted in the R1, RR, AG, and RU Zones and shall not be permitted as an accessory use and shall conform to all regulations and requirements of the zone where permitted.
- (4) A bed and breakfast establishment shall not detract from the general character of the neighbourhood nor be a nuisance in terms of noise, traffic, parking and visual character. The bed and breakfast establishment shall not change the residential character of the dwelling and

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no exterior alterations shall be made to the dwelling which are not customarily found on a dwelling. Expansions of the dwelling shall not exceed 20% of the original dwelling size.

- (5) A bed and breakfast establishment may have a sign(s) in accordance with the Municipal Sign By-law.

3.6 BULK FUEL DEPOT

No bulk fuel depot shall be permitted unless it is double walled or is placed in an impervious containment facility which is capable of containing the entire contents of the fuel storage tank in the event of a spill or in accordance with the current provisions of the Technical Standards and Safety Act.

3.7 BUNK HOUSES

- (1) The Township of North Stormont shall require that the owner of lands enter into an agreement respecting the matters outlined in this section, including the posting of financial securities, prior to the establishment of a bunk house. Any agreement shall be registered against the lands.
- (2) Bunk Houses shall be permitted on a temporary basis for so long as it constitutes an integral part of the farm operation.
- (3) At such a time that the Bunk House is, in the opinion of the Township, no longer needed for employee housing and/or does not constitute an integral part of the farm operation, it must be demolished or removed from the property to the satisfaction of the Township.
 - (a) If the Bunk House is the sole dwelling on the subject lands, it may be converted and/or used as the main principal dwelling by the owner in lieu of demolition.
 - (b) The Bunk House may be converted and used as a dwelling-secondary unit, subject to compliance with all applicable provisions to secondary units, in lieu of demolition.
- (4) All occupants of the Bunk House shall be directly employed in the farm operation to which it serves. Immediate family members of an employee of the farm operation may also occupy with the Bunk House.

3.8 COMMERCIAL PATIOS

Notwithstanding any provisions of this By-law, an outdoor commercial patio accessory to a permitted restaurant use may be permitted and shall comply with the following:

- (1) No outdoor patio shall be permitted in a yard which abuts a zone other than commercial or industrial.
- (2) That portion of a lot on which the outdoor patio is permitted shall not be used for commercial entertainment or commercial recreation including live or recorded music or dance facilities.
- (3) No commercial patio shall be permitted to encroach upon any required parking space, loading zone, or driving aisle;

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- (4) No part of a commercial patio shall be located within a defined Site Triangle, as outlined in Section 3.10.

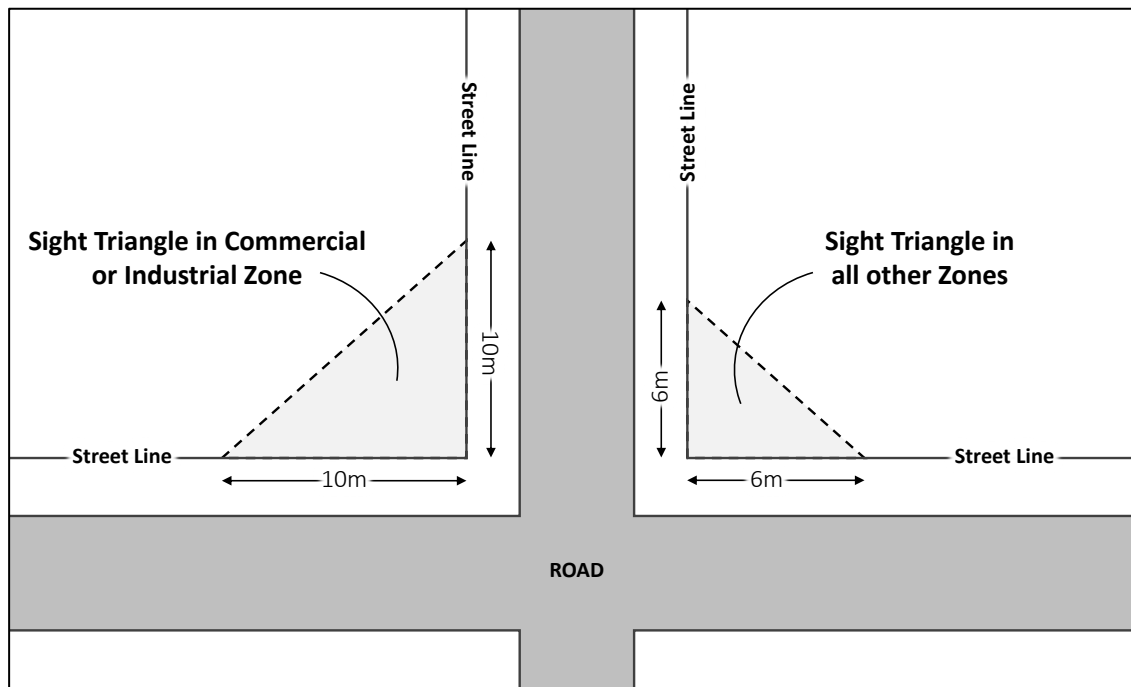
3.9 CUMULATIVE STANDARDS

Where a building, structure or lot accommodates more than one use, the requirements of this By-law with respect to lot area, loading spaces, and parking spaces shall be the sum of the requirements of the separate uses thereof.

3.10 SIGHT TRIANGLES

Sight triangles shall hereafter be provided on all corner lots in accordance with the following provisions:

- (1) In a Commercial or Industrial Zone, the sight triangle shall be measured 10 m from the point of intersection of the street lines. In all other Zones, the sight triangle shall be measured 6 m from the point of intersection of the street lines.



- (2) No building, structure, or use which would obstruct the vision of drivers of motor vehicles on corner lots shall be permitted within a sight triangle;
- (3) No fence, wall, tree, hedge, bush or other vegetation, greater than 0.75 m above the centreline of the street or road, other than agricultural crops shall be permitted within a sight triangle;
- (4) No portion of a delivery space, loading space, driveway or parking space, berm or other ground surface which exceeds the elevation of the street by more than 0.5 m shall be permitted within a sight triangle.

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3.11 DRIVE THROUGH FACILITIES

Accessory drive through facilities serving a commercial use may be permitted subject to the following provisions:

- (1) Each drive through lane shall be a minimum of 3.5 m in width and have stacking capacity for a minimum of 10 automobiles.
- (2) Drive through lanes and queuing lanes shall be clearly designed and signed to be separate from parking aisles and spaces and parking areas and pedestrian facilities. Lanes shall be unobstructed and shall be clearly delineated by pavement markings or physical barriers.
- (3) The drive through lane shall not be located in any yard abutting a residential zone or property containing a residential use except where such zone or use is separated by a street. Order boxes related to a drive through facility shall be located not closer than 30 m from a residential zone or property containing a residential use.
- (4) The access driveway shall be located a minimum of 9 m from other access driveways and shall not produce conflicts with traffic using other driveways.

3.12 ESTABLISHED BUILDING LINE IN RESIDENTIAL AND COMMERCIAL ZONES

Notwithstanding the yard and setback provisions of this By-law to the contrary, where a building or structure is to be erected on a lot within a residential, commercial, or institutional zone and where there is an established building line extending on both sides of the lot, the minimum yard for such a permitted building or structure is equal to the average setback of buildings on the same side of the street, provided further that such permitted building or structure is not erected closer to the street line or the centre line of the street, as the case may be.

3.13 EXCEPTIONS TO HEIGHT LIMITATIONS

Unless indicated otherwise in the specific zone requirements, the maximum height regulations of this By-law shall not apply to prevent the construction or use of an ornamental dome, church spire, a belfry, cupola, steeple, a flag pole, a clock tower, a chimney, storage silos, barn or other farm structure, grain elevator, a water storage tank, an air conditioner duct, an elevator penthouse, a solar collector, or an electric or communication tower, antenna, ventilator, skylight, windmill accessory to a residential or agricultural use or a similar device or structure.

3.14 ACCESS TO A PUBLIC ROAD

No person shall erect any building or structure, develop, or otherwise use any lot in any zone unless:

- a) such lot abuts a public road or;
- b) such lot has access to a public road by means of a legally registered right-of-way or easement over an intervening lot or a private common element road integral to a registered plan of condominium; or,

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- c) the Province, the County or the Township, as the case may be, has issued an entrance permit or otherwise granted permission to provide vehicular access from such lot or from such intervening lot, as the case may be, to the said public road.

3.15 GARDEN SUITES & DWELLING - SECONDARY UNITS

Where permitted by this By-law, all garden suites and dwelling-secondary units shall be subject to the following provisions:

- (1) No garden suite or Dwelling-Secondary Unit shall be established on a lot until the main dwelling has been established.
- (2) A Garden Suite or Dwelling - Secondary Unit (Detached) shall not be permitted where it would be ancillary to an interior (middle) dwelling unit that is part of a Dwelling - Townhouse or Dwelling - Street Townhouse.
- (3) For a lot containing a Dwelling - Single Detached, Dwelling - Semi-Detached or Dwelling - Townhouse or Street Townhouse, a maximum of one (1) Garden Suite or Dwelling - Secondary Unit is permitted per main dwelling/dwelling unit. For a Dwelling – Duplex, a maximum of one (1) Garden Suite or Dwelling - Secondary Unit is permitted per lot.
- (4) A Garden Suite or Dwelling – Secondary Unit shall not be severed from the main dwelling.
- (5) A Garden Suite or Dwelling - Secondary Unit shall contain adequate kitchen, washroom, and sleeping accommodation/facilities independent from the main dwelling in accordance with the minimum requirements of the Ontario Building Code.
- (6) A Garden Suite or Dwelling - Secondary Unit shall only be permitted where adequate servicing (water supply and sewage disposal) exists or can be made available to accommodate the use, to the satisfaction of the Township.
- (7) In a Residential Zone, the maximum floor area for a Garden Suite or Dwelling - Secondary Unit (Detached) shall be limited in accordance with the maximum lot coverage permitted for accessory buildings outlined in Section 3.1(8). Notwithstanding this, no Garden Suite or Dwelling - Secondary Unit (Detached) shall have a floor area larger than the main dwelling/dwelling unit in any zone.
- (8) Parking to accommodate a Garden Suite or Dwelling - Secondary Unit shall be provided in accordance with Section 4.0 and must share the same entrance provided for the main dwelling/dwelling unit. Notwithstanding this, for a Garden Suite or Dwelling - Secondary Unit located on a corner lot, a separate entrance and parking area may only be permitted where it would not result in more than 1 entrance to the respective yard and would not adversely impact local infrastructure or adjacent properties, as determined by the Township in its sole discretion.
- (9) A Dwelling - Secondary Unit (Attached) shall be accessed via a private entrance from outside the building or from a common vestibule inside the building. The creation of a Dwelling, Secondary Unit (Attached) must not result in any new exterior doorway entrance added to the

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front wall of the main dwelling/dwelling unit, whether before, during or after the creation of the Dwelling - Secondary Unit (Attached).

- (10) Siting for a Garden Suite or Dwelling - Secondary Unit (Detached) shall be in accordance with the provisions applicable to accessory buildings. Where a rear or interior side yard-facing wall of a Garden Suite or Dwelling - Secondary Unit (Detached) will contain one or more windows and/or entrance(s), the minimum yard setback from the corresponding lot line shall be 4 m.
- (11) No garden suite or Dwelling – Secondary Unit (Detached) shall be located closer than 3 m to the main dwelling/dwelling unit.
- (12) All Garden Suites shall be established as a temporary use pursuant to Section 39 of the Planning Act.

3.16 GROUP HOMES

- (1) Notwithstanding any other provisions of this By-law to the contrary, a Group Home Type 1 may be permitted in any dwelling unit provided the dwelling unit has a minimum floor area of eighteen and 18.5 m² per person residing within the unit.
- (2) Group Homes Type 2 are permitted only within those zones which specifically permit the use. In order to prevent overconcentration of Group Home Type 2 uses within a specific area, and notwithstanding their being listed as a permitted use, a minimum separation between facilities shall be 300 m measured in any direction.

3.17 HOME-BASED BUSINESSES

- (1) The classification of a use as a home-based business shall be at the discretion of the Township in consideration of this Section. Where the size, scale, nature, and/or any other aspects of a proposed use exceed the scope of what can reasonably be considered a home-based business, the most applicable use or definition will apply.
- (2) A home-based business:
 - (a) shall not change the residential, agricultural, or rural character of the property on which they are established;
 - (b) must not become a nuisance due to noise, odour, dust, fumes, vibration, radiation, glare, traffic, parking, or any other nuisance which may be associated with non-residential activities;
 - (c) must not interfere with radio, television or other telecommunications transmissions; and,
 - (d) must not involve the use of the premises as a dispatching office, supply, or storage facility.
- (3) The operators of the home-based businesses must reside in the dwelling unit from which the home-based business is conducted.

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- (4)** The maximum number of home-based businesses per dwelling unit is:
 - (a) 1 in a Residential Zone; and,
 - (b) 2 in any other zone.
- (5)** No home-based business shall involve the keeping, boarding, treatment, training, breeding and selling, or medical or personal care of any animals or livestock, unless specifically permitted in the zoning provisions applicable to the site.
- (6)** Where the home-based business is used for a private day nursery, not more than 5 charges may be in attendance at any one time.
- (7)** In a residential zone, no home-based business shall involve the keeping or parking of a commercial vehicle on the property beyond that permitted in this By-law.
- (8)** Location of home-based business
 - (a) A home-based business and associated activities in a residential zone shall be conducted indoors and contained within the dwelling unit or attached garage. Accessory buildings shall not be used in the home-based business.
 - (b) A home-based business and associated activities in an agricultural or rural zone may be contained within a dwelling unit, attached garage, accessory building, subject to compliance with all other provisions of this Section.
 - (c) An accessory building used as part of a home-based business in an agricultural or rural zone shall, in addition to complying with all other provisions applicable to accessory buildings, be located a minimum of 5 m from an interior side or rear property line and 50 m from a dwelling on a neighbouring lot.
- (9)** Maximum area for home-based business
 - (a) A home-based business in a residential zone shall be limited to a cumulative maximum area of 25% of the gross floor area of the dwelling unit.
 - (b) A home-based business in an agricultural or rural zone shall be limited to a cumulative maximum area of 100 m², exclusive of any outdoor storage area.
- (10)** Number of on-site, non-resident employees
 - (a) In a residential zone, a home-based business may have a maximum of 1 on-site, non-resident employee;
 - (b) In an agricultural or rural zone, a home-based business may have a maximum of 2 on-site, non-resident employees;
 - (c) No on-site, non-resident employees shall be permitted for a home-based business associated with a dwelling-secondary unit, accessory dwelling or dwelling unit, or a dwelling unit within a multi-unit dwelling (i.e. apartment).

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(11) Customer/Client Visits

- (a) Limited on-site retail and client services/visits directly associated with a home-based business is permitted, provided it does not negatively impact the residential character of the property.
- (b) No retail or client services/visits shall be offered as part of a home-based business located within a dwelling-secondary unit, accessory dwelling or dwelling unit, and/or a dwelling unit within a multi-unit dwelling (i.e. apartment).
- (c) Retail activities or client services/visits are restricted to within dwelling units and accessory buildings only.

(12) Signage

- (a) In a residential zone, 1 non-illuminated/animated sign measuring no more than 0.5 m² is permitted for a home-based business.
- (b) In an agricultural or rural zone, 1 non-illuminated/animated sign measuring no more than 6 m² is permitted for a home-based business.

(13) Outdoor Storage

- (a) In a residential zone, outdoor storage is prohibited.
- (b) For the purposes of this by-law, a business or use solely dealing with indoor or outdoor storage of automobiles, buses, boats, recreational and/or any other types of vehicles or equipment shall not be considered a home-based business and shall be subject to the applicable zoning definitions defined herein.
- (c) In an agricultural or rural zone, outdoor storage of materials, equipment, or vehicles directly associated with the home-based business is permitted but shall be screened from all public roads and neighbouring properties to the satisfaction of the Township.
- (d) Where permitted, outdoor storage associated with a home-based business shall only be located within a rear or interior side-yard and shall be located a minimum of 10 m from an interior-side property line, 5 m from a rear-property line, and 100 m from a dwelling on a neighbouring lot.
- (e) Where permitted, outdoor storage associated with a home-based business shall be limited to a maximum area of 5% of the lot size, up to a maximum of 150 m².
- (f) On-site storage of hazardous chemicals or explosives is prohibited.

3.18 HOUSEHOLD SALES/GARAGE SALES

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

3.19 HUMAN HABITATION NOT PERMITTED IN CERTAIN STRUCTURES

No truck, bus, coach, streetcar body, railway car, major recreational equipment or other motor vehicle shall be used for human habitation whether or not the same is mounted on wheels or

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other forms of mounting or foundations, except for a mobile home where specifically permitted in this By-law.

3.20 KENNELS

Notwithstanding the yard and setback provisions of this By-law to the contrary, no kennel shall be erected or established within 150 m of a dwelling located on another lot. Conversely no kennel shall be erected or established within 150 m of a kennel located on another lot.

3.21 LANDSCAPING, SCREENING AND FENCING REQUIREMENTS

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

- (1)** Any part of a lot which is not occupied by buildings, structures, parking areas, loading spaces, driveways, excavations, agricultural use or permitted outdoor storage areas shall be maintained as landscaped open space.
- (2)** Except as otherwise specifically provided herein, no part of any required front yard or required exterior side yard shall be used for any purpose other than landscaped open space. Where landscaped open space of any kind, including a planting strip, is required adjacent to any lot line or elsewhere on a lot, nothing in this By-law shall apply to prevent such landscaped open space from being traversed by pedestrian walkways or permitted driveways.
- (3)** No part of any driveway, parking area, loading space, stoop, roof-top terrace, balcony, swimming pool or space enclosed within a building, shall be considered part of the landscaped open space on a lot.
- (4)** Where a lot is within a Commercial or Industrial zone and the interior side and/or rear lot line, or portion thereof abuts a Residential or Institutional Zone or use, a landscaped buffer area shall be provided on the commercial or industrial lot. The landscaped buffer area shall have a minimum width of 3 m, and an opaque privacy fence or decorative wall of not less than 2 m shall be constructed along the mutual lot line.
- (5)** The landscaped buffer area shall be kept free of all parking, buildings or structures except for a legal boundary partition and used only for the placement of trees, shrubs, similar vegetation, fencing and landscaping features and shall be landscaped and maintained by the owner of land on which such buffer area is required.
- (6)** The whole of any yard for a single detached, semi-detached or duplex dwelling within a Residential Zone in any Urban Settlement Area shall hereafter be landscaped except for areas of the site required for the main dwelling, accessory buildings, structures and uses and driveways. Not greater than 50% of the front yard or exterior side yard of such lots shall be used for driveways and parking.

3.22 MINIMUM DISTANCE SEPARATION (MDS) REQUIREMENTS

All lands within the Township shall be subject to MDS I and MDS II as established by the Province which the case of MDS I, provides the minimum distance separation for new

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development from existing livestock facilities; and in the case of MDS II, provides minimum distance separation for new or expanding livestock facilities from existing development.

