



August
2025

Comprehensive Zoning By-Law for the County of Brant

OFFICE CONSOLIDATION
AUGUST 2025

DISCLAIMER: This consolidation of County of Brant Comprehensive Zoning By-Law 61-16 and amendments thereto has been prepared by the County of Brant for convenience purposes only. While every effort is made to ensure the accuracy of the information contained herein, the users of this document are advised that as this publication is an office consolidation, in situations where legal accuracy is important, the original by-law and any amending by-laws thereto must be consulted. For more information, please contact planning@brant.ca.

Notes about this Consolidation:

1. Amendments made through Bylaw Number 47-25 (Four Units As-of-Right) have been added to this consolidation.
2. Amending bylaws passed up to August 29, 2025 have been consolidated into the document.
3. The explanation for the required minimum interior side yard and rear yard setback in Urban Residential Zones has been updated in Section 4, Table 4.4.1 (Accessory Use Regulations Table) to clarify the required setback based on the structure or building height.
4. Reference to the “second storey” has been removed from Section 4.5 a) ix) to better clarify that rooftop amenity spaces are prohibited based on the height of the structure or building, rather than the number of storeys. The intent of the original amending by-law was to ensure that any Additional Residential Unit above 4.5m in height would require an additional setback consideration.
5. Section 4.5 b) vi), which previously prohibited a second additional residential unit in prime agricultural areas, has been removed to reflect legislative changes introduced through Bill 23, *More Homes Built Faster Act*, 2022.
6. References to the Official Plan (2012) have been removed and replaced with the new Official Plan, *A Simply Grand Plan* (2023). These changes can be found in Sections 4.5 c) ii), 4.5 c) iii), 6.3 a), and 6.4 l) of the By-Law.

Table of Contents

- Section 1: Application and Enforcement 1-1**
 - 1.1 Title of the By-Law 1-1
 - 1.2 Lands Subject to the By-Law 1-1
 - 1.3 Compliance with other Laws 1-1
 - 1.4 Conformity with the By-Law 1-1
 - 1.5 Permits 1-1
 - 1.6 Building Permits 1-2
 - 1.7 Administration 1-2
 - 1.8 Enforcement, Violations and Penalties 1-2
 - 1.9 Requests for Amendments 1-2
 - 1.10 Validity 1-2
 - 1.11 Repeal of Former By-Laws 1-2
- Section 2: Zones, Schedules, and Interpretation 2-1**
 - 2.1 Classification of Zones..... 2-1
 - 2.1.1 Zone Classification Tables..... 2-1
 - 2.2 Schedules to the By-Law 2-2
 - 2.3 Appendices 2-2
 - 2.4 Zone Symbols..... 2-2
 - 2.4.1 Overlay Zone Symbols 2-2
 - 2.4.2 Special Zone Provisions..... 2-4
 - 2.5 Interpreting Zone Boundaries 2-4
 - 2.6 Special Policy Area and Steep Slopes..... 2-4
 - 2.7 Interpretation of the By-Law 2-4
 - 2.8 Abbreviations and Rules of Measurement 2-4
- Section 3: Definitions..... 3-1**
 - 3.1 A 3-1
 - 3.2 B 3-7
 - 3.3 C 3-12

3.4 D.....	3-15
3.5 E.....	3-20
3.6 F.....	3-22
3.7 G.....	3-27
3.8 H.....	3-30
3.9 I.....	3-33
3.10 J.....	3-34
3.11 K.....	3-35
3.12 L.....	3-36
3.13 M.....	3-40
3.14 N.....	3-43
3.15 O.....	3-44
3.16 P.....	3-46
3.17 Q.....	3-51
3.18 R.....	3-52
3.19 S.....	3-54
3.20 T.....	3-59
3.21 U.....	3-60
3.22 V.....	3-61
3.23 W.....	3-62
3.24 X.....	3-64
3.25 Y.....	3-65
3.26 Z.....	3-66
Section 4: General Provisions	4-1
4.1 Prohibited Uses	4-1
4.2 Accessory Uses Permitted in all Zones	4-1
4.3 Connected Structures	4-1
4.4 Regulations for Accessory Buildings and Structures	4-1
4.4.1 Accessory Use Regulations Table	4-2
4.5 Additional Residential Units	4-3
4.6 Day Care Regulations in Commercial and Employment Zones	4-5

4.7 Daylight Corners / Visibility Triangles	4-6
4.8 Drive-Through Facilities	4-6
4.8.2 Stacking Space Requirements Table	4-6
4.9 Dwelling Units	4-7
4.10 Farm Production Outlet Regulations	4-7
4.10.1 Farm Production Outlet Regulations Table	4-7
4.11 Garden Suites	4-8
4.12 Greenhouse Regulations	4-8
4.12.1 Greenhouse Regulations Table	4-9
4.13 Group Homes	4-9
4.14 Height and Density Bonus Provisions	4-10
4.15 Height Restrictions	4-10
4.15.1 General Height Restrictions	4-10
4.15.2 Brantford Municipal Airport Height Restrictions	4-10
4.15.3 Brantford Municipal Airport Protection Overlay	4-11
4.16 Home Occupations	4-11
4.16.1 Location and Residential Character	4-11
4.16.2 Parking	4-11
4.16.3 Size	4-11
4.16.4 Nuisance	4-12
4.16.5 Employees/Customers	4-12
4.16.6 Storage and Display	4-12
4.16.7 Retail Sales	4-12
4.16.8 Medical Office	4-13
4.16.9 Short-Term Accommodation	4-13
4.17 Household Sales/Garage Sales/Auction Sales	4-13
4.18 Landscaped Open Space	4-13
4.19 Visual Barrier	4-14
4.20 Lighting	4-14
4.21 Lot Frontage Regulations	4-15
4.22 Lots with More than One Zone	4-15
4.22.1 Compound Zones	4-15
4.22.2 More Than One Zone	4-16

4.23 Cannabis Production and Processing	4-16
4.24 Minimum Distance Separation	4-20
4.25 Mobile Refreshment Carts	4-20
4.26 Model Home/Temporary Sales Trailer	4-20
4.27 Municipal Services	4-21
4.28 Non-Conforming Uses	4-21
4.28.1 Existing Lots of Record	4-21
4.28.2 Legal Non-Conforming Buildings and Structures	4-22
4.28.3 Legal Non-Conforming Uses	4-22
4.28.4 Acquisition by Public Agency	4-22
4.29 Surplus Farm Dwellings	4-23
4.30 Subsequent Consent and/or Condominium Act	4-23
4.31 Open Storage	4-24
4.32 Temporary Sales Events	4-24
4.33 Propane Fuel Storage and Handling Facilities	4-24
4.34 Special Setbacks	4-25
4.34.1 Core Areas	4-25
4.34.2 Built-Up Areas	4-25
4.34.3 Watercourses and Municipal Drains	4-25
4.34.4 Grading and Drainage	4-26
4.35 Shipping Containers	4-26
4.36 Flooding Hazards	4-27
4.36.1 Flood Plain Overlay	4-27
4.36.2 Special Policy Area	4-28
4.36.3 Additional Requirements	4-28
4.37 Steep Slopes	4-28
4.38 Swimming Pools	4-28
4.38.1 Private Outdoor Swimming Pools	4-28
4.38.2 Private Indoor Swimming Pool	4-29
4.38.3 Public Swimming Pools	4-29
4.39 Uses Associated with a Restaurant	4-29
4.40 Uses Permitted in all Zones	4-30

4.41 Uses Prohibited in all Zones	4-31
4.42 Wellhead Protection Areas	4-33
4.43 Heritage Area Overlay	4-33
4.44 Yard Encroachments	4-34
4.44.1 Yard Encroachments in Required Yards Table	4-35
4.45 Site Plan Control.....	4-36
Section 5: Parking and Loading Requirements	5-1
5.1 General Requirements.....	5-1
5.2 Rounding Provision.....	5-1
5.3 Non-Conforming Uses	5-1
5.4 Exceptions to Downtown Commercial Core.....	5-2
5.5 Enclosed Parking Areas/ Parking Structures	5-2
5.6 Requirements for Accessible Parking	5-2
5.6.1 Accessible Parking Requirements Table.....	5-3
5.7 Specifications for Parking, Loading, and Access Regulations	5-3
5.7.1 Driveway Regulations Table.....	5-4
5.8 Location of Required Parking and Loading Spaces	5-4
5.8.1 Parking Yard Requirements Table	5-5
5.9 Surface Treatment and Drainage.....	5-5
5.10 Loading Space Regulations	5-6
5.10.1 Loading Space Regulations Table	5-6
5.11 Parking Space Requirements for Residential Uses	5-6
5.11.1 Parking Requirements for Residential Uses Table.....	5-6
5.12 Parking Requirements for Non-Residential Uses.....	5-7
5.12.1 Parking Requirements for Non-Residential Zones Table	5-7
5.13 Commercial Vehicle Regulations	5-10
5.14 Recreational Vehicle Regulations	5-11
Section 6: Agricultural (A) Zone	6-1
6.1 Uses Permitted	6-1
6.1.1 Uses Permitted Table.....	6-1
6.2 Zone Requirements	6-1
6.2.1 Zone Requirements Table.....	6-2

6.3 Agriculture-Related Use.....	6-2
6.4 On-Farm Diversified Use	6-3
6.5 Special Exceptions A Zone	6-6
Section 7: Agricultural Employment (AE) Zone.....	7-1
7.1 Uses Permitted	7-1
7.1.1 Uses Permitted Table.....	7-1
7.2 Zone Requirements	7-1
7.2.1 Zone Requirements Table.....	7-1
7.3 Special Exceptions AE Zone	7-3
Section 8: Urban Residential (R) Zones	8-1
8.1 Uses Permitted	8-1
8.1.1 Uses Permitted Table.....	8-1
8.2 Zone Requirements	8-2
8.2.1 Zone Requirements Table.....	8-2
8.2.2 Zone Requirements Table for Multiple Dwellings	8-3
8.3 Special Exceptions R1 Zone.....	8-4
8.4 Special Exceptions R2 Zone.....	8-23
8.5 Special Exceptions RM1 Zone.....	8-30
8.6 Special Exceptions RM2 Zone.....	8-47
8.7 Special Exceptions RM3 Zone.....	8-57
Section 9: Non-Urban Residential (SR, RH, RR) Zones	9-1
9.1 Uses Permitted	9-1
9.1.1 Uses Permitted Table.....	9-1
9.2 Zone Requirements	9-1
9.2.1 Zone Requirements Table.....	9-2
9.3 Special Exceptions SR Zone	9-3
9.4 Special Exceptions RH Zone	9-13
9.5 Special Exceptions RR Zone	9-16
Section 10: Commercial (C) Zones	10-1
10.1 Uses Permitted	10-1
10.1.1 Uses Permitted Table.....	10-1
10.2 Zone Requirements	10-3

10.2.1 Zone Requirements Table.....	10-3
10.3 Regulations for Accessory Dwellings.....	10-5
10.4 Regulations for Existing Dwellings.....	10-5
10.5 Fuel Dispensing Yard Requirement.....	10-5
10.6 Outdoor Retail Display.....	10-6
10.7 Special Exceptions C1 Zone.....	10-6
10.8 Special Exceptions C2 Zone.....	10-12
10.9 Special Exceptions C3 Zone.....	10-20
10.10 Special Exceptions C4 Zone.....	10-22
10.11 Special Exception C5 Zone.....	10-24
10.12 Special Exceptions C6 Zone.....	10-28
Section 11: Employment (M) Zones.....	11-1
11.1 Uses Permitted	11-1
11.1.1 Uses Permitted Table.....	11-1
11.2 Zone Requirements	11-4
11.2.1 Zone Requirements Table.....	11-4
11.3 Yard Requirements for Hotels.....	11-5
11.4 Open Storage	11-5
11.5 Special Exceptions M1 Zone	11-6
11.6 Special Exceptions M2 Zone	11-9
11.7 Special Exceptions M3 Zone	11-15
11.8 Special Exceptions M4 Zone	11-21
Section 12: Resource Extraction (EX) Zone.....	12-1
12.1 Uses Permitted	12-1
12.1.1 Uses Permitted Table.....	12-1
12.2 Zone Requirements	12-1
12.2.1 Zone Requirements Table.....	12-1
12.3 Special Exceptions EX Zone.....	12-2
Section 13: Institutional (N) Zone	13-1
13.1 Uses Permitted	13-1
13.1.1 Uses Permitted Table.....	13-1

13.2 Zone Requirements	13-2
13.2.1 Zone Requirements Table.....	13-2
13.3 Special Exceptions N1 Zone.....	13-3
13.4 Special Exceptions N2 Zone.....	13-5
Section 14: Natural Heritage (NH) and Open Space (OS) Zones.....	14-1
14.1 Uses Permitted	14-1
14.1.1 Uses Permitted Table.....	14-1
14.2 Zone Requirements and Provisions for Natural Heritage Zones.....	14-2
14.3 Zone Requirements for OS1, OS2 and OS3 Zones.....	14-4
14.3.1 Zone Requirements Table.....	14-5
14.4 Special Exceptions NH Zone	14-5
14.5 Special Exceptions OS1 Zone	14-7
14.6 Special Exceptions OS2 Zone	14-9
14.7 Special Exceptions OS3 Zone	14-13
Section 15: Holding (h-) and Temporary (T-) Zones.....	15-1
15.1 Holding (h-) Zone Provisions	15-1
15.1.1 Holding Zone Provisions Table	15-2
15.2 Temporary (T-) Zone Provisions.....	15-12
15.2.1 Temporary Zone Provisions Table	15-12
15.2.2 Temporary Home-Based Business Program Temporary Amending By-Law 82-21, Extended by By-Law 80-22, Extended by By-Law 16-24	15-21
Appendix 1: Interpretation Diagrams	i
1. Lot Depth.....	i
2. Lot Width	i
3. Lot Coverage.....	ii
4. Basement.....	ii
5. Yard Setbacks.....	iii
6. Lot Lines.....	iii
7. Lots and Parcels.....	iv
8. Irregular Lots and Parcels	v
9. Dwelling Units.....	vi
10. Yards.....	vii

11.	Yards (Continued)	viii
12.	Roofs	ix
13.	Parking Lots & Access	x
14.	Barrier Free Parking	xi
Appendix 2: Amending By-Laws.....		xii

Section 1: **Application and Enforcement**

1.1 **Title of the By-Law**

This By-Law shall be known as the “Comprehensive Zoning By-Law.”

1.2 **Lands Subject to the By-Law**

The provisions of this By-Law shall apply to all lands lying within the corporate limits of the County of Brant (referred to as “County” in the By-Law).

For the purpose of this By-Law, the corporate limits of the County of Brant exclude the City of Brantford, the Township of Tuscarora being Indian Reserves 40 and 40A, and the portion of the former Township of Onondaga that is part of the Six Nations Reserve being Indian Reserve 40B.

1.3 **Compliance with other Laws**

All references to statutes or regulations of Government of Canada or the Province of Ontario, or to any other County By-Law, shall be deemed to mean reference to that statute, regulation or By-Law as amended or replaced.

Nothing in this By-Law shall serve to relieve any *person* from any obligation to comply with the requirements of any other County By-Law or any other statute or regulation of the Government of Canada or the Province of Ontario that may otherwise affect the *use* of land, *buildings*, or *structures*.

1.4 **Conformity with the By-Law**

No lands shall be used and no *building* or *structure* shall be *erected*, *altered*, or *used* within the County except in conformity with the provisions of this By-Law.

1.5 **Permits**

The requirements of this By-Law must be met before a building permit is issued for the change of *use*, *erection*, addition or *alteration* of any *building* or *structure*.

1.6 Building Permits

This By-Law shall be considered “made under Section 34 of the Planning Act” for the purposes of the Building Code (Ontario Regulation 332/12) Section 1.4.1.3 (1) (f) – Definition of Applicable Law, on the day it comes into force by operation of statute, approval of the approval authority or Ontario Municipal Board, as applicable.

1.7 Administration

This By-Law shall be administered by the Policy Planning Division, or, in the event of staffing changes, such other *person(s)* appointed by the General Manager of Development Services

1.8 Enforcement, Violations and Penalties

This By-Law shall be enforced by the *person* appointed by the *Council*.

Any *person* that contravenes any provision of this By-Law and if the *person* is a corporation, every director or officer of the corporation who knowingly contravenes this By-Law, is guilty of an offense and upon conviction is liable to the penalty as provided for in the Planning Act. The *County* may remedy any violation at the contravening *person's* expenses as authorized by provincial statute.

1.9 Requests for Amendments

Any *person* may apply for a minor variance or amendment to this By-Law as authorized under the Planning Act.

1.10 Validity

A decision of a court of competent jurisdiction that one or more of the provisions of this By-Law or any portion of the Zoning Maps to this By-Law are invalid in whole or in part does not affect the validity, effectiveness, or enforceability of the other provisions or parts of the provisions of this By-Law.

1.11 Repeal of Former By-Laws

County of Brant By-Law 110-01 is repealed in its entirety, including all of the Sections, Schedules and Amendments that apply to all lands subject to By-Law 110- 01.

Section 2: Zones, Schedules, and Interpretation

2.1 Classification of Zones

The lands subject to this By-Law are divided into the following zones:

2.1.1 Zone Classification Tables

Zone	Classification	Symbol	Section
Agricultural	Agricultural	A	6
Agricultural Employment	Agricultural	AE	7

Zone	Classification	Symbol	Section
Residential Singles	Urban Residential	R1	8
Residential Singles and Semis	Urban Residential	R2	8
Residential Multiple Low Density	Urban Residential	RM1	8
Residential Multiple Medium Density	Urban Residential	RM2	8
Residential Multiple High Density	Urban Residential	RM3	8

Zone	Classification	Symbol	Section
Suburban Residential	Non-Urban Residential	SR	9
Residential Hamlet and Villages	Non-Urban Residential	RH	9
Rural Residential	Non-Urban Residential	RR	9

Zone	Classification	Symbol	Section
Neighbourhood Commercial	Commercial	C1	10
General Commercial	Commercial	C2	10
Shopping Centre Commercial	Commercial	C3	10
Core Area Commercial	Commercial	C4	10
Mixed Use Commercial	Commercial	C5	10
Automotive Commercial	Commercial	C6	10

Zone	Classification	Symbol	Section
Prestige Industrial	Employment	M1	11
Light Industrial	Employment	M2	11
Heavy Industrial	Employment	M3	11
Energy and Waste Industrial	Employment	M4	11

Zone	Classification	Symbol	Section
Resource Extraction	Resource Extraction	EX	12

Zone	Classification	Symbol	Section
Minor Institutional	Institutional	N1	13
Major Institutional	Institutional	N2	13

Zone	Classification	Symbol	Section
Natural Heritage Zone	Open Space	NH	14
Open Space	Open Space	OS1	14
Recreational Facilities	Open Space	OS2	14
Recreational Trailer Parks	Open Space	OS3	14

2.2 Schedules to the By-Law

Schedule’s ‘A’, ‘B’, ‘C’ and ‘D’ which are attached and described in this subsection, form a part of this By-Law to the same extent as if included.

Schedule ‘A’ contains the Zone maps that depict the Zone category of all lands. All the maps together constitute Schedule ‘A’ of this By-Law.

Schedule ‘B’ depicts the areas affected by the Brantford Municipal Airport Height Restrictions.

Schedule ‘C’ depicts the areas affected by Brantford Municipal Airport Protection Overlay Zone.

Schedule ‘D’ depicts the Wellhead Protection Areas (WHPA) and groundwater recharge areas.

2.3 Appendices

Illustrations provided in the appendices to this By-Law are for illustrative and information purposes only and do not form part of this By-Law.

2.4 Zone Symbols

Zone symbols may be used to refer to lots, buildings, and structures and to the uses of lots, buildings and structures permitted by this By-Law. For each Zone, a separate section of this By-Law sets out the uses permitted, development and performance standards and any such specific provisions relating to such Zone.

2.4.1 Overlay Zone Symbols

Where a zone symbol is preceded by an additional zone symbol, such a zone is generally applied as an overlay zone. For each overlay zone, this By-Law sets out standards and special provisions that are applied in addition to the standards of the underlying zone category. Overlay standards are similar to site-specific standards in that they may apply or remove provisions of the underlying zone category in specific

geographic areas. It is the general intent of this By-Law that overlay zones may be refined but are not to be removed. For the purposes of applying Overlay Zone symbols, the classification of overlay zones of this By-Law shall be as noted in Table 2.4.1:

Table 2.4.1 – Overlay Zone Classifications

Overlay Name	Overlay Zone Symbol	Overlay Description
Heritage Area	HA	Where the symbol "HA" appears on any map in Schedule 'A', the lands are identified as an area with cultural heritage value. The provisions and standards applicable are detailed in Section 4.43 -Heritage Area Overlay.
Holding Provision	h	Where the symbol "h" appears on any map in Schedule 'A', a holding provision has been applied to the lands in accordance with Section 36 of the Planning Act. The provisions and standards applicable are detailed in Section 15 -Holding and Temporary Zone Overlays.
Floodplain	fp	Where the symbol "fp" appears on any map in Schedule 'A', the lands are identified as a regulated floodplain by the applicable conservation authority. The provisions and standards applicable are detailed in Section 4.36.1 Regulated Floodplain Overlay.
Paris Special Policy Area Floodplain	s	Where the symbol "s" appears on any map in Schedule 'A', special requirements related to the policies of the Paris Special Policy Area Floodplain apply. The provisions and standards applicable are detailed in Section 4.36 Special Policy Area
Steep Slope	ss	Where the symbol "ss" appears on any map in Schedule 'A', special requirements related to steep slopes and erosion hazards shall apply. The provisions and standards applicable are detailed in Section 4.37 Steep Slopes
Temporary Provisions	t	Where the symbol "t" appears on any map in Schedule 'A', a Temporary Zone, permitted under Section 39 of the Planning Act shall apply. The provisions and standards applicable are detailed in Section 15 Holding and Temporary Zone Overlays.
Watercourse and Municipal Drains	w	Where the symbol "w" appears on any map in Schedule 'A', the lands are identified as being within proximity to a watercourse or municipal drain. The provisions and standards applicable are detailed in Section 4.34 - Special Setbacks

2.4.2 Special Zone Provisions

Wherever a Zone symbol on Schedule 'A' is followed by a dash and a number, such as "R2-1 ", special provisions shall apply to such lands. Such special exceptions can be found by referencing the section of the By-Law for the underlying zone category and are found in a table format after the permitted uses and zone requirements.

2.5 Interpreting Zone Boundaries

When determining the boundary of or where uncertainty exists with any *Zone*, the following provisions shall apply:

- a.) *Zone* boundaries shall be interpreted wherever possible to be concurrent with municipal boundaries, lot boundaries; streets, lanes, road allowances, rights-of-way for railways, hydro corridors, or pipelines; high water marks; flooding hazard; or boundaries of registered plans.
- b.) Where the boundary of a Natural Heritage (NH) Zone, as interpreted in the field to the satisfaction of the County of Brant in consultation with the Conservation Authority having jurisdiction, varies from the limit shown on Schedule 'A', the refined limit shall be deemed to be the Zone boundary.
- c.) In the event that a *street* or *lane* that forms the boundary between two or more different *Zones* is closed, the boundary between such *Zones* shall be interpreted as the centreline of the said closed *street* or *lane*.
- d.) Where a lot is divided into two or more *Zones*, the Zone boundary dividing the lot shall be deemed to be a lot line for purposes of calculating required setbacks and coverage, and each portion of the lot is required to satisfy the provisions of this By-Law for the applicable Zone.
- e.) The Zone boundary shall be interpreted to follow the centerline of the streets, lanes, road allowance and rights-of-way for railways.

2.6 Special Policy Area and Steep Slopes

Where a *Zone* symbol on Schedule 'A' is preceded by a small "s" or "ss" (for example, s-C1, or ss-C1), then special requirements apply to such lands that can be found in General Provisions Section 4.36 and 4.37 of this By-Law.

2.7 Interpretation of the By-Law

The definitions and interpretations set out in Section 3 shall apply. Words and terms not defined shall have the customary meaning.

2.8 Abbreviations and Rules of Measurement

- a.) Abbreviations

- i) ac – acres; acres
- ii) ha – hectare; hectares
- iii) m – metre; metres
- iv) sq. m, m² - square metres

b.) Measurements

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

- i.) For a whole number, measurements of less than 0.5 shall be rounded downward to the next whole unit;
- ii.) For a whole number, measurements of 0.5 and greater shall be rounded upward to the next whole unit;
- iii.) For a number having one decimal place, measurements of less than 0.05 shall be rounded downward to the next one-tenth unit;
- iv.) For a number of one decimal place, measurements of 0.05 and greater shall be rounded upward to the next one-tenth unit;
- v.) Ratios and percentage figures shall not be subject to rounding;
- vi.) The rounding provision applies to two decimal places in case of lot area calculations;
- vii.) Measurements in metric are the requirement of the By-Law.

Section 3: Definitions

3.1 A

Term	Definition
ABATTOIR	Means a <i>building</i> or <i>structure</i> designed to accommodate the penning and slaughtering of animals and the processing of animal carcasses and may include packing, storing and sale of products on premises.
ACCESSORY	<p>Means aiding or contributing in a secondary way to a <i>main use</i> to carry out its function, and having regard to this definition:</p> <ul style="list-style-type: none">a) is incidental, subordinate, and exclusively devoted to the <i>main use</i> of a <i>lot</i> or <i>building</i> or <i>structure</i>.b) an accessory use is a land use that is accessory to a <i>main use</i>.c) An <i>accessory building</i> or <i>structure</i> that is clearly incidental and exclusively devoted to a <i>main use</i>, <i>building</i> or <i>structure</i>. <p>Residential <i>accessory structures</i> may include a <i>private garage</i>, workshop, pool house, <i>platform structure</i>, shed, or similar, and shall not be <i>used</i> for human habitation, unless otherwise permitted in this By-Law. Farm machine sheds, similar agricultural storage <i>buildings</i>, and/or <i>buildings used</i> for the use of harbouring animals shall be deemed <i>principal buildings</i> for the purpose of this By-Law.</p>

Term	Definition
<p>ADDITIONAL RESIDENTIAL UNIT</p> <p>Amended by By-law 47-25</p>	<p>Means a self-contained residential dwelling unit that is either located within or attached to the <i>primary dwelling unit</i> or located within a detached accessory structure to the <i>primary dwelling unit</i>. An <i>Additional Residential Unit</i> is subordinate to the <i>primary dwelling unit</i>, and may be included on the same <i>lot</i> as a <i>single-detached dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, fourplex dwelling, stacked townhouse dwelling, rowhouse dwelling, and street fronting rowhouse dwelling</i>.</p>
<p>ADULT ENTERTAINMENT PARLOUR</p>	<p>Means any premises where a trade, calling, business or occupation, services appealing to or designed to appeal to erotic or sexual appetites or inclinations are provided. For the purpose of defining the terms within the definition of “Adult Entertainment Parlour”, the following words shall have the corresponding meanings:</p> <p>“To Provide” , when <i>used</i> in relation to services, includes to furnish, perform, solicit or give such services and “Providing” and “Provided” have corresponding meanings;</p> <p>“Services” includes activities, facilities, performances, exhibitions, viewings and encounters but does not include the exhibition of film approved under the Theatres Act;</p> <p>“Services appealing to or designed to appeal to erotic or sexual appetites or inclinations” include:</p> <ul style="list-style-type: none"> a) services of which a principal feature or characteristic is nudity or partial nudity of any <i>person</i>; b) services in respect of which the word “nude”, “naked”, “topless”, “bottomless”, “sexy” or any other word or any picture, symbol or representation having like meaning or implication is <i>used</i> in any advertisement.

Term	Definition
AGRICULTURAL EQUIPMENT SALES AND SERVICE ESTABLISHMENT	Means a <i>lot, building or structure</i> where the business of selling, renting, or leasing of new or <i>used</i> agricultural equipment's and/or machinery, is conducted and may include the display area, storage area, servicing and repair and an <i>accessory</i> office.
AGRICULTURAL EVENT Added by By-law 16-24	Means a temporary or intermittent activity that does not permanently displace agricultural land, require permanent alterations to existing buildings, or require the construction of new buildings.
AGRICULTURAL PROCESSING FACILITY	Means a facility, in which agricultural products are preserved, graded, stored, or processed for consumption by humans or animals. An Agricultural Processing Facility may include a <i>flour mill</i> , a dairy, a <i>bakery</i> , winery, a grain elevator, or an egg grading station, but does not include an <i>abattoir</i> or any premises <i>used</i> for the slaughtering of animals or the boiling of blood, tripe or bones.
AGRICULTURAL SERVICE AND SUPPLY ESTABLISHMENT	Means the <i>use</i> of land, <i>building or structure</i> for the purpose of buying and selling commodities and services that directly support <i>agricultural uses</i> . The establishment must be of a small scale that is intended to serve the local agricultural community and may include the sale, processing and storage of seed, feed, fertilizers, farm fuel suppliers and depots, farm drainage and excavation; <i>agricultural equipment sales and service establishment</i> ; welding; auction sales; well drilling; custom spraying; tillage; and planting and harvesting services.
AGRICULTURAL USE	Means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur, or fibre, including poultry and fish; aquaculture; apiaries; agroforestry; and maple syrup production. Agricultural uses may include associated on-farm buildings and structures, including, but not limited to <i>livestock facilities</i> , manure storage, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment. <i>Agricultural uses</i> shall also include any use that is deemed to be consistent with <i>normal farm practices</i> .
AGRICULTURE-RELATED USE	Means <i>farm-related commercial and farm-related industrial</i> uses that are directly related to <i>farm operations</i> on the <i>lot</i> or in the area, and that provide direct products and/or services to farm operations as a primary activity, supporting agriculture and benefitting from being near <i>farm</i>

Term	Definition
	<i>operations.</i>
AGROFORESTRY	Means the <i>use</i> of a lot, or part thereof, for the purpose of growing trees and/or other perennial plants together with annual crops and/or animals in the expectation of gain or reward.
AIR TREATMENT CONTROL	Shall mean the functional use of industrial grade multi-stage carbon filtration system, or similar technology, to reduce and/or treat the emission of pollen, dust and odours expelled from a facility, as sized accordingly in comparison to the facility it serves as designed, operated and maintained by a qualified person.
AISLE	Means a portion of <i>parking area</i> , which abuts a <i>parking space</i> on one or more sides and which provides access from the space to a <i>street</i> or <i>lane</i> , and which is not <i>used</i> for vehicular parking.
ALTER Amended by By-Law 19-22	<p>Means:</p> <p>a) When used in reference to a <i>building</i> or <i>structure</i>, to change or replace any component thereof that may also result in a change in its character or composition, and shall include the <i>development</i> erection, or <i>restoration</i> of any said <i>building</i> or <i>structure</i>.</p> <p>b) when used in reference to a <i>lot</i>, to change the width, <i>lot depth</i>, or <i>lot area</i> or to change the width, depth, or area of any required <i>yard</i>, <i>setback</i>, <i>landscaped open space</i>, or <i>parking area</i>, or to change the location of any boundary of such <i>lot</i> with respect to a <i>street</i> or <i>lane</i>, whether such alteration is made by conveyance or alienation of any portion of said <i>lot</i>, or otherwise.</p> <p>c) when used in reference to a <i>use</i>, to discontinue and replace a <i>use</i>, in whole or in part, with a <i>use</i> which is defined herein as being distinct from the discontinued <i>use</i> or to add a new <i>use</i> to a <i>building</i>, <i>structure</i> or <i>lot</i>;</p> <p>The words “altered” and “alteration” shall have corresponding meanings.</p>
AMENITY AREA or AMENITY SPACE	Means the area situated within the boundaries of a <i>lot used</i> for residential purposes intended for recreational use for the residents, and may include landscaped areas, <i>patios</i> , <i>decks</i> , balconies, communal lounges, swimming pools, play areas and similar <i>uses</i> , but does not include any area occupied at <i>grade</i> by a <i>building’s</i> service areas, <i>parking lots</i> , <i>aisles</i> or <i>driveways</i> ;

Term	Definition
AMUSEMENT GAME ESTABLISHMENT	Means a <i>building</i> within which more than three amusement game machines are available for <i>use</i> by the public.
AMUSEMENT PARK	Means a <i>lot, building or structure</i> where commercial- recreational, entertainment or amusement activities occur including but not limited to miniature golf, driving range, go-kart tracks, entertainment, exhibitions, the sale of food, beverages, toys and souvenirs constituting the <i>main use</i> , amusement rides, or water slides or water sport, and includes an <i>Amusement Game Establishment</i> .
APIARY	Means a <i>lot, building or structure, used</i> for the purpose of keeping bees and beehives.
AQUACULTURE	Means a <i>lot, building or structure, used</i> for the purpose of hatching, raising and breeding of fish or other aquatic plants or animals.
ART GALLERY	Means a <i>lot, building or structure</i> where works of art, such as paintings, sculpture, pottery, glass and weaving are displayed for public viewing, and may include <i>accessory</i> retail sales.
ASSEMBLY HALL	Means a <i>building</i> or part of a <i>building</i> in which facilities are provided for meetings for civic, educational, political, religious, or social activities, and may include a <i>banquet hall</i> or <i>private club</i> , but does not include a <i>place of worship</i> or a <i>school</i> .
ATTIC	Means the space between the roof and the ceiling of the top <i>storey</i> or the space between a dwarf wall and a sloping roof.
AUCTION ESTABLISHMENT	Means a <i>building used</i> for the retail sale of articles or goods to the members of the public bidding the highest offer for the article or goods during the sale proceedings.
AUDITORIUM	Means a <i>building used</i> for the purpose of providing entertainment and includes cinemas and all other places of amusement but excludes <i>amusement game establishments</i> or <i>adult entertainment parlour</i> .

Term	Definition
AUTO BODY SHOP	Means a <i>building or structure</i> , used for the painting or repairing of the exterior and/or undercarriage of vehicle bodies including rust proofing, oil change and may include accessory uses such as towing services and vehicle rentals for customers while the <i>vehicle</i> is under repair and does not include a <i>salvage yard</i> .
AUTOMOBILE	See “VEHICLE”.
AUTOMOBILE REPAIR GARAGE	Means a <i>building or structure</i> for the repair or replacement of parts of a <i>vehicle</i> but does not include an <i>auto body shop</i> , an <i>impounding yard</i> , an <i>automobile service station</i> or a gas bar.
AUTOMOBILE SALES OR RENTAL ESTABLISHMENT	Means a <i>lot, building or structure</i> for the sale, rental or leasing of <i>vehicles</i> and <i>vehicle</i> parts and accessories and includes an establishment engaged in the sale of farm implements and equipment, <i>boats</i> , all terrain, ski and other <i>recreational vehicles</i> but does not include a <i>salvage or scrap yard</i> .
AUTOMOBILE SERVICE STATION	Means an establishment designed for the retail sale of gasoline motor car fuel, diesel fuel, propane, other similar products, electric recharge station, lubricating oil and allied additives and the introduction of such materials into <i>vehicles</i> and may contain facilities for the repair and maintenance of <i>vehicles</i> but does not include an <i>auto body shop</i> , a <i>car wash</i> or a <i>salvage yard</i> . It may include the sale of associated sundry items, tobacco, and snack food provided the <i>gross floor area</i> devoted to the sale of these items does not exceed 150 square metres.
AUTOMOTIVE USE	Means an automobile service station, an automobile repair garage, a car wash, an auto body shop or an automobile sales or rental establishment.
AVIARY	Means a <i>cage, building or enclosure</i> for the keeping or raising of any species of birds that are not prohibited pursuant to the County’s Animal Control By-Law.

3.2 B

Term	Definition
BAKERY	Means a <i>retail store</i> where baked products are offered for sale, some, or all of which may be prepared on the premises but does not include a <i>restaurant</i> .
BALCONY	See “Platform Structure”
BANQUET HALL	Means a <i>building or structure</i> , used for the purposes of catering to banquets, weddings, receptions and other similar functions for which food and beverages are prepared and served at the premises but shall not include a caterer’s establishment.
BASEMENT	Means a <i>storey</i> of a <i>building</i> located partially underground and having its ceiling 1.8 metres or less above <i>grade</i> .
BATCHING PLANT	Means a <i>lot, building, or structure</i> used for the production of mixing cementing materials, aggregate, water and mixtures to produce concrete, asphalt, or products thereof used in <i>building</i> or construction and includes facilities for the administration and management of the business, the stockpiling of bulk materials used in the production process or a finished product manufactured on the premises and the storage and maintenance of required equipment, but does not include the retail sales of finished product. This does not include a dry plant used for the dry mixing of aggregate, concrete, or asphalt materials on site to produce or manufacture packaged products which are sold as ready mix off site.
BED AND BREAKFAST ESTABLISHMENT	<p>Means a <i>single detached dwelling</i> in which no more than three rooms are made available by the owner, leasee or the proprietor of the said <i>dwelling</i>, for the purpose of providing temporary accommodation and meals for the travelling public. This does not include a <i>hotel, motel, lodging house, or restaurant</i>.</p> <p>Deleted By Amending By-Law 58-21</p> <p>See SHORT-TERM ACCOMODATION</p>
BERM	Means a landscaped mound of earth, a ledge or step on a slope or an embankment constructed for stability, aesthetic or noise reduction purposes.
BOAT	Means any vessel propelled by oars, sail, an engine or paddles.

Term	Definition
BOAT DOCK	Means any <i>structure used</i> or designed to moor a <i>boat</i> . It may be parallel to or angled from a shoreline. For the purposes of this By-Law, a boat dock may be <i>accessory</i> to a residential <i>use</i> or may be a <i>main use</i> as specified in this By-Law. Boat docks are exempt from all <i>yard</i> and elevation requirements of this By-Law.
BOAT HOUSE	Means a <i>building</i> or <i>structure</i> designed or <i>used</i> to shelter or protect a <i>boat</i> or other marine craft provided it is located over a <i>boat ramp</i> and immediately adjacent to a watercourse or water body. A boathouse shall not be <i>used</i> for human habitation.
BOAT RAMP	Means any <i>structure</i> or facility <i>used</i> to launch and load <i>boats</i> . For the purposes of this By-Law, a boat ramp may be <i>accessory</i> to a residential <i>use</i> or may be a <i>main use</i> as specified in this By- Law. Boat ramps are exempt from all <i>yard</i> and elevation requirements of this By-Law.
BODY RUB	Means the kneading, manipulating, rubbing, massaging, touching or stimulation, by any means, of a <i>person’s</i> body or part thereof, but does not include medical or therapeutic treatment given by a <i>person</i> licensed or registered so to do under the laws of the Province of Ontario.
BODY RUB PARLOUR	Means any premises where a <i>body rub</i> is performed, offered, or solicited in pursuance of a trade, calling, business or occupation by people otherwise duly qualified, licensed or registered under the laws of the Province of Ontario.
BREEZEWAY	Means a covered walkway, with a maximum width of 2 metres, open on all sides from the eaves of the roof to the ground, connecting two or more <i>structures</i> on the same <i>lot</i> .
BREWING ON PREMISES ESTABLISHMENT	Means an agricultural or commercial establishment where individuals produce beer, wine and/or cider, for personal <i>use</i> and consumption off the premises; and where beer, wine and/or cider ingredients and materials are purchased, equipment and storage area is <i>used</i> for a fee by the same individuals.
BREW PUB	Means a <i>restaurant</i> which retails beer or beverages brewed on the <i>premises</i> provided the maximum <i>floor area</i> shall not exceed 200 square metres.
BUILDING	Means a structure occupying an area greater than ten square metres consisting of a wall, roof and floor or any of them or a structural system serving the function thereof including all plumbing, works, fixtures and service systems appurtenant thereto.

Term	Definition
	A building is used or intended to be used for the shelter, accommodation or enclosure of people, animals or chattels, but does not include any vehicle.
BUILDING AREA	Means the horizontal area of a storey above grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centerline of firewalls. The building area excludes open porches, verandas, steps, fire escapes, breezeways and accessory buildings or structures.
BUILDING CLUSTER Amended by By-Law 19-22	<p>Means a grouping of <i>buildings and/or structures</i>, including a <i>primary dwelling unit</i>, located on a singular <i>lot</i>, and having historically been used to support the permitted <i>uses</i> of the <i>lot</i>, including <i>dwellings</i>, barns, silos, bunkhouses, and other outbuildings.</p> <p>The cluster shall include <i>buildings</i> located within proximity to each other and, without limiting the generality of the above, may include existing <i>structures</i> that use the same access to the municipal right-of-way and any <i>structures</i> generally located within a 100m radius from the centre of the cluster. For the purposes of constructing a new structure within the building cluster, it shall not be located any closer to a lot line than the outermost structures of the building cluster.</p>
BUILDING HEIGHT OR HEIGHT Amended by By-Law 19-22	<p>Means, in the case of the building or structure on a lot, the vertical distance between the average finished grade directly surrounding the structure and:</p> <ul style="list-style-type: none"> the highest point of the roof surface of a flat roof; the highest point of the deckline of a mansard roof; the mean level between the eaves and the ridge of a gable, hip, gambrel, cottage roof, or similar; 60% of the vertical distance to the highest point of a building or structure where the transition between wall and roof is undefined, such as in a quonset hut or inflatable structure; in the case of a platform structure, the vertical distance to the highest point of the surface of the platform floor, or <p>Where dormers, or any similar portion of the building, projects beyond the plane of a pitched roof and may result in an increase to the usable floor area of the structure, and whereby the cumulative width of the dormers measured across the face exceeds 50% of the length of the roofline on which they are located, the height measurement shall be taken as the mean level between the eaves of the dormer and the ridge of the main roof.</p>

Term	Definition
BUILDING LINE, ESTABLISHED	Means the existing street setback of an existing main building on a lot, measured between the lot line and the nearest part of such building, excluding any stoops, sun decks, porches, balconies, exterior steps, or architectural adornments.
BUILDING, MAIN OR PRINCIPAL	Means a building in which the main use is conducted on the lot on which it is located. In the case of any Residential Zone, the dwelling is the main or principal building.
BUILDING SUPPLY OUTLET	Means a <i>building</i> or <i>structure</i> or premises where lumber and building materials are kept, processed, sorted and stored and sold to the public and may include facilities for the administration and management of the business and for the storage and maintenance of equipment <i>used</i> in the business, but does not include a <i>batching plant</i> ;
BUILT AND CULTURAL HERITAGE	Means a geographical area or one or more significant <i>buildings, structures, monuments, installations or remains</i> associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions. It involves a grouping(s) of individual heritage features such as <i>structures, spaces, archaeological sites and natural elements</i> , which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, <i>parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trail ways and industrial complexes</i> of cultural heritage value.
BULK SALES ESTABLISHMENT	Means the <i>use of lot, building or structure</i> for the purposes of buying and selling lumber, wood, building materials, landscaping materials, feed, fertilizer, beverages, ice, or other similar goods in bulk form but does not include any manufacturing, assembling or processing of such items.
BUNKHOUSE Amended by By-Law 19-22	<p>Means an <i>agricultural use</i> whereby a <i>structure</i> provides temporary accommodation for farm labour where the size and nature of the <i>farm operation</i> requires additional employment.</p> <p>The bunkhouse may be located on a parcel of land that is part of the extended <i>farm operation</i> but is not intended to be used as a permanent or principal place of residence. The bunkhouse is intended to be located within proximity to the farm <i>building cluster</i> to preserve <i>prime agricultural lands</i>. Where a bunkhouse is used as temporary accommodation for employees of multiple <i>farm operations</i>, the use shall</p>

Term	Definition
	be considered an <i>on-farm diversified use</i> and subject to the requirements of Section 6.4 of this By-Law.

3.3 C

Term	Definition
CAMPGROUND	Means a parcel of land used for camping intended only for temporary seasonal <i>use</i> by vacationing or travelling public. A campground may include cabins, tents, trailers, recreational vehicles, or motor homes but does not include a mobile home. A campground shall not be used or occupied on a year-round basis.
CAMPSITE	Means a parcel of land within a campground used for the accommodation of a recreational vehicle or a tent.
CANNABIS	Shall mean a genus of flowering plants in the family Cannabaceae. Synonyms include, but are not limited to, marijuana and marihuana. This definition does not include the industrial or agricultural production of hemp (a source of foodstuffs (hemp milk, hemp seed, hemp oil), fiber and biofuels).
CANNABIS PRODUCTION AND PROCESSING	Shall mean lands, <i>buildings</i> , or <i>structures</i> used for the production, processing, testing, destroying, packaging, storage and/or shipping of cannabis authorized by an issued license or registration by the federal Minister of Health, pursuant to the Access to Cannabis for Medical Purposes Regulations, SOR/2018-144, to the Controlled Drugs and Substances Act, SC 1996, c 19, and the Cannabis Act, S.C. 2018, c. 16, as amended from time to time, or any successors thereto.
CANOPY	Means an unenclosed roof-like structure projecting more than 0.3 metres from the face of a building, having a rigid frame, and may be attached to said building in such manner as not to become an integral part thereof but does not include awnings or balconies.
CAR WASH	Means a building or structure containing facilities specifically used for washing or cleaning of licensed vehicles either by employing mechanical devices or by hand.
CARPORT	Means a roofed structure, which is not wholly enclosed, attached to a wall or walls of a main building and used for the storage of vehicles. The roof of said structure shall be supported by piers or columns so that 50 percent of its wall area adjacent to the side lot line is unenclosed.

Term	Definition
CATERING ESTABLISHMENT	Means a <i>building or structure</i> in which food and beverages are prepared for consumption off the premises and are not served to customers on the premises or to take out. A catering establishment may also provide personnel serving equipment and decorations.
CEMETERY	Means land that is <i>used</i> as a place for the interment of the deceased or in which human remains have been buried as defined in the Cemeteries Act and may include a mausoleum, crematorium, or a columbarium.
CHEMICAL AND PHARMACEUTICAL INDUSTRY	Means a building used for the manufacturing, fabrication and processing of chemicals, substances made from chemicals, drugs, medicines, and related products, and may also include the manufacturing of orthopedic, prosthetic and surgical appliances and supplies.
CLUB, PRIVATE	Means a <i>building or structure</i> located on privately owned lands operated on a non-profit basis for social, literary, cultural, political, educational, or recreational purposes, primarily for the exclusive use of members and their guests and not open to the general public on an equal basis.
COMMERCIAL PARKING LOT	Means a <i>lot</i> , other than a street, used for the temporary parking of two or more vehicles for profit or gain.
COMMUNITY CENTRE OR COMMUNITY HALL	Means a <i>building or structure</i> in which facilities are provided by a service agency, a club, church or non-profit organization for cultural, religious, welfare, athletic, recreational or community service purposes and may include a <i>day care accessory</i> to the <i>main use</i> .
CONDOMINIUM	Means <i>lands</i> described in a registered description and declaration as described in the Condominium Act.
CONSERVATION AUTHORITY	Means Grand River Conservation Authority and Long Point Region Conservation Authority established under Conservation Authorities Act of Ontario.
CONTINUUM-OF- CARE FACILITY	Means a <i>building</i> designed and predominantly occupied by senior citizens and includes a <i>Nursing Home</i> and may include <i>accessory</i> facilities such as <i>hospitals, medical office, retirement homes, recreation centres, cafeterias and personal service establishments</i> .

Term	Definition
CONTRACTOR'S YARD	Means a <i>lot, building or structure used</i> as a depot for the storage and maintenance of equipment and includes the offices of general building contractors, general contractors, specialized trades and <i>building</i> maintenance services such as landscaping services, window cleaning and extermination services and also includes assembly work and the stockpiling or storage of supplies <i>used</i> in the business.
CONVENIENCE STORE	Means a <i>retail store</i> that provides a variety of household necessities, groceries and other convenience items primarily to the immediate neighbourhood, but shall not include appliances, electronics, apparel, luggage, jewelry, sporting goods, hardware, paint, and other similar products provided the <i>gross floor area</i> does not exceed 150 square metres.
COUNCIL	Means the Municipal Council of the Corporation of the County of Brant.
COUNTY	Means the Corporation of the County of Brant.
CRAFTS SHOP	Means a <i>building</i> , which is <i>used</i> for the creation of craft articles such as leatherwork, pottery, woodwork, hand woven goods and similar articles, primarily by manual methods.

3.4 D

Term	Definition
DAY CARE	<p>Means a <i>building</i> duly licensed by Child Care and Early Years Act that receives more than five (5) children who are not of common parentage, primarily for the purpose of providing temporary care or guidance or both, for a continuous period not exceeding twenty-four hours, where the children are:</p> <ul style="list-style-type: none"> a) under eighteen years of age in the case of a day nursery for children with a developmental disability, and b) under ten years of age in all other cases. <p>A Day Care does not include a <i>public school</i> or <i>private school</i> under the Education Act.</p>
DAY CARE, PRIVATE HOME	<p>Means a residence duly licensed by Child Care and Early Years Act that receives a maximum of five (5) children who are not of common parentage, primarily for the purpose of providing temporary care or guidance or both, for a continuous period not exceeding fourteen (14) hours.</p>
DECK	See “Platform Structure”
DENSITY	Means the ratio of <i>dwelling units</i> to the net <i>lot area</i> .
DEVELOPMENT	<p>Means the creation of a new <i>lot</i>, a change in land <i>use</i>, or the construction of <i>buildings</i> and <i>structures</i> requiring approval under the Planning Act or Ontario Building Code but does not include:</p> <ul style="list-style-type: none"> a) activities that create or maintain infrastructure authorized under an environmental assessment process; b) works subject to the Drainage Act; or c) underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act.

Term	Definition
DORMITORY	Means a <i>building</i> or a part of a <i>building</i> , operated by an institution as an <i>accessory use, used</i> or intended to be <i>used</i> for sleeping accommodations only and does not include individual kitchen facilities, except a group kitchen facility may be provided to serve the residents.
DRIVEWAY	Means a defined area providing access for motor vehicles from a public or private street or a lane to facilities such as a parking area, parking lot, loading space, private garage, building or structure.
DRIVE-THROUGH FACILITY	Means a <i>building</i> or <i>structure</i> , where goods and/or services are offered to the public while the customers may or may not remain in their motor <i>vehicles</i> . Drive-through facilities may serve as the <i>primary use</i> of the site or may serve as an <i>accessory use</i> .
DRY CLEANING AND LAUNDROMAT	Means a <i>building used</i> for the purpose of receiving articles of clothing to be subjected to the process of dry cleaning or dry dyeing or cleaning elsewhere and for the pressing and/or distribution of any such articles or goods which have been subjected to any such process. The facility may also include a self-serve clothes washing establishment containing one or more washing and drying, ironing, finishing or other incidental equipment in which only water, detergents or soap are <i>used</i> .
DRY CLEANING ESTABLISHMENT	Means a <i>building</i> where dry cleaning, dry dyeing, cleaning or pressing of articles of clothing is carried on and may include a <i>dry cleaning and laundromat</i> .
DWELLING Deleted by Amending By-Law 58-21	See 'DWELLING UNIT'
DWELLING, ACCESSORY	Means a <i>dwelling</i> which is <i>accessory</i> to a permitted non- residential <i>use</i> .
DWELLING, APARTMENT	Means a <i>building</i> consisting of four or more <i>dwelling units</i> , in which each of the units obtain access through a common entrance from the <i>street</i> level and where the occupants have the right to use in common halls, stairs, <i>yards</i> and <i>accessory buildings</i> .

Term	Definition
DWELLING, BACK-TO-BACK ROWHOUSE	Means a residential building containing a minimum of 4 and a maximum of 16 units, having attached units separated by a common or party wall above grade, including a common or party rear wall without a rear yard setback, and whereby each unit has an independent entrance to the unit from the outside accessed through the front elevation or exterior side elevation of the dwelling unit.
DWELLING, CONVERTED Deleted by Amending By-law 47-25	
DWELLING, DUPLEX Amended by By-law 47-25	Means a <i>building</i> that is divided horizontally into two (2) separate <i>dwelling units</i> each of which has an independent entrance either directly from the outside or through a common entrance.
DWELLING, FOURPLEX Amended by By-law 47-25	Means a <i>building</i> that is divided horizontally and/or vertically into four (4) separate <i>dwelling units</i> , each of which has an independent entrance either directly from the outside or through a common entrance but does not include a <i>rowhouse dwelling</i> .
DWELLING, MOBILE HOME	See “MOBILE HOME”.
DWELLING, MODULAR	Means a prefabricated <i>building</i> constructed to Canadian Standards Association (CSA) standard and which is designed to be <i>used</i> as a <i>dwelling unit</i> whether temporary or permanent, and assembled on site.
DWELLING, MULTIPLE	Means a <i>dwelling</i> containing more than three (3) <i>dwelling units</i> .
DWELLING, PRIMARY UNIT	Means the principal <i>dwelling unit</i> on a property where a subordinate <i>dwelling unit</i> may also be provided, such as an <i>additional residential unit</i> or <i>garden suite</i> .
DWELLING, ROWHOUSE	Means a <i>building</i> divided vertically into three (3) to a maximum of eight (8) attached <i>dwelling units</i> with each unit having a separate entrance, and so located on a <i>lot</i> that individual units shall have <i>frontage</i> on a <i>private street</i> .

Term	Definition
DWELLING, SEASONAL /COTTAGE	Means a <i>dwelling used</i> only for recreation or seasonal purposes, with temporary living accommodations which are intended not be a year-round and not considered as a permanent residence and may include a <i>trailer</i> or a <i>mobile home</i> . Unless otherwise specified, the intent of 'seasonal purposes' as included within this definition shall mean between the dates of April 1 st and October 31 st in any calendar year.
DWELLING, SEMI- DETACHED	Means two (2) <i>dwelling units</i> attached with a common wall, dividing the <i>dwelling</i> s vertically, each of which has an independent entrance either directly from the outside or through a common vestibule. The common wall joining the two (2) units may be the residential portion, the <i>garage</i> portion or the <i>garage</i> and residential portion.
DWELLING, SINGLE DETACHED	Means a <i>dwelling unit</i> that is freestanding, separate and detached from other <i>buildings</i> or <i>structures</i> , but does not include a <i>mobile home</i> .
DWELLING, STACKED TOWNHOUSE	Means a <i>dwelling unit</i> within a <i>building</i> divided into a minimum of three non-communicating <i>dwelling units</i> , each <i>dwelling unit</i> being separated from the other vertically and horizontally.
DWELLING, STREET FRONTING ROWHOUSE	Means a <i>building</i> divided vertically into three (3) to a maximum of eight (8) attached <i>dwelling units</i> with each unit having a separate entrance and located such that individual units have frontage on a <i>public street</i> .
DWELLING, TRIPLEX	Means a <i>dwelling unit</i> that is divided horizontally into three separate <i>dwelling units</i> each of which has an independent entrance either directly from the outside or through a common entrance.
DWELLING UNIT Amended by By-law 16-24	Means a place of residence occupied by one (1) or more people, with one of more habitable rooms containing separate kitchen and bathroom facilities for private use as a single housekeeping unit but shall not include park model trailer, hotels, lodging house, nursing homes, motels, or trailers. Notwithstanding any definition or standard of this By-law to the contrary, the definition of a dwelling unit shall include any structure that can obtain approval for residential occupancy under the Ontario Building Code.

Term	Definition
(xvii) DWELLING, SECOND UNIT Deleted by amending By-Law 103-20	

3.5 E

Term	Definition
EASEMENT	See “RIGHT-OF-WAY”.
EATING ESTABLISHMENT	Means a <i>building</i> where food is offered for sale or sold to the public for immediate consumption or take-out and includes such <i>uses</i> as a <i>restaurant</i> , <i>café</i> , <i>cafeteria</i> , <i>ice cream parlour</i> , <i>tea or lunch room</i> , <i>coffee shop</i> , <i>snack bar</i> , but does not include a <i>lodging house</i> or a <i>mobile refreshment cart</i> .
ELECTRICAL AND ELECTRONIC PRODUCTS INDUSTRY	Means an industry involved in the production of, but not limited to, appliances, lighting products, audio and video products, computer products, communications products, electrical transformers and switches, energy, wire and cable products.
ELECTRICITY GENERATION FACILITY	Means a <i>lot</i> , <i>building</i> or <i>structure</i> used for the production of electrical power using wind, water, solar or geothermal energy, biomass, coal, or other forms of natural energy and feed it into the general power grid, and includes such systems or utilities participating or intended to participate in the Ontario Power Authority’s Feed-In Tariff Program, or successor thereof, or similar program.
ELECTRICITY GENERATION FACILITY, PERSONAL Amended by By-Law 19-22	Means a <i>structure</i> used to produce electrical power from an energy source that is renewed by natural processes and whereby the <i>structure</i> provides energy for personal consumption on a small-scale. Where the facility is free-standing, it shall be considered <i>accessory</i> to the permitted <i>use</i> of the property for the application of the performance standards of this By-Law. Where the facility is mounted to a <i>building</i> it shall be considered part of the <i>building</i> for the application of the performance standards of this By-Law.
ENERGY FROM WASTE	Means conversion of non-recyclable waste materials into useable heat, electricity, or fuel through a variety of processes, including combustion, gasification, pyrolyzation, anaerobic digestion, and landfill gas recovery and is also called waste-to- energy.

Term	Definition
ERECT	<p>Means to build, construct, re-construct, <i>alter</i> or relocate any <i>building</i> or <i>structure</i> and includes, without limiting the generality of the foregoing:</p> <ul style="list-style-type: none"> a) The performance of any preliminary physical operation, such as excavating, grading, filling or draining; or b) Any work for which a building permit is required under the Ontario Building Code. <p>“ERECTED” and “ERECTION” have corresponding meanings.</p>
EROSION HAZARD	<p>Means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100-year erosion rate, being the average annual rate of recession extended over a one-hundred-year time span, the allowance for slope stability, and an erosion / erosion access allowance.</p>
ESSENTIAL EMERGENCY SERVICE	<p>Means services which would be impaired during an emergency because of flooding and/or the failure of floodproofing measures, protection works, or erosion.</p>
EXISTING	<p>Means <i>legally</i> existing on the effective date of this By-Law.</p>

3.6 F

Term	Definition
FAIRGROUND	Means a <i>lot, building or structure</i> , intended primarily for temporary uses, including but not limited to, exhibitions of farm, educational, household and manufactured products and displays and/or activities for entertainment, recreational, hobby, charitable or estate purposes, including <i>eating establishments</i> , auctions and retail sales.
FARM CONSOLIDATION	Means the acquisition of additional farm parcels to be operated as one <i>farm operation</i> within the Province of Ontario.
FARM-RELATED COMMERCIAL USE	Means an <i>agriculture-related use</i> that supports farm operations within proximity, whereby the provision of services and products to local farm operations is the primary focus of the business. To be considered a farm-related commercial use, the business shall provide services or retail opportunities for local farm commodities, be directly related to local farm operations, support, and not hinder agriculture, not be a high-water-user or effluent generator and can prove benefit from being near farm operations. Examples of farm-related commercial uses include, but are not limited to, an <i>agricultural service and supply establishment, bulk sales establishment, commercial greenhouse, farm production outlet, livestock sales market, a nursery</i> and garden centre for plants grown in the area, a veterinary clinic with services for livestock and other farm animals, or a farmer’s markets selling local products.
FARM-RELATED INDUSTRIAL USE	Means an <i>agriculture-related use</i> that supports farm operations within proximity, whereby the provision of services and products to local farm operations is the primary focus of the business. To be considered a farm-related industrial use, the business shall provide services that process local farm commodities for retail, add or retain the value of local commodities, be directly related to local farm operations, support, and not hinder agriculture, not be a high-water-user or effluent generator, and can prove benefit from being near <i>farm operations</i> . A farm-related industrial use may include, but is not limited to, an <i>agricultural processing facility, feed mill, fertilizer blending station, grain elevator and drying facility, cold/dry storage facilities, lumber mill</i> , and distribution facilities.
FARMING OPERATION or FARM OPERATION	Means lands that are assessed as farmland and have a valid Farm Business Registration Number or an official letter of exemption from Agricorp, for the purpose of on-site <i>agricultural uses</i> , but does not include <i>cannabis production and processing</i> .

Term	Definition
FARM LABOUR HOUSING	See 'BUNKHOUSE' Deleted by By-Law 19-22
FARM PRODUCTION OUTLET	Means a <i>building, structure or use accessory</i> to an <i>agricultural use</i> and engaged in the storage, handling and sale of farm produce or agricultural products that are produced or grown on the <i>lot</i> or neighbouring <i>farming operation</i> and is not intended to include a commercial business. This definition does not include landscaping and garden supplies business.
FEED MILL	Means a <i>building</i> wherein farm commodities such as cereal grain, corn, and soybeans etc. are brought, stored, dried, processed and sold, and also includes the drying, processing and elevation for storage of farm commodities.
FERTILIZER BLENDING STATION	Means a <i>building</i> wherein different grades of fertilizers to be <i>used</i> by farmers are mixed to create compounds for use by the farming community.
FINANCIAL INSTITUTION	Means a <i>building</i> which is <i>used</i> to provide financial services directly to the public, and includes <i>uses</i> such as a bank, trust company, credit union, securities dealer, finance companies and stockbrokers.
FISH FARM	Means <i>use</i> of a <i>lot</i> for the creation of ponds, waterways and other facilities for the spawning, growing, feeding and sale of fish.
FLOOD, ONE HUNDRED YEAR	Means the flood, for river, stream and small inland intake systems, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having 1% chance of occurring or being exceeded in any given year.

Term	Definition
FLOODING HAZARD	<p>Means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system or small inland lake systems, and not ordinarily covered by water:</p> <p>a) the flooding hazard limit is the greater of:</p> <p style="padding-left: 40px;">i) the flood resulting from the rainfall actually experienced during the major storm such as Hurricane Hazel storm (1954) transposed over a specific watershed and combined with the local conditions, where the evidence suggests that the storm could have potentially occurred over watersheds in the general area;</p> <p style="text-align: center;">OR</p> <p style="padding-left: 40px;">ii) the One Hundred Year Flood.</p>
FLOODPROOFING	<p>Means the combination of measures incorporated into the basic design and/or construction of <i>buildings, structures, or lots</i> to reduce or eliminate <i>flooding hazards, wave uprush</i> and other water-related hazards along the shorelines of the large inland lakes, and <i>flooding hazards</i> along river, stream and small inland lake systems.</p>
FLOOR AREA	<p>Means the total area of the floor in a <i>building</i> measured to the outside of all exterior walls or the centre of common walls, excluding any <i>basement, garage, carport</i> and unenclosed <i>porch</i>. A <i>basement</i> associated with a <i>restaurant use, used for storage purposes</i> shall not be included in the calculation of permitted floor area.</p> <p><i>For accessory buildings or structures, floor area</i> means the total area of all floors measured to the outside of all exterior walls.</p>
FLOOR AREA, GROSS	<p>Means the total area of each floor of a building, whether located above, at, or below grade, as measured from the exterior face of outside walls, or from the centre line of any common walls.</p> <p>When calculating gross floor area, it shall be deemed to include:</p> <p>a) Any storey or interior space having a height of 1.5m or greater,</p> <p>b) Any interior area used for vehicle parking, such as a garage,</p> <p>c) Any exterior area or structures that are used accessory to or for the same purpose as the principal building.</p>

Term	Definition
FLOOR AREA, LEASABLE	<p>Means the aggregate area of all floors in a <i>building</i> measured from the centre line of the joint interior partitions and from the exteriors of outside walls, and <i>used</i> or capable of being <i>used</i> for commercial purposes, such as sales, display, storage and offices.</p> <p>Leasable floor area shall not include floor space <i>used</i> in common such as:</p> <ul style="list-style-type: none"> a) parking areas b) Mechanical room boiler room, maintenance room, or electrical or <i>utility</i> room c) Common hallways, stairways d) Elevators and associated equipment e) Washrooms f) Foyers, lobbies, but not waiting areas/rooms g) A <i>storey</i> having a <i>height</i> of 1.8 metres or less
FLORIST SHOP	Means a <i>retail store</i> devoted to the sale of flowers, indoor plants and arrangements thereof.
FLOUR MILL	Means a facility or a <i>building</i> wherein cereal grains and other agricultural commodities are processed to create new by- products such as flour.
FOOD PROCESSING PLANT	Means a <i>building used</i> for the processing and packaging of meat and <i>poultry</i> products, fish products, fruit and vegetable products, dairy products, flour, vegetable oil mills, sugar products, beverages and tobacco products, for human consumption but does not include an <i>abattoir</i> or any premises <i>used</i> for the slaughtering of animals or the boiling of blood, tripe or bones.
FORESTRY USE	Means the practice, as defined by the Forestry Act, 1990 as amended, of planting, managing, and caring for forests in accordance with good forestry practices. Good forestry practices shall mean the proper implementation of harvest, renewal and maintenance activities known to be appropriate for the forest and environmental conditions under which they are being applied and that minimize detriments to forest values including significant ecosystems, important fish and wildlife habitat, soil and water quality and quantity, forest productivity and health and the aesthetics and recreational opportunities of the landscape. A forestry use does not include a <i>lumber mill</i> .

Term	Definition
FUEL PUMP ISLAND	Means that portion of an <i>automobile service station</i> , gas bar or portion of a non-residential <i>use</i> for the retail sale of automotive fuels that includes the fuel pumps, concrete base, overhead canopy and kiosk, but shall not include any part of any <i>building</i> for the repair or service of <i>vehicles</i> .
FUEL STORAGE TANK	Means an underground or above ground tank for the bulk storage of petroleum gasoline, fuel oil, gas or combustible liquid or fluid.
FUNERAL HOME	Means a <i>building</i> designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the bodies for interment or cremation off site and may include a chapel.

3.7 G

Term	Definition
GARAGE/ PRIVATE GARAGE	Means an <i>accessory building or structure</i> , which is <i>used</i> or intended to be <i>used</i> for the storage of motor <i>vehicles</i> and in which there are no facilities for repairing or servicing such <i>vehicles</i> for gain or profit, and includes a <i>carport</i> .
GARAGE, MUTUAL	Means a <i>private garage</i> which contains sufficient space for the parking of not less than two (2) <i>vehicles</i> ; and a) is situated astride a common <i>side lot line</i> between two (2) adjacent <i>lots</i> ; and b) is <i>accessory</i> to a <i>main use</i> on each of such <i>lots</i> .
GARDEN SUITE	Means a detached residential dwelling unit provided accessory to a primary dwelling unit on the same lot and whereby the unit is designed to be portable and temporary and requires permissions by way of a site-specific temporary zoning by-law amendment.
GOLF COURSE	Means a public or <i>private</i> area <i>used</i> and operated for the purpose of playing golf and may include <i>accessory</i> uses, including a clubhouse, office, pro shop, <i>restaurant</i> , <i>banquet hall</i> and lounge, driving range, pitch and putt, putting green and maintenance <i>buildings</i> .
GRADE	Means the average elevation of the finished surface of the ground at the base of the outside walls of a <i>building</i> or <i>structure</i> .
GRAIN ELEVATOR AND DRYING FACILITY	Means a facility, <i>building</i> or <i>structure</i> wherein agricultural commodities such as cereal grains, corn and soy beans are customarily dried and, stored.

Term	Definition
GREENHOUSE	<p>Means a <i>structure</i> that may be predominantly constructed of transparent or translucent material and is used or intended to be used for growing plants or crops in regulated climactic conditions. This definition shall include greenhouse structures that are temporary in nature or are intended to extend a growing season for plants that are germinated indoors to be subsequently transplanted outdoors. A greenhouse shall be subject to the requirements of Section 4.12 of this By-law.</p> <p>Where plants or crops are grown in a greenhouse <i>structure</i> for personal use or consumption, or where a greenhouse is not related to a permitted <i>farming operation</i>, the structure may be considered <i>accessory</i> to a permitted residential <i>use</i> and subject to the requirements applicable thereto.</p> <p>This definition shall not include <i>cannabis production or processing</i> as defined within this By-Law.</p>
GROCERY STORE/ SUPERMARKET	<p>Means a <i>retail store</i> specializing in food products and without limiting the generality of the foregoing includes, food products, <i>bakery</i>, confectionery, pet food, milk products, etc. but does not include a butcher shop, or a <i>restaurant</i>.</p>
GROUND FLOOR	<p>Means the <i>storey</i> of a <i>building</i> at the average <i>grade</i> at the front of the <i>building</i>. In the case of <i>buildings</i> fronting on two <i>streets</i>, the ground floor is the <i>storey</i> at the average of the <i>grade</i> of the two <i>street</i> frontages.</p>
GROUP HOME	<p>Means a single housekeeping unit supervised by staff on a daily basis which provides special care and treatment to people for physical or mental deficiency, physical handicap or other such cause. A group home shall be funded, licensed, approved, or supervised by the Province of Ontario under a general or specific Act, for the accommodation of not less than three (3) and not more than eight (8) residents, exclusive of staff. A group home may contain an office provided that the office is <i>used</i> only for the administration of the group home in which it is located</p>

Term	Definition
GROUP HOME, CORRECTIONAL	<p>Means a single housekeeping unit supervised by staff on a daily basis for people who have been placed on probation, released on parole or admitted for correctional purposes. A correctional group home shall be funded, licensed, approved or supervised by the Province of Ontario, for the accommodation of not less than three (3) and not more than eight (8) residents, exclusive of staff. A correctional group home may contain an office provided that the office is <i>used</i> only for the operation of the correctional group home in which it is located.</p> <p>A correctional group home shall not include any detention or correctional facility operated by any <i>public agency</i>.</p>

3.8 H

Term	Definition
HABITABLE ROOM	Means any room within a <i>dwelling unit used</i> or intended to be <i>used</i> for living, sleeping, eating or food preparation, but does not include a washroom, laundry room, closet, staircase, sunroom, <i>porch</i> , <i>private garage</i> , furnace room, or any space <i>used</i> for the service and maintenance of such <i>dwelling</i> .
HAZARDOUS LANDS OR SITES	Means a <i>lot</i> or lands that could be unsafe for <i>development</i> due to naturally occurring processes. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the <i>flooding hazard</i> or erosion hazard limits. It also includes <i>lots</i> or lands that could be unsafe for <i>development</i> and site <i>alteration</i> due to naturally occurring hazards. These may include unstable soils (sensitive marine clays, organic soils) or unstable bedrock (karst topography).
HAZARDOUS or TOXIC SUBSTANCES	Means, for the purposes of Section 4.36.1 and Section 14.2, substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety, and the environmental. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive, or pathological.
HERITAGE BUILDING	Means a <i>building</i> designated under Part IV of The Ontario Heritage Act.
HOME-BASED BUSINESS PILOT PROJECT, HOME-BASED BUSINESS	Means a small-scale commercial or institutional service or activity that operates within a dwelling or outdoors on a residential property, resulting in a product or service being provided to patrons, and is incidental to a permitted residential use.
HOME-BASED BUSINESS PILOT PROJECT, HOME INDUSTRY	Means a small-scale industrial activity that operates within a dwelling, accessory residential building, or located outdoors on a residential property, resulting in a product or service being provided to patrons, and is incidental to a permitted residential use. For greater clarity, a home industry shall be considered separate and excluded from a Home-Based Business and an On-Farm Diversified Use.

Term	Definition
HOME-BASED BUSINESS PILOT PROJECT, DIRECT SALES AND SERVICES	Means a small-scale commercial or institutional activity that is accessory to the residential use of a property and is conducted by a permanent resident of said property, and whereby goods, services, and transactions are provided to patrons on or within proximity to the residential premises and location of said home-based business. For the purposes of this definition, direct sales and services shall include goods and services regardless of if they are prepared or provided by the property owner/occupant or procured by the same for redistribution.
HOME-BASED BUSINESS PILOT PROJECT, INDIRECT SALES AND SERVICES	Means a small-scale commercial or institutional activity that is accessory to the residential use of a property and is conducted by a permanent resident of said property, and whereby any exchange of goods and services are coordinated to occur away from their residential premises, or are provided solely by telephone, mail, internet sales, or similar, and whereby purchased goods and services are not provided to patrons on or within proximity to said residential premises. For the purposes of this definition, indirect sales and services shall include goods and services regardless of if they are prepared or provided by the property owner/occupant or procured by the same for redistribution.
HOME IMPROVEMENT CENTRE	Means the <i>use</i> of a <i>lot, building and structure</i> in which goods, wares and articles relating to home improvements and furnishings are displayed and offered for sale or rental. A home improvement centre may include, but not be limited to, furniture, drapes, carpet, paint supplies, home entertainment equipment, sports and recreational equipment, interior and exterior decorating supplies, plants and flowers, garden tools and supplies and other similar products.
HOME OCCUPATION	Means an occupation limited to a bed and breakfast establishment, caterer’s establishment, computer services, craft shop, instruction of music, arts, and/or academic subjects, insurance and/or sales agents, business or professional office, personal service establishment, private home daycare, seamstress/tailor, studio. A medical office limited to a physiotherapist, osteopath, chiropractor, massage therapist. A home occupation shall not include a retail store, convenience store, restaurant, body rub parlour, dental office, laboratory, pharmacy and/or dispensary, hospital, funeral home, salvage yard, automotive use, open storage, and veterinary clinic.
HOSPITAL	Means a hospital as defined in the Private Hospitals Act or in Public Hospitals Act but shall not include a <i>veterinary clinic</i> .

Term	Definition
HOTEL	Means any motel, tavern, inn, lodge, or public house designed and <i>used</i> mainly for the purposes of catering to the needs of the traveling public by supplying food and furnishing sleeping accommodation of more than four (4) guest rooms, each having no facilities for cooking or housekeeping, provided that each guest room may only be entered from the interior of the <i>building</i> . A hotel may also provide <i>uses</i> and activities <i>accessory</i> to the <i>principal</i> accommodation function including gift shop, fitness or health club and meeting rooms. A hotel does not include a <i>group home, lodging house or multiple dwelling</i> .
HOUSEHOLD PET	Means a domestic animal that by the nature of its temperament or appearance is kept for the purpose of personal enjoyment or protection rather than for commercial purposes, which normally spends its time in the <i>dwelling unit</i> of the owner, and shall include indoor pets such as caged birds, caged rodents or rabbits, cats, dogs, tropical fish, and non-poisonous indigenous reptiles, but shall not include <i>livestock</i> or any other animal listed as a prohibited animal in the County's Animal Control By-Law.
HOUSEHOLD SALE/GARAGE SALE	Means the sale by an occupant of a <i>dwelling unit</i> , on their own premises, of household goods belonging to them.
HYDRO CORRIDOR	Means corridors <i>used</i> for the transmission and distribution of electricity.
HYDROLOGIC FEATURES, KEY	See 'KEY HYDROLOGIC FEATURES'

3.9 I

Term	Definition
IMPOUNDING YARD	Means a place to which disabled <i>vehicles</i> , or other mobile equipment impounded for a breach of the law, may be taken or towed and stored temporarily until reclaimed, but does not include an <i>automobile service station, automobile repair garage, auto body shop, salvage yard.</i>
INSTITUTIONAL USE	Means, for the purposes of Section 4.36.1 and 14.2, land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency because of flooding, and/or the failure of floodproofing measures, protection works, or erosion.

3.10 J

Term	Definition
NULL	

3.11 K

Term	Definition
KENNEL	Means a place where dogs or other domestic animals other than <i>livestock</i> or <i>poultry</i> are raised or bred or kept for sale or to be entered into authorized and recognized competitions, exhibitions, sporting or hunting events.
KENNEL, BOARDING FACILITY	Means a place where dogs or other domestic animals other than <i>livestock</i> or <i>poultry</i> are kept for a fee on a temporary basis but does not include a <i>veterinary clinic</i> .
KEY HYDROLOGIC FEATURES	Means permanent streams, intermittent streams, inland lakes and their littoral zones, seepage areas and springs, and wetlands.
KEY NATURAL HERITAGE FEATURES	Means habitat of endangered species and threatened species, fish habitat, wetlands, earth and life science areas of natural and scientific interest (ANSIs), significant valleylands, significant woodlands, and significant wildlife habitat.

3.12 L

Term	Definition
LANE	Means a walkway, emergency access or any other passageway or <i>right-of-way</i> , open from ground to sky, not constituting a <i>street</i> but laid down upon a registered plan and dedicated to <i>public use</i> , as a <i>right-of-way</i> for use in common by adjacent landowners.
LANDSCAPED OPEN SPACE Amended by By-Law 19-22	Means the open and unobstructed space at <i>grade</i> which is suitable for the growth and maintenance of grass, flowers, hedges, bushes, shrubs, trees and other natural and/or built landscaping features. Landscaped Open Space may include a pedestrian walkway, patio, or similar semi-permeable area at grade, but does not include a driveway, parking or loading area, any platform structure exceeding 0.6m in height above grade, or any agricultural use.
LEASE LOT	Means the extent of an individual tenancy within the lands constituting this <i>development</i> .
LEGAL OR LAWFUL	Means a <i>use</i> , a <i>lot</i> , a <i>building</i> or a <i>structure</i> allowed by law, which complies with any and all restrictions lawfully imposed by the corporation or by any governmental authority having jurisdiction to make such restrictions or regulations.
LIBRARY	Means a <i>building used</i> for the collection of printed, electronic, and pictorial material for public use for the purposes of study, reference, and recreation, and which may include meeting rooms for community use, activity areas and cafeteria.
LIVESTOCK	Includes beef cattle, birds, dairy cattle, deer & elk, fur-bearing animals, game animals, goats, horses, <i>poultry</i> , <i>ratites</i> , sheep, swine, and other animals as defined in the <i>Minimum Distance Separation Guidelines</i> .
LIVESTOCK FACILITY	Means a barn, <i>building or structure</i> with <i>livestock</i> occupied portions intended for keeping or housing of <i>livestock</i> . A livestock facility shall also include all manure or material storages and anaerobic digesters.
LIVESTOCK SALES MARKET	Means a <i>lot, building or structure</i> where <i>livestock</i> is brought and sold and includes auctioning of <i>livestock</i> .
LOADING SPACE	Means an off-street space or berth located on the same <i>lot</i> as a permitted <i>use</i> and <i>used</i> for the parking of a <i>commercial vehicle</i> while loading or unloading merchandise or materials pertinent to such permitted <i>use</i> .

Term	Definition
LODGING HOUSE/ BOARDING HOUSE OR ROOMING HOUSE	Means a <i>building</i> in which lodging is provided for more than four (4) people in return for remuneration or for the provision of services or for both, and in which the lodging rooms do not have both <i>private bathrooms</i> and kitchen facilities for the exclusive <i>use</i> of individual occupants. A <i>lodging house</i> shall not include a <i>hotel, motel, hospital or nursing home</i> or a residence of an educational institution.
LOT	Means a parcel of land which: <ul style="list-style-type: none"> a) is a separate parcel of land capable of being conveyed, separate and apart from any other lands in compliance with the subdivision control provisions of Section 50 of the Planning Act; or b) is the whole of a lot or block on a registered plan of subdivision, excluding a plan of subdivision which has been deemed not to be a plan of subdivision under Section 50(4) of the Planning Act or any predecessor section thereto.
LOT AREA	Means the total horizontal area within the <i>lot lines</i> of a <i>lot</i> , but does not include any portion of a <i>lot</i> that is covered by water or below the <i>top of bank</i> as determined by an Ontario Land Surveyor.
LOT, CORNER	Means a <i>lot</i> situated at the intersection of and abutting two (2) or more <i>streets</i> , provided that the angle of intersection of such <i>streets</i> is not more than 135 degrees. Where the said adjacent sides are curved, the angle of intersection of the adjacent sides shall be deemed to be the angle formed by the intersection of the tangents to the <i>street lines</i> , drawn through the extremities of the <i>interior side lot lines</i> . In the latter case, the corner of the <i>lot</i> shall be deemed to be that point on the <i>street line</i> nearest to the point of intersection of the said tangents.
LOT COVERAGE	Means that percentage of the <i>lot area</i> of a <i>lot</i> covered by all <i>buildings and structures</i> , excluding balconies, canopies and overhanging eaves which are two (2) metres or more in <i>height</i> above finished <i>grade</i> . For the purpose of this definition, a <i>deck</i> attached to a <i>building</i> and a covered <i>porch</i> shall be considered in the calculation of <i>lot coverage</i> . <i>Patios</i> shall not be included within the <i>lot coverage</i> calculation.

Term	Definition
LOT DEPTH	<p>Means:</p> <ul style="list-style-type: none"> a) the shortest horizontal distance between the <i>rear lot line</i> and the <i>front lot line</i> of a <i>lot</i>, where such <i>lot lines</i> are parallel; or b) the average horizontal distance between the <i>rear lot line</i> and the mid-point of the <i>front lot line</i> of a <i>lot</i>, where such <i>lot lines</i> are not parallel; or c) the horizontal distance between the mid-point of the <i>front lot line</i> and the point of intersection d) of the <i>side lot lines</i> of a <i>lot</i>, where there is no <i>rear lot line</i>; or e) In the case of flag <i>lots</i> the width of the “pole” or portion of the <i>lot</i> shall be ignored in determining the midpoint of both the front and <i>rear lot lines</i>.
LOT FRONTAGE	<p>Means the horizontal distance between the <i>side lot lines</i> of a <i>lot</i>, such distance being measured as:</p> <ul style="list-style-type: none"> a) where the <i>side lot lines</i> are parallel, the distance between the <i>side lot lines</i> measured at right angles; or, b) where the <i>side lot lines</i> are not parallel, the length of a line drawn between the <i>side lot lines</i> parallel to the <i>front lot line</i> at the minimum required <i>front yard setback</i>; or, c) where the <i>side lot lines</i> are not parallel and where the <i>front lot line</i> is curved, the length of a line drawn between the <i>side lot lines</i> back from and parallel to the chord of the <i>lot frontage</i> at the minimum required <i>front yard setback</i>. The chord of the <i>lot frontage</i> is a straight line joining the two points where the <i>side lot lines</i> intersect the <i>front lot line</i>.
LOT, INTERIOR	Means a <i>lot</i> other than a <i>corner lot</i> or a <i>through lot</i> .
LOT LINE	Means any boundary of a <i>lot</i> .
(i) FRONT LOT LINE	<p>Means:</p> <ul style="list-style-type: none"> a) In the case of an <i>interior lot</i>, the <i>street line</i> of the <i>lot</i>; b) In the case of a <i>corner lot</i>, the <i>lot line</i> used for the principal entrance to the <i>lot</i> shall be deemed to be the <i>front lot line</i>. c) In the case of a <i>through lot</i>, the <i>lot line</i> used for the principal entrance to the <i>lot</i> shall be deemed to be the <i>front lot line</i>.

Term	Definition
(ii) REAR LOT LINE	Means, in the case of a <i>lot</i> having four (4) or more <i>lot lines</i> , the <i>lot line</i> farthest from and opposite to the <i>front lot line</i> , except that where a <i>lot</i> has only three (3) <i>lot lines</i> there shall be deemed to be no rear lot line.
(iii) SIDE LOT LINE	Means a <i>lot line</i> other than a front or rear lot line.
(iv) EXTERIOR SIDE LOT LINE	Means a <i>side lot line</i> that abuts a <i>street</i> .
(v) INTERIOR SIDE LOT LINE	Means a <i>side lot line</i> other than front, exterior or rear side <i>lot line</i> .
LOT, THROUGH	Means a <i>lot</i> other than a <i>corner lot</i> bounded on two sides by a street.
LOT OF RECORD	Means a <i>lot</i> that legally existed at the date of passing of this By-Law.
LUMBER MILL OR SAWMILL Amended by By-Law 19-22	Means a lot, building or structure where raw forestry products are processed and may include facilities for the storing or drying of lumber and/or the sale of such forestry products as wholesale or retail.

3.13 M

Term	Definition
MAIN OR PRINCIPAL	Means the primary <i>use</i> of a <i>lot, buildings or structures</i> .
MANUFACTURING FACILITY	<p>Means a <i>building or structure, used</i> for assembling, fabricating, finishing, inspecting, making, processing, producing, treating or repairing, items either by hand or through the use of machinery, but does not include a <i>food processing plant</i>.</p> <p>A manufacturing facility may include the temporary on-site storage of <i>commercial vehicles</i> for freight handling including the pick-up, delivery, and transitory storage of goods incidental to motor freight shipment directly related to the permitted <i>use(s)</i>.</p>
MANSE OR PARSONAGE	Means a <i>dwelling unit</i> for an employee of a <i>place of worship</i> on the same <i>lot</i> as the <i>place of worship</i> is located
MICROBREWERY	Means a <i>lot, building, or structure</i> used for the purpose of limited small-scale brewing and malting of beer or liquors, having a maximum <i>floor area</i> of 300 square metres. The ingredients may be cultivated on the <i>property</i> or offsite. A <i>support office, patio, tasting area, retail store, and restaurant</i> may also be permitted as <i>accessory uses</i> .
MINERAL AGGREGATE OPERATION	<p>Means:</p> <ul style="list-style-type: none"> a) lands under license or permit, other than for <i>wayside pits and quarries</i>, issued in accordance with the Aggregate Resources Act; b) for lands not designated under the Aggregate Resources Act, established <i>pits</i> and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and c) associated facilities <i>used</i> in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products or any related <i>accessory uses</i>.

Term	Definition
MINERAL AGGREGATE RESOURCE CONSERVATION	<p>Means:</p> <ul style="list-style-type: none"> a) the recovery and recycling of manufactured materials derived from mineral aggregates (e.g. glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and b) the wise use of mineral aggregates including utilization or extraction of on-site mineral aggregate resources prior to development occurring.
MINIMUM DISTANCE SEPARATION GUIDELINES	<p>Means formulae and guidelines developed by the Province, as amended from time to time, to separate <i>livestock</i> operations from other land uses so as to reduce incompatibility concerns about odour from <i>livestock facilities</i> and manure storage.</p>
MOBILE HOME	<p>Means a prefabricated <i>building</i> designed to be made mobile whether the running gear is removed or not and manufactured to provide cooking, eating, living, sleeping and sanitary facilities constructed to Canadian Standards Association (CSA) and which is designed to be <i>used</i> as a place of residence</p>
MOBILE REFRESHMENT CART	<p>Means a <i>vehicle, trailer, or cart</i>, equipped as a temporary <i>eating establishment</i> where food and beverages are prepared and sold for immediate consumption by the public and is capable and intended of being moved from place to place and shall not be considered as a permanent <i>use</i> or a <i>restaurant</i>. It shall include but not limited to chip wagons, food trucks, and hot dog carts.</p>
MODEL HOME	<p>Means an uninhabited <i>dwelling unit</i> which is used for the purpose of display to the general public and where a portion of the <i>model home</i> may be used as a sales office for <i>dwelling units</i> to be constructed on <i>lots</i> within a <i>plan of subdivision or condominium</i>.</p>
MOTOR HOME	<p>Means a self-propelled <i>recreational vehicle</i> designed in accordance with Canadian Standards Association (CSA).</p>
MUNICIPAL DRAIN	<p>Means drainage works constructed and maintained under the provisions of The Drainage Act.</p>

Term	Definition
MUSEUM	Means a <i>building used</i> for the preservation, storage and presentation of works of art, or cultural or historical or scientific objects and information and open to the recreation and education of the public. A <i>museum</i> may also include <i>library</i> , reading rooms, laboratories, storage areas, offices and retail sales as an <i>accessory use</i> .
MUSHROOM OPERATION	Means a business involved in the growing, sorting and/or storing of mushrooms and mushroom-related compounds.
MUTUAL DRIVEWAY	Means a <i>driveway</i> benefitting the owners of two or more adjoining properties, intended to provide vehicular access between a <i>street</i> or a <i>lane</i> and a <i>parking space</i> and is considered as a <i>right-of-way</i> registered against the title of the lands.

3.14 N

Term	Definition
NATURAL HERITAGE Amended by By-Law 19-22	Means land that contains key hydrologic features, key natural heritage features and/or lands that have been identified by the County of Brant in consultation with the Conservation Authority having jurisdiction.
NATURAL HERITAGE FEATURES, KEY	See 'KEY NATURAL HERITAGE FEATURES'
NON-CONFORMING	Means an <i>existing use, building or structure</i> permitted that does not meet the standards, provisions and regulations of this By- Law, but was <i>legally established, erected or altered</i> in accordance with the By-Law in force at the time.
NORMAL FARM PRACTICES	Means a practice, as defined in the Farming and Food Production Protection Act, 1998, (FFPPA, 1998), as amended, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with property advanced farm management practices. Normal farm practices shall be consistent with the Nutrient Management Act, 2002 and regulations made under that Act. Where questions arise about considerations for normal farm practices, the Normal Farm Practices Protection Board (NFPPB), as established by applicable legislation, shall be the authority to determine if a use meets the criteria to be considered a normal farm practice.
NURSERY AND GARDEN CENTRE	Means the <i>use of lot, buildings, or structures</i> , where trees, shrubs or plants are grown or stored for the purpose of transplanting or grafting, or for the purpose of retail or wholesale trade. A <i>nursery and garden center</i> may include the sale of soil, planting materials, fertilizers, garden equipment, ornaments, and similar materials as an <i>accessory use</i> .
NURSING HOME	Means, as defined in the Nursing Homes Act any premises maintained and operated for people requiring nursing care or in which such care is provided to two (2) or more unrelated people, but does not include any premises falling under the jurisdiction of, the Charitable Institutions Act, the Child and Family Services Act, the Homes for the Aged and Rest Homes Act, the Private Hospitals Act, or the Public Hospitals Act.

3.15 O

Term	Definition
OFFICE, BUSINESS OR PROFESSIONAL	Means a <i>building</i> in which administrative or management functions of an agency, business, service industry, government or any organization are carried out and includes offices such as, but not limited to, a lawyer, a planner, an architect, a surveyor, an engineer, insurance agent, or a chartered accountant, but does not include a <i>personal service establishment</i> , support office, <i>medical office</i> , animal hospital, <i>veterinary clinic</i> , a body- rub parlour or any <i>adult entertainment parlour</i> . A business or professional office may include <i>accessory</i> services for office workers such as a coffee shop.
OFFICE, MEDICAL	Means a <i>building used</i> for consultation, diagnosis, and/or treatment of patients by licensed medical practitioners including but not limited to family physician, psychiatrist, acupuncturist, dentist, optometrist, chiropractor, or osteopath or as stated in the Regulated Health Professions Act, but shall not include overnight accommodation for in-patient care, or facilities for laboratories, dispensary, surgical procedures which require hospitalization.
OFFICE SUPPLY OUTLET	Means a <i>retail store</i> devoted to wholesale and retail sale of office supplies and <i>school</i> supplies, not limited to paper products, information processing supplies, office furniture, office machines, such as computers, calculators, printers etc.
OFFICE, SUPPORT	Means a <i>building</i> , or part thereof, in which technical or professional consulting services are performed as an <i>accessory</i> to the <i>main</i> employment or commercial use but does not include <i>personal service establishment</i> , lawyer’s office, chartered accountant’s office, <i>medical clinic</i> , <i>medical office</i> , or animal hospital.
ON-FARM DIVERSIFIED USE	Means <i>use</i> or <i>uses</i> that are secondary to the principal agricultural <i>use</i> of the property and are limited in area.

Term	Definition
OPEN STORAGE	Means the storage of raw products or finished goods, equipment or other materials in an area of a <i>lot</i> which is not enclosed within a <i>building</i> or <i>structure</i> and includes <i>vehicles</i> for display, hire or sale.

3.16 P

Term	Definition
PAPER PRODUCTS INDUSTRY	Means the <i>use</i> of a <i>lot, building or structure</i> for a pulp and paper industry; the asphalt roofing industry; the paper box and bag industry; and other converted paper products industries but does not include a <i>recycling facility</i> .
PARK	Means an area of land consisting of open space and <i>used</i> primarily for active or passive recreational purposes or as a conservation area, which may include recreational <i>buildings, structures, or facilities</i> including recreation areas, playgrounds, play fields, rinks, walkways, seating areas, picnic areas, special areas of historic, natural, or architectural significance, racquet facilities, a bowling green, a tennis or badminton court, ski facilities, race tracks, pools, and other similar <i>uses</i> , but shall not include an <i>amusement park</i> .
PARK, PRIVATE	Means a <i>park</i> other than a <i>public park</i> , regardless of whether or not such <i>park</i> is maintained or operated for gain or profit.
PARK, PUBLIC	Means a <i>park</i> owned or controlled by a <i>public agency</i> .
PARK MODEL TRAILER	Means a recreational unit, manufactured in accordance with Canadian Standards Association (CSA Z-241) that meets the following criteria: <ul style="list-style-type: none"> a) it is built on a single chassis mounted on wheels; b) it is designed to facilitate relocation from time to time; c) it is designed as living quarters for seasonal camping and may be connected to those utilities necessary for operation of installed fixtures and appliances; and, d) it has a <i>gross floor area</i>, including lofts, not exceeding 50 square metres when in the set-up mode and has a width greater than 2.6 metres in a transit mode.
PARKING AREA	Means an area or <i>structure</i> other than a <i>street</i> or a <i>lane</i> , including a <i>private garage</i> , provided for the parking of <i>vehicles</i> , and includes any related <i>aisles, parking spaces</i> and <i>structures</i> , but does not include the storing of impounded, wrecked and/or otherwise inoperable <i>vehicles</i> .

Term	Definition
PARKING LOT	Means a <i>lot</i> which is primarily <i>used</i> for the temporary parking of licensed <i>vehicles</i> and is available for public and/or <i>private use</i> , whether or not such <i>parking area</i> is located within a <i>structure</i> , but does not include a <i>salvage yard</i> .
PARKING SPACE	Means an area, exclusive of <i>aisles</i> , to be <i>used</i> for the parking or temporary storage of a licensed motor <i>vehicle</i> .
PATIO	Means an uncovered, surfaced, open space of land at <i>grade</i> , <i>accessory</i> to a residential or non-residential <i>building</i> , having a <i>height</i> of up to 0.6 metres measured from the lowest point of <i>grade</i> , which is intended for <i>use</i> as an outdoor recreation area but shall not include pathways or walkways.
PATIO, OUTDOOR	Means an outdoor eating area used in conjunction with a <i>restaurant, eating establishment, mobile refreshment cart</i> , or similar, where seating accommodation is provided in addition to indoor seating space and where meals or refreshments are served to the public for consumption.
PERSON	Means an individual, association, firm, partnership, corporation, trust, organization, trustee or agent, and the heirs, executors, or legal representatives of a person to whom the context can apply according to law.
PERSONAL SERVICE ESTABLISHMENT	Means a <i>building</i> in which services are provided and administered to the individual and personal needs of <i>persons</i> , and without limiting the generality of the foregoing, includes a barber shop, beautician, hair salon, shoe repair, tailor shop, pet grooming, <i>dry cleaning and laundromat</i> . The sale of merchandise shall be permitted only as an <i>accessory use</i> to the personal service provided.
PHARMACY	Means a <i>retail store</i> which dispenses prescription drugs and which sells, non-prescription medicines, and associated sundry items such as health and beauty products.

Term	Definition
PIT	Means a pit as defined in the Aggregate Resources Act.
PLACE OF WORSHIP	Means a <i>building</i> , owned or occupied by a religious congregation or religious organization and dedicated to worship and related religious, social and charitable activities, with or without a hall, <i>auditorium</i> , convent, monastery, office of a clergyman, <i>cemetery</i> , church <i>school</i> , <i>manse</i> , parish hall, <i>day care</i> or a <i>parsonage</i> as <i>uses accessory</i> thereto.
PLATFORM STRUCTURE	Means an unenclosed platform intended for outdoor dining, lounging, and other similar <i>uses</i> . An <i>outdoor platform structure</i> may be ancillary to a residential or non-residential <i>use</i> . The <i>platform structure</i> may be connected to or detached from another <i>structure</i> or <i>building</i> and may provide direct access to <i>grade</i> .
PLANTING STRIP	<p>Means an area of <i>landscaped open space</i> located immediately adjacent to a <i>lot line</i> or portion thereof, on which one (1) or more of the following screening devices may be located:</p> <ul style="list-style-type: none"> a) a continuous row of trees or shrubs; b) a <i>berm</i>; or c) an opaque fence, <p>and arranged in such a way as to form a dense or opaque screen.</p> <p>The remainder of such planting strip shall be <i>used</i> for no purpose other than landscaping features, trees, shrubs, flowers, grass or similar vegetation.</p>
PORCH OR VERANDAH	See “Platform Structure”

Term	Definition
PORTABLE ASPHALT PLANT	<p>Means a lot, building or structure for:</p> <p>a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials <i>used</i> in the process; and</p> <p>which is not of permanent construction, but which is to be dismantled at the completion of the construction project.</p>
PORTABLE CONCRETE PLANT	<p>Means a lot, building or structure:</p> <p>a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials <i>used</i> in the process; and</p> <p>which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.</p>
POULTRY	<p>Means any species of domestic fowl, including, but not limited to, chickens, turkeys, ostriches, emus, rheas, cassowaries, waterfowl and game birds raised for food production, breeding, exhibition or sale.</p>
PRESCRIBED DRAINAGE FEATURE	<p>Means any work, natural or man-made, intended to concentrate, convey, detain, retain, infiltrate, or affect the flow rate of stormwater runoff to improve the topology and overall drainage characteristics of a lot or development.</p>
PRIME AGRICULTURAL AREA <i>Amended by By-Law 19-22</i>	<p>Means areas where <i>prime agricultural lands</i> predominate. This includes areas of <i>prime agricultural lands</i> and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of <i>farm operations</i> which exhibit characteristics of ongoing agriculture.</p>
PRIME AGRICULTURAL LAND <i>Amended by By-Law 19-22</i>	<p>Means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as determined by the Canada Land Inventory (CLI) National Soil Database, in this order of priority for protection.</p>

Term	Definition
PRINTING ESTABLISHMENT	Means a <i>building used</i> for blueprinting, lithographing, publishing, engraving, stereotyping or printing and may also include photocopying, computer graphics, reproduction of tapes, films or records.
PRIVATE	Means not “ <i>Public</i> ”.
PROCESSED GOODS INDUSTRY	Means a <i>building used</i> by textiles, leather and rubber industries; plastics and synthetic resins industries; paper and wood products industries; metal products industries; oil and coal by- products industries; and non-metallic products industries.
PROPANE TRANSFER FACILITY	Means a facility licensed under the Ontario Energy Board Act which shall not have an aggregate propane storage capacity in excess of 155,000 litres and shall not permit retail sale of propane fuel to the public.
PUBLIC	When used in reference to a building, structure, use or lot, means a building, structure, use or lot used by a public agency to provide a service to the public.
PUBLIC AGENCY	Means: a) the Government of Canada, the Government of Ontario or any municipal corporation; b) any Ministry, department, commission, corporation, authority, board, committee or other agency established by the Government of Canada, the Government of Ontario or any municipal corporation; c) any public utility; or Any railway company authorized under The Railway Act.

3.17 Q

Term	Definition
QUARRY	Means a <i>lot</i> where consolidated rock has been or is being removed by means of an open excavation, and includes the processing thereof including screening, sorting, washing, crushing, and other similar required operations, <i>buildings</i> and <i>structures</i> .

3.18 R

Term	Definition
<p>RECREATIONAL ESTABLISHMENT</p> <p><i>Amended by By-law 16-24</i></p>	<p>Means the use of a <i>lot, building, or structure</i> designed for the purpose of accommodating various forms of indoor or outdoor sports and recreational activities, regardless of public, private, or commercial ownership, and shall include but not be limited to a place of entertainment, <i>recreational establishment</i>, an arena, tennis, squash, handball and badminton courts, banquet hall or assembly hall, billiard or pool room, bingo hall, bowling alley, gym or fitness centre, ice or roller rink, indoor racquet courts, indoor swimming pool, indoor playgrounds, but does not include campgrounds, recreational trailer parks, or a facility or area for war games.</p>
<p>RECREATIONAL TRAILER PARK</p>	<p>Means a <i>lot used</i> for recreational purposes only and not as a <i>main residential use</i>, providing seasonal overnight or short-term accommodation for <i>recreational vehicles</i>. Additions to a <i>recreational vehicles or trailers</i> shall not include <i>habitable rooms</i>. A <i>deck</i> or storage shed of less than ten (10) square metres shall be permitted.</p>
<p>RECREATIONAL VEHICLE</p>	<p>Means a <i>vehicle</i> designed to be <i>used</i> primarily for travel, recreation or vacationing purposes and designed to be driven, towed, transported, or relocated from time to time whether or not the <i>vehicle</i> is jacked up or its running gear is removed. A recreational vehicle shall not be used as a <i>principal</i> residence and includes such <i>vehicles</i> commonly known as travel <i>trailers</i>, <i>camper trailers</i>, <i>truck camper</i>, <i>tent trailer</i>, <i>motor homes</i>, <i>park model trailers</i>, <i>boats</i>, <i>snowmobiles</i>, and all-terrain vehicles but does not include a <i>mobile home</i>.</p>
<p>RECYCLING FACILITY</p>	<p>Means a <i>building or structure</i> intended for the collection, storage, sorting, redistribution and sale of reusable goods and materials and may also include an office facility. A recycling facility shall not include on site processing or manufacturing or <i>energy from waste</i>.</p>
<p>RENOVATION or REPAIR</p>	<p>See 'ALTER'</p> <p>Deleted by amending By-Law 19-22</p>
<p>RESEARCH AND DEVELOPMENT ESTABLISHMENT</p>	<p>Means a <i>building used</i> for scientific and technological research and development including laboratories, plants <i>used</i> to test manufacturing processes for use in production, software development, data processing services and engineering services and includes an agricultural research station.</p>

Term	Definition
RESERVE or ACCESS RESERVE	Means a narrow strip of land, owned in fee simple by the County, reserved for the purposes of restricting access.
RESTAURANT	Means a <i>building</i> where food and beverages are prepared and offered to the public for consumption either on or off the premises and includes a dining room.
RESTORATION Amended by By-Law 19-22	Means the replacement of a <i>building</i> or <i>structure</i> within the same <i>building</i> envelope, as confirmed by a comparison of cadastral survey data of the <i>structure</i> prior to and after the completion of its restoration.
RETAIL STORE	Means a <i>building</i> where goods, wares, merchandise, articles or things are stored, offered or kept for retail sale or for rental to the public, but does not include any <i>wholesale establishment</i> or an <i>automotive use</i> .
RETIREMENT LODGE OR RETIREMENT HOME	Means a residence providing accommodation primarily for retired <i>persons</i> or couples where each <i>private</i> bedroom or living unit has a separate <i>private</i> bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided.
RIDING STABLE OR ARENA	Means a <i>building</i> which offers horses for hire, boarding or instruction in horsemanship.
RIGHT-OF-WAY OR EASEMENT	Means any right, liberty, or privilege in, over, along or under a defined area of land which the owner of the land, has granted to another party for a specific <i>use</i> , right or purpose, while retaining ownership of the said land. Such area of land is legally described in a registered deed for the provision of <i>private</i> use.
ROAD ALLOWANCE	Means land held under <i>public</i> ownership for the purpose of providing a <i>street</i> and/or <i>public</i> infrastructure.

3.19 S

Term	Definition
SALVAGE OR SCRAP YARD	Means a <i>lot, building or structure used</i> for the storage wholly or partly in the open, handling, processing, or any combination thereof, of scrap material for reuse for the purpose of commercial gain, which without limiting the generality of the foregoing, shall include waste paper, rags, bottles, bicycles, tires, and metal, and junk or scrap metal yards and <i>vehicle</i> wrecking yards shall also be included. A salvage or scrap yard does not include a <i>recycling facility</i> .
SATELLITE DISH	Means a device designed to receive communication signals from a satellite.
SCHOOL	Means an institution for education or instruction as defined by the Education Act, or the Ministry of Training, Colleges and Universities Act normally under the jurisdiction of a Board, or under the jurisdiction of the Grand Erie District School Board, or the Brant Haldimand-Norfolk Catholic District School Board, or a school operated under charter granted by the Province of Ontario.
SCHOOL, COMMERCIAL	Means a teaching and training center, operated for gain or profit, in which instruction in a trade, skill or service is provided and without limiting the generality of the forgoing, includes <i>studio</i> , administrative skills, vocational skills, aviation, banking, commercial arts, <i>vehicle</i> driving, language, modeling, business, cosmetology, culture, dancing or music.
SCHOOL, ELEMENTARY	Means a <i>school</i> under the jurisdiction of the Grand Erie District School Board, or the Brant Haldimand-Norfolk Catholic District School Board <i>used</i> primarily for the instruction of students receiving primary education.
SCHOOL, MUSIC	Means a <i>building</i> devoted to the teaching of music either instrumental or vocal.
SCHOOL, POST SECONDARY	Means a <i>school</i> under the jurisdiction of a Board as defined in the Ministry of Training, Colleges and Universities Act.

Term	Definition
SCHOOL, PRIVATE ELEMENTARY	Means a <i>school</i> , other than a vocational <i>school</i> or a <i>commercial school</i> , under the jurisdiction of a private board of trustees or governors, a religious organization or a charitable institution that is recognized under the Education Act and offers the subjects of the Elementary School course of study and may or may not offer an extended curriculum.
SCHOOL, PRIVATE SECONDARY	Means a <i>school</i> , other than a vocational <i>school</i> or a <i>commercial school</i> , under the jurisdiction of a <i>private</i> board of trustees or governors, a religious organization or a charitable institution that is recognized under the Education Act and offers the subjects of the Secondary School course of study and may or may not offer an extended curriculum.
SCHOOL, SECONDARY	Means a <i>school</i> under the jurisdiction of the Grand Erie District School Board or the Brant Haldimand Norfolk Catholic District School Board <i>used</i> primarily for the instruction of students receiving a secondary education.
SERVICE AND RENTAL ESTABLISHMENT	Means a <i>lot, building or structure</i> engaged in maintaining, repairing, installing or renting articles or equipment for household and personal <i>use</i> , and includes a <i>service shop</i> . A service and rental establishment may also include the retail sale of replacement parts for such articles or goods.
SERVICE SHOP	Means a <i>lot, building or structure</i> , other than an <i>automotive use</i> , that provides a non-personal service or craft to the public, including, but not necessarily restricted to, a printer's shop, a plumber's shop, a tinsmith's shop, a painter's shop, a carpenter's shop, an electrician's shop, a welding shop, a blacksmith's shop, a battery storage and recharging shop, a well driller's establishment, a tailor, an upholsterer's shop, an egg grading station, a machine shop or a monument engraving shop but does not include a butcher shop or a <i>bakery</i> .
SETBACK	Means the horizontal distance between the boundary of a <i>lot, parcel or block of land</i> and the nearest point of any <i>building or structure</i> , measured perpendicular to the boundary.
SETBACK, STREET	Means the front yard setback and/or the exterior side yard setback for any lot.

Term	Definition
SHIPPING CONTAINER Amended by By-Law 19-22	Means a standardized steel <i>structure</i> , or similar, which is typically used for intermodal freight transport or storage but may be modified for other uses, aesthetic purposes, or to be used as a component of building construction. For the purposes of this Zoning By-Law, a shipping container is considered a <i>structure</i> and subject to the performance standards applicable to the <i>structure's use</i> .
SHOPPING CENTRE	Means a <i>lot</i> , a <i>building</i> or <i>buildings</i> containing at least four individual commercial <i>uses</i> (wherein no more than 30% of the gross leasable area is devoted to general offices, <i>medical offices</i> , designed, developed, and managed as a comprehensive development for which common <i>loading spaces</i> , <i>parking areas</i> , landscaping areas, and other common facilities may be provided, and which is held under one ownership or by participants of the <i>condominium</i> or commercial cooperative and where the predominant <i>use</i> is <i>retail stores</i> .
SHORT-TERM ACCOMODATION	Means any part of a dwelling unit that, in exchange for payment, operates to provide temporary lodging to the travelling public for any rental period of lesser than 28 consecutive days throughout all or any part of a calendar year.
SIGN	Means any surface, <i>structure</i> and other component parts, which are <i>used</i> or capable of being <i>used</i> as a visual medium to attract attention to a specific subject matter for identification, information or advertising purposes and includes an advertising device or notice.
SPECIAL EVENT SALES	Means the temporary <i>use</i> of land, buildings, or structures for the purpose of an event or sales, the principal intent of which is to enhance a permitted use with additional space and opportunities for patronage.
STACKING LANE	Means an on-site queuing <i>lane</i> that includes <i>stacking spaces</i> for motor <i>vehicles</i> which is separated from other vehicular traffic and pedestrian circulation by barriers, markings, or <i>signs</i> .
STACKING SPACE	Means a rectangular space that may be provided in succession and is designed to be <i>used</i> for the temporary queuing of a motor <i>vehicle</i> in a <i>stacking lane</i> .

Term	Definition
STAIR, EXTERIOR Amended by By-Law 19-22	Mean a series of steps located outdoors for passing from one level to another and which may include a landing. The stair shall be considered exterior regardless of being covered or uncovered, and when it is no more than 50% enclosed. The stair shall be considered as part of the structure to which it is providing access
STOREY	Means a horizontal division of a <i>building</i> from a floor to the ceiling directly above such floor, and includes an <i>attic</i> or a <i>basement</i> , but does not include any mezzanine, <i>gallery</i> , <i>balcony</i> or other overhang.
STORMWATER MANAGEMENT FACILITY	Means an end-of-pipe, managed detention or retention basin, which may include a permanent pool, designed to temporarily store and treat collected stormwater runoff and release it at a controlled rate or direct it for an intended reuse.
STREET	Means a <i>public</i> highway or <i>public</i> road under the jurisdiction of either the County or the Province of Ontario, and includes any highway as defined in The Municipal Act or The Highway Traffic Act, but does not include <i>private right-of-way</i> or <i>private street</i> .
STREET, PRIVATE	Means a <i>private right-of-way</i> or <i>lane</i> for vehicular access that is not owned or maintained by the County or Province of Ontario and includes a <i>right-of-way</i> that is maintained by a corporation created pursuant to the provisions of the Condominium Act.
STREET LINE	Means a <i>lot line</i> of a <i>lot</i> adjoining a <i>street</i> .
STRUCTURE	Means anything constructed or erected, the use of which requires location on or in the ground or where the construction of which results in an attachment to something located on or in the ground. For the purpose of this By-Law a structure shall not include the permanent way of a railway, a fence, sign, light fixture, inground storage tank, or any paved surface located directly on the ground that is used as a driveway or street.

Term	Definition
STUDIO	Means a <i>building</i> , or part thereof, used as a place for study and training in a specific skill or trade. When under a sole proprietorship and attributed to a permitted residential use, the <i>studio</i> may also include the instruction of said practiced skill or trade, such as the instruction of the arts, fitness, languages, academic subjects or similar, subject to meeting the requirements of a <i>home occupation</i> .

3.20 T

Term	Definition
TAXI ESTABLISHMENT Amended by By-Law 19-22	Means a property, site, or building used as a dispatch office or an area, site, or location intended for the parking of taxis and/or limousines when not engaged in transporting persons or goods.
TAXI STAND Amended by By-Law 19-22	See “TAXI ESTABLISHMENT”
TEMPORARY SALES TRAILER	Means an uninhabited <i>building</i> constructed for the purpose of the advertising, sale, and/or lease of <i>units</i> within a <i>development</i> to the general <i>public</i> and may contain an <i>office</i> for the builder and/or developer of the related <i>development</i> .
TOP OF BANK	Means, when <i>used</i> with reference to a watercourse, the highest elevation of land which ordinarily confines the waters of such watercourse when they rise out of the stream bed and/or the highest point of a stable slope associated with valley corridors containing a river or stream channel, as determined by the <i>Conservation Authority</i> .
TOXIC SUBSTANCES	See ‘HAZARDOUS or TOXIC SUBSTANCES’
TRAILER	Means a vehicle designed to be towed by a motor vehicle for the purpose of transporting or for the purpose of storing goods, materials, and equipment, including boat and snowmobile trailers. For further clarity, this definition does not include a tractor trailer, semi-trailer, or similar portable unit, which shall be considered a commercial vehicle as defined by this by-law and does not include any farm tractor or self-propelled implement of husbandry as defined by the Highway Traffic Act, R.S.O. 1990, c. H.8, as may be amended.
TRANSPORT/ TRUCK TERMINAL	Means any premises used for the transfer of goods that primarily involves the loading and unloading of freight-carrying trucks, and accordingly, involving any storing, parking, servicing, and/or dispatching of any freight-carrying trucks.

3.21 U

Term	Definition
USE	<p>Means:</p> <ul style="list-style-type: none"> a) when used as a noun, the purpose for which a <i>lot, building or structure</i>, is designed, arranged, occupied or maintained; or b) when used as a verb, the doing or permitting of anything by the owner or occupant of any <i>lot, building or structure</i> directly or indirectly or by or through any trustee, tenant, servant or agent acting for such owner or occupant, for the purpose of making use of the <i>lot, building or structure</i>.
UTILITY	<p>Means any <i>building or structure used</i> for the supply of essential services, including a water or sewage pipeline or pumping station, a water storage reservoir, an electrical substation, a gas regulator, a gas or oil pipeline, electricity generation facilities and transmission and distribution systems, drainage, transportation, communications provided by a regulated company or <i>public agency</i>, and includes the offices and/or equipment <i>used</i> in connection with the utility.</p>

3.22 V

Term	Definition
VEHICLE	Means a passenger automobile or other motor vehicle, a <i>boat</i> , a farm implement, a <i>mobile home</i> , a <i>motor home</i> , a snowmobile, a <i>trailer</i> , or any other device which is capable of being drawn, propelled or driven by any kind of power, and includes a <i>commercial vehicle</i> , but does not include a bicycle or any other device powered solely by means of human effort.
VEHICLE, COMMERCIAL	Means a vehicle having attached to it, or the ability to attach to it, a truck or delivery body and includes any ambulance, mobile refreshment cart, hearse, cube van, casket wagon, school bus, tilt and load truck, dump truck, fire apparatus, bus, tractor, or commercial trailer that may be used for hauling purposes on a public right-of-way.
VETERINARY CLINIC	Means a <i>building</i> or <i>structure</i> where animals or birds are given medical treatment under the control of a qualified veterinarian who is a member of the Ontario Veterinary Medical Association. A veterinary clinic may also include <i>accessory</i> services such as grooming, sale of foods, supplies and other goods <i>used</i> by or with animals, but shall not include outdoor runs for long term stays or a <i>kennel</i> or <i>boarding facility</i> .
VISIBILITY TRIANGLE	Means the triangular space formed by the distance between the point of intersection of two <i>lot lines</i> , at least one of which is also a <i>street line</i> , and their respective points of intersection with the line constituting the third side of the triangle shall be calculated in accordance with the <i>County's</i> Development and Engineering Standards and the Transportation Association of Canada. A visibility triangle is commonly called a sight triangle or a daylight triangle.
VISUAL BARRIER	Means a barrier constructed or formed along an applicable <i>lot line, use, or structure</i> , to act as a continuous and dense buffer between <i>uses</i> .

3.23 W

Term	Definition
WAR GAMES	Means any form of play, sport or amusement which simulates war, armed conflict or military operations.
WAREHOUSE	Means a <i>building or structure used</i> for the storage and distribution of goods, merchandise, substances, or materials which will be sold elsewhere or, subsequently, transported to another location for sale or consumption. The retail or wholesale sale of products may only be permitted as an <i>accessory use</i> .
WAREHOUSE, PUBLIC SELF-STORAGE	Means a compartmentalized facility or <i>building(s)</i> where individual storage areas are made available to the public on rental for storage of personal goods.
WASTE DISPOSAL SITE	<p>Means:</p> <ul style="list-style-type: none"> a) any land upon, into, in or through which, or <i>building or structure</i> in which, waste is/was deposited, disposed of, handled, stored, transferred, treated or processed, and b) any operation carried out or machinery or equipment <i>used</i> in connection with the depositing, disposal, handling, storage, transfer, treatment or processing referred to in clause (a), and c) any facility processing non-hazardous wastes through recycling, composting, recovery, incineration, and/or landfilling and operating under an Environmental Compliance Approval under the Environmental Protection Act. <p>For the purpose of this By-Law, this definition does not include any facility generating <i>energy from waste</i> or waste incineration.</p>
WASTE TRANSFER STATION	Means a facility operated under the Environment Protection Act where the primary purpose is the collection and storage of waste or hazardous waste for shipment, and which may include limited sorting or preparation of that waste to facilitate its shipment for final disposal or transfer to a waste processing station, but does not include a facility generating <i>energy from waste</i> or <i>salvage yards</i> .
WAYSIDE PIT OR WAYSIDE QUARRY	Means a temporary <i>pit or quarry</i> opened and <i>used</i> by or for a <i>public agency</i> solely for the purpose of a particular project or contract of road construction and not located on the road <i>right-of-way</i> .

Term	Definition
WETLAND	<p>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.</p> <p>Periodically soaked or wet lands <i>used</i> for agricultural purposes that no longer exhibit wetland characteristics shall not be considered wetlands for the purposes of this definition.</p>
WHOLESALE ESTABLISHMENT	<p>Means a <i>lot</i> or a <i>building</i> where goods and merchandise are sold for resale to other businesses including other wholesalers and/or to industrial and commercial users.</p>
WORKS YARD, MUNICIPAL OR PROVINCIAL	<p>Means the <i>use of lot, buildings, or structures</i> for the storage of municipal or provincial road maintenance equipment and the equipment <i>used</i> to maintain other <i>public</i> facilities and includes facilities for the stockpiling of sand and sand salt mixture or materials <i>used</i> in the maintenance of roads and lands owned by the municipality or province.</p>

3.24 X

Term	Definition
NULL	

3.25 Y

Term	Definition
YARD	<p>Means an area of land which is open, uncovered, unoccupied and is appurtenant to, and located on the same <i>lot</i> as a <i>building, structure</i> or excavation.</p> <p>In determining yard measurements, the minimum horizontal distance from the respective <i>lot lines</i> to the nearest part of the <i>building</i> shall be used.</p>
(i) FRONT YARD	<p>Means a <i>yard</i> extending across the full width of a <i>lot</i> between the <i>front lot line</i> and the nearest part of any <i>building</i> or <i>structure</i> on such <i>lot</i>.</p>
(ii) REAR YARD	<p>Means a <i>yard</i> extending across the full width of a <i>lot</i> between the <i>rear lot line</i> or, where there is no <i>rear lot line</i>, the junction point of the <i>side lot lines</i>, and the nearest part of any <i>building</i> or <i>structure</i> on such <i>lot</i>.</p>
(iii) SIDE YARD	<p>Means a <i>yard</i> extending from the <i>front yard</i> to the <i>rear yard</i> between the <i>side lot lines</i> and the nearest part of any <i>building</i> or structure on such lot.</p>
(iv) EXTERIOR SIDE YARD	<p>Means a <i>side yard</i> immediately adjoining a <i>street</i> or abutting a <i>0.3 meter reserve</i> on the opposite side of which a <i>street</i> is located.</p>
(v) INTERIOR SIDE YARD	<p>Means a side yard other than an exterior side yard.</p>

3.26 Z

Term	Definition
ZONE	Means a designated area of land <i>use</i> shown on Schedule 'A' of this By-Law.

Section 4: General Provisions

4.1 Prohibited Uses

All *uses* are prohibited unless specifically permitted in this By-Law. Subsection 4.41 Uses Prohibited in all Zones can be referenced for further detail.

4.2 Accessory Uses Permitted in all Zones

Unless otherwise specified, *accessory uses* are permitted in all *zones* except that no *home occupation, open storage, or accessory dwelling* shall be permitted in any *zone* unless specifically listed as a permitted *use*. An *accessory use* shall be permitted if:

- a.) The principal *use, building or structure* is already established;
- b.) It is on the same *lot* as the *use* to which it is *accessory*; and
- c.) It is not *used* for human habitation unless expressly permitted in the By-Law.

4.3 Connected Structures

When an *accessory building or structure* is attached to a *main building* on the same *lot* by a *breezeway* or similar roofed passage, or an open or enclosed *structure* above grade, or a floor or foundation which is above *grade*, the *accessory structure* shall be deemed to be part of the *main building*, and shall maintain the *zone* requirements of the *main building*.

4.4 Regulations for Accessory Buildings and Structures

Where a *use* is permitted within a *zone* category, any *building and/or structure* that is *accessory* to such *use* is also permitted, subject to the provisions contained within this Section of the By-Law, or unless elsewhere specified.

- a) *Buildings or structures accessory to a dwelling unit* shall not be permitted prior to the construction of the *dwelling* and shall not be located within the required *front yard or exterior side yard*.
- b) *Accessory buildings or structures* having a *gross floor area* of 15 square metres (161 square feet) or lesser, and/or a *height* of 0.6m or lesser above adjacent grade, may be located in a required *rear yard setback* or a required *interior side yard setback*; provided it is located a minimum of 0.6 metres from the *lot line* and is not located within any *prescribed drainage feature*.
- c) The cumulative *floor area* of all *buildings and structures* shall not exceed the allowable *lot coverage* for the *zone*.
- d) A *platform structure* provided *accessory to a dwelling unit* with a mutual *lot line*, including but not limited to a *semi-detached dwelling, rowhouse dwelling, or similar*,

shall be permitted a 0.0m interior side yard setback from the mutual lot line. All other requirements shall apply.

- e) A *platform structure* that is covered by a roof and is connected to a *dwelling* shall be considered part of the *dwelling* to which it is attached. If the *structure* remains unenclosed, the encroachments permissions of Table 4.44.1 may apply.
- f) A *patio* accessory to a residential *use* shall be considered *landscaped open space* provided it remains uncovered.
- g) In addition to the above noted requirements, *buildings* and *structures accessory* to a permitted *residential use* are subject to the provisions of Table 4.1, unless otherwise specified within this By-Law.

4.4.1 Accessory Use Regulations Table

Regulations	Urban Residential Zones	All other Residential Zones	All other Zones
Lot coverage, Maximum	15% of total lot area	The lesser of 15% of the total lot area or 140m ²	5% of the total lot area
Street setback, Minimum	In accordance with the <i>street setback</i> provisions of the applicable zone.		
Interior side yard and rear yard setback, Minimum (metres)	1.2m for <i>structures</i> or <i>buildings</i> up to 4.5m in height 3m for <i>structures</i> or <i>buildings</i> over 4.5m in height	1.5m	3.0m
Structure height, Maximum (metres)	4.5m for non-habitable <i>structures</i> or <i>buildings</i> 6.5m for habitable <i>structures</i> or <i>buildings</i>	5.0m	7.0m

4.5 Additional Residential Units

- a.) An *additional residential unit* shall be permitted in an area within the County having full municipal water and sanitary services, subject to the following requirements:
- i) A residential *use* is permitted as a principal *use* within the Zone Category of the lot,
 - ii) Municipal water, sanitary services, and capacity are available as verified by the County of Brant,
 - iii) The *additional residential unit* has access from the *street* and/or *driveway* that is unobstructed, including from obstructions posed by potential *flooding and erosion hazards*,
 - iv) Up to four *dwelling* units are permitted on a *lot*, including the primary *dwelling unit* together with:
 - (1) Up to three *additional residential units* within or attached to the *primary dwelling unit*; or
 - (2) Up to two *additional residential units* within or attached to the *primary dwelling unit* and up to one *additional residential unit* in a detached *accessory structure*; or
 - (3) Up to one *additional residential unit* within or attached to the *primary dwelling unit* and up to two *additional residential units* in a detached *accessory structure*.
 - v) One (1) additional *parking space* shall be provided in accordance with Section 5 of this By-Law.
 - vi) If an *additional residential unit* is located within the *primary dwelling*, or attached thereto, the *additional residential unit* must meet the requirements for a *dwelling*.
 - vii) If the *additional residential unit* is located within an *accessory structure*, and not connected to the *primary dwelling unit*, the *additional residential unit* must meet the requirements for an *accessory structure* or *building* on the property in accordance with Section 4.2, Table 4.1 of this By-law,
 - viii) The *additional residential unit* must meet all the requirements of the Ontario Building Code and Ontario Fire Code and requires an approved Building Permit to establish the *additional residential unit*.
 - ix) Any rooftop amenity space above a detached *additional residential unit* shall be prohibited unless it meets the maximum height for *accessory structures or buildings*.
- b.) An *additional residential unit* shall be permitted in an area within the County having private well and septic services, subject to the following requirements:
- i) A residential *use* is permitted as a principal *use* within the Zone category of the *lot*,

- ii) The *lot* is a minimum size of 0.4 hectares in *lot area*
 - iii) A well and septic report is required to accompany a Building Permit application in order to verify that any additional water/sewage capacity and usage will be supported on the *lot*,
 - iv) One (1) additional *parking space* shall be provided in accordance with Section 5 of this By-Law,
 - v) The *additional residential unit* shall have access from the *street* and/or *driveway* that is unobstructed, including from obstructions posed by potential *flooding and erosion hazard*,
 - vi) ~~There are no other additional *dwelling units* or *garden suites* on the lot~~ [removed as a result of Bill 23, *More Homes Built Faster Act*, 2022],
 - vii) If an *additional residential unit* is located within the *primary dwelling unit*, or attached thereto, the *additional residential unit* must meet the requirements for a *dwelling* within the applicable Zone Category,
 - viii) If the *additional residential unit* is located within an *accessory structure*, and not connected to the *primary dwelling unit*, the *additional residential unit* must meet the requirements for an *accessory structure* or *building* on the *lot* in accordance with Section 4.2, Table 4.4.1 of this By-Law,
 - ix) The *additional residential unit* must meet all requirements of the Ontario Building Code and the Ontario Fire Code and requires an approved Building Permit to establish the *additional residential unit*,
 - x) Where a detached *additional residential unit*, or any related development area, is proposed on lands outside of a settlement area boundary as designated in the County of Brant Official Plan, such a proposal may be permitted provided:
 - 1) The *development* area of the *additional residential unit* shall be confined to an area not exceeding 450 square metres, including the *additional residential unit*, and any attributed *accessory structures*, septic, well, *landscaped open space*, parking, and any additional *driveway* access area,
 - 2) The *additional residential unit* shall have no negative impacts on surrounding *farming operations*. An additional residential unit that would hinder a surrounding *farm operation* from building new farm buildings due to greater restrictions on MDS than what currently exists on the lands would be considered a negative impact.
 - 3) The *additional residential unit* shall use the same entrance from the municipal right-of-way as the *primary dwelling unit*, and
 - 4) The *additional residential unit* shall be located within 40.0m of the *primary dwelling unit* or within the existing *building cluster* of the lot.
- c.) In addition to the applicable requirements above, in any case where an *additional residential unit* is to be constructed on any property the following shall apply:

- i) The *primary dwelling unit* shall be considered whichever *dwelling unit* has the greatest *gross floor area*.
- ii) An *additional residential unit*, including any *accessory structures*, septic, or well, shall not be permitted on lands zoned Natural Heritage or the Natural Heritage System as identified in Schedule B or Schedule C of the County of Brant Official Plan.
- iii) An *additional residential unit* shall not be permitted within 30.0m metres of lands zoned Natural Heritage or designated as 'Significant Woodland' on Schedule B of the County of Brant Official Plan unless it has been approved by the County and, where applicable, the Conservation Authority having jurisdiction, and provided the following can be demonstrated
 - 1) There are no reasonable alternative locations on the property,
 - 2) Any expansion into or impact on the natural features is minimized and mitigated to the greatest extent possible, and
 - 3) The location of the additional residential unit, including attributed accessory structures, septic, landscaped open space and additional driveway access shall be subject to any provisions outlined in a completed Environmental Impact Statement and/or through consultation with the County of Brant and the Conservation Authority having jurisdiction.

4.6 Day Care Regulations in Commercial and Employment Zones

A *day care*, where permitted in commercial or employment *zones*, shall comply with the following regulations:

- a.) No portion of a *day care* including on-site outdoor play space shall be located within 50.0 metres of any *automotive use*.
- b.) Parking shall be provided according to the regulations outlined in Section 5 of this By-Law. In addition, drop-off parking shall be provided as follows:
 - i) a separate on-site drop-off area shall be provided at the rate of 2 drop-off spaces for up to 10 children, plus 1 additional space for every 10 additional children;
 - ii) each drop-off space shall be a minimum of 2.6 metres in width and a minimum of 5.5 metres in length; and
 - iii) the drop-off area shall be located within 60.0 metres from the main entrance of the *day care* facility.
- c.) Exterior lighting of the facility shall provide for a well-lit environment;
- d.) Where on-site outdoor play space is provided, it shall comply with the following regulations:
 - i) noisy, noxious or hazardous adjacent *uses* such as, but not limited to, loading/unloading areas, garbage bins, large *parking lots*, arterial roads, passenger drop-off areas, rail lines, or storm water management pond

should either be avoided or their effects mitigated through landscaping, buffering, fencing, or other means;

- ii) outdoor play space shall be located at ground level and shall be securely enclosed on all sides;
- iii) the outdoor play space shall not be located in any *yard* that abuts a *public street* unless it is fenced to the satisfaction of the County.

4.7 Daylight Corners / Visibility Triangles

Notwithstanding any other provisions of this By-Law, no *buildings* or *structures* or any *yard* encroachments, including a fence, *sign* or *driveway*, shall be permitted within a *visibility triangle* and no shrubs, foliage, *berm* or any landscaping materials shall be planted or maintained which exceed a *height* of 0.6 metres above the centreline *grade* of the intersecting *streets*.

4.8 Drive-Through Facilities

Drive-through facilities are subject to the following provisions:

- a.) Where *drive-through facilities* are permitted, *stacking lanes* are required and shall be exclusive of any other *parking space* and *loading space* and *aisle* or *driveway* requirements contained within this By-Law and shall be provided in accordance with the provisions of this section.
- b.) No *drive-through facilities* including drive through *lanes* and all order boxes using voice communication to order shall be permitted closer than 15 metres to any *lot line* where the abutting *lot* contains a residential *use*.
- c.) The distance between the closest *driveway* access and the last *stacking space*, measured in a straight line from the middle point of the *driveway* at the *lot line*, shall be 15.0 metres.
- d.) The *stacking lane* shall have a minimum width of 3 metres.
- e.) The *stacking space* shall have a minimum length of 5 metres.
- f.) The minimum *stacking space* requirements within a designated *stacking lane* shall be as described in the following table:

4.8.2 Stacking Space Requirements Table

Use Associated with Drive- through Facility	Minimum Required Ingress Spaces
<i>Restaurant</i> or any <i>Eating Establishment</i>	12
<i>Automobile Service Station</i>	3

<i>Car Wash</i>	10
<i>Financial Institution</i> and all other uses	5
<i>School, Elementary or Secondary</i>	10

- g) Required ingress *stacking spaces* shall be located and calculated from 2.0 meters in front of the product pick-up window or dispensing machine. The *stacking spaces* at the product pick-up window shall count towards the minimum ingress *stacking spaces*.
- h) The length of the *stacking lane* associated with the *drive-through facility* shall be the total number of required ingress *stacking spaces*.
- i) Where multiple *stacking lanes* are provided on a *lot*, the combined total of *stacking spaces* within all lanes shall meet the requirements of Table 4.2 of this By-Law for each use of which the lanes are provided.
- j) *Stacking lanes* shall be unobstructed and shall be clearly delineated by pavement markings or physical barriers, and shall be independent of the balance of the *parking area* and loading area.
- k) No *stacking lanes*, order boxes and wall openings associated with a *drive-through facility* shall be located in the required minimum *front yard* or *exterior side yard* unless there is a landscaping buffer of 3 metres.

4.9 Dwelling Units

Deleted by amending By-law 103-20

4.10 Farm Production Outlet Regulations

4.10.1 Farm Production Outlet Regulations Table

Regulations	Setbacks
Minimum <i>Street Setback</i>	a) 15 metres for a permanent <i>building</i> ; b) 7.5 metres for a portable <i>building</i> that is removed at the end of the season.
Minimum <i>Interior Side Yard Setback</i>	7.5 metres
Minimum <i>Rear Yard Setback</i>	15 metres
Maximum <i>Building Height</i>	6 metres

Regulations	Setbacks
Maximum <i>Floor Area</i> devoted to <i>Farm Production Outlet</i>	60 sq. m.
Parking	Must be contained on the <i>lot</i> according to the provisions of this By-Law

4.11 Garden Suites

A *garden suite* shall only be permitted where a site-specific temporary zoning by-law amendment has been approved, subject to the following:

- a) Only one (1) *garden suite* is permitted per *lot*.
- b) A *garden suite* shall only be permitted *accessory* to an existing *single detached dwelling* where a *single detached dwelling* is a permitted *use*.
- c) The existing *single detached dwelling* shall be considered the *primary dwelling unit*.
- d) A *garden suite* shall not be permitted on a property where there exists more than one *dwelling unit*.
- e) The *garden suite* shall comply with *Minimum Distance Separation Guidelines*, as per Section 4.24 of the Comprehensive Zoning By-Law of the County of Brant.
- f) A *garden suite* shall comply with the zone requirements for a *dwelling* in the applicable zone category.
- g) When located on a *lot* that is zoned Agricultural (A), the *garden suite* shall be located no further than 40.0m from the closest point of the existing *primary dwelling unit*.
- h) One (1) *parking space* shall be provided for the *garden suite* in addition to the parking required for other uses on the lot.
- i) All other applicable requirements of this By-Law shall apply.

4.12 Greenhouse Regulations

A *farm greenhouse* or a *commercial greenhouse* or a combination of both, having a *gross floor area* greater than 500 square metres shall not be permitted unless a Site Plan Agreement has been entered into with the County regarding stormwater management, lighting and other details as required by the County. A *farm greenhouse* or a *commercial greenhouse* shall be permitted in accordance with following regulations:

4.12.1 Greenhouse Regulations Table

Provisions	Specifications
Street Setback , Minimum (metres)	15
Interior Side Yard Setback and Rear Yard Setback , Minimum (metres)	6 metres, except: <ul style="list-style-type: none"> a) where the <i>yard</i> abuts a residential <i>use</i>, 25 metres is required, b) where ventilating fans exhaust into the <i>yard</i> facing the residential <i>use</i>, 25 metres is required, c) where artificial lighting is <i>used</i> for growing purposes, 150 metres is required.
Lot Coverage , Maximum	70%
Building Height , Maximum (metres)	5
Landscaped Open Space , Minimum	A landscaping area in the form of a 3 metres wide <i>visual barrier</i> shall be provided and maintained adjacent to the any <i>lot line</i> that abuts a Residential <i>Zone</i> or residential <i>use</i> .
Other Regulations	No manure, compost or equipment related to, may be stored within 30 metres of a <i>road allowance</i> , or a watercourse, or a residential <i>use</i> on an adjacent <i>lot</i> .

4.13 Group Homes

Notwithstanding any other provisions of this By-Law to the contrary, *group homes* are permitted only within a *single detached dwelling or semi-detached dwelling* in those *Zones* which specifically permit the *use*.

The minimum *floor area* required for a *group home* shall be 18.5 sq.m. per *person* unless a greater *floor area* is required for the *Zone* in which said *use* is located.

4.14 Height and Density Bonus Provisions

Notwithstanding the *height* and *density* provisions which apply to a *lot*, the maximum permitted *height* and/or *density* may be increased in accordance with the provisions set out in this section on having entered into an Agreement with the County under Section 37 of the *Planning Act*.

4.15 Height Restrictions

4.15.1 General Height Restrictions

The following *structures* are exempt from the *height* restrictions of this By-Law:

- a.) barn or silo for an *agricultural use*;
- b.) *grain elevator* and *drying facility*;
- c.) chimney;
- d.) clock tower;
- e.) flag pole;
- f.) hydro tower;
- g.) minarets or monuments;
- h.) ornamental features, provided it is not *used* for signage;
- i.) radio, television or telecommunications antenna or tower;
- j.) steeple, spire, belfry or cupola;
- k.) *structures* for heating, cooling, or other mechanized equipment attached to a *building*, or a *structure* containing such equipment or containing elevator equipment or a stairway to the roof;
- l.) water tower, precipitating tower or cracking tower;
- m.) wind turbine or windmill;
- n.) parapet wall or similar structural element

4.15.2 Brantford Municipal Airport Height Restrictions

Notwithstanding Section 4.15.1 above, all *development* within the area affected by the ground surface projection of the Brantford Municipal Airport Obstacle Limitation Surface shall comply with the *height* restrictions as shown on Schedule 'B' of this By-Law.

4.15.3 Brantford Municipal Airport Protection Overlay

The Brantford Municipal Airport Protection Overlay shall apply to all lands within the Brantford Municipal Airport Protection Overlay Zone as shown on Schedule 'C' of this By-Law.

Any *development* within the Brantford Municipal Protection Overlay as shown on Schedule 'C' shall require a noise study to be completed by a qualified professional and approvals Transport Canada.

4.16 Home Occupations

A *home occupation* shall be permitted in an Agricultural Zone, Urban Residential Zone and Non-Urban Residential Zone only as an *accessory use* to a residential use, in accordance with the following provisions:

4.16.1 Location and Residential Character

- a.) The residential appearance and character of the *dwelling* and the *lot* shall be maintained and no exterior *alteration* shall be made to the *dwelling* which would indicate that any part of the premises is being *used* for any purpose other than that of a residential *dwelling*.
- b.) A *home occupation* shall be clearly secondary and incidental to a *dwelling* occupied by the owner or tenant as their *main* residence.
- c.) A *home occupation* shall only be permitted within the residential *dwelling* except in Agricultural (A) Zone, Rural Residential (RR) Zone and Residential Hamlets and Villages (RH) Zone, the *home occupation* may be located within a *building* or *structure* which is *accessory* to the *main* residential or *agricultural use*.
- d.) Notwithstanding anything in this By-Law to the contrary, a maximum of two *home occupations* otherwise permitted in this section may be permitted within one *dwelling unit* provided the two *home occupations* cumulatively do not exceed the *gross floor area* requirements for *home occupations* as set out herein.

4.16.2 Parking

An additional *parking space*, in accordance with this By-Law, shall be provided for each *home occupation* in addition to those required by the By-Law for other permitted *uses* on the lot.

4.16.3 Size

- a.) No more than twenty-five percent (25%) of the *gross floor area* of the *dwelling unit* may be devoted to a *home occupation use*, to a maximum of 45 square metres.
- b.) The *gross floor area used* for a *home occupation* shall not reduce the *dwelling* area required by this By-Law except that a *bed and breakfast establishment* or a *private home day care* may be larger than 45 square metres.

- c.) The *gross floor area for the home occupation* if located within *accessory building* shall not exceed 10% of the *floor area* of the *building* or a total of 300 square metres of *floor area* of the *building*, whichever is the lesser.

4.16.4 Nuisance

- a.) No residential *home occupation* shall create or become a public nuisance, particularly with regard to noise, odour, fumes, vibration, traffic, emissions or parking nor shall it cause electrical interference or interference with telephone, television, and radio or satellite equipment reception.
- b.) The *home occupation* shall not create or become a fire, health or *building* hazard.

4.16.5 Employees/Customers

- a.) Any *home occupation* in any Urban Residential zone or Non-Urban Residential zone shall not employ anyone at any time.
- b.) No more than two (2) people who do not reside on the *lot* may be employed by the *home occupation* in an Agricultural Zone.
- c.) The *home occupation* shall not involve the *use* of the premises as a base of operations for people who are employed by or associated with the *home occupation*, nor shall the premises be *used* to assemble or rally such people for transportation to a work site.
- d.) No more than two (2) clients, customers or students shall be serviced at any one time.

4.16.6 Storage and Display

- a.) *Open storage* or display of merchandise, material or equipment is prohibited.
- b.) Merchandise may be displayed within the *dwelling or accessory building* provided it shall not be visible from outside the *dwelling or accessory building where it is displayed*.
- c.) Merchandise, material and equipment shall be stored within an *attached or detached* garage or other *accessory building* provided it shall not be visible from outside.
- d.) External advertising is prohibited except in accordance with the County's Sign By-Law.

4.16.7 Retail Sales

Any *gross floor area used* for retail sales shall be no more than 10% of the *gross floor area* of the *home occupation* and shall generally include good related to the *home occupation* or manufactured as part of the *home occupation*.

4.16.8 Medical Office

Where permitted a *medical office* shall be limited to one (1) practitioner.

4.16.9 Short-Term Accommodation

A Short-Term Accommodation shall be permitted as a home occupation, provided the following requirements are met:

- a) A short-term accommodation shall only be permitted within a single detached dwelling.
- b) The short-term accommodation shall have a maximum of three bedrooms for booking, and the total area for the short-term accommodation shall not exceed 25% of the *gross floor area* of the single detached dwelling.
- c) The short-term accommodation shall be operated by the property owner(s) residing in the same single detached dwelling in which the short-term accommodation is located.
- d) Parking for the short-term accommodation shall be provided in accordance with Section 5.12 of this By-Law and may be provided in tandem with the required parking for the primary dwelling.

4.17 Household Sales/Garage Sales/Auction Sales

See “Section 4.32 Temporary Sales Events”

4.18 Landscaped Open Space

Amended by By-Law 16-24

- a.) It is the intent of the *landscape open space* provisions of this By-law to facilitate the use of an area of land for the purposes of outdoor *amenity space* and *prescribed drainage features* in accordance with the definitions of Section 3 of this By-Law.
- b.) The *landscaped open space* in any Residential Zone may include any part of the lot which is sodded or gardened, used as a pedestrian walk, play area, swimming pool, uncovered patio, or similar *outdoor amenity space*, but shall not include any part of the *lot* used for parking or access *driveways* or any part of the *lot* that is covered by a *structure*.
- c.) The required *landscaped open space* in any Zone shall be kept free of *buildings, structures*, parking areas, loading spaces, driveways, and outdoor storage.

4.19 Visual Barrier

- a.) Where a *lot* with a *Commercial use* or *Employment use* abuts any *lot line* of any residential *zone* or *use* or any *lot line* of any Institutional *zone* or *use*, a minimum strip of land measuring 3.0m in width from the applicable *lot line* on that *lot* shall be *used* for the purpose of a *visual barrier*.
- b.) All required *visual barriers*, as approved by the County of Brant, shall be suitably maintained by the property owner, and kept in a neat and tidy condition at all times, including adjacent boulevard areas where applicable.
- c.) Where in any *Zone*, a visual barrier is required to be provided and maintained, such barrier shall:
 - (i) act as a continuous screen between *uses*;
 - (ii) consist of a continuous row of trees or shrubs, noise wall, fence, earth *berm*, or any combination thereof;
 - (iii) be constructed to a minimum *height* of 1.8m within 3.0m of the applicable *use, structure, or lot line*; and
 - (iv) not disrupt any prescribed drainage feature.

4.20 Lighting

Where lighting, whether internal or external to any building or structure, is provided for any non-residential use with the purpose of illuminating *buildings, structures, parking spaces, signs, or other portions of the lot*, the following requirements shall apply:

- a) Where a property subject to Site Plan Control will contain external lighting or lighting with external impacts, the submission and peer-review of a lighting plan prepared by a Professional Engineer, including a photometric analysis of any lighting with external impacts, shall be required to verify that the lighting will have a level of illuminance and glare that does not negatively impact surrounding uses or the night sky.
- b) Where a proposed sign contains illumination, flashing, animation, video, electronic messaging capabilities, or similar, in addition to the requirements of The County of Brant By-Law to Prohibit and Regulate Signs and other Advertising Devices (121-08, as amended), the submission and peer-review of a lighting plan shall be required to verify that the lighting will have a level of illuminance and glare that does not negatively impact surrounding uses or the night sky.
- c) All external lighting shall be designed to minimize glare and light trespass and to facilitate better vision at night. When a lighting plan is required, it shall verify:
 - (i) That the proposed lighting will have a color temperature of no more than 3000 kelvins
 - (ii) That any lighting fixture will be a full cut-off or fully shielded fixture.

- (iii) That sufficient mitigation efforts are in place to prevent light trespass on adjacent properties and the night sky.

4.21 Lot Frontage Regulations

- a.) Notwithstanding any other provision in this By-Law, no *building* or *structure* shall be *erected* and no *use* shall be established on a *lot* that does not have frontage that provides direct access to an improved and currently maintained *street*, or have frontage on a *private street* as described in a registered Plan of *Condominium*.
- b.) No *person* shall hereafter *erect* any *building* or *structure* on any *lot* in any *Zone* with a *0.3 metre reserve* along the frontage of the *lot*, except that this provision shall not:
 - (i) Limit frontage on a *street*.
 - (i) Subtract from *lot area*.
 - (ii) Apply to a *lot* located on a Plan of Subdivision registered subsequent to the date of the passing of the By-Law.
- c.) *Private streets* that existed on the date of passage of this By-Law shall be considered as *public streets* for the purpose of this By-Law despite the fact that such *private streets* have not been assumed by the County. This provision shall only have the effect of applying the *Zone* regulations of this By-Law and not for consideration of granting consents. Furthermore, this provision shall not imply any obligation on the County to assume and/or develop and/or service any *private street* into a *public street*, or to maintain it for *private* or *public* purposes.

4.22 Lots with More than One Zone

4.22.1 Compound Zones

- a.) Notwithstanding any other provision of this By-Law, where two or more zoning symbols divided by a “/” are shown on the zoning maps as applying to a *lot* or as compounded by a Special Provision, that *lot* may be *used* exclusively for any *use* permitted in any one of the *Zones*, or for any combination of *uses* permitted in any of the *Zones* included in the compound *Zone* symbol.
- b.) In the case of a conflict when selecting a combination of *uses* from compound *zones*, the more restrictive *Zone* regulations apply.
- c.) The parking and loading required by this By-Law for each of the *uses* included in the *development* of the lands, whether for a single *use* or a combination of *uses*, shall be provided.

4.22.2 More Than One Zone

Where a *lot* is divided into two or more *Zones*, each such portion of the said *lot* shall be *used* in accordance with the provisions of this By-Law which are applicable to the *Zone* wherein such portion of the said *lot* is located except:

- a.) The *lot* shall be treated as one *lot* for the purpose of calculating *lot area* and the *lot coverage* for *existing lots of record* only.
- b.) No *lot* shall have more than one residential *dwelling* on the whole *lot* unless otherwise permitted.
- c.) Where the *main use*, which is conforming to the By-Law and is wholly situated in one *Zone*, an *accessory building or structure* or *use* may be permitted in the other *Zone* provided said *building or structure* complies with the provisions of the said *Zone* and General Provisions Section 4, except that non-residential *accessory structures* shall not be permitted in any Residential *Zones*.
- d.) Where any *lot* or the portion of the *lot* is *used* for any non-residential *use*, the more restrictive *Zone* requirements shall apply.
- e.) Where a portion of a *lot* is *zoned* Natural Heritage (NH), *yard* dimensions from the permitted *use(s)* shall be measured to the *lot line* rather than any *Zone* boundary that separates the Natural Heritage (NH) *Zone* from other *Zones*.

4.23 Cannabis Production and Processing

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

- a.) A lot, building or structure or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control situated in Agricultural Zone (A) or Agricultural Employment (AE) Zone, Light Industrial Zone (M2) and Heavy Industrial Zone (M3) shall not be located closer to any Residential Zone or use, Institutional Zone or use, or Open Space Zone than 150 metres.
- b.) A lot, building or structure or portion thereof used for Cannabis Production and Processing purposes that is not equipped with air treatment control situated in the Agricultural Zone (A) or Agricultural Employment (AE) Zone, Light Industrial Zone (M2) and Heavy Industrial Zone (M3) shall not be located closer to any Residential Zone or use, Institutional Zone or use, or Open Space Zone than 300 metres.
- c.) A lot, building or structure or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control situated in Agricultural Zone (A) or Agricultural Employment (AE) Zone, Light Industrial Zone (M2) and Heavy Industrial Zone (M3) shall not be located closer than 150m to any of the following uses:
 - i) Dwelling on a separate lot;

- ii) Group Home;
- iii) Lodging House;
- iv) Art Gallery;
- v) Community Centre;
- vi) Day Care;
- vii) Hospital;
- viii) Library
- ix) Museum;
- x) Mobile Refreshment Cart;
- xi) Nursing Home;
- xii) Office, Medical;
- xiii) Place of Worship;
- xiv) Retirement Home;
- xv) School, Elementary;
- xvi) School, Private Elementary;
- xvii) School, Post-Secondary;
- xviii) School, Private Secondary;
- xix) School, Secondary;
- xx) Boat Dock;
- xxi) Boat House;
- xxii) Boat Ramp;
- xxiii) Campground;
- xxiv) Cemetery;
- xxv) Fairground;
- xxvi) Forestry Uses;
- xxvii) Golf Course;
- xxviii) Public Park or Private Park;
- xxix) Wildlife Management;
- xxx) Recreational Establishment;
- xxxi) Recreational Trailer Park.
- xxxii) Hotel;
- xxxiii) Bed and breakfast;
- xxxiv) Banquet Hall;

- xxxv) Auditorium;
 - xxxvi) Assembly Hall; and,
 - xxxvii) Recreational Establishment
- d.) A lot, building or structure or portion thereof used for Cannabis Production and Processing purposes that is not equipped with air treatment control situated in the Light Industrial Zone (M2), Heavy Industrial Zone (M3), Agricultural Zone (A) or Agricultural Employment Zone (AE) shall not be located closer than 300m to any of the following uses:
- i) Dwelling on a separate lot;
 - ii) Group Home;
 - iii) Lodging House;
 - iv) Art Gallery;
 - v) Community Centre;
 - vi) Day Care;
 - vii) Hospital;
 - viii) Library
 - ix) Museum;
 - x) Mobile Refreshment Cart;
 - xi) Nursing Home;
 - xii) Office, Medical;
 - xiii) Place of Worship;
 - xiv) Retirement Home;
 - xv) School, Elementary;
 - xvi) School, Private Elementary;
 - xvii) School, Post-Secondary;
 - xviii) School, Private Secondary;
 - xix) School, Secondary;
 - xx) Boat Dock;
 - xxi) Boat House;
 - xxii) Boat Ramp;
 - xxiii) Campground;
 - xxiv) Cemetery;
 - xxv) Fairground;

- xxvi) Forestry Uses;
 - xxvii) Golf Course;
 - xxviii) Public Park or Private Park;
 - xxix) Wildlife Management;
 - xxx) Recreational Establishment;
 - xxxi) Recreational Trailer Park;
 - xxxii) Hotel;
 - xxxiii) Bed and breakfast;
 - xxxiv) Banquet Hall;
 - xxxv) Auditorium;
 - xxxvi) Assembly Hall; and,
 - xxxvii) Recreational Establishment.
- e.) Facility operations, including loading spaces and storage, must be located within in a wholly enclosed building or fenced yard. Loading spaces may be located within the rear yard, not adjacent to a street Loading spaces shall not be permitted within any front yard or any yard adjacent to a street.
 - f.) Open storage is prohibited on the property in which the Cannabis Production and Processing is located.
 - g.) All development in relation to the establishment and or expansion to a Cannabis Production and Processing use shall be subject to the Site Plan Control process.
 - i) Including but not limited to the peer review of air treatment control and photometric drawings.
 - h.) A building or structure used for security purposes for a Cannabis Production and Processing use may be located in the front yard and is not required to comply with the required minimum front yard, side yard and rear yard setbacks.
 - i.) Illumination of Cannabis Production and Processing shall be subject to the requirements of Section 4.20 re: Lighting.
 - j.) Cannabis Production and Processing shall only be permitted in the following Zones:
 - i) Agricultural Zone (A)
 - ii) Agricultural Employment Zone (AE)
 - iii) Light Industrial Zone (M2)
 - iv) Heavy Industrial Zone (M3)
 - k.) Notwithstanding Subsections 4.23 a), b), c) and d) within the Agricultural Zone (A), an on-farm diversified use shall be permitted on the same lot as Cannabis

Production and Processing subject to the requirements of Section 6.0 Agricultural (A) Zone.

- I.) Notwithstanding any provision above, all other provisions of the underlying Zone shall apply.

4.24 Minimum Distance Separation

- a.) Notwithstanding any other *yard* or *setback* provisions of this By-Law to the contrary, no *use* shall be established and no *building* or *structure* shall be *erected* or *altered* unless it complies with the *Minimum Distance Separation (MDS) Guidelines* developed by Ontario Ministry of Agricultural, Food and Rural Affairs.
- b.) MDS shall apply to *existing lots of record* located in an Agricultural (A) Zone, Rural Residential (RR) Zone or Agricultural Employment (AE) Zone, except in the cases of *renovation* or *restoration* of an existing *dwelling unit*.
- c.) MDS shall apply to the *uses* permitted in Agricultural Employment (AE) Zone in accordance with OMAFRA guidelines. For the purposes of calculating MDS setbacks, such *uses* shall be considered as Type A.
- d.) For the purposes of MDS guidelines, inactive cemeteries shall be considered as Type A land *use*.

4.25 Mobile Refreshment Carts

Mobile refreshment carts shall be permitted subject to the following regulations:

- a.) A *mobile refreshment cart* shall comply with the regulations of the County's Licensing By-Law.
- b.) The location of a *mobile refreshment cart* shall not diminish the minimum number of required off-street *parking spaces* for all of the *uses* situated on the *lot*.
- c.) No off-street *parking spaces* are required for a *mobile refreshment cart*.

Notwithstanding any other provision of this By-Law, *mobile refreshment carts* may be permitted in *public parks*.

4.26 Model Home/Temporary Sales Trailer

- a.) Notwithstanding any other provisions of this By-Law to the contrary, any model home(s) can be constructed only after the registration of a plan of subdivision or condominium plan, provided:

- i) A subdivision agreement, and/or condominium agreement has been registered by the owner of said development to the satisfaction of the County of Brant,
 - ii) The model home(s) shall be located within the lands described in said agreement,
 - iii) The model home(s) shall comply with the provisions and performance standards of this By-Law,
 - iv) The lands described in said development agreement will not exceed a maximum of eight (8) Model Homes, and
 - v) The model home(s) shall comply with all applicable terms and conditions of the said development agreement.
- b.) Notwithstanding any other provisions of this By-Law to the contrary, a temporary sales trailer may be constructed on any lands where a plan of subdivision has been draft-approved by the County of Brant, provided:
- i) The lands have frontage on an open and maintained municipal right-of-way to which safe access can be obtained, as reviewed, and approved by the applicable approval authorities, and
 - ii) The construction of the trailer shall be subject to any further requirements as may be prescribed within the conditions of draft plan approval, to the satisfaction of the County of Brant.

4.27 Municipal Services

No *buildings* or *structures* may be *erected, used, or occupied* in any *Zone*, unless the following requirements are met:

- a.) watermains, storm and sanitary sewer systems are *existing* and have adequate capacity or have been provided for in a binding and secured Development Agreement and all regulatory approvals have been received to the satisfaction of the County; or
- b.) where such services are not required or contemplated, an approved waste disposal system and potable water supply to sustain the *use* of land for *buildings* or *structures* are *existing* or have been provided for to the satisfaction of the Chief Building Official and all regulatory approvals have been received to the satisfaction of the County.

4.28 Non-Conforming Uses

4.28.1 Existing Lots of Record

A *lot* in existence prior to the effective date of this By-Law that does not meet the minimum *lot frontage* or minimum *lot area* requirement of the applicable *Zone* is permitted to be *used* and *buildings* and *structures* thereon be *erected, altered, enlarged, repaired, or renovated* provided:

- a.) the *use* conforms with the By-Law and the *buildings* and *structures* comply with all other provisions of the By-Law; and
- b.) is located within an Agricultural (A) *Zone* and has a minimum 20.0 metre *lot frontage*; or
- c.) is located within a Urban Residential *Zone* or Non-Urban Residential *Zone* and has a minimum 8.0 metre *lot frontage*; and
- d.) is able to obtain either municipal or *private* services.

The said *lot* shall be deemed to conform to the requirements of this By-Law and all other regulations of the By-Law shall apply.

4.28.2 Legal Non-Conforming Buildings and Structures

- a) A *building* or *structure* that has been lawfully established prior to the passing of this By- Law shall be permitted under Section 34(9) of *the Planning Act* as a legal non-conforming *building* or *structure* and considered as such for the purposes of this By-Law.
- b) Such a *building* or *structure* shall be permitted to be *altered* or *restored* without the need for evaluation and approval by the Committee of Adjustment under the powers granted by Section 45(2) of *the Planning Act* provided it can be shown to the satisfaction of the County of Brant that any *alteration* or *restoration* does not result in the following:
 - i. The enlargement or extension of the building or structure that results in an increase to a situation of non-conformity with respect to any applicable performance standard of this By-Law,
 - ii. An increased risk to human health or wellbeing, and/ or
 - iii. The potential for undue adverse impacts to the surroundings.
- c) When the need arises for the evaluation of an alteration to a legal non-conforming structure by the Committee of Adjustment, it shall be justified as part of a complete application that no undue adverse impacts are expected to any surrounding real property or human health and wellbeing as demonstrated by objective evidence supporting the extension of the non-conforming structure.

4.28.3 Legal Non-Conforming Uses

Nothing in this By-Law applies to prevent the *use* of any land, *building*, or *structure* for any purpose prohibited by this By-Law if such land, *building*, *structure* or *use* was *lawfully used* for such purpose on the day of the passing of the By-Law, provided it continues to be *used* for that purpose.

4.28.4 Acquisition by Public Agency

Notwithstanding any other provision of this By-Law, where a *non-conforming lot*, *building* or *structure* is created as a result of the acquisition of part of the *lot* by a *public agency*, a *building* or *structure* may be *erected*, *altered* or repaired and *used* on such *lot*, provided that such *building* or *structure* comply with all other provisions of this By-

Law other than the reduced frontage, reduced *lot area*, reduced *setbacks*, and *lot coverage* requirements. A *building* or *structure* may be *erected*, *altered* or repaired with reduced *lot coverage* as would have been allowed for the *lot* as it existed prior to such public acquisition or conveyance.

4.29 Surplus Farm Dwellings

Notwithstanding any other requirement of the By-Law to the contrary, where a lot is created (“the severed lands”) as the result of a consent granted with respect to a dwelling that is deemed surplus to a farming operation (“the retained lands”) as a result of a farm consolidation and where the farm is located outside of any settlement area boundary as defined within the County of Brant Official Plan, the following shall apply:

- a.) The severed lands shall be limited to an appropriate size to accommodate private on-site servicing, being generally less than 0.6 ha in size;
- b.) Where the severed and retained lands have a minimum 20.0 metre frontage, then said lot shall be deemed to comply with the requirements of this By-Law with respect to the required lot area and lot frontage;
- c.) The dwelling on the severed lands shall only be considered surplus to the farming operation if it was constructed a minimum of 15 years prior to the date the application for the surplus farm dwelling consent is received;
- d.) The dwelling must be considered habitable at the time of application, as may be determined by the local municipal Chief Building Official;
- e.) Minimum Distance Separation Guidelines shall apply to the severed lands as a Type B land use; and
- f.) For any retained lands, being the lands containing the farming operation, a Special Exception Agricultural Zoning shall be applied to the lands on ‘Schedule A’ of this By-Law and such amendment to ‘Schedule A’ shall be made as part of the granted consent without further notice being required provided the requirements of the Planning Act are met said special exception shall be applied to prohibit a dwelling unit on the retained lands and, provided there is a minimum of 20.0m of frontage, and applied to grant relief required under Section 6.2 for minimum lot area and lot frontage.
- g.) All other requirements of the By-Law shall apply.