3.23 MOBILE HOMES

Except as otherwise permitted, a mobile home shall only be permitted in a Mobile Home Park (RMHP) Zone.

3.24 MODEL HOMES IN DRAFT PLANS OF SUBDIVISION

Notwithstanding any other provisions of this By-law, where a subdivision agreement has been executed by the owner, more than one single detached dwelling, semi-detached dwelling, street townhouse dwelling or multiple dwelling or a townhouse block may be constructed on a lot prior to registration of the plan of subdivision subject to the following:

- (1) The dwelling shall be permitted in the zone in which it is to be located and each dwelling unit shall be used for the purpose of a model home only and shall not be occupied as a dwelling unit prior to the date of the registration of the subdivision plan;
- (2) The maximum number of model homes shall not exceed 5% of the total number of lots intended for single detached dwellings, semi-detached dwellings or townhouse purposes within the plan of subdivision proposed for registration; and,
- (3) The model home shall comply with all other provisions of this By-law, as though the dwellings and/or units were constructed on the lot within the future registered plan of subdivision.

3.25 MUNICIPAL SERVICES

No person shall hereafter erect and use in whole or in part any main building for any purpose in any zone, where municipal services exists (water, sewer) unless it is connected to the municipal water supply and sanitary sewer systems.

3.26 NON-CONFORMING USES, NON-COMPLYING LOTS AND BUILDINGS

- (1) 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 passing of the By-law, so long as it continues to be used for such purpose and has not been discontinued for a period of 24 months.
- (2) If a non-conforming building or structure should be damaged by fire, flood, wind or earthquake, or other natural or unnatural occurrence, nothing in this By-law shall prevent such a building from being restored and strengthened to a safe condition, provided the height, size or volume are not increased and provided that reconstruction or restoration is commenced within 12 months and completed within 24 months of the date on which the damage took place.
- (3) Where a building or structure which was lawfully used on the day of the passing of this By-law is used for a purpose not permitted in the zone in which it is situated, such building or structure may be repaired or renovated provided that the repair or renovation does not include any change of use, or any expansion of the building or structure; and the building or

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structure continues to be used for the same purpose for which it was lawfully used on the day of passing of this By-law.

- (4)** Despite anything else contained in this By-law, where a vacant lot lawfully created having a lesser frontage and/or area than is required by this By-law it may be used for a purpose permitted in the zone in which the said lot is located, provided it can be adequately serviced and that all other applicable provisions in this By-law are met.
- (5)** Where a building has been erected prior to the date of passing of this By-law on a lot having less than the minimum frontage or area, or having less than the minimum required front yard depth or side yard depth or rear yard depth or other setback required in this By-law, said building may be enlarged, reconstructed, repaired or renovated provided that:
 - (a)** such enlargement, reconstruction, repair or renovation does not further aggravate non-compliance with any provisions of this By-law; and
 - (b)** where the development is on private services, the lot is of an adequate size for water supply and sewage disposal systems; and
 - (c)** all other applicable provisions of this By-law are satisfied.

3.27 NUMBER OF DWELLINGS PER LOT

Unless otherwise provided for in this By-law, in any zone where a single detached dwelling, semi-detached dwelling or duplex dwelling is permitted, not more than 1 such dwelling shall be erected on a lot. For the purposes of this Section, a Garden Suite or Dwelling – Secondary Unit shall not count toward the number of dwellings per lot.

3.28 OPEN STORAGE AND OUTDOOR DISPLAY

(1) OPEN STORAGE

Except as otherwise specifically provided by this By-law, no open storage shall be permitted on any lot in any zone, except in accordance with the following provisions:

- (a)** Open Storage shall only be permitted in the CH, M, MR, WY, WD, MP, & MQ Zones, where it is clearly accessory and directly related to an established principal use on the property.
- (b)** Open storage area shall not be permitted in any required front yard and no closer than 3 metres to any side or rear lot line.
- (c)** Areas used for open storage shall be screened from any public roadway by a 3 m landscaped planting strip containing an opaque fence, wall or other visual barrier not less than 2 m in height, to the satisfaction of the Township. This provision shall not apply to open storage associated with a permitted agricultural use or to the outside display and sale of goods and materials in accordance with Section 3.28(2).
- (d)** Where an area used for open storage abuts a Residential or Institutional Zone, the open storage shall be located no closer than 6 metres to the shared lot line, and must be screened by a 3 m landscaped planting strip containing an opaque fence, wall or other visual barrier not less than 2 m in height, to the satisfaction of the Township.

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- (e) The open storage area shall not cover more than 40% of the lot area.
- (f) No open storage area shall be considered part of any landscaped open space required hereby.
- (g) No parking spaces or loading spaces required by this By-law shall be used for open storage purposes.

(2) OUTDOOR DISPLAY

Except as otherwise specifically provided in this By-law, outdoor sales and display of goods shall only be permitted in accordance with the following provisions:

- (a) An outdoor display or sales area shall be permitted accessory and directly related to a commercial or industrial use, provided that the display or sales area does not occupy any required parking or loading area and is set back a minimum of 3 m from any lot line, street, or access driveway.
- (b) The outdoor display area shall not be located in a yard that abuts a Residential or Institutional Zone, unless screened in accordance with Section 3.28(1)(d).
- (c) The outdoor display area shall not occupy more than 40% of the lot area except where it is accessory to an Automobile Sales or Rental Establishment.
- (d) Despite the above, seasonal sales of Christmas trees or a temporary truck load sale or yard sale shall be permitted to occupy a designated parking area.

3.29 PUBLIC USES PERMITTED IN ALL ZONES

Notwithstanding anything else in this By-law, a utility company, a communication company, the Township or any of its local boards as defined in the Municipal Act, any communications or transportation system owned or operated by or for the Township and any agency of the Federal or Provincial Government, including Hydro One, may, for the purposes of the public service, use any land or erect or use any building in any zone subject to the use or building being in compliance with the most restrictive regulations contained in such zone for any use and the parking requirements of this By-law, for such use and subject to there being no outdoor storage of goods, materials or equipment in any yard within or abutting a Residential Zone and any buildings erected or used in a Residential Zone under the provisions of this Section, shall be designed so as not to intrude into the residential character of the area.

3.30 RAILWAY CROSSING AND SIGHT DISTANCE

Where any road or street crosses a railway at the same grade, no building or structure shall hereafter be erected closer to the point of intersection of the centre line of both the railway and the road or street than 30 m where automatic signal protection is provided and 45 m where no automatic signals are provided.

3.31 REGULATION FOR CONSOLIDATED LOT DEVELOPMENT

Where two or more abutting lots under one identical ownership are consolidated for the purpose of development, the internal lot lines of the original lots shall not be construed to be lot lines for the purposes of any zoning regulations provided that all applicable regulations of this By-law relative to the consolidated lot development and its external lot lines are complied with.

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3.32 SHIPPING CONTAINERS

Except as otherwise provided, shipping containers shall not be permitted in any zone, save and except Industrial and Commercial zones. Shipping containers shall be screened to the satisfaction of the Township in all Commercial Zones.

3.33 SIGNS

The provisions of this By-law shall not apply to prevent the erection, alteration, or use of any legal sign provided that such sign complies with the provisions of this By-law regarding sight triangles and home occupations.

3.34 SPECIAL SETBACKS

(1) PROVINCIAL, COUNTY AND MUNICIPAL ROADS

- (a) The setback for all lots abutting a provincial Highway shall be in accordance with standards set by the Ontario Ministry of Transportation (MTO).
- (b) The setback for all lots abutting a County Road shall be 30 m from the centerline of the road.
- (c) The setback for all lots abutting a municipal road shall be 10 m from the centerline of the road in addition to the applicable front yard setback.

(2) RAIL LINE

No dwelling shall be erected closer than 30 m from the property boundary of an existing or proposed rail line.

(3) WASTE DISPOSAL SITE AND SEPTAGE DISPOSAL SITE

- (a) No Waste Disposal Site shall be permitted within a distance of 150 m from any water body or watercourse and no waste management facility shall be permitted on land covered with water or in any area within the 1:100 year flood hazard, “Natural Hazard” (HZ), as established by the conservation authority with jurisdiction over the subject area.
- (b) No main building containing a sensitive land use or associated well shall be constructed within 200 m of the property boundary or boundary of any land zoned or proposed for a septage disposal site, transfer station, waste stabilization pond or wastewater treatment plant or vice versa.
- (c) No septage disposal site, transfer station or waste stabilization pond shall be constructed closer than 200 m of a water body or a watercourse or 30 m of any road allowance.

(4) PITS AND QUARRIES

- (a) The minimum setback distances as measured from the Extractive Resource Designation of the County Official Plan shall be 300 m from a Licensed Quarry Boundary or 150 m from a Licensed Pit Boundary to a dwelling.

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- (b) A pit or quarry or wayside pit or wayside quarry shall be set back a minimum of 30 m from the high-water mark of a water body or a distance prescribed or required by regulation or condition(s) of the license under the Aggregate Resources Act.

(5) INDUSTRIAL USES

- (a) The minimum separation distance for a Class I Industry shall be 20 m to a sensitive land use.
- (b) The minimum separation distance for a Class II Industry shall be 70 m to a sensitive land use.
- (c) The minimum separation distance for a Class III Industry shall be 300 m to a sensitive land use.

(6) WATER

- (a) All water bodies (e.g. lakes, rivers, streams, Municipal Drains and wetlands) are considered as areas of direct or indirect fish habitat. It is a policy to protect areas of fish habitat for their values in compliance with the federal Fisheries Act.
- (b) Development and site alteration shall not be permitted in fish habitat except in accordance with Provincial and Federal requirements.
- (c) Development and site alteration shall not be permitted within 30 m of an area identified as fish habitat unless the ecological function of the area has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions, to the satisfaction of the Municipality and the applicable Conservation Authority.
- (d) In addition to clause c), development less the 30 m from the top of bank of all watercourses, excluding Municipal Drains, may require a geotechnical investigation prepared by a qualified professional, to ensure the erosion hazard can be safely overcome.
- (e) No new development or site alteration shall be permitted within 15 m of fish habitat.
- (f) Where any lot is adjacent to a waterbody where no Flood Plain exists, any building or structure to be erected thereon, including a sewage disposal system, shall be set back a minimum of 15 m from the normal high water mark or top of bank, as determined by a topographical survey.
- (g) Compliance with this By-law shall not exempt the requirement of consent from the applicable Conservation Authority.
- (h) The Township may enter into a site plan agreement with respect to development on lots with water frontage which may include measures to protect shoreland vegetation, areas subject to erosion, marshy areas and fish spawning areas or wildlife habitat or for other similar planning matters.
- (i) Notwithstanding any other provision of this By-law to the contrary, a boat house, boat port, float plane hangar, dock or wharf may be located in the front yard, side yard, or rear yard, where such yard abuts a navigable waterway, provided that the approval of

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any governmental authority having jurisdiction has been obtained and provided that the boat house, boat port, float plane hangar, dock or wharf is located not closer than 4 m to the nearest adjacent lot line and does not encroach on the adjacent frontage when the lot boundaries are extended into the water, and must be measured at the shoreline and that the waterside façade of the boathouse not extend further than the highwater mark. The projection of lot boundaries onto water shall be made perpendicular to the shoreline at the point of intersection. The boathouse, or part thereof shall not exceed a maximum height of 3 m and a maximum length of 7.5 m. Any dock or wharf must not extend more than 5m beyond the highwater mark, and the maximum width must not exceed 1.5 m.

- (j) An accessory private boat launching ramp, boat dock, or boat slip, or boat house or similar structure may be located on a lot that is separate from the lot where the related primary use is located, provided that there is no primary detached dwelling on the separate lot.

(7) HYDRO ELECTRIC POWER TRANSMISSION CORRIDORS

No main building containing a sensitive land use shall be constructed within 30m of the right-of-way limit of a power transmission corridor carrying a 250 KV line or greater.

(8) OIL OR NATURAL GAS PIPELINES

A minimum 10 m setback shall be provided for all permanent structures and excavations from the limits of an oil or natural gas pipeline right-of-way.

(9) WETLANDS

Development or site alteration within 120 metres of a PSW Zone may be permitted, if it can be demonstrated that there will be no negative impacts on the wetland's natural features, ecological and hydrologic functions, to the satisfaction of the Municipality and the Conservation Authority.

(10) UNSTABLE SLOPES

Where any lot is adjacent to or traversed by an Unstable Slope as established by the Slope Stability Study of the South Nation River and Portions of the Ottawa River (1983) by Poschmann, Klassen, Klugman and Gooding; and identified in Schedule B3 of the Official Plan, development and site alterations shall not be permitted unless supported by a detailed geotechnical study completed by a registered professional engineer qualified to work in Ontario. The study must propose an appropriate setback and describe any mitigation measures, if required. Additional approvals from the Township of North Stormont and/or Permits from the Conservation Authority having jurisdiction may be required prior to any development or site alteration.

3.35 STORAGE OF SPECIAL VEHICLES

(1) Vehicles Permitted

The owner or occupant of any lot, building or structure in any Residential Zone may store or park not more than 1 boat with or without a boat trailer, one recreational vehicle, and two snowmobiles upon such lot subject to the following regulations:

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- (a) where lands are used for an apartment dwelling , the boat or recreational vehicle must be located within a building and shall only be permitted in spaces or areas that are in addition to the number of parking spaces required under Section 4.0; or
- (b) where lands are used for any other Residential purpose, the boat or recreational vehicle must be stored:
 - i. within a private garage or carport;
 - ii. in the Interior Side Yard to the rear of a point midway between the front and rear walls of the main building not closer than 1 m from the nearest Side lot line;
 - iii. in the Rear Yard not closer than 1 m from any lot line; or
 - iv. outside of any minimum Front Yard or minimum Exterior Side Yard.

(2) Temporary storage or parking

In any Residential Zone, the parking or storage of a boat, recreational vehicle or snowmobile may be permitted for a period of not more than 72 hours in anyone calendar month in a minimum Front Yard or minimum Exterior Side Yard, provided that the said vehicles are not parked or stored within a sight triangle.

3.36 TEMPORARY GARAGE STRUCTURES

A Temporary garage structure, commonly known as a tempo garage, or similar structure shall be permitted in accordance with the requirements applicable to accessory structures and any applicable Municipal Building By-laws.

3.37 TEMPORARY USES

Nothing in this By-law shall prevent the use of any land or erection or use of any building for:

- (1) A construction camp, construction trailer, work camp, tool shed, scaffold or other temporary building incidental to and accessory for construction work on the premises, but only for so long as may be reasonably necessary to complete such construction;
- (2) A temporary sales office in a residential subdivision incidental to the sale of houses shall comply with all regulations for any dwelling type required by the zone in which it is located provided a site plan has been submitted and approved by the Township; and,
- (3) The retailing of flowers over a maximum period of 2 consecutive days, seasonal garden centres, a carnival and retailing of Christmas trees in a Commercial Zone subject to the applicable retail regulations of the zone in which it is located.

3.38 THROUGH LOTS

Where a lot which is not a corner lot has frontage on more than one street such lot shall have a front yard on each street in accordance with the provisions of the Zone or Zones in which each front yard is located.

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3.39 TRAILERS AND MOBILE HOMES

Notwithstanding any other provision of this By-law to the contrary, trailers and mobile home units shall not be used as accessory dwellings, save and except a mobile home for use as a garden suite permitted by this By-law.

3.40 WAYSIDE PITS AND QUARRIES

Wayside pits and quarries may be established in the Rural, Agricultural and the Mineral Aggregate Zones provided that:

- (1) the wayside pit or quarry is opened and operated by the Ministry of Transportation or the County or their agents, for the purposes of a specific public road project;
- (2) any portable crusher or asphalt plant is approved and governed by any applicable regulations of the Ministry of Environment and Energy, the Ministry of Natural Resources and a certificate of approval for a portable hot mix asphalt plant has been obtained; and
- (3) an agreement is signed with the County that the wayside pit or quarry shall be rehabilitated upon completion of the public project.

3.41 YARD ENCROACHMENTS

No part of any required yard shall be obstructed with any structure except as follows:

- (1) The usual projections of window sills, bay windows, chimney breasts, belt courses, cornices, eaves, parapets, pilasters, gutters, troughs and other similar ornamental or architectural features may be permitted to project not more than 0.5 m into any required yard.
- (2) An exterior staircase may encroach into a required side or rear yard to a maximum of 1 m.
- (3) An unenclosed porch, accessibility ramp, covered or uncovered steps, and decks (including the stairs that access the deck from finished grade) are permitted to encroach a yard on any lot where residential uses are permitted, provided:
 - (a) The deck is located no closer than 3 m from the rear lot line;
 - (b) The deck is located no closer than 0.5 m from the interior side lot line;
- (4) Canopies and awnings may project into any required to a maximum of 1.5 m but must retain a setback of not less than 0.5 m from any lot line.
- (5) Entries, Paths and Landings may project into any front, rear or exterior side yard but not into a site triangle.
- (6) Balconies may project into any required yard by no more than 1.5 m.
- (7) Awnings, flagpoles, lighting fixtures and lampposts, garden trellises, fences are permitted as constructed and located in accordance with the Fence By-law requirements. Fountains, statues, monuments, recreational equipment that is accessory to the main use and similar

SECTION 3 – GENERAL PROVISIONS

accessories shall be permitted in any required yard, subject to meeting all other applicable provisions of this By-law.

- (8)** Satellite dishes shall be permitted to project 0.5 m into any required rear or side yard.