4.30 Subsequent Consent and/or Condominium Act

Where any *land*, *buildings*, or *structures* have been subject to review under Section 41, 50(5), or 53 of the *Planning Act*, or under Section 9 of the Condominium Act then the requirements of this By-Law shall be deemed to apply to the *land*, *building*, or *structure* as a whole, as long as the *land*, *building*, or *structure* is continued to be used for the purpose for which the *development* is reviewed and approved.

4.31 Open Storage

Where specifically listed as a permitted *use* in a *Zone*, *open storage* shall be permitted in accordance with the following provisions:

- a.) No *open storage* area shall be located:
 - i) in the *front yard* or *exterior side yard*; or
 - ii) in a *yard* which abuts a *Residential use*; or
 - iii) closer than 6 metres to any *lot line* if combustible materials are stored there.
- b.) No *open storage* area shall be considered part of any *landscaped open space* required hereby.
- c.) No *parking spaces* or *loading spaces* required by this By-Law shall be *used* for *open storage* purposes.
- d.) Any part of any *lot used* for a permitted *open storage* shall be fenced in accordance with the provisions of the Fence By-Law.

4.32 Temporary Sales Events

Notwithstanding any other provisions of this By-Law, the temporary sale and/or display of goods or commodities shall be permitted in any *zone* subject to the following provisions:

- a.) Temporary sales and/or displays such as a *household sale*, *garage sale*, or similar, shall be permitted provided:
 - i) They are *accessory* to a permitted residential *use*,
 - ii) There shall not be more than two such sales per calendar year,
 - iii) No such sale shall exceed three (3) consecutive days in duration, and
 - iv) The area for the temporary sales and/or display shall not impede pedestrian or vehicular circulation.
- b.) Temporary sales and/or displays that are considered *Special Event Sales* shall be permitted provided:
 - i) The *Special Event Sales* are *accessory* to a permitted use,
 - ii) An application made to the County of Brant, including but not limited to a Special Event Application to the County of Brant Special Event Advisory Team, or similar, has been approved,
 - iii) Approval shall only apply to the specific event, occurring within the same calendar year, and any additional *special event sales* shall require a resubmission and review for a new approval upon the beginning of a new calendar year.
 - iv) All other provisions of this By-Law shall apply.

4.33 Propane Fuel Storage and Handling Facilities

Unless otherwise specified in the *Zone*, the following provisions shall apply for propane fuel storage and handling facilities:

- a.) The propane fuel storage and handling facility shall comply with the Technical Standards and Safety Authority (TSSA) requirements.
- b.) An above ground propane *fuel storage tank* shall be located in accordance with the *yard* requirements of the *Zone* it is located in.
- c.) Notwithstanding Clause a), no part of a propane fuel dispensing island or an above ground propane *fuel storage tank* shall be located closer than 4.5 metres to a *street line* or *lot line*.
- d.) *Fuel storage tanks* or equipment *used* in the dispensing, storage, handling or transfer of propane fuel in a *propane transfer facility* shall not be located within 30 metres of a residential *use*.
- e.) A visual barrier in accordance with Section 4.19 of the By-Law shall be provided for any propane fuel storage and handling facility.

4.34 Special Setbacks

4.34.1 Core Areas

Notwithstanding any other provisions of this By-Law, where a *building* or *structure* is located adjacent to a *street* listed below, no minimum *street setback* shall be required:

Road	Location
Grand River Street North and South	Paris Settlement Area, from Charlotte Street to Dumfries Street
William Street	Paris Settlement Area, from Broadway Street West to the Grand River
Mechanic Street	Paris Settlement Area, from Broadway Street West to the Grad River
King Street	Burford Settlement Area, from Alexander Street to Park Avenue
Main Street South	St. George Settlement Area, from Beverly Street to Victor Boulevard North

4.34.2 Built-Up Areas

Unless permitted under Section 4.28, Non-Conforming Uses, the minimum *setback* required for a *building* or *structure* on a *lot* that is situated between two adjacent *lots* on which are located *existing buildings* not more than 90 metres apart shall be the average of the *established building lines* on the said adjacent *lots*, provided that no *setback* requirement calculated in accordance with this Clause shall exceed the applicable *setbacks* required by the appropriate *Zone* provisions.

4.34.3 Watercourses and Municipal Drains

Buildings or structures in proximity to a watercourse or municipal drain shall be subject to the following:

- a) No *building* or *structure* shall be constructed closer than 15 metres to a warm-water watercourse or a *municipal drain*.
- b) No building or structure shall be constructed closer than 30 metres to a cool or cold-water watercourse, or 15m from the top-of-bank without prior written approval from the conservation authority and the County of Brant.
- c) The *setback* from the watercourse shall be measured horizontally from the edge of the watercourse.
- d) No buildings or structures shall be permitted in development areas that would be rendered inaccessible to people and vehicles during times of flooding hazards and/or erosion hazards unless it has been demonstrated to the satisfaction of the County and Conservation Authority.
- e) All other requirements of this By-Law shall apply.

4.34.4 Grading and Drainage

Amended by By-Law 16-24

Notwithstanding any requirements of this By-law to the contrary, for the purposes of protecting a *prescribed drainage feature* on a property, the following requirements shall apply to any property with a *prescribed drainage feature*:

- a) Where the side yard of any property abuts the rear yard of a neighbouring property, sharing a common lot line, the side yard shall require a minimum setback of 1.2m with no permitted encroachments.
- b) Any *structure* shall require a minimum setback of 0.6m to any *side* or *rear lot line* to facilitate the prescribed drainage feature(s) for the property.
- c) Notwithstanding the requirements of 4.34.4(b), in the case of attached *dwelling units* where the frontage of each lot is less than 10.0m, the driveway shall be required to be joint with the neighbouring lot on one side along a common *lot line*, providing a 0.0m setback on the one side.
- d) Notwithstanding the requirements of 4.34.4(c), in the case of attached *dwelling units* where there is an odd number of attached units along a street, the *dwelling unit* on one end shall not require a joint driveway.
- e) No building or structure, including any addition, alteration, renovation, restoration, patio, walkway, parking space, or driveway, including any structure described in Section 4.44 of this By-Law, shall be permitted to encroach into any *prescribed drainage feature*.

4.35 Shipping Containers

A shipping container as defined in Section 3 of this By-Law shall be a permitted structure in any zone category subject to the following requirements:

- a) Where any shipping container exceeding a floor area of 10 square metres (108 square feet) is erected on lands within the County of Brant and attributed to a permitted use of the lands, such a structure shall be permitted provided a building permit has been obtained for its lawful establishment.

- b) The character of any shipping container shall be deemed appropriate for the area in which the structure is erected. To be deemed appropriate during the building permit review process, the structure may require modifications to include appropriate cladding, roofing, access doors or windows that will make the structure appropriately compatible with surrounding structures of a similar use.
- c) The placement of any shipping container structure or any development incorporating a shipping container structure as a building component, in part or in whole, may still be subject to Site Plan Control as determined by the County of Brant Site Plan Control By-law (By-Law157-03, as amended) upon evaluation of the proposed use(s) of the shipping container structure.
- d) Notwithstanding section 4.35 a., where any shipping container, regardless of its floor area, is to be temporarily placed on lands for uses attributed to moving or renovation purposes, such a temporary accessory structure may not require a building permit, as determined by the Chief Building Official, and shall be subject to the following requirements:
 - i.) For the purposes of Section 4.35 of this By-Law, the placement of the temporary shipping container shall not exceed a period of thirty-one (31) days in any given calendar year,
 - ii.) The shipping container shall be subject to the accessory use regulations table of Section 4.4 with respect to only the side and rear setbacks and height restriction, but not the front yard setback or lot coverage restrictions
 - iii.) The structure shall be located wholly on private property and a minimum of 3.0m from any street, and
 - iv.) The structure shall not be erected in any required parking space.
- e) All other applicable requirements of this By-Law shall apply.

4.36 Flooding Hazards

4.36.1 Flood Plain Overlay

(Amended by By-law 81-23 and only applicable in the settlement area of St. George only at this time).

- a) Despite the provisions of the underlying zone or other zoning provisions of the Zoning By-Law, development shall generally be prohibited within any area subject to the floodplain overlay.
- b) Development in the floodplain is regulated under the Conservations Authorities Act and therefore requires a permit from the Conservation Authority having jurisdiction over the flood plain.

Certain portions of the Paris Settlement Area are located within the *flooding hazard* of the Grand River and the Nith River and are subject to special regulations. These lands are identified by the symbol “s” preceding the applicable *Zone* symbol and shall be subject to all of the regulations and requirements of the *Zone* following the symbol “s” as well as the following requirements.

4.36.2 Special Policy Area

Notwithstanding any uses permitted by the underlying Zone the following uses shall be prohibited in a Special Policy Area Zone:

- a) an *institutional use* including hospitals, long-term care homes, *retirement homes*, *group homes*, pre-schools, nurseries, *day cares* and *schools*,
- b) an *essential emergency service* such as that provided by fire, police, and ambulance stations, and,
- c) uses associated with the disposal, manufacture, treatment, or storage of chemical, *hazardous*, or *toxic substances*.

4.36.3 Additional Requirements

- a) Any residential *development* shall be permitted subject to approval by the Conservation Authority, and that the *habitable* floor space is located at the minimum elevation equal to the Regulatory Flood Level and that the structure is flood proofed to the Regulatory Flood Level.
- b) Additions and *alterations* up to fifty percent (50%) of the ground floor area of existing residential buildings and structures shall be permitted subject to approval by the Conservation Authority, provided the new *habitable* floor space is constructed no lower than the existing *habitable* floor space and flood proofed to the existing floor and/or opening elevation where feasible. Furthermore, the development of non-residential buildings and structures shall be permitted subject to the approval of the Conservation Authority and where flood proofing to the Regulatory Flood Level can be achieved.
- c) No *development* or redevelopment shall have an adverse effect on the hydraulics or storage capacity of the floodway.
- d) Where practical, new mechanical, electrical, and heating services shall be located above the Regulatory Flood Level. Where this is not feasible, such services shall be flood proofed to the Regulatory Flood Level.

4.37 Steep Slopes

On lands located adjacent to a watercourse or *wetland* where the *Conservation Authority* has identified unstable steep slopes (recognized by symbol “ss”), geotechnical studies, prepared by a qualified engineer, may be required in association with *development* proposals along such lands.

4.38 Swimming Pools

4.38.1 Private Outdoor Swimming Pools

The following provisions shall apply with respect to the *erection* or *use* of any private outdoor swimming pool:

- a.) Outdoor swimming pools and hot tubs or related *accessory structures* shall not be included in the maximum *lot coverage* requirement for *accessory buildings and structures* in any Residential Zones.
- b.) Residential Uses: Where an outdoor swimming pool or hot tub is provided *accessory* to a residential use, the following regulations apply:
 - i) If located in the *rear yard* or *interior side yard*, the swimming pool or hot tub shall be set back 1.2 metres from the applicable *lot line*.
 - ii) In the case of a *corner lot*, the swimming pool or hot tub shall be set back 3.5 metres from the *exterior side lot line*.
 - iii) The swimming pool or hot tub shall not be located in a *front yard*.
 - iv) The maximum *height* of a swimming pool or hot tub shall be 1.5 metres above *grade*.
 - v) Any *accessory structures* such as saunas, pump houses and change rooms, shall be located minimum 1.2 metres to any *side or rear lot line*. However, all unenclosed water circulating or treatment equipment such as pumps or filters shall be located minimum 3 metres to the *lot line*.
 - vi) All *setbacks* shall be measured to the water's edge.
- c.) All Other Uses: Where an outdoor swimming pool or hot tub is provided *accessory* to any other use, the minimum *yard setbacks* for the applicable Zone shall apply and shall be measured to the water's edge.
- d.) *Decks* associated with an above ground swimming pool that is attached to the *main building* on the *lot* shall be permitted in an any *side yard* and *rear yard* where such *deck* is 1.2 metres or less in *height* and otherwise complies with the provisions of this By-Law regarding *accessory structures*;
- e.) All swimming pools shall be fenced *erected* in accordance with the *County's* Fence By-Law.

4.38.2 Private Indoor Swimming Pool

An indoor swimming pool shall comply with the relevant provisions of this By-Law regarding *accessory buildings and structures* including the determination of *lot coverage*.

4.38.3 Public Swimming Pools

Any *public* swimming pool and any related *buildings* or *structures* shall comply with the Zone requirements set out herein for the Zone in which such swimming pool is located.

4.39 Uses Associated with a Restaurant

An *outdoor patio* shall be permitted if it is operated *accessory* to a *restaurant, eating establishment, mobile refreshment cart*, or similar, subject to the following:

- a) An *outdoor patio* shall be considered in the *lot coverage* calculation for the *building/use* at a discounted rate of 50% of the proposed patio size.

- b) An *outdoor patio* shall not be considered in the *gross floor area* calculation of the *use* to which it is attributed.
- c) Where an *outdoor patio* is located on a property adjacent to a residential zone, the *setback* requirements shall be the same as the required *setbacks* for the *principal structure* and the *outdoor patio* shall require a *visual barrier*.
- d) No additional *parking* is required for an *outdoor patio*.
- e) Outdoor patios shall not encroach on or eliminate any required *parking space or loading space*, except where permission has been granted for *Special Event Sales* on a temporary or seasonal basis.
- f) Where the *outdoor patio* has speakers for the playing and amplification of music or other entertainment, the requirements of the County of Brant By-law to Control Noise (185-00, as amended) shall apply.
- g) The size of an *outdoor patio* shall not exceed the *gross floor area* of the use with which it is associated, except in a situation where permission has been granted for *Special Event Sales* on a temporary or seasonal basis.
- h) Where an *outdoor patio* reduces the permeability of a site, a site alteration review and permit may be required at the discretion of the County of Brant Development Engineering Division.
- i) Where an *outdoor patio* is to be fully covered and enclosed, it shall be considered at the full rate of coverage for the building/use and no longer considered an *outdoor patio* by definition of this By-law.

4.40 Uses Permitted in all Zones

Notwithstanding any provision contained in this By-Law to the contrary, the following *uses* shall be permitted in all *Zones*, including those *Zones* subject to special provisions, unless such *use* is specifically identified as not being permitted:

- a.) a *street* or a *public right-of-way*
- b.) a site for a public memorial or ornamental *structure* including, but not limited to, a statue, a monument, a cenotaph, clock tower, or a fountain;
- c.) A *stormwater management facility*;
- d.) Services and utilities of *public agency* such as but not limited to water lines, wastewater lines, gas distribution mains, telecommunications and other cabled services, district energy facilities without cogeneration, pumping stations, and local electric power lines or other communication lines not including *electricity generation facilities*. However, no goods, material or equipment shall be stored or processed in the open, unless such outside storage or outside processing is specifically permitted in the *Zone*;
- e.) A *use, building, structure, or lot* used by a *public agency* to provide or support services to the *public*. This may include, but is not limited to, a municipal office building, a public community centre, public auditorium, a public library, public washroom, the provision of emergency services and related training, and a municipal or provincial works yard.
Federal or Provincial *use*;

- f.) *Wayside pits, wayside quarries, portable asphalt plants and portable concrete plants used on public agency contracts* shall be permitted in all *Zones* except those areas of *existing development* or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.
- g.) *Works of Conservation Authority*;
- h.) *Existing* places of worship;
- i.) A Canada Post mailbox;
- j.) *Accessory uses*, in accordance with the requirements of General Provisions Section 4 of the By-Law;
- k.) A temporary construction camp, tool shed, scaffold or other such *building, structure, ore related development* works which are incidental to or supportive of the construction on-site and provided it is:
 - i) located on the site where such work is underway,
 - ii) not *used* for human habitation,
 - iii) located on a site for which a valid building permit or development agreement for said construction remains in force, and
 - iv) removed from the site within 60 days of completion of the work.

4.41 Uses Prohibited in all Zones

The following *uses* are prohibited, either alone or in conjunction with other *uses*, unless specifically listed as a permitted *use* in a specific *Zone*:

- a.) the tanning or storage of raw hides, skins, leather and/or hair;
- b.) the boiling of blood, tripe, bones or soaps; fat, grease, lard or tallow rendering or refining operation; the extracting of oil from fish or animal matter;
- c.) the manufacturing of glue or fertilizers from dead animals or from human or animal waste;
- d.) an *abattoir, livestock yard, livestock exchange, or dead stock depot*;
- e.) the keeping or raising of any *livestock or poultry or aviary* or birds. This provision shall not prevent the keeping of *household pets* in compliance with the County's Animal Control By-Law;
- f.) the keeping of any species that is prohibited in County's Animal Control By-Law;
- g.) a *kennel* or a *boarding facility kennel*;
- h.) a track or facility for the driving, racing or testing of motorcycles, snowmobiles or any other motorized *vehicles*;
- i.) a *salvage yard*;
- j.) a *waste disposal site*;
- k.) facilities generating, treating or disposing hazardous wastes;
- l.) any facility generating *energy from waste* products;
- m.) the refining, storage or *use* in manufacturing of coal oil, rock oil, fuel oil, natural gas, propane, burning fluids, naphtha, bensole, benzene, gasoline, dynamite, dualin, nitroglycerine, gun powder, petroleum or any other combustible, inflammable, volatile or otherwise dangerous liquids, gasses or solid materials except where specifically permitted or in conjunction with a permitted *use* in any

Employment *Zone*. This provision shall not apply to prevent the above ground storage of such substances by a farmer, where such storage is incidental and *accessory* to an *agricultural use*, or the *use* of natural gas, propane or fuel oil for domestic purposes, in conjunction with a residential *use* or for commercial or industrial *uses*;

- n.) any *use* which causes the emission of corrosive gasses, toxic gasses or radioactive gasses electromagnetic fields, heat, glare, dust, dirt, fly ash or smoke, in any *Zone* other than Employment *Zones* or which does not comply with emission regulations as established by any Public agency;
- o.) an explosive, ammunition or fireworks manufacturing and/or storage facility;
- p.) an airport;
- q.) the repair or servicing of any *vehicle* unless such *vehicle* is owned by and registered in the name of an owner or occupant of such *lot* or *building*;
- r.) any establishment *used* as an *adult entertainment parlour*;
- s.) furniture or wood stripping or refinishing and/or wood preserving and treating;
- t.) outdoor storage of road salt, or other de-icing materials and dumping of salt-laden snow;
- u.) chemical/biological laboratory;
- v.) electroplaters and metal fabricators;
- w.) *batching plants*;
- x.) a *campground*, except as a temporary *use* within a *public park*, with the approval of the *County*;
- y.) The use of temporary structures, including but not limited to tents, trailers, shipping containers, or recreational vehicles, for the purposes of living, business, storage, or other temporary purposes, is prohibited except where:
 - i) Where the temporary tent structure is used for children's play accessory to a residential or recreational use,
 - ii) Where the temporary tent structure is used for a special occasion on a property provided the structure is not erected for a period exceeding 10 calendar days, is not located closer than 3.0m to any property line and has obtained an approved building permit where the structure exceeds 60 square metres in aggregate ground area.
 - iii) Where the temporary *tent structure* is used in conjunction with a special event permit or the sale of goods or merchandise or similar *Temporary Sales Event*, provided the requirements of Section 4.32 Temporary Sales Events are met and, where applicable, any further requirements of the event may have through an approved application to the County of Brant,
 - iv) Where the temporary *tent structure* is used for the parking or storage of a vehicle on a *residential property*, provided said *structure* is located a minimum of 3.0m from any street, located wholly on private property, meets the *side yard, rear yard, height, and lot coverage* requirements of an *accessory structure* in the applicable zone category as prescribed by Table 4.4.1, and does not exceed 60 square metres in aggregate ground area,
 - v) Where the temporary *tent structure* is otherwise permitted by this By-Law, and

- vi) For further clarity, Section 4.41 y. shall not refer to temporary *greenhouse structures*, as further defined in Section 3 of this By-Law.

4.42 Wellhead Protection Areas

Schedule 'D' identifies Wellhead Protection Areas (WHPA) and groundwater recharge areas that shall be protected to ensure the protection of municipal water. Within an identified WHPA and groundwater recharge area, the following uses shall not be permitted:

- a.) underground transmission of oil, gasoline, or other petroleum liquid products;
- b.) commercial wood preserving and treating;
- c.) furniture and wood stripping and refinishing;
- d.) outdoor storage of road salt, or other de-icing materials and dumping of salt-laden snow;
- e.) petroleum product refining and manufacturing;
- f.) landfills;
- g.) chemical/biological laboratory;
- h.) chemical manufacturing/industrial areas;
- i.) disposal of leachable waste;
- j.) electroplaters and metal fabricators;
- k.) facilities generating, treating or disposing hazardous wastes;
- l.) automobile wrecking yards;
- m.) bulk fuel oil storage yards;
- n.) car washes;
- o.) cemeteries;
- p.) dry cleaning facilities;
- q.) gasoline service stations;
- r.) underground storage tanks.

4.43 Heritage Area Overlay

Notwithstanding the provisions of the underlying zone, the following provisions apply to land uses within any area affected by the Heritage Area overlay, indicated by the zone code HA on Schedule 'A' of this By-Law. This overlay encourages the evaluation and retention of existing buildings with potential heritage value by offering zoning incentives to reuse the buildings, as well as to regulate the height, bulk, location, spacing, and character of buildings or structures that have the potential to impact the heritage character of the area.

- a.) Where a building in an area to which the heritage area overlay applies is proposed to be removed, or where such a building is removed or destroyed, the provisions and standards for (re)development of the site may be imposed through site-specific provisions to the underlying zone category that will determine the appropriate character, scale, massing, volume, floor area and location as being compatible with the heritage character and value of the area. To determine these

- provisions, comments by the municipal heritage committee, or delegate, will be provided after an evaluation of the key heritage attributes of the area, and provided as part of the pre-application process.
- b.) Additions to structures and the construction of accessory structures in an area to which the heritage area overlay applies are permitted without a heritage evaluation by staff where they are located in the rear yard or where it has been shown that it will not adversely affect the existing heritage character of the property.
 - c.) Additions to structures and the construction of accessory structures in an area to which the heritage areas overlay applies are permitted where the character, scale, massing, volume, and floor area has been evaluated by staff as part of the underlying zone requirements.
 - d.) The provisions of this section shall also apply to any property that has been designated under Parts IV or V of the Ontario Heritage Act, which shall have the overlay applied to the properties and illustrated on Schedule 'A' of this By-Law as result of the designation under the Act without the need for an amendment to this By-law.
 - e.) Where development is proposed in an area to which the heritage area overlay applies and where an adaptive reuse is proposed to maintain an existing structure that has been evaluated by the municipal heritage committee to have heritage value, the parking space requirements of Section 5.12.1, as related to the proposed adaptive reuse of the heritage building, may be discounted by 25% without the need for an amendment to this By-Law. This discount may be applied to the cumulative parking requirements of a site only where it has been shown that there will be no adverse impacts as a result of the reduced parking.

4.44 Yard Encroachments

Any structural encroachments into the required *yards* on a *lot* shall be subject to the following requirements. Notwithstanding the below requirements (Table 4.44.1), no *yard* encroachments shall be permitted in any *visibility triangles* or within any prescribed drainage feature.

4.44.1 Yard Encroachments in Required Yards Table

Structure	Yard in which structure is permitted	Permitted encroachment in the required yard
Accessibility Ramps	All yards	No required <i>setback</i> provided such an access ramp meets the applicable barrier-free requirements of the Building Code.
Architectural adornments including, but not necessarily restricted to, sills, belt courses, chimneys, bay windows, cornices, coves, eaves, gutters, awnings, canopies, cantilevered wall, parapets and pilasters	All yards	0.5 metres, provided any adornment that is lesser than 2.0m above grade is no closer than 0.6m to any <i>lot line</i> .
Cantilevered exterior stair (including landing)	All yards	No required <i>setback</i> provided no portion of a base, posts, or similar structural support is closer than 0.6m to any lot line and provided the cantilevered portion of the structure does not inhibit the function of a <i>prescribed drainage feature</i> or access through the <i>required yard</i> .
Covered <i>platform structure</i> connected to a <i>Dwelling</i>	<i>Front yard</i> and <i>rear yard</i>	1.5 metres provided no part of the structure is closer than 0.6m to any <i>lot line</i>
<i>Canopy</i> (attached to an <i>apartment dwelling</i>)	<i>Front yard</i> and <i>side yards</i>	6.0 metres, provided the projection is no closer than 3.0 metres to a <i>lot line</i>
Gate House within any Employment <i>Zone</i>	<i>Front yard</i> or <i>side yard</i>	No required <i>setback</i> provided it is no closer than 0.6m to any <i>lot line</i>
Heat pumps, air conditioners, and/or air exchangers	All yards	1.5 metres, provided the projection is no closer than 0.6 metres to any <i>lot line</i>
Railway spur	All yards	No required <i>setback</i>

Roofless functional and ornamental <i>structures</i> including, but not necessarily restricted to, drop awnings, clotheslines, poles, ornamental fountains, statues, monuments, picnic tables, benches, planters, garden trellises, and retaining walls.	All <i>yards</i>	No closer than 0.6m to any <i>lot line</i>
<i>Satellite Dishes</i> (not attached to the <i>main building</i>)	<i>Front yard</i> or <i>exterior side yard</i>	No closer than 0.6 metres to any <i>lot line</i> .

4.45 Site Plan Control

Pursuant to Section 41 of the *Planning Act*, as amended, the County of Brant has by By-Law designated all lands within the County as a Site Plan Control Area, noting specific uses where Site Plan Control shall be in effect.

- a) By-Law 157-03 to establish Site Plan Control, as amended, provides exemptions from the provisions of Site Plan Control for the following uses:
 - (i) Single detached dwellings, semi-detached dwellings, and duplex dwellings on one lot,
 - (ii) Aggregate extraction under license issued by the Province of Ontario,
 - (iii) *Farming operations* which do not consist of an *agriculture-related use, on-farm diversified use*,
 - (iv) *Buildings* or *structures* owned, constructed by, for, or under the authority of the County of Brant,
 - (v) *Structures* for flood control purposes constructed by, for, or under the authority of a Conservation Authority, and
 - (vi) Where the Council of the County of Brant has granted an exemption under Section 8 of By-Law 157-03, as amended.
- b) In accordance with By-Law 157-03, as amended, and the applicable requirements of the Comprehensive Zoning By-Law of the County of Brant, *development* pertaining to the following *uses* and *zones* shall be subject to the provisions of Site Plan Control:
 - (i) *Dwellings* within a district designated under Section V of the *Ontario Heritage Act*
 - (ii) *Greenhouses* with a *gross floor area* greater than 500 square metres
 - (iii) *Cannabis Production and Processing*
 - (iv) *Agriculture-related uses*
 - (v) *On-farm diversified uses*
 - (vi) Any development where off-street parking in the Core Area (C4) zone, Mixed Use (C5) zone, or any Employment (M) zone is to be provided on another *lot* within 400m of the *lot* containing said *development*.
 - (vii) Any *development* where off-street parking for a mix of commercial *uses*, developed as one holistic *development*, is to be

provided at the average overall parking ratio, or, in the case where tenancy is unknown, at the ratio for a *shopping centre*.

- (viii) Any *development* in the Residential Multiple (RM1, RM2, and RM3) zones, not including a *single detached, semi-detached, or duplex dwelling*.
- (ix) Non-residential *uses* within the Agricultural Employment (AE) zone, Commercial (C) zones, Employment (M) zones, Institutional (N) zones, and Open Space (OS) zones, and any *zone* where a special exception or *legal non-conformity* permits a non-residential *use*.

Section 5: Parking and Loading Requirements

5.1 General Requirements

- a.) No *lot, building, structure, or use* shall be *erected or used* in any *Zone*, unless off-*street* parking is provided and maintained on such *lot*, in accordance with the provisions of this section.
- b.) Any *lot, building or structure used or erected* for any purpose involving the receiving, shipping loading, or unloading of animals, goods, wares, merchandise or raw materials, shall provide and maintain, on the same *lot, loading spaces* in accordance with the provisions of this section.
- c.) Where a *building, structure or lot* accommodates more than one type of *use*, the total *parking space or loading space* requirement shall be the sum of the requirements for each of the component *uses*.
- d.) No *use*, including but not limited to, storage or parking of *vehicles* for hire, gain, display or sale shall be located on any required *parking space or loading space* or obstruct any required parking or *loading space*.
- e.) Where visitor *parking spaces* are required, a *parking space* on a *driveway* shall not be *used* for calculating the required visitor parking.
- f.) Nothing in this By-Law shall prevent the *erection* of a shelter for *use* solely by parking attendants or security personnel in any part of a *parking area*, except within a *visibility triangle*, provided such shelter is not more than 4.5 metres in *height* and has a *floor area* of not more than 5 square metres.

5.2 Rounding Provision

Notwithstanding the provisions in Section 2.13 of this By-Law, where the application of any ratio in this section results in a fraction of a *parking space or loading space* being required, the minimum number of spaces required shall be increased to the next highest whole number.

5.3 Non-Conforming Uses

Additional *parking spaces or loading spaces* shall be provided in accordance with the provisions of this By-Law for all *uses* on a *lot* in the following circumstances:

- a.) Where any addition to an *existing building or structure* or additional *gross floor area* is added to a *legal non-conforming building or structure*.
- b.) Where a change in *use* occurs that has the effect of requiring the additional *parking spaces or loading spaces*.

5.4 Exceptions to Downtown Commercial Core

Notwithstanding the requirements of Sections 5.11 and 5.12, no *parking spaces* or *loading spaces* shall be required for any *building* or *structure* or *use* located within a Core Area Commercial (C4) *Zone* on Grand River Street North between the Nith River and Charlotte Street in Paris, or on Main Street South between Beverly Street East and the northern portion of Victor Boulevard in St. George, or on King Street between Alexander Street and Park Avenue in Burford, or on Simcoe Street or Elgin Street in Scotland, or on Oakland Street in Oakland.

5.5 Enclosed Parking Areas/ Parking Structures

- a.) Every above-ground *structure* containing a *parking area* shall comply with the provisions for the *Zone* where such *structure* is located. Where such *structure* containing a *parking area* is *accessory* to a permitted *use* on a *lot*, then such *structure* shall conform to all the provisions for *accessory* uses set out in General Provision Section 4 of this By-Law.
- b.) Nothing in this By-Law shall prevent the location of an underground *parking area* in any part of a required *side yard setback* or *rear yard setback* on a *lot* provided such underground *parking area* is not within 3 metres of a *lot line*.
- c.) Parking shall not be permitted on the *front yard* or *exterior side yard* of a *building* or *structure* in a Mixed-Use *Zone* or Core Area *Zone*.

5.6 Requirements for Accessible Parking

- a.) In addition to the *parking spaces* required under Section 5.11 and 5.12, the parking for all *uses* that require visitor *parking spaces* shall provide accessible parking in accordance with the regulations stated in this sub-section.
- b.) Accessible *parking spaces* shall be provided and maintained on the same *lot* in proximity to the main entrances to the *use*, *building* or *structure*. (See Appendix A for illustration).
- c.) Accessible *parking spaces* shall include two types of accessible *parking spaces* and shall have the following requirements:
 - i) Type A space – Minimum width of 3.4metres
 - ii) Type B space – Minimum width of 2.8metres
 - iii) The minimum length for an accessible *parking space* shall be 5.5metres.
- d.) *Aisles* shall be provided in accordance with the following requirements:
 - i) Minimum width of 1.5metre (yellow striped buffer area) which shall include a depressed curb.
 - ii) In case of *parking spaces* with double *aisle*, the *aisle* area shall be increased to 1.6m
 - iii) The *aisle* must extend the full length of the parking space.

5.6.1 Accessible Parking Requirements Table

Number of Parking Spaces Required	Minimum Number of Accessible Parking Spaces Required	Type A Parking Spaces	Type B Parking Spaces
1-12	1	1	0
13-100	4%	a) For <i>lots</i> that require an even number of total accessible <i>parking spaces</i> – provide an equal number of Type A and Type B spaces. b) For <i>lots</i> that require an odd number of total accessible <i>parking spaces</i> – provide an equal number of Type A and Type B spaces. The additional <i>parking space</i> may be a Type B space.	
101-200	3% + 1		
201-1000	2% + 2		
1001+	1% + 11		

5.7 Specifications for Parking, Loading, and Access Regulations

- a.) A *parking space* hereby shall have minimum rectangular dimensions of 2.8 metres by 5.5 metres, except in the following cases:
 - i) Where parallel parking is provided, the minimum dimensions of the required parking space shall be 2.5 metres by 6.7 metres.
 - ii) Where a wall, column, or other obstruction is located abutting any unenclosed parking space, the minimum width of the parking space shall be increased by 0.3 metres for each side that is obstructed.
 - iii) Where a parking space is provided inside a garage or carport, it shall have minimum rectangular dimensions of 3.0 metres by 6.0 metres. If risers are required within the garage or carport, they are permitted to encroach a maximum of 0.25 metres into the parking space provided the risers are located within 1.00 metre of either end of the parking space.
- b.) A *loading space* shall have minimum dimensions of 3.5 metres by 10 metres with a vertical clearance of 4 metres.
- c.) Access to *parking spaces* and *loading spaces* shall be provided from
 - i) An improved *street* by means of one or more unobstructed driveways, or
 - ii) A right-of-way or *easement* provided said access is established for such purpose.
- d.) Where only one-way traffic circulation is provided, the circulation requirements shall be clearly indicated by *signs*, pavement markings, or both.

- e.) Nothing in this subsection shall apply to prevent the widening of the portion of a driveway on private property for the purpose of ingress and egress to a *parking space* located within a *garage* or *carport*, provided the minimum *landscaped open space* requirements of the property are maintained, and the widening does not negatively impact any prescribed drainage feature.
- f.) A driveway shall be subject to the requirements and provisions of Section 4.34.4 to facilitate the need for any *prescribed drainage feature*, in accordance with any requirements and standards of the County of Brant Development Engineering Division.
- g.) The width and setbacks of *driveways* shall be subject to the requirements of Table 5.7.2 below, unless otherwise specified within this By-Law.

5.7.1 Driveway Regulations Table

	<i>Residential Use – Lot width 11.0m or lesser</i>	<i>Residential Use – Lot width greater than 11.0m</i>	<i>All other uses</i>
Minimum Driveway Width (metres)	2.8m		4.5m for one-way circulation, 6.0m for two-way circulation
Maximum Driveway Width (metres)	55% of the lot width, or 6.0m, whichever is lesser	55% of the lot width, or 7.3m, whichever is lesser	10.0m

5.8 Location of Required Parking and Loading Spaces

- a.) With the exception of the Core Area (C4) Zone, all required *parking spaces* or *loading spaces* shall be provided on the same *lot* occupied by the *building, structure* or *use* for which such *parking spaces* or *loading spaces* are required, and shall not form a part of any *street* or *lane*.
- b.) Notwithstanding Clause (a) above, where the provision of off-street parking on the same *lot* as the *use* requiring such off-street parking is not possible, such off-street parking facilities may be located on another *lot* within 400 metres of the *lot* containing the *use* requiring the parking. Such alternate parking shall only be situated in a Core Area (C4) Zone, Mixed Use (C5) Zone or any Employment Zone provided a *Site Plan Agreement* is registered on title of the *lot used* for parking committing said *parking spaces* to the related *use*.
- c.) *Parking spaces* for an *additional residential unit* must be provided on the same *lot* as the *primary dwelling unit*.
- d.) Location of required *loading spaces*:
 - i) The *loading spaces* shall be provided in front of the loading and unloading areas, bays, doors, or docks etc.

- ii) The *loading space* shall not be permitted in the required *front yard setback* and required *exterior side yard setback*.
 - iii) No part of any *loading space* shall be closer than 3.0 metres to any *lot line*.
- e.) Notwithstanding the *yard* and *setback* provisions of this By-Law to the contrary, uncovered surface *parking areas* shall be permitted in the required *yard setbacks* as follows:

5.8.1 Parking Yard Requirements Table

Zone	Yard in which required parking space is permitted
Agricultural, Commercial, Institutional, Employment, Open Space, Resource Extraction	<ul style="list-style-type: none"> a) All <i>yards</i> provided that no part of any <i>parking area</i>, other than a <i>driveway</i>, is located closer than 3 metres to any <i>street line</i>, b) Notwithstanding clause (a) above, no commercial/industrial equipment or commercial/industrial <i>vehicle</i> or a <i>trailer</i> shall be permitted to be parked within the required <i>yard setback</i> abutting a residential use. c) In the Mixed Use (C5) <i>Zone</i>, parking shall not be permitted in the <i>front yard</i>.
Residential	<ul style="list-style-type: none"> a) In <i>front yard</i> and <i>exterior side yard</i> provided that no part of any <i>parking space</i> is located closer than 3 metres to the <i>street</i>; b) In <i>yards</i> leading directly to a <i>garage</i>, a <i>carport</i> or a <i>parking space</i>; c) No <i>person</i> shall park or permit to park a <i>vehicle</i> in the <i>front yard landscaped open space</i> of any <i>lot</i>.

5.9 Surface Treatment and Drainage

- a.) All *parking areas*, *driveways* and *loading spaces* shall be constructed and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles, using such surfacing materials as gravel, asphalt, concrete,

interlocking brick, or other hard-surfaced material sufficient to provide stability, prevent erosion, be usable in all seasons, and allow infiltration of surface water.

- b.) The surface of every *parking area, driveway or loading space* located in any *yard* in any Commercial and Employment *Zone* or a commercial/industrial *use*, which is located adjacent to any Residential *Zone*, shall be paved with asphalt, concrete or paving stones.

5.10 Loading Space Regulations

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

5.10.1 Loading Space Regulations Table

Size of Building	Minimum Number of Loading Spaces Required
Up to 250m ²	0
251m ² to 500m ²	1
501m ² to 2,500m ²	2
2,501m ² to 7,500m ²	3
7,500m ² and over	3, plus one space for each additional 10,000m ²

5.11 Parking Space Requirements for Residential Uses

5.11.1 Parking Requirements for Residential Uses Table

Housing Form	Minimum Required Off-Street Parking Space Regulations
<i>Accessory Dwelling</i>	2 spaces per unit
<i>Apartment Dwelling</i>	1 space per unit (studio and/or 1 bedroom) +0.25 spaces per additional bedroom that goes beyond a studio/ 1-bedroom typology +0.35 visitor spaces per unit
<i>Dwelling Unit</i> with frontage on a <i>public street</i>	2 spaces per unit
<i>Lodging House, Boarding House, Rooming House</i>	1 space per 3 lodging units / rooms
<i>Additional Residential Unit, Mobile Home, Modular Dwelling, Farm Labour Housing, Garden Suite</i>	1 space per unit
All other housing forms not specified herein	2 spaces for unit (for residents) +0.35 visitor spaces per unit

- a.) For any development on a *private street* containing housing forms other than *single detached dwellings*, and where the development is intended to be a private complex and/or *condominium development*, visitor parking shall be required at a rate of 0.35 visitor spaces per dwelling unit.
- b.) Not including parking provided in a *private driveway*, all required visitor, resident, and accessible *parking areas* shall be clearly identified, demarcated, and reserved for the respective user.
- c.) Accessible *parking spaces*, where required, shall be provided in addition to any other *required parking or loading spaces*, in accordance with the requirements of Section 5.6 of this By-law.

5.12 Parking Requirements for Non-Residential Uses

5.12.1 Parking Requirements for Non-Residential Zones Table

Type of Use	Minimum Required Off-Street Parking Regulations (Per <i>gross floor area</i>)
Agricultural Equipment Sales and Service Establishment	1 per 30m ²
Agricultural Processing Facility	1 per 30m ² for retail showroom, plus 1 per 200m ² for <i>warehouse/ wholesale</i>
Agriculture-Related Uses	1 per 100m ²
Agriculture Service and Supply Establishment	1 per 30m ² for retail showroom, plus 1 per 200m ² for <i>warehouse/ wholesale</i>
Amusement Game Establishment	1 per 25m ²
Amusement Park	4 per alley, game table, or other game surface plus 10 per 100m ² of <i>gross floor area used</i> for dining and assembly
Art Gallery	1 per 50m ²
Assembly Hall	1 per 8 seats or per 35m ² whichever is greater
Auction Establishment	1 per 30m ²
Auto Body Shop	1 per 30m ²
Automobile Repair Garage	1 per 25m ²
Automobile Sales or Rental Establishment	1 per 25m ²
Automobile Service Station	6 per bay
Automotive Use	1 per 25m ²
Bakery	1 per 100m ²
Banquet Hall	1 per 8 seats or per 35m ² whichever is greater
Bed and Breakfast Establishment	1 per guest room in addition to those required for the <i>dwelling unit</i>
Body Rub Parlour	1 per 100m ²
Building Supply Outlet	1 per 30m ² for retail/showroom plus 1 per 200m ² for <i>warehouse/ wholesale</i>
Bulk Sales Establishment	1 per 30m ²

Type of Use	Minimum Required Off-Street Parking Regulations (Per <i>gross floor area</i>)
Cannabis Production and Processing	1 space per 30m ² of <i>gross floor area</i> which accommodates any office or retail components of the <i>use</i> , plus 1 space per 200m ² of <i>gross floor area</i> , which accommodates the remainder of the use.
Car Wash	3 spaces per wash bay
Catering Establishment	1 per 200m ²
Chemical and Pharmaceutical Industry	1 per 100m ²
Commercial Greenhouse	1 per 100m ²
Community Centre	1 per 8 seats or 1 per 25m ² whichever is greater
Contractor's Yard	1 per 40m ²
Convenience Store	1 per 25m ²
Crafts Shop	1 per 100m ²
Day Care	1 per 40m ²
Drive-through Facility	1 per 15m ²
Dry Cleaning and Laundromat	1 per 25m ²
Dry Cleaning Establishment	1 per 50m ²
Electrical and Electronic Products Industry	1 per 100m ²
Farm Greenhouse	1 per 100m ²
Farm Production Outlet	1 per 30m ²
Feed Mill	1 per 100m ²
Fertilizer Blending Station	1 per 100m ²
Financial Institution	1 per 25m ²
Food Processing Plant	1 per 100m ²
Florist Shop	1 per 200m ²
Funeral Home	Greater of 1 per 20m ² or 20 spaces
Golf Course	6 spaces per hole plus 1.0 per 22.0m ² <i>gross floor area</i> for any <i>accessory use</i>
Grocery Store	1 per 25m ²
Group Home	1 per 100m ² or a minimum of 3 spaces
Home Improvement Centre	1 per 30m ²
Home Occupation	1 per <i>Home Occupation</i>
Hospital	1 per 30m ²
Hotel	1.25 per unit
Kennel	1 per 25m ²
Library	1 per 40m ²
Manufacturing Facility	1 per 100m ²
Mineral Aggregate Operation	2 spaces
Museum	1 per 50m ²
Nursery and Garden Centre	1 per 30m ² <i>used</i> for retail sales and display of products and / or office

Type of Use	Minimum Required Off-Street Parking Regulations (Per <i>gross floor area</i>)
	And 1 space per 100m ² <i>used for warehouse and/or wholesale</i>
Nursing Home	1 per 3 beds
Office, Business or Professional	1 per 30m ²
Office, Medical	1 per 15m ²
Office, Support	1 per 15m ²
Office Supply Outlet	1 per 30m ²
Open Storage	1 per hectare (2.5 acres)
Outdoor Retail Display Area	1 per 30m ²
Paper Products Industry	1 per 100m ²
Personal Service Establishment	1 per 50m ²
Pharmacy	1 per 25m ²
Place of Worship	1 per 5 seats
Printing Establishment	1 per 200m ²
Private Club	1 per 20m ²
Processed Goods Industry	1 per 100m ²
Recreational Establishment	1 per 20m ²
Recycling Facility	1 per 100m ²
Research and Development Establishment	1 per 100m ²
Restaurant	1 per 10m ²
Retail Store	Less than 1000m ² : 1 per 25m ² More than 1000m ² : 1 per 20m ²
School, Commercial	1 per 30m ²
School, Elementary	1.5 per classroom (includes teaching rooms, gymnasium, <i>library</i> etc.) plus 1 per portable classroom
School, Post-Secondary	1 per 100m ² plus 1 per 15 students
School, Secondary	3 per classroom (includes teaching rooms, gymnasium, library etc.) plus 1 per portable classroom
Service and Rental Establishment	1 per 25m ²
Service Shop	1 per 25m ²
Shopping Centre	Less than 2000m ² : 1 per 35m ² Greater than 2000m ² : 1 per 25m ²
Studio	1 per 45m ²
Supermarket	1 per 25m ²
Taxi Stand	1 per 6m ²
Transport / Truck Terminal	1 per 100m ²
University	1 per 100m ² plus 1 space for 6 resident students and/or staff
Veterinary Clinic	1 per 25m ²

Type of Use	Minimum Required Off-Street Parking Regulations (Per <i>gross floor area</i>)
Warehouse	1 per 100m ²
Warehouse, Public Self Storage	1 per 200m ²
Wholesale Establishment	1 per 150m ²

- a) Notwithstanding the requirements of Table 5.12.1 of this By-Law, on a site where a mix of commercial uses are permitted, and the site is developed as one holistic development through a Site Plan Control Agreement, the parking and loading requirements may be determined based on the average overall parking ratio for the entire site. If the proposed uses of the commercial *development* are unknown at the time of site plan, the parking and loading requirements for a Shopping Centre may be applied at the discretion of the Site Plan Control agreement. All other provisions of the By-Law shall apply.
- b) Where development is proposed in an area to which the heritage area (HA) overlay applies, and where an adaptive reuse is proposed to maintain an existing structure that has been evaluated by the municipal heritage committee to have heritage value, the parking space requirements of Section 5.12.1 , as related to the proposed use of the heritage building, may be discounted by 25% without the need for an amendment to this By-law.

5.13 Commercial Vehicle Regulations

- a) A maximum of one (1) *commercial vehicle* shall be permitted to be parked or stored in any Agricultural Zone unenclosed, and in any Urban Residential Zone or Non-Urban Residential Zone entirely within an enclosed *garage* provided that the required number of *parking spaces* for the *main use* is maintained.
- b) No *commercial vehicle*, motorized construction equipment, tow truck, dump truck, tractor *trailer*, semi-*trailer*, bus or similar *vehicles/equipment* shall be parked or stored on any part of a *lot* in any Urban Residential Zone or Non- Urban Residential Zone, except within a fully enclosed *building* or *structure*.
- c) A *commercial vehicle*, motorized construction equipment, tow truck, dump truck, tractor trailer, semi-trailer, bus or similar *vehicles/equipment* shall not be parked or stored in any required *yard* in any Agricultural Zone.
- d) No *commercial vehicle*, in any Agricultural, Urban Residential Zone or Non-Urban Residential Zone, shall be permitted to idle or operate in a way that causes any nuisance including but not limited to noise, dust, or emissions on any part of a *lot*.
- e) Notwithstanding clause (b) of this section, a maximum of one (1) commercial vehicle shall be permitted in any Agricultural, Urban Residential Zone or Non-Urban Residential Zone subject to following:

- i. The *commercial vehicle* shall not be more than or equal to 3 000kg registered gross weight and be less than 6.0 metres in length and 2.6 metres in *height*,
 - ii. No *commercial vehicle* shall be permitted to be parked or stored in a *front yard setback*, an *exterior side yard setback*, or closer than 3 metres to any other *lot line*.
 - iii. Notwithstanding clauses (i) and (ii) above, school buses shall be permitted to be located in the *interior side yard* and *rear yard*. Parking of the school bus shall be provided in addition to the required parking on the property.
- f) Nothing in this By-Law shall prevent the parking of a *commercial vehicle* or motorized construction equipment in any Urban Residential *zone* or Non-urban Residential *zone* for a temporary basis for the immediate purpose of making deliveries or otherwise provided services to that *lot*.
 - g) Notwithstanding the clauses above, agricultural implements or commercial and industrial equipment, or any component thereof, shall not be parked or stored on a *lot* within any Urban Residential *zone* or Non-urban Residential *zone*.
 - h) Notwithstanding the clauses above, agricultural implements or commercial and industrial equipment, or any component thereof, shall not be parked or stored in the required *yard* of any other *zone* abutting Urban Residential *zone*, Non-Urban Residential *zone* and Institutional *zone*.

5.14 Recreational Vehicle Regulations

- a) The *parking space used* for *recreational vehicles* shall be in addition to the required number of *parking spaces* for the applicable *Zone*.
- b) Where the *lot area* is greater than 4,000 square metres, the following regulations for parking of a *recreational vehicle* on a *lot* with a residential *use* shall apply:
 - i. The *recreational vehicle(s)* may be located entirely within an enclosed *garage*.
 - ii. Must be screened by a visual barrier according to Section 4.19. Only one *recreational vehicle* shall be permitted to be parked unenclosed on any *lot* provided:
 - 1. It shall not be parked or stored in any required *yard setback* for the applicable *Zone*, and
 - 2. It shall be screened by a *visual barrier* according to Section 4.19.
- c) Where the *lot area* is less than 4000 square meters, the following regulations for parking of a *recreational vehicle* on a *lot* with a residential *use* shall apply:
 - i. The *recreational vehicle(s)* may be located entirely within an enclosed *garage*.
 - ii. Only one *recreational vehicle* shall be permitted to be parked unenclosed on any property on the *driveway* during the period from May 1st to October 31st in each year, inclusive, provided that such equipment
 - 1. Shall not obstruct the visibility of movement of vehicular or pedestrian traffic within a *street* or *lane*,

2. Shall be located a minimum of 1.5 metres from the *street lot line*,
3. Shall not exceed a maximum *height* of 2.5 metres
 - iii. The *recreational vehicle(s)* may not be parked or stored in a *carport* unless screened by a *visual barrier*
 - iv. The *recreational vehicle(s)* shall not be parked or stored in any required *yard setback*
- d) Snowmobiles may be stored or parked on a *driveway* of a *lot* with a residential *use* between December 1st and March 31st provided that:
 - i. The *parking space used* for snowmobile shall be in addition to the required number of *parking spaces* for the applicable *zone*
 - ii. Such equipment is fully contained on the *lot*
 - iii. Shall not obstruct the visibility of vehicular or pedestrian traffic movement within a *street* or *lane*,
 - iv. Shall be located a minimum of 1.5 metres from the *lot line*
- e) No *recreational vehicle* or snowmobile or other similar recreational equipment shall be *used* as a *dwelling unit* or for residential purposes
- f) No *recreational vehicle* or snowmobile or other similar recreational equipment shall be parked or located on the *road allowance*.

Section 6: Agricultural (A) Zone

6.1 Uses Permitted

No *person* shall within any Agricultural (A) zone, use any lot or erect, alter or use any building or structure for any purpose except for one of more of the following uses identified by a “dot”

6.1.1 Uses Permitted Table

List of Uses	Permitted
<i>Agricultural Use</i>	•
<i>Agriculture-Related Use</i> in accordance with Section 6.3	•
<i>Cannabis Production and Processing</i> in accordance with Section 4.23	•
<i>Dwelling, Single Detached</i>	•
<i>Farm Production Outlet</i> in accordance with Section 4.10	•
<i>Forestry Uses</i>	•
<i>Greenhouse</i> in accordance with Section 4.12	•
<i>On-Farm Diversified Use</i> in accordance with Section 6.4	•

6.2 Zone Requirements

No *person* shall, within any Agricultural (A) zone, use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

6.2.1 Zone Requirements Table

Provisions	All Other Uses	Cannabis Production and Processing	Greenhouse	Structures Accessory to a Dwelling	Dwelling, Single Detached	Farm Production Outlet
<i>Lot Area, Minimum (hectares)</i>	40.0	In accordance with Section 4.23	In accordance with Section 4.12	In accordance with Section 4.4	40.0	In accordance with Section 4.10
<i>Lot Frontage, Minimum (metres)</i>	150.0				150.0	
<i>Street Setback, Minimum (metres)</i>	25.0				10.0	
<i>Interior Side Yard Setback, Minimum (metres)</i>	15.0				4.0	
<i>Rear Yard Setback, Minimum (metres)</i>	15.0				10.0	
<i>Lot Coverage, Maximum</i>	30%				30%	
<i>Landscaped Open Space, Minimum</i>	30%				30%	
<i>Building Height, Maximum (metres)</i>	10.0				10.0	

6.3 Agriculture-Related Use

Agriculture-related uses to principal farming operations may be permitted subject to the following criteria:

- a) The *agriculture-related use* shall not be permitted in the Natural Heritage System as identified in Schedule ‘B’ or Schedule ‘C’ or defined in the County of Brant

Official Plan except for expansions to existing buildings and structures where it is demonstrated that there is no alternative, the expansion into the feature is minimized and is directed away from the feature to the maximum extent possible and the impact is minimized and mitigated to the maximum extent possible.

- b) A vegetation protection zone is to be maintained as natural self-sustaining vegetation that is no less than 30 metres from wetlands, permanent and intermittent streams, fish habitat, and significant woodlands.
- c) The maximum *lot coverage* for an *agriculture-related use* shall not exceed 30% of the total lot area of the subject lands.
- d) The majority of the product processed, preserved, packaged and/or stored shall be from *farm operations* within the surrounding area, including crops used to produce wines, beers, spirits, or similar products.
- e) If a value-retaining use provides support to surrounding farm operations within a reasonable distance of the subject lands, it shall be considered an agriculture-related use.
- f) An agriculture-related use may be subject to the Province of Ontario's Minimum Distance Separation (MDS) Guidelines for compatibility between livestock facilities and sensitive land-uses.
- g) The agriculture-related use shall be secondary to the principal farm operation on the subject lands.
- h) Prior to an agriculture-related use being established on a property, site plan control shall be applicable to mitigate the impacts of items such as but not limited to traffic, parking, emissions, noise, water and wastewater usage, relevant environmental approvals, landscaping, buffering, size and scale in relation to the applicable requirements of By-Law 61-16.
- i) Wineries may be an agriculture-related use subject to the requirements as set out herein.

6.4 On-Farm Diversified Use

On-farm diversified uses accessory to principal *farming operations* may be permitted subject to the following criteria:

- a) An *on-farm diversified use* shall only be permitted accessory to a *farm Operation* on the same *lot*.
- b) *On-farm diversified use(s)* shall not exceed a combined total of either one (1) hectare or two percent (2%) of the area of the lands on which the use is proposed, whichever is lesser.
- c) The *gross floor area* of all *buildings* or *structures* used for an *on-farm diversified use* shall not exceed twenty percent (20%) of the land area, as stated in clause 2 above.
- d) The land area and the area of existing *buildings* or *structures* used for an *on-farm diversified use* may be discounted at the rate of fifty percent (50%). Where an *on-farm diversified use* uses the same footprint as a demolished agricultural building, the land area for the *on-farm diversified use* may be similarly discounted by fifty percent (50%).

- e) One hundred percent (100%) of the area needed for *parking areas* and *outdoor storage* for the *on-farm diversified use* shall be included in the area calculation.
- f) Where an *on-farm diversified use* uses an existing farm laneway, or *parking area*, the area of the laneway or *parking area* shall not be included in the area calculations.
- g) Services required for the *use* proposed are provided on the same *lot*, to the satisfaction of the County of Brant, and shall not have any negative impacts on neighboring and surrounding land *uses*.
- h) *On-farm diversified uses* that include agri-tourism and farm experience activities shall be directly related to the principle agricultural *use*.
- i) Production lands which are used for the growing of crops and are simultaneously used as part of an activity area, such as a corn maze, shall not be included in the area calculations for the *on-farm diversified use*. However, these activity areas shall not exceed five percent (5%) of the total *lot area* of the subject lands. Where production lands are used for the purposes of a pick-your-own operation, such lands shall not be included in the *area* calculations for the *on-farm diversified use*, but areas for the purpose of additional retail or visitor amenities shall be included.
- j) An *on-farm diversified use* shall be subject to the Minimum Distance Setbacks (MDS) Guidelines, except where an *On-farm diversified use* does not generate a significant amount of visitors and does not include agri-tourism or food services or provide accommodations on site.
- k) The *on-farm diversified use* must meet all applicable requirements of the Ontario Building Code, the Ontario Fire Code, municipal Implementation Guidelines, and requires an approved building permit to legally establish the *use*.
- l) The *on-farm diversified use* shall not be permitted in the Natural Heritage System as identified in Schedule 'B' or Schedule 'C' or defined in the County of Brant Official Plan except for expansions to existing buildings and structures where it is demonstrated that there is no alternative, the expansion into the feature is minimized and is directed away from the feature to the maximum extent possible and the impact is minimized and mitigated to the maximum extent possible.
- m) A vegetation protection zone is to be maintained as natural self-sustaining vegetation that is no less than 30 metres for wetlands, permanent and intermittent streams, fish habitat, and significant woodlands.
- n) Requirements related to the size and scale of an *on-farm diversified use* are intended to limit the use to ensure that it remains secondary to the principal farm operation. The provisions of this section are considered cumulative maximums regardless of the number of diversified uses proposed on the property.
- o) Wineries, craft breweries, cideries and distilleries are considered *on-farm diversified uses* and shall be subject to the requirements of Subsection 6.4.
- p) An *agricultural event* may be considered an *on-farm diversified use* and shall be subject to all requirements within Subsection 6.4 of the By-Law. *Agricultural events* that are beyond the scale of an *on-farm diversified use* (2% of the farm to a maximum of 1 hectare) shall only be permitted on a temporary basis through a temporary zoning by-law amendment. Any such *agricultural event* shall be

subject to the provision of required parking on-site at a rate of 1 space per 25m² of event area.

- q) As a wide variety of uses may qualify as an *on-farm diversified use*, parking requirements shall be applied based on the type of use(s) proposed in accordance with Table 5.12.1. Where similar uses exist in Table 5.12.1, the more restrictive parking requirements shall apply.

6.5 Special Exceptions A Zone

By-Law No.	Zone Code	Description
121-02, 52-03, 151-06, 49-04, 15-07,1-87, 124-11, 172-17	A-1	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-1 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a maximum of two <i>single detached dwelling units</i> shall also be permitted. All other requirements of the By-Law shall apply.
121-02	A-2	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-2 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, the selling of antiques and the refurbishing of furniture shall also be permitted. This activity shall be confined to <i>buildings</i> and <i>structures</i> as they existed on August 2001. All other requirements of the By-Law shall apply.
121-02, 93-23P	A-3	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-3 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a <i>contractor's yard</i> shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	A-4	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-4 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, the storage and repair of amusement rides and equipment limited to a maximum <i>lot coverage</i> of 30 percent shall also be permitted. All other requirements of the By-Law shall apply.
95-05	A-5	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-5 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a dental clinic shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	A-6	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-6 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a <i>kennel</i> and/or a <i>boarding facility kennel</i> with a maximum capacity of 30 dogs shall also be permitted. All other requirements of the By-Law shall apply.
196-13 18-05	A-7	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-7 on Schedule 'A' hereto, no <i>livestock</i> shall be permitted. All other requirements of the By-Law shall apply.
Not Available	A-8	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-8 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a business involving the installation of playground equipment and the retailing and installation of industrial, residential and farm

By-Law No.	Zone Code	Description
		fencing shall also be permitted. All other requirements of the By-Law shall apply.
Various	A-9	Notwithstanding the provisions of this By-Law to the contrary, within any area zoned A-9 on Schedule 'A' hereto, no <i>dwelling unit</i> shall be permitted. All other requirements of the By-Law shall apply.
89-13 121-02	A-10	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-10 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a maximum of three <i>single detached dwelling units</i> shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	A-11	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-11 on Schedule 'A' hereto, the number of nutrient units permitted shall be limited to 48. The warehousing and retailing of <i>livestock</i> feed not exceeding a <i>gross floor area</i> of 112 square metres shall also be permitted. Furthermore, no <i>poultry uses</i> are permitted. The <i>setbacks</i> between a <i>livestock</i> barn, a <i>feedlot area</i> , and a manure storage facility shall be located a minimum of 90 metres to the nearest residence and have a minimum <i>setback</i> of 30 metres from any <i>lot line</i> . All other requirements of the By-Law shall apply.
52-13	A-12	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-12 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a horse <i>riding arena</i> , a horse riding academy and a horse training centre shall also be permitted. All other requirements of the By-Law shall apply.
121-02	A-13	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-13 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a <i>service shop</i> shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	A-14	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-14 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a <i>livestock sales market</i> shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	A-15	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-15 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a feed and/or <i>flour mill</i> operation shall also be permitted. All other requirements of the By-Law shall apply.

By-Law No.	Zone Code	Description
Not Available	A-16	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-16 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a manufacturing and fabrication plant for farm and construction related equipment as well as bulk kilns, portable <i>buildings</i> and farm produce handling equipment and related retail sales shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	A-17	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-17 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, the manufacturing and fabrication of metal and concrete products including a <i>warehouse</i> , an outside storage area of 550 square metres, and a <i>wholesale establishment</i> and <i>business office accessory</i> to a permitted <i>use</i> shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	A-18	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-18 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, an <i>abattoir</i> shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	A-19	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-19 on Schedule 'A' hereto, the number of nutrient units permitted is limited to eight. Furthermore, the <i>building or structure used</i> for the raising/housing of horses and/or cattle shall be <i>setback</i> a minimum of 10 metres from the <i>street line</i> abutting County Road No. 4. All other requirements of the By-Law shall apply.
Not Available	A-20	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-20 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a <i>transport/truck terminal</i> shall also be permitted. All other requirements of the By-Law shall apply.
121-02	A-21	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-21 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a <i>fish farm</i> shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	A-22	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-22 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a <i>salvage yard</i> shall also be permitted. All other requirements of the By-Law shall apply.
68-22	A-23	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-23 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, an <i>automobile repair garage</i> and <i>vehicle sales</i>

By-Law No.	Zone Code	Description
		<p>establishment shall also be permitted. All repairs shall be confined to the interior of <i>existing buildings</i> and the storage of <i>vehicles</i> for sale shall be limited to a maximum of 6 <i>vehicles</i>.</p> <p>Notwithstanding the provisions of the Agricultural (A) Zone to the contrary, a minimum lot area of 3.1 hectares (7.7 acres) and a minimum frontage of 31 metres (101 feet) shall be permitted.</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	A-24	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-24 on Schedule 'A' hereto, the <i>livestock use</i> shall be restricted to a maximum of 5 horses or cattle.</p> <p>A maximum of ten (10) calves and/or colts shall be recognized as a permitted <i>use</i> on the <i>lot</i>. All other requirements of the By-Law shall apply.</p>
121-02	A-25	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-25 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) <i>Zone</i>, the fabrication of wood products and a meat cutting shop/butcher shall also be permitted.</p> <p>The butcher shop is a <i>building</i> or part of a <i>building</i> in which animal meats can be cut, sectioned and prepared for wholesale or retail purposes. The slaughtering and killing of animals, however, are strictly prohibited on the premises.</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	A-26	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-26 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) <i>Zone</i>, the parking, storage and maintenance only of <i>vehicles</i> for a caterer's establishment shall also be permitted. All other requirements of the By-Law shall apply.</p>
Not Available	A-27	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-27 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) <i>Zone</i>, an automobile supply store shall also be permitted. All other requirements of the By-Law shall apply.</p>
Not Available	A-28	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-28 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) <i>Zone</i>, a <i>research and development establishment</i> including 8 <i>dwelling units</i> directly related to the research station and the <i>use</i> of one of the <i>dwelling units</i> as a <i>lodging house</i> shall also be permitted. All other requirements of the By-Law shall apply.</p>
Not Available	A-29	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-29 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) <i>Zone</i>, a <i>building</i> with a maximum <i>gross floor area</i> of 750</p>

By-Law No.	Zone Code	Description
		square metres containing a <i>service shop</i> with a maximum <i>gross floor area</i> of 120 square metres, housing for a maximum of 5 horses and a maximum of 1,200 rabbits shall also be permitted. The <i>building</i> must be located 6.7 metres from the north <i>lot line</i> and 58 metres from the nearest adjoining residence. All other requirements of the By-Law shall apply.
93-51P	A-30	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-30 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) <i>Zone</i> , a <i>research and development establishment</i> shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	A-31	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-31 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in Agricultural (A) <i>Zone</i> , a Heritage and Tourism business with a workshop for the creation of heritage artifacts, craft shop producing and/or selling heritage items, tea room, storage and display of heritage items and a <i>bed and breakfast establishment</i> shall also be permitted. All <i>uses</i> shall be confined to the <i>existing building</i> . The craft shop shall be limited to a maximum <i>gross floor area</i> of 100 sq. mt. and the tea room shall be limited to a maximum <i>gross floor area</i> of 50 sq. mt. All other requirements of the By-Law shall apply.
Not Available	A-32	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-32 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) <i>Zone</i> , a <i>food processing plant</i> for mushrooms confined to the interior of the <i>existing buildings and structures</i> shall also be permitted. No outside storage shall be permitted. All other requirements of the By-Law shall apply.
Not Available	A-33	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-33 on Schedule 'A' hereto, the <i>uses</i> permitted shall be limited to an <i>automobile repair garage</i> having a maximum <i>gross floor area</i> of 750 square metres. Outside storage shall be limited to 1000 square metres and shall not be located in the <i>front yard</i> . All other requirements of the By-Law shall apply.
53-03	A-34	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-34 on Schedule 'A' hereto, the maximum number of nutrient units permitted shall be six (6). All other requirements of the By-Law shall apply.
95-05	A-35	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-35 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) <i>Zone</i> , the retailing of antiques in an <i>existing building or structure</i> shall also be permitted. All other requirements of the By-Law shall

By-Law No.	Zone Code	Description
		apply.
Not Available	A-36	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-36 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, an <i>agricultural service and supply establishment</i> shall also be permitted. All other requirements of the By-Law shall apply.
95-05	A-37	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-37 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a <i>commercial greenhouse</i> not exceeding <i>lot coverage</i> of 30% shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	A-38	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-38 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a petting zoo, hay rides and pony rides shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	A-39	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-39 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, an <i>automobile repair garage</i> with a maximum <i>building gross floor area</i> of 260 square metres shall also be permitted. However, no <i>vehicles</i> awaiting repair or pick-up shall be parked in any <i>side yard</i> or <i>front yard</i> . Outdoor storage shall not be permitted. All other requirements of the By-Law shall apply.
Not Available	A-40	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-40 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, an <i>automobile repair garage</i> with a maximum <i>building gross floor area</i> of 260 square metres shall also be permitted. Any outside storage shall be limited to 2,200 square metres and shall be located to the east of the commercial <i>building</i> . The <i>use</i> of the outside storage area shall be limited only to parking for <i>vehicles</i> and equipment actively being serviced and for parts necessary for such repair work. The outside perimeter of the storage area shall be enclosed with a 2 metre high privacy fence. All other requirements of the By-Law shall apply.
Not Available	A-41	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-41 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a four-unit <i>apartment dwelling</i> shall also be permitted. All other requirements of the By-Law shall apply.
Not	A-42	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-42 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in

By-Law No.	Zone Code	Description
Available		the Agricultural (A) Zone, a maximum of two (2) <i>semi-detached dwelling units</i> shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	A-43	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-43 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, the storage of <i>school buses</i> , maintenance and dispatch, together with <i>uses, buildings and structures accessory</i> thereto shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	A-44	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-44 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, the processing of ginseng into ginseng products such as candy and the retailing of ginseng products, candy, specialty cheeses and other agriculturally oriented produce shall also be permitted. The maximum <i>gross floor area</i> for the processing operation shall be 160 square metres and a maximum <i>floor area</i> for the <i>retail store</i> shall be 38 square metres. Retailing shall be confined to the interior of the <i>existing structures</i> . All other requirements of the By-Law shall apply.
169-15	A-45	Notwithstanding anything in this By-Law to the contrary, within any area zoned A-45 on Schedule 'A' hereto, a mink farm to a maximum of 50 nutrient units shall be a permitted <i>use</i> provided that any <i>livestock building</i> is located no closer than 244 metres from any <i>dwelling</i> built before December 14, 1998 and 14 metres from any <i>lot line</i> . All other requirements of the By-Law shall apply.
121-02	A-46	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-46 on Schedule 'A' hereto, a maximum <i>lot coverage</i> of forty percent (40%) shall apply of which twenty two percent (22%) may be <i>used for agricultural uses</i> and eighteen percent (18%) may be <i>used for other uses</i> . All other requirements of the By-Law shall apply.
121-02	A-47	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-47 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, an apartment/ additional <i>dwelling unit</i> within the <i>existing single detached dwelling</i> shall also be permitted. All other requirements of the By-Law shall apply.
121-02	A-48	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-48 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a farm supply centre and machinery repair shop

By-Law No.	Zone Code	Description
		<p>shall also be permitted.</p> <p>All other requirements of the By-Law shall apply.</p>
95-05	A-49	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-49 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a workshop for the teaching of ceramic arts and sales of ceramics shall also be permitted. The active work area of said <i>use</i> shall not exceed 70 square metres, with the balance of the <i>existing building's floor area</i> being <i>used</i> for storage related to the business. Not more than 5 <i>parking spaces</i> are to be located on the site.</p> <p>All other requirements of the By-Law shall apply.</p>
51-03	A-50	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-50 on Schedule 'A' hereto, a <i>boarding facility kennel</i> is a permitted <i>use</i>. The <i>boarding facility kennel</i> shall be <i>setback</i> at least 50 metres from any <i>lot line</i>.</p> <p>All other requirements of the By-Law shall apply.</p>
116-03	A-51	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-51 on Schedule 'A' hereto, a <i>kennel</i> limited to ten (10) dogs shall also be permitted.</p> <p>All other requirements of the By-Law shall apply.</p>
159-03	A-52	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-52 on Schedule 'A' hereto, a fence contracting business, limited to a 374 square metre <i>building</i> and outside storage area limited to a 98 square metre south of the aforementioned <i>building</i>, and limited to a maximum of eight (8) employees, and operating only between March 1 and October 31, shall also be permitted.</p> <p>All other requirements of the By-Law shall apply.</p>
181-03	A-53	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-53 on Schedule 'A' hereto, an <i>auto body shop</i> shall also be permitted. All other requirements of the By-Law shall apply.</p>
22-16	A-54	<p>Notwithstanding the provisions of Section 4 of this By-Law to the contrary, within any area zoned A-54 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a <i>fertilizer blending station</i> shall also</p>

By-Law No.	Zone Code	Description
		be permitted. All other requirements of the By-Law shall apply.
244-03	A-55	Notwithstanding any provision in this By-Law to the contrary, within any area zoned A-55 on Schedule 'A' hereto, no <i>livestock building</i> or manure storage facility shall be located within 333 metres of Hammond Road. All other requirements of the By-Law shall apply.
13-04	A-56	Notwithstanding any provision in this By-Law to the contrary, within any area zoned A-56 on Schedule 'A' hereto, the minimum <i>front yard</i> depth shall be: <ul style="list-style-type: none"> a) for a residential <i>use</i>: 215 meters b) Intensive <i>livestock buildings</i> and <i>mushroom operations</i>: 260 metres or the distance required by the <i>Minimum Distance Separation Guidelines</i>, whichever is greater c) all other <i>uses</i>: 225 meters d) <i>Front yard</i> shall be measured parallel to the western <i>lot</i> boundary. All other requirements of the By-Law shall apply.
123-04	A-57	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-157 on Schedule 'A' hereto, no <i>dwelling</i> shall be <i>erected</i> within 157 metres of the <i>existing livestock building</i> located at 66 Harris Road. All other requirements of the By-Law shall apply.
174-04	A-58	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-58 on Schedule 'A' hereto, a <i>boarding facility kennel</i> for a maximum of ten (10) dogs and for the daytime only boarding of an additional ten (10) dogs shall be a permitted <i>use</i> . All other requirements of the By-Law shall apply.
175-04	A-59	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-59 on Schedule 'A' hereto, up to, but not more than, five (5) people who do not reside on this <i>lot</i> , may attend or work at a rural <i>home occupation</i> . All other requirements of the By-Law shall apply.
95-05	A-60	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-60 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, an <i>automobile repair garage</i> shall also be permitted. Said <i>automobile repair garage</i> shall be located in the <i>existing</i> barn and no outside storage shall be permitted. All other requirements of the By-Law shall apply.

By-Law No.	Zone Code	Description
95-05	A-61	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-61 on Schedule 'A' hereto, in addition to the uses permitted in the Agricultural (A) Zone, <i>automobile repair garage</i> and a <i>restaurant</i> shall also be permitted in an <i>existing building or structure</i> . All other requirements of the By-Law shall apply.
55-05	A-62	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-62 on Schedule 'A' hereto, two (2) <i>dwelling units</i> shall be permitted provided that they are in a single <i>structure</i> and the said <i>structure</i> is subject to the <i>setback</i> regulations of a <i>single-detached dwelling</i> . All other requirements of the By-Law shall apply.
79-09	A-63	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-63 on Schedule 'A' hereto, no <i>livestock</i> barn shall exceed a maximum <i>floor area</i> of 1,505 square metres and no <i>livestock</i> barn shall be located no closer than 320 metres to a <i>street</i> and no closer than 270 metres to the western <i>side yard</i> . All other requirements of the By-Law shall apply.
100-05	A-64	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-64 on Schedule A hereto, a <i>single detached dwelling</i> within an <i>existing structure</i> shall be permitted. All other requirements of the By-Law shall apply.
83-06 50-13	A-65	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-65 on Schedule 'A' hereto, the maximum number of nutrient units permitted shall be five (5). All other requirements of the By-Law shall apply.
193-05	A-66	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-66 on Schedule 'A' hereto, a maximum of four (4) <i>single detached dwelling units</i> shall be permitted. All other requirements of the By-Law shall apply.
163-06	A-67	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-67 on Schedule 'A' hereto, in addition to the uses permitted in the Agricultural (A) Zone, a <i>kennel</i> with a maximum of twenty (20) dogs shall be a permitted <i>use</i> . All other requirements of the By-Law shall apply.
33-10, 60-09	A-68	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-68 on Schedule 'A' hereto, in addition to the uses permitted in the Agricultural (A) Zone, <i>vehicle safety checks</i> and <i>vehicle repairs</i> performed on

By-Law No.	Zone Code	Description
		trucks, tractor <i>trailers</i> and farm equipment shall be permitted. For the purpose of this By-Law, <i>vehicle</i> excludes body work and painting of <i>vehicles</i> and excludes work performed on passenger cars and light trucks. All other requirements of the By-Law shall apply.
115-08	A-69	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-69 on Schedule 'A' hereto, a <i>boarding facility kennel</i> for a maximum of forty (40) dogs, with no more than 5 employees who do not reside in the <i>dwelling</i> shall also be permitted. No <i>building</i> or fenced area associated with the <i>boarding facility kennel</i> shall be closer than 25 metres to any <i>lot line</i> . All other requirements of the By-Law shall apply.
92-11	A-70	Notwithstanding any provision of this By-law to the contrary, within any area zoned A-70 on Schedule 'A' hereto, a <i>boarding kennel</i> with a maximum of thirty (30) dogs in the <i>main dwelling</i> only shall also be permitted. As well, a maximum of three (3) <i>boarding dogs</i> will be permitted in the outdoor fenced area at any time. All other requirements of the By-Law shall apply.
38-09	A-71	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-71 on Schedule 'A' hereto, the permitted <i>uses</i> are limited to a telecommunications tower and <i>accessory buildings</i> and <i>structures</i> . The minimum <i>lot area</i> shall be 0.9 hectares and the minimum <i>lot frontage</i> shall be 40 metres. All other requirements of the By-Law shall apply.
106-09	A-72	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-72 on Schedule 'A' hereto, a <i>boarding facility kennel</i> for a maximum of sixteen (16) dogs and for the daytime only <i>boarding</i> of an additional five (5) dogs, a <i>grooming facility</i> and a <i>training facility</i> shall be permitted <i>uses</i> . All other requirements of the By-Law shall apply.
31-10	A-73	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-73 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a <i>grain elevator</i> , <i>washing</i> and <i>drying use</i> shall also be permitted. All other requirements of the By-Law shall apply.
251-10	A-74	Notwithstanding any provisions of this By-law to the contrary, within any area zoned A-74 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a <i>business involving service</i> , <i>installation</i> and <i>storage</i> of windows, contained wholly within the <i>accessory building</i> not exceeding a maximum <i>gross floor area</i> of 150 square meters shall also be permitted. All other requirements of the By-Law shall apply.

By-Law No.	Zone Code	Description
46-11	A-75	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-75 on Schedule 'A' hereto, a dog <i>kennel</i> restricted to six (6) adult dogs shall also be permitted. The minimum <i>setback</i> for the dog <i>kennel</i> and eight (8) acoustically shielded outdoor dog runs shall be 100 metres from any residential <i>use</i> on an abutting <i>lot</i> . All other requirements of the By-Law shall apply.
80-11	A-76	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-76 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted by the Agricultural (A) Zone, a horse <i>riding arena</i> , a horse training and boarding facility with a maximum of 60 horses shall also be permitted. All other requirements of the By-Law shall apply.
139-11	A-77	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-77 on Schedule 'A' hereto, in addition to the permitted <i>uses</i> , a <i>boarding facility kennel</i> with a maximum of 20 dogs and operating only between of 0700 and 1800 shall also be permitted. All other requirements of the By-Law shall apply.
180-11	A-78	Notwithstanding anything in this By-Law to the contrary within an area zoned A-78 on Schedule 'A' hereto, no part of any <i>dwelling</i> shall be located more than 115 metres from the southern limit of Brant-Waterloo Road. All other requirements of the By-Law shall apply.
206-11	A-79	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-79 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, the keeping of <i>livestock</i> shall not exceed a quantity equivalent to two (2) nutrient units as defined in the MDS Guidelines shall be permitted. All other requirements of the By-Law shall apply.
62-14	A-80	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-80 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, farm equipment repair and a <i>recreational vehicle</i> service and repair establishment shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	A-81	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-81 on Schedule 'A' hereto, an <i>existing</i> chicken broiler operation shall also be permitted. All other requirements of the By-Law shall apply.

By-Law No.	Zone Code	Description
Not Available	A-82	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-82 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a <i>wholesale establishment</i> for vending supplies having a maximum <i>gross floor area</i> of 600 square metres shall also be permitted.</p> <p>No outside storage is permitted except for the parking of <i>vehicles</i> directly related to the vending business within an area no greater than 75 square metres.</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	A-83	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-83 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a horse <i>livestock barn</i> and <i>riding arena</i> with a maximum of six horses shall also be permitted. Any associated <i>building</i> shall be subject to the following requirements:</p> <ul style="list-style-type: none"> a) a minimum of 38 metres from the <i>front lot line</i>; b) a minimum of 15 metres from the southerly <i>lot line</i>; c) a minimum of 7.6 metres from the <i>rear lot line</i>; and d) a minimum of 30 metres from the northerly <i>interior lot line</i>; <p>All other requirements of the By-Law shall apply.</p>
Not Available	A-84	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-84 on Schedule 'A' hereto, a horse <i>riding arena</i> and horse training centre with the maximum of four horses shall also be permitted. All other requirements of the By-Law shall apply.</p>
Not Available	A-85	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-85 on Schedule 'A' hereto, a <i>veterinary clinic</i> shall also be permitted. However, no outside storage or <i>kennels</i> are permitted. All other requirements of the By-Law shall apply.</p>
Not Available	A-86	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-86 on Schedule 'A' hereto, a <i>kennel</i> with a maximum of 20 dogs shall also be permitted.</p> <p>The <i>kennel</i> and the dog runs must be located at a minimum of 30 metres from the nearest residence. The maximum <i>gross floor area</i> of the <i>kennel</i> shall be 20 square metres. The number of pens shall be restricted to four inside pens and 2 outside runs and there shall be no boarding of dogs. All other requirements of the By-Law shall apply.</p>
178-11	A-87	<p>Notwithstanding any provisions of this By-Law to the contrary within an area <i>zoned</i> A-87 on Schedule 'A' hereto, a business involved in selling saddles,</p>

By-Law No.	Zone Code	Description
		<p>bridles, tack, riding wear, and other related equestrian goods and paraphernalia, limited to 2,309 square metres shall also be permitted.</p> <p>The <i>buildings</i> and <i>structures</i> related to the business <i>use</i> shall be located to the west of a line coincident with a southerly project of the centre line of Madeleine Road.</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	A-88	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-88 on Schedule 'A' hereto, a horse farm operation with a maximum of 12 horses shall also be permitted. All other requirements of the By-Law shall apply.</p>
Not Available	A-89	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-89 on Schedule 'A' hereto, an <i>agricultural service and supply establishment</i> shall also be permitted. All other requirements of the By-Law shall apply.</p>
121-02, 86-10	A-90	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-90 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a metal manufacturing and fabrication plant as well as bulk kilns, portable <i>buildings</i> and farm produce handling equipment and related retail sales shall also be permitted. All other requirements of the By-Law shall apply.</p>
Not Available	A-91	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-91 on Schedule 'A' hereto, the parking of transport trucks within an area measuring 185 square metres shall also be permitted.</p> <p>A truck maintenance shop with a maximum <i>gross floor area</i> of 92 square metres shall also be permitted.</p> <p>No truck <i>parking area</i> and no maintenance shop shall be located within 30 metres of the westerly <i>side yard</i>.</p> <p>A maximum of 3 <i>transport trucks</i> (3 tractors and 3 <i>trailers</i>) may be located on the lands.</p> <p>No parts or materials shall be stored or kept outside the <i>building</i>.</p> <p>All maintenance work conducted on the trucks shall be confined to inside the maintenance shop <i>building</i>.</p> <p>All other requirements of the By-Law shall apply.</p>
80-07	A-92	<p>Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> A-92 on Schedule 'A' hereto, an <i>existing</i> trucking business as described below shall also be permitted.</p>

By-Law No.	Zone Code	Description
		<ul style="list-style-type: none"> a) The business involves storage and maintenance of trucks b) The time of operation shall be limited to Monday to Friday from 08:00 to 16:00 hours and Saturday from 08:00 to 12:00 hours. c) The business shall be limited to approximately 2 hectares of the total land area and shall contain the following <i>buildings</i>: <ul style="list-style-type: none"> (i) Shop for maintenance and repair: 223.0 square metres (ii) A farm machine shed: 465 square metres (iii) Farm house residence including office associated with the business: 325 square metres (iv) Rental house: 112 square metres d) Maximum number of employees: 5 <p>All other requirements of the By-Law shall apply.</p>
79-03	A-93	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-93 on Schedule 'A' hereto, the maximum number of nutrient units permitted shall be 100. Furthermore, three (3) <i>single detached dwellings</i> shall also be permitted. All other requirements of the By-Law shall apply.
74-03	A-94	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-94 on Schedule 'A' hereto, the maximum number of nutrient units permitted shall be 110. All other requirements of the By-Law shall apply.
75-03	A-95	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-95 on Schedule 'A' hereto, the maximum number of nutrient units permitted shall be 100. All other requirements of the By-Law shall apply.
81-03	A-96	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-96 on Schedule 'A' hereto, the maximum number of nutrient units permitted shall be 70. All other requirements of the By-Law shall apply.
84-03	A-97	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-97 on Schedule 'A' hereto, the <i>existing</i> 200 nutrient unit broiler operation (40,000 broilers) is recognized as a <i>legal non-conforming use</i> of land and an expansion of this broiler operation is permitted to accommodate an additional 200 nutrient units. The spreading of manure on these lands and any outdoor storage of manure shall be prohibited. All other requirements of the By-Law shall apply.
179-03	A-98	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-98 on Schedule 'A' hereto, a <i>boarding facility kennel</i> for cats and

By-Law No.	Zone Code	Description
		dogs shall be a permitted <i>use</i> . All other requirements of the By-Law shall apply.
80-07	A-99	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> A-99 on Schedule 'A' hereto, no agricultural <i>buildings</i> or <i>structures</i> , including <i>livestock facilities</i> and <i>accessory buildings</i> or <i>structures</i> , or any part of a new <i>private</i> sewage disposal system and well shall be located more than 220 metres from the southern limit of Howell Road. All other requirements of the By-Law shall apply.
91-14	A-100	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> A-100 on Schedule 'A' hereto, an automotive restoration and race car preparation business, having a maximum <i>gross floor area</i> of 450.5m ² contained within an <i>accessory structure</i> , and a maximum of 5 employees shall also be permitted. All other requirements of the By-Law shall apply.
130-14	A-101	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> A-101 on Schedule 'A' hereto, an oversized <i>accessory structure</i> with a maximum <i>gross floor area</i> of 550 square metres <i>accessory</i> to the <i>existing</i> rural <i>home occupation</i> shall be permitted. The maximum total <i>gross floor area</i> for <i>buildings</i> or <i>structures</i> relating to the <i>home occupation</i> shall be 847 square metres. All other requirements of the By-Law shall apply.
Not Available	A-102	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-102 on Schedule 'A' hereto, a <i>kennel</i> restricted to a maximum of 20 dogs shall also be permitted. The <i>kennel</i> must be <i>setback</i> at least 61 metres from the <i>front lot line</i> . All other requirements of the By-Law shall apply.
Not Available	A-103	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-103 on Schedule 'A' hereto, a <i>single detached dwelling</i> used in conjunction with a saw mill operation shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	A-104	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> A-104 on Schedule 'A' hereto, a <i>dwelling unit</i> shall not be permitted, and a <i>veterinary clinic</i> shall be a permitted <i>use</i> . However, no outside storage or <i>kennels</i> are permitted. All other requirements of the By-Law shall apply.

By-Law No.	Zone Code	Description
Not Available	A-105	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-105 on Schedule 'A' hereto, a maximum of two <i>single detached dwelling units</i> shall also be permitted. Furthermore, a <i>contractor's yard</i> shall also be a permitted <i>use</i> . All other requirements of the By-Law shall apply.
Not Available	A-106	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-106 on Schedule 'A' hereto, a maximum of two <i>single detached dwelling units</i> shall also be permitted. Furthermore, the selling of antiques and the refurbishing of furniture shall also be permitted. This activity shall be confined to <i>buildings and structures</i> as they existed in August, 2001. All other requirements of the By-Law shall apply.
Not Available	A-107	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-107 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, the storage and repair of automobiles and farm machinery and a <i>service shop</i> shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	A-108	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-108 on Schedule 'A' hereto, a <i>service shop</i> and a <i>sawmill</i> shall be a permitted <i>use</i> . All other requirements of the By-Law shall apply.
95-05	A-109	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-109 on Schedule 'A' hereto, a <i>service shop</i> and a <i>contractor's yard</i> shall be a permitted <i>use</i> . All other requirements of the By-Law shall apply.
150-06	A-110	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-110 on Schedule 'A' hereto, access may be provided by an <i>easement</i> through the adjacent lands to the south. All other requirements of the By-Law shall apply.
Not Available	A-111	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-111 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a business involving the retail sales and installation of flooring from an <i>existing accessory</i> building shall also be permitted. All other requirements of the By-Law shall apply.
87-78Z	A-112	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-112 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted

By-Law No.	Zone Code	Description
		in the Agricultural (A) Zone, a <i>kennel</i> shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	A-113	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-113 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a film studio and the making and processing of films shall also be permitted. All other requirements of the By-Law shall apply.
175-12	A-114	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-114 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a facility for horse riding instruction and public recreational horse riding shall also be permitted. Such activities shall be restricted to operation Monday to Friday, inclusive, with a maximum of twenty-five (25) riders at any time. Boarding of horses shall not be permitted. All other requirements of the By-Law shall apply.
71-12	A-115	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-115 on Schedule 'A' hereto, an expanded <i>livestock facility</i> may be located no closer than 70 metres to the nearest off-site <i>dwelling</i> . All other requirements of the By-Law shall apply.
195-13, 80-15	A-116	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned A-116 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a <i>boarding facility kennel</i> with a maximum capacity of 25 animals (dogs and cats) shall also be permitted. All other requirements of the By-Law shall apply.
133-15	A-117	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-117 on Schedule 'A' hereto, a secondary <i>dwelling unit</i> located within an <i>existing accessory structure</i> shall also be permitted as an accessory unit to the <i>existing single detached dwelling</i> . The total <i>gross floor area</i> of the secondary dwelling shall be limited to 112 square metres. All other requirements of the By-Law shall apply.
88-44Z	A-118	Notwithstanding the provisions of this By-Law to the contrary, within any area zoned A-118 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, the lands may also be used for a business involving the fabricating, distributing and retailing of products relating to horse farming. The products to be fabricated, distributed, and retail include products such as horse stable components, metal doors and grills for horse

By-Law No.	Zone Code	Description
		stalls, feed supplies for horses, wood shavings, etc. The said uses shall be limited to a maximum floor area of 604 square metres. All uses shall be confined to the interiors of buildings situated on the <i>lot</i> and no outside storage of uses shall be permitted. All other requirements of the By-Law shall apply.
53-17	A-120	Notwithstanding any provision of this by-law to the contrary, within any area zoned A-120 on Schedule 'A' hereto, the production of alcoholic cider shall also be permitted on the property. All other requirements of the By-law shall apply.
15-17	A-122	<p>Notwithstanding any provision of this by-law to the contrary, within any area zoned A-122 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted within the Agricultural Zoned a <i>sawmill</i> with <i>accessory open storage</i> of logs and a shop for air drying and storing of wood shall also be permitted, subject to the following;</p> <p>Minimum <i>street setback</i> 10.0m</p> <p>Minimum <i>interior side yard setback</i> of 1.2m;</p> <p>All other requirements of the By-law shall apply.</p>
13-17, 52-21	A-124	<p>Notwithstanding any provision of this by-law to the contrary, within any area zoned A-124 on Schedule 'A' hereto, the uses permitted shall be limited to a <i>microbrewery</i> having a maximum floor area of 400 square metres, subject to the following requirements:</p> <ul style="list-style-type: none"> - A planting strip to be located along the entire westerly lot line abutting 107 Powerline Road, containing trees and fence, arrange in such a way to form a dense opaque screen, shall be established and maintained - Entertainment performances (whether performed live or recorded) shall be permitted on the outdoor patio - To permit the use of one (1) modified shipping container accessory to the microbrewery use; - To permit a reduced street setback for the tasting room structure of 12 metres. <p>All other requirements of the By-law shall apply.</p>
166-17	A-126	Notwithstanding any provision of this by-law to the contrary, within any area zoned A-126 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted within the Agricultural (A) Zone a <i>commercial greenhouse use</i> shall also be permitted, with the following site-specific requirements:

By-Law No.	Zone Code	Description
		<p><i>Lot Coverage</i> (maximum): 51%</p> <p><i>Rear Yard Setback</i> (minimum): 10.5m</p> <p><i>Setback to Nearest Residential Use</i> (minimum): 13.0m</p> <p>Furthermore, the minimum <i>setback</i> for a <i>commercial greenhouse</i> which is artificially lit from a residential use on a separate <i>lot</i> shall be 40.0m. All other requirements of the By-law shall apply.</p>
168-17	A-128	Notwithstanding any provision of this by-law to the contrary, within any area zoned A-128 on Schedule 'A' hereto, a total area of 352m ² for all <i>accessory structures</i> be permitted. An overall <i>height</i> of 8.5m shall also be permitted for an <i>accessory structure</i> on the property. All other requirements of the By-law shall apply.
8-18	A-130	Notwithstanding any provision of this by-law to the contrary, within any area zoned A-130 on Schedule 'A' hereto, a minimum <i>lot frontage</i> of 10.3 metres and total <i>area</i> for all <i>existing accessory structures</i> of 240m ² shall be permitted. All other requirements of the by-law shall apply.
32-18, 96-19	A-136	Notwithstanding any provision of this by-law to the contrary, within any area zoned A-136 on Schedule 'A' hereto, the maximum <i>height</i> of a <i>commercial greenhouse building</i> shall be 7.5 metres. Furthermore, the minimum <i>parking spaces</i> required shall be 18, plus 2 <i>accessible parking spaces</i> , as of the date of passing of the By-Law. In addition to the foregoing, within any area zoned A-136, a <i>dwelling unit</i> shall be permitted. All other requirements of the By-Law shall apply. (Middle Townline Road)
62-18	A-133	Notwithstanding any provision of this by-law to the contrary, within any area zoned A-133 on Schedule 'A' hereto, an undersized parcel with a <i>lot frontage</i> of 83 metres and <i>lot area</i> of 7.8 acres (3ha) shall be permitted. All other requirements of the By-Law shall apply.
62-18	A-134	Notwithstanding any provision of this by-law to the contrary, within any area zoned A-134 on Schedule 'A' hereto, an undersized parcel with a <i>lot frontage</i> of 130 metres and <i>lot area</i> of 14.5 hectares (36 acres) shall be permitted. All other requirements of the By-Law shall apply.
123-18	A-138	Notwithstanding any provision of this by-law to the contrary, within any area zoned A-123 on Schedule 'A' hereto, a minimum <i>interior side yard setback</i> of 5.1 metres shall be required for the <i>existing barn structure</i> on the property. A <i>dwelling unit</i> shall not be permitted. All other requirements of the By-Law shall apply.
64-19	A-140	Notwithstanding any provision of this by-law to the contrary, within any area zoned A-140 on Schedule 'A' hereto, an <i>existing lot of record</i> having a <i>lot frontage</i> of 0.0 metres shall be permitted. All other requirements of the By-

By-Law No.	Zone Code	Description
		Law shall apply. (Map 148)
95-19	A-142	Notwithstanding any provision of this by-law to the contrary, within any area zoned A-142 on Schedule 'A' hereto, an additional <i>use</i> within the Agricultural Zone of a <i>kennel boarding facility</i> for a maximum of 25 dogs and 15 cats shall also be permitted. All other requirements of the By-Law shall apply.
94-19	A-144	Notwithstanding any provision of this by-law to the contrary, within any area zoned A-144 on Schedule 'A' hereto, an additional <i>use</i> of a <i>boarding facility</i> for the purpose of boarding and training a maximum of 30 dogs shall also be permitted. All other requirements of the By-Law shall apply.
87-19	A-146	Notwithstanding any provision of this by-law to the contrary, within any area zoned A-146 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, the additional permanent use of a special events pavilion accessory to the existing principle use being a cider operation and apple business, limited to a maximum of one-hundred and forty (140) persons is also permitted. All other requirements of the By-Law shall apply. (Map 17)
84-19	A-148	Notwithstanding any provision of this by-law to the contrary, within any area zoned A-148 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a seasonal <i>campground</i> consisting of twelve (12) campsites, to permit a tourist oriented business involving boat excursions and its associated parking and to allow the off season storage of <i>recreational vehicles</i> . (Maps 32 and 33)
84-19	A-149	Notwithstanding any provision of this by-law to the contrary, within any area zoned A-149 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a seasonal storage of <i>recreational vehicles</i> shall also be permitted, operating only between October 1 and May 31. All other requirements of the By-Law shall apply. (Maps 32 and 33)
135-19	A-150	Notwithstanding any provision of this by-law to the contrary, within any area zoned A-150 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted a <i>kennel</i> for up to 40 dogs and 10 cats shall also be permitted. All other requirements of the By-Law shall apply.
147-19	A-152	<p>Notwithstanding any provision of this by-law to the contrary, within any area zoned A-152 on Schedule 'A' hereto, in addition to the uses permitted within the Agricultural (A) Zone, warehousing and storage for the following uses shall also be permitted:</p> <ul style="list-style-type: none"> * Bulk storage of products including lumber, wood, building materials, landscaping materials, nursery and garden, feed and fertilizers; * Storage for contractors servicing the agricultural community including electrical supplies, plumbing supplies, heating and refrigeration supplies;

By-Law No.	Zone Code	Description
		<ul style="list-style-type: none"> * Storage for veterinary clinics supplies; * Seed for farms such as corn, grain, etc.; <p>And,</p> <ul style="list-style-type: none"> * Farm equipment; <p>All other requirements of the By-Law shall apply.</p>
148-19	A-154	Notwithstanding any provision of this by-law to the contrary, within any area zoned A-154 on Schedule 'A' hereto, a combined total <i>gross floor area</i> of 700m ² for <i>accessory structures</i> related to a <i>home occupation</i> shall be permitted. A minimum <i>interior side yard setback</i> of 10.0 metres for <i>accessory structures</i> shall also be permitted and to maintain a 10.0 metre landscape buffer along the east side of the property. All other requirements of the By-Law shall apply.
002-20	A-156	Notwithstanding any provision of this by-law to the contrary, within any area zoned A-156 on Schedule 'A' hereto, the following shall apply: <ul style="list-style-type: none"> * A minimum <i>street setback</i> of 15 metres shall apply; and, * A landscape strip shall be required to be installed within any required <i>interior side yard</i> or <i>rear yard</i> abutting a residential zone or <i>use</i>. <p>All other requirements of the By-Law shall apply. (Map 117)</p>
104-20	A-158	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-158 on Schedule 'A' hereto, in addition to the uses permitted in the Agricultural (A) Zone, a minimum of 5.8 hectares and a minimum frontage of 125 metres is permitted. All other provisions of the By-Law shall apply.
122-20	A-160	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-160 on Schedule 'A' hereto, a minimum agricultural lot area of 19.3 hectares is permitted, and a dwelling is prohibited. All other provisions of the By-Law shall apply. (Map 163)
141-20	A-162	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-162 on Schedule 'A' hereto, a minimum lot frontage of 0 metres shall be permitted, a minimum lot area of 21 hectares shall be permitted, and to permit a minimum street setback of 10 metres for agricultural related structures. All other provisions of the By-Law shall apply. (Map 38)
7-21	A-164	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-164 on Schedule 'A' hereto, a minimum agricultural lot area 36.2 hectares (89.4 acres) is permitted, and a dwelling is prohibited. All other provisions of the By-Law shall apply. (Map 123)
31-21	A-168	Notwithstanding any provision of this By-Law to contrary, within any area zoned A-168 on Schedule 'A' hereto, a minimum agricultural lot of 27.3

By-Law No.	Zone Code	Description
		hectares (67.5 acres) is permitted. All other provisions of the By-Law shall apply.
54-21	A-170	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-170 on Schedule 'A' hereto, the following site-specific provisions shall apply:</p> <ul style="list-style-type: none"> - To permit the use of the lot, building or structures for the growing of flowers, fruits, vegetables, plants, shrubs, trees, and similar vegetation and includes the retail sale or wholesale or wholesale distribution of such items directly from the lot include the sale of associated items such as soil, mulch, planting mediums, fertilizers and similar materials. - To prohibit a Cannabis as a permitted use - To permit an undersized farm parcel with an area of approximately 16.18 hectares (40 acres), whereas a minimum of 40 hectares is permitted. - To permit a dwelling on the severed parcel - To permit a building height of 8 metres at the mid-point for a greenhouse, whereas a maximum height of 5 metres for a greenhouse is permitted. - To permit a reduced interior and rear yard setback of 25 metres with the use of artificial light subject to the use of blackout shading, whereas a minimum of 150 metres for artificial light without blackout shading is required. - To permit a minimum of 15 parking spaces plus two accessible parking spaces, whereas 142 parking spaces are required. <p>All other provisions of the By-Law to apply. (Map 146)</p>
54-21	A-172	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-172 on Schedule 'A' hereto, the following site-specific provisions shall apply:</p> <ul style="list-style-type: none"> - To permit an undersized farm parcel with an area of approximately 35.02 hectares (86.53 acres), whereas a minimum of 40 hectares is permitted. <p>All other provisions of the By-Law to apply. (Map 146)</p>
75-21	A-174	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-174 on Schedule 'A' hereto, the following site-specific provisions shall apply:</p> <ul style="list-style-type: none"> - To permit reduced MOS requirements to facilitate the construction of a dwelling on the lands zoned as A-17 4 as a result environmental constraint. - A dwelling is not permitted on the portion of the subject lands zoned as Natural Heritage (NH).

By-Law No.	Zone Code	Description
		<ul style="list-style-type: none"> - To permit a reduced MOS requirements from a livestock facility from 364 metres (1,194.2 feet) to 298 metres (977.7 feet). - To permit a reduced MOS requirements from a manure storage from 428 metres (1,404 feet) to 322 metres (1,056.4 feet). <p>All other provisions of the By-Law shall apply. (Map 103)</p>
84-21	A-175	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-175 on Schedule 'A' hereto, an addition to the existing accessory building is permitted, having a total area of 720 square metres (7750.00 square feet) for all accessory buildings combined.</p> <p>All other provisions of the By-Law shall apply. (Map 129)</p>
80-17, 83-21	A-176	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-176 on Schedule 'A' hereto, the following site-specific provisions shall apply:</p> <ul style="list-style-type: none"> - To permit an existing single detached dwelling to be used for temporary farm labour housing. - The proposed use can only be occupied for a maximum of nine (9) months out of a twelve (12) month period. <p>All other provisions of the By-Law apply. (Map 83)</p>
96-21	A-177	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-177 on Schedule 'A' hereto, a minimum agricultural lot area of 29.4 hectares (72.7 acres) is permitted. Furthermore, as a result of a surplus farm dwelling severance, a dwelling is prohibited.</p> <p>All other provisions of the By-Law shall apply. (Map 163)</p>
118-21	A-178	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-178 on Schedule 'A' hereto, the following site-specific provisions shall apply:</p> <ul style="list-style-type: none"> - To permit a maximum accessory structure area of approximately 810 square metres (8, 718.8 square feet) to only recognize the existing accessory structures. <p>All other provisions of the By-Law to apply. (Map 133)</p>
128-21	A-180	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-180 on Schedule 'A' hereto, a minimum agricultural lot area of 27.6 hectares (68.2 acres) is permitted, whereas a dwelling is prohibited.</p> <p>All other provisions of the By-Law shall apply. (Maps 170 & 171)</p>
141-21	A-181	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-181 on Schedule 'A' hereto, the following site-specific provisions shall apply:</p> <ul style="list-style-type: none"> - Notwithstanding the provisions of By-Law 61-16 to the contrary, within any area zoned A-181, no dwelling unit shall be permitted.

By-Law No.	Zone Code	Description
		<ul style="list-style-type: none"> - To permit an undersized agricultural area of 39.14 hectares (96.7 acres), whereas a minimum of 40 hectares (98.8 acres) is required. - To permit a frontage of approximately 124 metres (406.8 feet), whereas a minimum of 150 metres is required. <p>All other provisions of the By-Law shall apply. (Map 53)</p>
57-22	A-184	<p>Notwithstanding the provisions of this by-law to the contrary, a dwelling shall be prohibited as a permitted use and a frontage of 135 metres (442 feet) shall be permitted.</p> <p>All other provisions of the By-Law shall apply.</p>
55-22	A-185	An undersized farm parcel of 7.0 hectares (17.3 acres) shall be permitted.
16-24	A-186	Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-186 on Schedule 'A', a lot area of 10.2 hectares for an undersized agricultural parcel shall be permitted All other applicable requirements of the By-Law shall continue to apply.
6-23	A-187	<p>A reduced Minimum Distance Separation (MDS) I setback of 70 metres (229.7 feet) from the livestock barn on the retained lands to the existing dwelling on the severed land shall be permitted.</p> <p>A reduced MDS I setback of 113 metres (370.7 feet) from the manure storage on the retained lands to the existing dwelling on the severed lands shall also be permitted.</p> <p>All other relevant provisions of the By-Law shall continue to apply.</p>
18-23	A-190	<p>A maximum accessory structure height of 7.5 metres shall be permitted, recognizing only existing accessory structures as of February 28th, 2023.</p> <p>All other relevant provisions of this By-Law shall continue to apply.</p>
18-23	A-191	<p>Notwithstanding the provisions of this by-law to the contrary, a residential dwelling shall be prohibited, and an undersized farm parcel with an area of approximately 24.9 hectares (61.5 acres) shall be permitted.</p> <p>All other relevant provisions of this By-Law shall continue to apply.</p>
44-23	A-193	<p>An undersized farm parcel having an area of 5.3 hectares (13 acres) shall be permitted.</p> <p>All other provisions of the By-law shall apply.</p>
131-23	A-194	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area zoned A-194 on Schedule 'A' hereto, no dwelling unit shall be permitted.</p> <p>Notwithstanding any provisions of the Agricultural (A) zone to the contrary, a minimum lot area of 19.3 hectares (47.7 acres) shall be permitted.</p> <p>All other provisions of the By-Law shall apply.</p>
55-22	A-195	An undersized farm parcel having an area of 7.0 hectares (17.3 acres) shall be permitted.

By-Law No.	Zone Code	Description
		All other provisions of the By-law shall apply.
62-24	A-196	Notwithstanding the provisions of this By-Law to the contrary, within any area zoned A-196 on Schedule 'A' hereto, a reduced total lot area of 22.4 hectares (55.35 acres) shall be permitted. All other provisions of the By-Law shall apply.
63-24	A-197	Notwithstanding the provisions of this By-Law to the contrary, within any area zoned A-197 on Schedule 'A' hereto, a reduced total lot area of 35 hectares (86 acres) shall be permitted. All other provisions of the By-Law shall apply.
69-25	A-198	Notwithstanding the provisions of this By-Law to the contrary, within any area zoned A-198 on Schedule 'A' hereto, a minimum lot frontage of 12.4 metres shall be permitted.
OLT-24-000285, 100-25	A-200	Notwithstanding the provisions of this By-Law to the contrary, within any area zoned A-200 on Schedule 'A' hereto, the following site-specific provisions shall apply: <ul style="list-style-type: none"> - Front Yard Setback (Minimum): 21 meters All other requirements of the By-Law shall apply

Section 7: Agricultural Employment (AE) Zone

7.1 Uses Permitted

No *person* shall within any Agricultural Employment (AE) *zone*, *use* any lot or *erect*, *alter* or *use* any *building* or *structure* for any purpose except for one of more of the following *uses* identified by a “dot”.

7.1.1 Uses Permitted Table

List of Uses	Permitted
<i>Agricultural Use</i>	•
<i>Agriculture-Related Use</i> in accordance with Section 6.3	•
<i>Cannabis Production and Processing</i> in accordance with Section 4.23	•
<i>Dwelling, Single Detached</i> accessory to the permitted principal <i>use</i>	•
<i>Farm Production Outlet</i> in accordance with Section 4.10	•
<i>Forestry Uses</i>	•
<i>Greenhouse</i> in accordance with Section 4.12	•
<i>On-Farm Diversified Use</i> in accordance with Section 6.4	•

7.2 Zone Requirements

No *person* shall, within any Agricultural (A) *zone*, *use* any lot or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

7.2.1 Zone Requirements Table

Provision	Specifications
Lot Area , Minimum (ha)	1
Lot Frontage , Minimum (metres)	30.0
Street Setback , Minimum (metres)	9.0
Interior Side Yard Setback , Minimum (metres)	3.0
Rear Yard Setback , Minimum* (metres)	9.0

Lot Coverage, Maximum	60%
Landscaped Open Space, Minimum	10%
Building Height, Maximum (metres)	12.0

*Notwithstanding the provisions stated above, in case of a *lot* abutting any residential or institutional zone, the street setback, interior side yard setback, and the rear yard setback shall be 20 metres.

7.3 Special Exceptions AE Zone

By-Law No.	Zone Code	Description
Not Available	AE-1	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> AE-1 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to a <i>contractor's yard</i> for an excavation and bulldozing business and a <i>transport/truck terminal</i> . All other requirements of the By-Law shall apply.
121-02	AE-2	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> AE-2 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to an <i>automobile repair garage</i> . All other requirements of the By-Law shall apply.
Not Available	AE-3	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> AE-3 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to: <ul style="list-style-type: none"> a) an <i>automobile repair garage</i>; b) a saw mill operation; c) an <i>auto body shop</i>; d) a machine and welding shop; and e) a carpentry shop; All other requirements of the By-Law shall apply.
160-10, 001-19, 96-19	AE-4	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> AE-4 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to: <ul style="list-style-type: none"> a) an agricultural machinery sales outlet and repair establishment; b) a welding and machine repair shop; c) a <i>single detached dwelling accessory</i> to a permitted use; d) the parking/storing and servicing of tractor trailers directly <i>accessory</i> to the agricultural related use; All other requirements of the By-Law shall apply.
Not Available	AE-5	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> AE-5 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to: <ul style="list-style-type: none"> a) a <i>feed mill</i>; b) a grain elevator and drying facilities; c) an <i>open storage use accessory</i> to the <i>feed mill</i> or grain elevator; d) a <i>retail store, wholesale establishment or business office accessory</i> to the permitted uses; and e) <i>accessory uses, buildings and structures accessory</i> to the

By-Law No.	Zone Code	Description
		<p>foregoing uses;</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	AE-6	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned AE-6 on Schedule 'A' hereto, the permitted uses shall be limited to:</p> <ul style="list-style-type: none"> a) an <i>agricultural service and supply establishment</i>; b) a farm implement dealer; c) an <i>automobile service station</i>; d) a <i>farm produce outlet</i>; e) a <i>parking lot</i> associated with the use; and f) a machinery repair and welding shop; <p>Furthermore, the minimum northerly <i>interior side yard</i> shall be 0.5 metres and a residential use shall not be permitted.</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	AE-7	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned AE-7 on Schedule 'A' hereto, the permitted uses shall be limited to:</p> <ul style="list-style-type: none"> a) the sales and service of motorcycles and <i>recreational vehicles</i> and other <i>vehicles</i>; b) A minimum <i>interior side yard</i> of 30 metres shall be required for the display and storage for the sale and service of <i>vehicles</i>. <p>All other requirements of the By-Law shall apply.</p>
255-07	AE-8	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned AE-8 on Schedule 'A' hereto, the permitted uses shall be limited to a <i>service shop</i>, a single <i>dwelling unit</i>, and <i>accessory uses, buildings and structures</i>. All other requirements of the By-Law shall apply.</p>
Not Available	AE-9	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned AE-9 on Schedule 'A' hereto, the permitted uses shall be limited to:</p> <ul style="list-style-type: none"> a) an <i>automotive use</i>, b) <i>agricultural equipment use</i>; c) a single <i>dwelling unit</i>; and d) <i>Accessory uses, buildings and structures</i>. <p>All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
Not Available	AE-10	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned AE-10 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to:</p> <ul style="list-style-type: none"> a) a <i>convenience store</i>; b) the sale of fresh fruit and vegetables; c) a single <i>dwelling unit</i>; and d) <i>accessory uses, buildings and structures</i>; <p>All other requirements of the By-Law shall apply.</p>
Not Available	AE-11	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned AE-11 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to a <i>contractor's yard</i> and/or a construction business and <i>accessory uses, buildings and structures</i>. All other requirements of the By-Law shall apply.</p>
109-04	AE-12	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned AE-12 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to:</p> <ul style="list-style-type: none"> a) a meat market, b) a <i>single detached dwelling</i> c) an <i>agricultural equipment sales and service establishment</i> d) a <i>bulk sales establishment</i> primarily related to farm including fuels, feed and implements e) a <i>contractor's yard</i> f) a farm machinery sales outlet g) a <i>greenhouse</i> h) a <i>nursery and garden centre</i> i) a <i>retail store</i> related to fresh farm produce, landscaping and/or gardening supplies, antiques, gift shop, tourist shop j) a tradesman shop k) <i>uses accessory</i> to the foregoing; <p>Further, the minimum left <i>interior side yard</i> shall be 2.4 metres and an overall commercial <i>gross floor area</i> of 400m² shall apply. All other requirements of the By-Law shall apply.</p>
Not Available	AE-13	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned AE-13 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to:</p> <ul style="list-style-type: none"> a) a harness shop including the sale and repair of saddles, harnesses and related goods; b) a <i>single detached dwelling</i>; c) an <i>agricultural use</i>; and d) <i>accessory uses, buildings and structures</i>;

By-Law No.	Zone Code	Description
		All other requirements of the By-Law shall apply.
Not Available	AE-14	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned AE-14 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to a television and radio sales and service business, a <i>single detached dwelling</i> and <i>accessory uses, buildings and structures</i> . All other requirements of the By-Law shall apply.
Not Available	AE-15	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned AE-15 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to: <ul style="list-style-type: none"> a) an <i>abattoir</i> and meat market; b) a <i>single dwelling unit</i>; and c) <i>accessory uses, buildings and structures</i>; All other requirements of the By-Law shall apply.
Not Available	AE-16	Notwithstanding any provision of this By-law to the contrary, within any area zoned AE-16 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to a craft and gift shop, <i>retail store, warehouse, public self-storage</i> , garden centre and one <i>single detached dwelling</i> . The following <i>development</i> standards shall apply: <ul style="list-style-type: none"> a) <i>Interior Side Yard</i> 3.0 metres b) <i>Lot Coverage</i> (maximum): <ul style="list-style-type: none"> i. Commercial: 4,090 square metres ii. Residential: 300 square metres c) <i>Landscaped Open Space</i> (minimum): 20 percent d) <i>Minimum loading spaces</i>: 1 e) <i>Minimum parking spaces</i>: 91 (including 4 accessible <i>parking spaces</i>) All other requirements of the By-Law shall apply.
Not Available	AE-17	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned AE-17 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to: <ul style="list-style-type: none"> a) a <i>transport/truck terminal</i>; b) the manufacturing of cleaning products; c) a <i>bulk sales establishment</i>; d) <i>boat building</i>; e) a <i>contractor's yard</i>; f) a <i>single detached dwelling unit</i>; and g) <i>accessory uses, buildings and structures</i>; h) Furthermore, the maximum <i>lot coverage</i> shall be limited to a total <i>building area</i> of 1,850 square metres. All other requirements of the By-Law shall apply.
Not Available	AE-18	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned AE-18 on Schedule 'A' hereto, in addition to the <i>uses</i>

By-Law No.	Zone Code	Description
		<p>permitted in the Agricultural Employment (AE) <i>Zone</i>, the following shall also be permitted:</p> <ul style="list-style-type: none"> a) sale of home furnishings and home decorations; b) a <i>business office</i> having a maximum <i>gross floor area</i> of 465 square metres; c) a <i>retail store</i> having a maximum <i>gross floor area</i> of 2230 square metres; d) a <i>public self-storage warehouse</i> having a maximum <i>gross floor area</i> of 3345 square metres where portions of a <i>building</i> are leased by the public for the purposes of storing goods and materials; and e) <i>accessory uses, buildings and structures</i>; <p>All other requirements of the By-Law shall apply.</p>
Not Available	AE-19	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> AE-19 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to:</p> <ul style="list-style-type: none"> a) a grading station for farm produce; b) a <i>grain elevator</i> or other storage facility for farm produce; c) a <i>nursery and garden centre</i>; d) a <i>retail store</i> engaged in the sale of farm produce or landscaping and garden supplies; e) a <i>service shop</i>; f) a <i>transport/truck terminal</i>; g) an <i>automobile sales or rental establishment</i> engaged only in the sales and service of farm implements and related equipment and; h) an <i>automobile repair garage accessory</i> to a permitted <i>use</i>; <p>All other requirements of the By-Law shall apply.</p>
83-07	AE-20	<p>Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> AE-20 on Schedule 'A' hereto, a non-effluent producing industrial <i>use</i> shall also be permitted. All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
121-02	AE-21	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> AE-21 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural Employment (AE) Zone, two <i>dwelling units</i> shall also be permitted. All other requirements of the By-Law shall apply.
77-08	AE-22	<p>Notwithstanding anything in this By-Law to the contrary, within any area <i>zoned</i> AE-22 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to:</p> <ul style="list-style-type: none"> a) a <i>feed mill</i>; b) a <i>grain elevator and drying facilities</i>; c) an <i>open storage use accessory</i> to the <i>feed mill</i> or grain elevator; d) a <i>retail store, wholesale establishment or business office accessory</i> to the permitted <i>uses</i>; e) a truck repair business, excluding an <i>auto body shop</i>, located within <i>buildings existing</i> as of March 1, 2008 and f) <i>accessory uses, buildings and structures accessory</i> to the foregoing <i>uses</i>; <p>All other requirements of the By-Law shall apply.</p>
157-10	AE-23	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> AE-23 on Schedule 'A' hereto, the <i>uses</i> permitted shall be limited to;</p> <ul style="list-style-type: none"> a) a <i>single detached dwelling</i>; b) <i>crafts shop</i>; c) <i>merchandise service shop</i>; d) <i>personal service establishment</i>; e) <i>service shop</i>; and f) <i>retail store or wholesale establishment or business accessory</i> to permitted <i>use</i>; <p>All other requirements of the By-Law shall apply.</p>

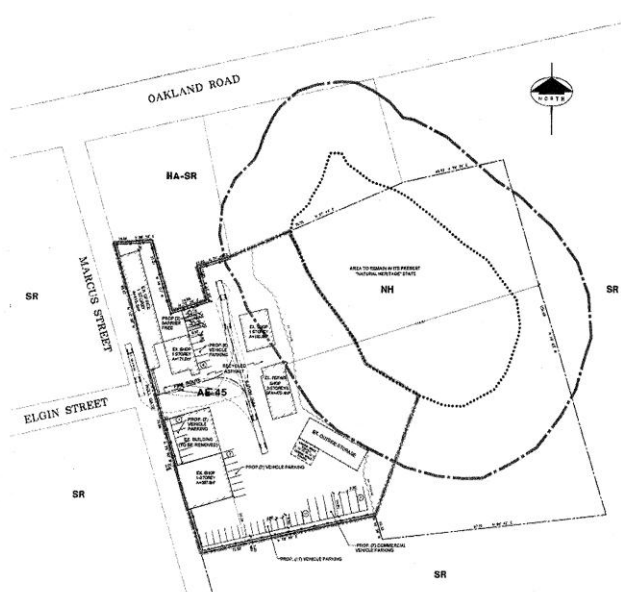
By-Law No.	Zone Code	Description
157-10	AE-24	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned AE-24 on Schedule 'A' hereto, the <i>uses</i> permitted shall be limited to:</p> <ul style="list-style-type: none"> a) <i>agricultural equipment sales and service establishment;</i> b) <i>bulk sales establishment</i> primarily related to farm including fuels, feed, and implements; c) <i>contractor's yard;</i> d) <i>convenience store;</i> e) <i>single detached dwelling;</i> f) <i>farm machinery sales outlet and repair establishment;</i> g) <i>furniture, automotive supplies, hardware, or crafts shop;</i> h) <i>greenhouse;</i> i) <i>nursery and garden centre;</i> j) <i>open storage;</i> k) <i>parking lot</i> associated with the permitted use; l) <i>personal service establishment;</i> m) <i>place of worship;</i> n) <i>retail store</i> related to fresh farm produce, landscaping and/or gardening supplies, antiques, gift shop, tourist shop; o) <i>sawmill;</i> p) <i>service shop;</i> q) <i>an automobile repair garage;</i> r) <i>automobile sales or rental establishment;</i> s) <i>veterinary clinic;</i> t) <i>video rental establishment;</i> u) <i>warehouse;</i> v) <i>wholesale establishment</i> or business accessory to permitted use; <p>All other requirements of the By-Law shall apply.</p>
112-04	AE-25	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned AE-25 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to an <i>agricultural equipment sales and service establishment</i> and a <i>single detached dwelling</i>.</p> <p>All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
Not Available	AE-26	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> AE-26 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to:</p> <ul style="list-style-type: none"> a) a <i>contractor's yard</i>; b) a concrete fabricating business; c) an outside storage area; d) a <i>parking area</i> associated with the permitted <i>use</i>; e) a <i>transport/truck terminal</i>; f) one <i>building</i> for the aforementioned <i>uses</i> having a maximum <i>gross floor area</i> of 240 square metres; g) a <i>single detached dwelling accessory</i> to the permitted <i>use</i>; and h) a <i>retail store, wholesale establishment or business office accessory</i> to a permitted <i>use</i>; <p>All other requirements of the By-Law shall apply.</p>
45-11	AE-27	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> AE-27 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to:</p> <ul style="list-style-type: none"> a) a grain elevator, b) a <i>parking lot</i> associated with the <i>use</i>, c) a <i>warehouse</i> associated to the <i>main use</i>, d) a <i>feed mill</i>, e) a weigh scale, f) a <i>transport/truck terminal</i>, g) a <i>retail store or business office accessory</i> to the permitted <i>use</i>; <p>All other requirements of the By-Law shall apply.</p>
45-11	AE-28	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> AE-28 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to a <i>parking lot, a retail store or business office accessory</i> to the permitted <i>use</i> in AE-28 Zone.</p> <p>All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
207-03, 5-09, 50-15, 157-15, 24-16	AE-29	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned AE-29 on Schedule 'A' attached hereto, in addition to the <i>uses</i> permitted within the Agricultural Employment (AE) Zone the following <i>uses</i> shall also be permitted:</p> <ul style="list-style-type: none"> a) manufacturing and fabricating of metal and concrete products; b) <i>warehouse</i>; c) <i>open storage</i>; d) <i>wholesale establishment</i>; e) <i>support office</i>; <p>The following <i>development</i> standards shall apply:</p> <ul style="list-style-type: none"> a) <i>Front Yard</i> (Minimum): 260.0 metres to Muir Road South. b) The minimum distance separation (MDS) setback from the livestock operation on 813839 Muir Road South shall be 353 metres. c) No <i>buildings/structures</i>, parking or loading, storage or display, shall be permitted within the required <i>front yard</i>, except a <i>building/structure used</i> as an office with associated parking <i>accessory</i> to the permitted <i>use</i>, shall be a minimum of 75.0metres from the <i>front lot line</i> (Muir Road South) and a minimum of 15.0metres from the <i>interior</i> (north) <i>lot line</i>. d) <i>Interior Side Yard</i> (Minimum): 28.0 metres to the north <i>lot line</i> and the minimum <i>interior side yard setback</i> to the south <i>lot line</i> shall be 15.0 metres. e) <i>Rear Yard</i> (Minimum): 55.0 metres to the east <i>lot line</i>. f) <i>Lot Coverage</i> (Maximum): 10% g) <i>Building Height</i> (Maximum): 30.0 metres <p>All other requirements of By-law shall apply.</p>
Not Available	AE-30	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned AE-30 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to a <i>greenhouse</i>, a garden centre and a <i>farm produce outlet</i>. All other requirements of the By-Law shall apply.</p>
Not Available	AE-31	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned AE-31 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to a <i>service shop</i>, a contractor's <i>yard</i>, a <i>single detached dwelling</i> and <i>accessory uses, buildings and structures</i>. An <i>existing</i> excavation business shall also be permitted. All other requirements of the By-Law shall apply.</p>
Not Available	AE-32	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned AE-32 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural Employment (AE) Zone, a processing plant shall also be permitted. All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
140-03	AE-33	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> AE-33 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Agricultural Employment (AE) <i>Zone</i> , <i>uses</i> listed in Automotive Commercial (C6) <i>Zone</i> shall also be permitted in accordance with the C6 <i>Zone</i> provisions. All other requirements of the By-Law shall apply.
Not Available	AE-34	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> AE-34 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to <i>sawmill</i> . All other requirements of the By-Law shall apply.
Not Available	AE-35	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> AE-35 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to a <i>contractor's yard</i> for a carpentry and wood construction business and on-site construction of log <i>buildings</i> and <i>structures</i> and related outdoor storage <i>uses</i> thereto. All other requirements of the By-Law shall apply.
Not Available	AE-36	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> AE-36 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to a manufacturing plant for marble products. All other requirements of the By-Law shall apply.
Not Available	AE-37	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> AE-37 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to a machine shop and a tool and die manufacturing plant. All other requirements of the By-Law shall apply.
30-82	AE-38	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> AE-38 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to a bus <i>transport terminal</i> and <i>buildings</i> and <i>structures accessory</i> thereto. All other requirements of the By-Law shall apply.
Not Available	AE-39	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> AE-39 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to an <i>automobile service station</i> , a <i>salvage yard</i> , a <i>retail store</i> , a <i>wholesale establishment</i> or a <i>business office accessory</i> to a permitted <i>use</i> and a <i>single detached dwelling accessory</i> to the permitted <i>uses</i> . All other requirements of the By-Law shall apply.
Not Available	AE-40	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> AE-40 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to a machine shop and an <i>accessory residential dwelling unit</i> . All other requirements of the By-Law shall apply.

By-Law No.	Zone Code	Description
Not Available	AE-41	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> AE-41 on Schedule 'A' hereto, the permitted uses shall be limited to a <i>nursery and garden centre, a farm produce outlet</i> and a <i>single detached dwelling</i> which is <i>accessory</i> to a permitted use. All other requirements of the By-Law shall apply.
Not Available	AE-42	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> AE-42 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to: <ul style="list-style-type: none"> a) a business involving the retailing and servicing of <i>boats, recreational vehicles</i> and leisure equipment; b) a farm implement dealer; c) a <i>farm produce outlet</i>; d) an <i>automobile sales or rental establishment</i>; e) an <i>accessory parking lot</i>; f) a <i>single detached dwelling accessory</i> to a permitted use; and g) a consulting office and business related to the servicing of regulating equipment; All other requirements of the By-Law shall apply.
Not Available	AE-43	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> AE-43 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to an <i>automobile repair garage</i> ; the sale and service of recreational equipment; and <i>accessory uses, buildings and structures</i> . All other requirements of the By-Law shall apply.
149-06	AE-44	Notwithstanding any provision in this By-Law to the contrary, within any area <i>zoned</i> AE-44 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to a <i>nursery and garden centre</i> and a <i>farm produce outlet</i> . Furthermore, a <i>dwelling</i> shall not be permitted. All other requirements of the By-Law shall apply.
Not Available	AE-45	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> AE-45 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to a <i>building supply outlet</i> . All other requirements of the By-Law shall apply.
7-18	AE-47	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> AE-47 on Schedule 'A' hereto, the permitted uses shall be limited to a fencing building supply outlet and fence contracting business. Open storage accessory to a permitted use shall be located in accordance with the approved site plan attached hereto as Schedule 'C'. All other requirements of the by-law shall apply.

By-Law No.	Zone Code	Description
		<p style="text-align: center;">SCHEDULE 'C'</p>  <p>The map shows a street grid with Oakland Road at the top, Elgin Street at the bottom, and Marcus Street on the left. A large irregularly shaped area is outlined with a dashed line and labeled 'NH'. Within this area, there are smaller zones labeled 'HA-SR' and 'AE-25'. The surrounding areas are labeled 'SR'. A north arrow is located in the upper right quadrant of the map.</p>

Section 8: Urban Residential (R) Zones

8.1 Uses Permitted

No *person* shall within any Urban Residential (R) zones, *use* any lot or *erect, alter* or *use* any *building* or *structure* for any purpose except for one of more of the following *uses* identified by a “dot”.

The Urban Residential Zones established by this By-Law are as follows:

R1	Residential Singles
R2	Residential Singles and Semis
RM1	Residential Multiple Low Density
RM2	Residential Multiple Medium Density
RM3	Residential Multiple High Density

8.1.1 Uses Permitted Table

List of Uses*	Zones				
	R1	R2	RM1	RM2	RM3**
<i>Dwelling, Apartment</i>					•
<i>Dwelling, Duplex</i>	•	•	•	•	
<i>Dwelling, Fourplex</i>	•	•	•	•	•
<i>Dwelling, Rowhouse</i>	•	•	•	•	•
<i>Dwelling, Semi-Detached</i>	•	•	•		
<i>Dwelling, Single Detached</i>	•	•	•		
<i>Dwelling, Stacked Townhouse</i>	•	•	•	•	•
<i>Dwelling, Street Fronting Rowhouse</i>	•	•	•	•	•
<i>Dwelling, Triplex</i>	•	•	•	•	
<i>Group Home</i>	•	•	•		
<i>Lodging House</i>			•	•	•

* Provided the applicable zoning standards can be met, a total of up to four (4) *dwelling units* are permitted per *lot* in any Urban Residential Zone, which may include the *primary dwelling unit* and up to three (3) *additional residential units*, regardless of the type of *primary dwelling*.

** Notwithstanding any definition or standard of this By-Law to the contrary, in the RM3 Zone, a minimum of four attached *dwelling units* is required.

8.2 Zone Requirements

No *person* shall, within any Urban Residential (R) zone, *use* any lot or *erect, alter* or *use* any *building* or *structure* for any purpose except in accordance with the provisions set out in Tables 8.2.1 and 8.2.2 below:

8.2.1 Zone Requirements Table

Provisions	Single Detached Dwelling		Semi-Detached Dwelling	Semi Detached Dwelling Unit	Duplex Dwelling
	R1 and RM1	R2			
Zones	R1 and RM1	R2			
Lot Area , Minimum (square metres)	360	450	550	250	550
Lot Frontage , Minimum (metres)	11	15	18	9.0	18
Street Setback , to the attached garage, Minimum (metres)	6.0	6.0	6.0	6.0	6.0
Street Setback , to habitable portion of the dwelling, Minimum (metres)*	4.5	4.5	4.5	4.5	4.5
Interior Side Yard Setback , Minimum (metres)	1.2	1.2	1.2	1.2	1.2
Rear Yard Setback , Minimum (metres)	6.0	6.0	6.0	6.0	6.0
Lot Coverage , Maximum	40%	40%	40%	40%	40%
Landscaped Open Space , Minimum	30%	30%	30%	30%	30%
Building Height , Maximum (metres)	10.5	10.5	10.5	10.5	10.5

* Provided the minimum width of the *driveway* shall be 5.6m

8.2.2 Zone Requirements Table for Multiple Dwellings

Provisions*	Triplex, Fourplex, Lodging House, Stacked Townhouse, Street Rowhouse, Rowhouse*	Apartment Dwelling
Lot Area , Minimum (square metres)	185 sq. m per unit	1800
Lot Frontage , Minimum (metres)	20.0**	30.0
Street Setback , to the attached garage, Minimum (metres)	6.0	7.5
Street Setback , to habitable portion of the dwelling, Minimum (metres)*	4.5***	7.5
Interior Side Yard Setback , Minimum (metres)	3.0	7.5
Rear Yard Setback , Minimum (metres)	6.0	7.5
Lot Coverage , Maximum	40%	40%
Landscaped Open Space , Minimum	30%	30%
Building Height , Maximum (metres)	12.0	20.0
Separation Distance between buildings on the same lot , Minimum (metres)	3.0	3.0

* For the purposes of this By-Law, the parcels / units in the Plan of *condominium* may be deemed as *lots*

** Minimum *lot frontage* for *rowhouse dwellings* and *street fronting rowhouse dwellings* shall be 9.0m

*** Provided the minimum width of the *driveway* shall be 5.6m

8.3 Special Exceptions R1 Zone

By-Law No.	Zone Code	Description
126-04, 239-04, 94-06, 6-02, 175-01, 82-15, 127-09, 260-10, 98-16, 75-17	R1-1	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R1-1 on Schedule 'A' hereto, the minimum <i>exterior side yard</i> shall be 4.5 metres. All other requirements of the By-Law shall apply.
78-05, 146-06, 23-12, 54-13	R1-2	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R1-2 on Schedule 'A' hereto, the minimum <i>exterior side yard</i> shall be 3.0 metres. All other requirements of the By-Law shall apply.
127-09, 260-10, 97-16	R1-3	Notwithstanding any provision of this By-Law to the contrary, within any area zoned R1-3 on Schedule 'A' hereto, the minimum <i>exterior side yard</i> shall be 4.5 metres and no part of a <i>dwelling</i> shall be less than 15.4 metres to the south <i>lot line</i> . All other requirements of the By-Law shall apply.

By-Law No.	Zone Code	Description
93-12, 90-14	R1-4	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R1-4 on Schedule 'A' hereto, <i>development</i> shall be permitted subject to the following regulations:</p> <ul style="list-style-type: none"> i) the maximum number of <i>dwelling units</i> be 23; ii) a <i>lot</i> is considered to be the land area which constitutes a unit of a <i>condominium</i> corporation; iii) a <i>lot</i> does not require frontage on a <i>public street</i>; iv) <i>lot area</i>, <i>lot frontage</i> and <i>yards</i> shall be determined as if the common element road were a <i>public street</i>; v) the minimum <i>lot frontage</i> shall be 14.0 metres; vi) for the purpose of this <i>Zone</i> "adjacent" means abutting or separated only by a portion of the common element vii) a <i>lot</i> with a <i>rear yard</i> adjacent to Willow Street shall have a minimum <i>lot area</i> of 400 square metres, a <i>lot</i> with a <i>rear yard</i> not adjacent to Willow Street shall have a minimum <i>lot area</i> of 300 square metres; viii) a minimum <i>interior side yard</i> adjacent to Willow Street shall be 0.0 metres; ix) a minimum <i>rear yard</i> abutting Willow Street shall be 3.0 metres, and 0.0 metres for any other <i>rear yard</i>; x) the minimum <i>front yard</i> shall be 4.5m except to a <i>garage</i> which shall be 5.5m; and xi) a <i>lot</i> with a <i>rear yard</i> adjacent to Willow Street shall have maximum <i>lot coverage</i> of 45%; any <i>lot</i> with a <i>rear yard</i> not adjacent to Willow Street shall have maximum <i>lot coverage</i> of 65%. <p>All other requirements of the By-Law shall apply.</p>
158-13, 24-15	R1-5	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R1-5 on Schedule 'A' hereto, the following <i>development</i> standards shall apply:</p> <ul style="list-style-type: none"> a) Minimum <i>exterior side yard</i> 4.5metres b) Maximum <i>lot coverage</i> 45% <p>All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description																		
114-14	R1-6	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R1-6 on Schedule 'A' hereto, the following <i>lot area</i> and <i>lot coverages</i> shall apply:</p> <table border="0" data-bbox="542 470 1273 695"> <thead> <tr> <th data-bbox="542 470 915 499">Municipal Address</th> <th data-bbox="915 470 1101 499"><i>Lot Area</i></th> <th data-bbox="1101 470 1273 499"><i>Lot Coverage</i></th> </tr> </thead> <tbody> <tr> <td data-bbox="542 499 915 533">19 Irongate Drive (Lot 5)</td> <td data-bbox="915 499 1101 533">460m²</td> <td data-bbox="1101 499 1273 533">45%</td> </tr> <tr> <td data-bbox="542 533 915 567">21 Irongate Drive (Lot 4)</td> <td data-bbox="915 533 1101 567">416m²</td> <td data-bbox="1101 533 1273 567">--</td> </tr> <tr> <td data-bbox="542 567 915 600">23 Irongate Drive (Lot 3)</td> <td data-bbox="915 567 1101 600">416m²</td> <td data-bbox="1101 567 1273 600">--</td> </tr> <tr> <td data-bbox="542 600 915 634">25 Irongate Drive (Lot 2)</td> <td data-bbox="915 600 1101 634">--</td> <td data-bbox="1101 600 1273 634">45%</td> </tr> <tr> <td data-bbox="542 634 915 667">27 Irongate Drive (Lot 1)</td> <td data-bbox="915 634 1101 667">--</td> <td data-bbox="1101 634 1273 667">45%</td> </tr> </tbody> </table> <p>All other requirements of the By-Law shall apply.</p>	Municipal Address	<i>Lot Area</i>	<i>Lot Coverage</i>	19 Irongate Drive (Lot 5)	460m ²	45%	21 Irongate Drive (Lot 4)	416m ²	--	23 Irongate Drive (Lot 3)	416m ²	--	25 Irongate Drive (Lot 2)	--	45%	27 Irongate Drive (Lot 1)	--	45%
Municipal Address	<i>Lot Area</i>	<i>Lot Coverage</i>																		
19 Irongate Drive (Lot 5)	460m ²	45%																		
21 Irongate Drive (Lot 4)	416m ²	--																		
23 Irongate Drive (Lot 3)	416m ²	--																		
25 Irongate Drive (Lot 2)	--	45%																		
27 Irongate Drive (Lot 1)	--	45%																		
Not Available	R1-7	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R1-7 on Schedule 'A' hereto, in addition to the <i>Zone</i> regulations for single <i>detached dwelling units</i>, a <i>monolithic basement</i> and gas collection and venting system shall be required.</p> <p>All other requirements of the By-Law shall apply.</p>																		
Not Available	R1-8	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R1-8 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Residential Singles (R1) <i>Zone</i>, a <i>day care</i> shall also be permitted. All other requirements of the By-Law shall apply.</p>																		
Not Available	R1-9	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R1-9 on Schedule 'A' hereto, the following special provisions shall apply:</p> <p>a) Permitted <i>Uses</i>:</p> <ul style="list-style-type: none"> i) A maximum of 450 <i>dwelling units</i> in the form of <i>single detached dwellings</i>, <i>semi-detached dwellings</i>, and/or <i>rowhouse dwellings</i> as well as <i>accessory buildings</i>. ii) No more than 135 <i>rowhouse dwelling units</i> are permitted. iii) Any <i>use</i> permitted in the OS2-2 <i>Zone</i>. <p>b) Requirements:</p> <ul style="list-style-type: none"> i) The minimum <i>setback</i> from abutting lands zoned R1 is 30 metres, with the exception of the easterly boundary, where this <i>setback</i> will not apply if abutting lands are held in common ownership. The minimum <i>setback</i> from all other <i>lot lines</i> shall be 9.1 metres. ii) The maximum number of <i>dwelling units</i> per <i>building</i> shall be 8 units. iii) The maximum <i>building height</i> shall be 10.7 metres. <p>All other requirements of the By-Law shall apply.</p>																		

By-Law No.	Zone Code	Description
95-05	R1-10	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R1-10 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Residential Singles (R1) Zone, six executive suites shall also be permitted at 141 Golf Links Road and five executive suites and an office shall be permitted at 149 Golf Links Road, said executive suites and offices being <i>accessory</i> to the Paris Grand Golf Course operations. All other requirements of the By- Law shall apply.
Not Available	R1-11	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R1-11 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Residential Singles (R1) Zone, cartage, express or <i>truck terminal</i> shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	R1-12	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R1-12 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Residential Singles (R1) Zone, an <i>automobile sales and rental establishment</i> shall also be permitted. Furthermore, the <i>gross floor area</i> of the <i>building</i> used for such <i>use</i> shall not exceed 72 square metres, no outside storage of <i>vehicles</i> or parts shall be permitted. All other requirements of the By-Law shall apply.
Not Available	R1-13	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R1-13 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Residential Singles (R1) Zone, a <i>service shop</i> shall also be permitted. The <i>gross floor area</i> of the <i>service shop</i> shall not exceed 89 square metres and no outside storage shall be permitted. All other requirements of the By-Law shall apply.
15-12, 170-12	R1-14	Notwithstanding any provision of this By-Law to the contrary, within any area zoned R1-14 on Schedule 'A' hereto, the total <i>lot coverage</i> of all <i>accessory buildings</i> shall not be greater than 319 square metres, provided that any <i>accessory building</i> erected in a <i>front yard</i> shall be no larger than 50 square metres, have an overall <i>height</i> not greater than 5.0 metres, and further, no <i>accessory building</i> in a <i>rear yard</i> shall exceed an overall <i>height</i> of 7.6 metres. All other requirements of the By-Law shall apply.

By-Law No.	Zone Code	Description
59-09, 39-14, 110-15	R1-15	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R1-15 on Schedule 'A' hereto, the following <i>development</i> standards shall apply:</p> <ul style="list-style-type: none"> a) <i>Lot Area</i> (Minimum) 460m² b) <i>Lot Frontage</i> (Minimum) 15.0m c) <i>Front Yard</i> (Minimum) 4.5m provided no part of the <i>structure used as a carport or garage</i> is closer than 5.5m to the <i>front lot line</i> d) <i>Interior Side Yard</i> (Minimum) 1.0m provided that on a <i>lot</i> where there is not attached <i>carport</i> or attached <i>garage</i> the minimum <i>interior side yard</i> width shall be 3.0m on one side and 1.0m on the other side e) <i>Exterior Side Yard</i> (Minimum) 3.0m f) <i>Rear Yard</i> (Minimum) 6.0m g) <i>Lot Coverage</i> (Maximum) 45% h) <i>Lot Coverage for a Dwelling</i> (Maximum) 40% All other requirements of the By-Law shall apply.
59-09, 39-14, 110-15	R1-16	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R1-16 on Schedule 'A' hereto, the following <i>development</i> standards shall apply:</p> <ul style="list-style-type: none"> a) <i>Lot Area</i> (Minimum) 380m² b) <i>Lot Frontage</i> (Minimum) 13.0m c) <i>Front Yard</i> (Minimum) 4.5m provided no part of the <i>structure used as a carport or garage</i> is closer than 5.5m to the <i>front lot line</i> d) <i>Interior Side Yard</i> (Minimum) 1.0m provided that on a <i>lot</i> where there is not attached <i>carport</i> or attached <i>garage</i> the minimum <i>interior side yard</i> width shall be 3.0m on one side and 1.0m on the other side e) <i>Exterior Side Yard</i> (Minimum) 3.0m f) <i>Rear Yard</i> (Minimum) 6.0m g) <i>Lot Coverage</i> (Maximum) 45% h) <i>Lot Coverage for a Dwelling</i> (Maximum) 40% All other requirements of the By-Law shall apply.

By-Law No.	Zone Code	Description
136-15	R1-17	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R1-17 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Residential First Density (R1) Zone, a <i>semi-detached dwelling</i> or <i>rowhouse dwelling</i> shall also be permitted, and the following <i>development</i> standards shall apply:</p> <p>a) <u>Single detached dwelling:</u></p> <ul style="list-style-type: none"> i) Minimum <i>front yard</i>: 4.5 metres (provided no part of the structure used as a <i>garage</i> is closer than 6.0 metres to the <i>front lot line</i>, and that no <i>garage</i> portion of a <i>dwelling</i> is located nearer to the street line than the habitable part of the <i>dwelling</i>). ii) <i>Exterior side yard</i> (minimum): 3.0 metres iii) <i>Lot Coverage</i> (maximum): 40% iv) <i>Lot Frontage</i> (minimum): 11.0 metres v) <i>Lot Area</i> (minimum): 385 square meters <p>b) <u>Rowhouse dwelling:</u></p> <ul style="list-style-type: none"> i) A <i>rowhouse dwelling</i> may also have a <i>frontage</i> on a <i>public street</i>. ii) Minimum <i>front yard</i>: 4.5 metres (provided no part of the structure used as a <i>garage</i> is closer than 6.0 metres to the <i>front lot line</i>, and that no <i>garage</i> portion of a <i>dwelling</i> is located nearer to the street line than the habitable part of the <i>dwelling</i>). iii) <i>Lot Frontage</i> (minimum): 5.5 metres iv) <i>Exterior side yard</i> (minimum): 3.0 metres v) Any yard abutting a <i>public walkway</i>: 2.0 metres vi) <i>Interior side yard</i> (minimum): 1.2 metres vii) <i>Lot Coverage</i> (maximum): 52% viii) <i>Driveway Width</i> (maximum): 3.0 meters <p>All other requirements of the By-Law shall apply</p>

By-Law No.	Zone Code	Description
174-14, 16-24	R1-18	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R1-18 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to <i>single detached dwellings</i> and <i>accessory uses, buildings, and structures</i>, subject to the following <i>zone</i> requirements:</p> <ul style="list-style-type: none"> a) Minimum <i>Lot Area</i>: 360 square metres b) Minimum <i>Lot Frontage</i>: 12 metres c) Minimum <i>Front Yard Setback</i>: 4.5 metres (provided no part of the structure used as a <i>garage</i> is closer than 5.5 metres to the <i>front lot line</i>, and that no <i>garage</i> portion of a <i>dwelling</i> is located nearer to the street line than the habitable part of the <i>dwelling</i>). d) Minimum <i>Interior Side Yard</i>: 1.2 metres on one side and 0.6 metres on the other side provided any permitted encroachment is at least 0.3 metres from a <i>lot line</i>. e) Minimum <i>Exterior Side Yard</i>: 4.5 metres f) Maximum <i>Lot Coverage</i>: 45% g) Other provisions: An uncovered <i>deck</i> shall not be considered as part of <i>lot coverage</i>. <p>All other requirements of the By-law shall apply.</p>
174-14, 16-24	R1-19	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R1-19 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to <i>single detached dwellings</i> and <i>accessory uses, buildings, and structures</i>, subject to the following <i>zone</i> requirements:</p> <ul style="list-style-type: none"> h) Minimum <i>Lot Area</i>: 345 square metres i) Minimum <i>Lot Frontage</i>: 12 metres j) Minimum <i>Front Yard Setback</i>: 3.0 metres (provided no part of the structure used as a <i>garage</i> is closer than 5.5 metres to the <i>front lot line</i>, and that no <i>garage</i> portion of a <i>dwelling</i> is located nearer to the street line than the habitable part of the <i>dwelling</i>). k) Minimum <i>Interior Side Yard</i>: 1.2 metres on one side and 0.6 metres on the other side provided any permitted encroachment is at least 0.3 metres from a <i>lot line</i>. l) Minimum <i>Rear Yard</i>: 3.0 metres m) Maximum <i>Lot Coverage</i>: 65% n) Other provisions: An uncovered <i>deck</i> shall not be considered as part of <i>lot coverage</i>. <p>All other requirements of the By-law shall apply.</p>

By-Law No.	Zone Code	Description
174-14, 16-24	R1-20	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R1-20 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to <i>single detached dwelling</i> and <i>accessory uses, buildings, and structures</i>, subject to the following <i>zone</i> requirements:</p> <ul style="list-style-type: none"> a) A <i>lot</i> is considered to be the land area which constitutes a unit of a <i>condominium</i> corporation and does not require <i>frontage</i> on a <i>public street</i>. b) <i>Lot area, lot frontage</i> and <i>yard setbacks</i> shall be determined as if the common element road were a <i>public street</i>. c) Maximum number of <i>dwelling units</i>: 20 d) Minimum <i>Lot Area</i>: 290 square metres e) Minimum <i>Lot Frontage</i>: 13.5 metres f) Minimum <i>Front Yard Setback</i>: 4.5 metres provided except to a <i>garage</i> which shall be 5.5 metres. g) Minimum <i>interior side yard setback</i>: 1.2 metres on one side and 0.6 metres on the other side provided any permitted encroachment is at least 0.3 metres from <i>lot line</i>. h) Minimum <i>Exterior Side Yard</i>: 4.5metres i) Minimum <i>Rear Yard</i>: 6 metres except any <i>lot</i> abutting a Natural Heritage (NH) <i>Zone</i> may have a minimum <i>rear yard setback</i> of 0.0 metres. j) Maximum <i>Lot Coverage</i>: 45% except any <i>lot</i> abutting a Natural Heritage (NH) <i>Zone</i> may have maximum <i>lot coverage</i> of 65%. k) Other provisions: An uncovered <i>deck</i> shall not be considered as part of <i>lot coverage</i>. <p>All other requirements of the By-law shall apply.</p>
15-12	R1-23	<p>Notwithstanding any provision of this by-law to the contrary, within any area zoned R1-23 on Schedule 'A' hereto, the minimum <i>lot area</i> shall be 3,000 square metres and the minimum <i>lot frontage</i> shall be 35.0 metres. All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
PL160641 PL161164	R1-28	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned R1-28 on Schedule 'A' attached hereto, the following development standards shall apply:</p> <p><i>Lot Area</i> (Minimum): 230 m²</p> <p><i>Lot Frontage</i> (Minimum): 8.0 metres</p> <p><i>Interior Side Yard</i> (Minimum): 1.2 metres on one side and 0.6 metres on the other side;</p> <p><i>Exterior Side Yard</i> (Minimum): 2.4 metres</p> <p><i>Height</i> (Maximum): 12.0 metres</p> <p><i>Lot Coverage Dwelling</i> (Maximum): 47%</p> <p><i>Lot Coverage Overall</i> (Maximum): 52%</p> <p><i>Driveway Width</i> (Minimum): 3.0m</p> <p><i>Porch</i> Encroachment into required <i>yards</i> (Maximum): 3.0 metres including <i>stairs</i>;</p> <p><i>Visibility Triangle</i> Setback (Minimum): 0.5m from the closest point of the structure to the established <i>visibility triangle</i> as long as the <i>structure</i> does not obstruct the line of sight.</p> <p><i>Garage</i> Encroachment: Stairs may encroach a maximum of 0.5m into any required <i>parking space</i> located within the <i>garage</i>.</p> <p>All other requirements of By-law shall apply. (Maps 18, 26, 27, & 27A)</p>

By-Law No.	Zone Code	Description
PL160641 PL161164	R1-29	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned R1-29 on Schedule 'A' attached hereto, the following development standards shall apply:</p> <p><i>Lot Area (Minimum): 290 m²</i></p> <p><i>Lot Frontage (Minimum): 10.0 metres</i></p> <p><i>Interior Side Yard (Minimum): 1.2 metres on one side and 0.6 metres on the other side;</i></p> <p><i>Exterior Side Yard (Minimum): 2.4 metres</i></p> <p><i>Lot Coverage Dwelling (Maximum): 47%</i></p> <p><i>Lot Coverage Overall (maximum): 52%</i></p> <p><i>Height (Maximum): 12.0m</i></p> <p><i>Driveway Width (Minimum): 5.0m</i></p> <p><i>Landscaping Open Space (Minimum): 40% for front yard only</i></p> <p><i>Porch Encroachment into required yards (Maximum): 3.0 metres, including stairs;</i></p> <p><i>Visibility Triangle Setback (Minimum): 0.5m from the closest point of the structure to the established visibility triangle as long as the structure does not obstruct the line of sight.</i></p> <p><i>Garage Encroachment: Stairs may encroach a maximum of 0.5m into any required parking space located within the garage.</i></p> <p>All other requirements of By-law shall apply. (Maps18, 26, 27, & 27A)</p>

By-Law No.	Zone Code	Description
PL160641 PL161164	R1-30	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned R1-30 on Schedule 'A' attached hereto, the following development standards shall apply:</p> <p><i>Lot Area</i> (Minimum): 350 m²</p> <p><i>Lot Frontage</i> (Minimum): 12.0 metres</p> <p><i>Interior Side Yard</i> (Minimum): 1.2 metres on one side and 0.6 metres on the other side;</p> <p><i>Exterior Side Yard</i> (Minimum): 2.4 metres</p> <p><i>Lot Coverage Dwelling</i> (Maximum): 50%</p> <p><i>Lot Coverage Overall</i> (maximum): 55%</p> <p><i>Height</i> (Maximum): 12.0m</p> <p><i>Porch Encroachment</i> into required <i>yards</i> (Maximum): 3.0 metres, including <i>stairs</i>;</p> <p><i>Visibility Triangle Setback</i> (Minimum): 0.5m from the closest point of the structure to the established <i>visibility triangle</i> as long as the <i>structure</i> does not obstruct the line of sight.</p> <p><i>Garage Encroachment</i>: Stairs may encroach a maximum of 0.5m into any required <i>parking space</i> located within the <i>garage</i>.</p> <p>All other requirements of By-law shall apply. (Maps18, 26, 27, & 27A)</p>
90-18, 16-24	R1-32	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R1-32 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p><i>Lot Area</i> (Minimum): 330 m²</p> <p><i>Interior Side Yard Setback</i> (Minimum): 1.2 metres on one side and 0.6 metres on the other.</p> <p><i>Lot Coverage Dwelling</i> (Maximum): 55%</p> <p><i>Lot Coverage</i> (Maximum): 60%</p> <p>Additional 5% for accessory structures only.</p> <p><i>Landscaped Open Space</i> (Minimum): 25%</p> <p><i>Height</i> (Maximum): 11.0 metres</p> <p><i>Exterior Side Yard</i> (Minimum): 2.4 metres</p> <p>All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
	R1-30	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned R1-30 on Schedule 'A' attached hereto, the following development standards shall apply:</p> <p><i>Lot Area</i> (Minimum): 350 m²</p> <p><i>Lot Frontage</i> (Minimum): 12.0 metres</p> <p><i>Interior Side Yard</i> (Minimum): 1.2 metres on one side and 0.6 metres on the other side;</p> <p><i>Exterior Side Yard</i> (Minimum): 2.4 metres</p> <p><i>Lot Coverage Dwelling</i> (Maximum): 50%</p> <p><i>Lot Coverage Overall</i> (maximum): 55%</p> <p><i>Height</i> (Maximum): 12.0m</p> <p><i>Porch Encroachment</i> into required <i>yards</i> (Maximum): 3.0 metres, including <i>stairs</i>;</p> <p><i>Visibility Triangle Setback</i> (Minimum): 0.5m from the closest point of the structure to the established <i>visibility triangle</i> as long as the <i>structure</i> does not obstruct the line of sight.</p> <p><i>Garage Encroachment</i>: Stairs may encroach a maximum of 0.5m into any required <i>parking space</i> located within the <i>garage</i>.</p> <p>All other requirements of By-law shall apply. (Maps18, 26, 27, & 27A)</p>

By-Law No.	Zone Code	Description
PL160012	R1-35	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned R1-35 on Schedule 'A' attached hereto, the following development standards shall apply:</p> <p><i>Lot Area (Minimum): 320 m²</i></p> <p><i>Lot Frontage (Minimum): 10.7 metres</i></p> <p><i>Interior Side Yard (Minimum): 1.2 metres on one side and 0.6 metres on the other side;</i></p> <p><i>Height (Maximum): 10.5 metres;</i></p> <p><i>Lot Coverage Dwelling (Maximum): 50%</i></p> <p><i>Lot Coverage Overall: 55%</i></p> <p>Encroachment into required <i>yards</i> (Maximum): 2.0 metres including <i>covered or uncovered deck, porch, balcony with or without foundation or cold cellar;</i></p> <p>Encroachment into <i>rear yard</i> (Maximum): 3.5 metres including a <i>covered or uncovered deck, porch, or balcony</i> with a height of over 0.6 metres from grade;</p> <p>Encroachment into required <i>yards</i> (Maximum): 1.0 metres for architectural adornments, including but not limited to bay or box windows with or without foundation shall be permitted to encroach into a <i>front, exterior side, or rear yard;</i></p> <p>Building setback measurements: For the purposes of this By-law, building setback shall be measured from the property line prior to the dedication of 0.3 m reserves, where required.</p> <p>All required requirements of this By-law shall apply. (Maps 32, 41, 41A)</p>

By-Law No.	Zone Code	Description
PL160012	R1-36	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned R1-36 on Schedule 'A' attached hereto, the following development standards shall apply:</p> <p><i>Lot Area (Minimum): 320 m²</i></p> <p><i>Lot Frontage (Minimum): 10.7 metres</i></p> <p><i>Interior Side Yard (Minimum): 1.2 metres on one side and 0.6 metres on the other side;</i></p> <p><i>Height (Maximum): 7.5 metres</i></p> <p><i>Lot Coverage Dwelling (Maximum) 50%</i></p> <p><i>Lot Coverage Overall (Maximum): 55%</i></p> <p>Encroachment into required yards (Maximum): 2.0 metres including <i>covered or uncovered deck, porch, balcony with or without foundation or cold cellar;</i></p> <p>Encroachment into rear yard (Maximum): 3.5 metres including a <i>covered or uncovered deck, porch, or balcony</i> with a height of over 0.6 metres from grade;</p> <p>Encroachment into required yards (Maximum): 1.0 metres for architectural adornments, including but not limited to bay or box windows with or without foundation shall be permitted to encroach into a <i>front, exterior side, or rear yard;</i></p> <p>Building setback measurements: For the purposes of this By-law, building setback shall be measured from the property line prior to the dedication of 0.3 m reserves, where required.</p> <p>All required requirements of this By-law shall apply. (Maps 32, 41, 41A)</p>

By-Law No.	Zone Code	Description
146-18, 16-24	R1-38	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R1-38 on Schedule 'A' hereto, the following development standards shall apply:</p> <p><i>Lot Area</i> (Minimum): 345 m²</p> <p><i>Street Setback</i> (Minimum): 3.0 metres (provided no part of the <i>structure</i> used as a garage is closer than 5.5 metres to the <i>front lot line</i>, and that no garage portion of the <i>dwelling</i> is located nearer to the <i>street line</i> than the <i>habitable part of the dwelling</i>).</p> <p><i>Interior Side Yard Setback</i> (Minimum): 1.2 metres on one side and 0.6 metres on the other side provided any permitted encroachment is at least 0.3 metres from a <i>lot line</i>.</p> <p><i>Rear Yard</i> (Minimum): 3.0 metres</p> <p><i>Lot Coverage</i> (Maximum): 65%</p> <p>Other:</p> <p>Notwithstanding Section 2.10 (e) Zone requirements, <i>setbacks, lot coverage, and landscaped open space</i> shall be taken from the <i>lot line</i> and not the zone limits. An uncovered <i>deck</i> shall not be considered as part of <i>lot coverage</i>.</p> <p>All other requirements of the By-Law shall apply. (Maps 55 and 55B).</p>
146-18, 16-24	R1-40	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R1-40 on Schedule 'A' hereto, the following development standards shall apply:</p> <p><i>Street Setback</i> (Minimum): 4.5 metres, except 6.0 metres to a garage.</p> <p><i>Lot Coverage</i> (Maximum): 45%</p> <p><i>Exterior Side Yard Setback</i> (Minimum): 1.2 metres</p> <p><i>Interior Side Yard Setback</i> (Minimum): 0.6 metres on one side and 0.6 metres on the other side provided any permitted encroachment is at least 0.3 metres from a <i>lot line</i>.</p> <p>Other: Notwithstanding Section 2.10 (e) Zone requirements, <i>setbacks, lot coverage, and landscaped open space</i> shall be taken from the <i>lot line</i> and not the zone limits. An uncovered <i>deck</i> shall not be considered as part of <i>lot coverage</i>.</p> <p>All other requirements of the By-Law shall apply. (Maps 55 and 55B).</p>

By-Law No.	Zone Code	Description
PL171429	R1-42	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R1-42 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p>Lot Area (Minimum): 330 m²</p> <p>Street Setback (Minimum): 4.5 metres, provided no part of the structure used as a garage is closer than 6.0m to the front lot line.</p> <p>Interior Side Yard Setback (Minimum): 1.2 metres on one side and 0.6 metres on the other.</p> <p>Lot Coverage Dwelling (Maximum): 50%</p> <p>Lot Coverage (Maximum): 55%</p> <p>Landscaped Open Space (Minimum): 25%</p> <p>Height (Maximum): 12.0 metres</p> <p>Exterior Side Yard (Minimum): 2.4 metres</p> <p>All other requirements of the By-Law shall apply.</p>
57-19, 16-24	R1-44	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R1-44 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p><i>Street Setback</i> (Minimum): 4.5 metres provided no part of the <i>structure</i> used as a <i>garage</i> is closer than 6.0m to the <i>front lot line</i>.</p> <p><i>Exterior Side Yard</i> (Minimum) 1.2 metres</p> <p><i>Interior Side Yard Setback</i> (Minimum) 1.2 metres on one side and 0.6 metres on the other side, provided that any permitted <i>encroachment</i> is at least 0.3 metres from a <i>lot line</i>.</p> <p><i>Lot Coverage</i> (Maximum): 55%</p> <p><i>Lot Coverage for a Dwelling</i> (Maximum): 50%</p> <p><i>Building Height</i> (Maximum): 12.0 metres</p> <p>All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
110-19, 16-24	R1-46	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R1-46 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p><i>Lot Area (Minimum): 295m²</i></p> <p><i>Interior Side Yard Setback (Minimum) 1.2 metres on one side and 0.6 metres on the other. Any permitted encroachment shall be at least 0.3 metres to the lot line.</i></p> <p><i>Exterior Side Yard (Minimum) 2.4 metres</i></p> <p><i>Lot Coverage (Maximum): 50%</i></p> <p><i>Lot Coverage for a Dwelling (Maximum): 55%</i></p> <p>Additional 5% for Accessory structures Only. Shall not include covered or uncovered Decks, porches or balconies.</p> <p>All other requirements of the By-Law shall apply.</p>
110-19	R1-48	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R1-48 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p><i>Lot Area (Minimum): 259m²</i></p> <p><i>Lot Frontage (Minimum): 9.1 metres</i></p> <p><i>Interior Side Yard Setback (Minimum) 1.2 metres on one side and 0.6 metres on the other. Any permitted encroachment shall be at least 0.3 metres to the lot line.</i></p> <p><i>Exterior Side Yard (Minimum): 2.4 metres</i></p> <p><i>Lot Coverage (Maximum): 50%</i></p> <p><i>Lot Coverage for a Dwelling (Maximum): 55%</i></p> <p>Additional 5% for Accessory structures Only. Shall not include Covered or uncovered Decks, porches or balconies.</p> <p>All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
126-19	R1-50	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R1-50 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p><i>Front Yard Depth, Minimum:</i>4.5 metres, provided no part of the structure used as a garage is closer than 0.6m to the front lot line.</p> <p><i>Exterior Side Yard, Minimum</i> 1.2 metres</p> <p><i>Interior Side Yard Setback, Minimum</i> 1.2 metres on one side and 0.6 metres on the other. Any permitted encroachment shall be at least 0.3 metres to the <i>lot line</i>.</p> <p><i>Lot Coverage, Maximum</i> 55%</p> <p><i>Lot Coverage for a Dwelling 50% Building Height, Maximum</i> 12.5 metres</p> <p>All other requirements of the By-Law shall apply.</p>
PL171215, OLT-22-004179, 28-24	R1-52	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R1-52 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p>Lot Area (Minimum): 308 m²</p> <p>Lot Frontage (Minimum): 11 metres</p> <p>Street Setback (Minimum) 4.5 metres, provided no part of the structure used as a garage is closer than 6 m to the front lot line.</p> <p>Interior Side Yard Setback (Minimum): 1.2 metres on one side and 0.6 metres on the other. A minimum of 1.8 metres must be maintained between structures.</p> <p>Lot Coverage Dwelling (Maximum): 50%</p> <p>Lot Coverage Overall (Maximum): 55%</p> <p>Landscaped Open Space (Minimum): 25%</p> <p>Building Height (Maximum): 12.0 metres</p> <p>Exterior Side Yard (Minimum): 2.4 metres</p> <p>That decks be permitted to encroach into the required rear yard setback by 3.0 metres.</p> <p>Parking spaces in any Residential Zone located within a garage or a carport, are permitted encroachments within 1.25 m of either end of the required parking space, provided the encroachment does not exceed 0.36 m.</p> <p>All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
PL171016 OLT-22-004674 39-24	R1-54	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R1-54 on Schedule 'A' hereto, the following development standards shall apply:</p> <p>Interior Side Yard Setback (Minimum): 1.2 metres on one side and 0.6 metres on the other side, provided that any <i>side yard</i> that is less than 1.2 metres shall abut a <i>side yard</i> that is a minimum of 1.2 metres. Any permitted encroachment shall be at least 0.3 metres to the <i>lot line</i>. On lots with an <i>interior lot line</i> abutting a <i>rear yard</i>, a minimum setback of 1.2 metres shall be required.</p> <p>Height (Maximum): 11.0 metres</p> <p>Exterior Side Yard (Minimum): 3.0 metres</p> <p>All other provisions on the By-Law shall apply.</p>
19-21	R1-55	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R1-55 on Schedule 'A' hereto, the following shall apply:</p> <ul style="list-style-type: none"> - A lot is considered to be a vacant land unit within an approved Plan of Vacant Land Condominium; - A Vacant Land Condominium Unit requires frontage on a private condominium road; - Lot area, frontage, and yards shall be determined as if the common element road were a public street; - Maximum lot coverage: 45% for dwelling units, plus 5% for accessory buildings and structures.
10-21	R1-58	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R1-58 on Schedule 'A' hereto, development on partial services on lots requiring a minimum frontage of 20 metres and a minimum lot area of 1,000 square metres is permitted.</p> <p>All other provisions of the By-Law shall apply. (Map 41)</p>
OLT-21-001473, 10-24	R1-62	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R 1-62 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p>Lot Coverage Dwelling (Maximum) 50%</p> <p>Overall Lot Coverage (Maximum) 55%</p> <p>Driveway Width -Singles (Maximum) 6.0 m</p>

8.4 Special Exceptions R2 Zone

By-Law No.	Zone Code	Description
Not Available	R2-1	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-1 on Schedule 'A' hereto, a <i>contractor's yard</i> for a carpentry business shall also be permitted. The <i>gross floor area</i> for said use shall not exceed a total of 111.5 square metres and no outside storage shall be permitted. All other requirements of the By-Law shall apply.
Not Available	R2-2	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-2 on Schedule 'A' hereto, a <i>medical office</i> shall also be permitted in the <i>existing dwelling</i> . All other requirements of the By-Law shall apply.
Not Available	R2-3	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-3 on Schedule 'A' hereto, a lawn bowling club shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	R2-4	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-4 on Schedule 'A' hereto, the only use permitted shall be a one storey, single detached dwelling with no accessory buildings or structures. All other requirements of the By-Law shall apply.
Not Available	R2-5	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-5 on Schedule 'A' hereto, an art studio and gallery having a maximum <i>gross floor area</i> of 37.2 square metres shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	R2-6	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-6 on Schedule 'A' hereto, a service shop having a maximum <i>gross floor area</i> of 46.5 square metres shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	R2-7	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-7 on Schedule 'A' hereto, a contractor's yard for construction and excavation equipment and having a maximum <i>gross floor area</i> of 92.9 square metres shall also be permitted. Outside storage uses shall not exceed lot coverage of 50%. All other requirements of the By-Law shall apply.