SECTION 4 – PARKING & LOADING REQUIREMENTS

4.1 PARKING RATES

In any zone, the owner of any lot, building or structure erected, altered, enlarged or changed in use after the passing of this By-law, shall provide off-street parking in accordance with the following provisions:

USE	MINIMUM NUMBER OF REQUIRED PARKING SPACES
Residential:	
Single detached, Semi-detached or duplex, Street townhouse	2 spaces per dwelling unit which may include 1 space in a garage or carport and 1 space in front of a garage or carport
Dwelling-Multi-Unit, Apartment, Dwelling-Townhouse	1.5 spaces per dwelling unit, 15% of which shall be reserved for visitor parking
Garden Suite, Dwelling-Secondary Unit, Dwelling-Accessory,	1 space per dwelling unit
Group home	0.5 spaces per guest room or minimum 2.
Other Residential Uses not listed	1 space per dwelling unit
Other uses:	
Agricultural Uses	No minimum
Automotive Repair Garage, Automobile Service Station,	2 spaces per service bay plus 1 space per employee; minimum 3 spaces
Arena/Hall, Place of Worship	1 space for every 4 seats, fixed or otherwise; or where there are no fixed seats, 1 space for every 10 m ² (107.6 ft ²) of assembly space
Automobile Sales or Rental Establishment, Agricultural Industrial Establishment	1 space for every 32 m ² (344.4 ft ²) of gross sales and display floor area. The provision of parking for the storage of new and used vehicles, boats, trailers and farm equipment for sale, lease or service shall not be included as satisfying the provisions of this clause
Car Wash	3 spaces minimum plus 2 stacking spaces per bay for manual wash or 10 stacking spaces for an automated motor vehicle wash
Bed and Breakfast establishments	1 space for each guest unit in addition to the required residential parking spaces
Boarding, Lodging, or Rooming house	1 space for each guest unit in addition to the required residential parking spaces
Building Supply Outlet, Garden Centre, Farm Produce outlet	1 space for each 20 m ² (215.2 ft ²) of gross floor area and 1 space for each 35 m ² (376.2 ft ²) of open storage
Clinic, Veterinarian Establishment	6 spaces for first practitioner and 5 spaces for each additional practitioner
Recreation Establishment	2 spaces per bowling lane or curling sheet, plus 1 parking space per 6 seats design capacity
Day nursery (licensed)	1 space per employee plus 1 space per 5 children

SECTION 4 – PARKING & LOADING REQUIREMENTS

USE	MINIMUM NUMBER OF REQUIRED PARKING SPACES
Farmer's Market, Flea Market	2 spaces per individual vendor table or booth
Equipment Sales/Rental - Domestic	2 spaces per 100 m ² (1076.4 ft ²) of gross floor area or fraction thereof, with a minimum of 8 spaces
General Commercial, Retail Store, Convenience Store, personal service establishments, bank/financial institution, office, public building, funeral home,	1 space per 20 m ² (215.2 ft ²) of gross floor area with a minimum of 3 spaces
Golf course	4 spaces per hole
Home Based Business	1 space for each non-resident employee, in addition to the required number of spaces for a residential dwelling
Hotel	1 space per guest room plus 1 space for each 10m ² (107.6 ft ²) of floor area used for assembly, restaurants, or dispensing of food or drink
Hospitals, long term care facilities	1 space for each 5 patient beds plus 1 space for each 3 employees
Industrial uses, Warehouse, Bulk storage, Bakery,	1 space for each 95 m ² (1022.6 ft ²) of gross floor area plus 1 space for each 3 employees per shift.
Physician, dentist or other professional person, who has established an office for consultation or emergency treatment in their private residence	3 spaces in addition to the parking spaces required for a dwelling unit
Restaurant, tavern, brewery	The greater of 1 space for each 10 m ² (107.6 ft ²) of gross floor area or 1 space for each 4 persons of design capacity of eating area or beverage room
Schools:	
Elementary	1.5 spaces per teaching classroom plus 1 space per each 4 m ² (43.1 ft ²) of floor area in the gymnasium, auditorium or assembly area.
Secondary, Vocational, Technical, Training, or College	4 spaces per teaching class plus 3 spaces for each 4 m ² (43.1 ft ²) of floor area in the gymnasium, auditorium or assembly area
Shopping Centre	5.5 spaces per 100 m ² (1076.4 ft ²) of gross leasable floor space
All other uses not listed above	The greater of: <ul style="list-style-type: none"> • 1 space for every 25m² (269.1 ft²) gross floor area; • 1 space for every 4 persons design capacity; • 1 space for every 2 on-site employees

SECTION 4 – PARKING & LOADING REQUIREMENTS

4.2 GENERAL PARKING REQUIREMENTS

- (1) The parking space requirements shall not apply to any building in existence at the date of passing of this By-law so long as the gross floor area, as it existed at such date, is not increased and no change in use occurs. If an addition is made to the building or structure which increases the gross floor area, or a change in use occurs then parking spaces for the addition or area changed in use shall be provided.
- (2) Unless otherwise permitted elsewhere in this By-law, where two or more uses are permitted in any one building or on any one lot, then the off-street parking requirements for each use shall be calculated as if each use is a separate use, and the total number of off-street parking spaces as calculated shall be provided.

- (3) Each parking space shall maintain a minimum size and area as indicated herein:

Parking Space Type	Minimum Width	Minimum Length
Standard 90°	2.75 metres	5.5 metres
Angled	2.75 metres	5.75 metres
Parallel	2.75 metres	6.7 metres
Barrier-free (all)	3.7 metres	6.0 metres

- (4) A driveway, parking aisle, or lane, regardless of whether it provides direct ingress and egress to and from a parking space, shall:
 - (a) have a minimum width of 6 metres for two-way traffic;
 - (b) have a minimum width of 4 metres for one-way traffic; and,
 - (c) in no case exceed a width of 9 metres.
- (5) Every owner and/or operator of a public or private parking area on lands zoned Commercial, Industrial and Institutional shall provide not less than 2% of the total number of parking spaces for barrier free parking with a minimum of one space. Where the minimum barrier free parking requirements conflict with the Integrated Accessibility Standards under Accessibility for Ontarians with Disabilities Act, 2005, the higher requirement shall apply.
- (6) Required parking in a Residential Zone shall be provided on the same lot as the dwelling unit. In all other zones, where off-site parking is proposed, the lot or part of the lot where the parking is proposed to be located shall be:
 - (a) located no more than 100 metres from the building or use it is intending to serve;
 - (b) located on a lot held in the same ownership and/or authorized by a renewable ten (10) year use agreement and the parking spaces shall be retained for the duration of the use.
- (7) Construction Materials
 - (a) Where a parking area is located within an Urban Settlement Area, all parking spaces and associated areas shall be constructed of asphalt paving, concrete, paver stones or similar materials permitted by the Township;

SECTION 4 – PARKING & LOADING REQUIREMENTS

- (b) Where a parking area is located outside of an Urban Settlement Area, all parking spaces and associated areas shall be constructed of crushed stone or gravel, asphalt paving, concrete, paver stones or similar materials permitted by the Township;
- (8) No more than fifty percent (50%) of the lot frontage as defined by this By-law shall be used or constructed as a driveway or parking space.
- (9) No part of any parking space shall be closer than 3.0 metres (9.84 ft.) to the lot line abutting the street in commercial and industrial zones.
- (10) Where, in any zone, a required parking area providing more than four (4) parking spaces abuts a Residential Zone or a street, a continuous strip of landscaped open space a minimum width of 3 metres (9.84 feet) shall be provided along the abutting lot line. The landscaped strip shall be continuous except for aisles, driveways and pedestrian areas required for access to the parking area.
- (11) Where, in any zone, a required parking area providing more than four (4) parking spaces abuts a Residential Zone, sufficient screening of the parking area shall be provided in form satisfactory to the Township, such as but not limited to fencing or additional landscaping.
- (12) The minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by such a driveway, shall be 7 metres (23 feet), except for motor vehicle service stations, motor vehicle gas bars and retail propane/compressed natural gas transfer facilities where the minimum shall be 4.5 metres (14.8 feet).
- (13) **Commercial Vehicle Parking**
No commercial vehicle having a five thousand kilogram (5,000 kg) registered gross vehicle weight shall be parked in a Residential Zone unless such a vehicle is solely used in the conduct of delivery, pick-up, or service call activities. No person shall park more than one (1) commercial licensed motor vehicle on any lot in any residential Zone.

4.3 LOADING

- (1) In any Zone, the owner of any building or structure for commercial, industrial, or institutional uses involving the frequent shipping, loading or unloading of persons, animals or goods (except agricultural uses), shall provide on-site loading facilities in accordance with the following provisions:

Land Use	Gross Floor Area	Loading Spaces Required
Commercial & Institutional	0 – 200 m ²	0
	200 - 500 m ²	1
	Above 500 m ²	1, plus 1 per 1,000 m ² of gross floor area.
Industrial	0 – 400 m ²	1
	400 – 2000 m ²	3
	Above 2000 m ²	4

SECTION 4 – PARKING & LOADING REQUIREMENTS

- (2) All loading spaces shall be entirely contained on the site it serves and no part of any adjacent street or lane shall be used for loading and unloading purposes.

- (3) Each loading space shall maintain a minimum size and area as indicated herein:

Land Use	Length	Width	Height Clearance
Commercial & Institutional	9 m (29.5 ft)	3.5 m (11.5 ft)	4 m (13.1 ft)
Industrial	15 m (49.2 ft)	3.5 m (11.5 ft)	4 m (13.1 ft)

- (4) Loading areas shall be located within an interior side or rear yard and shall not be permitted in a front yard. Screening and buffering of loading areas shall be required as part of any site plan control process.
- (5) Where a loading area is located in an Urban Settlement Area, loading spaces and approaches shall be surfaced with concrete or asphalt.
- (6) Where a loading area is located outside of an Urban Settlement Area, loading spaces and approaches shall be surfaced with concrete, asphalt, crushed stone or gravel.

SECTION 5 – ZONES

5.1 ZONE CLASSIFICATIONS

For the purpose of this By-law, all lands within the Township of North Stormont are divided into the following zones which are identified on the attached Schedules by the accompanying symbols:

ZONE		SYMBOL
RESIDENTIAL	First Density	R1
	Second Density	R2
	Third Density	R3
	Fourth Density	R4
	Rural Residential	RR
	Mobile Home Subdivision	RMHS
	Mobile Home Park	RMHP
COMMERCIAL	General Commercial	CG
	Highway Commercial	CH
INSTITUTIONAL		IN
INDUSTRIAL	Industrial	M
	Rural Industrial	MR
OPEN SPACE		OS
AGRICULTURAL		AG
RURAL		RU
WRECKING YARD		WY
WASTE DISPOSAL		WD
MINERAL AGGREGATE	Pit	MP
	Quarry	MQ
	Reserve	MA
FLOOD PLAIN		FP
HAZARD LANDS		H
WETLANDS		WL
PROVINCIALY SIGNIFICANT WETLAND		PSW
AREA OF NATURAL AND SCIENTIFIC INTEREST		ANSI

5.2 SCHEDULES

The attached Schedules 1 – 11 form part of this By-law.

5.3 STREETS AND RIGHTS-OF-WAYS

A street, lane, railway right-of-way or other right-of-way shown on the attached Schedules shall be included, unless otherwise indicated, with the zone adjoining property on either side thereof.

5.4 HOLDING ZONES

- (1) Any parcel or area of land in any zone may be further classified as a holding zone with the addition of the suffix "-h". The intent is to signify Council's approval in principle to future development of the land for the purposes indicated by the symbol. The holding classification added to a given zone shall restrict development of the land until such time as the demand for the development of the land is sufficient to warrant immediate development.

SECTION 5 – ZONES

- (2) Where a holding zone applies, no lands shall be used and no buildings or structures shall be erected or used for any purpose other than those uses existing for such land, building or structure on the date of passing of this By-law. Any change from the holding status shall require an amendment to this By-law, which shall only be passed by Council when any applicable services, financial arrangements and conditions for the development of the lands affected by the amendment have been determined to the satisfaction of Council.

5.5 SPECIAL EXCEPTION ZONES

Where a zone classification is followed by a dash and a number (eg. R1-1), this denotes a special exception zone. Lands so zoned shall be subject to all of the provisions of the zone represented by the classification except as otherwise provided by the special exception provisions of the zone. These special exception provisions are listed separately under the appropriate zone in the text of the By-law.

5.6 TEMPORARY USE ZONE

Temporary uses may be authorized from time to time by Zoning By-law amendment pursuant to Section 38 of the Planning Act. These are listed separately at the end of the appropriate zone category and as shown on the Zoning Schedule and are identified with the symbol "-T" because of their temporary nature.

5.7 UNSTABLE SLOPES

Where a zone classification is followed by the suffix "-ss", the lands in question have been determined to have development constraints relating to unstable slopes. Any building or structure to be erected on any lands affected by the suffix "-ss" (including a septic tank, tile bed, swimming pool or underground structure) shall be set back from the top of the slope and shall not be located on the flank of the slope. The setback distances are shown on the applicable Schedules to this By-law.

SECTION 6 – RESIDENTIAL ZONES

No persons shall hereafter use any land, nor erect, alter, enlarge or use any building or structure in a Residential Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

6.1 RESIDENTIAL FIRST DENSITY (R1)

(1) Permitted uses:

Day Nursery – Private	Group Home Type 1
Dwelling – Secondary Unit	Home Based Business
Dwelling – Single Detached	

(2) Zone Requirements:

(a) All R1 Zone Uses

Lot Area (minimum)		
	Private Well & Private Sewage	4,000.0 m ²
	Municipal Water & Private Sewage	1,800.0 m ²
	Private Well & Municipal Sanitary Sewer	930.0 m ²
	Municipal Water & Municipal Sanitary Sewer	450.0 m ²
Dwelling Unit Floor Area (minimum, per unit)		75.0 m ²
Dwellings per Lot (maximum)		1
Building Height (maximum)		11.0 m
Lot Frontage (minimum)		
	Private Well & Private Sewage	40.0 m
	Municipal Water & Private Sewage	30.0 m
	Private Well & Municipal Sanitary Sewer	22.0 m
	Municipal Water & Municipal Sanitary Sewer	15.0 m
Yard Requirements (minimum)		
Front	(All Service Arrangements)	6.0 m
	(At least 1 Municipal Service)	6.0 m
Rear	(No Municipal Services)	8.0 m
	(Both Municipal Services)	1.2 m
Interior Side	(1 Municipal Service)	2.0 m
	(No Municipal Services)	3.0 m
Exterior Side	(All Service Arrangements)	6.0 m
Lot Coverage (maximum)		
	Both Municipal Services	45%
	1 Municipal Service	35%
	No Municipal Services	20%

SECTION 6 – RESIDENTIAL ZONES

(3) General Provisions:

In accordance with the applicable provisions of Section 3 hereof.

(4) Special Exception Zones, Holding Zones, and Temporary Zones:

See Schedule 11

SECTION 6 – RESIDENTIAL ZONES

6.2 RESIDENTIAL SECOND DENSITY (R2) ZONE

(1) Permitted uses:

<i>R1 uses in accordance with the provisions thereof</i>	Dwelling – Multi-unit (up to 2 units)
Boarding, Lodging, and Rooming House as accessory use (up to 5 units)	Dwelling – Semi-Detached
Dwelling – Linked	

(2) Zone Requirements:

(a) All R2 Zone Uses, unless otherwise noted in 6.2(1)

Dwelling Unit Floor Area (minimum per DU)	75.0 m ²
Dwellings per Lot (maximum)	2
Building Height (maximum)	11.0 m
Yard Requirements (minimum)	
Front	6.0 m
Rear	6.0 m
Interior Side	2.0 m
Exterior Side	6.0 m
Lot Coverage (maximum)	
At Least 1 Municipal Service	35%
No Municipal Services	20%

(b) Dwelling – Semi-Detached & Dwelling – Linked

Lot Area (minimum per DU)	
Private Well & Private Sewage	4,000.0 m ²
Municipal Water & Private Sewage	1,860.0 m ²
Private Well & Municipal Sanitary Sewer	930.0 m ²
Municipal Water & Municipal Sanitary Sewer	270.0 m ²
Lot Frontage (minimum per DU)	
Private Well & Private Sewage	40.0 m
Municipal Water & Private Sewage	30.0 m
Private Well & Municipal Sanitary Sewer	20.0 m
Municipal Water & Sanitary Sewer (corner lot)	15.0 m
(interior lot)	9.0 m

SECTION 6 – RESIDENTIAL ZONES

(c) Dwelling - Multi-unit (up to 2 units) and Boarding, Lodging, & Rooming House

Lot Area (minimum per DU)	
Private Well & Private Sewage	4,000.0 m ²
Municipal Water & Private Sewage	1,860.0 m ²
Private Well & Municipal Sanitary Sewer	930.0 m ²
Municipal Water & Municipal Sanitary Sewer	540.0 m ²
Lot Frontage (minimum)	
Private Well & Private Sewage	40.0 m
Municipal Water & Private Sewage	30.0 m
Private Well & Municipal Sanitary Sewer	22.0 m
Municipal Water & Sanitary Sewer	15.0 m

Note: 'DU', denotes 'Dwelling unit'.

Note: If a Dwelling – Semi-Detached is severed, the zone requirements continue to apply to the original lot except that the interior side yard requirement does not apply along the common lot line where there is a common wall separating the two dwellings.

(3) General Provisions:

In accordance with the applicable provisions of Section 3 hereof.

(4) Special Exception Zones, Holding Zones, and Temporary Zones:

See Schedule 11

SECTION 6 – RESIDENTIAL ZONES

6.3 RESIDENTIAL THIRD DENSITY (R3) ZONE

(1) Permitted Uses:

<i>R1 and R2 uses in accordance with the provisions thereof, except Day Nursery - Private</i>	Dwelling – Street Townhouse
Dwelling – Multi-Unit (up to 4 units)	Dwelling - Townhouse

(2) Zone Requirements:

(a) All R3 Zone Uses, unless otherwise noted in Section 6.3(1)

Lot Area (minimum per DU)	180.0 m ²
Dwelling Unit Floor Area (minimum per DU)	65.0 m ²
Building Height (maximum)	11.0 m
Lot Frontage (minimum per DU)	6.0 m plus required side yard where applicable
Yard Requirements (minimum)	
Front	6.0 m
Rear	7.5 m
Interior Side	3.0 m
Exterior Side	6.0 m
Lot Coverage (maximum)	35%
Landscaped Open Space (minimum)	35%
Main Building Spacing (minimum)	3.0 m
Group Setback: Notwithstanding any other provisions of this By-law, not more than four consecutive units within a Dwelling – Street Townhouse or Dwelling - Townhouse shall be constructed with their exterior outside walls in a straight line. Additional permitted units in a row shall be set back or forward a distance of not less than 1.0 m from the alignment of the others in a row.	
Development Form: Not more than eight (8) dwelling units shall be in anyone Dwelling – Street Townhouse or Dwelling – Townhouse.	

NOTE: No Dwelling – Street Townhouse or Dwelling – Townhouse shall be erected or otherwise established in the R3 Zone unless it is serviced by municipal water and sanitary sewer.

(3) General Provisions:

In accordance with the applicable provisions of Section 3 hereof.

(4) Special Exception Zones, Holding Zones, and Temporary Zones:

See Schedule 11

SECTION 6 – RESIDENTIAL ZONES

6.4 RESIDENTIAL FOURTH DENSITY (R4) ZONE

(1) Permitted Uses

<i>R1, R2 and R3 uses in accordance with the provisions thereof, provided the lot is serviced by municipal water and sanitary sewer systems</i>	Dwelling – Multi-Unit
Dwelling – Apartment	Long-Term Care Home

(2) Zone Requirements

(a) All R4 Uses, unless otherwise noted in Section 6.4(1)

Lot Area (minimum per DU)	
First Four (4) Units	230.0 m ²
Each Additional Unit in Excess of Four (4)	45.0 m ²
Dwelling Unit Floor Area (minimum per DU)	
Bachelor Unit	45.0 m ²
One Bedroom Unit	55.0 m ²
Two Bedroom Unit	60.0 m ²
Over Two Bedrooms	65.0 m ²
Building Height (maximum)	15.0 m
Lot Frontage (minimum)	30.0 m
Yard Requirements (minimum)	
Front	9.0 m
Rear	7.5 m
Interior Side	3.0 m
Exterior Side	7.5 m
Lot Coverage (maximum)	35%
Landscaped Open Space (minimum)	35%

(3) General Provisions

In accordance with the applicable provisions of Section 3 hereof.