By-Law No.	Zone Code	Description
Not Available	R2-8	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-8 on Schedule 'A' hereto, the retailing of antiques and clothing shall also be permitted. However, the total <i>gross floor area</i> for these uses shall not exceed 46.5 square metres. All other requirements of the By-Law shall apply.
Not Available	R2-9	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-9 on Schedule 'A' hereto, in addition to the uses permitted in the Residential Singles and Semis (R2) Zone, the following uses shall also be permitted: <ul style="list-style-type: none"> a) office not exceeding a <i>gross floor area</i> of 55.8 square metres, b) fine art studio, c) retail store, d) bakery - sales only, e) the sale of beer and wine making supplies, and f) Aesthetician/ aesthetics No outside storage shall be permitted. All other requirements of the By-Law shall apply.
Not Available	R2-10	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-10 on Schedule 'A' hereto, an office supply outlet shall also be permitted. However, the maximum <i>gross floor area</i> for this business shall not exceed 74 square metres and outside storage shall be prohibited. All other requirements of the By-Law shall apply.
121-02	R2-11	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-11 on Schedule 'A' hereto, the minimum rear yard requirement shall be 15 metres. All other requirements of the By-Law shall apply.
121-02	R2-12	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-12 on Schedule 'A' hereto, a maximum of two dwellings shall be permitted. All other requirements of the By-Law shall apply.
121-02	R2-13	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-13 on Schedule 'A' hereto, a gift and craft shop having a maximum <i>gross floor area</i> of 42 square metres shall also be permitted. All other requirements of the By-Law shall apply.
136-03	R2-14	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-14 on Schedule 'A' hereto, the minimum rear yard setback shall be 1.58 metres. All other requirements of the By-Law shall apply.

By-Law No.	Zone Code	Description
158-13, 24-15	R2-15	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-15 on Schedule 'A' hereto, the maximum lot coverage shall be 45%. All other requirements of the By-Law shall apply.
165-02, 34-07	R2-16	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-16 on Schedule 'A' hereto, a medical office shall also be a permitted use. Furthermore, any parking in association with the office uses shall be one parking space for every 27.5 square metres of office space. All other requirements of the By-Law shall apply.
59-09, 39-14, 110-15	R2-17	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned R2-17 on Schedule 'A' hereto, the permitted uses shall be limited to semi-detached dwellings and accessory uses, buildings and structures, subject to the following development standards: a) Lot Area (Minimum): i. Semi-detached dwelling – 550 m ² ii. Semi-detached dwelling unit – 260 m ² b) Lot Frontage (Minimum): i. Semi-detached dwelling – 18.0 m ii. Semi-detached dwelling unit – 8.5 m c) Minimum Front Yard: 4.5 metres (provided no part of the structure used as a garage is closer than 5.5 metres to the front lot line. d) Minimum Interior Side Yard: 1.0 metres provided that on a lot where there is no attached carport or attached garage the minimum interior side yard width shall be 3.0m on one side. There is no interior side yard along the common lot line of the semi-detached unit. e) Minimum Exterior Side Yard: 3.0 metres f) Rear Yard (Minimum): 6.0 metres g) Lot Coverage (Maximum): 45% h) Lot Coverage for a Dwelling (Maximum): 40% All other requirements of the By-Law shall apply.
OMB Order PL 130478, 16-24	R2-18	Notwithstanding any provision of this By-Law to the contrary, within any area zoned R2-18 on Schedule 'A' hereto, the following development standards shall apply: a) Lot Area (Minimum): (i) Single detached dwelling: 350 m ² (ii) Semi-detached dwelling: 560 m ² Semi-detached dwelling unit: 260 m ² b) Lot Frontage (Minimum):

By-Law No.	Zone Code	Description
		<p>(i) Single detached dwelling: 10.9 m (ii) Semi-detached dwelling: 18.0 m Semi-detached dwelling unit: 6.7 m c) Front Yard (Minimum): 4.5 m, provided no part of a carport or garage is closer than 6.0 m to the front lot line. d) Interior Side Yard (Minimum): 0.6 m e) Exterior Side Yard (Minimum): 4.5 m f) Lot Coverage (Maximum): (i) Single detached dwelling: 50% (ii) Semi-detached dwelling: 50%</p> <p>All other requirements of the By-Law shall apply.</p>
149-15	R2-19	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R2-19 on Schedule 'A' hereto, an accessory structure with a maximum height of 7.4 metres, maximum <i>gross floor area</i> of 149 square metres, and the parking of one (1) commercial vehicle shall be permitted. All other requirements of the By-Law shall apply.</p>
78-12, 173-17, 16-24	R2-20	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R2-20 on Schedule 'A' hereto, the following shall apply: Minimum lot area: 360 square metres Minimum lot frontage: 11.0 metres Minimum front yard: 4.5m, provided no part of the structure used as a garage is closer than 6.0m to the front lot line. Interior side yard (minimum): 1.2 m on one side and 0.6 m on the other side, provided that any permitted encroachment is at least 0.3 m from a lot line. Exterior side yard width (minimum): 1.2 metres Maximum <i>lot coverage</i>: 45% Other provisions: An uncovered <i>deck</i> may be considered as part of the <i>landscaped open space</i>. All other requirements of the By-Law shall apply.</p>
167-17	R2-30	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R2-30 on Schedule 'A' hereto, in addition to the use permitted within the R2 Zone the following uses shall also be permitted;</p> <ul style="list-style-type: none"> • Studio; • Personal service establishment (excluding laundromat and dry-cleaning establishment); • Dwelling unit; • Office, medical/dental;

By-Law No.	Zone Code	Description
		<ul style="list-style-type: none"> • Office, business or professional; • Service office; • Dwelling, duplex; • Dwelling, converted; • Lodging house; • Bed and breakfast establishment; • Dwelling, triplex; • Dwelling, street fronting rowhouse; <p>All other requirements of the By-law shall apply.</p>
PL160012	R2-33	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned R2-33 on Schedule 'A' attached hereto, the following development standards shall apply:</p> <p><i>Height</i> (Maximum): 12.0 metres;</p> <p>Lot Coverage Dwelling (Maximum): 50%</p> <p><i>Lot Coverage Overall</i> (Maximum): 60%</p> <p>Encroachment into required <i>yards</i> (Maximum): 2.0 metres including <i>covered or</i> uncovered deck, porch, balcony with or without foundation or cold cellar;</p> <p>Encroachment into <i>rear yard</i> (Maximum): 3.5 metres including <i>a covered or uncovered</i> deck, porch or balcony with a height of over 0.6 metres from grade;</p> <p>Encroachment into <i>required yards</i> (Maximum): 1.0 metres for architectural adornments, including but not limited to bay or box windows with or without foundations shall be permitted to encroach into a <i>front, exterior side, or</i> rear yard;</p> <p>Building setback measurements: For the purposes of this By-law, building setbacks shall be measured from the property line prior to the dedication of 0.3 m reserves, where required.</p> <p>All other requirements of By-law shall apply. (Maps 32, 41, and 41A)</p>

By-Law No.	Zone Code	Description
31-19	R2-35	Notwithstanding any provision of this by-law to the contrary, within any area zoned R2-35 on Schedule 'A' hereto, in addition to the uses permitted in the Residential Second Density (R2) Zone, a business or professional office shall also be permitted. All other requirements of the By-Law shall apply.
PL171429, 16-24	R2-37	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R2-37 on Schedule 'A' hereto, the following site-specific zone provision shall apply:</p> <p>Lot Area (Minimum): 440 m²</p> <p>Lot Frontage (Minimum): 13.0m</p> <p>Street Setback (Minimum): 4.5 metres, provided no part of the structure used as a garage is closer than 6.0m to the front lot line.</p> <p>Interior Side Yard Setback (Minimum): 1.2 metres on one side and 0.6 metres on the other.</p> <p>Lot Coverage Dwelling (Maximum): 50%</p> <p>Lot Coverage (Maximum): 55%</p> <p>Landscaped Open Space (Minimum): 25%</p> <p>Height (Maximum): 12.0 metres</p> <p>Exterior Side Yard (Minimum): 2.4 metres</p> <p>All other requirements of the By-Law shall apply.</p>
57-19, 16-24	R2-39	<p>Notwithstanding any provision of this by-law to the contrary, within any area zoned R2-39 on Schedule 'A' hereto, the following site specific zone provisions shall apply:</p> <p>Lot Area (Minimum) -</p> <p>Semi-Detached Dwelling: 450m²</p> <p>Semi-Detached Dwelling Unit: 225m²</p> <p>Lot Frontage (Minimum) –</p> <p>Semi-Detached Dwelling: 15.0 metres</p> <p>Semi-Detached Dwelling Unit: 7.5 metres</p> <p>Exterior Side Yard (Minimum) 1.2 metres</p> <p>Interior Side Yard Setback (Minimum) 1.0 metre</p> <p>Lot Coverage (Maximum) 55%</p> <p>Lot Coverage for a Dwelling (Maximum) 50%</p> <p>Building Height (Maximum) 12.0 metres</p> <p>All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
16-24	R2-42	Notwithstanding any provision of this By-Law to the contrary, within any area zoned R2-42 on Schedule 'A' hereto, in addition to the uses permitted within the R2 zone, a Community Hall and attributed accessory uses shall also be permitted. All other applicable requirements of the By-Law shall continue to apply.
85-25	R2-43	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned R2-43 on Schedule 'A' hereto, the following site-specific provisions shall apply:</p> <ol style="list-style-type: none"> 1) Permit a residential addition on an existing lot of record with a 0-metre frontage, current access by way of Elm Lane. 2) Permit a reduced street setback of 2.57 metre from Elm Lane, whereas 6.0 metre is required. 3) Recognize the existing interior side yard setback of 0.6 metre, whereas 1.2 metre is required. 4) Recognize the existing rear yard setback of 0.76 metre, whereas 6.0 metre is required. 5) Permit an addition greater than fifty percent of the ground floor area of the existing residential building within a Special Policy Area, subject to obtaining a permit from the GRCA which demonstrates that the new habitable floor space is constructed no lower than the existing habitable floor space and flood proofed to the existing floor and/or opening elevation where feasible. 6) All other provisions of this By-Law shall apply.
OLT-21-001564, 101-25	R2-44	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned R2-44 on Schedule "A" hereto, the following site-specific zone provisions shall apply:</p> <p><i>Lot Area</i> (Minimum): 330 m²</p> <p><i>Lot Frontage</i> (Minimum): 11 m</p> <p>Exterior Side Yard Setback: 2.4 m</p> <p><i>Lot Coverage</i> (Maximum): 50% and an additional maximum 5% for accessory buildings or structures</p> <p>Landscaped Open Space (Minimum): 25%</p> <p><i>Building Height</i> (Maximum): 11.5 m</p> <p>All other requirements of the By-law shall apply.</p>


8.5 Special Exceptions RM1 Zone

By-Law No.	Zone Code	Description
182-03	RM1-1	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> RM1-1 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Residential Multiple Low Density (RM1) <i>Zone</i> , a <i>service shop</i> shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	RM1-2	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> RM1-2 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Residential Multiple Low Density (RM1) <i>Zone</i>, a maximum of 30 <i>rowhouse dwelling units</i> shall be permitted.</p> <p>The following <i>development</i> standards shall apply:</p> <ul style="list-style-type: none"> a) Minimum <i>interior side yard</i> shall be 1.2 metres. b) Buffering, consisting of a <i>planting strip</i> having a minimum <i>height</i> and width of 1.52 metres and a 1.8 metre high solid wood <i>patio-style</i> privacy fence is required where the site abuts residentially <i>zoned</i> lands. c) <i>Lot Coverage</i> for all <i>accessory buildings</i> shall be restricted to a maximum <i>gross floor area</i> of 9.29 square metres and a maximum <i>building height</i> of 1.8 metres. <p>All other requirements of the By-Law shall apply.</p>
14-04, 84-04	RM1-3	Notwithstanding any provision in this By-Law to the contrary, within any area <i>zoned</i> RM1-3 on Schedule 'A' hereto, the minimum <i>front yard</i> shall be 4.6 metres; and no part of any <i>building</i> or <i>structure</i> , including <i>accessory building</i> and <i>structures</i> and a swimming pool shall be located further than 13.7 metres from the <i>front lot line</i> . All other requirements of the By-Law shall apply.
14-04, 84-04, 261-04	RM1-4	Notwithstanding any provision in this By-Law to the contrary, within any area <i>zoned</i> RM1-4 on Schedule 'A' hereto, the minimum <i>front yard</i> shall be 4.6 metres; and no part of any <i>building</i> or <i>structure</i> , including <i>accessory building</i> and <i>structures</i> and a swimming pool shall be located further than 14.4 metres from the <i>front lot line</i> . All other requirements of the By-Law shall apply.

By-Law No.	Zone Code	Description
78-05	RM1-5	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM1-5 on Schedule 'A' hereto, the following development standards shall apply:</p> <ul style="list-style-type: none"> a) Uses permitted: rowhouse dwelling, street fronting rowhouse dwellings and accessory uses and structures. b) Lot Frontage: 6.0m c) Front yard: 4.5m (provided no part of the structure used as a garage is closer than 6.0m to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling. d) Exterior Side Yard: 3.0m e) Any yard abutting a public walkway: 2.0m f) Driveway width: 3.0m (maximum) <p>All other requirements of the By-Law shall apply.</p>
78-05, 146-06	RM1-6	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM1-6 on Schedule 'A' hereto, the following development standards shall apply:</p> <ul style="list-style-type: none"> a) Uses permitted: rowhouse dwelling and accessory uses and structures. b) Lot Frontage: 6.0m c) Front yard: 4.5m (provided no part of the structure used as a garage is closer than 6.0m to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling. d) Exterior Side Yard: 3.0m e) Interior Side Yard: 1.2 m f) Any yard abutting a public walkway: 2.0m g) Lot Coverage: 52% (maximum) h) Driveway width: 3.0m (maximum) <p>All other requirements of the By-Law shall apply.</p>
126-09	RM1-7	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM1-7 on Schedule 'A' hereto, the following additional uses and development standards shall apply:</p> <p>Additional Use:</p> <ul style="list-style-type: none"> a) Apartment dwelling to be occupied by seniors or people having a physical disability b) maximum units, 60;

By-Law No.	Zone Code	Description																
		<p>Building location:</p> <ul style="list-style-type: none"> a) a new lot line may be established with a 0.0 metre setback provided it abuts only land owned by the South Dumfries Non-Profit Housing Corporation; b) Rear yard setback (southerly), 20 metres; c) Side yard setback, 15 metres d) no accessory building or structure as well as site alteration, save and except works required for landscaping and on-site storm water management, shall be permitted within the rear and side yards; <p>Site Development</p> <ul style="list-style-type: none"> a) maximum lot coverage: 40% (apartment dwelling), all other uses: 35%; b) minimum landscaped open space, 30%; <p>Building Height</p> <ul style="list-style-type: none"> a) Maximum building height (apartment dwelling): 12.2 metres above the existing grading elevation at the side/rear yard limit <p>Maximum building height (apartment dwelling): 15 metres if an average grading elevation is utilized in so far as the 12.2 metres above the existing grade elevation is not exceeded ;</p> <ul style="list-style-type: none"> b) all other uses, 8.5 metres; <p>All other requirements of the By-Law shall apply.</p>																
86-04, 44-11, 142-13	RM1-8	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM1-8 on Schedule “C” attached hereto, the permitted uses are limited to street fronting rowhouse dwellings, a common elements condominium and accessory uses, subject to the development standards stated below:</p> <table border="1" data-bbox="586 1352 1461 1871"> <thead> <tr> <th data-bbox="586 1352 833 1398">Provision</th> <th data-bbox="833 1352 1057 1398">Unit Type A</th> <th data-bbox="1057 1352 1263 1398">Unit Type B</th> <th data-bbox="1263 1352 1461 1398">Unit Type C</th> </tr> </thead> <tbody> <tr> <td data-bbox="586 1398 833 1478"><i>Lot Area</i> (Minimum):</td> <td data-bbox="833 1398 1057 1478">140</td> <td data-bbox="1057 1398 1263 1478">140</td> <td data-bbox="1263 1398 1461 1478">140</td> </tr> <tr> <td data-bbox="586 1478 833 1734"><i>Interior Side Yard Setback</i> (Minimum): 1.2 metres on one side and 0.6 metres on the other.</td> <td data-bbox="833 1478 1057 1734">7.2</td> <td data-bbox="1057 1478 1263 1734">5.</td> <td data-bbox="1263 1478 1461 1734">5.4</td> </tr> <tr> <td data-bbox="586 1734 833 1871">Lot Coverage Dwelling (Maximum): 55%</td> <td data-bbox="833 1734 1057 1871">9.0</td> <td data-bbox="1057 1734 1263 1871">N/A</td> <td data-bbox="1263 1734 1461 1871">N/A</td> </tr> </tbody> </table>	Provision	Unit Type A	Unit Type B	Unit Type C	<i>Lot Area</i> (Minimum):	140	140	140	<i>Interior Side Yard Setback</i> (Minimum): 1.2 metres on one side and 0.6 metres on the other.	7.2	5.	5.4	Lot Coverage Dwelling (Maximum): 55%	9.0	N/A	N/A
Provision	Unit Type A	Unit Type B	Unit Type C															
<i>Lot Area</i> (Minimum):	140	140	140															
<i>Interior Side Yard Setback</i> (Minimum): 1.2 metres on one side and 0.6 metres on the other.	7.2	5.	5.4															
Lot Coverage Dwelling (Maximum): 55%	9.0	N/A	N/A															

By-Law No.	Zone Code	Description			
		<i>Lot Coverage</i> (Maximum): 60% Additional 5% for <i>accessory structures</i> only.	5.7 (Units 75 & 92 shall be 4.4 m; Units 76 & 91 shall be 5.2 m)	5.7	5.7 (Unit 1 <i>front yard setback</i> shall be 5.4 m)
		Landscaped Open Space (Minimum): 25% Height (Maximum):	1.5	1.5 (Unit 38 shall be 1.2 m)	1.5
		<i>Lot Area</i> (Minimum):	1.8	N/A	N/A
		<i>Interior Side Yard Setback</i> (Minimum): 1.2 metres on one side and 0.6 metres on the other.	2.5 (abutting Willow Street)	6.0 (Unit 62 shall be 2 m)	5.2 m (Units 2 - 21, no <i>buildings, structures</i> or landscape material shall be permitted within 2 m of the <i>rear lot line</i>)
		Lot Coverage (Maximum)	64%	54%	60%
<p>a) For the purpose of determining permitted use, development standards, setbacks, frontage and regulations for the common element condominium as described in this By- Law, “private street” shall be considered the public street.</p> <p>b) The maximum number of rowhouse dwellings shall be 95 units.</p> <p>c) In addition to the garage and driveway of each dwelling unit, an additional 44 visitor parking spaces shall be provided.</p> <p>d) Visitor parking is permitted to be located within 0.1 metres to a lot line.</p> <p>e) The maximum height of any building shall be 8.5 metres.</p> <p>f) The following setback provisions shall apply:</p>					

By-Law No.	Zone Code	Description
		
59-09, 39-14, 110-15	RM1-9	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM1-9 on Schedule 'A' hereto, the permitted uses shall be limited to street fronting rowhouse dwellings and accessory uses, buildings and structures, subject to the following development standards:</p> <ul style="list-style-type: none"> a) Lot Frontage (Minimum): 9.0m b) Front Yard (Minimum): 4.5m provided no part of the structure used as a carport or garage is closer than 5.5m to the front lot line. c) Interior Side Yard (Minimum): 1.0m provided that on a lot where there is not attached carport or attached garage the minimum interior side yard width shall be 3.0m. There is no interior side yard along the common lot line of the street fronting rowhouse dwelling unit. d) Exterior Side Yard (Minimum): 3.0m e) Lot Coverage (Maximum): 40% f) Driveway width (Maximum): 50% of the lot frontage <p>All other requirements of the By-Law shall apply.</p>
OMB Order PL 130478	RM1-10	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM1-10 on Schedule 'A' hereto, the following provisions shall apply:</p> <ul style="list-style-type: none"> a) Lot Area (Minimum): 180 m² b) Lot Frontage (Minimum): 6 m c) Front Yard (Minimum): 4.5 m, provided no part of the structure used as a carport or garage is closer than 6.0 m to the front lot line.

By-Law No.	Zone Code	Description
		<p>d) Interior Side Yard (Minimum): 1.5 m and 3 m between structures</p> <p>e) Exterior Side Yard (Minimum): 4.5 m</p> <p>f) Lot Coverage (Maximum): 50%</p> <p>All other requirements of the By-Law shall apply.</p>
136-15	RM1-11	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM1-11 on Schedule 'A' hereto, the following provisions shall apply:</p> <p>a) Rowhouse dwelling:</p> <ul style="list-style-type: none"> (i) The rowhouse dwelling may also have frontage on a public street. (ii) Minimum Front Yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling). (iii) Lot Frontage (minimum): 5.5 metres (iv) Exterior Side Yard: 3.0 metres (v) Any yard abutting a public walkway: 2.0 metres (vi) Interior Side Yard (minimum): 1.2 metres (vii) Lot Coverage (maximum): 52% (viii) Driveway Width (maximum): 3.0 metres <p>b) Single detached dwelling:</p> <ul style="list-style-type: none"> (i) Minimum front yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling). (ii) Exterior side yard: 3.0 metres (iii) Lot Coverage (maximum): 40% (iv) Lot Frontage (minimum): 11.0 metres <p>Lot Area (minimum): 385 square metres All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
OMB Decision PL 160014	RM1-18	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM1-18 on Schedule 'A' hereto, the following provisions shall apply:</p> <p>Minimum Lot Area: 180m²</p> <p>Minimum Lot Frontage: 6.0 metres</p> <p>Minimum Street Setback: 4.5m to a habitable room, 6.0m to an attached garage;</p> <p>Minimum Exterior Side Yard: 4.5m;</p> <p>Maximum Lot Coverage: 40%</p> <p>All other requirements of the By-Law shall apply.</p>
163-17, 142-20	RM1-20	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM1-20 on Schedule 'A' hereto, the following provisions shall apply:</p> <p>Rowhouse dwelling:</p> <p>The rowhouse dwelling may also have frontage on a public street.</p> <p>Minimum Front Yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling).</p> <p>Lot Area (minimum): 165m²</p> <p>Lot Frontage (minimum): 5.5 metres</p> <p>Exterior Side Yard (minimum): 3.0 metres</p> <p>Any yard abutting a public walkway (minimum): 2.0 metres</p> <p>Interior Side Yard (minimum): 1.2 metres</p> <p>Overall Lot Coverage (maximum): 59%</p> <p>Maximum Lot Coverage (dwelling): 54%</p> <p>Driveway Width (maximum): 70% or 5.5 metres whichever is lesser.</p> <p>Single detached dwelling:</p> <p>Minimum front yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling).</p> <p>Interior side yard (minimum): 1.2 metres</p> <p>Exterior side yard (minimum): 3.0 metres</p> <p>Overall Lot Coverage (maximum): 55%</p> <p>Lot Coverage Maximum (dwelling): 50%</p> <p>Lot Frontage (minimum): 11.0 metres</p> <p>Lot Area (minimum): 330m²</p> <p>Height (maximum): 12.0 metres</p>

By-Law No.	Zone Code	Description
		All other requirements of By-law 61-16 shall apply. (Key Maps 54, 55, 55A, 55B, & 55C)
163-17, 142-20	RM1-21	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM1-21 on Schedule 'A' hereto, the following requirements shall apply:</p> <p>Rowhouse dwelling: Lot Area (minimum): 165m² Lot Frontage (Minimum): 5.5 metres Front yard depth (minimum): 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling). Exterior side yard (minimum): 3.0 metres Any yard abutting a public walkway (minimum): 2.0 metres Overall Lot Coverage (maximum): 59% Lot Coverage Maximum (dwelling): 54% Interior Side Yard (minimum): 1.2 metres</p> <p>Driveway Width (maximum): 70% or 5.5 metres, whichever is lesser. A rowhouse dwelling may also have frontage on a public street.</p> <p>Single detached dwelling: Lot Area (minimum): 330m² Front yard depth (minimum): 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling). Exterior side yard (minimum): 3.0 metres Overall Lot Coverage (maximum): 55% Lot Coverage Maximum (dwelling): 50% Lot Frontage (minimum): 11.0 metres Interior Side Yard (minimum): 1.2 metres Height (maximum): 12.0 metres All other requirements of the By-Law 61-16 shall apply. (Maps 54, 55, 55A, 55B, & 55C)</p>

By-Law No.	Zone Code	Description
167-17	RM1-26	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM1-26 on Schedule 'A' hereto, in addition to the uses permitted within the RM1 Zone the following uses shall also be permitted;</p> <ul style="list-style-type: none"> • Studio; Personal service establishment (excluding a laundromat and dry-cleaning establishment); Dwelling unit; Office, medical/dental; Office, business or professional; Service office; Dwelling, duplex, Dwelling, converted; Lodging house; Bed and breakfast establishment; <p>All other requirements of the By-law shall apply.</p>
PL160641 PL161164	RM1-28	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM1-28 on Schedule 'A' attached hereto, the following development standards shall apply:</p> <p><i>Lot Area</i> (Minimum): 150 m²</p> <p><i>Lot Frontage</i> (Minimum): 6.0 metres street fronting rowhouse dwellings;</p> <p><i>Interior Side Yard</i> (Minimum): 1.5 metres</p> <p><i>Exterior Side Yard</i> (Minimum): 2.4 metres</p> <p><i>Separation Distance between buildings on same lot</i> (Minimum): 0.0 metres</p> <p><i>Lot Coverage Dwelling</i> (Maximum): 55%</p> <p><i>Lot Coverage Overall</i> (maximum): 60%</p> <p><i>Height</i> (Maximum): 12.0 metres</p> <p><i>Landscaping Open Space</i> (Minimum): 34% for front yard only</p> <p><i>Porch Encroachment into required yards</i> (Maximum): 3.0 metres, including <i>stairs</i>;</p> <p><i>Visibility Triangle Setback</i> (Minimum): 0.5m from the closest point of the structure to the established <i>visibility triangle</i> as long as the <i>structure</i> does not obstruct the line of sight.</p> <p><i>Garage Encroachment</i>: Stairs may encroach a maximum of 0.5m into any required <i>parking space</i> located within the <i>garage</i>.</p> <p>All other requirements of By-law shall apply. (Maps 18, 26, 27, & 27A)</p>

By-Law No.	Zone Code	Description
PL160012	RM1-30	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM1-30 on Schedule 'A' attached hereto, the following development standards shall apply:</p> <p>Lot Area (Minimum): 164 m² for rowhouse dwellings;</p> <p>Lot Frontage (Minimum): 6.0 metres for rowhouse dwellings;</p> <p>Street Setback (Minimum): 4.5 metres to habitable portion;</p> <p>Interior Side Yard Setback (Minimum) 1.5 metres</p> <p>Height (Maximum): 12.0 metres;</p> <p>Separation Distance between buildings (Minimum) 1.5 metres;</p> <p>Lot Coverage Overall (Maximum): 56% for rowhouse dwellings;</p> <p>Parking Requirements (Minimum): 1.5 spaces per unit for rowhouse dwellings. Parking maybe provided in tandem with one space being located on a driveway having a minimum length of 6.0 metres, leading to a garage;</p> <p>Parking setback: Notwithstanding any provisions of this By-law to the contrary, surface parking within the front yard and exterior side yard is permitted provided that no part of any parking space is located closer than 0 metres to the lot line;</p> <p>Encroachment into required yards (Maximum): 2.0 metres including covered or uncovered deck, porch, balcony with or without foundation or cold cellar;</p> <p>Encroachment into rear yard (Maximum): 3.5 metres including a covered or uncovered deck, porch or balcony with a height of over 0.6 metres from grade.</p> <p>Encroachment into required yards (Maximum): 1.0 metres for architectural adornments, including but not limited to bay or box windows with or without foundations shall be permitted to encroach into a front, exterior side, or rear yard.</p> <p>Building setback measurements: For the purposes of this By-law, building setbacks shall be measured from the property line prior to the dedication of 0.3 m reserves, where required.</p> <p>For the purpose of determining permitted use, development standards, setbacks, frontage, and regulations for development within a condominium, a "private street" shall be considered the public street.</p> <p>All other requirements of By-law shall apply. (Maps 32, 41, and 41A)</p>

By-Law No.	Zone Code	Description
PL160012	RM1-33	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM1-33 on Schedule 'A' attached hereto, the following development standards shall apply:</p> <p>Lot Area (Minimum): 164 m² for rowhouse dwellings;</p> <p>Lot Frontage (Minimum): 6.0 metres for rowhouse dwellings;</p> <p>Interior Side Yard Setback (Minimum) 1.5 metres</p> <p>Height (Maximum): 12.0 metres;</p> <p>Lot Coverage Overall (Maximum): 56% for rowhouse dwellings;</p> <p>Front Yard Landscaped Open Space (Minimum): 35%;</p> <p>Separation Distance between buildings, (Minimum): 1.5 metres;</p> <p>Street Setback (Minimum): 4.5 metres to habitable portion;</p> <p>Parking Requirements (Minimum): 1.5 spaces per unit for rowhouse dwellings. Parking may be provided in tandem with one space being located on a driveway having a minimum length of 6.0 metres, leading to a garage.</p> <p>Parking setback: Notwithstanding any provisions of this By-law to the contrary, surface parking within the front yard and exterior side yard is permitted provided that no part of any parking space is located closer than 0 metres to the lot line.</p> <p>Encroachment into required yards (Maximum): 2.0 metres including covered or uncovered deck, porch, balcony with or without foundation or cold cellar.</p> <p>Encroachment into rear yard (Maximum): 3.5 metres including a covered or uncovered deck, porch or balcony with a height of over 0.6 metres from grade.</p> <p>Encroachment into required yards (Maximum): 1.0 metres for architectural adornments, including but not limited to bay or box windows with or without foundations shall be permitted to encroach into a front, exterior side, or rear yard.</p> <p>Building setback measurements: For the purposes of this By-law, building setbacks shall be measured from the property line prior to the dedication of 0.3 m reserves, where required.</p> <p>Architectural Requirements: Windows abutting noise sensitive spaces are prohibited on the third storey, along the north elevation of the structure, within the northern block on the plan.</p> <p>For the purpose of determining permitted use, development standards, setbacks, frontage, and regulations for development within a condominium, "private street" shall be considered the public street.</p> <p>All other requirements of By-law shall apply. (Maps 32, 41, and 41A)</p>

By-Law No.	Zone Code	Description
PL171429	RM1-35	<p>Lot Area (Minimum): Single Detached Dwelling: 330.0 m² Semi Detached Dwelling: 550.0m² Semi Detached Dwelling Unit: 225.0 m² Street Fronting Rowhouse: 150.0 m²</p> <p>Lot Frontage (Minimum): Semi-Detached Dwelling: 15.0m Semi-Detached Dwelling Unit: 7.5m Street Fronting Rowhouse: 6.0m</p> <p>Street Setback (Minimum): 4.5 metres provided no part of the structure used as a garage is closer than 6.0m to the front lot line.</p> <p>Interior Side Yard Setback (Minimum): Single Detached and Semi- Detached Dwellings: 1.2 metres on one side and 0.6 metres on the other. Street Fronting Rowhouse: 1.2 metres, and 0 metres to a common interior wall.</p> <p>Exterior Side Yard (Minimum): 2.4 metres Lot Coverage Dwelling (Maximum): 50% Lot Coverage Overall (Maximum): 55%, additional 5% for accessory structures only. Block Size (Maximum): Street Fronting Rowhouse: 8 units Landscaped Open Space (Minimum): 25% Visitor Parking Rate 0.25 spaces per unit All other requirements of the By-Law shall apply.</p>
110-19, 76-21, 16-24	RM1-37	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM1-37 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p>Lot Frontage (Minimum): 6.0 metres Lot Area (Minimum): 165 square metres Front Yard Setback (Minimum): 4.5 metres provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable component of the dwelling. Interior Side Yard Setback (Minimum): 1.2 metres Exterior Side Yard (Minimum) 3.0 metres Lot Coverage for a Dwelling (Maximum): 55%</p>

By-Law No.	Zone Code	Description
		<p>Lot Coverage (Maximum): 60%</p> <p>All other requirements of the By-Law shall apply.</p>
PL160012	RM1-39	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM1-39 on Schedule 'A' attached hereto, the following development standards shall apply:</p> <p>Lot Area (Minimum): 164 m² for rowhouse dwellings;</p> <p>Lot Frontage (Minimum): 6.0 metres for rowhouse dwellings;</p> <p>Street Setback (Minimum): 4.5 metres to habitable portion;</p> <p>Interior Side Yard Setback (Minimum) 1.5 metres</p> <p>Rear Setback (Minimum): 5.0 metres to habitable portion;</p> <p>Height (Maximum): 12.0 metres;</p> <p>Lot Coverage Overall (Maximum): 56% for rowhouse dwellings;</p> <p>Front Yard Landscaped Open Space (Minimum): 35%;</p> <p>Separation Distance between buildings, (Minimum) 1.5 metres;</p> <p>Parking Requirements (Minimum): 1.5 spaces plus 0.25 visitor spaces per unit for rowhouse dwellings. Parking may be provided in tandem with one space being located on a driveway having a minimum length of 6.0 metres, leading to a garage;</p> <p>Parking setback: Notwithstanding any provisions of this By-law to the contrary, surface parking within the front yard and exterior side yard is permitted provided that no part of any parking space is located closer than 0 metres to the lot line;</p> <p>Encroachment into required yards (Maximum): 2.0 metres including covered or uncovered deck, porch, balcony with or without foundation or cold cellar;</p> <p>Encroachment into rear yard (Maximum): 3.5 metres including a covered or uncovered deck, porch or balcony with a height of over 0.6 metres from grade;</p> <p>Encroachment into required yards (Maximum): 1.0 metres for architectural adornments, including but not limited to bay or box windows with or without foundations shall be permitted to encroach into a front, exterior side, or rear yard;</p> <p>Building setback measurements: For the purposes of this By-law, building setbacks shall be measured from the property line prior to the dedication of 0.3 m reserves, where required.</p>

By-Law No.	Zone Code	Description
		<p>For the purpose of determining permitted use, development standards, setbacks, frontage and regulations for development within a condominium, “private street” shall be considered the public street. All other requirements of By-law shall apply. (Maps 32, 41, and 41A)</p>
PL171215	RM1-41	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM1-41 on Schedule ‘A’ hereto, the following site-specific zone provisions shall apply:</p> <p>Lot Area (Minimum): Single Detached Dwelling: 280 m² Semi Detached Dwelling: 420.0 m² Semi Detached Dwelling Unit: 210.0 m² Street Fronting Rowhouse: 150.0 m²</p> <p>Lot Frontage (Minimum): Single Detached Dwelling: 10.0 m Semi Detached Dwelling Unit: 7.5 m Street Fronting Rowhouse: 6.0 m</p> <p>Street Setback (Minimum): 4.5 metres, provided no part of the structure used as a garage is closer than 6 m to the front lot line.</p> <p>Interior Side Yard Setback (Minimum): Single Detached and Semi-Detached Dwellings: 1.2 metres on one side and 0.6 metres on the other. Street Fronting Rowhouse: 1.2 metres, and 0 metres to a common interior wall.</p> <p>Exterior Side Yard (Minimum): 2.4 metres</p> <p>Lot Coverage (Maximum): Single Detached/ Semi-Detached Dwellings - 50% Rowhouse, Street Fronting Rowhouse – 55%</p> <p>Lot Coverage Overall (Maximum): Single Detached/ Semi-Detached Dwellings - 55% Rowhouse, Street Fronting Rowhouse – 55%</p> <p>Building Height (Maximum): 12.0 metres</p> <p>Block Size (Maximum): Street Fronting Rowhouse: 8 units</p> <p>Landscaped Open Space (Minimum): 25%</p> <p>That decks be permitted to encroach into the required rear yard setback by 3.0metres.</p>

By-Law No.	Zone Code	Description
		<p>Parking spaces in any Residential Zone located within a garage or a carport, are permitted encroachments within 1.25 m of either end of the required parking space, provided the encroachment does not exceed 0.36 m.</p> <p>All other requirements of the By-Law shall apply.</p>
PL171215	RM1-42	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM1-42 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p>To conform with the Ministry of Environment, Conservation and Parks' Land Use Compatibility Guidelines (D-6), the Development Setback from the portion of lands zoned Natural Heritage in the north-west corner of the property shall be minimum 16.5m.</p> <p>Parking spaces in any Residential Zone located within a garage or a carport, are permitted encroachments within 1.25 m of either end of the required parking space, provided the encroachment does not exceed 0.36 m.</p> <p>All other provisions of the By-law shall apply.</p>
125-22	RM1-43	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zone RM1-43, the following shall apply:</p> <ul style="list-style-type: none"> • A 'Dwelling, Apartment' as an additional a permitted use in the Residential Multiple Low Density (RM 1) zone; • The maximum building height for a 'Dwelling, Apartment' shall be limited to 12 metres where 20 metres would otherwise be permitted. • A maximum driveway width of 12 metres shall be permitted, and • The minimum number of 'off-street' parking spaces required shall be 11 spaces, serving 6 dwelling units, where a minimum of 13 'off-street' parking spaces would otherwise be required.
PL171016	RM1-44	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM1-44 on Schedule 'A' hereto, the following development standards shall apply:</p> <ul style="list-style-type: none"> • Lot Area, Minimum (sq. m): 180 sq. m per unit • Lot Frontage, Minimum (metres): 6.0 metres • Interior Side Yard Setback, Minimum (metres): 1.5 metres • Lot Coverage, Maximum: 50% • Lot Coverage for a Dwelling, Maximum: 45% <p>All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
OLT-21-001473, 10-24	RM1-46	<p>Notwithstanding any provisions of the By-law to the contrary, within any area zoned RM 1-46 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p>Maximum Building Height: 1 Storey Lot Coverage Dwelling (Maximum): 50% Overall Lot Coverage (Maximum): 55% Driveway Width -Townhouses (Maximum): 3.5 m Driveway Width -Singles (Maximum): 6.0m Driveway Width-Semi-detached (Maximum): 55% of the lot width, or 6.0m, whichever is lesser.</p>
OLT-21-001473, 10-24	RM1-48	<p>Notwithstanding any provisions of the By-law to the contrary, within any area zoned RM 1-48, on Schedule 'A' hereto, the following site-specific zone provision shall apply:</p> <p>Lot Frontage for a Townhouse (Minimum): 7 metres Lot Coverage Dwelling (Maximum): 50% Lot Coverage (Maximum): 55% Maximum Building Height: 2 Storeys Driveway Width -Townhouses (Maximum): 3.5 m Driveway Width -Singles (Maximum): 6.0 m Driveway Width -Semi-detached (Maximum): 55% of the lot width, or 6.0m, whichever is lesser.</p>
OLT-21-001473, 10-24	RM1-50	<p>Notwithstanding any provisions of the By-law to the contrary, within any area zoned RM 1-50, on Schedule 'A' hereto, the following site-specific zone provision shall apply:</p> <p>Lot Frontage for a Townhouse (Minimum): 7 metres Lot Coverage Dwelling (Maximum): 50% Lot Coverage (Maximum): 55% Maximum Building Height: 3 Storeys Driveway Width -Townhouses (Maximum): 3.5 m Driveway Width -Singles (Maximum): 6.0 m Driveway Width -Semi-detached (Maximum): 55% of the lot width, or 6.0m, whichever is lesser.</p>

By-Law No.	Zone Code	Description																
78-24 OLT-22-004258	RM1-52	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM1-52 on Schedule 'A' hereto, the following shall apply:</p> <ul style="list-style-type: none"> a) The minimum lot frontage shall be 6 metres. b) The minimum interior side yard setback shall be 1.5 metres and 0 metres to a common interior wall. c) Decks are permitted to encroach into the required rear yard setback by a maximum of 3.0 metres. 																
OLT-21-001564, 101-25	RM1-53	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM1-53 on Schedule "A" hereto, the following site-specific provisions shall apply:</p> <table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top;"><i>Lot Area (Minimum):</i></td> <td>Single Detached Dwelling: 330.0 m² Semi Detached Dwelling: 480.0 m² Street Fronting Rowhouse: 180.0 m²</td> </tr> <tr> <td style="vertical-align: top;"><i>Lot Frontage (Minimum):</i></td> <td>Semi Detached Dwelling: 16.0 m Street Fronting Rowhouse: 6.0 m Street Fronting Rowhouse: 1.2 metres, and 0 metres to a common interior wall.</td> </tr> <tr> <td style="vertical-align: top;"><i>Exterior Side Yard Setback,</i></td> <td>2.4 metres</td> </tr> <tr> <td style="vertical-align: top;"><i>Lot Coverage (Maximum):</i></td> <td>50% and an additional maximum 5% for accessory buildings or structures</td> </tr> <tr> <td style="vertical-align: top;"><i>Block Size (Maximum):</i></td> <td>Street Froning Rowhouse: 8 units</td> </tr> <tr> <td style="vertical-align: top;"><i>Landscaped Open Space (Minimum):</i></td> <td>25%</td> </tr> <tr> <td style="vertical-align: top;"><i>Buildng Height (Maximum):</i></td> <td>11.5 metres</td> </tr> <tr> <td style="vertical-align: top;"><i>Visitor Parking Rate</i></td> <td>0.25 spaces per unit</td> </tr> </table> <p>All other requirements of the By-Law shall apply.</p>	<i>Lot Area (Minimum):</i>	Single Detached Dwelling: 330.0 m ² Semi Detached Dwelling: 480.0 m ² Street Fronting Rowhouse: 180.0 m ²	<i>Lot Frontage (Minimum):</i>	Semi Detached Dwelling: 16.0 m Street Fronting Rowhouse: 6.0 m Street Fronting Rowhouse: 1.2 metres, and 0 metres to a common interior wall.	<i>Exterior Side Yard Setback,</i>	2.4 metres	<i>Lot Coverage (Maximum):</i>	50% and an additional maximum 5% for accessory buildings or structures	<i>Block Size (Maximum):</i>	Street Froning Rowhouse: 8 units	<i>Landscaped Open Space (Minimum):</i>	25%	<i>Buildng Height (Maximum):</i>	11.5 metres	<i>Visitor Parking Rate</i>	0.25 spaces per unit
<i>Lot Area (Minimum):</i>	Single Detached Dwelling: 330.0 m ² Semi Detached Dwelling: 480.0 m ² Street Fronting Rowhouse: 180.0 m ²																	
<i>Lot Frontage (Minimum):</i>	Semi Detached Dwelling: 16.0 m Street Fronting Rowhouse: 6.0 m Street Fronting Rowhouse: 1.2 metres, and 0 metres to a common interior wall.																	
<i>Exterior Side Yard Setback,</i>	2.4 metres																	
<i>Lot Coverage (Maximum):</i>	50% and an additional maximum 5% for accessory buildings or structures																	
<i>Block Size (Maximum):</i>	Street Froning Rowhouse: 8 units																	
<i>Landscaped Open Space (Minimum):</i>	25%																	
<i>Buildng Height (Maximum):</i>	11.5 metres																	
<i>Visitor Parking Rate</i>	0.25 spaces per unit																	

8.6 Special Exceptions RM2 Zone

By-Law No.	Zone Code	Description
Not Available	RM2-1	<p>Notwithstanding anything in this By-Law to the contrary, within any area zoned RM2-1 on Schedule 'A' hereto, the following <i>lot</i> provisions shall apply:</p> <ul style="list-style-type: none"> a) <i>Lot Area</i> (Minimum): <ul style="list-style-type: none"> i) Semi-detached dwelling: 368 square metres ii) Semi-detached dwelling unit: 184 square metres b) <i>Rear yard</i>: 3.7 metres <p>All other requirements of the By-Law shall apply.</p>
Not Available	RM2-2	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM2-2 on Schedule 'A' hereto, a <i>condominium development</i> consisting of a maximum of 36 units shall also be permitted. The minimum <i>front yard</i> shall be 7.6 metres.</p> <p>All other requirements of the By-Law shall apply.</p>
41-14, 67-11, 110-15, 59-09	RM2-3	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM2-3 on Schedule 'A' hereto, the following development standards shall apply:</p> <ul style="list-style-type: none"> a) The minimum interior side yard shall be 3.0 metres; b) The minimum rear yard shall be 4.7 metres; c) The minimum distance between two buildings containing rowhouse dwellings shall be 13.0 metres. <p>All other requirements of the By-Law shall apply.</p>
174-17	RM2-3 *Duplicate	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM2-3 on Schedule 'A' hereto, within any area zoned RM2-3 on Schedule 'A' hereto, the following requirements shall apply;</p> <p>Front Lot Line: Southerly lot line Interior Side Yard (minimum): 3.0m Rear Yard (minimum): 4.7m Lot Coverage (maximum): 45% Building Separation: N/A Section 19(3)(j) and (k) shall not apply.</p> <ul style="list-style-type: none"> • A lot does not require frontage on a public street; • Lot area, lot frontage and yards shall be determined as if the private road were a public street;

		<ul style="list-style-type: none"> • A lot is considered to be the land area which constitutes a unit of a Condominium Corporation; • A rowhouse development with frontage on a private street shall also be permitted; • That accessory structures (terraces, porches, and decks) be permitted within side or rear yards; <p>All other requirements of the By-law shall apply.</p>
97-12	RM2-4	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM2-4 on Schedule 'A' hereto, the maximum height of any building or structure shall be 7.0 metres.</p> <p>All other requirements of the By-Law shall apply.</p>
59-09, 39-14,110-15	RM2-5	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM2-5 on Schedule 'A' hereto, the uses permitted shall be limited to rowhouse dwellings and accessory uses, buildings, and structures, subject to the following development standards:</p> <ul style="list-style-type: none"> a) Front Lot Line: Eastern lot line b) Front Yard (minimum): 3.0m c) Exterior Side Yard (Minimum): 3.0m d) (Maximum): 4.5m e) Privacy Yard (Minimum): 6.0m f) A privacy yard shall be provided adjoining each rear exterior wall of each dwelling unit that contains a habitable room window. g) Building Separation: N/A <p>All other requirements of the By-Law shall apply.</p>
136-15	RM2-6	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM2-6 on Schedule 'A' hereto, the following provisions shall apply to rowhouse dwellings:</p> <ul style="list-style-type: none"> a) The rowhouse dwelling may also have frontage on a public street. b) Minimum Front Yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling.) c) Lot Frontage (minimum): 6.0 metres d) Exterior Side Yard (Minimum): 3.0 metres e) Interior Side Yard (minimum): 1.2 metres f) Rear Yard (Minimum): 10.0 metres g) Lot Coverage (Maximum): 45%

		<p>h) Privacy yards (minimum): 6.0 metres adjoining each exterior wall of every dwelling unit.</p> <p>All other requirements of the By-Law shall apply.</p>
<p>OMB Order PL 130478, By- Law 80-20</p>	<p>RM2-7</p>	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM2-7 on Schedule 'A' hereto, will be subject to the following development standards:</p> <p>a) For street fronting rowhouse dwellings the following minimum standards shall apply:</p> <ul style="list-style-type: none"> (i) Lot Area (Minimum): 180 m² (ii) Lot Frontage (Minimum): 6.0 m (iii) Front Yard (Minimum): 4.5 m, provided no part of the structure used as a carport or garage is closer than 6.0 m to the front lot line. (iv) Interior Side Yard (Minimum): 1.5 m (v) Exterior Side Yard (Minimum): 4.5 m (vi) Lot Coverage (Maximum): 50% <p>b) For row house dwellings the following minimum development standards shall apply:</p> <ul style="list-style-type: none"> (i) The rowhouse dwelling may also have frontage on a public street. (ii) Lot Area (Minimum): 180 m² (iii) Front Yard (Minimum): 4.5 m, provided no part of the structure used as a carport or garage is closer than 6.0 m to the front lot line. (iv) Interior Side Yard (Minimum): 1.5 m (v) Exterior Side Yard (Minimum): 4.5 m (vi) Lot Coverage (Maximum): 50% <p>Rowhouse dwellings may have frontage on a public street.</p> <p>All other requirements of the By-Law shall apply.</p>
<p>23-16</p>	<p>RM2-8</p>	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM2-8 on Schedule 'A' hereto, the following shall apply;</p> <ul style="list-style-type: none"> a) Rowhouse dwelling development shall be permitted; b) A lot is considered to be the land area which constitutes a unit of a condominium corporation; c) Lot area, lot frontage, and yards shall be determined as if the common element road were a public street;

		<ul style="list-style-type: none"> d) Adjacent shall mean abutting or separated by a portion of the common element; e) Building Separation (Minimum): 3.0m f) Front Yard Per Block (Minimum): 4.5m g) Front Yard Per Unit (Minimum): 7.0m h) Interior Side Yard (Minimum): 1.5m i) Exterior Side Yard (Minimum): 1.5m j) Lot Coverage (Maximum): 60% <p>Landscaped Open Space (Minimum): 25%</p> <p>All other requirements of the By-Law shall apply.</p>
174-14	RM2-9	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM2-9 on Schedule 'A' hereto, in addition to uses permitted in Residential Multiple Medium Density (RM2) Zone, a retirement home shall also be permitted in accordance with the provisions of RM2 Zone. All other uses are subject to the following zone requirements:</p> <ul style="list-style-type: none"> a) A lot is considered to be the land area which constitutes a unit of a condominium corporation and does not require frontage on a public street. b) Lot area, lot frontage and yard setbacks shall be determined as if the common element road were a public street. c) Minimum Front Yard Setback: 4.5 metres provided except to a garage which shall be 5.5 metres d) Minimum Interior Side Yard Setback: 3.0 metres e) Minimum Exterior Side Yard Setback: 4.5 metres f) Minimum Rear Yard Setback: 6.0 metres g) Other provisions: An uncovered deck shall not be considered as part of lot coverage. <p>All other requirements of the By-Law shall apply.</p>
174-17, 117-18, 16-24	RM2-11	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM2-11 on Schedule 'A' attached hereto, the permitted use of the land shall be limited to townhouse/rowhouse dwellings and accessory uses, buildings and structures, subject to the following development standards:</p> <p>Lot Area (Minimum): 145 m² per unit Lot Frontage (Minimum): 5.9 metres Front Yard Setback (Minimum): 5.5 metres Interior Side Yard (Minimum): 1.2 metres Exterior Side Yard (Minimum): 3.0 metres Rear Yard (Minimum): 5.1 metres</p>

		<p>Lot Coverage Dwelling (Maximum): 56%</p> <p>Lot Coverage Overall (Maximum): 61%</p> <p>Visitor Parking Spaces (Minimum): 4 visitor parking spaces and 1 accessible visitor parking space for the entire condominium development be provided on site in accordance with the approved Site Plan. Visitor parking shall have a minimum setback of 2.7 metres from the lot line.</p> <p>A lot does not require frontage on a public street;</p> <p>Lot area, lot frontage, and yards shall be determined as if the private street were a public street;</p> <p>A lot is considered to be the land area which constitutes a unit of a Condominium Corporation;</p> <p>A townhouse/rowhouse development with frontage on a private street shall also be permitted;</p> <p>Accessory structures shall be limited to terraces, porches, and decks, permitted within side yards or rear yards;</p> <p>All other requirements of By-law shall apply. (Maps 55, 55B, and 55C)</p>
<p>150-16, PL170089</p>	<p>RM2-13</p>	<p>Notwithstanding any provision of this by-law to the contrary, within any area zoned RM2-13 on Schedule 'A' hereto, the permitted uses shall be limited to rowhouse dwellings and accessory buildings and structures. The following development standards shall apply:</p> <p>Minimum Lot Area: 125m²</p> <p>Minimum Lot Frontage for each unit: 6.0m</p> <p>Minimum Street setback per unit:</p> <p>Unit 21 3.3m</p> <p>Unit 32 5.2m</p> <p>Unit 34 5.9m</p> <p>Unit 51 4.5m</p> <ul style="list-style-type: none"> • The private street shall be considered as a public street for the purpose of determining the requirements of the by-law; • A minimum of 25 visitor parking spaces shall be required; • A minimum of 2 accessible parking spaces shall be required; • No accessory buildings or structures shall be permitted within the northern yard for any units abutting future Woodslee Avenue, furthermore the minimum setback shall be 4.2m from the northern property line; <p>All other requirements of the By-law shall apply. (Maps 40A, 40B, &60)</p>

27-17	RM2-15	<p>Notwithstanding any provision of this by-law to the contrary, within any area zoned RM2-15 on Schedule 'A' hereto, the following development standards shall apply;</p> <ul style="list-style-type: none"> • The lot is the entire lands of the condominium as shown on Schedule 'A' attached to this By-Law and the individual rowhouse units shall be exempt for the definition of lot; • A rowhouse development with frontage on a private street shall also be a permitted; and • All units shall be setback 6.0 metres from the private road; <p>All other requirements of the By-Law shall apply.</p>
163-17	RM2-17	<p>Notwithstanding any provision of this by-law to the contrary, within any area zoned RM2-17 on Schedule 'A' hereto, the following requirements shall apply:</p> <p>A rowhouse dwelling may also have frontage on a private street;</p> <p>Minimum Front Yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling.)</p> <p>Lot Area (minimum): 168 square metres</p> <p>Lot Frontage (minimum): 6.0 metres</p> <p>Exterior Side Yard (Minimum): 3.0 metres</p> <p>Interior Side Yard (minimum): 1.2 metres</p> <p>Rear Yard (Minimum): 10.0 metres from the northerly lot line. Overall Lot Coverage (Maximum): 59%</p> <p>Lot Coverage Maximum (dwelling): 54%</p> <p>Driveways (Maximum): 70% or 5.5 metres, whichever is lesser.</p> <p>All other requirements of the By-Law shall apply.</p>
174-17, 96-19	RM2-19	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM2-19 on Schedule 'A' hereto, the following requirements shall apply;</p> <p>Front Lot Line: Southerly lot line</p> <p>Interior Side Yard (minimum): 3.0m</p> <p>Rear Yard (minimum): 4.7m</p> <p>Lot Coverage (maximum): 45%</p> <p>Building Separation: N/A</p> <p>Section 19(3)(j) and (k) shall not apply.</p>

		<p>a) A lot does not require frontage on a public street;</p> <p>b) Lot area, lot frontage and yards shall be determined as if the private road were a public street;</p> <p>c) A lot is considered to be the land area which constitutes a unit of a Condominium Corporation;</p> <p>d) A rowhouse development with frontage on a private street shall also be permitted;</p> <p>e) That accessory structures (terraces, porches, and decks) be permitted within side or rear yards;</p> <p>All other requirements of the By-law shall apply. (Maps 55 & 55B)</p>
90-18, 16-24	RM2-21	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM2-21 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p>Lot Area (Minimum): 160.0 m²</p> <p>Lot Frontage (Minimum): 6.0 metres, for street fronting townhouses dwelling.</p> <p>Interior Side Yard Setback (Minimum): 1.2 metres, and 0 metres to a common interior wall.</p> <p>Exterior Side Yard (Minimum): 2.4 metres</p> <p>Lot Coverage (Maximum): 60%</p> <p>Block Size (Maximum):8 units</p> <p>All other requirements of the By-Law shall apply.</p>
90-18, 16-24	RM2-23	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM2-23 on Schedule 'A' hereto, the following site specific zone provisions shall apply:</p> <p>Lot Area (Minimum): 145.0 m²</p> <p>Lot Frontage (Minimum): 6.0 metres, for street fronting rowhouse dwelling.</p> <p>Interior Side Yard Setback (Minimum): 1.2 metres, and 0 metres to a common interior wall.</p> <p>Exterior Side Yard Setback (minimum): 3.0 metres, abutting Rest Acres Road.</p> <p>Lot Coverage (Maximum): 65%</p> <p>Landscaped Open Space (Minimum): 20%</p> <p>Exterior Side Yard Setback (Minimum): 2.4 metres</p> <p>Block Size (Maximum):8 units</p> <p>For the purposes of determining setbacks the yard abutting Rest Acres Road shall be considered as the rear yard and the opposite yard shall be considered the front yard.</p>

		<p>No accessory structures shall be permitted. All other requirements of the By-Law shall apply.</p>
117-18, 16-24	RM2-25	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM2-25 on Schedule 'A' attached hereto, the permitted use of the land shall be limited to townhouse/rowhouse dwellings and accessory uses, buildings and structures, subject to the following development standards:</p> <p>Lot Area (Minimum): 145 m² Lot Frontage (Minimum): 5.9metres Interior Side Yard (Minimum): 1.2 metres Exterior Side Yard (Minimum): 2.7 metres Rear Yard (Minimum): 4.7 metres Lot Coverage Dwelling (Maximum): 56% Lot Coverage Overall (Maximum): 61% Building Separation (Minimum): 2.4 metres Visitor Parking Spaces (Minimum): 4 visitor parking spaces and 1 accessible visitor parking space for the entire condominium development be provided on site in accordance with the approved Site Plan. Visitor parking shall have a minimum setback of 2.7 metres from the lot line.</p> <p>A lot does not require frontage on a public street; Lot area, lot frontage, and yards shall be determined as if the private street were a public street; A lot is considered to be the land area which constitutes a unit of a Condominium Corporation; A townhouse/rowhouse development with frontage on a private street shall also be permitted; Accessory structures shall be limited to terraces, porches, and decks permitted within side yards or rear yards; All other requirements of By-law shall apply. (Maps 55, 55B, and 55C)</p>
57-19	RM2-27	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM2-27 on Schedule 'A' attached hereto, the permitted uses shall be limited to street fronting rowhouse dwellings, subject to the following zoning provisions:</p> <p>Lot Area (Minimum): 150 m² Lot Frontage (Minimum): 7.0metres Interior Side Yard (Minimum): 1.2 metres Street Setback (Minimum): 4.5 metres provided no part of the structure used as a garage is closer than 5.5m to the front lot line. Exterior Side Yard (Minimum): 1.2 metres Interior Side Yard (Minimum): 1.0 metres Lot Coverage Dwelling (Maximum): 55%</p>

		<p>Lot Coverage Overall (Maximum): 60%</p> <p>All other requirements of By-law shall apply.</p>
57-19	RM2-29	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM2-29 on Schedule 'A' attached hereto, the following site-specific zone provisions shall apply:</p> <p>Lot Area (Minimum): 180 m²</p> <p>Lot Frontage (Minimum): 7.0metres</p> <p>Interior Side Yard (Minimum): 1.2 metres</p> <p>Front Yard Depth (Minimum): 4.5 metres provided no part of the structure is closer than 5.5m to the front lot line.</p> <p>Interior Side Yard (Minimum): 1.0 metres</p> <p>Lot Coverage Dwelling (Maximum): 55% Lot Coverage Overall (Maximum): 60% Landscaped Open Space (Minimum): 25%</p> <p>Parking-Visitor: 0.25 spaces per unit</p> <p>Additional Provisions:</p> <ul style="list-style-type: none"> • A lot, unit, building, or structure may be erected on a lot that does not have frontage on a public street but has frontage on a private street as described in a registered Plan of Condominium or illustrated on an approved site plan: • Internal lot lines created by a registration of a Plan of Condominium or Plan or Plans of Condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act shall not be construed to be lot lines for the purpose of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lots lines, prior to any Plan of Condominium registration and strictly observed. <p>All other requirements of By-law shall apply.</p>
126-19	RM2-31	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM2-31 on Schedule 'A' attached hereto, the following site-specific zone provisions shall apply:</p> <p>Lot Area: Minimum 180 square metres</p> <p>Front Yard Depth: Minimum 4.5 metres provided no part of the structure used as a garage is closer than 5.5m to the front lot line.</p> <p>Exterior Side Yard Depth, Minimum: 1.2 metres</p> <p>Interior Side Yard, Minimum: 1.0 metres</p> <p>There is no interior side yard width along the common lot line of the street fronting rowhouse dwelling unit.</p> <p>Rear Yard Setback, Minimum: 3.0 metres</p> <p>Lot Coverage, Maximum: 60%</p>

		<p>Lot Coverage, for a dwelling Maximum: 55%</p> <p>Building Height, Maximum: 12.5 metres</p> <p>Additional Provisions:</p> <ul style="list-style-type: none"> • A lot, unit, building or structure may be erected on a lot that does not have frontage on a public street but has frontage on a private street as described in a registered Plan of Condominium or illustrated on an approved site plan. • Internal lot lines created by registration of a plan of condominium or plan or plans of a condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, prior to any condominium plan registration are strictly observed. • Terraces, porches and decks attached or unattached to the main building may be located within a required side or rear yard to a maximum of 1.6m into the minimum rear yard setback. <p>All other requirements of By-law shall apply.</p>
OLT-22-004569	RM2-33	<p>Notwithstanding any provisions in the By-law to the contrary, the following site-specific provisions shall apply within the RM2-33 zone:</p> <p>That parking for visitors be provided at a rate of 0.25 spaces per unit.</p> <p>A maximum of twenty-nine (29) townhouse units shall be permitted until the h-31 holding symbol is removed, at which time a maximum of seventy-seven (77) townhouse units shall be permitted on the lands.</p>
110-24	RM2-34	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM2-34 on Schedule 'A' attached hereto, the following site-specific zone provisions shall apply:</p> <ol style="list-style-type: none"> a. In addition to the permitted uses for the RM2 zone set out at Section 8.1.1, back-to-back townhouses shall also be permitted b. Minimum lot area: 170 square metres per unit for townhouses and back-to-back townhouses c. Minimum lot area for stacked townhouses: 120 square metres per unit; d. Minimum lot frontage (Tom Brown Drive): 7.0 metres e. Minimum interior side yard: 1.2 metres f. Minimum setback to Tom Brown Drive, Powerline Road and Lydia Lane: 4.0 metres g. Minimum setback to Rest Acres Road: 3.0 metres h. Minimum distance between buildings: 2.4 metres j. Maximum building height for stacked townhouses: 13 metres k. Maximum lot coverage (dwelling): 55%

		<p>I. Maximum lot coverage (overall): 60%</p> <p>m. Minimum Landscaped Open Space: 25%</p> <p>n. Minimum required visitor parking: 0.25 parking spaces per unit</p> <p>o. Exterior stairs are permitted to encroach into any required yard</p> <p>p. A lot, unit, building, or structure may be erected on a lot that does not have frontage on a public street but has frontage on a private street as described in a registered Plan of Condominium or illustrated on an approved site plan.</p> <p>q. Internal lot lines created by a registration of a Plan of Condominium or Plan or Plans of Condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act shall not be construed to be lot lines for the purpose of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lots lines, prior to any Plan of Condominium registration and strictly observed.</p>
--	--	--

8.7 Special Exceptions RM3 Zone

By-Law No.	Zone Code	Description
62-02, 149-03	RM3-1	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> RM3-1 on Schedule 'A' hereto, the maximum <i>height</i> of any <i>building</i> shall be 10.5 metres. All other requirements of the By-Law shall apply.
95-05, 121-02	RM3-2	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> RM3-2 on Schedule 'A' hereto, an <i>apartment dwelling</i> limited to 36 units shall be permitted and parking for the <i>apartment dwelling</i> shall be provided at a rate of 2 spaces per unit. All other requirements of the By-Law shall apply.
136-15, 137-15, PL121076	RM3-3	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> RM3-3 on Schedule 'A' hereto, in addition to the uses permitted in the Residential Multiple High Density (RM3) Zone, the following uses and provisions shall apply: <ul style="list-style-type: none"> a) Apartment dwelling: <ul style="list-style-type: none"> i) Number of apartment dwellings permitted: 125 (maximum) ii) Number of parking spaces required: 1.25 spaces per unit b) Rowhouse dwelling in accordance with the following provisions:

By-Law No.	Zone Code	Description
		<p>i) The rowhouse dwelling may also have frontage on a public street.</p> <p>Minimum Front Yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling.</p> <p>Lot Frontage (minimum): 6.0 metres</p> <p>Exterior side yard: 3.0 metres</p> <p>Interior side yard (minimum): 1.2 metres</p> <p>Lot Coverage (maximum): 45%</p> <p>Privacy yards (minimum): 6.0 metres adjoining each rear exterior wall of every dwelling unit.</p> <p>c) Street fronting rowhouse dwelling:</p> <p>i) Minimum Front Yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling).</p> <p>ii) Lot Frontage (minimum): 5.5 metres</p> <p>iii) Exterior side yard: 3.0 metres</p> <p>iv) Any yard abutting a public walkway: 2.0 metres</p> <p>v) Interior side yard (minimum): 1.2 metres</p> <p>vi) Lot Coverage (maximum): 52%</p> <p>vii) Driveway Width (maximum): 3.0 metres</p> <p>d) Single detached dwelling:</p> <p>i) Minimum front yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling.)</p> <p>ii) Exterior side yard: 3.0 metres</p> <p>iii) Lot Coverage (maximum): 40%</p> <p>iv) Lot Frontage (minimum): 11.0 metres All other requirements of the By-Law shall apply.</p>
167-05, 192-06	RM3-4	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM3-4 on Schedule 'A' hereto, the following development standards shall apply:

By-Law No.	Zone Code	Description
		<p>a) Minimum Front Yard Setback: 0.0m b) Minimum Left Side Yard Setback: 4.1m c) Minimum Right Side Yard Setback: 0.0m d) Minimum Rear Yard Setback: 9.5m e) Lot Coverage (Max):42%</p> <p>These provisions apply to the building, as it existed July 1, 2005.</p> <p>f) Parking Spaces (min): 26 g) Accessible Parking Space (min): 2</p> <p>The parking spaces may be located off-site, within 60 metres of the site.</p> <p>All other requirements of the By-Law shall apply.</p>
213-02, 183-07	RM3-5	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM3-5 on Schedule 'A' hereto, principal access to an apartment dwelling unit may be directly from the outside of the building and, furthermore the Zone requirements shall be as follows:</p> <p style="padding-left: 40px;">a) Apartment dwelling units (maximum): 21 b) Front yard (minimum): 7.0m c) Right (west) side yard (minimum) 3.0m, except if the elevation of the of the first floor of apartments is greater than 1.5m above grade, in which case the minimum right (west) side yard shall be 4.2m d) Privacy yard: not required e) Parking spaces (minimum): 30, two (2) of which shall be designated for people with disabilities</p> <p>All other requirements of the By-Law shall apply.</p>
229-07, 205-11, 31-09	RM3-6	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM3-6 on Schedule 'A' hereto, the minimum floor area of a one bedroom apartment shall be 50.0 square metres. All other requirements of the By-Law shall apply.</p>
59-09, 39-14, 110-15	RM3-7	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM3-7 on Schedule 'A' hereto, the permitted uses shall be limited to apartment dwelling , continuum-of-care facilities and accessory uses, buildings and structures, subject to the following development standards:</p> <p>a) Front lot Line: Easterly lot line b) Lot Area: 90m² c) Lot Frontage (Minimum): 30.0m d) Front Yard (Minimum): 7.5m</p>

By-Law No.	Zone Code	Description
		<ul style="list-style-type: none"> e) Interior Side Yard (Minimum): 3.0m f) Exterior Side Yard (Minimum): 3.0m g) Exterior Side Yard (Maximum): 6.0m h) Rear Yard (Minimum): 3.0m i) Rear Yard (Maximum): 6.0m j) Building Height (Maximum): 20.0m k) Privacy Yards: N/A l) Building Separation: N/A <p>All other requirements of the By-Law shall apply.</p>
174-10, 132-23, 102-24	RM3-8	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM3-8 on Schedule 'A' hereto, the following development standards shall apply:</p> <ul style="list-style-type: none"> a) Maximum Height: 8 storeys and may include structures accessory to a rooftop amenity area; b) An underground parking structure may have minimum front, side and rear yard setbacks of 0.5 metres; c) Minimum Front Yard Setback: 5.5 metres; d) Minimum Interior Side Yard Setback: 5.5 metres, except where adjacent to and R1 Zone, in which case a minimum 10 metre setback is required. e) Minimum Rear Yard Setback: 7.5 metres; f) The uses and regulations that apply to the RM3-8 zone shall continue to apply collectively to the whole of the lands identified as RM3-8, despite any future severance or internal lot lines created by a registration of a Plan of Condominium; and g) All other requirements of the By-Law shall apply.
101-16, 37-17	RM3-10	<p>Notwithstanding any provision of this by-law to the contrary, within any area zoned RM3-10 on Schedule 'A' hereto, the uses shall be limited to a rowhouse dwelling within a condominium development with frontage on a private street, subject to the following development standards;</p> <p>Minimum front yard setback 6.0m</p> <p>Unit 3 5.0m</p> <p>Unit 4 5.3m</p> <p>Unit 3 3.5m</p> <p>Minimum rear yard setback 5.0m</p> <p>Minimum interior side yard 0.0m setback</p> <p>Minimum exterior side yard 0.0m setback</p>

By-Law No.	Zone Code	Description
		<p>Minimum lot frontage 5.0m Minimum lot area 135m² per unit Maximum lot coverage 55% Minimum landscaped open space: 30%</p> <ul style="list-style-type: none"> • A lot is considered to be a Parcel of Tied Land in a Common Element Plan of Condominium; • Minimum southern lot line setback 30.0m; • Distance between buildings on the same lot shall be 0.0m; <p>All other requirements of the By-law shall apply.</p>
167-17	RM3-11	<p>Notwithstanding any provision of this by-law to the contrary, within any area zoned RM3-11 on Schedule 'A' hereto, the uses shall be limited to the following;</p> <ul style="list-style-type: none"> • An apartment dwelling with a maximum of 10 dwelling units; <p>The following site specific development standards shall apply; Street Setback (minimum) 0.0m Rear Yard Setback (minimum) 5.4m Interior Side Yard Setback (minimum) 4.17m</p> <ul style="list-style-type: none"> • Landscaped open space shall be provided and maintained within the area designated "Landscaped Area" on Schedule 'B' of the Site Plan; • A visual barrier shall be constructed and maintained as indicated on Schedule 'B' of the Site Plan; • Parking spaces shall be provided and maintained wholly within the areas designated "Parking Area" on Schedule 'B' of the Site Plan. <p>All other requirements of the By-law shall apply.</p>

By-Law No.	Zone Code	Description
		<p>height of over 0.6 metres from grade;</p> <p>Encroachment into <i>required yards</i> (Maximum): 1.0 metres for architectural adornments, including but not limited to bay or box windows with or without foundations shall be permitted to encroach into a <i>front, exterior side, or rear yard</i>;</p> <p>Parking setback: Notwithstanding any provisions of this By-law to the contrary, surface parking within the front yard and exterior side yard is permitted provided that no part of any parking space is located closer than 0 metres to the lot line;</p> <p>Building setback measurements: For the purposes of this By-law, building setbacks shall be measured from the property line prior to the dedication of 0.3 m reserves, where required.</p> <p>All other requirements of By-law shall apply. (Maps 32, 41, and 41A)</p>
PL160012	RM3-16	<p>RM3-16</p> <p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM3-16 on Schedule 'A' attached hereto, a <i>hotel</i> shall also be permitted, subject to the following development standards:</p> <p><i>Parking</i> Requirements (Minimum): 1 <i>parking space</i> per guest room;</p> <p><i>Height</i> (Maximum): 12.0 metres;</p> <p>Separation Distance between buildings on same lot, (Minimum): 1.5 metres;</p> <p>Parking setback: Notwithstanding any provisions of this By-law to the contrary, surface parking within the front yard and exterior side yard is permitted provided that no part of any parking space is located closer than 0 metres to the lot line;</p> <p>Building setback measurements: For the purposes of this By-law, building setbacks shall be</p>

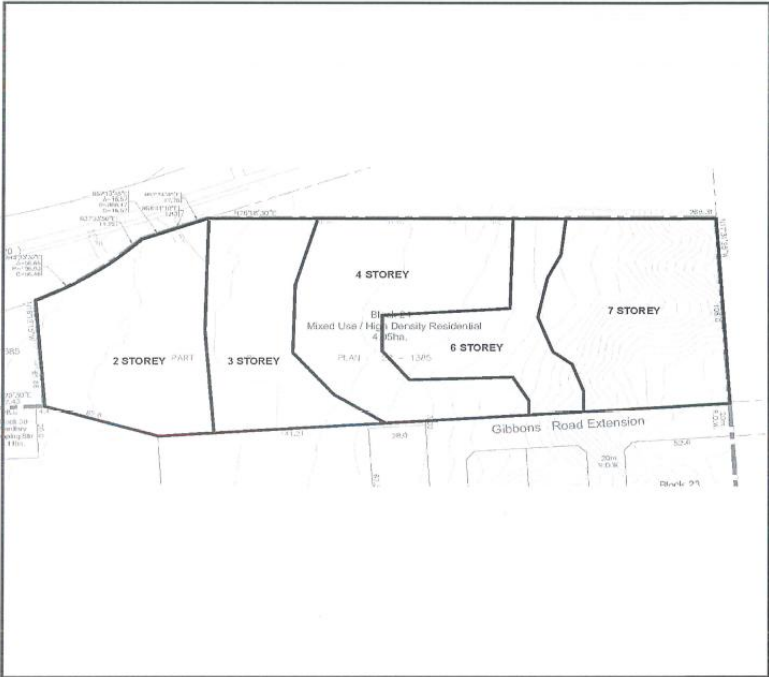
By-Law No.	Zone Code	Description
		<p>measured from the property line prior to the dedication of 0.3 m reserves, where required.</p> <p>All other requirements of By-law shall apply. (Maps 32, 41, and 41A)</p>
132-18	RM3-18	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM3-18 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <ul style="list-style-type: none"> a) A stacked townhouse condominium development with frontage on a private street shall be permitted. b) The development shall be considered as one lot, from the perimeters of the exterior lot lines of the land holdings, for the purposes of determining all requirements of this By-Law. c) Individual units within the development shall not be deemed as individual lots and shall not require a minimum lot frontage onto a private street. <p>Units Permitted (Maximum): 75 Unit Area (Minimum): 90 m² per unit Building Separation (Minimum): 1.4 metres Visitor Parking Spaces (Minimum): 23 Spaces</p> <ul style="list-style-type: none"> d) A visitor parking space shall be permitted within any part of the required front yard. <p>All other requirements of the By-Law shall apply.</p>
PL171429	RM3-20	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM3-20 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p>Lot Area (Minimum): Street Fronting Rowhouse: 150.0 m² Rowhouse: 150.0 m² Stacked Townhouse: 135.0 m² Back-to-back townhouse: 80.0 m² per unit</p> <p>Lot Frontage (Minimum): Street Fronting Rowhouse: 6.0 m Rowhouse: 5.49 m Stacked Townhouse: 5.49 m Back-to-back Townhouse: 5.49m</p> <p>Street Setback (Minimum): 4.5 metres, provided no part of the structure used as a garage is closer than 6.0m to the front lot line.</p>