(4) Special Exception Zones, Holding Zones, and Temporary Zones

See Schedule 11

SECTION 6 – RESIDENTIAL ZONES

6.5 RESIDENTIAL RURAL (RR) ZONE

(1) Permitted Uses

Dwelling – Single Detached	Home Based Business
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(2) Zone Requirements

(a) All RR Zone Uses:

Lot Area (minimum per DU)	4,000.0 m ²
Dwelling Unit Floor Area (minimum)	75.0 m ²
Dwellings per Lot (maximum)	1
Building Height (maximum)	11.0 m
Lot Frontage (minimum)	45.0 m
Yard Requirements (minimum)	
Front	7.5 m
Rear	7.5 m
Interior Side	3.0 m
Exterior Side	7.5 m
Lot Coverage (maximum)	15%

(3) General Provisions

In accordance with the applicable provisions of Section 3 hereof.

(4) Special Exception Zones, Holding Zones, and Temporary Zones

See Schedule 11

SECTION 6 – RESIDENTIAL ZONES

6.6 MOBILE HOME SUBDIVISION (RMHS) ZONE

(1) Permitted Uses

Home Based Business	Mobile Home
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(2) Zone Requirements

(a) All RMHS Zone Uses:

Lot Area (minimum per DU)	4,000.0 m ²
Dwelling Unit Floor Area (minimum)	37.0 m ²
Dwellings per Lot (maximum)	1
Building Height (maximum)	6.0 m
Lot Frontage (minimum)	45.0 m
Yard Requirements (minimum)	
Front	7.5 m
Rear	7.5 m
Interior Side	3.0 m
Exterior Side	7.5 m
Lot Coverage (maximum)	30%

(3) General Provisions

In accordance with the applicable provisions of Section 3 hereof.

(4) Special Exception Zones, Holding Zones, and Temporary Zones

See Schedule 11

SECTION 6 – RESIDENTIAL ZONES

6.7 MOBILE HOME PARK (RMHP)

(1) Permitted Uses

Dwelling – Mobile Home	Park
Home Based Business	Park Management Office, accessory to the Mobile Home Park
Mobile Home Park	

(2) Zone Requirements

(a) Mobile Home Park:

Lot Area (minimum)	10,000.0 m ²
Building Height (maximum)	9.0 m
Lot Frontage (minimum)	60.0 m
Density (maximum)	
Municipal Water & Municipal Sanitary Sewer	15 sites / ha
Private Well & Municipal Sanitary Sewer	9 sites / ha
Private Well & Private Sewage	4 sites / ha
Landscaped Open Space (minimum)	10%

(b) Mobile Home Site:

Site Area (minimum)	
Municipal Water & Municipal Sanitary Sewer	452.0 m ²
Private Well & Municipal Sanitary Sewer	810.0 m ²
Private Well & Private Sewage	2,000.0 m ²
Dwelling Unit Floor Area (minimum)	37.0 m ²
Dwellings per Site	1
Building Height (maximum)	6.0 m
Lot Frontage (minimum)	
Municipal Water & Municipal Sanitary Sewer	15.0 m
Private Well & Municipal Sanitary Sewer	22.5 m
Private Well & Private Sewage	30.0 m
Yard Requirements (minimum)	
Front	7.5 m
Rear	4.5 m
Interior Side	3.0 m
Exterior Side	7.5 m
Site Coverage (maximum)	30%

(3) General Provisions

In accordance with the applicable provisions of Section 3 hereof.

SECTION 6 – RESIDENTIAL ZONES

(4) Special Exception Zones, Holding Zones, and Temporary Zones

See Schedule 11

6.8 ADDITIONAL PROVISIONS FOR RESIDENTIAL ZONES

(1) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.

(2) Special Exception Zone

See Schedule 11

(3) Holding Zones

(4) Temporary Zones

SECTION 7 – COMMERCIAL ZONES

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Commercial Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

7.1 GENERAL COMMERCIAL (CG) ZONE

(1) Permitted uses:

Antique Shop	Flea Market
Arena/Hall	Funeral Home
Art Gallery	Hotel
Artist's Studio	Institutional Use
Auction Establishment	Laundromat
Automobile Sales or Rental Establishment	Library
Automobile Service Station	Long Term Care Facility
Automotive Repair Garage	Micro-Brewery
Automotive Store	Museum
Bakery	Office
Bank/Financial Institution	Personal Service Establishment
Car Wash	Place of Entertainment
Catering Establishment	Private Club
Clinic	Recreation Establishment
Convenience Store	Restaurant
Day Nursery	Retail Store
Dry Cleaning and Laundry Establishment	School, Commercial
Dwelling – Apartment	Shopping Centre
Dwelling Unit - Accessory	Tavern
Equipment Repair	Tourism Lodging Establishment
Equipment Sales/Rental – Domestic	Veterinarian Establishment
Farmers' Market	

(2) Zone Requirements:

(a) All CG Zone Uses

Lot Area (minimum)	
Full Municipal Services	450.0 m ²
Without Full Municipal Services	2,000.0 m ²
Building Height (maximum)	12.0 m
Lot Frontage (minimum)	
Full Municipal Services	15.0 m
Without Full Municipal Services	30.0 m
Yard Requirements (minimum)	
Front	7.5 m

SECTION 7 – COMMERCIAL ZONES

Rear	7.5 m
Interior Side	3.0 m
Exterior Side	7.5 m
Lot Coverage (maximum)	
Full Municipal Services	50%
Without Full Municipal Services	30%

NOTE: Where the interior side lot line of a lot in a Commercial Zone abuts another lot in a Commercial Zone, no interior side yard will be required.

(3) General Provisions:

In accordance with the provisions of Section 3 hereof.

(4) Special Exception Zones, Holding Zones, and Temporary Zones:

See Schedule 11

SECTION 7 – COMMERCIAL ZONES

7.2 HIGHWAY COMMERCIAL (CH) ZONE

(1) Permitted uses:

Adventure Games	Flea Market
Arena/Hall	Garden Centre
Auction Establishment	Golf Course
Automobile Sales or Rental Establishment	Greenhouse, Commercial
Automobile Service Station	Kennel
Automotive Repair Garage	Lumber Yard
Bakery	Mini-Warehouse & Public Storage
Building Supply Outlet	Motor Vehicle Inspection Garage
Bulk Fuel Depot	Outdoor Recreational Facility
Car Wash	Place of Entertainment
Contractor's Shop or Yard	Propane Facility
Convenience Store	Recreation Establishment
Equipment Repair	Restaurant
Equipment Sales / Rental – Commercial, Industrial	Transportation Terminal
Equipment Sales / Rental – Domestic	U-Brew / Small Batch Brewery
Farm Produce Outlet	Veterinarian Establishment
Farm Supply Establishment	Workshop

(2) Zone Requirements:

(a) All CH Zone Uses

Lot Area (minimum)			
Full Municipal Services			N/A
Without Full Municipal Services			4,000.0 m ²
Building Height (maximum)			12.0 m
Lot Frontage (minimum)			
Full Municipal Services			15.0 m
Without Full Municipal Services			45.0 m
Yard Requirements (minimum)			
Front	(Full Municipal Services)		7.5 m
	(Without Full Municipal Services)		9.0 m
Rear	(Full Municipal Services)		7.5 m
	(Without Full Municipal Services)		9.0 m
Interior Side	(Full Municipal Services)		3.0 m
	(Without Full Municipal Services)		6.0 m
Exterior Side	(Full Municipal Services)		7.5 m
	(Without Full Municipal Services)		9.0 m

SECTION 7 – COMMERCIAL ZONES

Lot Coverage (maximum)	
Full Municipal Services	40%
Without Full Municipal Services	30%

NOTE: Where the interior side lot line of a lot in a Commercial Zone abuts another lot in a Commercial Zone, no interior side yard will be required.

(3) General Provisions:

In accordance with the provisions of Section 3 hereof.

(4) Special Exception Zones, Holding Zones, and Temporary Zones:

See Schedule 11.

SECTION 7 – COMMERCIAL ZONES

7.3 ADDITIONAL PROVISIONS FOR COMMERCIAL ZONES

(1) Accessory Dwellings

Accessory dwellings shall conform to the requirements of the R1 zone where piped services are available and the RR zone where services are private.

(2) Dwelling Units

Where dwelling units are permitted on the same lot as CG or CH uses, the following provisions shall apply:

- (a) pedestrian access to each dwelling unit shall be from an adjacent street and for the sole use of the dwelling unit or units.
- (b) dwelling unit floor area shall conform to the following minimum standards:

Bachelor Unit	45 m ²
One Bedroom Unit	55 m ²
Two Bedroom Unit	60 m ²
More than Two Bedrooms	65 m ²

(3) Automobile Service Stations and Automotive Repair Garages

Automobile service stations and automotive repair garages shall also conform to the provisions set out in Section 3.3 of this By-law.

(4) Increased Yard Requirements

Notwithstanding any other provisions of this By-law to the contrary:

- (a) Where a General Commercial (CG) Zone abuts a Residential Zone, the Side Yard requirement shall be increased to 4.5 m of which 3 m shall be Landscaped Open Space and the Rear Yard requirement shall be increased to 9 m of which 3 m shall be Landscaped Open Space.
- (b) Where a Highway Commercial (CH) Zone abuts a Residential Zone, the minimum Side Yard shall be increased to 4.5 m of which 3 m shall be Landscaped Open Space, and the minimum Rear Yard shall be increased to 12 m of which 3 m shall be Landscaped Open Space.

(5) Open Storage

Open storage shall be permitted in accordance with the provisions of Section 3.28 of this By-law.

(6) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.

SECTION 8 – INSTITUTIONAL ZONE

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in an Institutional (IN) Zone except in accordance with the provisions of this Section or of any other relevant Sections of this By-law.

8.1 INSTITUTIONAL (IN) ZONE

(1) Permitted uses:

Arena / Hall	Intuitional Use
Art Gallery	Library
Cemetery	Long-Term Care Facility
Clinic	Museum
Day Nursery	Park
Dwelling, Accessory to Place of Worship only	Place of Worship
Fairgrounds	Public Utility
Farmer's Market	Recreation Establishment
Fire Hall	School
Hospital	

(2) Zone Requirements:

(a) All IN Zone Uses

Lot Area (minimum)	
Full Municipal Services	450.0 m ²
Without Full Municipal Services	2,000.0 m ²
Dwellings per Lot (maximum)	1
Building Height (maximum)	12.0 m
Lot Frontage (minimum)	
Full Municipal Services	15.0 m
Without Full Municipal Services	30.0 m
Yard Requirements (minimum)	
Front	7.5 m
Rear	7.5 m
Interior Side	3.0 m
Exterior Side	7.5 m
Lot Coverage (maximum)	
Full Municipal Services	50%
Without Full Municipal Services	30%
Landscaped Open Space (minimum)	
Full Municipal Services	30%
Without Full Municipal Services	50%

SECTION 8 – INSTITUTIONAL ZONE

NOTE: Where the interior side lot line of a lot in an Institutional Zone abuts another lot in an Institutional Zone, no interior side yard will be required.

(3) General Provisions:

In accordance with the provisions of Section 3 hereof.

(4) Special Exception Zones, Holding Zones, and Temporary Zones:

See Schedule 11

8.2 Additional Provisions for Institutional Zones

(1) Accessory Dwellings

The following provisions shall apply to accessory dwelling units:

- (a) A minimum of 20 m² of Open Space shall be provided for the exclusive use of each dwelling. Such Open Space shall not be used for the parking of vehicles or as a required pedestrian access.
- (b) Pedestrian access to the dwelling shall be from an adjacent street and for the sole use of the dwelling.
- (c) Accessory dwellings shall conform to the requirements of the R1 Zone where piped services are available and the RR Zone where services are private.

(2) Cemeteries

Cemeteries shall not be governed by the foregoing standards but shall conform to the Cemeteries Act.

(3) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.

SECTION 9 – INDUSTRIAL ZONES

No person shall hereafter use any land, nor erect, alter, enlarge or use any building or structure in an Industrial Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

9.1 INDUSTRIAL (M)

(1) Permitted Uses:

Adventure Games	Industrial Uses, Class I & II
Agricultural Industrial Establishment	Kenel
Agricultural Processing Establishment	Lumber Yard
Agricultural Service Establishment	Micro-Brewery
Automotive Repair Garage	Mini-Warehouse & Public Storage
Bulk Fuel Depot	Motor Vehicle Inspection Garage
Car Wash	Propane Facility
Communications Facility	Public Utility
Contractor's Shop or Yard	Recycling Depot
Crematorium	Transfer Station
Energy from Waste	Transportation Depot
Equipment Repair	Transportation Terminal
Equipment Sales/Rental - Domestic	Warehouse/Distribution Centre
Equipment Sales/Rental – Commercial/Industrial	Wholesale Establishment
Factory Outlet	Workshop
Farm Supply Establishment	

(2) Zone Requirements:

(a) All M Zone uses:

Lot Area (minimum)	4,000.0 m ²
Building Height (maximum)	15.0 m
Lot Frontage (minimum)	45.0 m
Yard Requirements (minimum)	
Front	15.0 m
Rear	12.0 m
Interior Side	7.5 m
Exterior Side	15.0 m
Lot Coverage (maximum)	50%
Landscaped Open Space (minimum)	
Full Municipal Services	30%
Without Full Municipal Services	50%

SECTION 9 – INDUSTRIAL ZONES

(3) General Provisions:

In accordance with the provisions of Section 3 hereof.

(4) Special Exception Zones, Holding Zones, and Temporary Zones:

See Schedule 11

SECTION 9 – INDUSTRIAL ZONES

9.2 RURAL INDUSTRIAL (MR) ZONE

(1) Permitted Uses:

Abattoir	Greenhouse, Commercial
Agricultural Industrial Establishment	Livestock Auction & Sales Outlet
Agricultural Processing Establishment	Lumber Yard
Agricultural Service Establishment	Public Utility
Auction Establishment	Recycling Depot
Communications Facility	Transportation Depot
Contractor's Shop or Yard	Transportation Terminal
Farm Supply Establishment	

(2) Zone Requirements:

(a) All MR Zone Uses – Moose Creek:

Lot Area (minimum)	
Full Municipal Services	1,000.0 m ²
Without Full Municipal Services	4,000.0 m ²
Building Height (maximum)	15.0 m
Lot Frontage (minimum)	25.0 m
Yard Requirements (minimum)	
Front	6.0 m
All other yards	7.5 m
Lot Coverage (maximum)	60%

(3) All MR Zone Uses – Balance of Township

Lot Area (minimum)	4,000.0 m ²
Building Height (maximum)	15.0 m
Lot Frontage (minimum)	45.0 m
Yard Requirements (minimum)	
Front	15.0 m
Rear	12.0 m
Interior Side	7.5 m
Exterior Side	15.0 m
Lot Coverage (maximum)	50%

(4) General Provisions:

In accordance with the provisions of Section 3 hereof.

(5) Special Exception Zones, Holding Zones, and Temporary Zones:

See Schedule 11

SECTION 9 – INDUSTRIAL ZONES

9.3 ADDITIONAL PROVISIONS FOR INDUSTRIAL ZONES

(1) Accessory Dwellings

Accessory dwellings and dwelling units shall conform to the requirements of the R1 zone.

(2) Automobile Service Stations and Automotive Repair Garages

Automobile service stations and automotive repair garages shall also conform to the provisions set out in Section 3.3 of this By-law.

(3) Increased Yard Requirements

As per Guideline D-6 “COMPATIBILITY BETWEEN INDUSTRIAL FACILITIES AND SENSITIVE LAND USES”

(4) Special Provisions Adjacent to Railways

As per Section 3.30

(5) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law

SECTION 10 – OPEN SPACE ZONE

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in an Open Space (OS) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

10.1 Open Space (OS) Zone

(1) Permitted Uses:

Campground – Recreational & Tourist	Golf Course
Cemetery	Outdoor Recreational Facility
Conservation Use	Private Club
Fairground	Park, including accessory buildings/uses reasonably ancillary

(2) Zone Requirements:

- (a) No building or structure shall be located or erected closer than 6 m to any Lot Line and the maximum Lot Coverage shall not exceed 25%.
- (b) No minimum Area, Frontage or Yards shall be required for any lot provided that no buildings are located thereon.

(3) General Provisions:

In accordance with the provisions of Section 3 hereof.

(4) Special Exception Zones, Holding Zones, and Temporary Zones:

See Schedule 11

10.2 Additional Provisions for Open Space Zones

(1) Other General Provisions:

Other general provisions shall be in accordance with Section 3 of this By-law.

SECTION 11 – AGRICULTURAL ZONE

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in an Agricultural (AG) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

11.1 AGRICULTURAL (AG) ZONE

(1) Permitted Uses:

Agricultural Use	Equestrian Use
Agriculture-Related Use	Farm Produce Outlet
Bed and Breakfast	Forestry Use
Bunk House	Home-Based Business
Conservation Use	Kennel
Dwelling – Secondary Unit	Market Garden
Dwelling – Single Detached	Winery

(2) Zone Requirements:

(a) Agricultural Use

Lot Area (minimum)	300,000.0 m ²
Building Height (maximum)	15.0 m
Lot Frontage (minimum)	200.0 m
Yard Requirements (minimum)	
All Yards	15.0 m
Lot Coverage (maximum)	30%

(b) Conservation Use, Forestry Use

Lot Area (minimum)	100,000.0 m ²
Building Height (maximum)	15.0 m
Lot Frontage (minimum)	150.0 m
Yard Requirements (minimum)	
Interior Side	9.0 m
All Other Yards	15.0 m
Lot Coverage (maximum)	30%

(c) Single Detached Dwelling

Lot Area (minimum)	4,000.0 m ²
Dwellings per lot (maximum)	1
Dwelling Unit Floor Area (minimum)	75.0 m ²
Building Height (maximum)	11.0 m
Lot Frontage (minimum)	30.0 m
Yard Requirements (minimum)	
Interior Side	3.0 m

SECTION 11 – AGRICULTURAL ZONE

All Other Yards	7.5 m
Lot Coverage (maximum)	20%

(d) Other Uses

Lot Area (minimum)	8,000.0 m ²
Building Height (maximum)	15.0 m
Lot Frontage (minimum)	60.0 m
Yard Requirements (minimum)	
All Yards	12.0 m
Lot Coverage (maximum)	20%

NOTE: Notwithstanding the foregoing, on a lot having an accessory dwelling, or kennel, the minimum lot area shall be 1 ha and the minimum lot frontage shall be 45 m.

NOTE: A kennel shall be prohibited within 200 m of a dwelling on another lot.

(3) General Provisions:

In accordance with the provisions of Section 3 hereof.

(4) Special Exception Zones, Holding Zones, and Temporary Zones:

See Schedule 11

SECTION 11 – AGRICULTURAL ZONE

11.2 ADDITIONAL PROVISIONS FOR AGRICULTURAL ZONES

(1) Bunk Houses:

Notwithstanding the limit of one (1) dwelling per lot in the Agricultural Zone, a Bunk House may also be permitted as an accessory use to the main dwelling and agricultural operation, subject to compliance with Section 3.

(2) Dwelling – Secondary Units:

Notwithstanding the limit of one (1) dwelling per lot in the Agricultural Zone, a Dwelling – Secondary Unit may also be permitted, subject to compliance with Section 3.15.