By-Law No.	Zone Code	Description
		<p>Interior Side Yard Setback (Minimum): 1.2 metres, and 0 metres to a common interior wall.</p> <p>Rear Yard (Minimum):</p> <p>Back-to-back Townhouse: 0 m</p> <p>Exterior Side Yard (Minimum): 2.4 metres</p> <p>Lot Coverage (Maximum): 60%</p> <p>Block Size (Maximum): 8 units, 16 units for back-to-back townhouse dwellings</p> <p>Landscaped Open Space (Minimum): 25%</p> <p>Visitor Parking Rate 0.25 spaces per unit</p> <p>All other requirements of the By-Law shall apply.</p>
PL171215	RM3-22	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM3-22 on Schedule 'A' hereto, the following site-specific zone provisions shall apply:</p> <p><i>Lot Area (Minimum):</i></p> <p><i>Street Fronting Rowhouse: 150.0 m²</i></p> <p><i>Rowhouse Dwelling: 150.0 m²</i></p> <p><i>Stacked Townhouse: 135.0 m²</i></p> <p><i>Back-to-Back Rowhouse: 80.0m² per unit</i></p> <p>Lot Frontage (Minimum):</p> <p>Street Fronting Rowhouse: 6.0 m</p> <p>Rowhouse Dwelling: 5.45 m</p> <p>Stacked Townhouse: 5.45 m</p> <p>Back-to-Back Rowhouse: 5.45 m</p> <p>Street Setback (Minimum): 4.5 metres, provided no part of the structure used as a garage is closer than 6 m to the front lot line. No minimum driveway width is required.</p> <p>Interior Side Yard Setback (Minimum): 1.2 metres, and 0 metres to a common interior wall.</p> <p>Rear Yard Setback (Minimum) Back-to-Back Rowhouse: 0 m</p> <p>Exterior Side Yard (Minimum): 2.4 metres</p> <p>Lot Coverage (Maximum): 60%</p> <p>Block Size (Maximum): 8 units for street fronting rowhouse and rowhouse; 16 units for back-to-back rowhouse dwellings; 24 units for stacked townhouse units.</p> <p>Landscaped Open Space (Minimum): 25%</p> <p>Visitor Parking Space (Minimum): 0.25 spaces per unit</p> <p>Height (Maximum): 13.0 metres</p> <p>That decks be permitted to encroach into the required rear yard setback by 3.0 metres.</p> <p>Parking spaces in any Residential Zone located within a garage or a carport, are permitted encroachments within 1.25 m of either end of</p>

By-Law No.	Zone Code	Description
		<p>the required parking space, provided the encroachment does not exceed 0.36 m.</p> <p>All other requirements of the By-Law shall apply.</p>
PL171215	RM3-23	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM3-23 on Schedule 'A' hereto, in addition to the uses permitted in RM3 Zone, the uses permitted in Neighbourhood Commercial (C1) Zone shall also be permitted subject to the C1 zone requirements. The following site-specific provisions shall apply to the RM3-23 Zone:</p> <p>Lot Area (Minimum): Street Fronting Rowhouse: 150.0 m² Rowhouse: 150.0 m² Stacked Townhouse: 135.0 m² Back-to-Back Rowhouse: 80.0m² per unit</p> <p>Lot Frontage (Minimum): Street Fronting Rowhouse: 6.0 m Rowhouse: 5.45 m Stacked Townhouse: 5.45 m Back-to-Back Rowhouse: 5.45 m</p> <p>Street Setback (Minimum): 4.5 metres, provided no part of the structure used as a garage is closer than 6 m to the front lot line. No minimum driveway width is required.</p> <p>Interior Side Yard Setback (Minimum): 1.2 metres, and 0 metres to a common interior wall.</p> <p>Rear Yard Setback (Minimum): Back-to-Back Rowhouse: 0 m</p> <p>Exterior Side Yard (Minimum): 2.4 metres</p> <p>Lot Coverage (Maximum): 60%</p> <p>Block Size (Maximum): 8 units for street fronting rowhouse and rowhouse, 16 units for back-to-back rowhouse dwellings, 24 units for stacked townhouse.</p> <p>Landscaped Open Space (Minimum): 25%</p> <p>Visitor Parking Space: 0.25 spaces per unit</p> <p>Height (Maximum): 13.0 metres</p> <p>That decks be permitted to encroach into the required rear yard setback by 3.0 metres.</p> <p>Parking spaces in any Residential Zone located within a garage or a carport, are permitted encroachments within 1.25 m of either end of the required parking space, provided the encroachment does not exceed 0.36 m.</p>
95-23	RM3-24	<p>For the purposes of site-specific zone code RM3-24, the boundaries of the Zone shall be deemed to be the lot lines for this purposes, and the regulations of the 'RM3-24' Zone shall be from the boundaries of this Zone and not from individual property</p>

By-Law No.	Zone Code	Description
		<p>boundaries of the dwelling units created by the registration of a condominium plan or created by part-lot control.</p> <p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM3-24 on Schedule 'A' hereto, the following site-specific provisions shall apply:</p> <ul style="list-style-type: none"> a. Minimum Landscaped Open Space: 22.0% b. Rowhouse Dwellings in accordance with the following provisions: <ul style="list-style-type: none"> i. Minimum Lot Area: 132 square metres ii. Minimum Lot Frontage: 5.4 metres iii. Minimum Street Setback to Attached Garage: 5.9 metres iv. Minimum Street Setback to Habitable Portion of Building, provided the minimum width of a driveway is 3.0m: 4.8 metres v. Minimum Easterly Interior Side Yard: 1.0 metres vi. Minimum Westerly Interior Side Yard: 2.0 metres vii. Maximum Lot Coverage: 52% viii. Minimum Landscaped Open Space: 25% ix. Minimum Building Separation Distance: 2.9 metres b. Stacked Townhouses in accordance with the following provisions: <ul style="list-style-type: none"> i. Minimum Street Setback to Habitable Portion of Building: 2.0 metres ii. Number of Parking Spaces Per Unit 1 space per unit
95-23	RM3-25	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RM3-25 on Schedule 'A' hereto, the following site-specific provisions shall apply:</p> <ul style="list-style-type: none"> a. In addition to the uses permitted within the 'RM3' Zone, the uses permitted within the Neighbourhood Commercial (C1) Zone shall also be permitted. b. No less than 33% of the area of the required or established front yard, whichever is lesser, in any Residential Zone, shall be maintained as landscaped open space and kept free of accessory buildings and parking lots. c. Apartment Dwelling in accordance with the following provisions: <ul style="list-style-type: none"> i. Minimum Ground Floor Commercial Area: 460 metres

By-Law No.	Zone Code	Description
OLT-22-004179, 28-24	RM3-26	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM3-26 on Schedule 'A' hereto (Block 35), in addition to the uses permitted in the RM3-22 zone, the following uses shall be permitted:</p> <p>a) The permitted uses of the Neighbourhood Commercial (C1) and Mixed-Use Commercial (C5) Zones subject to the C5 zone requirements, except that such a mixed-use building shall be subject to the following site-specific standards:</p> <p>i. Lot Area (Minimum) 1,800 square metres</p> <p>ii. Lot Frontage (Minimum) 30 metres</p> <p>All other applicable provisions of the By-law shall continue to apply.</p>
OLT-22-004179, 28-24	RM3-28	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RM3-28 on Schedule 'A' attached hereto (Block 34), the provisions of the RM3-22 Zone shall apply with the following exception:</p> <p>a) A minimum street setback of 3 metres shall be permitted provided no part of the structure used as a garage is closer than 6m to the street, and</p> <p>b) No minimum driveway width shall be required.</p> <p>All other applicable provisions of the By-Law shall continue to apply;</p>
10-24	RM3-30	<p>In addition to the uses permitted in the Residential Multiple High Density RM3 Zone, the following site-specific provisions shall also apply:</p> <p>a. Convenience Store</p> <p>b. Day Care</p> <p>c. Dry Cleaning and Laundromat</p> <p>d. Financial Institution (maximum floor space area of 250 square metres)</p> <p>e. Florist Shop</p> <p>f. Mobile Refreshment Cart</p> <p>g. Museum</p> <p>h. Office, Business/Professional</p> <p>i. Personal Service Establishment</p> <p>j. Pharmacy (maximum floor space area of 250 square metres)</p> <p>k. Retail Store</p> <p>l. Studio</p>

By-Law No.	Zone Code	Description
		 <p style="text-align: center;"> SCHEDULE 'B' COUNTY OF BRANT BY-LAW No. <u>10-24</u> </p> <p>No person shall use any lot or erect, alter, or use any building or structure for the above uses except in accordance with the provisions of the C1 zone in Table 10.2 of By-law Number 61-16.</p> <p>Maximum Building Heights in the Residential Multiple High Density RM3-3 Zone shall be in accordance with the Building Heights indicated on Schedule "B" of By-law 10-24 as shown below for reference purposes.</p>
78-24 OLT-22-004258	RM3-32	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned RM3-32 on Schedule 'A' hereto, the following shall apply:</p> <ul style="list-style-type: none"> a) In addition to the uses permitted in Table 8.1.1 – Uses Permitted Table, the following uses shall also be permitted: <ul style="list-style-type: none"> a. Nursing home b. Dwelling, Back-to-Back Rowhouse

By-Law No.	Zone Code	Description
		<ul style="list-style-type: none"> c. The uses permitted in the Neighbourhood Commercial (C1) zone in Table 10.1.1 – Uses Permitted Table subject to the built form standards in Table 10.2.1. b) For the purposes of this exception, Dwelling, Back-to-Back Rowhouse shall mean a residential building containing a minimum of 4 and a maximum of 16 units, having attached units separated by a common or party wall above grade, including a common or party rear wall without a rear yard setback, and whereby each unit has an independent entrance to the unit from the outside accessed through the front elevation or exterior side elevation of the dwelling unit. c) For the purposes of this exception, a lot does not require frontage on a public street. d) For the purposes of this exception, lot area, lot frontage, setbacks, lot coverage, and landscaped open space shall be determined as if a private street and/or shared driveway were a public street. e) For the purposes of this exception, the lot line used for the principal entrance to the lot shall be deemed to be the front lot line. f) Lot Area (Minimum): <ul style="list-style-type: none"> a. Dwelling unit in a Street Rowhouse: 150 m² b. Dwelling unit in a Rowhouse: 150 m² c. Dwelling unit in a Stacked Townhouse: 135 m² d. Dwelling unit in a Back-to-Back Rowhouse: 80 m² e. Nursing home: 450 m² g) Lot Frontage (Minimum): <ul style="list-style-type: none"> a. Dwelling unit in a Street Rowhouse: 6.0 m b. Dwelling unit in a Rowhouse: 6.0 m c. Dwelling unit in a Stacked Townhouse: 6.0 m d. Dwelling unit in a Back-to-Back Rowhouse: 6.0 m e. Nursing home: 15.0 m h) Street Setback (minimum) <ul style="list-style-type: none"> a. 4.5 metres from a front lot line, provided no part of the structure used as a garage is closer than 6 m to the lot line along a street. No minimum driveway width is required.

By-Law No.	Zone Code	Description
		<ul style="list-style-type: none"> b. 2.4 metres from a side lot line. i) Interior Side Yard Setback (minimum): <ul style="list-style-type: none"> a. 1.5 metres, and 0 metres to a common interior wall. j) Rear Yard Setback (minimum): <ul style="list-style-type: none"> a. Dwelling unit in a Back-to-Back Rowhouse: 0 m. b. Nursing home: 6.0 m. k) Lot Coverage (maximum): <ul style="list-style-type: none"> a. Dwelling unit in a Street Rowhouse: 50% b. Dwelling unit in a Rowhouse: 50% c. Dwelling unit in a Stacked Townhouse: 60% d. Dwelling unit in a Back-to-Back Rowhouse: 75% e. Nursing home: 50% l) Landscaped Open Space (minimum): <ul style="list-style-type: none"> a. Dwelling unit in a Street Rowhouse: 25% b. Dwelling unit in a Rowhouse: 25% c. Dwelling unit in a Stacked Townhouse: 15% d. Dwelling unit in a Back-to-Back Rowhouse: 10% e. Nursing home: 25% m) A nursing home may have a maximum height of 16.0 metres. n) Decks are permitted to encroach into the required rear yard setback by a maximum of 3.0 metres.
<p>OLT-21-001564, 101-25</p>	<p>RM3-33</p>	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned RM3-33 on Schedule “A” hereto, the following site specific zone provisions shall apply.</p> <p><i>Street Setback (Minimum):</i> 2.4 metres</p> <p><i>Lot Area (Minimum):</i> Street Fronting Rowhouse: 150 m² Rowhouse: 150 m² Stacked Townhouse: 135 m² Back-to-back Townhouse: 80 m²</p> <p><i>Lot Frontage (Minimum):</i> Street Fronting Rowhouse: 6.0 m Rowhouse: 5.5 m Stacked Townhouse: 5.5 m Back-to-back Townhouse: 5.5 m</p> <p><i>Interior Side Yard Setback (Minimum):</i> 1.2 metres, and 0 metres to a common interior wall</p>

By-Law No.	Zone Code	Description
		<p>Rear Yard: Back-to-back Townhouse: 0 m</p> <p><i>Lot Coverage</i> (Maximum): 60%</p> <p>Block Size (Maximum): 8 units, 16 units for back-to-back townhouse dwellings, 32 units for stacked townhouses</p> <p>Landscaped Open Space (Minimum): 25%</p> <p>Visitor Parking Rate: 0.25 spaces per unit</p> <p>A <i>lot</i> is considered to be the land area which constitutes a unit of a <i>condominium</i> corporation and does not require <i>frontage</i> on a <i>public street</i>.</p> <p>All other requirements of the By-Law shall apply.</p>

Section 9: Non-Urban Residential (SR, RH, RR) Zones

9.1 Uses Permitted

No *person* shall within any Non-Urban Residential (SR, RH, RR) *zones*, *use* any lot or *erect, alter* or *use* any *building* or *structure* for any purpose except for one of more of the following *uses* identified by a “dot”.

The Non-Urban Residential *Zones* established by this By-Law are as follows:

SR **Suburban Residential**
RH **Residential Hamlets and Villages**
RR **Rural Residential**

9.1.1 Uses Permitted Table

List of Uses	SR	RH	RR
<i>Dwelling, Single Detached</i>	•	•	•
<i>Group Home</i>		•	

9.2 Zone Requirements

No *person* shall within any Non-Urban Residential (NUR) *Zones*, *use* any *lot* or *erect, alter* or *use* any *building* or *structure* except in accordance with the following provisions.

Suburban Residential (SR) *Zone* and Residential Hamlet (RH) *Zone* are intended for *development* with or without a municipal water supply. Rural Residential (RR) *Zone* is intended for *development* having *private* services.

9.2.1 Zone Requirements Table

Zone Provisions	SR and RH		RR
	Partial Services	Private Services	
Lot Area , Minimum (square metres)	1000	3000	4000
Lot Frontage , Minimum (metres)	20.0	30.0	40.0
Street Setback , Minimum (metres)	7.5	7.5	20.0
Interior Side Yard Setback , Minimum (metres)	1.5	1.5	5.0
Rear Yard Setback , Minimum (metres)	7.5	7.5	15.0
Lot Coverage , Maximum	30%	30%	30%
Landscaped Open Space , Minimum	30%	30%	30%
Building Height , Maximum (metres)	10.5	10.5	10.5

9.3 Special Exceptions SR Zone

By-Law No.	Zone Code	Description
148-15, 131-18	SR-1	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned SR-1 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited the following:</p> <ul style="list-style-type: none"> (a) one (1) <i>dwelling unit</i> within the <i>existing building</i> on the first floor of the <i>existing structure</i> on the date of passing of this By-Law; (b) Business, Professional Office; (c) Personal Service Establishment; (d) Studio; (e) <i>Medical Office</i> restricted to Physiotherapy, Chiropractor, Massage Therapist, Osteopath, Naturopath and similar uses; <p>A minimum of 25 <i>parking spaces</i> associated with the permitted uses shall be fully contained on the <i>lot</i>.</p> <p>The commercial <i>floor space</i> shall not exceed 450 sq. mt. of the <i>existing building</i> to a maximum of 5 offices.</p> <p>All other requirements of the By-Law shall apply.</p>
05-05, 224-07	SR-2	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned SR-2 on Schedule 'A' hereto, an aviary, with a floor area not greater than 34.0 square meters, may be permitted as a residential home occupation within an existing accessory building, and the following shall apply to the to the aviary:</p> <ul style="list-style-type: none"> a) At no time are more than an aggregate of 50 lovebirds, parrots and budgies permitted in the aviary portion of the accessory building, all of which must be no larger than 25 centimetres in length, measured from top of head to bottom of tail. <p>All other requirements of the By-Law shall apply.</p>
55-08	SR-3	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned SR-3 on Schedule 'A' hereto, the following regulations shall apply:</p> <ul style="list-style-type: none"> a) an accessory building with a maximum height of 7.6 metres b) the maximum coverage of all accessory buildings shall be 186 square metres c) The parking or storing of a commercial vehicle shall not be permitted. <p>All other requirements of the By-Law shall apply.</p>
104-08	SR-4	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned SR-4 on Schedule 'A' hereto, development of these lands shall be in compliance with the regulations of the Agricultural (A) Zone,</p>

By-Law No.	Zone Code	Description
		<p>except that any livestock use or livestock buildings, shall not be permitted.</p> <p>All other requirements of the By-Law shall apply.</p>
142-08	SR-5	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned SR-5 on Schedule 'A' hereto, the total lot coverage of accessory buildings shall be 185 square metres and the height of one accessory building shall be 7.0 metres.</p> <p>All other requirements of the By-Law shall apply.</p>
58-09	SR-6	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned SR-6 on Schedule 'A' hereto, the minimum <i>front yard setback</i> shall be 20.0 metres.</p> <p>All other requirements of the By-Law shall apply.</p>
165-09	SR-7	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned SR-7 on Schedule 'A' hereto, the total lot coverage for all the accessory buildings shall be 270 square meters with a maximum height of 6.1 meters.</p> <p>All other requirements of the By-Law shall apply.</p>
201-11	SR-8	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned SR-8 on Schedule 'A' hereto, in addition to uses permitted in the Suburban Residential (SR) Zone, a service shop and contractor's yard for an arborist and a tree cutting business including an area for associated open storage of timber and logs shall also be permitted, subject to the following:</p> <ul style="list-style-type: none"> a) The total coverage of all buildings associated with the use shall not exceed an aggregate area of 560 square metres and the maximum height of said building shall not exceed 5.0 metres; b) The minimum interior side yard for said buildings shall be 3.0 metres; c) The outside storage area shall not be greater than 4,000 square metres and the height of store material shall not exceed 4.0 metres; and d) no more than nine (9) vehicles related to the business may be on the site; <p>All other provisions of the By-Law shall apply.</p>
180-13	SR-9	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned SR-9 on Schedule 'A' hereto, one (1) accessory building with a maximum lot coverage of 130 square metres and a maximum height of 5.5 metres, with an overall combined floor area of 185 square metres for all accessory structures on the lot shall be permitted.</p> <p>All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
187-17	SR-10	Notwithstanding any provision of this By-Law to the contrary, within any area zoned SR-10 on Schedule 'A' hereto, two single detached dwellings shall be permitted. All other requirements of the By-law shall apply.
Not Available	SR-11	Notwithstanding any provision of this By-Law to the contrary, within any area zoned SR-11 on Schedule 'A' hereto, a dance studio and a service shop for a heating and cooling business shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	SR-12	Notwithstanding any provision of this By-Law to the contrary, within any area zoned SR-12 on Schedule 'A' hereto, a service shop shall also be permitted. All other requirements of the By- Law shall apply.
Not Available	SR-13	Notwithstanding any provision of this By-Law to the contrary, within any area zoned SR-13 on Schedule 'A' hereto, truck parking shall also be permitted provided that the lot coverage for any building or uses associated with the truck use is limited to 5% maximum coverage of the lot. All other requirements of the By-Law shall apply.
Not Available	SR-14	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned SR-14 on Schedule 'A' hereto, in addition to the uses permitted in the Suburban Residential (SR) Zone, a funeral home shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	SR-15	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned SR-15 on Schedule 'A' hereto, in addition to the uses permitted in the Suburban Residential (SR) Zone, a private hospital and home for the aged shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	SR-16	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned SR-16 on Schedule 'A' hereto, in addition to the uses permitted in the Suburban Residential (SR) Zone, a vending supply business involving the storage, maintaining, and retailing of machines and vending supplies shall also be permitted as a home occupation. All other requirements of the By-Law shall apply.
Not Available	SR-17	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned SR-17 on Schedule 'A' hereto, in addition to the uses permitted in the Suburban Residential (SR) Zone, the growing and retailing of nursery products and related supplies shall also be permitted. The maximum lot coverage for such use shall be 80%. All other requirements of the By-Law shall apply.
Not Available	SR-18	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned SR-18 on Schedule 'A' hereto, in addition to the uses

By-Law No.	Zone Code	Description
		permitted in the Suburban Residential (SR) Zone, a repair and retailing of furniture shop shall also be permitted with a maximum <i>floor area</i> of 40 square metres. All other requirements of the By-Law shall apply.
Not Available	SR-19	Notwithstanding any provision of this By-Law to the contrary, within any area zoned SR-19 on Schedule 'A' hereto, the repair and retailing of antiques shall also be permitted with a maximum <i>gross floor area</i> of 80 square metres. All other requirements of the By-Law shall apply.
Not Available	SR-20	Notwithstanding the provisions of this By-Law to the contrary, within any area zoned SR-20 on Schedule 'A' hereto, an auto body shop limited to a maximum lot coverage of 10% shall also be permitted. A privacy fence or tree planting screen shall be located along the southerly, easterly and westerly boundaries of the lands, and any building or use associated with the auto body shop shall be located within 45 metres of the rear lot line. All other requirements of the By-Law shall apply.
121-02	SR-21	Notwithstanding the provisions of this By-Law to the contrary, within any area zoned SR-21 on Schedule 'A' hereto, the storing, display and retailing of wicker products shall also be permitted. This use shall be limited to a maximum floor area of 55 square metres and 6 parking spaces shall be required. All other requirements of the By-Law shall apply.
121-02	SR-22	Notwithstanding the provisions of this By-Law to the contrary, within any area zoned SR-22 on Schedule 'A' hereto, a business involved in the display and retail of floor coverings, windows, doors, kitchen and bathroom accessories occupying no more than 550 square metres shall be permitted. All other requirements of the By-Law shall apply.
84-13	SR-23	Notwithstanding any provision of this By-law to the contrary, within any area zoned SR-23 on Schedule 'A' hereto, one (1) accessory building with a maximum area of 153 square metres shall be permitted. All other requirements of the By-Law shall apply.
146-02	SR-24	Notwithstanding any provision of this By-Law to the contrary, within any area zoned SR-24 on Schedule 'A' hereto, the minimum interior side yard width shall be 15 metres. All other requirements of the By-Law shall apply.
Not Available	SR-25	Notwithstanding any provision of this By-Law to the contrary, within any area zoned SR-25 on Schedule 'A' hereto, in addition to the uses permitted in the Suburban Residential (SR) Zone, an additional residential unit attached to the main dwelling unit shall also be permitted.

By-Law No.	Zone Code	Description
		All other requirements of the By-law shall apply.
135-03	SR-26	Notwithstanding any provision of this By-Law to the contrary, within any area zoned SR-26 on Schedule 'A' hereto, an accessory dwelling unit, not smaller than 40 square metres and not larger than 92.9 square metres, within the main dwelling shall be permitted. All other requirements of the By-Law shall apply.
74-02	SR-27	Notwithstanding the provisions of this By-Law to the contrary, within any area zoned SR-27 on Schedule 'A' hereto, the minimum floor area of a one-storey dwelling shall 150 square metres, and the minimum floor area of any other dwelling shall be 200 square metres. All other requirements of the By-Law shall apply.
Not Available	SR-28	Notwithstanding any provision of this By-Law to the contrary, within any area zoned SR-28 on Schedule 'A' hereto, in addition to the uses permitted in the Suburban Residential (SR) Zone, the parking of one tractor trailer truck but no structures accessory to the truck parking shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	SR-29	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned SR-29 on Schedule 'A' hereto, in addition to the uses permitted in the Suburban Residential (SR) Zone, a service shop and associated outside storage area not exceeding 12 metres by 7.5 metres shall also be permitted. A minimum front yard of 15 metres and a minimum side yard of 15 metres shall also be required. All other requirements of the By-Law shall apply.
Not Available	SR-30	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned SR-30 on Schedule 'A' hereto, in addition to the uses permitted in the Suburban Residential (SR) Zone, a service shop shall also be permitted. No outdoor storage shall be permitted. All other requirements of the By-Law shall apply.
Not Available	SR-31	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned SR-31 on Schedule 'A' hereto, an automobile repair garage shall also be permitted. Maximum floor area for the garage shall be 145 square metres and no outside storage of parts or materials shall be permitted. All other requirements of the By-Law shall apply.
83-17	SR-35	Notwithstanding any provisions of this by-law to the contrary, any area zoned SR-35 on Schedule 'A' hereto, the minimum lot frontage shall be 26.7 metres and the minimum <i>lot area</i> shall be 0.2 hectares. All other requirements of the By-law shall apply.
83-17	SR-36	Notwithstanding any provisions of this by-law to the contrary, any area zoned SR-36 on Schedule 'A' hereto, the minimum lot area shall be 0.23 hectares. All other requirements of the By- law shall apply.

By-Law No.	Zone Code	Description
140-17	SR-40	Notwithstanding any provisions of this by-law to the contrary, any area zoned SR-40 on Schedule 'A' hereto, the total area for all accessory structures shall be 325m ² . All other requirements of the By-law shall apply.
120-17	SR-42	<p>Notwithstanding any provisions of this by-law to the contrary, any area zoned SR-42 on Schedule 'A' hereto, in addition to the uses permitted in the Suburban Residential (SR) Zone, the sales and repair of bicycles shall also be permitted as a home occupation subject to the following regulations;</p> <ul style="list-style-type: none"> • The home occupation use shall be permitted in the existing detached accessory structures; and • Open storage related to the display of bicycles shall only be permitted as per the regulations stated below; <ul style="list-style-type: none"> • Maximum number of bicycles permitted to be displayed for sale 30; • Display of bicycles shall only be permitted between April 1st to October 31st of each year in accordance with the following minimum setback regulations; <ul style="list-style-type: none"> • Front lot line 12 metres • West lot line 10 metres • East lot line 0.0 metres • Rear lot line 28 metres <p>All other requirements of the By-law shall apply.</p>
187-17	SR-44	<p>Notwithstanding any provisions of this by-law to the contrary, any area zoned SR-44 on Schedule 'A' hereto, the minimum front yard setback shall be 20.0 metres.</p> <p>All other requirements of the By-law shall apply.</p>
9-18	SR-46	<p>Notwithstanding any provisions of this by-law to the contrary, any area zoned SR-46 on Schedule 'A' hereto, the following site-specific provisions shall apply;</p> <p>Street Setback (Minimum) 0.0m-Off Elgin Street Rear Yard Setback (Minimum) 5.0m</p> <p>All other requirements of the by-law shall apply.</p>
65-18	SR-48	<p>Notwithstanding any provisions of this by-law to the contrary, any area zoned SR-48 on Schedule 'A' hereto, the minimum lot area required shall be 1,950 square metres.</p> <p>All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
142-18, 16-24	SR-50	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned SR-50 on Schedule 'A' attached hereto, the uses shall be limited to the following:</p> <ol style="list-style-type: none"> 1. Single Detached Dwelling Units subject to the following: <ol style="list-style-type: none"> a. Number of Single Detached Dwelling Units (Min.): 127 units b. Lease Lot area (Minimum): 435m² per unit c. Lease Lot Frontage (Minimum): 15.0 metres per unit d. Building Separation Distance (Minimum): Side Units Walls: 2.5m, Rear Lease Lines: 14.0 metres e. Lease Lot Interior Side Yard Setback (Minimum): 1.2 metres f. Lease Lot Exterior Side Yard Setback (Minimum): 2.5 metres g. Setback from westerly lot line (Minimum): 80.0 metres h. Rear Lease Lot Line Setback from Top of Stable Slope: 6.0m i. Rear Yard Setback from Rear Lease Lot Line (Minimum): 4.0m j. Height (Maximum): 8.0 metres, being 1 storey k. <i>Accessory Structures</i> shall be limited to a hot tub, <i>deck</i> being less than 0.6 metres above <i>grade</i>, and a pergola, except along the west <i>lot line</i> of the development where a <i>deck</i> being greater than 0.6 metres and lesser than 2.5m above grade shall be permitted. l. <i>Home Occupations</i> shall be limited to <i>computer services</i>, instruction of music, arts, and academic subjects, insurance and/or sales agents, and a business or professional office; m. <i>Single Detached Dwellings</i> having <i>frontage</i> on a private street shall be permitted 2. Rowhouse Dwelling Units subject to the following: <ol style="list-style-type: none"> a. Number of Rowhouse Dwelling Units (Min.): 26 Units b. Lease Lot Area (Minimum): 280m² c. Lease Lot Frontage (Minimum): 8.0 metres d. Private Street Setback (Minimum): 5.9 metres e. Building Separation Distance (Minimum): Between Blocks : 2.5 metres, Between Rear Walls: 13.0 metres f. Height (Maximum): 8.0 metres, being 1 storey g. Lease Lots illustrated within the development are not to be considered <i>lots</i> as defined within this By-Law h. <i>Accessory Structures</i> shall be limited to a hot tub, <i>deck</i> being less than 0.6 metres above <i>grade</i>, and a pergola and shall be <i>setback</i> a minimum of 3.0 metres from the rear lease lot line;

By-Law No.	Zone Code	Description
		<ul style="list-style-type: none"> i. Home occupations shall be limited to <i>computer services</i>, instruction of music, arts, and academic subjects, insurance and/or sales agents, and a <i>business or professional office</i>; j. A rowhouse dwelling having frontage on a private street shall be permitted k. All other requirements of the By-Law shall apply <p>3. Private Clubhouse subject to the following</p> <ul style="list-style-type: none"> a. Floor Area (Maximum): 4,500m² b. Setback from Westerly Lot Line (Minimum) 84.0 metres c. Private Street Setback (Minimum): 7.5 metres d. Height (Maximum): 12 metres, being 2.5 storeys e. Parking Spaces (Minimum): 47 f. Accessory structures directly related to the private clubhouse shall also be permitted; g. A private clubhouse having frontage on a private street shall be permitted h. All other requirements of the By-law shall apply. <p>4. Private support office subject to the following:</p> <ul style="list-style-type: none"> a. Floor Area (Maximum): 75m² b. Lease Lot Frontage (Minimum): 30.0 metres c. Lease Lot Area (Minimum): 900.0m² d. Setback from Westerly Lot Line (Minimum): 65.0 metres e. Private Street Setback (Minimum): 7.5 metres f. Height (Maximum): 8.0 metres, being 1 storey g. Parking Spaces (Minimum): 7 h. A <i>building or structure</i> used for security personnel shall also be permitted <p>5. General Requirements for the Development</p> <ul style="list-style-type: none"> a. A total maximum of 153 units shall be permitted b. A private waste water treatment and water supply facility shall be located on the same lease lot as the support office within the development and shall be screened from view by a solid privacy fence with a maximum height of 1.5 metres c. Walkways shall have a minimum width of 3.0 metres d. Private street shall have a minimum width of 6.4 metres e. A minimum of 83 visitor parking spaces shall be provided on site, inclusive of the parking accessory to the clubhouse and support office, including a minimum of 3 barrier free parking spaces

By-Law No.	Zone Code	Description
		<p>f. Fencing shall be provided and maintained along the easterly lot line abutting the existing residential development being 1.5 metres in height</p>
104-19	SR-52	<p>Notwithstanding any provisions of this by-law to the contrary, any area zoned SR-52 on Schedule 'A' attached hereto, shall permit a minimum lot frontage of 20.0m for lots 7,8,9, 10, 18 and 19 as described on Plan of Subdivision 2R1949. All other applicable requirements of this By-law shall continue to apply.</p>
46-20	SR-54	<p>Notwithstanding any provisions of this By-Law to the contrary, any area zoned SR-54 on Schedule 'A' attached hereto, the following site-specific provisions shall apply:</p> <p><i>Street Setback (Minimum): 7.4m</i> <i>Lot Area (Minimum): 2,935m²</i> Additional Provisions:</p> <ul style="list-style-type: none"> • In addition to the occupations defined as a <i>home occupation</i> in Section 3 of this By-Law, a technology development and computer business shall be permitted. • No more than two (2) people who do not reside on the lot may be employed by the <i>home occupation</i> in the SR-54 Zone. <p>All other requirements of this By-law shall apply.</p>
46-20	SR-56	<p>Notwithstanding any provisions of this By-law to the contrary, any area zoned SR-56 on Schedule 'A' attached hereto, the following site-specific provisions shall apply:</p> <p><i>Lot Frontage (Minimum): 15 metres</i> All other requirements of the By-Law shall apply.</p>
117-21	SR-57	<p>Notwithstanding any provisions of this By-law to the contrary, any area zoned SR-57 on Schedule 'A' attached hereto, the following site-specific provisions shall apply:</p> <p>A frontage of approximately 18.6 metres along Mount Pleasant Road shall be permitted, whereas a minimum of 20 metres (65.6 feet) is required.</p> <p>All other provisions of the By-Law shall apply.</p>
117-21	SR-58	<p>Notwithstanding any provisions of this By-law to the contrary, any area zoned SR-58 on Schedule 'A' attached hereto, the following site-specific provisions shall apply:</p> <p>A frontage of approximately 18.6 metres along Mount Pleasant Road shall be permitted, whereas a minimum of 20 metres (65.6 feet) is required.</p> <p>All other provisions of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
17-22	SR-59	A frontage of approximately 17.0 metres (55.8 feet) along Mount Pleasant Road shall be permitted, whereas a minimum of 20 metres (65.6 feet) is otherwise required. All other provisions of the By-Law shall apply.
93-22	SR-60	A minimum lot area of 1,643 square metres (17, 685 square feet) and a minimum frontage of 27 metres (88.6 feet) in the Suburban Residential (SR) zone, on private services.
54-23	SR-61	Notwithstanding any provision of this By-Law to the contrary, within any area zoned SR-61 on Schedule 'A' hereto, the following site-specific provisions shall apply: <ul style="list-style-type: none"> - To permit an area of approximately 737.51 square meters (0.18 acres), whereas a minimum of 1,000 square meters (0.25 acres) is required. - To permit frontage of 7.82 metres (25.66 feet), whereas a minimum 20 metres (65.62 feet) is required. - To permit exterior side yard setback of 5.0 metres (16.40 feet) , whereas a minimum of 7.5 metres (24.61 feet) is required.
64-24	SR-62	Notwithstanding any provision of this By-Law to the contrary, within any area zoned SR-62 on Schedule 'A' hereto, a minimum lot frontage of 15 metres shall be permitted. All other provisions of the By-Law shall apply.
64-24	SR-63	Notwithstanding any provision of this By-Law to the contrary, within any area zoned SR-63 on Schedule 'A' hereto, the following site-specific provisions shall apply: In recognition of the existing non-residential use, a ' <i>Contractor's Yard</i> ' shall be permitted, altered, expanded or enlarged in accordance with the provisions and regulations of the Agricultural (A) Zone and at the time of expansion and/or enlargement of the use and/or building or structure, a ' <i>Visual Barriers</i> ' shall be required in accordance with the provisions of the by-law, where a non-residential zone or use abuts any lot line of a residential zone or use. All other provisions of the By-Law shall apply.

9.4 Special Exceptions RH Zone

By-Law No.	Zone Code	Description
95-05	RH-1	Notwithstanding anything in this By-Law to the contrary, within any area zoned RH-1 on Schedule 'A' hereto, no frontage on a <i>public street</i> shall be required. All other requirements of the By-Law shall apply.
224-06	RH-2	Notwithstanding any provision in this By-Law to the contrary, within any area zoned RH-2 on Schedule 'A' hereto, the minimum <i>west side yard setback</i> shall be 20.0 metres. All other requirements of the By-Law shall apply.
93-07	RH-3	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RH-3 on Schedule 'A' hereto, an <i>accessory building</i> with a total <i>gross floor area</i> of 158 square metres and a <i>height</i> of 6.1 metres shall be permitted. The <i>building</i> may be used for the indoor storage of equipment and materials for a landscaping business. All other requirements of the By-Law shall apply.
14-09	RH-4	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RH-4 on Schedule 'A' hereto, an <i>accessory building</i> with a maximum <i>height</i> of 7.6 metres shall be permitted and the maximum coverage of all <i>accessory buildings</i> shall not exceed 160.5 square metres. All other requirements of the By-Law shall apply.
90-11	RH-5	Notwithstanding any provision of this By-law to the contrary, within any area zoned RH-5 on Schedule 'A' hereto, the total <i>gross floor area</i> of all <i>accessory buildings</i> and <i>structures</i> shall be 150 square meters with a maximum <i>height</i> of 11.6 metres shall be permitted. All other requirements of the By-Law shall apply.
75-12	RH-6	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RH-6 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Residential Hamlet (RH) Zone, <i>vehiclesales</i> and an <i>automobile repair garage</i> shall also be permitted, subject to the following requirements: <ul style="list-style-type: none"> a) no more than six (6) <i>vehicles</i> may be located on the <i>lot</i> for sales or repair at any time; b) sales and repair be limited to the sales and repair of passenger cars and light trucks, no sales or repair of a <i>commercial vehicle</i> is permitted; All other requirements of the By-Law shall apply.
56-05, 53-13	RH-7	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RH-7 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Residential Hamlet (RH) Zone the maximum number of nutrient units permitted in a barn existing as of January 1, 2005, shall be five (5) and the livestock shall be restricted to Animal Group One as described on Schedule "B" of the By-Law (horses and/or chicken broilers). All other requirements of the By- Law shall apply.

By-Law No.	Zone Code	Description
177-13	RH-8	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RH-8 on Schedule 'A' hereto, one (1) accessory building with a maximum floor area of 154 square metres and a maximum height of 5.4metres shall be permitted. All other requirements of the By-Law shall apply.
Not Available	RH-9	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RH-9 on Schedule 'A' hereto, in addition to the uses permitted in Residential Hamlet (RH) Zone, the parking of two transport trucks and trailers shall also permitted. All other requirements of the By-Law shall apply.
81-24	RH-10	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RH-10 on Schedule 'A', a maximum total area of 230 square metres shall be permitted for all accessory structures. All other requirements of the By-Law shall apply.
Not Available	RH-11	Notwithstanding the provisions of this By-Law to the contrary, within any area zoned RH-11 on Schedule 'A' hereto, in addition to the uses permitted in the Residential Hamlet (RH) Zone, an abattoir shall be permitted subject to it being located a minimum of 120 metres from any dwelling on adjoining properties. All other requirements of the By-Law shall apply.
Not Available	RH-12	Notwithstanding the provisions of this By-Law to the contrary, within any area zoned RH-12 on Schedule 'A' hereto, a modular dwelling /mobile home as a single detached dwelling may be used as the main dwelling. All other requirements of the By-Law shall apply.
Not Available	RH-13	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RH-13 on Schedule 'A' hereto, in addition to the uses permitted in Residential Hamlet (RH) Zone, the parking of one transport truck including tractor and trailer shall also permitted. All other requirements of the By-Law shall apply.
122-12	RH-14	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RH-14 on Schedule 'A' hereto, the minimum right (west) side yard shall be 30.0 metres and the dwelling shall have no more than one (1) habitable storey fully above grade. All other requirements of the By-Law shall apply.
4-16	RH-15	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RH-15 on Schedule 'A' hereto, a rear yard setback of 0.2 m for a detached accessory structure existing on the date of January 20, 2016 shall be permitted. All other requirements of the By-Law shall apply.
Not Available	RH-16	Notwithstanding anything in this By-Law to the contrary, within any area zoned RH-16 on Schedule 'A' hereto, in addition to the uses permitted in the Residential Hamlet (RH) Zone, a service shop having a maximum <i>gross floor area</i> of 144 square metres shall also be permitted.

By-Law No.	Zone Code	Description
		All other requirements of the By-Law shall apply.
118-16	RH-20	<p>Notwithstanding any provision of this by-law to the contrary, within any area zoned RH-20 on Schedule 'A' hereto, the following development standards shall apply;</p> <ul style="list-style-type: none"> • Decreased frontage on a public street (Bishopsgate Road) 19.96m; • A lot shall not require frontage on a Public street; • A lot is considered to be the land area which constitutes a unit of a Condominium Corporation; • Lot area, lot frontage, and yards shall be determined as if the common element road were a Public street; <p>All other requirements of the By-Law shall apply.</p>
144-18	RH-22	<p>Notwithstanding any provision of this by-law to the contrary, within any area zoned RH-22 on Schedule 'A' hereto, a minimum exterior side yard setback of 9.0 metres shall apply from East River Road to a dwelling.</p> <p>All other requirements of the by-law shall apply.</p>
88-20	RH-24	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RH-24 on Schedule 'A' hereto, in addition to the permitted uses, a residential home occupation including a culinary school, instruction of arts, including meditation and martial arts, and all other home occupation uses as defined in By-Law 61-16. In addition, that the uses be permitted to have up to twelve (12) customers/clients, two (2) employees, and that these uses be limited to a maximum size of 80 square metres in the existing structure.</p> <p>All other requirements of the By-Law shall apply. (Map 15).</p>
5-21	RH-25	<p>A minimum lot area of 2750 square metres shall be permitted.</p> <p>All other requirements of the By-law shall apply.</p>
16-22	RH-26	<p>To permit an undersized lot area of approximately 2,394 square metres (25,768.8 square feet), whereas a minimum of 3,000 square metres (32,291.2 square feet) is required.</p> <p>All other provisions of the Zoning By-Law apply.</p>
44-23	RH-27	<p>A minimum lot frontage of 12.5 metres (41) feet shall be permitted. All other requirements of the By-Law shall apply.</p>
16-24	RH-30	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RH-30 on Schedule 'A' , an accessory building may have a maximum height of 5.5 metres. All other applicable provisions of this By-Law shall continue to apply.</p>

9.5 Special Exceptions RR Zone

By-Law No.	Zone Code	Description
206-06	RR-1	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-1 on Schedule 'A' hereto, the minimum <i>front yard setback</i> shall be measured from Robinson Road and a <i>lot</i> shall be considered a <i>building lot</i> notwithstanding having no frontage within a <i>development Zone</i> . All other requirements of the By-Law shall apply.
203-07, 204-06, 73-09	RR-2	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-2 on Schedule 'A' hereto, the minimum <i>front yard</i> shall be 30.0 metres. All other requirements of the By-Law shall apply.
65-08, 240-06	RR-3	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-3 on Schedule 'A' hereto, the minimum <i>lot area</i> shall be 3,000 square metres and the minimum <i>floor area</i> for the <i>dwelling unit</i> shall be 205 square metres. All other requirements of the By-Law shall apply.
121-02	RR-4	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-4 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Rural Residential (RR) <i>Zone</i> , an agricultural feed establishment in an <i>existing building or structure</i> shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	RR-5	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-6 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Rural Residential (RR) <i>Zone</i> , a <i>service shop</i> in an <i>existing building or structure</i> shall also be permitted. All other requirements of the By-Law shall apply.
121-02, 83-03	RR-6	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-6 on Schedule 'A' hereto, the minimum <i>lot frontage</i> shall be 35 metres and the minimum <i>interior side yard</i> shall be 3 metres. All other requirements of the By-Law shall apply.
141-03	RR-7	Notwithstanding any other provision of this By-Law to the contrary, within any area zoned RR-7 on Schedule 'A' hereto, habitable space may be permitted in a cellar. All other requirements of the By-Law shall apply.
24-03, 158-03	RR-8	Notwithstanding any other provision of this By-Law to the contrary, within any area zoned RR-8 on Schedule 'A' hereto, the total maximum <i>floor area of accessory buildings</i> shall be 223 square metres and the maximum <i>height</i> of an <i>accessory building</i> shall be 7.3 metres. All other requirements of the By-Law shall apply.
111-04, 36-24	RR-9	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-9 on Schedule 'A' hereto, the total maximum floor area of accessory buildings shall be 330 square metres and the maximum height

By-Law No.	Zone Code	Description
		of one (1) accessory building shall be 6.1 metres. All other requirements of the By-Law shall apply.
188-04	RR-10	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-10 on Schedule 'A' hereto, the total maximum floor area of accessory buildings shall be 157 square metres and a maximum height of 6.6 metres shall be permitted. All other requirements of the By-Law shall apply.
161-10	RR-11	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-11 on Schedule 'A' hereto, the total maximum floor area of accessory buildings shall be 245 m ² . All other requirements of the By-Law shall apply.
84-10	RR-12	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-12 on Schedule 'A' hereto, the total maximum floor area of accessory buildings shall be 223 m ² and the maximum height of one (1) accessory building shall be 7.3 meters. All other requirements of the By-Law shall apply.
202-11	RR-13	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-13 on Schedule 'A' hereto, the total maximum floor area of accessory buildings shall be 320 square metres and a maximum height of 5.2 metres shall be permitted. All other requirements of the By-Law shall apply.
74-12	RR-14	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-14 on Schedule 'A' hereto, in addition to the uses permitted in the Rural Residential (RR) Zone, a facility for the boarding of a maximum of 58 domestic household cats (<i>Felis catus</i>) in an existing 98 square metre building shall also be permitted. All other requirements of the By-Law shall apply.
157-13	RR-15	Notwithstanding anything is this By-Law to the contrary, within any area zoned RR-15 on Schedule 'A' hereto, no part of any dwelling shall be located closer than 117 metres to a livestock facility located at 24 McBay Road. All other requirements of the By-Law shall apply.
40-14	RR-16	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-16 on Schedule 'A' hereto, the minimum front yard shall be 10.0 metres. All other requirements of the By-Law shall apply.
115-14 161-17	RR-17	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-17 on Schedule 'A' hereto, a deficient lot area of 0.21 ha and a minimum lot frontage of 34 metres shall be permitted. All other requirements of the By-Law shall apply.
Not Available	RR-18	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RR-18 on Schedule 'A' hereto, the lot frontage shall be 50

By-Law No.	Zone Code	Description
		<p>metres, the front yard shall be 15 metres and the exterior side yard shall be 15 metres. The minimum ground floor area of dwelling units shall be 232.25 square metres for a one (1) story or split-level structure and 139.35 square metres for a structure one and a half (1 1/2) storeys or greater. Where no basement is provided, the minimum ground floor area shall be increased by 18.58 square metres.</p> <p>All other requirements of the By-Law shall apply.</p>
180-03	RR-19	<p>Notwithstanding any other provisions in this By-Law to the contrary, within any area zoned RR-19 on Schedule 'A' hereto, an accessory building a maximum height of 8.5 metres shall be permitted.</p> <p>All other requirements of the By-Law shall apply.</p>
202-03	RR-20	<p>Notwithstanding any provision in this By-Law to the contrary, within any area zoned RR-20 on Schedule 'A' hereto, the front yard setback shall be 60 metres.</p> <p>All other requirements of the By-Law shall apply.</p>
168-05	RR-21	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-21 on Schedule 'A' hereto, an accessory building with a maximum height of 7.0 metres shall be permitted. The minimum rear yard, measured from the top of bank, shall be 15.0 metres.</p> <p>All other requirements of the By-Law shall apply.</p>
82-06	RR-22	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-22 on Schedule 'A' hereto, an accessory building with a maximum floor area of 290 square metres shall be permitted and no more than one (1) accessory building shall be 8.9 metres in height provided that such accessory building is setback at least 10.0 metres from any lot line.</p> <p>All other requirements of the By-Law shall apply.</p>
150-06	RR-23	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-23 on Schedule 'A' hereto, development may be permitted on the following basis:</p> <ul style="list-style-type: none"> a) The maximum number of dwelling units shall be eight (8). b) For the purpose of this By-Law, a lot is considered to be the land area which constitutes a unit of a condominium corporation. c) Individual lots do not require frontage on a public street. d) The minimum lot area shall be 4,000 square metres. e) The minimum front yard and exterior side yard shall be 10 meters. f) For the purpose of determining lot area, lot coverage, landscaped area and development setbacks, a lot does not include any portion of the common elements.

By-Law No.	Zone Code	Description
		<p>g) Lot area, lot frontage, development setbacks and yard configuration shall be determined as if the common element road were a public street.</p> <p>h) No building or structure, including a swimming pool or any part of a sewage system, shall be permitted within 14.0 metres of Brant Road (Highway No. 24).</p> <p>All other requirements of the By-Law shall apply.</p>
137-07	RR-24	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-24 on Schedule 'A' hereto, the following provisions shall apply:</p> <p>a) The minimum lot frontage shall be 36.0 metres at the northerly lot line.</p> <p>b) The main building must be setback at least 6.0 metres from the edge of water of Blue Lake and 6.0 metres from any lot line.</p> <p>c) The maximum <i>gross floor area</i> of all accessory buildings, including the existing boat house in its existing location, permitted shall be 163 square metres.</p> <p>All other requirements of the By-Law shall apply.</p>
11-09	RR-25	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-25 on Schedule 'A' hereto, an existing one-storey accessory building with a total floor area not exceeding 350 square metres shall be permitted.</p> <p>All other requirements of the By-Law shall apply.</p>
76-13	RR-26	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-26 on Schedule 'A' hereto, the maximum lot coverage for all accessory structures shall not exceed 158m² with a maximum height of 8.53 metres and may be located 24.0 metres from the front lot line.</p> <p>All other requirements of the By-Law shall apply.</p>
97-13, 134-13	RR-27	<p>Notwithstanding any provision of the By-Law to the contrary, within any area zoned RR-27 on Schedule 'A' hereto, the minimum front yard shall be 40.0 metres.</p> <p>All other requirements of the By-Law shall apply.</p>
162-13	RR-28	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-28 on Schedule 'A' hereto, the following shall apply; an increased front yard setback of 65m. All other requirements of the By-Law shall apply.</p>
119-03	RR-29	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-29 on Schedule 'A' hereto, following regulations shall apply:</p> <p>a) Minimum Lot Area: 1 hectare</p> <p>b) Minimum Lot Frontage: 60 meters</p>

By-Law No.	Zone Code	Description
		<p>c) Minimum Front Yard: 75 metres.</p> <p>All other requirements of the By-Law shall apply.</p>
138-03, 139-03	RR-30	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-30 on Schedule 'A' hereto, following regulations shall apply:</p> <p>a) Minimum Lot Area: 1 hectare</p> <p>b) Minimum Lot Frontage: 60 meters</p> <p>c) Minimum Rear Yard: 80 metres.</p> <p>All other requirements of the By-Law shall apply.</p>
241-04	RR-31	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-31 on Schedule 'A' hereto, following regulations shall apply:</p> <p>a) Minimum Lot Area: 1 hectare</p> <p>b) Minimum Lot Frontage: 60 meters</p> <p>c) Minimum Front Yard: 20 metres.</p> <p>All other requirements of the By-Law shall apply.</p>
221-05	RR-32	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-32 on Schedule 'A' hereto, a dwelling unit shall not be permitted.</p> <p>All other requirements of the By-Law shall apply.</p>
162-08, 39-11	RR-33	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-33 on Schedule 'A' hereto, following regulations shall apply:</p> <p>a) Minimum Lot Area: 1 hectare</p> <p>b) Minimum Lot Frontage: 50 meters</p> <p>All other requirements of the By-Law shall apply.</p>
7-10, 118-03, 120-03, 119-03, 114-03, 221-05, 231-07	RR-34	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-34 on Schedule 'A' hereto, following regulations shall apply:</p> <p>a) Minimum Lot Area: 1 hectare</p> <p>b) Minimum Lot Frontage: 60 meters</p> <p>c) Minimum Street Setback: 25 metres.</p> <p>d) Minimum Interior Side Yard Setback: 6 meters</p> <p>e) Minimum Rear Yard Setback: 15 meters</p> <p>All other requirements of the By-Law shall apply.</p>
6-10	RR-35	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-35 on Schedule 'A' hereto, in addition to the uses permitted in the Rural Residential (RR) Zone, a converted dwelling shall be a permitted use.</p>

By-Law No.	Zone Code	Description
		All other requirements of the By-Law shall apply.
225-10	RR-36	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-36 on Schedule 'A' hereto, the minimum lot frontage shall be 12.0 metres. All other requirements of the By-Law shall apply.
118-15	RR-37	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-37 on Schedule 'A' hereto, an accessory structure with a maximum height of 7.0 meters, maximum <i>gross floor area</i> of 450 m ² , for the purposes of storing up to 4 commercial vehicles and up to 4 construction vehicles/equipment shall be permitted. All other requirements of the By-Law shall apply.
25-17	RR-38	Notwithstanding any provision of this by-law to the contrary, within any area zoned RR-38 on Schedule 'A' hereto, the following development standards shall also apply for all buildings and structures: Maximum street setback 80.0m; Minimum northerly interior side yard setback 9.0m; and Minimum southerly interior side yard setback 3.0m; All other requirements of the By-law shall apply.
105-16	RR-45	Notwithstanding any provision of this by-law to the contrary, within any area zoned RR-45 on Schedule 'A' hereto, an accessory structure with a maximum height of 7.0m, and total maximum <i>gross floor area</i> of 450m ² , for the purpose of storing a maximum of 4 commercial vehicles and maximum of 4 construction vehicles/equipment, accessory to a residential home occupation, shall be permitted. All other requirements of the By-Law shall apply.
161-16	RR-47	Notwithstanding any provision of this by-law to the contrary, within any area zoned RR-47 on Schedule 'A' hereto, a maximum height of 7.5m and a total <i>gross floor area</i> of 255m ² for all accessory structures combined shall be permitted. All other requirements of the By-law shall apply.
119-03 42-16	RR-49	Notwithstanding any provision of this by-law to the contrary, within any area zoned RR-49 on Schedule 'A' hereto, an accessory structure with a maximum height of 5.7m shall be permitted. The maximum total <i>gross floor area</i> combined for all detached accessory structures shall be 375m ² . The following regulations shall apply: a) Minimum Lot Area: 1 hectare b) Minimum Lot Frontage: 60 meters c) Minimum Front Yard: 75 metres. All other requirements of the By-law shall apply.

By-Law No.	Zone Code	Description
64-18	RR-51	Notwithstanding any provision of this by-law to the contrary, within any area zoned RR-51 on Schedule 'A' hereto, a lot area of 3,586 square metres shall be permitted. All other requirements of the By-Law shall apply.
77-21, 121-24	RR-53	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-53 on Schedule 'A' hereto, the required street setback shall be 20 metres. All other provisions of the By-Law to apply.
77-21, 121-24	RR-54(A)	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-54 on Schedule 'A' hereto, the following site-specific provisions shall apply: <ul style="list-style-type: none"> - That the "north lot" be rezoned with the following: - To require a 30 metre (98.4 feet) minimum vegetation protection zone from the wetland as mapped by GRCA. The vegetation protection zone is to be maintained as natural self-sustaining vegetation in which no buildings, structures and/or site alteration are to be permitted. All other provisions of the By-Law apply. (Map 24)
OLT-22-02319, 33-23	RR-54(B)	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned RR-54 on Schedule 'A' hereto, no dwelling unit shall be located within a reduced Minimum Distance Separation (MDS) setback of 243 metres (797 feet) to the neighbouring horse barn at 237 Langford Church Rd shall apply. All other requirements of the By-Law shall apply.
PL200445	RR-55	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-55 on Schedule 'A' hereto, the following site-specific provisions shall apply: <ul style="list-style-type: none"> • To permit a building envelope with a frontage of approximately 40 metres along West Harris Road, a maximum depth of approximately 106.89 metres, and a total area of approximately 0.43 hectares. • To permit residential building and associated accessory structures as a permitted use. • To permit the minimum distance separation between the proposed new dwelling and the Harris barn be reduced from 514m to 290m. All other provisions of the By-Law apply. (Map 75)
PL200445	RR-56	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-56 on Schedule 'A' hereto, the following site-specific provisions shall apply: <ul style="list-style-type: none"> • To prohibit any development, including but not limited to residential and accessory structures on the lands zoned as RR-56.

By-Law No.	Zone Code	Description
		All other provisions of the By-Law apply. (Map 75)
PL200445	RR-57	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR-57 on Schedule 'A' hereto, the following site-specific provisions shall apply:</p> <ul style="list-style-type: none"> • To permit a residential dwelling and accessory structures as a permitted use. • Lands zoned as RR-57 shall have a minimum lot frontage of approximately 40.41 metres and shall have a minimum area of 0.5 hectares. <p>All other provisions of the By-Law apply. (Map 75)</p>
41-22	RR-58	Notwithstanding any provision of this By-Law to the contrary, within any area zoned RR58, the minimum rear yard setback for any dwelling unit shall be 75 metres. All other requirements of the By-Law shall apply.
50-22, 16-24	RR-59	<p>Notwithstanding any other provisions of this By-law, the lands described on Schedule 'A' of By-Law 50-22 and as follows:</p> <p>ALL AND SINGULAR that certain parcel of tract of land and premises situate, lying and being in the County of Brant and Province of Ontario being composed of CON 3 PT SUB LOT 3 EGR RP 2R2315 PART 2 REG, 12.07ac, 573.05FR D, in the former Township of South Dumfries, known as 526 Scenic Drive, County of Brant.</p> <p>And as illustrated on Schedule 'B' of By-Law 50-22 and as follows:</p>

By-Law No.	Zone Code	Description
		<p>And notwithstanding any other provisions of this By-Law, shall be subject to the following:</p> <p>CON 3 PT SUB LOT 3 EGR RP 2R2315 PART 2 REG, 12.07ac, 573.05FR D, in the former Township of South Dumfries, known as 526 Scenic Drive, County of Brant</p> <p style="text-align: right;">THIS IS SCHEDULE "B" TO BY-LAW NO. 2022- <u>50</u> PASSED THIS <u>24</u> DAY OF <u>May</u>, 2022</p> <p>a) The lands described on Schedule 'A' and illustrated as Part A on Schedule 'B' attached to and forming part of By-Law 50-22 may be used for the uses permitted in the Rural Residential (RR) zone.</p> <p>b) The lands described on Schedule 'A' and illustrated as Parts B on Schedule 'B' attached to and forming part of By-Law 50-22 may be used for those uses permitted in the Rural Residential Zone (RR) subject</p> <p>i) The permitted residential building and its associated private wastewater sewage treatment facility, accessory building(s), and all structures (including a swimming pool, basketball court, tennis court etc.) must be located within the area shown as "Building Envelope" on Parts B on the map forming Schedule "B" of By-Law 50-22</p>

By-Law No.	Zone Code	Description
		<p>II) Notwithstanding any provision of this By-Law to the contrary any habitable buildings must comply with Minimum Distance Separation and must be located at the east of outside of the "MDS" Arc as illustrated on Schedule "B" of By-Law 50-22.</p> <p>III) Notwithstanding any provision of the by-law to the contrary, a single lane driveway for each lot to access Scenic Drive will be permitted to be the located outside of the Building Envelope as shown on Schedule "B"</p> <p>c) The lands described on Schedule 'A' and illustrated as Part C on Schedule "B" attached to and forming part of By-Law 50-22 may be used for those uses permitted in the Agriculture (A) zone.</p> <p>d) The lands described on Schedule 'A' and illustrated as Part D on Schedule "B" attached to and forming part of By-Law 50-22 shall be zoned Natural Heritage (NH)</p> <p>Except as amended by preceding regulations, the lands described on Schedule 'A' and shown on Schedule 'B' attached to and forming part of By-Law 50-22 shall be subject to all other applicable regulations as set down in By-law 61-16, as amended.</p>
95-22	RR-60	A minimum rear year setback of 10.0m shall be permitted.
75-23	RR-61	A front yard setback of 15 metres shall be permitted, whereas a minimum of 20 metres is otherwise required, and a maximum lot coverage of 394 square metres for accessory structures shall be permitted, whereas a maximum of 140 square meters would be otherwise permitted
78-23	RR-62	<p>Due to species at risk in the area, no building, structures, access, servicing, uses and site alteration shall be permitted unless authorized by the County of Brant and, where applicable, written authorization has been obtained under the Endangered Species Act.</p> <p>All other requirements of the By-Law shall apply.</p>
27-25	RR-63	Notwithstanding any provision of this by-law to the contrary, within any area zoned RR-63 on Schedule 'A' hereto, the minimum lot area required shall be 0.62 hectares. All other relevant provisions of the by-law shall continue to apply.
27-25	RR-64	Notwithstanding any provision of this by-law to the contrary, within any area zoned RR-64 on Schedule 'A' hereto, the minimum lot area required shall be 5.1 hectares. All other relevant provisions of the by-law shall continue to apply.

Section 10: Commercial (C) Zones

10.1 Uses Permitted

No *person* shall within any Commercial (C) *zone*, *use* any lot or *erect, alter* or *use* any *building* or *structure* for any purpose except for one of more of the following *uses* identified by a “dot”.

The Commercial *Zones* established by the By-Law are as follows:

- C1 Neighbourhood Commercial**
- C2 General Commercial**
- C3 Shopping Centre Commercial**
- C4 Core Area Commercial**
- C5 Mixed Used Commercial**
- C6 Automotive Commercial**

10.1.1 Uses Permitted Table

List of Uses	Zones					
	C1	C2	C3	C4	C5	C6
<i>Accessory Dwelling</i> (in accordance with Section 10.3)				•	•	
<i>Art Gallery</i>			•	•	•	
<i>Assembly Hall</i>		•	•	•	•	
<i>Auditorium</i>		•	•	•	•	
<i>Automobile Repair Garage</i>		•				•
<i>Automobile Sales or Rental Establishment</i>		•				•
<i>Automobile Service Station</i>		•				•
<i>Bakery</i>		•	•	•	•	
<i>Bulk Sales Establishment</i>		•	•			

List of Uses	Zones					
	C1	C2	C3	C4	C5	C6
<i>Car Wash</i>		•				•
<i>Commercial Parking Lot</i>				•		
<i>Convenience Store</i>	•	•	•	•	•	
<i>Day Care</i>	•	•	•	•	•	
<i>Drive-Through Facility</i>		•	•			
<i>Dry Cleaning and Laundromat</i>	•	•	•	•		
<i>Financial Institution</i>	• ¹	•	•	•		
<i>Florist Shop</i>	•	•	•	•	•	
<i>Funeral Home</i>		•				
<i>Grocery Store</i>		•	•	• ²	• ²	
<i>Home Improvement Centre</i>		•				
<i>Hotel</i>		•	•	•		
<i>Mobile Refreshment Cart</i>	•	•	•			•
<i>Museum</i>	•		•	•		
<i>Nursery and Garden Centre</i>		•	•			
<i>Office, Business / Professional</i>	•	•	•	•	•	
<i>Office, Medical</i>		•	•	•		
<i>Office Supply Outlet</i>		•	•			
<i>Personal Service Establishment</i>	•	•	•	•	•	
<i>Pharmacy</i>	• ³	•	•	•	• ³	
<i>Place of Worship</i>		•	•	•	•	

List of Uses	Zones					
	C1	C2	C3	C4	C5	C6
<i>Recreational Establishment</i>		•	•	•	•	
<i>Restaurant</i>		•	•	•	•	
<i>Retail Store</i>	•	•	•	•	•	
<i>School, Commercial</i>		•	•	•	•	
<i>Service and Rental Establishment</i>		•				•
<i>Studio</i>	•		•	•	•	
<i>Taxi Stand</i>		•		•		
<i>Veterinary Clinic</i>		•	•			

¹ The maximum area for a *Financial Institution* in a C1 Zone shall no exceed 250m²

² The maximum area for a Grocery Store in a C4 or C5 Zone shall not exceed 500m²

³ The maximum area for a Pharmacy in a C1 or C5 Zone shall not exceed 250m²

10.2 Zone Requirements

No person shall, within any Commercial (C) zone, use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

10.2.1 Zone Requirements Table

Provisions	Specifications					
	C1	C2	C3	C4	C5	C6
<i>Lot Area, Minimum (sq. m)</i>	1000	1000	1000	Nil	1000	3000
<i>Lot Frontage, Minimum (metres)</i>	15	15	30	15	15	15
<i>Street Setback, Minimum (metres)</i>	6.0	6.0	6.0	Nil	6.0	15
<i>Interior Side Yard Setback, Minimum (metres)</i>	3.0	3.0	3.0	Nil	3.0	7.5

Provisions	Specifications					
	C1	C2	C3	C4	C5	C6
- Yard abutting Residential or Institutional Zone	6.0	7.5	7.5	3.0	7.5	15
Rear Yard Setback, Minimum (metres) ¹	3.0	3.0	3.0	Nil	3.0	7.5
- Yard abutting Residential or Institutional Zone	6.0	7.5	7.5	3.0	7.5	15
Lot Coverage, Maximum	60%	60%	60%	Nil	60%	60%
Landscaped Open Space, Minimum	10%	10%	10%	Nil	20%	30%
Building Height Maximum, (metres)	10.0	12.0	15.0	15.0	10.0	10.0
Commercial Floor Area, Maximum (square metres)	500	-	-	2500	-	-

¹No minimum rear yard requirements for properties on Grand River or Nith River

10.3 Regulations for Accessory Dwellings

- a) *Accessory dwellings* shall only be permitted in a *Commercial Zone* if it is incidental to the permitted commercial *use* and shall not be located in combination with one or more of the following *uses*:
 - (i) *Automotive use*
 - (ii) *Dry cleaning and laundromat*
 - (iii) *Taxi stand*
 - (iv) *Service and rental establishment*
 - (v) *Drive-through facility*
- b) The *accessory dwellings* shall be located in the same *building* and above the *ground floor* level as the permitted commercial *use(s)* except that *accessory dwellings* may be located on the *ground floor* of a motel or *hotel*.
- c) The *accessory dwellings* shall have a separate *private* entrance from the outside or a common hallway.
- d) The *gross residential floor area* of the *building* does not constitute more than two-thirds of the total *gross floor area* of the *building*.
- e) Parking for the *accessory dwellings* shall be provided on the same *lot* in addition to the *parking spaces* required for the *main use* in accordance with Section 5.11 of the By-Law.

10.4 Regulations for Existing Dwellings

- a) Notwithstanding any other provisions of Section 10 to the contrary, where in any *Commercial Zone* a legally established *dwelling unit* exists, it shall be deemed to conform to the requirements of this By-Law provided it complies with the applicable requirements of the *Building Code Act* and/or *Fire Protection and Prevention Act* for the purposes of ensuring safe housing. Any additions, extensions, *renovations*, or repair to such *dwelling* shall be permitted provided it meets the *Zone* regulations as if it is located in the nearest *Residential Zone*.
- b) Any *accessory uses, buildings or structures*, including *Additional Residential Unit(s)* and *home occupation(s)*, shall be permitted as if it is located in the nearest *Residential Zone* and shall comply with the applicable sections of this By-Law.

10.5 Fuel Dispensing Yard Requirement

Notwithstanding provisions of Table 10.2 above, where the sale of *vehicle* fuels is a permitted *use*, the street setback for fuel pumps and a *fuel pump island* shall be 3.0 metres.

10.6 Outdoor Retail Display

A permanent outdoor retail display area shall be permitted in certain Commercial Zones as part of the *main use*, provided the following requirements are met:

- a) The outdoor retail display shall only be permitted in C2, C3 and C6 Zones;
- b) The outdoor retail display shall not be located on the *road allowance*;
- c) The outdoor retail display area shall not be located within any required *yard*, required parking and/or loading areas or any required *landscaped open space* of the Zone;
- d) The outdoor retail display shall not obstruct pedestrian and vehicular traffic;
- e) The outdoor retail display area shall be located no closer than 15.0 metres to any Residential Zone; and
- f) Additional parking shall be provided for the outdoor retail display in accordance with the provisions of this By-Law.

10.7 Special Exceptions C1 Zone

By-Law No.	Zone Code	Description
Not Available	C1-1	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C1-1 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to a dental office with a minimum <i>side yard</i> of 0.6 metres. All other requirements of the By-Law shall apply.
Not Available	C1-2	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C1-2 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Neighbourhood Commercial (C1) Zone, a <i>restaurant</i> and a <i>printing establishment</i> shall also be permitted. Furthermore, no minimum <i>front yard</i> shall be required, and the maximum <i>lot coverage</i> shall be 35%. All other requirements of the By-Law shall apply.

Not Available	C1-3	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> C1-3 on Schedule 'A' hereto, parking may be provided at a rate of one (1) parking space for every 25 square metres of <i>building</i> , the minimum required <i>front yard</i> shall be 5.6 metres and one (1) <i>accessory dwelling</i> unit shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	C1-4	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> C1-4 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to a beer store. All other requirements of the By-Law shall apply.
43-15, 96-19	C1-5	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> C1-5 on Schedule 'A' hereto, the following additional uses shall be permitted: a brewing on premises establishment, the studio of home decorating consultant/interior designer with a secondary retail component, a restaurant with a maximum <i>gross floor area</i> of 278.7m ² (3,000 ft ²), and a wine making facility. All other requirements of the By-Law shall apply. (Maps 19 & 19B)
Not Available	C1-6	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> C1-6 on Schedule 'A' hereto, in addition to the uses permitted in the C1 Zone, an automobile repair garage and sales establishment shall be a permitted use. All other requirements of the By-Law shall apply.
Not Available	C1-7	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> C1-7 on Schedule 'A' hereto, in addition to the uses permitted in the C1 Zone, an automobile storage area totally within a fenced compound shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	C1-8	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> C1-8 on Schedule 'A' hereto, the permitted uses shall be limited to a retail store, an accessory dwelling located on the second or third floor and uses accessory to the foregoing. All other requirements of the By-Law shall apply.
Not Available	C1-9	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> C1-9 on Schedule 'A' hereto, the permitted uses shall be limited to a gift shop/antique store and one accessory dwelling unit. All other requirements of the By-Law shall apply.

Not Available	C1-10	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C1-10 on Schedule 'A' hereto the permitted uses shall be limited to:</p> <ul style="list-style-type: none"> a) an accessory dwelling unit; b) a bank; c) a business or professional office; d) a medical office; e) a day care; f) a gas bar; g) a service shop; h) a personal service establishment; i) a pet grooming shop, not including the breeding, raising or boarding of animals, a veterinary clinic or a kennel; j) a private club; k) a refreshment room, l) a restaurant, m) a retail store; n) an accessory use; <p>All other requirements of the By-Law shall apply.</p>
Not Available	C1-11	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C1-11 on Schedule 'A' hereto, the permitted uses shall be limited to</p> <ul style="list-style-type: none"> a) A business or professional office, b) A studio, c) An accessory workshop, d) An accessory photographic processing room, e) Parking lot, f) A warehouse not open to the general public, g) One accessory dwelling, provided the minimum floor area is 60.0 square metres; h) A retail store, save and except for a convenience store, auction sales, or amusement machines; <p>The following provisions shall also apply:</p> <ol style="list-style-type: none"> 1. Minimum Lot Area - 1820 square metres; 2. Minimum Lot Frontage - 29.8 metres; 3. Minimum Lot Depth - 61 metres; 4. Minimum Front Yard - 3 metres; 5. Minimum Interior Side Yard - 0.8 metres; 6. Minimum Exterior Side Yard - 5.5 metres;

		<p>7. Minimum Rear Yard - 7.5 metres;</p> <p>8. Minimum Landscaped Open Space - 15%;</p> <p>9. Maximum Lot Coverage - 50%;</p> <p>10. Maximum Building Height - 9 metres;</p> <p>11. Minimum 14 parking spaces are required for the studio and accessory uses.</p> <p>12. Maximum floor area for uses from a) to d) listed above- 182.4 square metres.</p> <p>Furthermore, no outside storage is permitted and all signage shall be non-internally illuminated.</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	C1-12	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C1-12 on Schedule 'A' hereto, in addition to the uses permitted in Neighbourhood Commercial (C1) Zone, a nursery school and a residential dwelling unit that is not accessory to the commercial use shall also be permitted. However, the dwelling unit must have a minimum floor area of 46.5 square metres.</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	C1-13	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C1-13 on Schedule 'A' hereto, the uses shall be limited to:</p> <ul style="list-style-type: none"> a) a dental office; b) a business or professional office; c) a coffee shop; d) a retail store; e) a service shop; f) a tradesman shop with no outside storage; g) a warehouse; h) a wholesale establishment; i) dwelling units restricted to above the first floor; <p>A minimum of 40 parking spaces shall be provided on the lot. All other requirements of the By-Law shall apply.</p>
Not Available	C1-14	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C1-14 on Schedule 'A' hereto, the following regulations shall apply:</p> <ul style="list-style-type: none"> a) minimum front yard setback -12 metres; b) minimum exterior side yard - 6 metres; c) maximum number of residential uses - 1 dwelling unit; d) minimum <i>gross floor area</i> of dwelling unit - 90 sq. mt.; e) maximum <i>gross floor area</i> of dwelling unit - 110 sq. mt.;

		<p>Furthermore, no commercial use shall be permitted on the lands unless it is a recognized low volume water user with respect to both water consumption and discharge.</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	C1-15	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C1-15 on Schedule 'A' hereto, uses shall be restricted to a private garage and storage uses accessory to the main commercial and residential uses.</p> <p>Furthermore, no outside storage shall be permitted. The building height shall not exceed 4.5 metres.</p> <p>The <i>gross floor area</i> of the commercial use shall not exceed 114 square metres. The minimum yard setback from Cumming Street and from Malcolm Street shall be 6.0 metres, and the minimum interior side yard shall be 1.8 metres.</p> <p>All other requirements of the By-Law shall apply.</p>
83-15	C1-16	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C1-16 on Schedule 'A' hereto, the uses shall be limited to;</p> <ul style="list-style-type: none"> a) business or professional office; b) a tradesman shop with no outside storage; c) a single detached dwelling accessory to a permitted use; d) an additional dwelling unit located within the single detached dwelling; <p>The Zone requirements shall be as follows;</p> <ul style="list-style-type: none"> a) Minimum Lot Area - 1,300m²; b) Minimum Lot Frontage - 25m; c) Minimum Interior Side Yard - 3.0m; d) Minimum Interior Side Yard or Rear Yard setback of 1.0m for the existing accessory structure. <p>All other requirements of the By-Law shall apply.</p>
212-02 172-15	C1-17	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned C1-17 on Schedule 'A' hereto, the uses shall be limited to the following:</p> <ul style="list-style-type: none"> a) Art gallery; b) Bakery c) Car sales outlet for a maximum of 12 vehicles, with no repairs onsite; d) Daycare; e) Dry cleaning and laundromat;

		<ul style="list-style-type: none"> f) Dwelling units; g) Financial institution; h) Florist shop; i) Grocery Store/Supermarket; j) Nursery and Garden Centre; k) Home Improvement Centre; l) Museum; m) Office, Business or Professional; n) Office, Medical/Dental; o) Parking Lot; p) Personal Service Establishment; q) Pharmacy; r) Printing Establishment; s) Service and Rental Establishment; t) Restaurant; u) Retail Store; v) Studio; w) Veterinary Clinic; x) Wholesale establishment accessory to permitted uses; y) Any existing automotive use; z) Any existing dwelling unit; <p>A 0.9 metre planting strip shall be required along the easterly lot line, which shall contain an opaque fence, in accordance with the requirements of Section 4(18) of the By-Law. No planting strip shall be required along the southerly lot line.</p> <p>All other requirements of the By-Law shall apply.</p>
174-14	C1-18	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned C1-18 on Schedule 'A' hereto, in addition to the uses permitted in Neighbourhood Commercial (C1) Zone, accessory dwelling units shall be permitted above ground floor commercial uses.</p> <p>All uses shall be subject to the following zone requirements:</p> <ul style="list-style-type: none"> a) Maximum <i>gross floor area</i>: 500 square metres for the total of all commercial uses. b) Minimum Interior Side Yard Setback: 3.0 metres per storey to a maximum of 12 metres. c) Minimum Exterior Side Yard Setback: 6.0 metres d) Maximum Lot Coverage: 40% <p>All other requirements of the By-Law shall apply.</p>

10.8 Special Exceptions C2 Zone

By-Law No.	Zone Code	Description
Not Available	C2-1	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-1 on Schedule 'A' hereto, in addition to the uses permitted in the General Commercial (C2) Zone, a <i>retail store</i> limited in size to the <i>floor area</i> which existed on June 21, 1988, the parking and storage of camper <i>trailers</i> and the fabrication of knives and laundry hampers shall also be permitted. However, the total <i>floor area</i> of the fabrication operation shall not exceed 92.9 square metres. All other requirements of the By-Law shall apply.
Not Available	C2-2	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-2 on Schedule 'A' hereto, in addition to the uses permitted in the General Commercial (C2) Zone, an <i>abattoir</i> , a <i>retail store</i> having a maximum <i>gross floor area</i> of 557.4 square metres, a <i>single detached dwelling</i> and a <i>dwelling unit</i> located on the second floor of the commercial business shall also be permitted. All other requirements of the By-Law shall apply.
95-05	C2-3	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-3 on Schedule 'A' hereto, an <i>eating establishment</i> or a <i>restaurant</i> shall not be permitted. All other requirements of the By-Law shall apply.
Not Available	C2-4	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-4 on Schedule 'A' hereto, <i>automotive uses</i> and underground storage tank shall not be permitted. Minimum required <i>parking space</i> width may also be reduced to 2.75 metres. All other requirements of the By-Law shall apply.
Not Available	C2-5	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-5 on Schedule 'A' hereto, in addition to the uses permitted in the General Commercial (C2) Zone, an <i>auto body shop</i> and a <i>vehicle salvage yard</i> shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	C2-6	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-6 on Schedule 'A' hereto, in addition to the uses permitted in the General Commercial (C2) Zone, a <i>body shop</i> limited to a maximum lot coverage of 10% of the lot area shall also be permitted. Furthermore, a solid painted metal or painted wood construction privacy fence, having

		a minimum height of 2 metres is required to be erected on the easterly, northerly and westerly perimeters of the subject lands. All other requirements of the By-Law shall apply.
Not Available	C2-7	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-7 on Schedule 'A' hereto, in addition to the uses permitted in the General Commercial (C2) Zone, a transport/truck terminal and a warehouse shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	C2-8	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-8 on Schedule 'A' hereto, in addition to the uses permitted in the General Commercial (C2) Zone, the fabrication, manufacturing and retailing of boilers and an automobile repair garage shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	C2-9	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-9 on Schedule 'A' hereto, in addition to the uses permitted in the General Commercial (C2) Zone, a public self-storage warehouse and the light manufacturing of steel overhead garage doors shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	C2-10	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-10 on Schedule 'A' hereto, in addition to the uses permitted in the General Commercial (C2) Zone, an agricultural related commercial use and accessory uses, buildings and structures shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	C2-11	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-11 on Schedule 'A' hereto the permitted uses shall be limited to: <ul style="list-style-type: none"> a) an automotive use excluding an auto body shop; b) recreational vehicle and trailer service shop; c) a drive-through, fast food or take-out restaurant; d) a retail store accessory to an automotive use; and e) a convenience store; All other requirements of the By-Law shall apply.
Not Available	C2-12	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-12 on Schedule 'A' hereto, in addition to the uses permitted in the General Commercial (C2) Zone, a body shop shall also be permitted. All other requirements of the By-Law shall apply.
187-02	C2-13	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-13 on Schedule 'A' hereto, the following regulations will apply: <ul style="list-style-type: none"> a) Front Yard minimum: 5.3 m b) Rear Yard minimum: 25.0 m

		<p>c) Interior Side Yard minimum: 6.5 m</p> <p>d) Exterior Side Yard minimum: 6.4 m</p> <p>e) Required Parking Spaces: 5</p> <p>For the purpose of this By-Law, the lot frontage is defined as the Hanlon Street frontage. All other requirements of the By-Law shall apply.</p>
189-02, 91-13	C2-14	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-14 on Schedule 'A' hereto, a dwelling unit is a permitted use, the minimum interior side yard for a dwelling unit shall be 3 metres. All other requirements of the By-Law shall apply.</p>
161-03	C2-15	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-15 on Schedule 'A' hereto, a salvage yard associated with an auto-body shop shall be a permitted use.</p> <p>All other requirements of the By-Law shall apply.</p>
212-03, 245-03 101-02, 163-10	C2-16	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-16 on Schedule 'A' hereto, a contractor's yard and associated storage of equipment and materials shall also be permitted.</p> <p>All other requirements of the By-Law shall apply.</p>
110-04	C2-17	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned C2-17 on Schedule 'A' hereto, the permitted uses shall be limited to automobile sales or rental establishment and the following regulations shall apply:</p> <p>a) No more than ten (10) vehicles shall be displayed or stored on the lot at any time.</p> <p>b) The minimum planting strip adjacent to the rear lot line shall be 1.5 m.</p> <p>c) No landscaped open space shall be required in the front yard except for a minimum of 3m adjacent to the west lot line and a minimum of 1.5m adjacent to the east lot line.</p> <p>b) Minimum Lot Area: 575m²</p> <p>c) Minimum Lot Frontage: 20m</p> <p>d) Minimum Front Yard Setback: 12m</p> <p>e) Minimum Interior Side Yard Setback: 7m</p> <p>f) Minimum Rear Yard Setback: 1.5m</p> <p>g) Maximum Lot Coverage: 10%</p> <p>All other requirements of the By-Law shall apply.</p>

243-04	C2-18	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned C2-18 on Schedule 'A' hereto, in addition to the uses permitted in the General Commercial (C2) the following shall be permitted uses:</p> <ul style="list-style-type: none"> a) an agricultural equipment sales and service establishment, b) a building supply outlet; c) a contractor's yard; d) a machine shop; e) tradesman's shop, and f) a warehouse; <p>All other requirements of the By-Law shall apply.</p>
41-06	C2-19	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned C2-19 on Schedule 'A' hereto, the east interior side yard shall be 1.5 metres and the rear yard shall be 3.8 metres. All other requirements of the By-Law shall apply.</p>
67-06	C2-20	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned C2-20 on Schedule 'A' hereto, the minimum left (north) side yard shall be 2.6 metres and the minimum rear yard shall be 4.6 metres. All other requirements of the By-Law shall apply.</p>
38-07	C2-21	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned C2-21 on Schedule 'A' hereto, the uses permitted shall be limited to:</p> <ul style="list-style-type: none"> a) an existing dwelling and uses accessory thereto; b) an existing contractor's yard including materials, equipment, and vehicle storage and accessory uses, buildings and structures totalling 440 square metres in floor area; c) a mobile shipping container, public self-storage warehouse, which for the purposes of this By-Law shall be stated as: <ul style="list-style-type: none"> i. a fenced compound of 1750 sq. mt. in area, containing not more than 40 mobile shipping containers, which do not exceed an individual cubic dimension of 3.1m X 16.2m X 3.1m, where individual storage containers are made available to the public for the storage or keeping of goods. ii. Where the containers are to be placed on grade and are not permitted to be stacked one on top of the other. iii. A parking lot of 1,225 square metres area associated with the public self-storage warehouse. iv. An office trailer not exceeding area of 38 sq. m associated with the public self-storage warehouse.