(3) Livestock Facilities:

New and expanded intensive livestock facilities shall comply with the provisions of Section 3 of this By-law.

(4) Residence Surplus to a Farm Operation:

Notwithstanding any other provision contained in this By-law to the contrary, a “Flag Lot” created as a result of a consent application to sever a residence surplus to a farm operation may have a minimum frontage of 12 metres.

SECTION 12 – RURAL ZONE

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Rural (RU) Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law

12.1 Rural (RU) Zone

(1) Permitted Uses:

Agricultural Industrial Establishment	Dwelling – Single Detached
Agricultural Processing Establishment	Equestrian Use
Agricultural Service Establishment	Farm Produce Outlet
Agricultural Use	Farm Supply Establishment
Agriculture-Related Use	Golf Course
Bed and Breakfast	Greenhouse, Agricultural
Bunk House	Greenhouse, Commercial
Campground	Home-Based Business
Cemetery	Kennel
Cemetery, Pet	Livestock Auction & Sales Outlet
Conservation Use	Market Garden
Dwelling – Secondary Unit	Winery

(2) Zone Requirements:

(a) Agricultural use, Conservation use, Forestry use, and Kennel use, in accordance with the provisions of the Agricultural Zone.

(b) Agricultural Use (small), Market Garden

Lot Area (minimum)	8,000.0 m ²
Lot Frontage (minimum)	30.0 m
Yard Requirements (minimum)	
All Yards	15.0 m
Lot Coverage	20%

(c) Equestrian Use

Lot Area (minimum)	40,500.0 m ²
Lot Frontage (minimum)	30.0 m
Yard Requirements (minimum)	
All Yards	15.0 m
Lot Coverage	20%

(d) Other Non-Residential Uses:

Lot Area (minimum)	8,000.0 m ²
Building Height (maximum)	9.0 m
Lot Frontage (minimum)	60.0 m

SECTION 12 – RURAL ZONE

Yard Requirements (minimum)	
All Yards	15.0 m
Lot Coverage (maximum)	20%

(e) Single detached dwelling:

Lot Area (minimum)	4,000.0 m ²
Dwelling Unit Floor Area (minimum)	75.0 m ²
Dwellings Per Lot (maximum)	1
Building Height (maximum)	9.0 m
Lot Frontage (minimum)	30.0 m
Yard Requirements (minimum)	
Interior Side	3.0 m
All Other Yards	7.5 m
Lot Coverage (maximum)	20%

(3) General Provisions:

In accordance with the provisions of Section 3 hereof.

(4) Special Exception Zones, Holding Zones, and Temporary Zones:

See Schedule 11

SECTION 12 – RURAL ZONE

12.3 Additional Provisions for Rural Zones

(1) Bunk Houses:

Notwithstanding the limit of one (1) dwelling per lot in the Rural Zone, a Bunk House may also be permitted as an accessory use to the main dwelling and agricultural operation, subject to compliance with Section 3.

(2) Dwelling – Secondary Units:

Notwithstanding the limit of one (1) dwelling per lot in the Rural Zone, a Dwelling – Secondary Unit may also be permitted, subject to compliance with Section 3.

(3) Livestock Facilities:

New and expanded intensive livestock facilities shall comply with the provisions of Section 3 of this By-law.

(4) Compliance with Minimum Distance Separation Formulae:

- (a) The minimum distance between any livestock facilities and a residential building or other sensitive use on another lot shall be determined according to the Minimum Distance Separation Two (MDS II) Formula.
- (b) The minimum distance between any residential building or other sensitive use and livestock facilities located on another lot shall be determined according to Minimum Distance Separation One (MDS I) Formula. Notwithstanding this provision, the MDS I requirements shall not apply to non-agricultural uses on Lots of Record.

(5) Cemeteries:

Cemeteries shall conform to the requirements of the Cemeteries Act.

(6) Wayside Pit or Quarry:

The requirements of the Aggregates Resources Act shall apply to any Wayside Pit or Wayside Quarry.

(7) Existing Lots of Record

For existing lots of record, an agricultural use (small) shall be permitted on lots with a minimum lot area of 8,000 m²

SECTION 13 – WRECKING YARD ZONE

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Wrecking Yard (WY) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

13.1 Wrecking Yard (WY) Zone

(1) Permitted Uses:

Automotive Repair Garage	Wrecking Yard
Dwelling – Single Detached	Recycling Depot
Equipment Repair	Recycling Yard
Motor Vehicle Inspection Garage	

(2) Zone Requirements:

Yard Requirements (minimum)	
All Yards	12.0 m

Notwithstanding the above Yard requirements, no Wrecking Yard Zone will be established within 100 m of a dwelling on another lot or within 150 m of a water body or a watercourse.

(3) General Provisions:

In accordance with the provisions of Section 3 hereof.

(4) Special Exception Zones, Holding Zones, and Temporary Zones:

See Schedule 11

13.2 Additional Provisions for Wrecking Yard Zones

(1) Dwellings

Dwellings shall conform to the requirements of the RR Zone.

(2) Buffering

A fence or wall, a minimum of 2.5 m in height and composed of opaque material shall be provided around the area used or to be used for the storage of scrap, junk, automobile or other vehicles or machinery. In addition, coniferous trees shall be planted along the exterior of the fence or wall to effectively screen the Wrecking Yard, to the satisfaction of the Township.

(3) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.

SECTION 14 – WASTE DISPOSAL ZONE

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Waste Disposal (WD) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

14.1 Waste Disposal (WD) Zone

(1) Permitted Uses:

Aggregate Recycling Facility	Recycling Yard
Alternate Energy System	Renewable Energy System
Compost Facility	Transfer Station
Energy from Waste Facility	Transportation Depot
Public Utility	Waste Disposal Site
Recycling Depot	Wrecking Yard

(2) Zone Requirements:

Lot Area (minimum)	40,000.0 m ²
Yard Requirements (minimum)	
All Yards	12.0 m

Notwithstanding the above yard requirements, no Waste Disposal Zone will be established within 300 m of a dwelling in any other zone.

(3) General Provisions:

In accordance with the provisions of Section 3 hereof.

(4) Special Exception Zones, Holding Zones, and Temporary Zones:

See Schedule 11

14.2 Additional Provisions for Waste Disposal Zones

(1) Other General Provisions:

Other general provisions shall be in accordance with Section 3 of this By-law.

SECTION 15 – MINERAL AGGREGATE ZONES

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Mineral Aggregate Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

15.1 Mineral Aggregate - Pit (MP) Zone

(1) Permitted Uses:

Aggregate Recycling Facility	Pit
Agricultural Use, excluding buildings	Portable Asphalt/Concrete Plant
Asphalt/Concrete Batching Plant	Public Utility
Motor Vehicle Inspection Garage	Transportation Depot

(2) Zone Requirements:

(a) Agricultural Uses in accordance with the requirements of the RU Zone.

(b) All other uses:

Yard Requirements (minimum)	
All Yards	15.0 m

(c) Notwithstanding the above Yard requirements, no Mineral Aggregate – Pit (MP) Zone will be established within 120 m of a residential dwelling on another lot.

(3) General Provisions:

In accordance with the provisions of Section 3 hereof.

(4) Special Exception Zones, Holding Zones, and Temporary Zones:

See Schedule 11

SECTION 15 – MINERAL AGGREGATE ZONES

15.2 Mineral Aggregate – Quarry (MQ) Zone

(1) Permitted Uses:

Aggregate Recycling Facility	Portable Asphalt/Concrete Plant
Agricultural Use, excluding buildings	Public Utility
Asphalt/Concrete Batching Plant	Quarry
Motor Vehicle Inspection Garage	Transportation Depot
Pit	

(2) Zone Requirements:

(a) Agricultural Uses in accordance with the requirements of the RU Zone.

(b) Pit, in accordance with the requirements of the MP Zone.

(c) All other uses:

Yard Requirements (minimum)	
All Yards	30.0 m

(d) Notwithstanding the above Yard requirements, no Mineral Aggregate - Quarry (MQ) Zone shall be located within 300 m of a residential dwelling on another lot.

(3) General Provisions:

In accordance with the provisions of Section 3 hereof.

(4) Special Exception Zones, Holding Zones, and Temporary Zones:

See Schedule 11

SECTION 15 – MINERAL AGGREGATE ZONES

15.3 MINERAL AGGREGATE - RESERVE (MA) ZONE

(1) Permitted Uses:

All uses permitted in the RU Zone, excluding buildings or structures	
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(2) Zone Provisions:

In accordance with the requirements of the RU Zone.

15.4 ADDITIONAL PROVISIONS FOR MINERAL AGGREGATE ZONES

(1) Wayside Pit or Wayside Quarry:

The requirements of the Aggregate Resources Act shall apply to any Wayside Pit or Wayside Quarry.

(2) Other General Provisions:

Other general provisions shall be in accordance with Section 3 of this By-law.

SECTION 16 – FLOOD PLAIN ZONE

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Flood Plain (FP) Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

16.1 Flood Plain (FP) Zone

(1) Permitted Uses:

Agricultural Use, excluding buildings	Marine Facility, excluding buildings
Conservation and Forestry Uses, excluding buildings	Outdoor Recreation, excluding buildings
Flood Control Structure	Park, excluding buildings
Forestry Use, excluding buildings	

16.2 Additional Provisions for Flood Plain (FP) Zone

- (1)** No buildings or structures whether or not associated with any of the above provided uses shall be erected in the Flood Plain (FP) Zone, except where needed for flood control measure.

(2) Other General Provisions:

Other general provisions shall be in accordance with Section 3 of this By-law.

SECTION 17 – HAZARD LAND ZONE

No person shall hereafter use any land, nor erect, alter, enlarge or use any building or structure in a Hazard Land Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

17.1 Hazard Land Zone (H)

(1) Permitted Uses:

Agricultural Uses, excluding buildings	Golf Course, excluding buildings
Conservation Uses, excluding buildings	Marine Facility, excluding buildings
Forestry Uses, excluding buildings	Park, excluding buildings
Flood Control Structure	

17.2 Additional Provisions for Hazard Land (H) Zone

(1) Other general Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.

(2) Non-Conforming Uses

Notwithstanding the provisions of this by-law to the contrary, reconstruction, alterations, additions and/or extensions to legal non-conforming uses may occur in this zone, subject to written consent from the South Nation Conservation Authority, in order to insure safe and proper flood proofing of buildings or structures. Other permits and approvals from agencies and/or Ministries shall also apply.

17.3 Special Exception Zones

See Schedule 11

SECTION 18 – WETLAND ZONE

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Wetlands (WL) Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

18.1 Wetlands (WL) Zone

(1) Permitted Uses:

Agricultural Uses, excluding buildings	Forestry Use
Conservation Uses	Outdoor Recreation Facility, excluding buildings
Flood Control Structure	Park

(2) Zone Requirements:

- (a) No building or structure shall be located closer than 15 m to any lot line.
- (b) The placing of fill or drainage improvements within the Wetlands (WL) Zone are prohibited unless written approval is received from the Conservation Authority having jurisdiction.

(3) Special Exceptions

(Reserved)

18.2 Additional Provisions for Wetlands (WL) Zone

(1) Other general Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.

SECTION 19 – PROVINCIALY SIGNIFICANT WETLAND ZONE

No person shall hereafter use any lands nor erect, alter, enlarge, or use any building or structure in a Provincially Significant Wetland Zone except in accordance with the provisions of this Section and any relevant Sections of this By-law.

19.1 Provincially Significant Wetland (PSW) Zone

(1) Permitted Uses:

Existing Agricultural Uses, excluding buildings	Conservation Use, excluding buildings
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(2) Zone Requirements: None

19.2 Additional Provisions for Provincially Significant Wetland (PSW) Zone

(1) Other general Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.

SECTION 20 – AREA OF NATURAL OR SCIENTIFIC INTEREST ZONE

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in an ANSI Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

20.1 Area of Natural or Scientific Interest (ANSI) Zone

(1) Permitted Uses:

Conservation Use	Outdoor Recreation Facility, excluding buildings
Flood Control Structure	Park

(2) Zone Requirements:

- (a) No new dwelling shall be permitted unless written approval is received from the Conservation Authority.
- (b) From the date of the passing of this By-law, existing dwellings are permitted to erect accessory structures.
- (c) The placing or removal of fill within the ANSI Zone is prohibited unless written approval is received from the Conservation Authority or, where no Conservation Authority has jurisdiction, the Ministry of Natural Resources.

(3) Special Exceptions (Reserved)

20.2 Additional Provisions for ANSI Zones

(1) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.

SCHEDULE 11 – ZONE EXCEPTIONS

This schedule sets out the list of special exceptions to the zoning by-law, their locations and the special provisions for permitted uses, zone requirements or any other requirements covered by the zoning by-law. This schedule shall be read in conjunction with the Zoning By-law text and Schedules 1 thru 10 of this by-law, which will show the location of these special exceptions within the township boundaries. The **Exception No.** column shows the number of exceptions in each zone. The **Special Zone Symbol** column shows the symbol as it appears on Schedule A. The **Roll Number** column gives the roll numbers of every property affected by the special exceptions. The **Special Zone Provision** column outlines the permitted uses, zone requirements or other requirements for each exception.

Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
R1			
1	R1-1	041101600984007 041101600984006 041101600984004 By-law 5-86	An existing second dwelling unit shall be permitted within the existing dwelling
2	R1-2	041101601082000 By-law 5-86	Minimum lot frontage = 3.5 m
3	R1-3h	041101600984016 041101600984018 041101600985100 By-law 5-86	A single detached dwelling, group home, and accessory apartment shall be permitted uses. Zone requirements Minimum lot area = 450 m ² (with water & sewer) 2000 m ² (sewer or water) Minimum lot frontage = 15m (water & sewer), 30m (water or sewer). Minimum yard requirements - exterior side = 6m An accessory apartment shall mean a self-contained dwelling unit created through the conversion of part of or the addition on a permitted dwelling, where the accessory apartment does not occupy the whole of a storey, for this exception only. The holding zone shall restrict development of the land until the requirements of the Official Plan related to holding zones have been met.
4	R1-4h	041101600984016 041101600984018 By-law 5-86	A single detached dwelling, group home, and accessory apartment shall be permitted uses. Zone requirements Minimum lot area = same as R1-3h Min. lot frontage = same as R1-3h Minimum yard requirements - exterior side = 6m An accessory apartment shall mean a self-contained dwelling unit created through the conversion of part of or the addition on a permitted dwelling, where the accessory apartment does not occupy the whole of a storey, for this exception only. The holding zone shall restrict development of the land until the requirements of the Official Plan related to holding zones have been met.

SCHEDULE 11 – ZONE EXCEPTIONS

Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
5	R1-5	041101601116005 By-law 5-86	Structures permitted (max) = 1 Dwellings per Structure (max) = 2
6	R1-6	041100901041000 By-law 17-1986(R1-1)	Dwellings per lot within the same structure (max) 2
7	R1-7	041101600972080 By-law 29-04	A workshop for the manufacturing of kitchen cupboards and a related office and retail showroom
8	R1-8	041101600509010 By-law 76-2008	On the lands zoned R1-8, Part Lot 30, Concession 3, former Roxborough Township, known municipally as 3299 Main St. Avonmore, the following provisions shall apply: Zone requirements Minimum Lot Area = 1920.3 m ² (20,670 ft ²) Minimum Frontage = 23.77 m (78 ft)
9	R1-9	041100900711340 to 041100900711357 Inclusive By-law 50-2009	Interior side yard (min) 1.2 m. Building height (max) 11 m.
10	R1-10	041100900711349 041100900711350 By-law 07-2011	Interior (north) side yard 1.2 m. min. Exterior (south) side yard 6 m. min. Building height 11 m. max. Further; no permanent or temporary development including buildings, structures, decks, patios, sheds, garages or any construction whether accessory to or unrelated to the primary use of the land shall be permitted within the exterior (south) side yard setback, without authorization of the Township of North Stormont, South Nation Conservation Authority and any other agency with jurisdiction concerning the adjacent watercourse.
11	R1-11	041100900711330 By-law 13-2012	Permitted uses: Pet grooming shall be permitted in addition to the other uses of the Residential First Density (R1) zone. Pet Grooming shall mean cleaning, styling or otherwise maintaining the appearance of household pets and shall exclude veterinary care, animal boarding, pet training or other services provided by a kennel. Yard setback requirements: Interior side yard (min) 1.2 m. Building Height (max) 11 m.
12	R1-12	041100900704800	A power tool shop shall also be permitted
13	R1-13	041101600986000	On the land zoned R1-13, the following shall be the permitted uses: - Single detached dwelling - Contractor's Shop - Workshop
14	R1-14(h)	041100901095240 By-law 100-2011	With Municipal Water Supply & Sewer Yard Requirements (min.) Interior Side 1.2 m.

SCHEDULE 11 – ZONE EXCEPTIONS

Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
			<p>Building Height (max.) 11 m.</p> <p>Holding Zones</p> <p>No lands shall be used and no buildings or structures shall be erected for any purpose other than uses existing for such land, building or structure on the date of passing of this by-law. Any change from the holding status shall require an amendment to this By-law, under Section 36 of the Planning Act and the Municipality may require that the applicant enter into an agreement for the development of the lands prior to the development being adopted.</p>
15	R1-15	041100901095240 By-law Z-08-2012	Removal of holding designation, By-law 100-2011
16	R1-16 <i>*Please see note below*</i>	041101100210000 By-law 30-2019	<p>Notwithstanding the permitted uses within the Residential First Density (R1) zone, to the contrary, the following use shall be permitted:</p> <ul style="list-style-type: none"> • Agricultural Uses
17	R1-16 <i>*Please note the zone symbol should be 17*</i>	041101601153010 By-law 13-2020	A Boarding, Lodging, and Rooming House shall be permitted within the existing dwelling.
18	R1-t1	041100900833000 By-law 66-2021	For those lands zoned R1-t1, the requirements of Section 3.1(2) shall not apply so as to permit the existing accessory building (detached garage) to remain on the site without a dwelling or other main use being established, for a period of time not exceeding two (2) years. All other applicable provisions of By-law 08-2014, as amended, shall continue to apply to the subject lands and any new development thereon.
R2			
1	R2-1	041100900824600 By-law 17-1986	Structure may be converted into a 14 unit apartment building subject to approval of private water and sewer services. 1 parking space per dwelling unit shall be required and the required parking may be provided on another lot.
2	R2-2	041100900803000 By-law 17-1986	<p>On the lands zoned R2-2, the following zone provisions shall apply:</p> <p>Minimum lot area = 607m²</p> <p>Minimum frontage = 30m</p> <p>Minimum yard requirements</p> <p>- rear = 4m</p>
3	R2-2h	041101600984016 041101600984018 041101600985100	<p>Single family dwelling, semi-detached dwelling, duplex, group home and an accessory apartment shall be permitted.</p> <p>Zone requirements</p> <p>Minimum lot area</p>

SCHEDULE 11 – ZONE EXCEPTIONS

Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
			<ul style="list-style-type: none"> - single family dwelling = 560m² - semi-detached dwelling = 300m²/dwelling unit - duplex and group home = 600m² <p>Minimum lot frontage</p> <ul style="list-style-type: none"> - single family dwelling = 18m - semi-detached dwelling = 10.5m/dwelling unit - duplex and group home = 20m <p>Yard requirements</p> <ul style="list-style-type: none"> - front = 6.0m - rear = 6.0m - exterior side = 6m - interior side = 1.2m <p>An accessory apartment shall mean a self-contained dwelling unit created through the conversion of part of or the addition on a permitted dwelling, where the accessory apartment does not occupy the whole of a storey, for this exception only.</p> <p>The holding zone shall restrict development of the land until the requirements of the Official Plan related to holding zones have been met.</p>
4	R2-3	041100900830000 By-law 17-1986	<p>On the lands zoned R2-3, the following zone provisions shall apply:</p> <p>Minimum lot area = 607 m²</p> <p>Minimum frontage = 20 m</p> <p>Minimum yard requirements</p> <ul style="list-style-type: none"> - interior side – 2.4 m
5	R2-4	041100900779600 By-law 17-1986	<p>On the lands zoned R2-4, the following zone provisions shall apply:</p> <p>Minimum lot area = 607 m²</p> <p>Minimum frontage = 20 m</p> <p>Minimum yard requirements</p> <ul style="list-style-type: none"> - interior side = 2.4 m
6	R2-5	041101600984016 041101600984018 By-law 5-86 (R2-1) By-law 5-86	<p>A single detached dwelling, semi-detached dwelling, duplex, converted dwelling, group home, row dwelling, apartment, triplex and an accessory apartment shall be permitted.</p> <p>Zone requirements: Moose Creek & other Hamlets; Single detached dwelling & group homes</p> <p>Minimum lot area:</p> <ul style="list-style-type: none"> - Sewer & water 450 sq. m.(M.C.) - Sewer or water 2000 sq. m.(M.C.) - Other Hamlets 2000 sq. m.(other) <p>Lot Frontage</p> <ul style="list-style-type: none"> - Sewer & water (min) 15 m. (M.C.) - Sewer or water (min) 30 m. (M.C.) - Other Hamlets (min) 30 m. (other) <p>Yard Requirements (min)</p>

SCHEDULE 11 – ZONE EXCEPTIONS

Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
			<ul style="list-style-type: none"> - Front (M.C.) water & sewer 6 m. - Front (M.C.) water or sewer 6 m. - Front (other hamlets) 7.5 m. - Rear (M.C.) & (other hamlets) 7.5 m - Exterior side (M.C.) 6 m. - Exterior side (other hamlets) 7.5 m. - Interior side (M.C. water & sewer) 1.2 m. - Interior side (M.C. water or sewer) 2 m - Interior side (other hamlets) 3 m. <p>Building Height (max)</p> <ul style="list-style-type: none"> - Sewer & water (M.C.) 11 m. - Sewer or water (M.C.) 11 m. - Other Hamlets 9 m. <p>Lot Coverage (max)</p> <ul style="list-style-type: none"> - Sewer & water (M.C.) 35% - Sewer or water (M.C.) 15% - Other Hamlets 35% <p>Floor Area (min)</p> <ul style="list-style-type: none"> - 75 sq. m. <p>Dwellings per Lot (max) 1</p> <p>Zone Requirements: semi- detached, duplex or converted, row, apartment, triplex, group home</p> <p>Lot Area (min)</p> <ul style="list-style-type: none"> - Semi's – sewer & water (M.C.) 600 sq. m. - Semi's – sewer or water (M.C.) 2000 sq. m. - Semi's – other hamlets 4000 sq. m. - Duplex or converted – sewer & water (M.C.) 515 sq. m. - Duplex or converted sewer or water (M. C.) 2000 sq. m. - Duplex or converted other hamlets 4000 sq. m. - Row water & sewer (M.C.) 800 sq. m. plus 200 sq. m. per unit over 4 units - Row water or sewer (M.C.) 4000 sq. m. plus 1000 sq. m. per unit over 4 units - Row other hamlets 4000 sq. m. - Apartment water & sewer (M.C.) 700 sq. m. plus 105 sq. m. per unit over 6 units - Apartment sewer or water (M.C.) 4000 sq. m. plus 1000 sq. m. per unit over 6 units - Apartment other hamlets 4000 sq. m. - Triplex sewer & water (M.C.) 800 sq. m. - Triplex sewer or water (M.C.) 4000 sq. m. - Triplex other hamlets 4000 sq. m. - Group Home; as above <p>Lot Frontage (min)</p> <ul style="list-style-type: none"> - Semi's sewer & water (M.C.) 21 m. - Semi's sewer or water (M.C.) 30 m.

SCHEDULE 11 – ZONE EXCEPTIONS

Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
			<ul style="list-style-type: none"> - Semi's other hamlets 45 m. - Duplex or converted sewer & water (M.C.) 20 m. - Duplex or converted sewer or water (M.C.) 30 m. - Duplex other hamlets 45 m. - Row water & sewer (M.C.) 6 m. per unit - Row water or sewer (M.C.) 30 m. - Row other hamlets 45 m. - Apartment sewer & water (M.C.) 30 m. - Apartment sewer or water (M.C.) 35 m. - Apartment other hamlets 45 m. - Triplex sewer & water (M.C.) 20 m. - Triplex sewer or water (M.C.) 30 m. - Triplex other hamlets 45 m. - Group Home as above <p>Lot coverage max):</p> <ul style="list-style-type: none"> - Semi's sewer & water (M.C.) 35% - Semi's sewer or water (M.C.) 20% - Semi's other hamlets 35% - Duplex or converted sewer & water (M.C.) 35% - Duplex or converted sewer or water (M.C.) 20% - Duplex other hamlets 35% - Row sewer & water (M.C.) 40% - Row sewer or water (M.C.) 15% - Row other hamlets 35% - Apartment sewer & water (M.C.) 40% - Apartment sewer or water (M.C.) 15% - Apartment other hamlets 35% - Triplex sewer & water (M.C.) 40% - Triplex sewer or water (M.C.) 15% - Triplex other hamlets 35% - Group Homes as above <p>Front Yard (min): All uses except Group</p> <ul style="list-style-type: none"> - Sewer & water 6 m. - Sewer or water 6 m. - Other hamlets 9 m. - Group Homes as above <p>Interior Side Yard (min):</p> <ul style="list-style-type: none"> - Semi's sewer & water (M.C.) 1.2 m. - Semi's sewer or water (M.C.) 1.2 m. - Semi's other hamlets 3 m. - All other uses except Group Homes sewer & water (M.C.) 2 m. - All other use except Group Homes sewer or water (M.C.) 2 m. - All other uses except Group Homes other hamlets 3 m.

SCHEDULE 11 – ZONE EXCEPTIONS

Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
			<ul style="list-style-type: none"> - Group Homes as above <p>Exterior Side Yards (min): All uses except Group Homes;</p> <ul style="list-style-type: none"> - Sewer & water (M.C.) 6 m. - Sewer or water (M.C.) 6 m. - Other hamlets 9 m. - Group Home as above <p>Rear Yard (min): All uses except Group</p> <ul style="list-style-type: none"> - Sewer & water (M.C.) 7.5 m. - Sewer or water (M.C.) 7.5 m. - Other hamlets 9 m. - Group Homes as above <p>Building Height (max)</p> <ul style="list-style-type: none"> - Apartment sewer & water (M.C.) 15 m. - Apartment sewer or water (M.C.) 15 m. - Apartment other hamlets 12 m. - All other uses except Group Homes sewer & water (M.C.) 11 m., sewer or water (M.C.) 11 m., other hamlets 12 m. - Group Homes as above <p>Floor Area per Dwelling Unit (min)</p> <ul style="list-style-type: none"> - Semi's, duplex & row, sewer & water (M.C.) 60 sq. m. - Semi's, duplex & row, sewer or water (M.C.) 60 sq. m. - Semi's, duplex & row other hamlets 60 sq. m. - Converted, triplex and apartment, sewer & water (M.C.) 37 sq. m. - Converted, triplex and apartment sewer or water (M.C.) 37 sq. m. - Converted, triplex and apartment other hamlets 37 sq. m. - Group Homes as above <p>Special Provisions:</p> <p>(a) For the purpose of the R2-5 zone, an accessory apartment shall mean a self-contained dwelling unit created through the conversion of part of or the addition onto a permitted dwelling (i.e., single detached dwelling only), where the accessory apartment does not occupy the whole of a storey.</p> <p>(b) Holding Zones Any parcel or area of land within the R2-5 zone may be further classified as a holding zone with the addition of the suffix "h" (i.e., R2-5h). The intent is to signify Council's approval in principle to future development of the land for the purposes indicated by</p>

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Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
			<p>the symbol. The holding classification added to a given zone shall restrict development of the land until the requirements of the Official Plan related to holding zones have been met.</p> <p>Where a holding zone applies, no lands shall be used and no buildings or structures shall be erected for any purpose other than those uses existing for such lands, buildings or structures on the date of the passing of this By-law. Any changes from the holding status shall require an amendment to this By-law under Section 34 of the Planning Act and the municipality may require that the applicant enter into a agreement for the development of his/her lands prior to the amendment being adopted.</p>
7	R2-6	041101600984018 041101600984016 By-law 5-86(R2-2)	<p>Single family dwelling, semi-detached dwelling, duplex, group home and an accessory apartment shall be permitted.</p> <p>Zone requirements Same as R2-5</p> <p>Special Provisions: Same as R2-5</p>
8	R2-7	041101601009300 041101601009290 By-law 5-86(R2-3)	Maximum number of dwelling units permitted shall be 8 and the minimum number of dwelling units permitted shall be 2.
9	R2-8	041100900790100 By-law 027-02	<p>The lands zoned R2-8, located in Lot 7, Block D, Plan 12, in the Hamlet of Crysler, shall be used in accordance with the following provisions:</p> <p>Zone Requirements Minimum lot area = 600 m² Minimum frontage = 20 m Interior side yard = 2.4 m</p>
10	R2-9	041100900996000 By-law 30-02	<p>On the land zoned R2-9, an 8 unit senior citizens' apartment shall be permitted in accordance with the following zone requirements:</p> <p>Zone requirements Minimum lot area = 1600 m² Minimum frontage = 40 m Rear yard = 6m</p>

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Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
11	R2-10	041101601034000 By-law 015-04	A single detached dwelling shall be permitted in addition to the existing dwelling, notwithstanding that some of the setbacks may not comply with the zone requirements, provided that the said setbacks are not lessened.
12	R2-12	041100901002005	On the lands zoned R2-12, a 3-unit row dwelling shall be permitted in accordance with the following: Zone requirements Minimum lot area = 679 m ² Minimum frontage = 30 m Minimum yard requirements - front = 6 m - rear = 4.5 m - exterior side = 6 m Maximum lot coverage = 37% Parking (minimum) = 1 space per dwelling unit which may be partially located in a road allowance.
13	R2-12 and R2-13	041100901002005 041100901002003 By-law 082-07	On the lands zoned R2-12 (38 Queen St., Crysler) the permitted use shall be a 3 unit row dwelling in accordance with the following zone requirements: Lot Area (min.) 679 sq. m. Lot Frontage (min.) (Queen St.) 30 m. Yard Requirements (min.) Front 6 m. Rear 4.5 m. Exterior Side 6 m. Lot Coverage (max.) 37 % Parking 1 per dwelling unit which may be partially located in a road allowance. On the lands zoned R2-13 (40 Queen Sat., Crysler) the permitted use shall be a 6 unit multiple residential dwelling in accordance with the following zone requirements: Lot Area (min.) 1413 sq. m. Lot Frontage (min.) (Queen St.) 48 m. Yard Requirements (min.) Front 1.8 m. Rear 3.2 m. Interior Side 1.8 m. Lot Coverage (max.) 38% Parking (min.) 1 per dwelling unit which may be partially located in a road allowance.
85	R2-13	041100901002003	On the lands zoned R2-13, a 6 unit multiple residential dwelling shall be permitted in accordance with the following: Zone requirements Minimum lot area = 1413 m ² Minimum frontage = 48 m Minimum yard requirements

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Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
			<ul style="list-style-type: none"> - front = 1.8 m - rear = 3.2 m - interior side = 1.8 m Maximum lot coverage = 38% Parking (minimum) = 1 space per dwelling unit which may be partially located in a road allowance.
86	R2-14	041100900834010 By-law 90-07	<p>On the lands zoned R2-14, a semi-detached residential dwelling shall be permitted in accordance with the following:</p> <p>Zone requirements</p> <p>Minimum lot area = 720 m²</p> <p>Minimum lot frontage = 22 m</p> <p>Minimum yard requirements</p> <ul style="list-style-type: none"> - front = 6 m - rear = 1.2 m <p>Maximum lot coverage = 35%</p>
14	R2-15	041101600984012 Severed By-law 21-2009	On the lands zoned R2-154, being the severed portion of SD&G Severance Application no. B-155/08, the provisions of the R2-1 special exception zone shall apply.
15	R2-16	041100901095231 041100901095234 By-law 22-2009	<p>On the lands zoned R2-16 the permitted use shall be a semi-detached residential dwelling in accordance with the following zone requirements:</p> <p>Lot Area (minimum): 720m²</p> <p>Lot Frontage (minimum): 22m</p> <p>Yard Requirements (minimum):</p> <ul style="list-style-type: none"> - Front 6m - Exterior Side 6m - Interior Side 1.2m <p>Lot Coverage (maximum): 35%</p>
16	R2-17	041100900826000 By-law 35-2009	On the lands zoned R2-17 the permitted use shall be a semi-detached residential dwelling and the existing conditions, on the date of passing of By-law 35-2009, shall be considered to meet the zone requirements.
17	R2-18	041101600577000 By-law 85-2009	<p>On the lands zoned R2-18, the following provisions shall apply:</p> <p>Lot Frontage (minimum): 40m (132 feet)</p>
18	R2-19	041100900813000 By-law 2302010	<p>On the lands zoned R2-19, the following provisions shall apply:</p> <p>Interior Side Yard (minimum) 1.2m</p> <p>Building Height (maximum) 11m</p>
19	R2-20	041101600986015 By-law 04-2011	Notwithstanding any other provisions of this By-law hereof to the contrary, on the lands zoned R2-20, located on the East ½ Lot 19, Con. 7, former Roxborough Twp., municipally known as 2108 Valley St., Moose Creek, the permitted use shall be one 3 unit row dwelling in accordance with the following zone requirements:

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Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
			Lot Area (minimum) 4000sq. m. (43,056 sq. ft.) Lot Frontage (minimum) 12.2 m. (40 ft.) Yard Requirements (minimum) - Interior Side Yard 2 m - Exterior Side Yard 6 m. - Front 6 m. - Rear 7.5 m. Floor Area per Dwelling unit 60 sq. m. Lot Coverage (max.) 15% Building Height (max.) 11 m.
20	R2-21	041100900834000 By-LawZ-02-2012	Notwithstanding the permitted uses and zone requirements on lands zoned R2-21 (Part of Lots 11 & 12, Con. 10, Pts. 1,2,7 & 8 RP 52R-5932, former Twp. Of Finch, village of Crysler) a 12 unit Condominium residence shall be permitted in accordance with the following: Lot Frontage (min.) 40 m. (131.23 ft.) Lot Area (min.) 2428 sq. m. (26,136 sq. ft.) West side yard (min.) 3 m. (10 ft.) Lot coverage (max) 38%
21	R2-22 & R2-23	041100900813000 By-law Z-06-2012 Note: the holding designation on this zone was removed by council on August 20 th , 2013 by zoning by-law amendment Z-07-2013.	Notwithstanding the provisions of this by-law, the following provisions shall apply: a) With Municipal Water Supply & Sewer Single Detached Dwelling Lot Area (min.) 450 sq. m. Lot Frontage (min.) 15 m. Lot Coverage (max.) 45% Front Yard (min.) 6 m. Interior Side Yard (min.) 1.2 m. Exterior Side Yard (min.) 6 m. Rear Yard (min.) 7.5 m. Building Height (max.) 11 m. Floor Area per Dwelling Unit (max.) 75 sq. m. Semi Detached Dwelling Lot Area (min.) 540 sq. m. Lot Frontage (min.) 18 m. Lot Coverage (max.) 40 m. Front Yard (min.) 6 m. Interior Side Yard (min) 1.2 m. Exterior Side Yard (min.) 6 m. Rear Yard (min.) 7.5 m. Building Height (max.) 11 m. b) With Municipal Water Supply & Sewer Row House Dwelling : Zone Requirements Lot Area (min.) 180 sq. m. Lot Frontage (min.) 6.0 m. per unit plus side yard requirements where applicable Front Yard Depth (min.) 6 m. Exterior Side Yard Width (min.) 6 m.

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Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
			<p>Interior Side yard Width (min.) Rear Yard Depth (min.) 7.5 m. Not more than eight (8) units shall be in any one row house dwelling Building Height (max.) 11 m. Lot Coverage (max.) 35% Dwelling Unit Area (min.) 65 sq. m. Landscaped open space (min.) 35% Main Building Spacing (min.) 3.0 m.</p> <p>Apartment Dwelling House: Zone Requirements Lot Area (min.) 230.0 sq. m. per unit for the first four (4) units, plus 45 sq. m. for each additional unit in excess of four (4) Lot Frontage (min.) 30 m. Front Yard Depth (min.) 9.0 m. Exterior Side Yard Width (min.) 7.5 m. Interior Side Yard Width (min.) 3 m. Rear Yard Depth (min.) 7.5 m. Building Height (max.) 11.0 m. Lot Coverage (max.) 35% Dwelling Unit Area (min.): Bachelor Unit 45 sq. m. One Bedroom Unit 45 sq. m. Two bedroom Unit 55 sq. m. Over Two Bedrooms 65 sq. m. Landscaped Open Space (min.) 35%</p> <p>c) Holding Zones No lands shall be used and no buildings or structures shall be erected for any purpose other than those uses existing for such land, building or structure on the date of the passing of this by-law. Any change from the holding status shall require an amendment to this by-law, under Section 36 of the Planning Act and the municipality may require that the applicant enter into an agreement for the development of the lands prior to the amendment being adopted.</p>
R3			
1.	R3-1	041101100025700 By-law 01-2019	In addition to the zoning provisions of the Residential Third Density (R3) zone, on properties zoned R3-1, up to three residential units shall be permitted in the existing building that do not share a common access point.
RR			
R4			

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Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
1.	R4-1	041100900813031 By-law 14-2016	Notwithstanding the provisions of Section 6.4, the following uses and setbacks shall apply: 1. In addition to the residential uses permitted within the R4 zone, the following commercial uses shall be permitted: Beauty Salon Convenience Store Office Pharmacy Retail Store 2. The setbacks for the Residential Second Density – Exception Twenty-Two (R2-22) shall continue to apply to the subject lands for residential development. 3. Mixed use developmnes with commercial uses shall comply with the setbacks of the General Commercial (CG) zone.
2	R4-2	041101100065400 By-law 75-2021	Notwithstanding the minimum dwelling area for a Bachelor Unit under Section 6.4(2) of 45m ² , a maximum of Bachelor Unit shall be permitted to have a minimum area of 27m ² .
RMHS			
1	RMHS-1	041101600770000 By-law 9/1995	Single family dwelling, double wide mobile home, and modular dwelling shall be permitted. Minimum lot area = 700m ² Minimum lot frontage = 21m Yard Requirements - Front = 7.5m - Rear = 5m - Exterior Side = 7.5m - Interior Side = 7.5m Maximum building height= 10.5m Maximum lot coverage = 25% Minimum floor area = 75m ² Maximum dwellings per lot = 1 A double wide mobile home shall mean any mobile home, as herein defined, which is constructed in accordance with the requirements of CSA Z240 and which is constructed in at least two sections and transported to and assembled on the lot so that the ratio of width to length is 1:2.5 or greater A modular dwelling shall mean any factory-built houses constructed in accordance with the requirements of CSA A-277.
RMHP			
1	RMHP-1	041101600770000 REG'D PLAN No360 By-law 9/1995	Single wide mobile home, double wide mobile home, site built transportable dwelling shall be permitted uses.