		<p>d) a seasonal nursery and garden centre use, consisting of a temporary tent/awning structure, operating from March 1 to October 1 of any given year, and not to exceed an area of 279 sq. m. The structures are to be dismantled shortly thereafter the October 1 season is over;</p> <p>All other requirements of the By-Law shall apply.</p>
136-07	C2-22	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned C2-22 on Schedule 'A' hereto, the following development standards shall apply:</p> <p>a) for the building, the minimum interior right (east) side yard shall be 8.2 m. and the minimum rear yard shall be 1.5 m,</p> <p>b) for gas pump canopy, the minimum interior right (east) side yard shall be 3.2 m and the minimum front yard shall be 1.3 m.;</p> <p>All other requirements of the By-Law shall apply.</p>
105-08	C2-23	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned C2-23 on Schedule 'A' hereto, an outdoor patio associated with a restaurant may be located in the left (south) side yard adjacent to Powerline Road. The required number of parking areas shall be 76. Furthermore, a single detached dwelling shall be permitted and said dwelling shall be subject to the provisions of the Rural Residential (RR) Zone. All other requirements of the By-Law shall apply.</p>
186-10, 118-23	C2-24	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned C2-24 on Schedule 'A' hereto, the uses shall be limited to the following:</p> <ul style="list-style-type: none"> a. assembly hall; b. automobile service station; c. automotive use; d. convenience store to a maximum of 300 sq.m; e. dry cleaner's distribution station; f. dry cleaning establishment; g. duplicating shop; h. dwelling unit accessory to the permitted use excluding an automotive use; i. florist shop; j. funeral home; k. hotel; l. liquor, beer and wine store to a maximum of 372 sq. m; m. medical office; n. nursery and garden centre; o. office, business or professional;

		<p>p. office, service;</p> <p>q. personal service establishment;</p> <p>r. place of worship;</p> <p>s. printing establishment;</p> <p>t. recreational establishment;</p> <p>u. repair and rental establishment;</p> <p>v. restaurant;</p> <p>w. restaurant, drive-through or fast-food;</p> <p>x. retail store with maximum leasable floor area of 800 sq. mt.;</p> <p>y. veterinary clinic;</p> <p>z. video rental establishment;</p> <p>aa. an existing dwelling unit;</p> <p>All other requirements of the By-Law shall apply.</p>
38-12	C2-25	<p>Notwithstanding anything in this By-Law to the contrary, within an area zoned C2-25 on Schedule 'A' the uses shall be limited to the following:</p> <p>a) automobile service station;</p> <p>b) automotive use;</p> <p>c) bulk sales establishment;</p> <p>d) convenience store;</p> <p>e) dwelling unit accessory to a permitted use excluding an automotive use;</p> <p>f) food store;</p> <p>g) home improvement centre;</p> <p>h) hotel;</p> <p>i) liquor, beer and wine store;</p> <p>j) nursery and garden centre;</p> <p>k) office supply outlet;</p> <p>l) personal service establishment;</p> <p>m) place of worship;</p> <p>n) recreational establishment;</p> <p>o) repair and rental establishment;</p> <p>p) restaurant;</p> <p>q) restaurant, drive-through or fast-food;</p> <p>r) retail store;</p> <p>s) veterinary clinic</p> <p>t) an existing dwelling unit;</p> <p>Furthermore, no building, structure, parking area, access, outside storage or signage shall be located within 14.0 metres of Highway No. 24.</p> <p>All other requirements of the By-Law shall apply.</p>

158-12, 95-13, 44-14, 96-19	C2-26	Notwithstanding any provision of this By-Law to the contrary, within any area zoned C2-26 on Schedule 'A' hereto, in addition to the uses permitted in the C2 Zone, a pharmacy shall be a permitted use and the minimum setback for all yards shall be 3.0 metres. All other requirements of the By-Law shall apply.
Not Available	C2-27	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned C2-27 on Schedule 'A' hereto, in addition to the uses permitted within the C2 Zone the following uses shall also be permitted;</p> <ul style="list-style-type: none"> <i>a)</i> accessory use; <i>b)</i> business office; <i>c)</i> contractor's yard; <i>d)</i> data processing establishment; <i>e)</i> manufacturing facility; <i>f)</i> nursery and garden centre; <i>g)</i> office; <i>h)</i> office supply outlet; <i>i)</i> office, support; <i>j)</i> printing establishment; <i>k)</i> public use; <i>l)</i> recreational establishment; <i>m)</i> service and rental establishment; <i>n)</i> research and development establishment; <i>o)</i> retail accessory to a permitted use; <i>p)</i> service shop; <i>q)</i> veterinary clinic; <i>r)</i> warehouse; <i>s)</i> wayside pit or wayside quarry; <i>t)</i> wholesale establishment; <p>All other requirements of the By-Law shall apply.</p>
Not Available	C2-28	Notwithstanding any provision of this By-Law to the contrary, within any area zoned C2-28 on Schedule 'A' hereto, the uses permitted in Residential Multiple High Density (RM3) Zone shall also be permitted. All other requirements of the By-Law shall apply.
113-19	C2-35	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned C2-35 on Schedule 'A' hereto, the following shall apply for any existing service and rental establishment:</p> <ul style="list-style-type: none"> • A minimum off-street parking requirement of 1 space per 100m² of gross floor area

		<ul style="list-style-type: none"> • A minimum of 1 loading space shall be provided • A minimum of 1 accessible parking space shall be provided <p>All other requirements of the By-Law shall apply</p>
127-19	C2-37	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-37 on Schedule 'A' hereto, in addition to the uses permitted in General Commercial (C2) Zone, the parking/storing of a maximum of thirty (30) trailers and five (5) commercial vehicles along the south and east <i>lot lines</i> of the property, <i>accessory</i> to the principle commercial <i>use</i> shall also be permitted.</p> <p>All other requirements of the By-Law shall apply. (Map 75)</p>
29-22	C2-38	<p>In addition to the uses permitted in the General Commercial (C2) Zone, "Warehouse", "Wholesale Establishment", and "Warehouse, Public Self-Storage" shall also be permitted.</p> <p>The location of the existing buildings on-site shall be recognized as legal noncomplying for the purpose of redevelopment of the site.</p> <p>That, notwithstanding any provisions to the contrary, the separation distance between the existing building and the southerly lot line shall be deemed to comply with the provisions of Section 4.19 of By-Law 61-16, provided said area is landscaped to provide a visual barrier.</p> <p>Required Minimum Number of Loading Spaces: 1</p>

10.9 Special Exceptions C3 Zone

By-Law No.	Zone Code	Description
PL2452, 63-08	C3-1	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned C3-1 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to a <i>shopping centre</i> which may contain any of the <i>uses</i> of the C3 Zone subject to the following regulations or exceptions:</p> <ul style="list-style-type: none"> a) a <i>financial institution</i> shall not be permitted; b) the <i>floor area</i> occupied by any <i>pharmacy</i> shall not exceed 372 square metres; c) any area zoned C3-1 shall be and remain a single <i>lot</i> and the <i>floor area</i> of all <i>buildings and structures</i> on that <i>lot</i> shall not exceed 12,077 square metres; d) amusement game establishment; e) assembly hall; f) cinema or theatre; g) continuum-of-care facility; h) data processing establishment; i) <i>dwelling units</i> restricted to above the first floor; j) funeral home; k) retirement lodge or retirement home; l) institutional use; m) laboratory; n) library; o) nursing home; p) parking lot; q) printing establishment; r) service and rental establishment; s) taxi stand; t) video rental establishment; u) <i>wholesale establishment</i> accessory to a permitted use; <p>All other requirements of the By-Law shall apply.</p>

Not Available	C3-2	<p>Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> C3-2 on Schedule 'A' hereto, the following shall apply:</p> <p>Additional permitted uses:</p> <ul style="list-style-type: none"> a) a liquor, beer and/or wine store to a maximum of 372 sq. m; b) a convenience store to a maximum of 300 square metres; c) an office supply outlet (retail only – no wholesale) to a maximum of 900 square metres; d) an automobile service station, gas bar, car wash and drive-through restaurant; <p>C1 uses permitted with limitations:</p> <ul style="list-style-type: none"> a) a pharmacy to a maximum of 235 square metres, and b) a financial institution to a maximum of 235 square metres; <p>Yard Requirements:</p> <ul style="list-style-type: none"> a) The minimum front yard of an institutional use shall be 15.0 metres, and the minimum front yard of an automobile service station, gas bar, car wash and drive-through restaurant use shall be 16.0 metres; b) The minimum right (north) interior side yard of an institutional use shall be 10.0 metres, the minimum right (north) interior side yard of a commercial use shall be 7.0 metres, and the minimum right (north) interior side yard of an automobile service station, gas bar, car wash and drive-through restaurant use shall be 4.9 metres; c) The minimum rear yard of an institutional use shall be 7.0 metres, and the minimum rear yard of an automobile service station, gas bar, car wash and drive-through restaurant use shall be 4.9 metres; d) The minimum left (south) interior side yard shall be 0.0 metres <p>Other:</p> <ul style="list-style-type: none"> a) A 6.0m landscaped buffer strip shall be provided adjacent to the north and west lot lines; b) The minimum landscaped area shall be 15 percent; c) The maximum lot coverage (excluding institutional uses) shall be 25 per cent; d) The ground floor area of any individual commercial use on the lot shall not exceed 929 square metres, save and except an office supply outlet which is limited to a maximum of 900 square metres and excluding institutional uses; e) The maximum height of any permitted use shall be one storey adjacent to the north and west lot lines. <p>All other requirements of the By-Law shall apply.</p>
---------------	------	---

10.10 Special Exceptions C4 Zone

By-Law No.	Zone Code	Description
Not Available	C4-1	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C4-1 on Schedule 'A' hereto, a <i>medical office</i> , a place of entertainment, a <i>service shop</i> and a maximum of three (3) accessory dwelling units located on the second floor, as well as <i>uses, buildings, and structures accessory</i> to the foregoing permitted <i>uses</i> shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	C4-2	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C4-2 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Core Area Commercial (C4) Zone, an <i>automobile sales or rental establishment</i> shall also be permitted. All other requirements of the By-Law shall apply.
17-18	C4-7	Notwithstanding any provisions of this by-law to the contrary, within any area zoned C4-7 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Core Area Commercial (C4) Zone, a <i>brewpub</i> shall also be permitted. All other requirements of the By-Law shall apply. (Maps 27 & 27B)
87-97	C4-9	Notwithstanding any provisions of this by-law to the contrary, within any area zoned C4-9 on Schedule 'A' hereto, the following requirements shall apply: <ul style="list-style-type: none"> a) <i>Lot Coverage</i> (Maximum) 55% b) <i>Rear Yard Setback</i> (Minimum) 1.2m c) <i>Exterior Side Yard Setback</i> (Minimum) 1.2m d) <i>Landscaped Open Space</i> (Minimum) 10% e) <i>Parking Spaces</i> (Minimum) 40 Spaces <p>All other requirements of the By-Law shall apply.</p>
25-19	C4-11	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C4-11 on Schedule 'A' hereto, in addition to the uses permitted in the Core Area Commercial (C4) Zone, a microbrewery shall also be permitted, subject to the following requirements: <ul style="list-style-type: none"> • That the total maximum commercial <i>floor area</i> on site shall be 2,809m²; • That the area to be utilized for the storage of beer in the basement of the existing building on the subject lands shall not

		<p>be included in the calculation of floor space for the microbrewery use or for the purpose of calculating required parking;</p> <ul style="list-style-type: none"> • That the maximum area for an outdoor patio accessory to a microbrewery use shall be 80.7m² and have a maximum capacity of 75 persons; • That an outdoor patio shall be permitted to be setback a minimum of 17.9m from the nearest residential lot; • That a minimum of 102 parking spaces shall be provided for the whole subject lands; • That the number of loading spaces required for the whole subject lands shall be one (1); • That a maximum of two (2) shipping containers with a combined maximum area of 30m² shall be permitted on the subject lands, accessory and ancillary to the microbrewery use including storage, a server for the outdoor patio area, washrooms, and mechanical; • All other requirements of the By-Law shall apply. (Key Maps 41 & 41C)
--	--	--

10.11 Special Exception C5 Zone

By-Law No.	Zone Code	Description
59-09, 39-14, 110-15, 57-19	C5-1	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned C5-1 on Schedule 'A' hereto, the following site specific provisions shall apply:</p> <p>Lot Frontage (Minimum): 10.0 metres</p> <p>Building Height (Maximum): 12.0 metres</p> <p>Parking-Visitor 0.25 spaces per unit</p> <p>Additional Provisions:</p> <ul style="list-style-type: none"> • A lot, unit, building, or structure may be erected on a lot that does not have frontage on a public street but has frontage on a private street as described in a registered Plan of Condominium or illustrated on an approved site plan; • Internal lot lines created by a registration of a Plan of Condominium or Plan or Plans of Condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act shall not be construed to be lot lines for the purpose of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lots lines, prior to any Plan of Condominium registration and strictly observed; • All parking spaces shall be contained behind the building or structure, not within the yards abutting Rest Acres Road or Powerline Road; and <p>All other requirements of the By-Law shall apply.</p>

<p>PL16064 1 PL16116 4</p>	<p>C5-3</p>	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned C5-3 on Schedule 'A' attached hereto, in addition to the <i>uses</i> permitted within the C5 Zone the following <i>uses</i> shall also be permitted:</p> <ul style="list-style-type: none"> • Drive Through Facility; • Dry Cleaning Laundromat; • Nursery and Garden Centre; • Office, Medical; • Veterinary Clinic; <p>A <i>daycare</i> shall not be a permitted <i>use</i> within the C5-3 Zone.</p> <p>No Residential Uses (accessory or otherwise) shall be permitted in C5-3 Zone.</p> <p>The following <i>development</i> standards shall apply:</p> <p><i>Lot Area</i> (Minimum): Nil. <i>Lot Frontage</i> (Minimum): Nil. <i>Lot Depth</i> (Minimum): 40.0 metres <i>Street Setback</i> (Minimum): 3.0 metres <i>Interior Side Yard</i> (Minimum): 3.0 metres, abutting Residential or Institutional Zones; <i>Rear Yard</i> (Minimum): 5.0 metres <i>Height</i> (Maximum): 12.0 metres</p> <p>All other requirements of By-law shall apply. (Maps 18, 26, 27 & 27A) 17.</p>
--	-------------	---

90-18	C5-5	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned C5-5 on Schedule 'A' hereto, in addition to the uses permitted in the Mixed Use Commercial (C5) Zone, the following shall also be permitted:</p> <p>An Apartment Dwelling shall be permitted subject to the following requirements:</p> <p>Lot Area (Minimum): 1800.0m² Lot Frontage (Minimum): 30.0 metres Street Setback (Minimum): 7.5 metres Interior Side Yard Setback (Minimum): 7.5 metres Rear Yard Setback (Minimum): 7.5 metres Lot Coverage (Maximum): 40% Landscaped Open Space (Minimum): 30% Building Height (Maximum): 20.0 metres Separation Distance between buildings on the same lot (Minimum): 3.0 metres</p> <p>* For the purposes of this By-Law, the parcels/units in the Plan of Condominium shall be deemed as lots. ** Minimum Lot Frontage for Rowhouse Dwellings and Street Fronting Rowhouse Dwellings shall be 9.0 metres.</p> <p>Stacked Townhouse Dwelling</p> <p>Lot Area (Minimum): 185.0 m² per unit Lot Frontage (Minimum): 20.0** Street Setback (Minimum): 6.0 metres Interior Side Yard Setback (Minimum): 3.0 metres Rear Yard Setback (Minimum): 6.0 metres Lot Coverage (Maximum): 40% Landscaped Open Space (Minimum): 30% Building Height (Maximum): 12.0 metres Separation Distance between buildings on the same lot (Minimum): 3.0 metres</p> <p>* For the purposes of this By-Law, the parcels/units in the Plan of Condominium shall be deemed as lots. ** Minimum Lot Frontage for Rowhouse Dwellings and Street Fronting Rowhouse Dwellings shall be 9.0 metres.</p>
-------	------	---

		<p>Rowhouse dwelling and street fronting rowhouse dwelling shall be permitted subject to the following requirements:</p> <p>Lot Area (Minimum): 160.0 m²</p> <p>Lot Frontage (Minimum): 6.0 metres, for street fronting townhouses dwelling</p> <p>Rowhouse dwelling and street fronting rowhouse dwelling shall be permitted subject to the following requirements:</p> <p>Lot Area (Minimum): 160.0 m²</p> <p>Lot Frontage (Minimum): 6.0 metres, for street fronting townhouses dwelling</p> <p>Interior Side Yard Setback (Minimum): 1.2 metres, and 0 metres to a common interior wall.</p> <p>Exterior Side Yard (Minimum): 2.4 metres</p> <p>Lot Coverage (Maximum): 60%</p> <p>Block Size (Maximum): 8 units</p> <p>Landscaped Open Space (Minimum): 40% of the front yard shall remain landscaped open space in addition to the overall minimum landscaped open space required.</p> <p>All other requirements of the By-Law shall apply.</p>
--	--	---

10.12 Special Exceptions C6 Zone

By-Law No.	Zone Code	Description
Not Available	C6-1	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> C6-1 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to an <i>automobile repair garage</i> and a <i>single detached dwelling</i> . All other requirements of the By-Law shall apply.
Not Available	C6-2	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> C6-2 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in C6 Zone, a body shop shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	C6-3	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> C6-3 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to <i>automobile sales and rental establishment, automobile repair garage, automobile service station; convenience store and deli; and accessory uses, buildings and structures</i> . All other requirements of the By-Law shall apply.
Not Available	C6-4	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> C6-4 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to an <i>automobile sales and rental establishment</i> and <i>automobile repair garage</i> . All other requirements of the By-Law shall apply.
Not Available	C6-5	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> C6-5 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to an <i>automobile service station</i> and <i>convenience store</i> to the extent <i>existing</i> on December 10, 1984; a <i>single dwelling unit</i> ; and <i>accessory uses, buildings and structures</i> . All other requirements of the By-Law shall apply.
140-03	C6-6	Notwithstanding the provisions of this By-Law to the contrary, within any area <i>zoned</i> C6-6 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to an <i>automobile storage area</i> totally within a fenced compound. All other requirements of the By-Law shall apply.

51-04	C6-7	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C6-7 on Schedule 'A' hereto, the permitted uses shall be limited to automobile sales and rental establishment, automobile repair garage; an automobile service station; a convenience store and a retail store, not exceeding 93 square metres in area for the sales of golf equipment and accessories. All other requirements of the By- Law shall apply.
167-06	C6-8	Notwithstanding any provision of this By-Law to the contrary, within any area zoned C6-8 on Schedule 'A' hereto, the permitted uses shall be limited to automobile sales and rental establishment, automobile repair garage,, an automobile service station, a convenience store and a deli. The minimum interior left (south) side yard for the existing propane facility shall be 3.0 metres. All other requirements of the By-Law shall apply.

Section 11: Employment (M) Zones

11.1 Uses Permitted

No person shall within any Employment (M) zone, use any lot or erect, alter or use any building or structure for any purpose except for one of more of the following uses identified by a “dot”.

The Employment Zones established by the By-Law are as follows:

- M1 Prestige Industrial**
- M2 Light Industrial**
- M3 Heavy Industrial**
- M4 Energy and Waste Industrial**

11.1.1 Uses Permitted Table

List of Uses	Zones			
	M1	M2	M3	M4
<i>Auction Establishment</i>		•	•	
<i>Auto Body Shop</i>		•	•	
<i>Automobile Repair Garage</i>		•	•	
<i>Automobile Sales or Rental Establishment</i>		•	•	
<i>Banquet Hall</i>	•	•		
<i>Building Supply Outlet</i>		•	•	
<i>Bulk Sales Establishment</i>		•	•	
<i>Cannabis Production and Processing</i>		•	•	
<i>Catering Establishment</i>	•	•	•	
<i>Chemical and Pharmaceutical Industry</i>			•	
<i>Contractor’s Yard</i>		•	•	

List of Uses	Zones			
	M1	M2	M3	M4
<i>Day Care, accessory to the principal use</i>	•	•		
<i>Dry Cleaning Establishment</i>			•	
<i>Electrical and Electronic Products Industry</i>		•	•	
<i>Electricity Generation Facility</i>				•
<i>Food Processing Plant</i>			•	
<i>Hotel</i>	•	•		
<i>Impounding Yard</i>			•	
<i>Manufacturing Facility</i>		•	•	
<i>Mobile Refreshment Cart</i>	•	•	•	
<i>Office, Business / Professional</i>	•	•		
<i>Office Supply Outlet¹</i>	•	•		
<i>Office, Support</i>	•	•	•	•
<i>Open Storage accessory to the principal use, in accordance with Section 11.4</i>		•	•	
<i>Paper Products Industry</i>			•	
<i>Printing Establishment</i>		•	•	
<i>Processed Goods Industry</i>			•	
<i>Propane Transfer Facility</i>			•	
<i>Recreational Establishment</i>	•	•	•	
<i>Recycling Facility</i>				•
<i>Research and Development Establishment</i>		•	•	
<i>Restaurant</i>	• ²	•	•	

List of Uses	Zones			
	M1	M2	M3	M4
<i>Retail Store accessory to permitted use in accordance with Section 11.2</i>	•	•	•	
<i>Salvage Yard</i>				•
<i>Service and Rental Establishment</i>		•	•	
<i>Taxi Stand</i>		•		
<i>Transport / Truck Terminal</i>			•	
<i>Veterinary Clinic</i>	•	•		
<i>Waste Disposal Site</i>				•
<i>Waste Transfer Station</i>				•
<i>Warehouse, Public Self Storage</i>		•	•	
<i>Warehouse</i>		•	•	
<i>Wholesale Establishment</i>		•	•	

¹ The maximum *gross floor area* for an office supply outlet in the M1 zone shall not exceed 930 sq. m

² A restaurant shall be provided accessory to the main use in the M1 zone

11.2 Zone Requirements

No person shall, within any Employment (M) zone, use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

11.2.1 Zone Requirements Table

Provisions	Specifications			
	M1	M2	M3	M4
Lot Area, Minimum (square metres)	1100	1100	1100	1100
Lot Frontage, Minimum (metres)	30.0	20.0	30.0	30.0
Street Setback, Minimum (metres)	9.0	6.0	50.0 (to any property line abutting an arterial road, or collector road) 15.0 (to any property line abutting any other road classification)	30.0
Interior Side Yard Setback, Minimum (metres)	3.0	3.0	3.0	30.0
Rear Yard Setback, Minimum (metres)	7.5	8.0	8.0	30.0
Any yard abutting Residential or Institutional Zone (metres)	10.0	10.0	50.0 (residential zone) 15.0 (institutional zone)	30.0
Any yard abutting railway right-of-way (metres)	0	0	0	0
Lot Coverage, Maximum	60%	60%	60%	60%

<i>Landscaped Open Space, Minimum</i>	10%	10%	10%	30%
<i>Building Height Maximum, (metres)</i>	12.0	12.0	12.0	12.0
<i>Commercial Floor Area, Maximum</i>	10% of the <i>gross floor area</i> of the permitted use to which it is accessory	10% of the <i>gross floor area</i> of the permitted use to which it is accessory	10% of the <i>gross floor area</i> of the permitted use to which it is accessory	-

11.3 Yard Requirements for Hotels

A minimum *side* or *rear yard* of 7.5 metres shall be provided for a *hotel* in M1 or M2 Zone where:

- a) The principal entrance to such *hotel* is obtained through the *side yard* or *rear yard*, and/or
- b) A wall of such hotel contains a window to a *habitable room* facing such *side yard* or *rear yard*.

11.4 Open Storage

- a) No *open storage* of goods or materials in a M2 Zone shall be permitted except in accordance with the following provisions:
 - (i) the *open storage* is *accessory* to the *use* of the *main building* on the *lot*;
 - (ii) the *open storage* complies with the *yard* and *setback* requirements of this section;
 - (iii) the *open storage* does not cover more than thirty-five percent (35%) of the *lot area* nor exceed twice the *floor area* of the *main building* on the *lot*;
 - (iv) any portion of the area *used* for *open storage*, is concealed from view from the *street* by a fence or wall;
 - (v) the *open storage* shall be located only to the rear of the *main building* and shall not be located in the front or *exterior side yard*.
- b) Any part of the lot used for open storage of goods or materials in a M3 Zone shall be fenced.

11.5 Special Exceptions M1 Zone

By-Law No.	Zone Code	Description
Not Available	M1-1	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M1-1 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to a food condensing and processing business. All other requirements of the By-Law shall apply.
95-05	M1-2	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M1-2 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to a <i>contractor's yard</i> for construction and excavation equipment. Furthermore, the minimum <i>rear yard</i> shall be 3.4 metres. All other requirements of the By-Law shall apply.
Not Available	M1-3	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M1-3 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to an airport owned by the City of Brantford including the operation, repair, maintenance and storage of aircraft and <i>accessory</i> functions such as <i>private clubs</i> and commercial aircraft or related companies and industrial <i>uses</i> involved with manufacturing, assembly, repair, fabricating, storage and/or technical services which rely on a location adjacent to an airport. Furthermore, the following <i>uses</i> or activities shall not be permitted: <ul style="list-style-type: none"> a) the underground transmission of oil, gasoline, or other petroleum products; b) wood preserving and treating; c) outdoor storage of road salt, or other de-icing materials or the dumping of salt laden snow; d) petroleum production, refining, or manufacturing; e) furniture and wood striping and refinishing; f) horticultural nurseries; g) landfills; h) chemical/biological laboratory; i) disposal of leachable waste; j) electroplaters and metal fabricators; k) asphalt/concrete/tar plants; l) automobile salvage yards; m) car washes; n) dry cleaning establishment; o) cemeteries; p) gasoline service stations; q) underground storage tanks;

By-Law No.	Zone Code	Description
		All other requirements of the By-Law shall apply.
101-02	M1-4	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M1-4 on Schedule 'A' hereto, the permitted uses shall be limited to the parking and storage of newly and/or partially assembled school buses and a portable office building or structure accessory to bus parking and storage. Furthermore, the maximum <i>gross floor area</i> for the administration office shall be 50 m ² . All other requirements of the By-Law shall apply.
Not Available	M1-5	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M1-5 on Schedule 'A' hereto, in addition to the uses permitted in the Prestige Industrial (M1) Zone, a retail store engaged in the sale of new and used office furniture, industrial shelving, office supplies and accessory uses not exceeding a <i>gross floor area</i> of 1300 square metres shall also be permitted. Accessory uses, buildings and structures shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	M1-6	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M1-6 on Schedule 'A' hereto, in addition to the uses permitted in the Prestige Industrial (M1) Zone, an outdoor recreation use shall also be permitted. All other requirements of the By-Law shall apply.
280-04	M1-7	Notwithstanding any provision of this By-Law to the contrary, within any area zoned M1-7 on Schedule 'A' hereto, a public self-storage warehouse shall also be a permitted <i>use</i> . All other requirements of the By-Law shall apply.
Not Available	M1-9	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M1-9 on Schedule 'A' hereto, the permitted uses shall be limited to a manufacturing plant and a machine shop. All other requirements of the By-Law shall apply.
Not Available	M1-10	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M1-10 on Schedule 'A' hereto, the permitted uses shall be limited to a manufacturing and assembly plant for textiles, canvas, sporting equipment, related accessory products, and accessory uses including a business office. The manufacturing operations shall not exceed a maximum <i>gross floor area</i> of 8,000 square metres and shall be limited to a one- story structure.

By-Law No.	Zone Code	Description
		<p>Furthermore, the westerly interior side yard shall be 1.1 metres, no outside storage shall be permitted and the lands are exempt from the setback provisions for lots abutting any Residential Zone.</p> <p>All other requirements of the By-Law shall apply.</p>
92-22	M1-16	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M1-16 on Schedule 'A' hereto, in addition to the uses permitted in the Prestige Industrial (M1) Zone, the following shall also apply:</p> <ul style="list-style-type: none"> - Warehouse and Ancillary Offices shall be permitted. - A parking ratio of 1 space per 160 square metres of <i>gross floor area</i> shall be required for Warehouse and Ancillary Office uses. - Where a development block or lot abuts Bethel Road, a planting strip of 6.0 metres wide shall be required abutting the street line consisting of a continuous row of trees.

11.6 Special Exceptions M2 Zone

By-Law No.	Zone Code	Description
Not Available	M2-1	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> M2-1 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Light Industrial (M2) <i>Zone</i> , a take- out <i>restaurant</i> with a maximum <i>floor area</i> of 83.6 square metres shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	M2-2	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> M2-2 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Light Industrial (M2) <i>Zone</i> , a flea market and an <i>auction establishment</i> shall also be permitted. Furthermore, all activities shall be carried on inside the <i>building</i> except for outside sales that shall be regulated by a <i>site plan agreement</i> . All other requirements of the By-Law shall apply.
Not Available	M2-3	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> M2-3 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to: <ul style="list-style-type: none"> a) business or professional offices; b) computer, electronic or data processing business; c) a manufacturing plant not exceeding 2350 square metres floor area; d) printing establishment; e) community centre/recreational establishment; f) research establishment; g) a retail store, wholesale establishment accessory to a permitted use; h) service or repair shop; i) warehouse; j) contractor's yard; k) establishment for the sale, rental or service of business machines and office supplies; l) restaurant; m) teaching and training centre; n) Convenience store. Furthermore, outside storage shall be prohibited in the <i>rear yard</i> , parking shall be located in the <i>front yard</i> , and <i>loading space</i> may be located in the <i>front yard</i> . All other requirements of the By- Law shall apply.

Not Available	M2-4	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M2-4 on Schedule 'A' hereto, in addition to the uses permitted in the Light Industrial (M2) Zone, an assembly hall, a banquet hall and a caretakers apartment unit shall also be permitted.</p> <p>Furthermore, parking for the assembly hall and banquet hall may be permitted within the front and rear yard. No outside storage shall occur within the rear yard.</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	M2-5	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M2-5 on Schedule 'A' hereto, in addition to the uses permitted in the Light Industrial (M2) Zone, a caretaker's unit shall also be permitted. All other requirements of the By-Law shall apply.</p>
Not Available	M2-6	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M2-6 on Schedule 'A' hereto, in addition to the uses permitted in the Light Industrial (M2) Zone, an auto body shop and salvage yard shall also be permitted. All other requirements of the By-Law shall apply.</p>
Not Available	M2-7	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M2-7 on Schedule 'A' hereto, in addition to the uses permitted in the Light Industrial (M2) Zone, an <i>auto body shop</i> and an auto refurbishing business shall also be permitted. Furthermore, both uses shall be restricted to the interiors of the building and no outside storage of materials, vehicles or parts of vehicles shall be permitted. All other requirements of the By-Law shall apply.</p>
95-05	M2-8	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M2-8 on Schedule 'A' hereto, the permitted uses shall be limited to,</p> <ul style="list-style-type: none"> a) a manufacturing plant, b) a fabricating plant, c) an assembly plant, d) a warehouse, e) a parking lot, f) open storage accessory to any permitted use, g) a retail store, a wholesale establishment or a business office accessory to a permitted use; h) Furthermore, the minimum front yard for the existing building shall be 6 metres; the minimum interior easterly side yard shall be 5.5 metres.

		<p>i) Also, the minimum setback of any industrial building shall be 57 metres from any neighbouring residential dwelling.</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	M2-9	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M2-9 on Schedule 'A' hereto, in addition to the uses permitted in the Light Industrial (M2) Zone, an automobile repair garage, automobile sales establishment, and a single detached dwelling shall also be permitted.</p> <p>Furthermore, vehicles that are being retailed or wholesaled shall not be located within 60 metres of the southern limit of County Road 4, and the maximum number of vehicles that may be parked outside awaiting sale shall be limited to 8.</p> <p>All other requirements of the By-Law shall apply.</p>
77-20	M2-10	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M2-10 on Schedule 'A' hereto, in addition to the uses permitted in the Light Industrial (M2) Zone, a <i>microbrewery</i> having a total area of 501 sq.m. (5392.72 sq.ft.) is permitted. All other requirements of the By-Law shall apply. The boarding of horses and riding stable are hereby removed as permitted uses and the outdoor storage of spend grant, malt and materials associated with the brewing process is prohibited.</p>
82-11	M2-11	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned M2-11 on Schedule 'A' hereto, in addition to the uses permitted in the (M2) Zone, a medical/dental and related uses facility shall also be permitted.</p> <p>All other requirements of the By-Law shall apply.</p>
73-12, 56-14	M2-12	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned M2-12 on Schedule 'A' hereto, in addition to the uses permitted in the M2 Zone, a recreational use consisting of a shooting and archery club including members' lounge, offices and related retail sales of shooting and archery equipment, supplies and related paraphernalia shall also be permitted. The said retail uses shall not exceed 440 square metres.</p> <p>All other requirements of the By-Law shall apply.</p>
60-15 OMB – PL150471	M2-13	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area zoned M2-13 on Schedule 'A' hereto, the permitted uses shall be limited to the following:</p> <ul style="list-style-type: none"> a) Office, Business b) Contractor's Yard

		<p>c) Light Manufacturing d) Service and Rental Establishment e) Service Shop f) Accessory Use</p> <p>For the purpose of this By-Law, “Light Manufacturing means the manufacturing, assembly or processing of component parts to produce finished products suitable for retail trade and does not include food, beverage, tobacco, rubber, leather, textile and knitting, wood, printing, metal fabricating or similar industries.”</p> <p>The above noted uses are to be contained within an accessory structure with a maximum <i>gross floor area</i> of 3,048 m2 to a maximum of 45% of the total lot coverage. Open storage accessory to any main use shall be permitted, located to the east of the existing structure and having a maximum area of 255 m2. An existing dwelling unit shall also be permitted on the lot.</p> <p>All other requirements of the By-Law shall apply.</p>
43-16	M2-20	<p>Notwithstanding any provision of this by-law to the contrary, within any area zoned M2-20 on Schedule ‘A’ hereto, the permitted uses shall be limited to:</p> <ul style="list-style-type: none"> ● Business or professional offices; ● Community centre/recreational establishment; ● A retail outlet, wholesale establishment or business office accessory to a permitted use; ● Service and rental establishment; ● Warehouse; ● Contractors yard; ● Restaurant; ● Convenience store; ● Self-serve carwash; ● Automatic car wash; ● Self-serve laundromat; ● Automobile sales or rental establishment; ● Pet grooming facility; <p>Hours of operation of an automatic car wash use on the property shall be limited to 7 a.m. to 11 p.m. Furthermore, open storage shall be prohibited in the rear yard and loading shall only be permitted in the front yard. All other requirements of the By-law shall apply.</p>

31-19	M2-22	Notwithstanding the provisions of this by-law to the contrary, within any area zoned M2-22 on Schedule 'A' hereto, the additional use of a food processing plant shall also be permitted. All other requirements of the By-law shall apply.
65-19	M2-24	Notwithstanding the provisions of this by-law to the contrary, within any area zoned M2-24 on Schedule 'A' hereto, the following shall also apply: <ul style="list-style-type: none"> • A medical office shall be a permitted use; and, • A personal service establishment shall be permitted as an <i>accessory use</i> to a permitted recreational establishment; All other requirements of the By-Law shall apply.
110-19	M2-26	Notwithstanding the provisions of this by-law to the contrary, within any area zoned M2-26 on Schedule 'A' hereto, in addition to the permitted uses of the M2 Zone, an Office Medical shall also be permitted. All other requirements of the By-Law shall apply
110-19	M2-28	Notwithstanding the provisions of this by-law to the contrary, within any area zoned M2-28 on Schedule 'A' hereto, in addition to the permitted uses of the M2 Zone, a transport truck terminal shall also be permitted. All other requirements of the By-Law shall apply.
11-20	M2-30	Notwithstanding any provisions of this by-law to the contrary, within any area zoned M2-30 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Light Industrial (M2) zone, the following shall also apply: <ul style="list-style-type: none"> - <i>Outdoor Retail Display</i> shall be permitted as an <i>accessory use</i> to a permitted <i>manufacturing facility</i>, in accordance with Section 10.6 of the Zoning By-Law
109-20	M2-32	
35-21	M2-33	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M2-33 on Schedule 'A' hereto, in addition to the uses permitted in the Light Industrial (M2) Zone, the following shall also apply: <ul style="list-style-type: none"> - In addition to permitted uses in the M2 Zone, a transport truck terminal shall also be permitted; - The maximum building height shall be 15.0 metres; - Loading docks shall be permitted along the south facade of any building facing Highway 403, provide such loading docks are properly screened by an earthen berm and/or landscaping;

		<ul style="list-style-type: none"> - The minimum facade width of all buildings fronting Highway 403 shall be 50% of the overall lot width facing Highway 403. Nothing in this regulation shall preclude the phasing of construction, with the understanding that upon full build-out of the lot, this regulation shall be met; - The building material for the south building elevation(s) facing Highway 403 shall be upgraded materials/glazing, whereby "upgraded materials/glazing" is defined as materials that have a reflective quality, including spandrel and glass with associated frame and mullions, aluminum composite material (ACM) panels, decorative stone, or block"; and, - The minimum parking provision for warehouse uses shall be 1 space per 220 square metres of <i>gross floor area</i>, plus accessible parking spaces. <p>All other requirements of the By-law shall apply (Maps 55, 55C, and 75)</p>
92-22	M2-34	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M2-34 on Schedule 'A' hereto, in addition to the uses permitted in the Light Industrial (M2) Zone, the following shall also apply:</p> <ul style="list-style-type: none"> - A parking ratio of 1 space per 160 square metres of <i>gross floor area</i> shall be required for a Warehouse and Ancillary Office use
123-22	M2-38	<p>A minimum of 401 parking spaces shall be provided. All other relevant requirements of the By-law shall continue to apply.</p>
01-23	M2-39	<p>A minimum off-street parking rate for a "Warehouse", "Office, Support", and "Office, Business/Professional" of 1 space per 250 m² shall be permitted.</p> <p>A maximum building height of 20 metres shall be permitted.</p>
91-23	M2-40	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned M2-40 on Schedule 'A' hereto, the following site-specific provisions shall apply:</p> <ul style="list-style-type: none"> - Amending the zoning on a portion of the subject lands from Agriculture (A) to Light Industrial with a site-specific provision (M2-40) to allow for construction of light industrial uses - A required parking ratio for a warehouse use of 1 off street parking space per 135 square metres of <i>gross floor area</i> shall be permitted. <p>All other provision of the By-Law apply.</p>
143-23, OLT-22-004216	M2-44	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M2-40 on Schedule 'A' hereto, the following site-specific provisions shall apply:</p> <ul style="list-style-type: none"> - A modified parking ratio for the warehouse use of 1 space per 160 square metres shall be permitted.

11.7 Special Exceptions M3 Zone

By-Law No.	Zone Code	Description
Not Available	M3-1	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M3-1 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to</p> <ul style="list-style-type: none"> a) a <i>contractor's yard</i> for an excavation, bulldozing and construction business and related <i>buildings, structures accessory</i> thereto; b) a machinery and agricultural equipment repair shop; and c) an auto body shop; <p>All other requirements of the By-Law shall apply.</p>
Not Available	M3-2	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M3-2 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Heavy Industrial (M3) Zone, a concrete <i>batching plant</i> shall also be permitted. All other requirements of the By-Law shall apply.</p>
175-05	M3-3	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned M3-3 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to a <i>transport/truck terminal</i>, a business involving the maintenance, service and repair of trucks, a <i>single detached dwelling</i>, and a <i>retail store</i>, or a <i>wholesale establishment</i> or a <i>business office accessory</i> to a permitted <i>use</i>. Furthermore, the minimum easterly <i>interior side yard setback</i> shall be 3.0 metres.</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	M3-4	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M3-4 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Heavy Industrial (M3) Zone, a gas bar, a motel, an <i>eating establishment</i>, a <i>car wash</i>, a farm implement dealer, and a <i>farm produce outlet</i> shall also be permitted. All other requirements of the By-Law shall apply.</p>
Not Available	M3-5	<p>Notwithstanding any provisions of the By-Law to the contrary, within any area zoned M3-5 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Heavy Industrial (M3) Zone, a disposal site for solid non-hazardous foundry wastes accessory to foundries owned and operated by Wecast shall also be permitted. The disposal shall be limited to solid non-hazardous foundry wastes, as defined in Ontario Regulation 347 generated by the foundry as follows:</p>

		<p>a) slag;</p> <p>b) waste sand;</p> <p>c) core butts;</p> <p>d) bag house waste;</p> <p>e) premix waste comprised of clay and coal dust;</p> <p>f) refractory;</p> <p>g) iron;</p> <p>h) wood packing wastes, pallets, floor sweepings, rubber belts and other miscellaneous wastes in small quantities;</p> <p>All other requirements of the By-Law shall apply.</p>
79-15	M3-6	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M3-6 on Schedule 'A' hereto, the permitted uses shall be limited to wholesale and retail sale of building supplies, natural or similar landscaping hardscape materials with accessory open storage. All other requirements of the By-Law shall apply.
Not Available	M3-7	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned M3-7 on Schedule 'A' hereto, in addition to the uses permitted in the Heavy Industrial (M3) Zone, a single detached dwelling accessory to the main industrial use on the lot shall also be permitted. All other requirements of the By-Law shall apply.
190-04, 232-04	M3-8	Notwithstanding any provision of this By-Law to the contrary, within any area zoned M3-8 on Schedule 'A' hereto, a loading space is permitted in any yard, including a front yard. All other requirements of the By-Law shall apply.
263-04	M3-9	Notwithstanding any provision of this By-Law to the contrary, within any area zoned M3-9 on Schedule 'A' hereto, the permitted use of these lands shall be limited to a hydro-electric transformer and uses accessory thereto. All other requirements of the By-Law shall apply.
95-05, 81-07	M3-10	Notwithstanding any provision of this By-Law to the contrary, within any area zoned M3-10 on Schedule 'A' hereto, in addition to the uses permitted in the M3 Zone, a retail store selling home, agricultural, automotive and similar merchandise shall also be permitted. All other requirements of the By-Law shall apply.
101-05	M3-11	Notwithstanding any provision of this By-Law to the contrary, within any area zoned M3-11 on Schedule 'A' hereto, the minimum rear yard (north) shall be 0.0m measured from the Zone limit. All other requirements of the By-Law shall apply.

<p>176-02, 242-05, 70-12</p>	<p>M3-12</p>	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned M3-12 on Schedule 'A' hereto, the permitted uses of land shall be limited to the following:</p> <ul style="list-style-type: none"> a) Manufacturing facility; b) Works yard, Municipal or Provincial; c) office, support; d) open storage use of goods or materials if accessory to a permitted use; e) parking lot; f) printing establishment; g) transport/truck terminal; h) automobile repair garage; i) office, business or professional; j) contractor's yard; k) research and development establishment; l) nursery and garden centre; m) office supply outlet; n) public use; o) recreational establishment; p) service and rental establishment; q) retail accessory to a permitted use; r) service shop; s) veterinary clinic; t) warehouse; u) wayside pit or wayside quarry; v) wholesale establishment; <p>Minimum <i>Street Setback</i>: 9.0 metres Minimum Rear Yard Setback: 8.0 metres Minimum Interior Side Yard Setback: 3.0 metres A processed goods industry shall not be permitted. All other requirements of the By-Law shall apply.</p>
<p>141-08</p>	<p>M3-13</p>	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned M3-13 on Schedule 'A' hereto, an aggregate propane storage capacity not exceeding 310,000 litres shall be permitted. All other requirements of the By-Law shall apply.</p>

107-09	M3-14	Notwithstanding any provision of this By-Law to the contrary, within any area zoned M3-14 on Schedule 'A' hereto, in addition to the uses permitted in the M3 Zone, a medical and related uses facility is permitted. Uses that are secondary and incidental to various health practices, such as laboratories and imaging services, a coffee shop and/or cafeteria, meeting rooms and kitchen facilities available for community and non-profit use, dispensing of optical, hearing and like devices, a pharmacy not to exceed 235 square meters shall also be permitted. All other requirements of the By- Law shall apply.
95-05	M3-15	Notwithstanding the provisions of this By-Law to the contrary, within any area zoned M3-15 on Schedule 'A' hereto, in addition to the uses permitted in the Heavy Industrial (M3) Zone, a salvage yard restricted to vehicles shall also be permitted. All other requirements of the By-Law shall apply.
133-19	M3-22	Notwithstanding the provisions of this By-Law to the contrary, within any area zoned M3-22 on Schedule 'A' hereto, a minimum street setback of 30.0 metres shall be permitted from any property line abutting Middle Townline Road. All other requirements of the By-Law shall apply.
124-20	M3-25	Notwithstanding any provisions of this By-Law to the contrary, within any areas zoned M3-25 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Heavy Industrial (M3) Zone, the following shall also apply: <ul style="list-style-type: none"> - In addition to the permitted uses in the M3 Zone, a <i>Recycling Facility and Mineral Aggregate Resource Conservation Facility</i>, related to the crushing and repurposing of construction materials such as concrete, bricks, asphalt and wood, shall also be permitted. - The minimum parking spaces required for a Contractor's Yard and Professional Office shall be 1 space per 72 square metres, for a total of 76 spaces for a proposed 5,575 square metre contractor's building and business office. - The minimum accessible parking spaces required for a Contractor's Yard and Professional Office shall be 2 spaces. All other requirements of the By-law shall apply.
17-21	M3-26	<ul style="list-style-type: none"> - Notwithstanding any provision of this By-Law to the contrary, within any area zoned M3-26 on Schedule 'A' hereto, shall be permitted an aggregate recycling facility. - An aggregate recycling facility shall be defined as "means the use of the premises for the recycling, by way of crushing, grinding, blending, and screening, of nonhazardous aggregate by-products such as concrete, asphalt, bricks, glass, and ceramics. This use includes the storage/stockpiling of incoming material awaiting processing and the storage/stockpiling of processed material awaiting shipment. This

		<p>use does not include a central mixing, batching or any other facility/plant for the production of asphalt and concrete."</p> <ul style="list-style-type: none"> - That any crushing equipment be located a minimum of 35 metres from each interior side lot line. - That any crushing equipment be located a minimum of 25 metres from the rear property line, and within a maximum of 120 metres from the rear lot line. - That any stockpiles or finished product piles be located a minimum of 15 metres from each interior side yard setback. - That any stockpiles or finished product piles be located a minimum of 25 metres from the rear property line, and within a maximum of 120 metres from the rear lot line. (Map 56)
119-21	M3-27	<p>A multi-unit industrial plaza with a service supply shop shall be permitted.</p> <p>A service supply shop shall be defined as "a lot, building or structure, other than an automotive use, that provides a non-personal service or craft to the public, including, but not necessarily restricted to, a printer's shop, a plumber's shop, a tinsmith's shop, a painter's shop, a carpenter's shop, an electrician's shop, a welding shop, a blacksmith's shop, a battery storage and recharging shop, a well driller's establishment, a tailor, an upholsterer's shop, an egg grading station, a machine shop or a monument engraving shop but does not include a butcher shop or a bakery.</p> <p>Cannabis Production and Processing, Pharmaceutical Industry, Dry Cleaning Establishment and Propane Transfer Facility shall be prohibited.</p> <p>All other provisions of the Zoning By-Law apply.</p>
119-21	M3-28	<p>A studio workshop shall be permitted.</p> <p>A studio workshop shall be defined as "shall mean a building or part of a building used to provide training workshops for arts and crafts and may include accessory retail space for the sale of art and craft supplies and may include overnight accommodation for a maximum of 5 bedrooms or suites for persons engaged in the training workshops.</p> <p>Cannabis Production and Processing, Chemical Pharmaceutical Industry, Dry Cleaning Establishment, and Propane Transfer Facility shall be prohibited.</p> <p>All other provisions of the Zoning By-law apply.</p>
119-21	M3-29	<p>Cannabis Production and Processing, Chemical Pharmaceutical Industry, Dry Cleaning Establishment, and Propane Transfer Facility shall be prohibited.</p> <p>All other provisions of the Zoning By-Law apply.</p>
126-22	M3-30	<p>Notwithstanding any provisions of this By-Law to the contrary, within any areas zoned M3-30 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Heavy Industrial (M3) Zone, the operation of an</p>

		<p>Aggregate Recycling Facility related uses accessory to the primary use shall be permitted.</p> <p>An aggregate recycling facility shall be defined as “the use of the premises for the recycling, by way of crushing, grinding, blending, and screening, -of nonhazardous aggregate by-products such as concrete, asphalt, bricks, glass, and ceramics. This use includes the storage/stockpiling of incoming material awaiting processing and the storage/stockpiling of processed material awaiting shipment. This use does not include a central mixing, batching or any other facility/plant for the production of asphalt and concrete.”</p>
4-23	M3-31	<p>Notwithstanding any provisions of this By-Law to the contrary, within any areas zoned M3-31 on Schedule ‘A’ hereto, a future industrial development is permitted subject to the following:</p> <ul style="list-style-type: none"> - The minimum off-street parking rate for a <i>warehouse</i> and <i>manufacturing facility</i> shall be 1 parking space per 250 square metres of <i>gross floor area</i> of building space, plus any required accessible parking spaces; - The maximum building height shall be 14 metres; - The minimum lot frontage shall be 20 metres; - Any building or structure shall be permitted to be erected on a lot that has frontage on a private street with a minimum width of 10m; - The maximum driveway width shall be 12 metres; - To prohibit Cannabis Production and Processing, Chemical and Pharmaceutical Industry, Dry Cleaning Establishment, Food Processing Plant, Impounding Yard and Propane Transfer Facility; <p>A <i>Food Processing Plant</i> shall be defined as: A building used for the processing and packaging of meat and poultry products, fish products, and tobacco products for human and animal consumption, abattoirs, and any premises used for the slaughtering of animals or the boiling of blood, tripe, or bones.</p> <p>All other provisions of the By-Law shall apply.</p>

11.8 Special Exceptions M4 Zone

By-Law No.	Zone Code	Description
8-24	M4-1	<p>Notwithstanding any provisions of the Energy and Waste Industrial (M4) zone to the contrary, a minimum street setback of 25.0 m, interior side yard setback of 10.0 m, and landscape open space of 20% shall be permitted.</p> <p>All other provisions of the By-Law shall apply.</p>

Section 12: Resource Extraction (EX) Zone

12.1 Uses Permitted

No *person* shall within any Resource Extraction (EX) *zone*, *use* any lot or *erect, alter* or *use* any *building* or *structure* for any purpose except for one of more of the following *uses* identified by a “dot”

12.1.1 Uses Permitted Table

List of Uses	Permitted
<i>Existing Uses</i>	●
<i>Agriculture Use</i>	●
Mineral Aggregate Operation	●
Mineral Aggregate Resource Conservation	●
Pit	●
Quarry	●

12.2 Zone Requirements

No *person* shall, within any Resource Extraction (EX) *zone*, *use* any lot or *erect, alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

12.2.1 Zone Requirements Table

Provisions	Specifications
Lot Area , Minimum (ha)	Nil
Lot Frontage , Minimum (metres)	Nil
Street Setback , Minimum (metres)	18.0
Interior Side Yard Setback , Minimum (metres)	15.0
Rear Yard Setback , Minimum (metres)	15.0

12.3 Special Exceptions EX Zone

By-Law No.	Zone Code	Description
Not Available	EX-1	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> EX-1 on Schedule 'A' hereto, the minimum <i>yard</i> requirements for the face of the extraction of sand and gravel shall be as follows:</p> <ul style="list-style-type: none"> a) the minimum <i>rear yard</i> shall be 45 metres; b) the minimum northerly <i>interior side yard</i> shall be 15 metres; c) the minimum interior southerly <i>side yard</i> does not apply as it abuts an unopened <i>road allowance</i>; and d) the minimum <i>side yard/setback</i> between the easterly face of the extraction area and properties situated to the east shall be as follows: <ul style="list-style-type: none"> 1. for properties with the Assessment Roll No. 2920- 016-020-31750, the minimum requirement shall be 75 metres; and 2. for the property with the Assessment Roll No. 2920- 016-020-31700, the minimum <i>yard</i> requirement shall be 90 metres; <p>All other requirements of the By-Law shall apply.</p>
Not Available	EX-2	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area <i>zoned</i> EX-2 on Schedule 'A' hereto, the <i>Zone</i> requirements of the (EX) <i>Zone</i> shall apply with the following exceptions:</p> <ul style="list-style-type: none"> (i) no extraction shall take place below a depth of 1 metre above the water table other than in forming the settling ponds to clarify wash water as shown on the licensee's site plan; and (ii) no topsoil or subsoil shall be removed from the licensed <i>lot</i>; and (iii) the <i>pit face setback</i> on the northerly limit of the (EX) <i>Zone</i> shall be the <i>lot</i> boundary; <p>All other requirements of the By-Law shall apply.</p>

By-Law No.	Zone Code	Description
Not Available	EX-3	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area zoned EX-3 on Schedule 'A' hereto, the Zone requirements of the (EX) Zone shall apply with the following exceptions:</p> <ul style="list-style-type: none"> (i) no other use shall take place on the northeast corner of the lands, being a triangular-shaped portion measuring 100 metres west of Rest Acres Road and 200 metres south of Bethel Road except earth berming and tree screening accessory to a licensed pit; (ii) no extraction shall take place below a depth of 1 metre above the water table other than in forming the settling ponds to clarify wash water as shown on the licensee's site plan; and (iii) no topsoil or subsoil shall be removed from the licensed lot; <p>All other requirements of the By-Law shall apply.</p>

Section 13: Institutional (N) Zone

13.1 Uses Permitted

No *person* shall within any Institutional (N) *zone*, *use* any lot or *erect, alter* or *use* any *building* or *structure* for any purpose except for one of more of the following *uses* identified by a “dot”

The Institutional *zones* established by this By-Law are as follows:

- N1 Minor Institutional**
- N2 Major Institutional**

13.1.1 Uses Permitted Table

List of Uses	N1	N2
<i>Art Gallery</i>	•	•
<i>Community Centre</i>	•	•
<i>Group Home, Correctional</i>		
<i>Day Care</i>	•	•
<i>Hospital</i>		•
<i>Library</i>	•	•
<i>Museum</i>	•	•
<i>Mobile Refreshment Cart</i>	•	•
<i>Nursing Home</i>	•	•
<i>Office, Medical</i>		•
<i>Place of Worship</i>	•	•
<i>Retirement Home</i>	•	•
<i>School, Elementary</i>	•	•
<i>School, Private Elementary, excluding a dormitory</i>	•	•
<i>School, Post-Secondary</i>		•
<i>School, Private Secondary</i>		•
<i>School, Secondary</i>		•

13.2 Zone Requirements

No person shall, within any Institutional (N) zone, use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

13.2.1 Zone Requirements Table

Provision	Specifications	
	N1	N2
Lot Area , Minimum (square metres)	450	10,000
Lot Frontage , Minimum (metres)	15.0	15.0
Street Setback , Minimum (metres)	6.0	10.0
Interior Side Yard Setback , Minimum (metres)	1.2	10.0
Rear Yard Setback , Minimum (metres)	6.0	10.0
Lot Coverage , Maximum	35%	40%
Landscaped Open Space , Minimum	30%	30%
Building Height , Maximum (metres)	10.0	15.0

13.3 Special Exceptions N1 Zone

By-Law No.	Zone Code	Description
Not Available	N1-1	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned N1-1 on Schedule 'A' hereto, in addition to the uses permitted in the Minor Institutional (N1) Zone, a <i>funeral home</i> with an accessory <i>dwelling unit</i> being occupied only by the owner, caretaker or an employee of the <i>funeral home</i> shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	N1-2	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned N1-2 on Schedule 'A' hereto, the permitted uses shall be limited to a <i>private school</i> . All other requirements of the By-Law shall apply.
170-02	N1-3	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned N1-3 on Schedule 'A' hereto, a dance studio and School for the Arts shall be a permitted use. All other requirements of the By-Law shall apply.
136-15, 137-15, PL121076	N1-4	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned N1-4 on Schedule 'A' hereto, in addition to the uses permitted in the Minor Institutional (N1) Zone, a street fronting rowhouse dwelling and a rowhouse dwelling in accordance with the following provisions shall also be permitted: <ul style="list-style-type: none"> a) For street fronting rowhouse dwellings the following minimum standards and all other requirements of the RM2 Zone shall apply: <ul style="list-style-type: none"> (i) Lot Area (Minimum): 180 m² (ii) Lot Frontage (Minimum): 6.0 m (iii) Front Yard (Minimum): 4.5 m, provided no part of the structure used as a carport or garage is closer than 6.0 m to the front lot line. (iv) Interior Side Yard (Minimum): 1.5 m (v) Exterior Side Yard (Minimum): 4.5 m (vi) Lot Coverage (Maximum): 50% b) Rowhouse dwelling in accordance with the following provisions and all other requirements of the RM2 Zone:

By-Law No.	Zone Code	Description
		<p>(i) Minimum Front Yard: 4.5 metres (provided no part of the structure used as a garage is closer than 6.0 metres to the front lot line, and that no garage portion of a dwelling is located nearer to the street line than the habitable part of the dwelling).</p> <p>(ii) Lot Frontage (minimum): 6.0 metres</p> <p>(iii) Exterior Side Yard: 3.0 metres</p> <p>(iv) Interior Side Yard (minimum): 1.2 metres</p> <p>(v) Lot Coverage (maximum): 45%</p> <p>(vi) Privacy yards (minimum): 6.0 metres adjoining each exterior wall of every dwelling unit.</p> <p>(vii) The Rowhouse dwelling may also have frontage on a public street.</p> <p>All other requirements of the By-Law shall apply.</p>

13.4 Special Exceptions N2 Zone

By-Law No.	Zone Code	Description
Not Available	N2-1	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area zoned N2-1 on Schedule 'A' hereto, in addition to the <i>uses</i> permitted in the Major Institutional (N2) Zone, following <i>uses</i> shall also be permitted:</p> <ul style="list-style-type: none"> a) an <i>apartment dwelling</i> designed for the accommodation and occupancy by elderly and is owned and managed by a non-profit organization or a charitable institution containing a maximum of 130 <i>dwelling units</i>; b) a drug store having a maximum <i>gross floor area</i> of 40 square metres; c) a convenience store having a maximum <i>gross floor area</i> of 30 square metres and; d) a <i>medical office</i> having a maximum <i>gross floor area</i> of 40 square metres; <p>Furthermore, the <i>building height</i> shall not exceed 29.9 metres and a minimum of 130 <i>parking spaces</i> shall be provided. All other requirements of the By-Law shall apply.</p>
PL160641 PL161164	N2-3	<p>Notwithstanding any provision of this By-law to the contrary, within any area zoned N2-3 on Schedule 'A' attached hereto, the permitted uses shall be limited to the following:</p> <ul style="list-style-type: none"> • School, Elementary • School, Post Secondary • School, Secondary • Community Center – excluding day care <p>All other requirements of By-law shall apply. (Maps 18, 26, 27 & 27A)</p>
PL171215	N2-5	<p>Notwithstanding any provision of this By-law to the contrary, no person shall within any N2-5 Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:</p> <p>Uses Permitted shall be limited to:</p> <ol style="list-style-type: none"> 1. Elementary School; 2. Community Centre; 3. Public Library; 4. Public Park; 5. Accessory uses, buildings and structures;

By-Law No.	Zone Code	Description
		<p>6. Residential Uses in accordance with the RM3-22 Zone upon removal of the “h” provision (h-22).</p> <p>The following site-specific provisions shall apply to the Elementary School/Community Centre:</p> <p>Lot Area (Minimum): 2.0 ha based on one school; or 4.0 ha based on a joint school (2 schools).</p> <p>Lot Width (Minimum): 50.0 metres</p> <p>Minimum off-street parking regulations 1 per classroom (includes teaching rooms, gymnasium, library etc.) plus 1 per portable classroom;</p> <p>A shared parking reduction of 25 % may be considered for the community centre and/or public library parking requirements, in combination with an elementary school use or public park use.</p> <p>All other requirements of the By-Law shall apply.</p>

Section 14: Natural Heritage (NH) and Open Space (OS) Zones

14.1 Uses Permitted

No *person* shall within any Natural Heritage (NH) or Open Space (OS) *zone*, *use* any *lot* or *erect, alter, or use any building or structure* for any purpose except for one or more of the following *uses* identified by a “dot”.

The Open Space *Zones* established by the By-Law are as follows:

The Natural Heritage *Zones* established by the By-Law are as follows:

- NH Natural Heritage**
- NH1 Natural Heritage Vegetation Protection Zone**

The Open Space *Zones* established by the By-Law are as follows:

- OS1 Open Space**
- OS2 Recreational Facilities**
- OS3 Recreational Trailer Park**

14.1.1 Uses Permitted Table

List of Uses	Zones				
	NH	NH1	OS1	OS2	OS3
<i>Agricultural Use</i>	•	•			
<i>Boat Dock</i>	•	•	•	•	•
<i>Boat House</i>	•	•	•	•	•
<i>Boat Ramp</i>	•	•	•	•	•
<i>Campground</i>				•	•
<i>Cemetery</i>			•		
<i>Community Centre</i>				•	
<i>Conservation and Flood or Erosion Control Projects</i>	•	•			
<i>Fairground</i>				•	
<i>Forestry</i>	•	•	•		
<i>Golf Course</i>				•	

List of Uses	Zones				
	NH	NH1	OS1	OS2	OS3
<i>Mobile Refreshment Cart</i>			•	•	
<i>Place of Worship</i>			•		
<i>Public Park or Private Park</i>	•	•	•	•	•
Small-scale structures for passive recreational uses, including boardwalks, footbridges, fences, and picnic facilities	•	•	•	•	•
<i>Wildlife Management</i>	•	•	•		

14.2 Zone Requirements and Provisions for Natural Heritage Zones

- a) The Natural Heritage Zone (NH) includes key natural heritage features, key hydrologic features, and other supporting natural areas intended for conservation. It also includes natural hazards such as wetlands, erosion hazards, flooding hazards and hazardous lands or sites whereby buildings, structures and uses are to be directed away from these areas to protect life and property.
- b) The Natural Heritage Vegetation Protection Zone (NH1) includes a vegetation buffer zone adjacent to and/or connecting key natural heritage features, key hydrologic features and other supporting natural areas which is intended to be maintained as self-sustaining vegetation to enhance and protect features, functions, and connectivity. Where lands are used as part of a farming operation, the vegetation protection zone is not intended to interfere with normal farm practices and in such cases the vegetation protection zone is not intended to be maintained as natural self-sustaining vegetation if the land will be used for passive agricultural uses (e.g. crops, pasture, livestock grazing etc.) and provided there are no new buildings or structures, unless otherwise approved by the County of Brant.
- c) No person shall, within any Natural Heritage (NH) zone, use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:
 - i. Within the NH and NH1 Zones, the use of any lot, or the erection, alteration, or use of any building or structure shall not be permitted unless listed as a permitted use in Table 14.1.1 or permitted as per

Section 14.2.c) iv, and written authorization is granted by the County of Brant.

- ii. Where lands are regulated by a Conservation Authority, the use of any lot, or the erection, alteration, or use of any building or structure shall not be permitted unless written authorization and/or a permit is granted from the Conservation Authority under The Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses, as may be amended..
- iii. Within the NH and NH1 Zones the impact on key natural heritage features, key hydrologic features and other supporting features must be minimized and mitigated to the greatest extent possible to the satisfaction of the County of Brant. Prior to allowing the use of any lot, or the erection, alteration, or use of any building or structure that is permitted in these zones, an Environmental Impact Study or similar study may be required to be completed in accordance with an approved Terms of Reference to the satisfaction of the County of Brant that demonstrates amongst other matters that there will be a net gain in key natural heritage features and key hydrologic features and ecological and hydrological functions. In addition, the County may require that the lands be subject to Site Plan Control.
- iv. Within the NH and NH1 Zones, legally existing uses, buildings, and structures shall be deemed to be non-conforming. An addition, replacement, relocation, or alteration may be permitted to a nonconforming building, structure or use, and a non-habitable accessory building or structure may be permitted, subject to the provisions in this By-Law, approval of the County of Brant and the Conservation Authority having jurisdiction, and the following provisions:
 - 1. The building, structure or use shall meet all requirements of the abutting zone on the same lot or, in the case of a non-conforming building, structure or use located on a property that is wholly zoned NH or NH1 , the regulations of the predominant zone category in proximity to the lot, as determined by the County of Brant.
 - 2. No addition, replacement, relocation, alteration, use, non-habitable accessory building or structure including associated site alteration shall be within a key natural heritage feature or key hydrologic feature or associated NH1 Zone, unless it is demonstrated that there is no alternative location, and expansion into the feature is minimized and mitigated to the greatest extent possible to the satisfaction of the County of Brant.
 - 3. The cumulative footprint of all additions, replacements, relocations, alterations, uses and non-habitable accessory buildings and structures including associated

site alteration in key natural heritage and key hydrologic features and the associated NH and NH1 Zones does not exceed 450 m².

- v. Without expanding the permitted uses, or limiting the restricted uses, the following uses shall specifically not be permitted:
1. No new private sewage disposal system and associated site alteration shall be located in or within 30 metres of a key hydrologic feature.
 2. With the exception of small-scale structures for passive recreational uses and structures for flood or erosion control projects, no new or addition to an existing building or structure including associated site alteration shall be permitted: in or within 30 metres of a wetland; or in or within 10 metres of a life science area of natural and scientific interest.
 3. With the exception of small-scale structures for passive recreational uses, boat houses/docks/ramps along a permanent watercourse, and flood or erosion control projects no new or addition to an existing building or structure including associated site alteration shall be permitted: in or within 15 metres of an intermittent watercourse or a warm water watercourse; or in or within 30 metres of a cool or cold water watercourse or a watercourse identified by the Department of Fisheries and Oceans as the critical habitat of or aquatic species at risk.
 4. With the exception of small-scale structures for passive recreational uses and except as permitted by Section 14.2.c.v., no new or addition to an existing building or structure shall be permitted in or within 10 metres of a significant woodland or significant wildlife habitat.
 5. No use of any lot, or the erection, alteration, or use of any building or structure including those associated with a non-conforming building, structure or use shall be permitted in fish habitat or the habitat of threatened or endangered species, except in accordance with provincial and federal legislation.

14.3 Zone Requirements for OS1, OS2 and OS3 Zones

No person shall within any Open Space (OS1, OS2, or OS3) *zone*, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

14.3.1 Zone Requirements Table

Provisions	Specifications		
	OS1	OS2	OS3
Lot Area, Minimum (square metres)	1000	1000	200,000
Lot Frontage, Minimum (metres)	15.0	15.0	15.0
Street Setback, Minimum (metres)	6.0	7.5	25.0
Interior Side Yard Setback, Minimum (metres)	3.0	7.5	15.0
Rear Yard Setback, Minimum (metres)	3.0	7.5	15.0
Lot Coverage, Maximum	40%	40%	40%
Building Height, Maximum (metres)	10.0	10.0	10.0
Maximum Area for individual site in Recreational Trailer Park (sq. m.)	-	-	185
Maximum Area for individual Campsite (sq. m.)	-	150	150

14.4 Special Exceptions NH Zone

By-Law No.	Zone Code	Description
Not Available	NH-1	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> NH-1 on Schedule 'A' hereto, a waste treatment facility is permitted. All other requirements of the By- Law shall apply.
227-02, 45-11	NH-2	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> NH-2 on Schedule 'A' hereto, silos and other <i>structures</i> related to a flourmill shall be permitted subject to the approval of the appropriate <i>Conservation Authority</i> . All other requirements of the By-Law shall apply.
146-18	NH-10	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> NH-10 on Schedule 'A' hereto, the permitted <i>use</i> of land shall be limited to <i>Landscaped Open Space</i> , excluding pedestrian walkways, <i>patio</i> or similar areas. All other requirements of the By- Law shall apply.
84-19	NH-12	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> NH-12 on Schedule 'A' hereto, in addition to the uses permitted within the Natural Heritage (NH) Zone, a seasonal campground

		consisting of twelve (12) campsites, to permit a tourist oriented business involving boat excursions and its associated parking and to allow the off season storage of recreational vehicles. All other requirements of the By-Law shall apply. (Maps 32 and 33)
54-22 -	NH-13	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned NH-13 on Schedule 'A' hereto, in addition to the uses permitted within the Natural Heritage (NH) Zone, development, project works, and site alteration may be permitted for the Biggars Lane Landfill expansion as approved through the Environmental Assessment process. All other requirements of the By-Law shall apply. (Maps 150, 151, and 162)
78-23	NH-15	Due to species at risk in the area, Agricultural uses, Public Park or Private Park, and Small-Scale structures for passive recreational uses, including boardwalks, footbridges, fences, and picnic facilities are prohibited unless authorized by the County of Brant, and where applicable, written authorization has been obtained under the Endangered Species Act. All other requirements of the By-Law shall apply.

14.5 Special Exceptions OS1 Zone

By-Law No.	Zone Code	Description
Not Available	OS1-1	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned OS1-1 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to a <i>cemetery</i> and a church but not including a <i>day care</i> , and an <i>accessory building</i> to any of the permitted <i>uses</i> . All other requirements of the By-Law shall apply.
121-02, 1-03, 133-13,	OS1-2	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned OS1-2 on Schedule 'A' hereto, <i>uses</i> shall be limited to a <i>place of worship</i> and an <i>existing dwelling unit</i> . The <i>existing dwelling unit</i> shall be subject to the requirements of Agricultural (A) Zone. All other requirements of the By-Law shall apply.
Not Available	OS1-3	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned OS1-3 on Schedule 'A' hereto, the lands are recognized as a former <i>waste disposal site</i> . All other requirements of the By-Law shall apply.
95-05, 63-10	OS1-4	Notwithstanding the provisions of this By-Law to the contrary, within any area zoned OS1-4 on Schedule 'A' hereto, the <i>height</i> of the <i>building</i> shall not exceed 13.0 meters. All other requirements of the By-Law shall apply.
108-09	OS1-5	Notwithstanding any provision of this By-Law to the contrary, within any area zoned OS1-5 on Schedule 'A' hereto, the following development standards shall apply: Building Location <ul style="list-style-type: none"> a) The yard adjacent to Burwell Street is deemed to be the front yard; b) The existing yards adjacent to the church building-proper shall be deemed to conform to the requirements of the zoning By-Law; c) The minimum interior side yard, adjacent to the rear yard of No. 69 Grand River Street South shall be 1.5 meters; d) The minimum rear yard, adjacent to the north side yard of No. 69 Grand River Street South shall be 1.5 meters; e) The rear yard shall be at least 2.0 meters at the south-rear point of the parish hall. Parking <ul style="list-style-type: none"> a) Parking may be permitted in a front yard;

		<p>b) Eight (8) parking spaces shall be provided, of which a minimum of two (2) spaces should be reserved for people with disabilities.</p> <p>Site Development</p> <p>a) Maximum lot coverage-60%;</p> <p>b) Minimum landscaped open space-30%</p> <p>Building Height</p> <p>a) Maximum building height, 7.3 meters, which excludes main place of worship building (i.e. existing stone church).</p> <p>All other requirements of the By-Law shall apply.</p>
123-20	OS1-12	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned HA-OS1-12 on Schedule 'A' hereto, the following site-specific provisions are permitted:</p> <ol style="list-style-type: none"> 1. A reduced street setback of 0 metres (0 feet) along 70% of the Main Street property line, whereas 6 metres (19.7 feet) is required. 2. A reduced interior side yard setback of 1.2 metres (3.9 feet) from residential lots fronting Dumfries Street, whereas 3 metres (9.8 feet) is required. 3. A reduced interior side yard setback of 0.8 metres (2.6 feet) for an accessory structure (garage), whereas 3 metres (9.8 feet) is required. 4. A reduced parking setback of 1 meter (3.3 feet) along Dumfries Street, 1.5 metres (4.9 feet) along Main Street and 1.6 metres (5.2 feet) from residential lots fronting Dumfries Street, whereas 3 metres (9.8 feet) is required. 5. Reduced parking of 33 parking spaces + 6 accessible, whereas 81 + 4 accessible parking spaces are required.