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Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
			<p>Zone Requirements for single and double wide mobile home sites</p> <p>Minimum lot area</p> <ul style="list-style-type: none"> - Piped water and sewer = 450m² - Individual well and piped sewer = 810 m² - Individual well and septic system = 2000m² <p>Minimum site frontage</p> <ul style="list-style-type: none"> - piped water and sewer = 15m - individual well and piped sewer = 22.5m - individual well and septic system = 30m <p>Minimum yard requirements</p> <ul style="list-style-type: none"> - front = 7.5m - rear = 4.5m - exterior side = 7.5m - interior side = 3m <p>Maximum building height = 6m</p> <p>Maximum site coverage = 35%</p> <p>Minimum floor area = 37m²</p> <p>Maximum units per site = 1</p> <p>Single wide and double wide mobile homes shall mean any mobile home, as herein defined, which is constructed in accordance with the requirements of CSA Z240</p> <p>Zone Requirements for site built transportable dwellings</p> <p>Minimum site area = 810 m²</p> <p>Minimum frontage = 22.5m</p> <p>Minimum yard requirements</p> <ul style="list-style-type: none"> - front = 7.5m - rear = 12m - exterior side = 7.5m - interior side = 4.5m <p>Maximum building height = 6m</p> <p>Maximum site coverage = 35%</p> <p>Minimum floor area = 75m²</p> <p style="text-align: right;">[By-law Z-05-2014]</p> <p>Maximum dwellings per site = 1</p>
RT			
1	Rt-1 NOW R1	041101100075000	<p>Notwithstanding anything else in this By-law, on the lands zoned “Residential temporary use” (Rt), known as 87 Front St., former Village of Finch, and legally described as West Part Lot 15, Concession 2, a second single-family detached dwelling may be erected in the rear yard of the property, provided:</p> <p>a) The subject dwelling shall be used only as a “garden suite” for a period not exceeding ten (10) years to July 13, 2014, or until such earlier time as the “garden suite” is no long</p>

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Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
			<p>required for the purpose for which it is to be used, at which time the temporary use shall cease and this provision shall be deemed to be repealed; and</p> <p>b) all the applicable requirements and provision of Zoning By-law No. 183-1980 are met.</p>
CG			
1	CG-1	041101600600000 041101600599000 By-law 5-86	The number of required parking spaces may be reduce by 50%
2	CG-2	041101600371000 By-law 5-86	<p>A bank, clinic, funeral parlour, retail store, service outlet, dwelling unit within the existing structure shall be permitted</p> <p>Zone requirements Minimum lot area = 1999m² Number of parking spaces = 30</p>
3	CG-3	041101601135000 By-law 5-86	Multiple unit dwellings, being a building containing two or more dwelling units shall be permitted. The General Provisions of the Zoning By-law relating to residential use of property shall apply to land zoned C-2.
4	CG-4	041100901002006	<p>The lands zoned C-4, located in part of the west half of Lot 13, Concession 9, in the former Township of Finch may be used in accordance with the following provisions:</p> <p><u>Permitted Uses:</u> Service Outlet Accessory Dwelling</p> <p><u>Zone requirements:</u> Minimum lot area = 2000 m² Minimum lot frontage = 40 m Minimum yard requirements</p> <ul style="list-style-type: none"> - front = 6m - rear = 3.3 m - exterior side = 7.6 m - interior side = 6 m
5	CG-4	041100900711001 By-law 17-1986	<p>On the lands zoned C-4, the following zone provisions shall apply: Minimum lot area = 845 m² Minimum yard requirements</p> <ul style="list-style-type: none"> - rear 3 m - interior side 3 m <p>Parking spaces required = 6 Setback from street (minimum front yard) = 10m</p>
6	CG-5	041100900711310 By-law 17-1986	Notwithstanding the provisions of the General Commercial Zone the lands zoned C-5, located in part of Lot 13, Con. IX, in the hamlet of Crysler, shall be used in accordance with the following provision:

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Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
			Lot Area (min.) 1830 sq. m.
7	CG-6	041101100227000	<p>On the lands zoned C-6, apartment dwellings in the upper floor above a commercial use shall be permitted.</p> <p>Zone Requirements: Minimum frontage = 24 m Minimum Yard Requirements - front = 1.8 m - interior side = 1.2 m Parking spaces = 27</p> <p>Driveway width and location: A driveway may be located on the east side of the existing building, as the building existed on the date of passing of this By-law, which may be a maximum of 12m in width and which may be located no closer than 6 m from the intersection of John and Main Streets, provided that the provisions of Section 11.14 (i) shall apply should the said existing building be demolished or destroyed.</p>
8	CG-7	041100900459400 By-law 34-04	On the lands zoned C-7, constituting Lot 13 and Part Lot 14, Plan 2, hamlet of Berwick, may contain one (1) dwelling unit within the existing building.
9	CG-9	041101100053000 By-law 183-1980	<p>On the land zoned C-9, in addition to the uses permitted in the "Commercial" (C) Zone, the following shall be permitted:</p> <ul style="list-style-type: none"> - Restaurant - Laundromat - Apartment (6) <p>Zone Requirements: Off-site parking spaces required within 50-metres of the zone (minimum): 9</p>
10	CG-10	041100900916000 By-law 56-2011	On the lands zoned C-10, a commercial garage shall be permitted in addition to the other permitted uses in the zone.
11	CG-11	041100900477000 By-law 56-2018	<p>In addition to the permitted uses of the General Commercial (CG) zone, the following uses shall also be permitted:</p> <p>Motor Vehicle Repair Garage</p>
12	CG-12	041101600481200 By-law 62-2018	<p>In addition to the permitted uses of the General Commercial (CG) zone, the following uses shall also be permitted:</p> <p>Single Family Dwelling</p>
13	CG-13 <i>*Please see note below*</i>	041101600975000 By-law 29-2019	In addition to the permitted uses of the General Commercial (CG) zone, the following uses shall also be permitted:

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Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
			<ul style="list-style-type: none"> Day Spa <p>A Day Spa means a type of personal service shop used for therapeutic treatment of persons, such as massages, beauty treatment, hairdressing services and may include the retail sale of goods incidental to the services of the day spa.</p>
14	CG-13 <i>*Please note the zone symbol should be 14*</i>	041100900855000 By-law 63-2020	A Mini-Warehouse and Public Storage shall be permitted in addition to the permitted uses of the CG Zone.
CH			
1	CH-1	041101601175500	An automobile service station, commercial garage, fuel storage, nursery, retail store, vehicle sales and storage, veterinary establishment, and an accessory dwelling shall be the only permitted uses.
2	CH-2	041101601167600	Minimum front yard = 0.6m
3	CH-3	041101600962000	A motel, private club, restaurant, retail store, business office, and accessory dwelling shall be the only permitted uses.
4	CH-4	041100900141500 By-law 17-1986	On the lands zoned CH-4 located in part lot 21 Concession 2, in the former Township of Finch, shall only be used for vehicle storage purposes.
5	CH-5	041100901157000 By-law 17-1986	On the land zoned CH-5, being part of Lot 3, Concession 11, in the former Township of Finch, in addition to the uses permitted in the "Agricultural" (AG) Zone, the following uses shall be permitted: <ul style="list-style-type: none"> - Motor Vehicle Repair Garage - Motor Vehicle Inspection Station - Heavy Equipment Inspection Station
6	CH-6	041101600617000 By-law 61-2009	On the lands zoned CH-6, the following shall be the permitted uses. <ul style="list-style-type: none"> - commercial garage - flea market - greenhouse - motel - nursery - private club - restaurant - retail store - vehicle sales, service and storage - veterinary establishment - accessory dwelling unit - accessory uses to the foregoing <p>Section 3.14 OPEN STORAGE, shall not apply to these lands, except for vehicles stored as part of the vehicle sales, service and storage use.</p>

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Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
7	CH-7	041101601365150 041101601365286 By-law 25/1992	Notwithstanding the permitted uses stated in Section 6.2 (a) of by-law 5-86 and notwithstanding the definition of Automobile Service Station stated in Section 2.5 of by-law 5-86 as amended, on the lands zoned CH-7 a card lock facility shall not be permitted.
M			
1	M-1	041100900225000 By-law 17-1986	Notwithstanding the provisions of Section 7.1 (a) of the by-law hereof to the contrary, on the land zoned M-1 the following uses may also be permitted: farm services business, farm vehicle sales, service and storage, feedmill, fertilizer plant.
2	M-2	041100900435000 By-law 17-1986	Where an M-2 zone is separated from a Residential or Institutional zone by only a street the minimum yard requirements for any yard so abutting or facing shall be 6 m (which recognizes the location of the existing structure).
3	M-3	041101100016200 By-law 183-1980	An assembly plant, manufacturing plant, processing plant and a custom workshop shall be permitted.
4	M-4	041100900712000 By-law 17-1986	Notwithstanding the permitted uses, the following use is also permitted: Tire Shop
MR			
1	MR-1	041101600390000 041101600389000 041101600366500 By-law 28-04	Section 7.2 (c)(i) of by-law 5-86 which states on the lands zoned MR-1, feedmill shall be the only permitted use, is hereby amended by adding the following new text at the end of the existing text; “In addition, the minimum interior side yard next to the south side of the storage structure in the MR-1 zone shall be 4.5 m.”
2	MR-2	041101601364000 By-law 66-05 (Agri-Eco Industrial Cluster)	Notwithstanding any provisions of this By-law to the contrary, on the lands zoned MR-2, the following uses are permitted in addition to those contained in Section 7.2: Accessory Warehouse, Agricultural uses, including greenhouses and nurseries, Electricity production, Industrial Use, Manufacturing Industry
3	MR-3	041101601364000	On the lands zoned MR-3, the following uses are permitted in addition to those permitted in the zone: <ul style="list-style-type: none"> - Accessory warehouse, - agricultural uses including greenhouses and nurseries, - electrical production, - industrial use, - service industrial use, - manufacturing industrial use, - wholesale establishment and, - accessory uses to any permitted use

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4	MR-4-H	041101601345000 By-law 71-2021	<p>On the lands zoned MR-4, the following uses are permitted in addition to those permitted in the MR Zone:</p> <ul style="list-style-type: none"> • Compost facility • Accessory compost bagging facility • Alternate energy system <p>Notwithstanding Section 3.50(3)(a)(b) regarding setbacks for new development from active Waste Disposal Sites, the development of a compost facility, an accessory compost bagging facility, and an alternate energy system shall be deemed to be compatible with the adjacent Waste Disposal Site.</p> <p>Notwithstanding Section 4.1 regarding minimum parking requirements, the minimum parking requirements for an Alternate Energy System, Compost Facility, and Accessory Compost Bagging Facility shall be as follows:</p> <ul style="list-style-type: none"> • 0.8 spaces required per 100 m² for the first 5,000m² of gross floor area, and • 0.4 spaces required per 100 m² beyond 5,000m² of gross floor area <p>The Holding symbol shall be lifted upon approval of site plan control with the Township for the development of a compost facility.</p>
IN			
1	IN-1	041101601009050 By 5-86	A clinic, and accessory uses to the foregoing shall be permitted
2	IN-2	041101601134000	Lodging house permitted. Minimum side yard = 2.5m and 3m on the other side.
3	IN-3	041100900711310	A community health centre shall be permitted. Minimum lot area = 1830 m ²
4	IN-4	041101100146200 By-law 077-07	On the lands zoned, I-4, a conversion to offices to house staff of South Nation Conservation shall be permitted in addition to other permitted uses in the zone.
5	IN-5	041101600509000 Severed By-law 76-2008	On the lands zoned I-5, Part Lot 30, Concession 2, former Roxborough Township, known municipally as 3295 Main St. Avonmore, the following provisions shall apply: Zone requirements Minimum yard requirements interior side = 1.56 m (5.1 ft)
OS			
RU			
1	RU-1 Now AG-61	041100900003200 By-law 17-1986	The lands zoned RU-1 may be used for an airfield

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Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
2	RU-2 Now AG-60	041100901162095 By-law 17-1986	A mobile home to be the principal dwelling shall be permitted.
3	RU-3 Now AG-56	041100900642600 By-law 17-1986	A mobile home to be the principal dwelling shall be permitted
4	RU-4	041100901178000 By-law 17-1986	A mobile home as a second dwelling on the property provided that it shall be located with direct access to a public road shall be permitted. Minimum floor area = 55m ²
5	RU-5	041101600491400 By-law 5-86	May be used as an airfield
6	RU-6	041101601145000 By-law 5-86	An abattoir shall be permitted
7	RU-7	041101600829000 By-law 5-86	Retention ponds are permitted as an accessory use to the quarry in the abutting MQ zone, in addition to all other uses which are permitted in the RU zone, provided that all such uses comply with the Zone Requirements of this By-law including the minimum distance separation requirement for a quarry
8	RU-8	041101601158600 By-law 052-04	A commercial garage is permitted. The existing buildings may be used for the permitted commercial garage. Any new buildings used for a commercial garage shall conform to the yard requirements of Section 11.1(b) where the yard requirements are to be measured from the zone boundaries as though they are lot lines.
9	RU-9 Now AG-59	041101600970010 By-law 34-05	A mobile food wagon shall be permitted in accordance with the Township's mobile food wagon by-law, in addition to the permitted uses listed in the Rural Zone
10	RU-10 Now AG-58	041101601324200 041101601323200 By-law 081-07	On the lands zoned RU-10, an outdoor recreational facility, as herein defined, shall also be permitted. OUTDOOR RECREATION FACILITY shall mean any building or structure or specific area planning for, use for or related to intensive recreational activities; and shall include camping areas, picnic areas, outdoor shelters, playground areas and equipment, a golf driving range, miniature golf, tennis courts, hiking trails, sports fields and similar uses.
11	RU-11	0411-016-002-30000 By-law 60-2008	On the lands zoned RU-11, a recreational paintball facility to be operated as a commercial club, as defined in the Zoning By-law, shall be permitted in addition to the other permitted uses in the zone.
12	RU-12	041101600762000 Severed By-law 51-2009	On the lands zoned RU-12, being the retained portion of SD&G Severance Application No. B31/09, the permitted uses shall be agricultural uses, including buildings and structures accessory to the principle agricultural use which may not be used for human habitation.

SCHEDULE 11 – ZONE EXCEPTIONS

Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
13	RU-13	041101600762040 Severed By-law 51-2009	On the lands zoned RU-13, being the severed portion of SD&G Severance Application No. B31/09, the minimum lot size shall be: Lot Size (minimum): 2350 feet x 530 feet, The size of the severed parcel as indicated on the Consent Application, dated February 18, 2009, to preclude any future severances.
14	RU-14	041101600690050 By-law 17-2011	In addition to all other uses in an RU Zone, a semi-detached dwelling shall be permitted in accordance with the following; Lot frontage (min.) 30 m. (100 ft.) and floor area/dwelling unit (min.) 58 sq. m. (626 sq. ft.)
15	RU-16	041101600050800 By-law 5-86	To permit an antique shop
16	RU-17 Was A-2 By-law 5-86	041101600209500 By-law 5-86	A welding and fabrication shop and an accessory dwelling shall be permitted. Zone requirements for an accessory dwelling: Minimum floor area = 63m ²
17	RU-18	041101600205010 By-law 5-86	To also permit a Contractor's Yard
18	RU-19	041101600770500 By-law 5-86	On the land zoned RU-19, the following shall be the permitted use: Greenhouse or Garden Nursery including Sales
19	RU-20	041101600826000 By-law 5-86	To permit a Drug and Alcohol Rehab. Centre
20	RU-21	041101600302100 By-law 5-86	To permit an Ariel & Lift Truck Operation and a single detached dwelling
21	RU-22	041100900765010 By-law Z-02-2014 Amending By-law 17-1986	Notwithstanding the permitted us provisions of Section 11.1(a) and zone requirements of Section 11.1(b), on the lands zoned RU-22, being Pt Lot 11, Con 10, RP52R4416, Part 1 former Finch Township and known municipally as 14912 Concession 10-11 Road, Crysler, Ontario, in addition to all other uses permitted on the zone, a semi-detached dwelling shall be permitted.
22	RU-22(A)	041100900765400 By-law 61-2014	A Bed and Breakfast shall be a permitted use on properties zone RU-22(A).
23	RU-24	041101600687000 By-law 66-2016	Notwithstanding the Provisions of Section 12.1, on the contrary no future development will be permitted on lands zoned RU-24.
24	RU-25	041101600896000 By-law 67-2017	In addition to the permitted uses of the Rural (RU) zone, the following uses shall also be permitted: Ice Skating Trail Passive Recreation Uses Chip Wagon Washroom Facilities Changing Room Facilities Rental Cabins

SCHEDULE 11 – ZONE EXCEPTIONS

Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
25	RU-T1	041101600206100 By-law 09-2019 (By-law expires February 12 th , 2022)	In addition to the permitted uses of the Rural (RU) zone, the following uses shall be permitted: An accessory structure shall be permitted prior to the construction of the principle use.
26	RU-26	041100900766800 By-law 77-2021	On the lands zoned RU-26, the only permitted uses shall be those permitted in the CH Zone. In addition to those uses permitted in the CH Zone, the following uses shall also be permitted, subject to the provisions of Section 7.3: <ul style="list-style-type: none"> • Agricultural Machinery Sales & Service; • Automotive Store; • Contractor's Yard and Shop; • Equipment Sales and Rental; • Equipment Repair; • Machine Shop; • Mini-Warehouse and Public Storage; • Motor Vehicle Repair Garage; and, • Motor Vehicle Inspection Garage
27	RU-27	041100900766900 By-law 77-2021	On the lands zoned RU-27, the only permitted uses shall be those permitted in the R1 Zone, subject to the provisions of Section 6.1.
A			
1	AG-1	041100900649500 By-law 17-1986	An accessory building to accommodate an electrical motor service outlet primarily to repair farm equipment shall be permitted
2	AG-2	041100900034000 By-law 17-1986	Minimum lot area = 0.534 ha Minimum frontage = 63.39 m Minimum yard requirements <ul style="list-style-type: none"> - front = 12.19 m - rear = 3 m - side = 0.90 m
3	AG-3	041100900042900 By-law 17-1986	A mobile home as the principal dwelling provided that it shall be located with direct access to a public road shall be permitted Minimum floor area = 55m ²
4	AG-4	041100900081000	An ultra-light aircraft landing strip, club house, training school and sales and service of ultra-light aircraft shall be permitted. Minimum yard requirements <ul style="list-style-type: none"> - front and rear = 15m - side = 12m - building height = 12m
5	AG-5	041100900741400 By-law 17-1986	The land so zoned, described as Part 1 on a field survey prepared November 22, 1994 and located in Part of the West Half of Lot 1, Concession X, shall be used in accordance with the following provisions: Minimum lot area = 1790 m ² Minimum floor area = 61 m ²

SCHEDULE 11 – ZONE EXCEPTIONS

Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
			Minimum yard requirements - interior side = 0 m due to the severance of a lot with a semi-detached dwelling (See Exception below)
6	AG-6	041100900741410 By-law 17-1986	The land so zoned, described as Part 2 on a field survey prepared November 22, 1994 and located in Part of the West Half of Lot 1, Concession X, shall be used in accordance with the following provisions: Minimum yard requirements - rear = 1.27 m - interior side = 0 m due to the severance of a lot with a semi-detached dwelling (See Exception above)
7	AG-7	041100900195000 By-law 17-1986	Used furniture and appliance sales, a single dwelling unit and accessory uses shall be permitted. Open storage, as defined in this By-law, shall be permitted only within the minimum rear yard of the lot.
9	AG-9	041100900163000	On the lands zoned AG-9 being part of Lot 1, Concession 3, in the former Township of Finch, in addition to the uses permitted in the "Agricultural" (AG) Zone, the following uses shall be permitted: - machine shop - workshop - an accessory dwelling In addition the following Zone Requirements shall apply: Minimum yard requirements - front = 0.6 m
10	AG-11	041101601360500 By-law 5-86	A mobile home may be permitted as the principle dwelling in addition to the permitted uses of the zone. Minimum lot area = 0.35 ha Minimum frontage = 60m
11	AG-12	041101600217000 By-law 02-06	On the lands zoned AG-12, a 2 unit dwelling is permitted in addition to the other permitted uses in the "Agricultural" Zone
12	AG-13	041100900611000 By-law 54-06	On the lands zoned AG-13 a) Any dwelling or well constructed on the new lots created by Consent Applications B-97/05 and B-98/05 shall require a minimum front yard setback of 45 m and any non-residential accessory building constructed on these two lots shall have a minimum front yard setback of 30m b) The lot created by Consent Application B-97/05 shall have a minimum frontage of 250 feet and a minimum depth of 450 feet. The lot created by Consent Application B-98/05 shall have a minimum

SCHEDULE 11 – ZONE EXCEPTIONS

Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
			lot frontage of 150 feet and a minimum depth of 450 feet. c) Only agricultural uses shall be permitted within the radius lands, i.e. those parts of lot 1, Concession 8 that comprise the retained lands in Consent Applications B-97/05 and B-98/05 which lie within 500 metres of the existing property line of the licensed Morewood Quarry, and further no residential use shall be permitted.
13	AG-14	041100900720900 By-law 002-07	On the lands zoned, AG-14, a two unit dwelling shall be permitted in addition to the other permitted uses in the zone. (Middleton)
14	AG-15	041100900723600 By-law 65-07	On the lands zoned AG-15, the existing garage on the lot, having a maximum floor area of 186 m ² , may be used exclusively for the repair of farm-related vehicles and equipment, subject to the following provisions: 1. No new commercial buildings or structures shall be permitted. 2. All lighting on the subject property shall be angled or directed away from abutting properties. 3. There shall be no storage of farm vehicles or farm equipment in the front yard parking area. 4. After 6:00 p.m. on any day (including weekends), all work, where reasonably possible, is to be done inside the garage with the doors closed.
15	AG-16	041100900748560 By-law 04-08	On the lands zoned AG-16, being West Part Lot 4, Concession 10, former Township of Finch and known municipally as 1536 Smirle Road, the manufacture of kitchen cupboards shall be permitted in the existing workshop of 3200 sq. ft. and an expansion of the workshop for addition work area and related office and showroom shall be permitted. The total area of the shop shall not exceed 5940 sq ft.
16	AG-17	041101600716010 By-law 39-2008	On the lands zoned AG-17, the maximum number of homes per lot for agricultural uses shall be two (2)
17	Was AG-18 now AG-28	041100901208000 By-law 16-2011	On the lands zoned AG-28, an existing commercial garage and weigh scales and scale house and Mobile Ready Mix Plant shall be permitted.
18	AG-19	0411-016-002-60000 By-law 41-2008	On the retained portions of SD&G Severance Application B-122/07, a residential dwelling is prohibited, as required by the PPS. In addition, the existing barn located on the property shall not be used to house any form of livestock, and the manure storage (lagoon) transfer system shall be decommissioned and nutrient storage shall not be permitted therein.

SCHEDULE 11 – ZONE EXCEPTIONS

Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
19	AG-20	MULTIPLE	On lands zoned AG-20, residential uses shall be prohibited.
63	AG-21??? Now AG-18	041101600878020 By-law 67-2008 severed	On the severed portion of SD&G Severance Application B-62/08, a reduced lot frontage of 29 feet fronting on Tolmies Corners Road shall be permitted. Minimum frontage = 8.84m(29 ft)
63.1	AG-22	041101600742000 By-law 79-2008	On the lands zoned AG-22, being the severed portion of application B-32/08 any main dwelling unit shall have a maximum setback of 250 feet (76.2 metres) from Elm Road.
63.2	AG-23	041101600740050 By-law 79-2008	On the lands zoned AG-23, being the retained portion of application B-32/08, a residential dwelling unit is prohibited, as required by the PPS.
64	AG-24	Severed property subject to MPAC assignment of roll # 041100900696700 By-law 86-2009	On the lands zoned A-24, being the retained portion of SD&G Severance Application No. B-79/09, a residential dwelling unit is prohibited, as required by the Provincial Policy Statement. Furthermore, the following provisions shall apply: Lot Frontage (minimum): 12m (40 feet)
65	AG-27	041100900228005 By-law 13-2011	Notwithstanding the zone requirements of the "AG Zone" on the lands zoned AG-27, being the severed portion of SD&G Severance Application No. B-138/10, the following provisions shall apply; Lot Frontage (min.) 6.5 m. (21.5 ft.)
66	AG-28	041100901208000 By-law 16-2011	Notwithstanding the provisions of the AG Zone, the following uses shall be permitted: Existing Commercial Garage, Weigh Scales and Scale House and Mobile Ready Mix Plant
67	AG-29	041100900599500 By-law 45-2011	(subject to a bell easement) Notwithstanding the permitted uses of the AG Zone, the following use shall also be permitted; One (1) additional single family dwelling for a maximum of two dwelling units on the property.
68	AG-30	041100900518000 By-law 49-2011	Notwithstanding the permitted use provisions of the AG Zone, the following use shall also be permitted in addition to other uses permitted by the Agricultural Zone; One (1) additional single family dwelling for a maximum of two dwelling units on the property
69	AG-31	041101601254000 By-law 03-2012	(SEVERED) The retained portion shall not permit any residential development (B-157/11), also (B-157/11) the following provisions shall apply for buildings existing on the date of passing of this By-law; Yard Requirements; Interior Side Yard (min.) 3 m.
70	AG-32	041101601275000 By-law 04-2012	The retained portion, SD&G B-155/11, any residential dwelling unit is prohibited as per PPS,

SCHEDULE 11 – ZONE EXCEPTIONS

Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
			and the following provisions shall apply for buildings existing on the date of passing this By-law; Yard Requirements; Interior Side Yard (min.) 13 m.
71	AG-33	041101600858500 041101600857000 By-law 22-2012	Notwithstanding the provision of an AG Zone, a third single detached dwelling shall be permitted in addition to the permitted uses of the zone
72	AG-34	041100900164000 By-law Z-03-2012	Severed portion of B-166/11, any residential dwelling unit is prohibited as per the PPS and the retained portion of B-166/11 the following provisions shall apply; Lot frontage (min.) 8.22 m. (26.97 ft.)
73	AG-35	041100900032000 By-law 17-1986	Also to permit a Contractors yard
74	AG-36	041101600252000 By-law 17-1986	To permit a Contractors yard
75	AG-37	041100900633000	On the land zoned AG-37, in addition to the uses permitted in the “Agricultural” (AG) Zone, the following shall be permitted: - Farm Equipment Sales and Service
76	AG-38	041101600155100 By-law 5-86	To permit an Art Studio
77	AG-39	041101600144000 By-law 5-86	To permit a contractors Yard
78	AG-40	041100901193500 By-law 17-1986	Steel Roof Trust Dist.
79	AG-41	041101600860500 By-law 5-86	To permit a Nursery Garden
80	AG-42	041101600860500 By-law 5-86	To permit a Milk Transportation Terminal
81	AG-43	041101601240000 By-law 5-86	To permit a Pet Cemetery
82	AG-44	041100900748500 041100900748400 By-law 17-1986	To permit a Tractor Supply Centre and accessory dwelling
83	AG-45	041100900556000 By-law 17-1986	To permit an Excavation Contractor
84	AG-46	041100900612000 By-law 17-1986	To permit two (2) dwellings
85	AG-47	041100900691800 By-law 17-1986	On the land zoned AG-47, the following shall be the permitted uses: - Farm Equipment Sales and Service - Accessory Dwelling
86	AG-48	041100900693050 By-law 17-1986	On the land zoned AG-48, the following shall be the permitted uses: - Sign shop, commercial uses - Accessory Dwelling
87	AG-49	041100900696800 By-law 17-1986	To permit a gift shop
88	AG-50	041100900582000	To permit a vehicle garage and repair shop

SCHEDULE 11 – ZONE EXCEPTIONS

Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
		By-law 17-1986	
89	AG-51	041100900598100 By-law 17-1986	To permit a Welding Fabrication Shop
90	AG-52	041100900598250 By-law 17-1986	To permit a Sand, Gravel & Septic Contractors yard
91	AG-53	041101600970400 Previously RU-15	To permit a commercial garage for vehicle repair and inspection station
92	AG-54	041101600871000	On the lands zoned AG-54, an 8 suite retirement home of not more than 8 rooms or suites as defined by the following, shall be permitted in addition to the other permitted uses in the zone. RETIREMENT HOME shall mean a building which contains multiple rooms or suites for residential occupancy with common areas for such activities as eating, recreation, and leisure, etc. and may include commercial uses to serve residents, and which is constructed and operated in accordance with the Care Homes section of the Residential Tenancies Act. Such uses may include care services for residents, but shall not include a Nursing Home as defined. CARE SERVICES shall mean subject to the regulations, health care services, rehabilitative or therapeutic services or services that provide assistance with the activities of daily living as defined in the Residential Tenancies Act.
93	AG-55	041101600195400	On the land zoned AG-55, in addition to the uses permitted in the “Agricultural” (AG) Zone, the following shall be permitted: - Abattoir
94	AG-56 Formerly RU-3	041100900642600 By-law 17-1986	A mobile home to be the principal dwelling shall be permitted
95	AG-57	041101600464000 By-law 5-86	To permit sandblasting & painting
96	AG-58 Formerly RU-10	041101601324200 041101601323200 By-law 081-07	On the lands zoned AG-58 (formerly RU-10), an outdoor recreational facility, as herein defined shall also be permitted. OUTDOOR RECREATIONAL FACILITY Shall mean any building or structure or specific area planning for, use for or related to intensive recreational activities; and shall include camping areas, picnic areas, outdoor shelters, playground areas and equipment, a golf driving range, miniature golf, tennis courts, hiking trails, sports fields and similar uses.
97	AG-59 Formerly RU-9	041101600970010 By-law 34-05	A mobile food wagon shall be permitted in accordance with the Township’s mobile food wagon by-law, in addition to the permitted uses listed in the Ag. Zone (formerly Rural zone)

SCHEDULE 11 – ZONE EXCEPTIONS

Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
98	AG-60 Formerly RU-2	041100901162095 By-law 17-1986	A mobile home to be the principal dwelling shall be permitted
99	AG-61 Formerly RU-1	041100900003200 By-law 17-1986	The lands zoned AG-61 (formerly RU-1) may be used for an airfield.
101	AG-62	041101600685000 By-law Z-16-2014 Amending By-law 5-86	Reduced lot frontage from the required 30 m to 10.1 m on the retained portion of Severance B-117/13
102	AG-64	041101601157000 By-law Z-03-2014 By-law 43-2015 increased the maximum square footage of buildings from 9,015 sq ft to 13,000 sq ft	That Schedule 3 of By-law 08-2014 is hereby amended by rezoning the affected lands from the Agricultural (AG) zone to the Agricultural Special Exception Sixty-Four (AG-64) zone. Schedule 12 of Zoning By-law 08-2014 is hereby amended by adding a new Special Exception Zone bearing the Exception Zone Symbol "AG-64" and with the following Special Exception Provisions "(102)" AG-64 (Pt Lot 24, Con 7 former Roxborough Twp.) Notwithstanding the provisions of Sections 11.1(1) & (2) to the contrary, on the lands zoned AG-64 as described in Section 1 of this By-law; the following provisions shall prevail; Permitted uses shall be restricted to administrative offices together with washroom facilities, parking and garage facilities for the maintenance (repair and exterior washing) of vehicles associated with the operations of a Milk Transporting Business and would include repairs to all farm vehicles and farm related machinery, of the owner. A milk transporting business shall be defined as follows: A milk transporting business means a business engaged in the pickup of raw milk from farms and delivered to the processing facilities within the geographical area as prescribed by the Dairy Farmers of Ontario. The maximum aggregate floor area of all buildings shall be limited to 9,015 13,000 sq ft (837.521 1,207 sq m) outdoor parking of milk transporting vehicles shall be restricted to the rear of the building and limited to not more than 9.
103	AG-65	041101600889000	Notwithstanding the provisions of Section 11(1) and 11(2), to the contrary, on lands zoned AG-65, the following provisions shall apply: A 50 metre strip of land which is parallel to the 6 th Quarry, A.L. Blair, which extends from Dewar Road, east to the proposed Quarry on Lot 23, Concession 6 and will permit an access road, proposed scale house, signage as well as a steel lockable gate.

SCHEDULE 11 – ZONE EXCEPTIONS

Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
104	AG-65(A)	041101600491700 By-law 52-2015	Notwithstanding the provisions of Section 11.1, on the contrary no future development will be permitted on lands zoned AG-65(A).
105	AG-66	041100900151000 By-law 05-2016	Notwithstanding the provisions of Section 11.1, on the contrary a secondary dwelling unit in the form of an in-law suite attached to the primary dwelling is permitted.
113	AG-63	041100900050000 By-law Z-01-2014 Amending By-law 17-1986	Permission to have an existing second dwelling unit which is a mobile home located on the severed portion of Severance Application No. B-157/13
114	AG-T1	041100900352000 By-law 63-2018	In addition to the permitted uses of the Agricultural (AG) zone, the following uses shall also be permitted: An additional single family dwelling shall be permitted for a period of 3 years.
115	AG-67	041101600179200	Notwithstanding the permitted uses within the Agricultural (AG) zone, to the contrary on lands zoned AG-67, the following use shall be permitted.
WY			
WD			
1	WD-1	041101601338000	The recycling of tires and aluminum, including tire shredding and aluminum compacting, provided all mechanical operation associated with the tire shredding and aluminum compacting are conducted within an enclosed building; composting; top soil and peat processing; operations accessory to the foregoing including shipping and receiving, storage, packaging, offices, maintenance and similar operations; shall be permitted.
2	WD-2	041101601370000 By-law 40-2015	Notwithstanding the provisions of Section 3.45, new dwellings will be prohibited within the following locations: within 200 metres of the fill area of the subject property without the benefit of an impact study. Notwithstanding the provisions of Section 3.50(3)(a) and (c), on the contrary, the following shall apply to the subject land: 1. "All lands within two hundred (200) metres of an active or closed Waste Disposal Site in the "Waste Disposal (WD)" zone are within a holding zone to allow existing uses and to prohibit all new uses of land, buildings and structures. The holding zone may be lifted by the Township when an assessment of the potential impacts of methane gas, migration,

SCHEDULE 11 – ZONE EXCEPTIONS

Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
			<p>noise, odour, dust or other nuisance factors, potential traffic impact, ground and surface water and soil contamination by leachate and impact of proposed development/site alteration on leachate migration, has been prepared by the Owner to the satisfaction of the Township and the County.</p> <p>2. No Waste Disposal Site shall be permitted within 150 metres from any water body or watercourse without the proper approvals of the Ministry of the Environment.</p>
MQ			
1	MQ-1h	041101600829000	Holding zone shall be lifted only after the developer has entered into a site plan agreement with the Township for the establishment and operation of a quarry on the land.
MX			
1	MXR	041101600762000 041101600762040 as per County OP map	The affected lands, as indicated by Schedule A3 of the United Counties Official Plan, and by Schedule A of By-law 51-2009, are now zoned "Mineral Extractive Reserve" (MXR)
MP			
1	MP-1	041101600913000	A Boarding, Lodging, and Rooming House shall be permitted within the existing dwelling.
MA			
H			
1	H-1	041100901015000	On the lands zoned H-1, an abattoir shall be the permitted use. Furthermore, a building or structure addition to shall be permitted with the written permission of South Nation Conservation stating that all concerns from a flooding perspective have been addressed.
2	H-2	041100901016000	On the lands zoned H-2, the permitted uses shall include all of the uses included in the General Commercial (C) and Residential Second Density (R2) Zones provided that there is no addition or extension to the existing building.
3	H-3	041100901024000 By-law Z-10-2012 With SNC conditions	<p>Permitted use to be a two unit duplex dwelling in accordance with the following requirements:</p> <p>Lot Area (min) 809 sq. m. Lot Frontage (min) 12.2 m. Yard Requirements (min) Front 6 m. Rear 7.5 m. Interior Side 2 m. Exterior Side 6 m. Floor Area per Dwelling Unit (max) 130 sq. m. Lot Coverage (max) 16.3 %</p>

SCHEDULE 11 – ZONE EXCEPTIONS

Exception No.	Special Zone Symbol	Roll Number	Special Zone Provision
			<p>Building Height (max) 11 m.</p> <p>AND:</p> <p>Subject to receipt of written consent from South Nation Conservation Authority stating that all concerns from a flooding perspective have been adequately addressed.</p>
4	H-4	041100901018000 By-law 21-2019	<p>On lands zoned H-4 the following uses shall be permitted on the subject property:</p> <p>Bake Shop</p> <p>Boutique</p> <p>Business</p> <p>Catering Establishment</p> <p>Dress Maker</p> <p>Financial Service</p> <p>Gift Shop</p> <p>Office</p> <p>Personal Service Establishment/Shop</p> <p>Restaurant</p> <p>Retail Store</p> <p>Studio (photo, artistic)</p> <p>Tailor Shop</p> <p>Tavern.</p> <p>The following uses shall be prohibited:</p> <p>Residential Dwelling Unit(s)</p>