14.6 Special Exceptions OS2 Zone

By-Law No.	Zone Code	Description
20-11	OS2-1	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> OS2-1 on Schedule 'A' hereto, the minimum <i>side yard setback</i> shall be 4.0 meters from the northerly <i>lot line</i> . All other requirements of the By-Law shall apply.
4-07	OS2-2	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area <i>zoned</i> OS2-2 on Schedule 'A' hereto, the following <i>uses</i> and <i>accessory buildings</i> or <i>structures</i> shall be permitted:</p> <ul style="list-style-type: none"> a) golf course including: b) pro shop <ul style="list-style-type: none"> i. restaurant ii. clubhouse iii. banquet hall iv. other accessory uses c) corporate centre with five executive suites for guest accommodation in the <i>existing dwelling</i> including facilities for recreational, social, education and/or meeting purposes; d) <i>private roads, driveways, sidewalks, pathways</i> and emergency access routes serving the lands <i>zoned</i> OS2-2 and the lands <i>zoned</i> R1-9; and <i>private amenity areas</i> for the <i>dwelling units</i> in the R1-9 Zone; <p>All other requirements of the By-Law shall apply.</p>
Not Available	OS2-3	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area <i>zoned</i> OS2-3 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to the following <i>uses</i> and <i>accessory buildings</i> or <i>structures</i>:</p> <ul style="list-style-type: none"> a) an existing agricultural use; b) an <i>existing</i> club house restricted to an expansion of 100%; c) a <i>public or private park</i>, outdoor track facilities, tennis courts, games played on an outdoor playing field, however, such <i>uses</i> shall not include a bandstand, or an indoor skating arena, or an <i>auditorium</i>, or a place of assembly except for the <i>existing</i> club house; and d) fish and wildlife management; <p>All other requirements of the By-Law shall apply.</p>
Not Available	OS2-4	Notwithstanding the provisions of this By-Law to the contrary, within any area <i>zoned</i> OS2-4 on Schedule 'A' hereto, the permitted uses shall be limited to a park for passive and active recreational uses, to be

		<p>maintained and operated in a manner similar to the Municipality's management and operation of its municipal parks. This park is to be for the use and enjoyment of the general public.</p> <p>All other requirements of the By-Law shall apply.</p>
59-91, 12-74, 17-81, 54-93, 40-88, 45-96	OS2-5	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area zoned OS2-5 on Schedule 'A' hereto, the permitted uses shall be limited to:</p> <p>a) a business involving the manufacturing, fabrication and testing of pavement monitoring and testing equipment and an engineering and consulting business; and</p> <p>b) a tourist oriented business involving boating excursions down the Grand River (Adventures on the Grand);</p> <p>c) Related uses shall include but shall not be limited to an eating establishment (tea room), a retail store, picnic area, outside washroom facilities, and bike rentals;</p> <p>All other requirements of the By-Law shall apply.</p>
228-02	OS2-6	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned OS2-6 on Schedule 'A' hereto, a maximum of one (1) accessory dwelling unit located within an accessory structure and used for a security guard or caretaker as required for the operation of the golf course shall be permitted. All other requirements of the By-Law shall apply.</p>
Not Available	OS2-7	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned OS2-7 on Schedule 'A' hereto, the permitted uses shall be limited to a business involving a miniature golf facility, accessory buildings for a pro-shop and storage area, a putting and practice area and an existing single detached dwelling. The dwelling shall be subject to the regulations of the Agricultural (A) Zone. All other requirements of the By-Law shall apply.</p>
54-05, 148-06	OS2-8	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned OS2-8 on Schedule 'A' hereto, the permitted uses shall be limited to a business involving a golf driving range, golf lessons, accessory buildings for a pro-shop and storage area and a putting and practice area.</p> <p>All other requirements of the By-Law shall apply.</p>
131-08	OS2-9	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned OS2-9 on Schedule 'A' hereto;</p> <p>a) no driveway shall be located in the right (east) side yard of a building,</p> <p>b) a 3.0m landscaped strip shall be provided on the east lot line,</p>

		<p>c) housing of livestock or poultry shall be limited to the Paris Fair event, and</p> <p>d) all yards shall be measured, and lot coverage calculated, on the basis of the property limits, not internal Zone lines on the lot;</p> <p>All other requirements of the By-Law shall apply.</p>
7-11	OS2-10	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area zoned OS2-10 on Schedule 'A' hereto, the following uses shall be permitted:</p> <p>a) conservation use;</p> <p>b) forestry use;</p> <p>c) golf course;</p> <p>d) assembly hall;</p> <p>e) fairground;</p> <p>f) place of worship;</p> <p>g) public and private parks, including playgrounds, picnic facilities, sports fields, a bowling green and tennis courts;</p> <p>h) public parking area;</p> <p>i) recreational establishment;</p> <p>j) recreation or community centre;</p> <p>k) day care;</p> <p>l) museum; and</p> <p>m) accessory use;</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	OS2-11	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned OS2-11 on Schedule 'A' hereto, the permitted uses shall be limited to a driveway to provide access to a nine hole <i>golf course</i>. All other requirements of the By-Law shall apply.</p>
Not Available	OS2-12	<p>Notwithstanding any provision in the By-Law to the contrary, within any area zoned OS2-12 on Schedule 'A' hereto, the uses permitted shall be:</p> <p>a) a private camp for children and youth in dormitory style housing,</p> <p>b) common meeting and dining facilities,</p> <p>c) an additional residential unit, and</p> <p>d) a non-profit storage building with a maximum floor area of 1,025 square metres, to be used for the collection and distribution of publications and materials used in mission work;</p> <p>Without limiting the generality, the materials used for mission work may include such things as: medical supplies and equipment, educational materials and equipment, publications, bicycles, computers, sewing machines, musical instruments, generators, tools, dry goods, farm equipment, non-perishable food, office supplies and equipment and</p>

		similar goods to be used in mission work. The minimum requirement for landscaped open space shall be 60%. All other requirements of the By-Law shall apply.
--	--	---

14.7 Special Exceptions OS3 Zone

By-Law No.	Zone Code	Description
Not Available	OS3-1	Notwithstanding the provisions of this By-Law to the contrary, within any area zoned OS3-1 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to a maximum of 85 <i>campsites</i> to be <i>used for recreational vehicles</i> and 15 <i>campsites</i> to be <i>used</i> for the accommodation of tents. Such <i>use</i> shall only be occupied between May 1 st and October 15 th in any given calendar year. All other requirements of the By-Law shall apply.
205-06, 39-12	OS3-2	Notwithstanding any provision of this By-Law to the contrary, within any area zoned OS3-2 on Schedule 'A' hereto, the permitted <i>uses</i> shall be limited to 85 <i>trailer sites</i> , which may occupied only between March 1st and January 31st, inclusive and which must be unoccupied between February 1st and February 28th or February 29, inclusive, and one (1) <i>single detached dwelling</i> which may be occupied year-round. All other requirements of the By-Law shall apply.
Not Available	OS3-3	Notwithstanding the provisions of this By-Law to the contrary, within any area zoned OS3-3 on Schedule 'A' hereto, the maximum number of <i>campsites</i> shall be limited to 400 sites of which 30 <i>campsites</i> may be <i>used</i> for tourist <i>trailers</i> or campers between March 15th and December 15th inclusive, while all other <i>campsites</i> may only be occupied between April 1st to October 31st inclusive in any calendar year. All other requirements of the By-Law shall apply.
Not Available	OS3-4	Notwithstanding the provisions of this By-Law to the contrary, within any area zoned OS3-4 on Schedule 'A' hereto, the maximum number of <i>campsites</i> shall be restricted to 300 sites, of which 24 <i>campsites</i> may be <i>used</i> for tourist <i>trailers</i> or campers between March 15th and December 15th inclusive while all other <i>campsites</i> may only be occupied between April 1st to October 31st inclusive in any calendar year. Furthermore, one <i>single dwelling unit</i> and one <i>apartment dwelling unit accessory</i> to the <i>trailer camp</i> or <i>campground</i> shall also be permitted. All other requirements of the By-Law shall apply.

Not Available	OS3-5	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area zoned OS3-5 on Schedule 'A' hereto, the maximum number of <i>campsites</i> shall be restricted to 120 sites.</p> <p>Furthermore, a minimum <i>interior side yard</i> of 4 metres shall be provided and any garbage disposal containers shall be located 20 metres from the <i>lot line</i>.</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	OS3-6	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area zoned OS3-6 on Schedule 'A' hereto, the maximum number of <i>campsites</i> shall be restricted to 318 sites.</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	OS3-7	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area zoned OS3-7 on Schedule 'A' hereto, no buildings or structures shall be erected and the lands may only be used for active recreation purposes such as baseball or soccer playing fields. All baseball nets shall be erected within 20 metres of the north end of the lands. In addition, the lands shall not be used for entertainment purposes such as a band shell or a place where bands may play or perform. All other requirements of the By-Law shall apply.</p>
Not Available	OS3-8	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area zoned OS3-8 on Schedule 'A' hereto, the uses and regulations are as follows:</p> <ul style="list-style-type: none"> (i) Permitted uses shall be limited to <ul style="list-style-type: none"> a) two (2) dwelling units, b) 220 seasonal dwellings or cottages, c) 110 tent and/or trailer camping sites, d) an administrative office, e) an auditorium and service buildings, f) recreational uses including playing fields, a golf course, swimming and/or wading pools, tennis courts, volleyball courts, basketball courts, studios and/or workshops or similar recreational uses for the use of the occupants of the private park. (ii) The 220 seasonal dwellings/cottages shall be limited in size as follows: <ul style="list-style-type: none"> - 50 seasonal dwellings/cottages at 90m² maximum - 40 seasonal dwellings/cottages at 80m² maximum - 23 seasonal dwellings/cottages at 75m² maximum - 107 seasonal dwellings/cottages at 47m² maximum.

		<p>Each seasonal dwelling/cottage and trailer/camping site shall be a minimum of 148 square metres</p> <p>Each trailer/camping site shall have a minimum of one off-street parking space.</p> <p>An additional 200 off-street parking spaces shall be permitted. All other requirements of the By-Law shall apply.</p>
Not Available	OS3-9	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area zoned OS3-9 on Schedule 'A' hereto, in addition to the uses permitted in the OS3 Zone, a children's camp with all applicable accessory uses shall be permitted. Furthermore, a maximum of three dwelling units and agricultural uses shall also be permitted. Additional uses shall include docks and canoe storage areas, windmill structures and a weather station.</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	OS3-10	<p>Notwithstanding the provisions of this By-Law to the contrary, within any area zoned OS3-10 on Schedule 'A' hereto, in addition to the uses permitted in the OS3 Zone, two single detached dwellings accessory to the recreational trailer park shall also be permitted. Furthermore, the minimum lot area shall be 4 hectares. All other requirements of the By-Law shall apply.</p>

Section 15: Holding (h-) and Temporary (T-) Zones

15.1 Holding (h-) Zone Provisions

Where the symbol "h" appears on a zoning map, including as a prefix to any zone symbol, a holding provision pursuant to Section 36 of *the Planning Act* has been applied to specify the use to which the lands may be put in the future. A holding provision may be applied where certain conditions are required to be met to the satisfaction of the County of Brant prior to the development of the lands for the intended use. Once the conditions have been satisfied, the holding symbol will be removed by amendment to the by-law and the requirements of the underlying zone shall apply.

- a) Despite any permission to the contrary, including the general permissions of Section 4.40, while a holding provision is in place, the uses of the property shall be limited to the following:
 - i. Lawfully established existing uses
 - ii. Agricultural uses, except that no livestock facility or expansion shall be permitted within a settlement area
 - iii. A stormwater management facility
 - iv. A public park or temporary public use
 - v. Works of a Conservation Authority
 - vi. Wildlife and forest management
- b) Where a minor expansion is proposed to a lawfully existing use, such an expansion may be permitted without the removal of the holding provision only where it has been determined to the satisfaction of the County of Brant that the expansion will not jeopardize the ultimate intended use and development of the lands.
- c) For the purposes of applying general conditions required to be met prior to the removal of a holding provision, the following shall constitute the general conditions for removal of the holding (h) symbol:
 - i. The adequate provision of municipal servicing infrastructure has been determined.
 - ii. The appropriate phasing of the development has been determined.
 - iii. All required studies have been completed to ensure that development meets the objectives of the County of Brant's Official Plan, and/or

iv. Any applicable development or legal agreement, including the registration of the development and any applicable allocation of municipal servicing.

d) For the purposes of applying specific conditions required to be met prior to the removal of a holding provision, Table 15.1.1 shall constitute the specific conditions for the removal of site-specific holding symbols:

15.1.1 Holding Zone Provisions Table

By-Law No.	Zone Code	Property Address(es)/ Location	Description
None Available	h-1	Various	To ensure that development takes a form compatible with adjacent land use, an Area Study shall be required with public consultation in advance of any development proposals including Plans of Subdivision/Condominium being submitted for approval prior to the removal of the "h" symbol.
15-12	h-2	54 East River Road	To allow for the undertaking of appropriate studies to determine the depth of development setbacks to account for the natural environmental features, erosion hazards, safe access for vehicles/people during times of erosion as well as other emergencies and abutting land uses that surround the subject lands.

PL160012	h-10	Concessions 1 & 2, Part Lots 27, 28, & 29	Development of the lands shall not be permitted until excavation of Phase 1 of the adjacent aggregate operation, as illustrated by Dufferin Aggregates Operational Pan, produced by J.H. Cohoon Engineering Limited and dated June 2015, reaches approximately 400 metres from the southwest corner of the property line described in the plan, and there are no restrictive covenants providing for the same restriction registered on title to the lands subject to this hold, subject to the completion of a noise impact study to the satisfaction of the County of Brant.
PL160012	h-11	Concessions 1 & 2, Part Lots 27, 28, & 29	Development of the lands shall not be permitted until excavation of Phase 1 of the adjacent aggregate operation, as illustrated by Dufferin Aggregates Operational Pan, produced by J.H. Cohoon Engineering Limited and dated June 2015, reaches approximately 550 metres from the southwest corner of the aggregate operation property line described in the plan, and there are no restrictive covenants providing for the same restriction registered on title to the lands subject to this hold, subject to the completion of a noise study to the satisfaction of the County of Brant.
PL160012	h-12	Concessions 1 & 2, Part Lots 27, 28, & 29	Development of the lands shall not be permitted until excavation of Phase 1 of the adjacent aggregate operation, as illustrated by Dufferin Aggregates Operational Pan, produced by J.H. Cohoon Engineering Limited and dated June 2015, reaches approximately 670 metres from the southwest corner of the aggregate operation property line described in the plan, and there are no restrictive covenants providing for the same restriction registered on title to the lands subject to this hold, subject to the completion of a noise impact study to the satisfaction of the County of Brant and the construction of any noise mitigation measures.

PL160012	h-13	Concessions 1 & 2, Part Lots 27, 28, & 29	Development of the lands shall not be permitted until excavation of Phase 8 of the adjacent aggregate operation, as illustrated by Dufferin Aggregates Operational Plan, produced by J.H. Cohoon Engineering Limited and dated June 2015, has been completed or, if the operator of the aggregate operations provides written consent to the County of Brant and the maintenance easement registered in favor of CRH Canada Group Inc. has been removed and there are no restrictive covenants providing for the same restriction registered on title to the lands subject to this hold.
PL160012	h-14	Concessions 1 & 2, Part Lots 27, 28, & 29	Development of the lands shall not be permitted until a traffic study has been completed to the satisfaction of the County of Brant to demonstrate that sufficient capacity is available in the Grand River Street North corridor to accommodate the proposed development.
144-18	h-18	419 East River Road	To ensure orderly development of the lands, a detailed review of the location of wells, septic systems, and the <i>dwelling</i> s all four (4) lots (Lots 4, 5, 6, and 7) in the <i>plan of subdivision</i> shall be required. The Chief Building Official must be satisfied that all four (4) <i>lots</i> conform to the Building Code requirements prior to the removal of the holding provision on any portion of the plan.

151-19	h-20	7 Myerscough Road	To allow for the undertaking of further studies relating to an archeological assessment completed on the property and to ensure that <i>development</i> takes a form compatible with adjacent land <i>uses</i> .
81-23, 28-24	h-21	St. George	<p>To ensure the orderly development of St. George on full municipal water and wastewater servicing, consistent with the recommendations of the St. George Masterplan Study, this holding provision is applied to lands where the cumulative development of lands within proximity has the potential to exceed 2 hectares of developable area or amount to more than 10 units.</p> <p>The removal of this holding provision shall be subject to the following conditions:</p> <ul style="list-style-type: none"> a) The completion of any studies that may be required to determine the development potential and design of the site, including, but not limited to, studies that pertain to archeology, cultural heritage, land-use compatibility, and risk mitigation. b) That sufficient wastewater services have been allocated to the development in accordance with the applicable Servicing Allocation Policy for St. George. c) That sufficient water services have been allocated to the development in accordance with the applicable Servicing Allocation Policy for St. George.

			<p>For greater clarity, this holding provision shall not apply to prohibit the following:</p> <ul style="list-style-type: none"> d) Construction works necessary to prepare or place any external infrastructure/services for the purposes of increasing servicing capacity for the St. George Settlement Area. e) Construction works necessary to implement the recommendations of the St. George Masterplan Study or St. George Class Environmental Assessments. f) Minor expansions of lawfully existing uses at the time of passing of this By-Law that are otherwise permitted by the underlying zone category.
78-24 OLT-22- 004258	h-21A	269 German School Road	<p>The removal of this holding provision shall be subject to the following conditions:</p> <ul style="list-style-type: none"> a. Confirmation that there is or will be adequate servicing capacity for the infill units proposed within the development phase. b. That sufficient wastewater services have been allocated to the development. c. That sufficient water services have been allocated to the development. <p>For greater clarity, this holding provision shall not apply to prohibit the following:</p> <ul style="list-style-type: none"> d. Construction works necessary to prepare or place any external infrastructure/services for the purposes of increasing

			<p>servicing capacity for the St. George Settlement Area.</p> <p>e. Construction works necessary to implement the recommendations of the St. George Masterplan Study or St. George Class Environmental Assessments.</p> <p>f. Minor expansions of lawfully existing uses at the time of passing of this By-Law that are otherwise permitted by the underlying zone category.</p>
PI171215	h-22		<p>To ensure the orderly development of the lands zoned h-22-N2-5, the removal of the “h” to permit residential uses shall require the satisfaction of the following conditions:</p> <p>1. Both Brant Haldimand-Norfolk Catholic District School Board and Grand Erie District School Board provide letters advising that they do not require all or part of the lands for school purposes, as follows:</p> <p>a. in advance of registration of the respective phase of the plan; or,</p> <p>b. after a period of seven years has elapsed from the date of the registration of the respective phase.</p> <p>2. Approval of a Site Plan Control Application by the County of Brant.</p>
10-24	h-26	305 King Edward Street	<p>The lifting of the Holding Zone Provision shall only occur upon the completion of the construction and implementation of the recommendations of the April 2023 Boulder Creek Environmental Impact Study report and Environmental Implementation Plan.</p>

10-24	h-27	305 King Edward Street	Applicable to the R1-46 zone, the lifting of the Holding Zone Provision shall only occur upon the construction of Noise Mitigation measures in accordance with the Subdivision Agreement that applies.
10-24	h-28	305 King Edward Street	Applicable to the R1-48 zone, the lifting of the Holding Zone Provision shall only occur upon the below-water extraction of Phase 2A of the Lafarge West Paris Pit Extension located on the west side of Cleaver Road is completed , in accordance with the Aggregate Resources Act License of the pit (ARA License 625336) and associated Site Plans, to be implemented by Lafarge advising the County in writing that below water excavation in Phase 2A of the pit on the west side of Cleaver Road has been completed.
10-24	h-29	305 King Edward Street	Applicable to the RM3-30 zone, the lifting of the Holding Zone Provision shall only occur at the time of the completion and approval by the County of a Noise Impact Study identifying Building Heights and Noise Mitigation measures be incorporated into the detailed design of the Subject Lands to be implemented through County approval of a Site Plan Control application.
OLT-22-004569	h-31	23 Beverly Street East	Notwithstanding anything to the contrary, until the Holding symbol is removed from the lands, a maximum of twenty-nine (29) townhouse units shall be permitted. Prior to the passing of a Bylaw to remove the Holding provision, the St. George Wastewater Treatment Plant expansion shall be completed and operational to the satisfaction of the County (see h-21). Following the removal of the Holding Provision, a maximum of seventy-seven (77) townhouse units shall be permitted on the lands.

<p>OLT-22-002345, 117-23</p>	<p>h-33</p>	<p>29 Thirteenth Concession Road</p>	<p>Purpose: To ensure orderly development of lands for future residential development on private services, the ‘h-33’ shall not be removed until the following conditions are completed to the satisfaction of the County of Brant:</p> <ul style="list-style-type: none"> a) that the applicant attend and participate in a pre-consultation meeting with County staff to determine the applicable applications, reports, studies and plans for any Plan of Subdivision that may be required and would need to be completed to the satisfaction of the County in accordance with any requirements arising from the pre-consultation meeting b) That an application for a Plan of Subdivision is submitted to the County and deemed complete, which includes the provision of necessary technical studies, plans and reports as identified by the County through a required pre-consultation meeting c) That the Draft Approved Plan of Subdivision demonstrate the implementation of appropriate phasing for development within the context of the existing infrastructure and the established built boundary/built up are, and for servicing specifically, the availability and ability to provide full or partial municipal services (water, sanitary, storm) or an alternative thereto including, but not limited to, private water and wastewater services d) That the Draft Approved Plan of Subdivision achieves a structure of complete communities, through an efficient, compact, connected and coordinated development pattern with a range of housing types / uses where appropriate.
------------------------------	-------------	--------------------------------------	---

104-24	h-35	BURFORD CONCESSION 7 PART LOTS 4 AND 5 AND REGISTERED PLAN 2R5926 PART 2	To ensure that development takes a form compatible with adjacent land use and serviced in accordance with the outcome of the Burford Master Environmental Servicing Plan / Study.
143-23, OLT-22- 004216	h-39	282A Highway #5 (western portion)	<ul style="list-style-type: none"> a. That development of the Subject Lands be subject to Site Plan Control Approval to the satisfaction of the County of Brant. b. That the development includes the conveyance of a future north/south municipal road connection extending from Highway #5 to the south limits of the proposed development in accordance with the County of Brant Master Transportation Plan, accepted Traffic Impact Study, and any other supporting documents available. The southerly extent of the municipal road construction to be illustrated on the approved Site Plan. c. That the development includes the construction and conveyance of the future stormwater management facility, and protected woodlands. d. That any external road improvements associated with the proposed development, identified as recommendations within the accepted Traffic Impact Study be completed to the satisfaction of the County of Brant. e. That development of the Subject Lands demonstrates the availability of existing and/or planned infrastructure and services such as: established legal storm outlet, extension of partial services (water only) and

			accommodation of private sanitary system to the satisfaction of the County of Brant.
143-23, OLT-22- 004216	h-40	282A Highway #5 (eastern portion)	<ul style="list-style-type: none"> a. That development of the Subject Lands be subject to Site Plan Control Approval to the satisfaction of the County of Brant. b. That the development demonstrates the ability to establish a future secondary road connection to the existing industrial subdivision to the east and further extension of the north/south municipal road, as required, in accordance with the County of Brant Master Transportation Plan, accepted Traffic Impact Study and any other supporting documents available. c. That any external road improvements associated with the proposed development, identified as recommendations within the accepted Traffic Impact Study be completed to the satisfaction of the County of Brant. d. That the development of the Subject Lands demonstrates an ability to provide an appropriate level of servicing based on existing and/or planned infrastructure to the satisfaction of the County of Brant. e. That the uses permitted on these lands are subject to this holding provision include existing uses, conservation and uses associated with providing private sanitary and stormwater services.

15.2 Temporary (T-) Zone Provisions

Where a Zone symbol is preceded by an upper-case letter “T”, a hyphen, and a number (T-1), the symbol refers to a temporary use permission that applies to the lands so zoned. The provisions of this By-Law are modified for the lands to which the temporary use permission applies as set out in this section of this By-Law, until the permission granted by the applicable Temporary Use By-Law expires, in accordance with Section 39 of the Planning Act. This Zone permits temporary uses for a specified period of time after which the Temporary (T-) Zone symbol and text are removed and revert back to the main Zone. It is not intended that a temporary Zone will permanently establish a use on a lot.

15.2.1 Temporary Zone Provisions Table

By-Law No.	Zone Code	Property Address	Description	Date Temporary Use Expires
146-05 152-15	T-3	286 McLean School Road	In addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a <i>garden suite</i> shall also be permitted, provided that it is removed on or before the expiry date stated herein. All other requirements of the By-Law shall apply.	September 22, 2025
228-07, 189-17	T-5	94-100 Molson Road	In addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a <i>garden suite</i> shall also be permitted, provided that it is removed on or before December 19, 2027. All other requirements of the By-Law shall apply.	December 19, 2027
159-13	T-14	42 Highway #5	In addition to the <i>uses</i> permitted in the Agricultural (A) Zone, a <i>garden suite</i> shall also be permitted, provided that it is removed on or before the expiry date stated herein. All other requirements of the By-Law shall apply.	August 27, 2033

12-14	T-16	562 Bishopsgate Road	In addition to the uses permitted in the Agricultural (A) Zone, a garden suite shall also be permitted, provided that it is removed on or before the expiry date stated herein. All other requirements of the By-Law shall apply.	January 28, 2034
68-14	T-17	769 Drumbo Road	In addition to the uses permitted in the Agricultural (A) Zone, a garden suite shall also be permitted, provided that it is removed on or before the expiry date stated herein. All other requirements of the By-Law shall apply.	May 27, 2034
21-15	T-20	426 Big Creek Road	In addition to the uses permitted in the Agricultural (A) Zone, a garden suite shall also be permitted, provided that it is removed on or before the expiry date stated herein. All other requirements of the By-Law shall apply.	February 17, 2035
98-12	T-27	289 Seventh Concession Road	In addition to the uses permitted in the Agricultural (A) Zone, a garden suite shall also be permitted, provided that it is removed on or before the expiry date stated herein. All other requirements of the By-law shall apply.	June 5, 2032
44-15	T-28	90 German School Road	In addition to the uses permitted in the Agricultural (A) Zone, a garden suite shall also be permitted, provided that it is removed on or before the expiry date stated herein. All other requirements of the By-Law shall apply.	February 17, 2035
15-14	T-29	22 McDougall Road	In addition to the uses permitted in the Agricultural (A) Zone, a garden suite shall also be permitted, provided that it is removed on or before the expiry date stated herein.	January 28, 2034

			All other requirements of the By-Law shall apply.	
78-15	T-30	429 Norwich Road	In addition to the uses permitted in the Agricultural (A) Zone, a garden suite shall also be permitted, provided that it is removed on or before the expiry date stated herein. All other requirements of the By-Law shall apply.	May 26, 2025
141-15	T-33	23 Brant Church Road	In addition to the uses permitted in Agricultural (A) Zone, one (1) temporary second dwelling being a garden suite shall also be permitted provided that the mobile home portion of the dwelling does not exceed a <i>gross floor area</i> of 56.0 square metres, the additional traditional construction portion of the dwelling does not exceed 52.0 square metres, that the total <i>gross floor area</i> of the dwelling does not exceed 108.0 square metres, and the entire temporary second dwelling is removed from the lot in twenty (20) years' time, being removed on or before 22, 11, 2036. All other requirements of the By-Law shall apply.	September 22, 2036
125-15	T-34	817 Watt's Pond Road	In addition to the uses permitted in the Agricultural (A) Zone, a garden suite shall also be permitted, provided that it is removed on or before the expiry date stated herein. All other requirements of the By-Law shall apply.	August 25, 2035
96-17	T-52	291 Bateman Line Road	Notwithstanding any provision of this by-law to the contrary, within any area zoned T-52 on Schedule 'A' hereto, in addition to the uses permitted in the Agricultural (A) Zone, a garden	June 27, 2037

			suite for a maximum period of 20 years shall also be permitted, provided that it is removed from the property on or before June 27, 2037. All other requirements of the By-law shall apply.	
29-25	T-56-A	249 Garden Avenue	Notwithstanding any provision of this by-law to the contrary, within any area zoned T-56 on Schedule 'A' hereto, a sales trailer is permitted for a period of up to three (3) years, provided that it is removed from the property on or before March 11 th , 2028	March 11 th , 2028
16-18	T-66	356 St. George Road	Notwithstanding any provision of this by-law to the contrary, within any area zoned T-66 on Schedule 'A' hereto, in addition to the uses permitted within the Agricultural (A) Zone, a garden suite shall also be permitted, provided that it is removed on or before the expiry date stated herein. All other requirements of the By-Law shall apply.	March 1, 2038
98-18	T-68	421 Salt Springs Church Road	Notwithstanding any provision of this by-law to the contrary, within any area zoned T-68 on Schedule 'A' hereto, in addition to the uses permitted within the Agricultural (A) Zone, a garden suite shall also be permitted, provided that it is removed from the property on or before July 26, 2038. All other requirements of the By-Law shall apply.	July 26, 2038
120-18	T-70	60 East River Road	Notwithstanding any provision of this by-law to the contrary, within any area zoned T-70 on Schedule 'A' hereto, in addition to the uses permitted within the Agricultural (A) Zone, a garden suite shall also be	August 28, 2038

			permitted for a maximum of 20 years, provided that it is removed from the property on or before August 28, 2038. All other requirements of the By-Law shall apply.	
200-15	T-72	43 Highway #5	Notwithstanding any provision of this by-law to the contrary, within any area zoned T-72 on Schedule 'A' hereto, in addition to the uses permitted within the Agricultural (A) Zone, a garden suite shall also be permitted, provided that it is removed from the property on or before December 15, 2035. All other requirements of the By-Law shall apply.	December 15, 2035.
50-19	T-74	345 Norwich Road	Notwithstanding any provision of this by-law to the contrary, within any area zoned T-74 on Schedule 'A' hereto, in addition to the uses permitted within the Agricultural (A) Zone, a garden suite for a maximum period of 20 years shall also be permitted, provided that it is removed from the property on or before February 26, 2039. All other requirements of the By-Law shall apply. (Map 178)	February 26, 2039
153-19	T-84	623 Highway #54	Notwithstanding any provision of this by-law to the contrary, within any area zoned T-84 on Schedule 'A' hereto, in addition to the uses permitted in the Agricultural (A) Zone, a garden suite for a maximum period of twenty (20) years shall also be permitted, provided that it is removed from the property on or before November 26, 2039. All other provisions of the by-law shall apply.	November 26, 2039

81-20	T-90	5 Melissa Avenue	Notwithstanding any provision of this By-Law to the contrary, within any area zoned T-90 on Schedule 'A' hereto, in addition to the uses permitted in the Suburban Residential (SR) Zone, a garden suite for a maximum period of twenty (20) years shall also be permitted, provided that it is removed from the property on or before August 4, 2040. All other provisions of the By-Law shall apply (Map 126)	August 4, 2040
107-20	T-94	4 McMillan Road	Notwithstanding any provision of this By-law to the contrary, within any area zone T-94 on Schedule 'A' hereto, in addition to the permitted uses in the Agricultural (A) zone, a garden suite for a maximum period of twenty (20) years shall also be permitted, provided that it is removed from the property on or before October 6, 2040. All other provisions of the By-Law shall apply. (Map 47)	October 6 th , 2040
81-21, 49-25	T-96	230 Oakland Road	In addition to the uses permitted in the Special Exception Automotive Commercial (C6-3) Zone, a mobile refreshment cart shall also be permitted. Any development or site alteration on the site shall be in accordance with the findings and recommendations of Environmental Impact Study prepared by Terrastory Environmental Consulting Inc. in May 2021. All other provisions of the By-Law shall apply.	May 27th, 2028

85-21, 114-24	T-98	1024 Rest Acres Road	<p>To permit a temporary sales trailer for up to three years, subject to the following requirements:</p> <ul style="list-style-type: none"> - The existing entrance fronting Scenic Ridge Gate to the sales trailer is removed and the site trailer entrance to maximize separation from the Scenic Ridge Gate / Rest Acres Road roundabout - The sales trailer is to advertise the Scenic Ridge development only - Sales trailers are permitted for a period of up to three years, with the trailer being removed on or before November 12th, 2027 	November 12th, 2027
96-22 86-25	T-100	428-452 West River Road	<p>As shown on Schedule 'A' of this By-Law, the portion of the property at 428-452 West River Road zoned T-100 shall be permitted a Dwelling, Single Detached, being the historic farmhouse constructed in the late 1800s. This Dwelling shall be permitted in addition to the newly constructed Dwelling, Single Detached located in the Agricultural (A) zone on the same property, for a total of two (2) permitted dwelling units. The permissions and performance standards of the Agricultural (A) zone, as well as all other relevant permissions of the By-Law, shall also continue to apply within the T-100 zone.</p>	July 8 th , 2027

94-22	T-101	532 Blue Lake Road	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned T-101 on Schedule 'A' hereto, in addition to the uses permitted in the Agriculture (A) Zone, a Home-Based Business operating as a Forest School Program , shall also be permitted for up to two (2) years, provided that it is removed on or before September 27, 2024, and is subject to the following:</p> <ul style="list-style-type: none"> a) A maximum of 20 participants shall be permitted; -Hours of operation shall be from 8:00am to 5:00pm, Monday through Friday; b) No new buildings shall be permitted within the portion of the lands identified as Part 2, on Schedule 'A' of By-Law 94-22; c) No new structures shall be permitted within the portion of the lands identified as Part 2, on Schedule 'A' of By-Law 94-22, except for small-scale structures for recreational or educational purposes such as picnic tables, benches, and temporary tents provided that no site alteration or tree removal is required for such structures. d) All provisions of Section 15.2.2 being the Temporary Home-Based Business Program shall apply until such time 	September 27 th , 2026
-------	-------	--------------------	---	-----------------------------------

			<p>that the temporary permissions are repealed, expire, or made permanent.</p> <p>All other provisions of the By-Law shall apply.</p>	
59-24	T-102	464 Salt Springs Church Road	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned T-102 on Schedule 'A' hereto, in addition to the uses permitted in the Agriculture Zone, a second dwelling shall be permitted.</p>	<p>June 25th, 2027, or three months from the issuance date of the occupancy permit for the new dwelling, whichever occurs first.</p>
58-24	T-103	167 Third Concession Road	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned T-103 on Schedule 'A' hereto, in addition to the uses permitted in the Agriculture Zone, a second dwelling shall be permitted.</p>	<p>June 25th, 2027, or three months from the issuance date of the occupancy permit for the new dwelling, whichever occurs first.</p>
103-24	T-104	26 Spruce Street	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned T-104 on Schedule 'A' hereto, in addition to the uses permitted in the Heavy Industrial (M3) Zone, a 'Community Centre' / 'Community Hall' shall also be permitted, provided that it is removed on or before October 8, 2027.</p> <p>All other requirements of the By-Law shall apply.</p>	<p>October 8th, 2027</p>

15.2.2 Temporary Home-Based Business Program Temporary Amending By-Law 82-21, Extended by By-Law 80-22, Extended by By-Law 16-24

Notwithstanding any provision of this By-Law to the contrary, the provisions for the Temporary Home-Based Business Program and pilot project shall apply to all lands within the County of Brant. The following requirements shall only apply on a temporary basis, with no guarantee for extension, expiring on September 1st, 2026. A *home industry*, as defined by Section 3 of this By-law, shall not be considered a home-based business. A *home-based business* shall be permitted in the County of Brant, provided activities classified as a *home-based business*, as defined within this By-Law, meet the following requirements:

- a) Size, Scale & Location
 - i. A *dwelling unit* must be a permitted and principal use of the property.
 - ii. The structure in which the *home-based business* is located shall meet the requirements and provisions of this Zoning By-Law for the applicable use and zone category.
 - iii. The *home-based business*, including related activities and storage, shall not exceed 50.0 sq metres of the *gross floor area* of the *dwelling unit* and any and all residential *accessory structures* on the property.
- b) Parking
 - i. Pick-up and drop-off services provided by a *home-based business* shall also be permitted.
 - ii. One additional parking space, in accordance with the requirements of Section 5 of this By-Law, shall be provided for each *home-based business* involving *direct sales and services*, and shall be provided in addition to those required by this By-Law for other permitted uses on the lot.
- c) Nuisance
 - i. The temporary permissions for a *home-based business* shall be revocable at the discretion of the County, at any time, where a complaint has been made to the County of Brant By-Law Enforcement Division.
 - ii. No *home-based business*, including related activities and storage, shall create or become a public nuisance, particularly with regard to noise, odour, fumes, vibration, traffic, emissions, or parking nor shall it cause electrical interference or interference with telephone, television, and radio or satellite equipment reception.
 - iii. The *home-based business* shall not create or become a fire, health or building hazard.

d) Location and Character

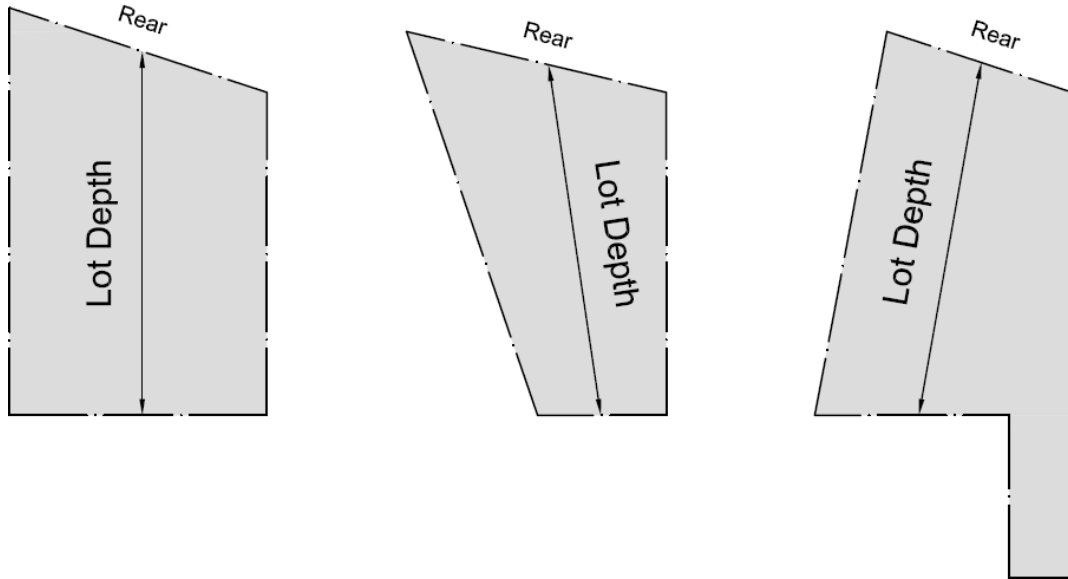
- i. The residential appearance and character of the *dwelling* and the *lot* shall be maintained, and no exterior *alteration* shall be made to the *dwelling* which would indicate that any part of the premises is being used for any purpose other than that of a residential *dwelling*.
- ii. A *home-based business* shall be clearly secondary and incidental to a *dwelling unit* and the proprietor shall be an owner or tenant of said dwelling unit.
- iii. A maximum of two *home-based business* operations shall be permitted under this section and may be permitted within one dwelling unit (and/or accessory residential building) provided the two *home-based businesses* do not cumulatively exceed the *gross floor area* requirements for *home-based businesses* as set out in Section 15.2.2.a.iii above.
- iv. *Open storage* or display of merchandise, material, or equipment shall be prohibited.
- v. Merchandise may be displayed or stored within the *dwelling* or *accessory structure* provided it shall not be visible from outside the *dwelling* or *accessory structure* in which it is located.
- vi. Material and equipment related to the *home-based business* shall only be permitted when stored within a *structure* and where it is not visible from outside of said *structure*.
- vii. External advertising shall be prohibited except in accordance with the County of Brant Sign By-Law, as amended.

e) Patronage and Employees

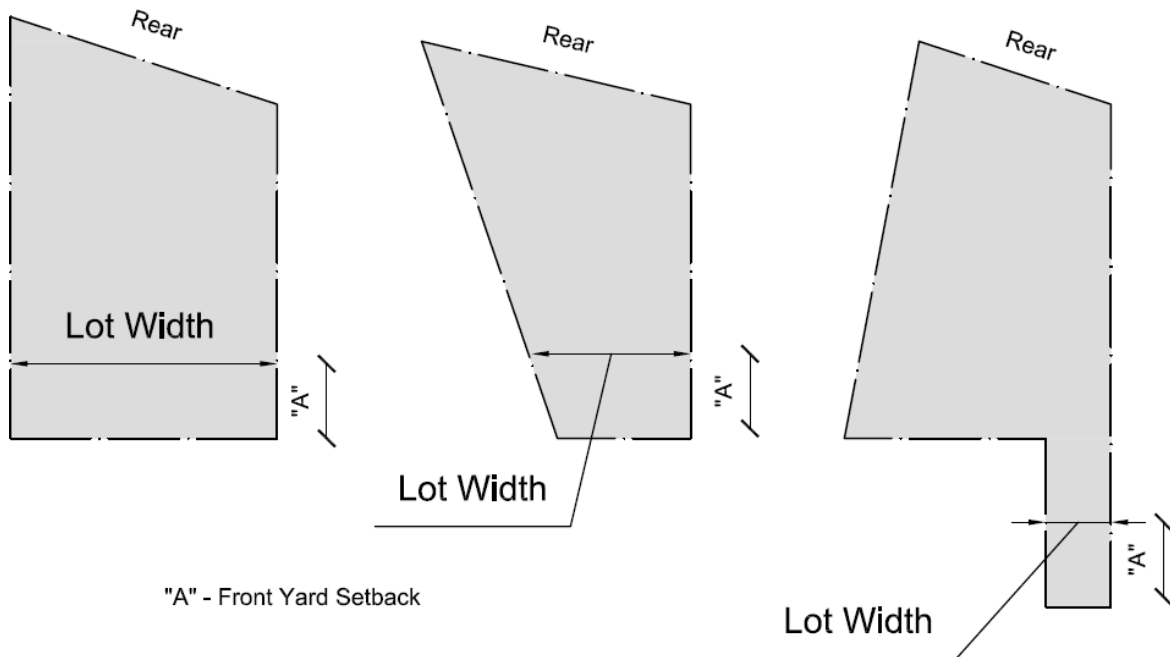
- i. Any *home-based business* in any Urban Residential Zone or Non-Urban Residential Zone shall be permitted only one employee, in addition to the proprietor of the business, provided one additional parking is available for said employee. This parking space shall be provided in addition to the parking spaces required by Section 15.2.2.b or required for any other uses on the *lot*.
- ii. Where any permitted home-based business is located outside of an Urban Residential or Non-Urban Residential zone, it shall require one additional parking space per employee. These parking spaces shall be provided in addition to the parking spaces required by Section 15.2.2.b or required for any other uses on the *lot*.
- iii. No more than two (2) clients, customers, or students shall be provided services on-site at any one time.

Appendix 1: Interpretation Diagrams

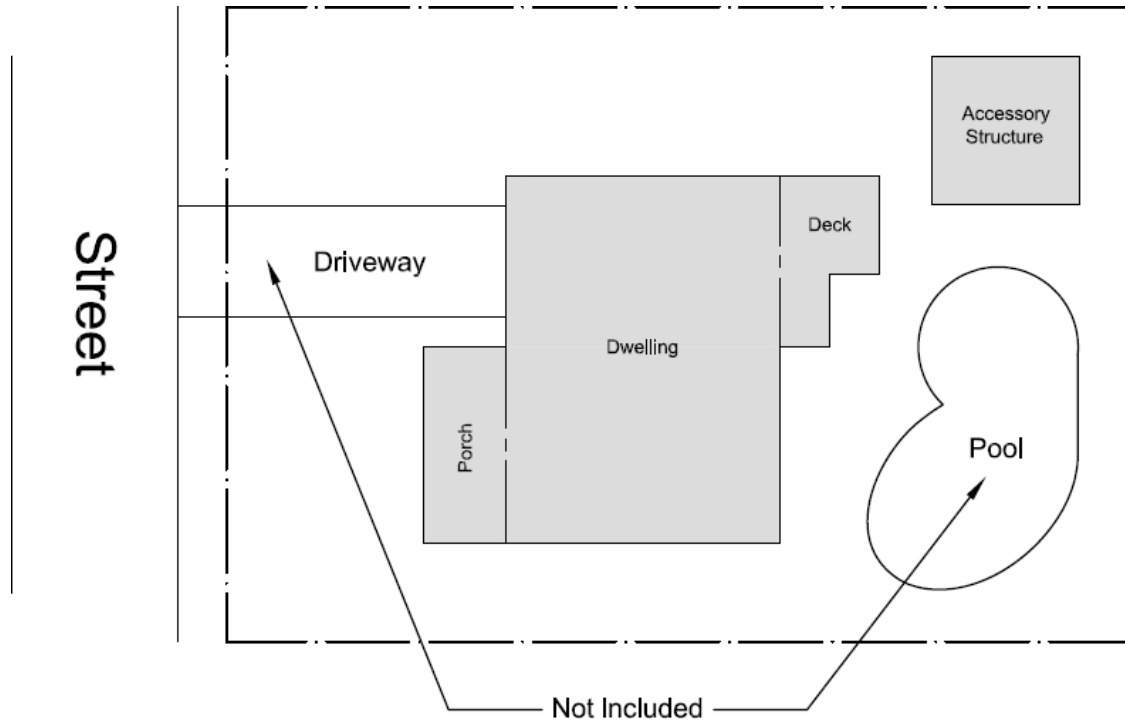
These diagrams and illustrations are provided for information purposes only and does not form part of By-Law 61-16. They do not establish provisions or requirements but are meant to assist in the interpretation of technical provisions, where may be needed.



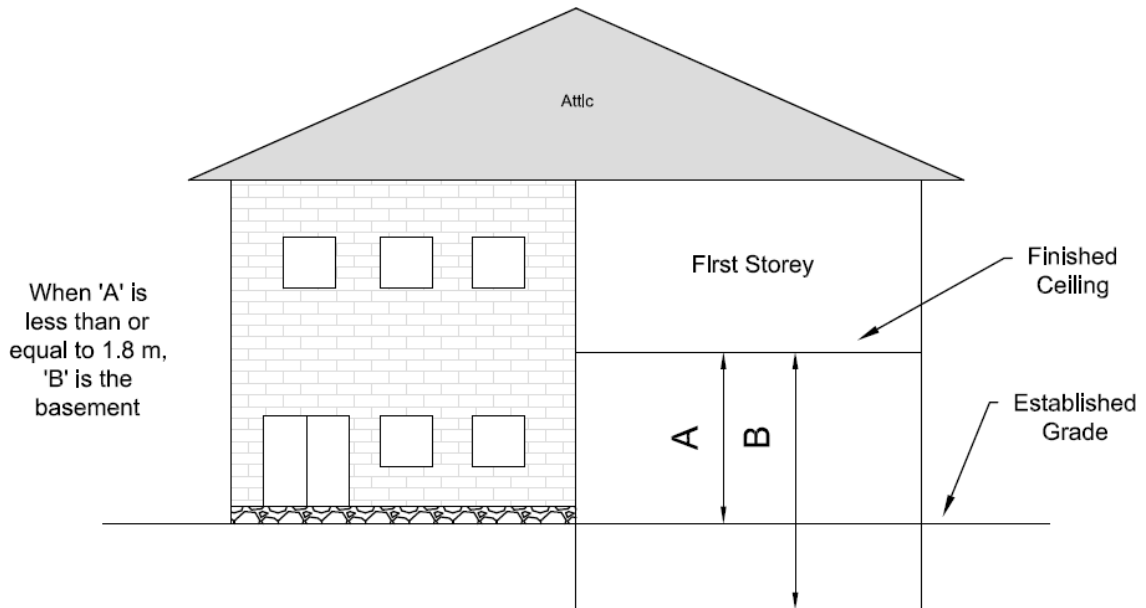
1. Lot Depth
2. Lot Width



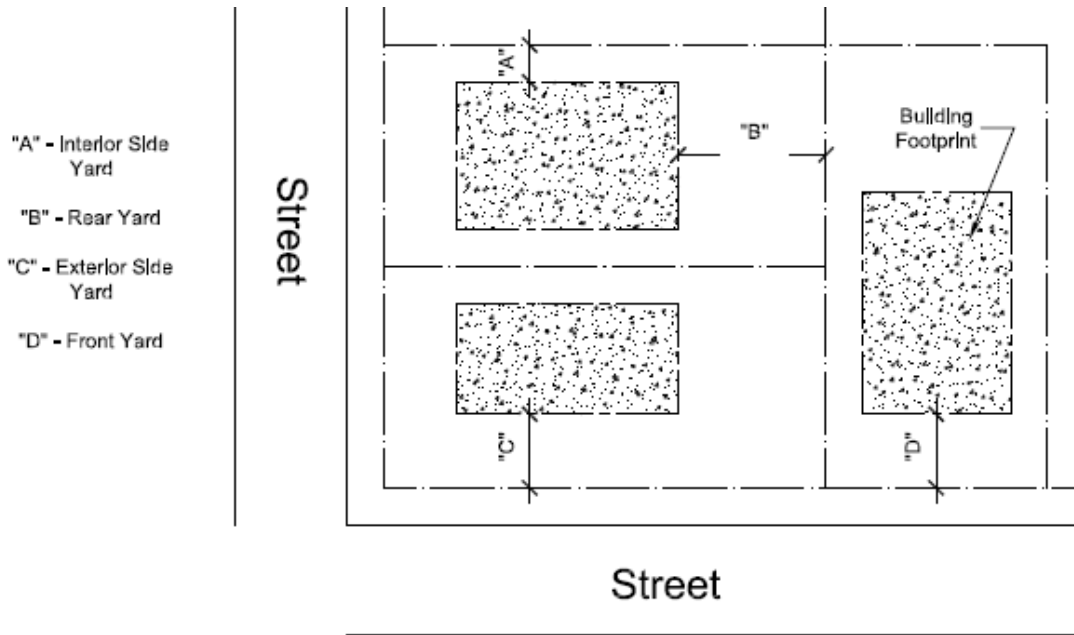
3. Lot Coverage



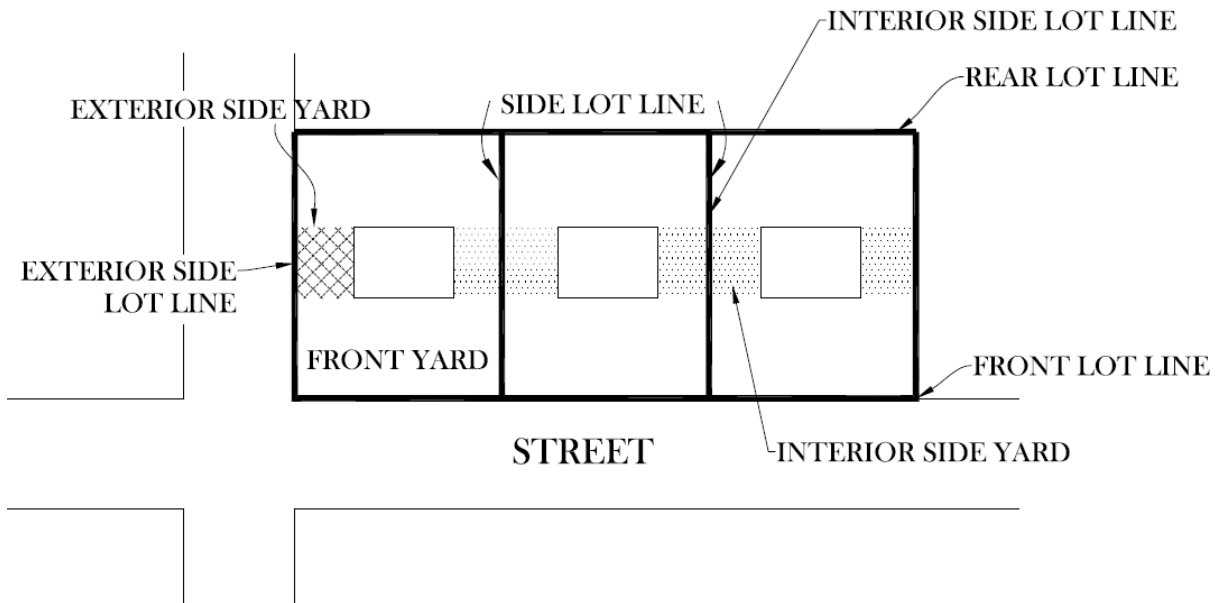
4. Basement



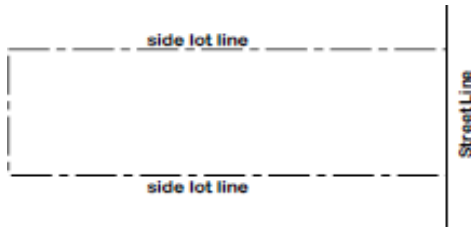
5. Yard Setbacks



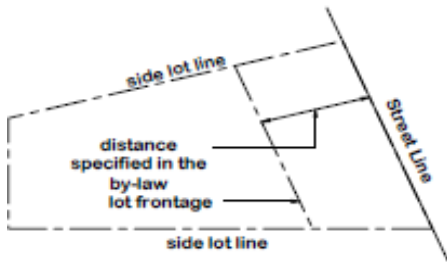
6. Lot Lines



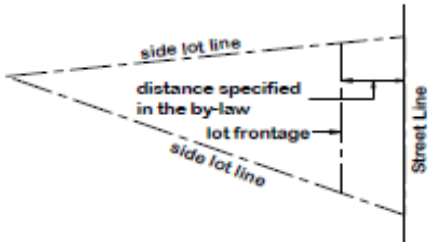
8. Irregular Lots and Parcels



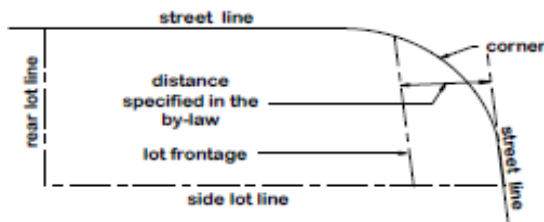
- (A)**
SIDE LOT LINES ARE PARALLEL; STREET IS STRAIGHT
 the lot frontage is measured along the street line between the side lot lines



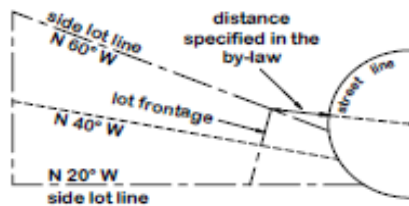
- (B)**
FRONT AND REAR LOT LINES ARE NOT PARALLEL
 the lot frontage is measured along a line drawn between the side lot lines parallel to the front lot line at the distance specified in the by-law for the minimum front yard



- (C)**
NO REAR LOT LINE
 the lot frontage is measured along a line drawn between the side lot lines parallel to the front lot line at the distance specified in the by-law for the minimum front yard

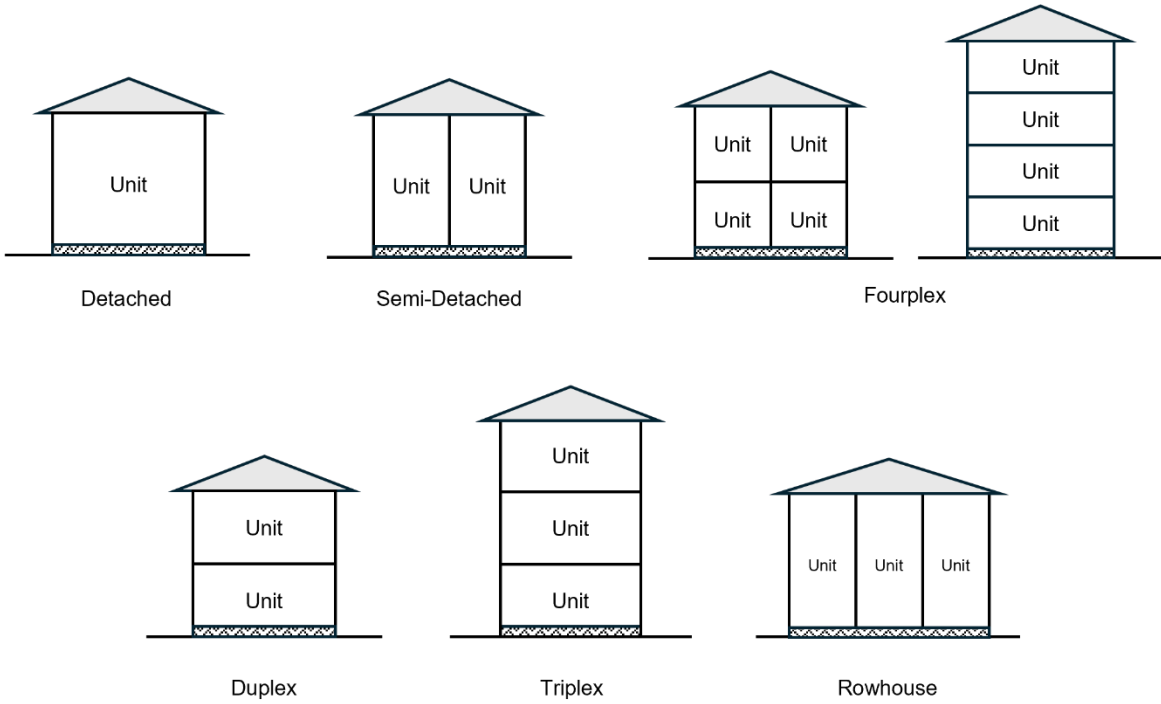


- (D)**
CORNER OR INTERIOR LOT ON A CURVE
 the lot frontage is measured along a line drawn parallel to the tangent of the front lot line at the distance specified in the by-law for the minimum front yard

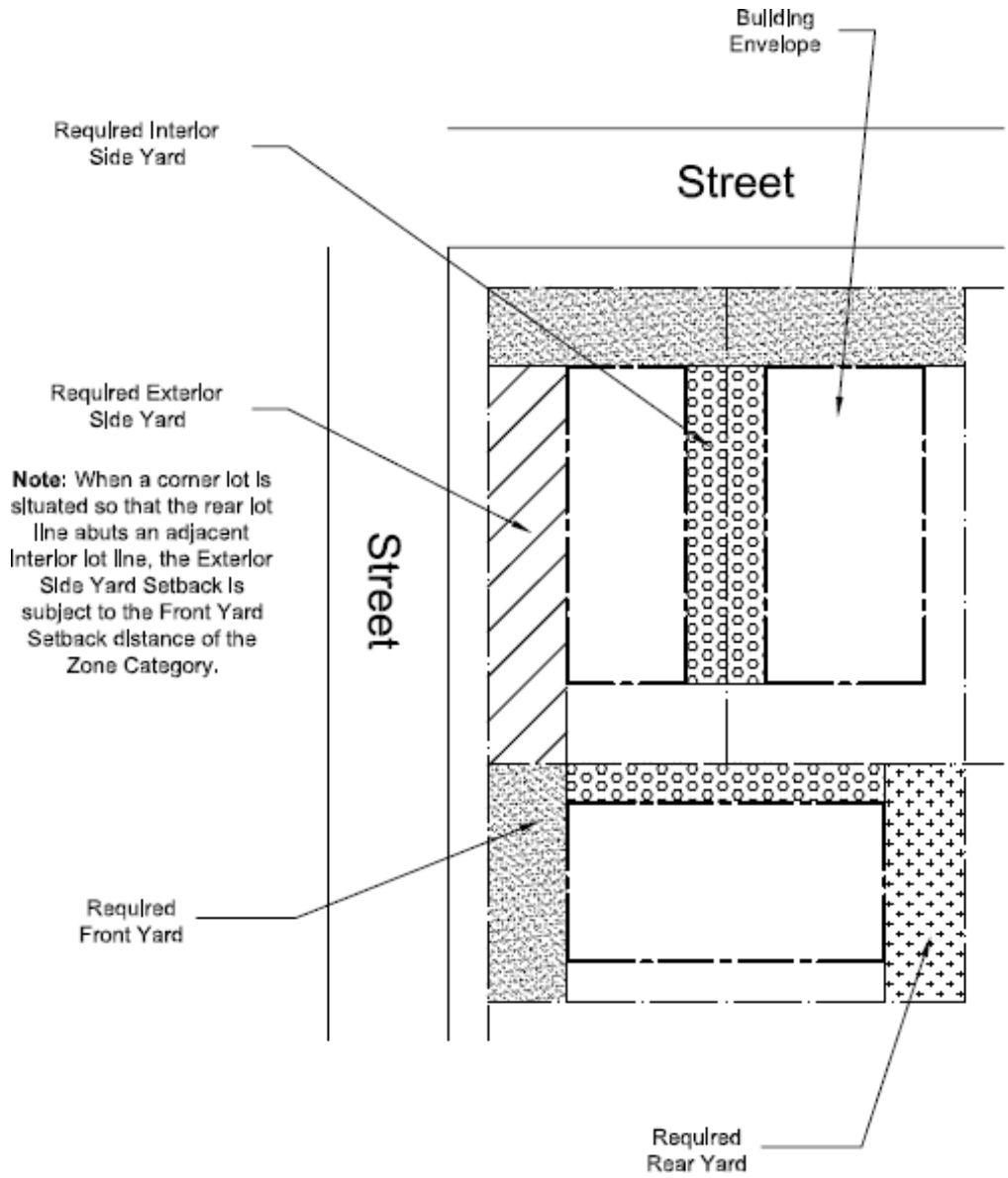


- (E)**
LOT ON A CUL-DE-SAC OR EYEBROW
 the lot frontage is measured along a line drawn perpendicular to the mean bearing of the side lot lines the radial distance of which line, at it's closest point to the street line, is not less than the distance specified in the by-law for the minimum front yard.

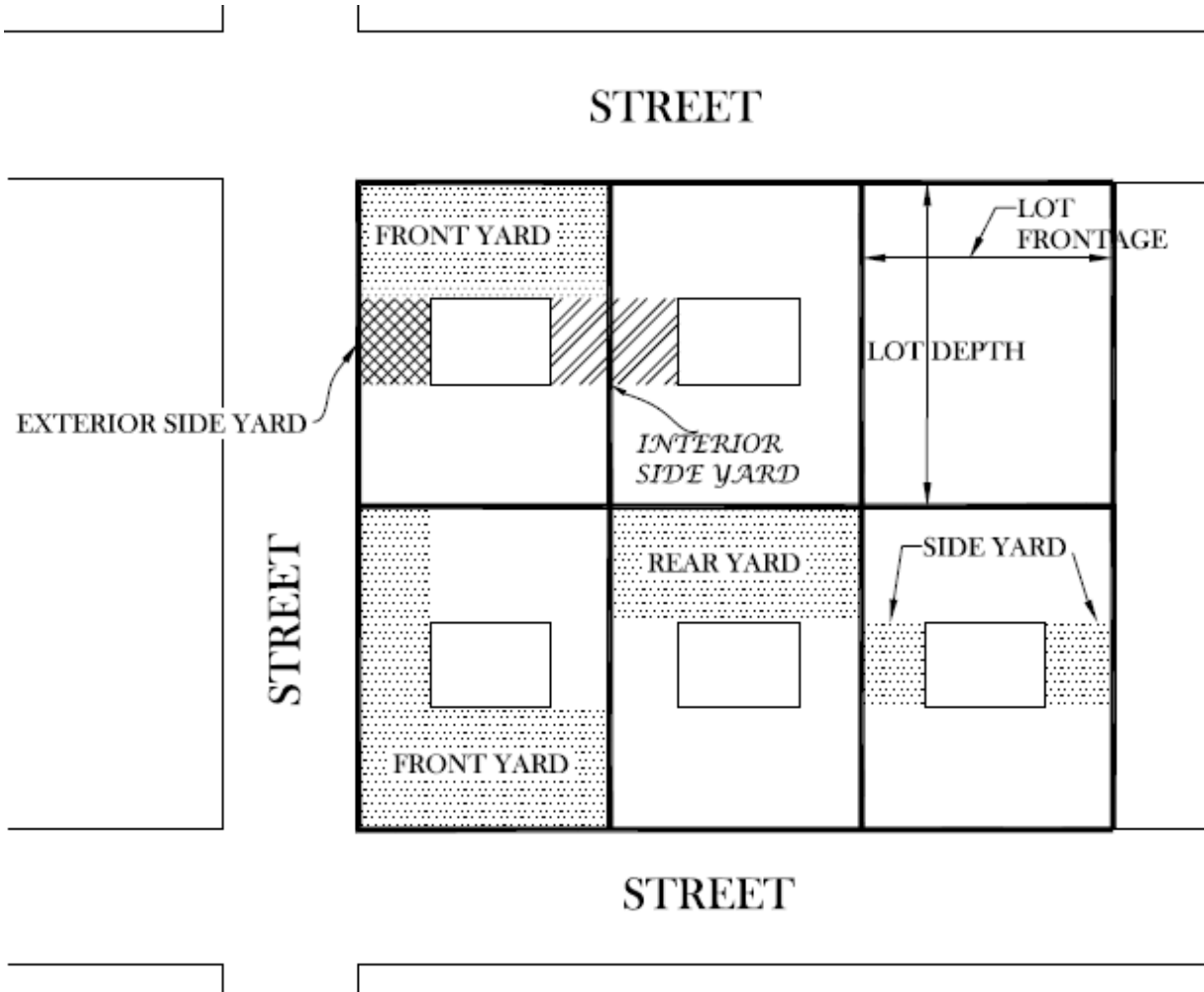
9. Dwelling Units



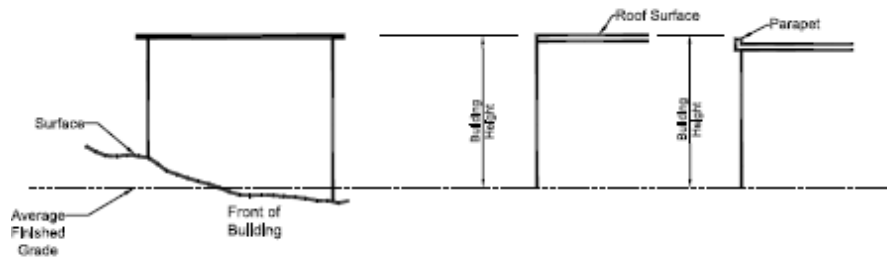
10. Yards



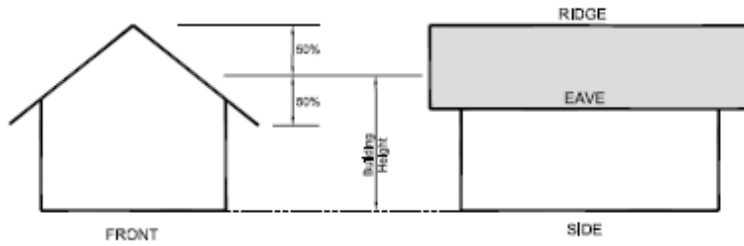
11. Yards (Continued)



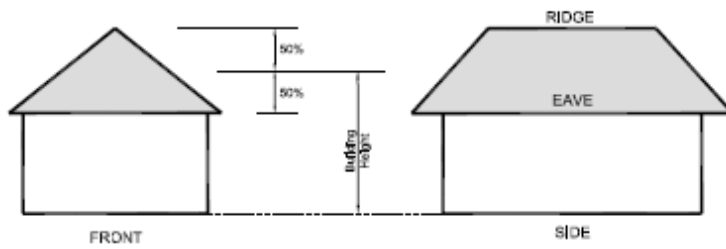
12. Roofs



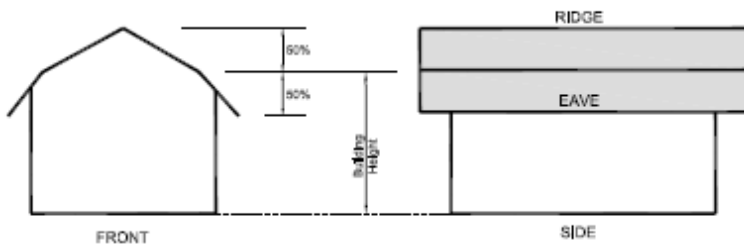
Flat Roof



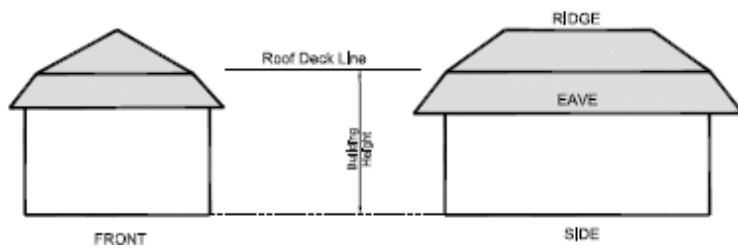
Gable Roof



Hip Roof

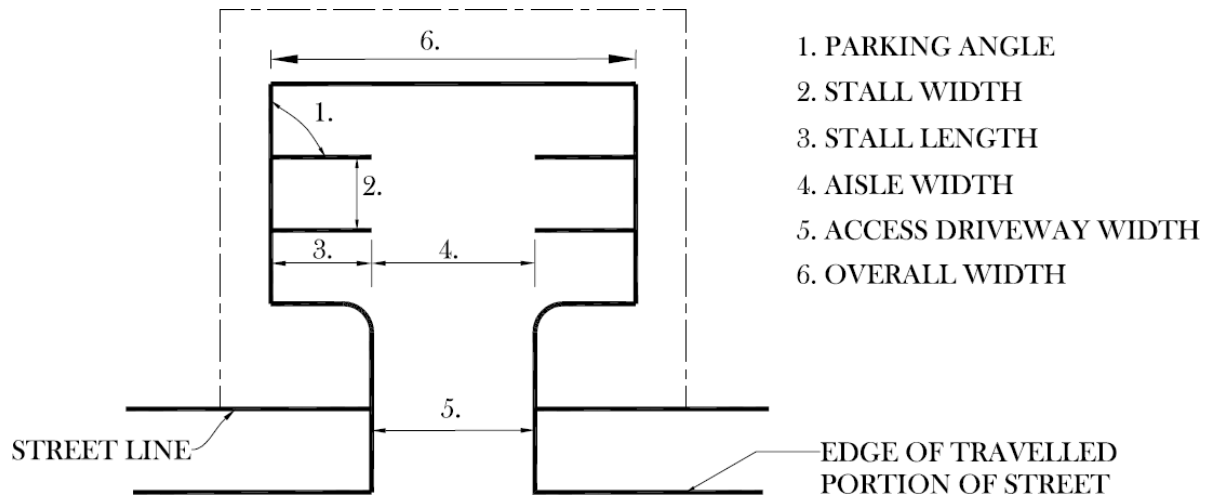


Gambrel Roof



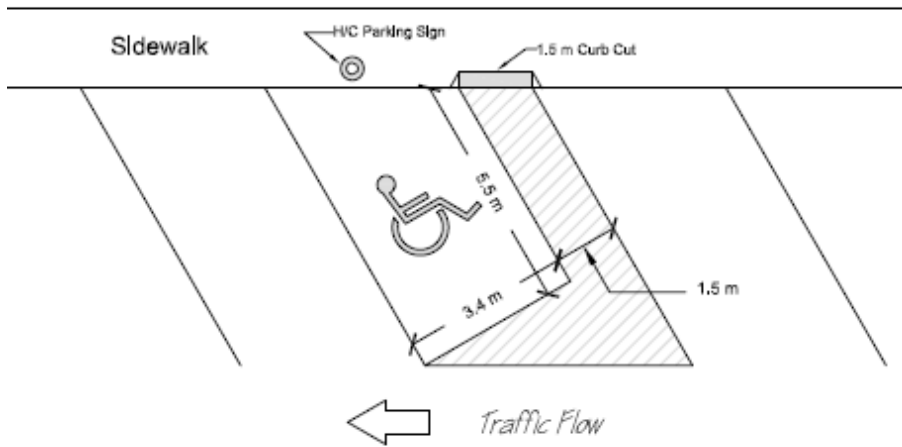
Mansard Roof

13. Parking Lots & Access

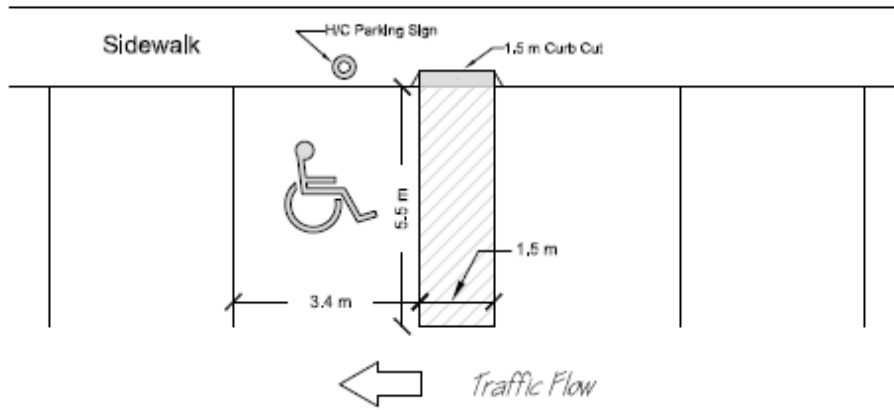


14. Barrier Free Parking

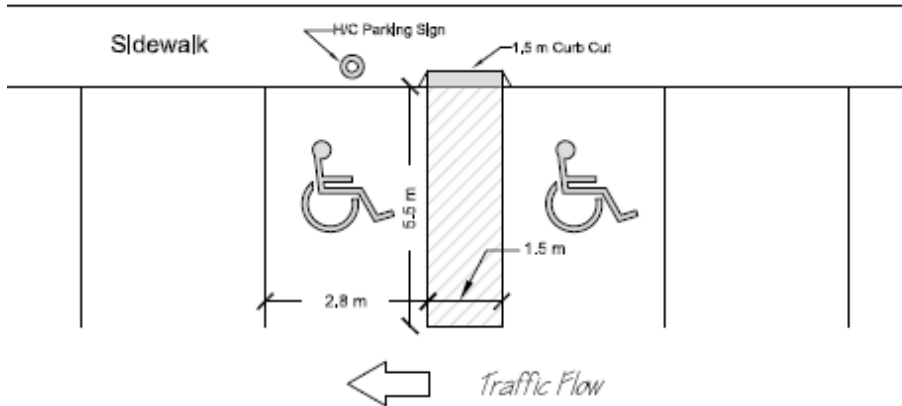
Angle Parking



Perpendicular Parking - Type A



Perpendicular Parking - Type B



Appendix 2: Amending By-Laws

This table is provided for information purposes only and does not form part of By-Law 61-16. While every effort has been made to provide accurate reference to by-law numbers, appeal file numbers, dates, applications, and addresses, reference should be made to the amending By-Law(s) or Provincial appeal order for the most accurate information.

By-Law Number	By-Law Date	Application File Number	Location
2016			
077-16	2016-06-28	ZBA14-16-AW	421 Highway #2
079-16	2016-06-28	ZBA6-16-RA	223 Norwich Road
088-16	2016-06-28	ZBA13-16-BH	525 Blue Lake Road
096-16	2016-07-26	ZBA15-16-RA	15-17 Cedar Street
098-16	2016-07-26	ZBAH1-16-RA	Stoney Ridge Subdivision (St. George)
101-16	2016-07-26	ZBA12-16-AW	30 Balmoral Street
105-16	2016-07-26	ZBA11-16-BH	310 East River Road
107-16	2016-07-26	ZBA16-16-BH	304 Bishopsgate Road
115-16	2016-08-23	ZBA17-16-BH	130 Golf Links Road
118-16	2016-08-23	ZBA18-15-MD	670 Bishopsgate Road
PL160014	2016-09-20	ZBA35-14-MD PL160014	836 Watts Pond Road
143-16	2016-10-25	ZBA27-16-BH	587 Baptist Church Road
145-16	2016-10-25	ZBA20-16-BH	160 Consolidated Drive
150-16	2016-10-25	ZBH1-17-RA	98 Oak Avenue
157-16	2016-11-22	ZBA26-16-RA	385 McPherson School Road
159-16	2016-11-22	ZBA21-16-RA	23 Brant Church Road
161-16	2016-11-22	ZBA25-16-RA	142-144 Grand River Street North
2017			
013-17	2017-01-24	ZBA29-16-RA	103 Powerline Road
015-17	2017-01-24	ZBA30-16-RA	169 Elliott Road
017-17	2017-01-24	ZBA30-16-BH	124 Langford Church Road
019-17	2017-01-24	ZBA33-16-BH	865 Watt's Pond Road
021-17	2017-01-24	ZBA34-16-BH	443 Robinson Road
023-17	2017-01-24	ZBH2-16-BH	660 Mount Pleasant Road
025-17	2017-01-24	ZBA23-16-MD	192 & 194 East River Road
027-17	2017-01-24	ZBA19-16-MD	23 Cedar Street, Paris
037-17	2017-02-21	ZBA1-17-RA	30 Balmoral Street, Paris
053-17	2017-04-10	ZBA5-17-MD	225 Howell Road
054-17	2017-04-10	ZBA5-17-MD	225 Howell Road
061-17	2017-04-25	ZBA3-17-BH	256 Ninth Concession Road
062-17	2017-04-25	ZBH1-17-RA	98 Oak Avenue
074-17	2017-05-23	ZBA7-17-RA	109 Jerseyville Road
075-17	2017-05-23	ZBA6-17-RA	Stoney Ridge Subdivision (St. George)
076-17	2017-05-23	ZBA36-16-RA	Phelps Road
080-17	2017-05-23	ZBA2-17-RA	47 Fourth Concession Road

By-Law Number	By-Law Date	Application File Number	Location
083-17	2017-05-23	ZBA4-17-MD	156 & 158 King Street
095-17	2017-06-27	ZBA14-17-RA	435 Middle Townline Road
096-17	2017-06-27	ZBA16-17-RA	291 Bateman Line
101-17	2017-06-27	ZBA12-17-RC	256 Baptist Church Road
102-17	2017-06-27	ZBA13-17-RC	425 Third Concession Road
105-17	2017-06-27	ZBA11-17-RC	145 Second Concession Road
115-17	2017-07-25	ZBA8-17-JK	County-wide
120-17	2017-07-25	ZBA9-17-RA	160 King Street Burford
123-17	2017-07-25	ZBA15-17-DN	249 Garden Ave
124-17	2017-07-25	ZBA10-17-DN	647 Watt's Pond Road
125-17	2017-07-25	ZBA17-17-DN	204 Governor's Road East
126-17	2017-07-25	ZBA18-17-DN	405 West Quarter Town line Road
139-17	2017-08-29	ZBA22-17-DN	10 Old Greenfield Road
140-17	2017-08-29	ZBA26-17-DN	10 Maple Avenue North
141-17	2017-08-29	ZBA23-17-DN	384 Burford Delhi Townline Road.
144-17	2017-09-26	ZBA27-17-BH	108 Fifth Concession Road
161-17	2017-10-24	ZBA29-17-MD	245 Cockshutt Road
162-17	2017-10-24	ZBA30-17-DN	446 Mclean School Road
163-17	2017-10-24	ZBA32-11-SS	1044 Rest Acres Road
165-17	2017-11-07	ZBH3-16-MD	178 Oakhill Drive
166-17	2017-11-28	ZBA22-16-BH	79 County Highway #2
167-17	2017-11-28	ZBA31-17-JK	County-wide
168-17	2017-11-28	ZBA32-17-DN	309 Cockshutt Rd
169-17	2017-11-28	ZBA33-17-DN	188 Golf Links Rd
170-17	2017-11-28	ZBA3-16-MD	63 Hammond Road
171-17	2017-11-28	ZBA5-16-MD	1519 Colborne Street East
172-17	2017-11-28	ZBA22-15-MD	381 & 391 Pleasant Ridge Road
173-17	2017-11-28	ZBA51-15-MD	1039 Rest Acres Road
174-17	2017-11-28	ZBA52-15-MD	1067 Rest Acres Road
187-17	2017-12-19	ZBA25-17-RA	770 Mount Pleasant Road
188-17	2017-12-19	ZBA34-17-BH	138 Cockshutt Road
189-17	2017-12-19	ZBA36-17-BH	94-100 Molson Road
190-17	2017-12-19	ZBA35-17-RA	1024 Rest Acres Road
2018			
007-18	2018-01-23	ZBA38-17-MD	10 Marcus Street
008-18	2018-01-23	ZBA40-17-DN	492 Baptist Church Road
009-18	2018-01-23	ZBA37-17-BH	46 Simcoe Street
016-18	2018-03-01	ZBA42-17-DN	356 St. George Road
017-18	2018-03-01	ZBA39-17-RA	41 Main Street South
032-18	2018-03-27	ZBA38-17-RC	2 Fourth Concession
038-18	2018-03-27	ZBH1-18-MD	178 Oakhill Drive
039-18	2018-03-27	ZBH2-18-MD	Mile Hill Road
062-18	2018-05-22	ZBA3-17-DN	63 St. George Road
063-18	2018-05-22	ZBA1-18-DN	138 Jenkins Road

By-Law Number	By-Law Date	Application File Number	Location
064-18	2018-05-22	ZBA41-17-DN	341 Scenic Drive
065-18	2018-05-22	ZBA2-18-DN	241 McGill Road
085-18	2018-06-26	ZBA7-18-DN	375 Big Creek Road & 361 Big Creek Road
086-18	2018-06-26	ZBA8-18-DN	17 Stage Road
090-18	2018-06-26	ZBA28-17-RA	1024 Rest Acres Road
098-18	2018-07-24	ZBA10-18-RA	421 Salt Springs Church Road
101-18	2018-07-24	ZBH3-18-DN	4 Balmoral St
116-18	2018-08-28	ZBH4-18-RA	670 Bishopsgate Road
117-18	2018-08-28	ZBA15-18-JK	Tom Brown Drive
120-18	2018-08-28	ZBA14-18-BH	60 East River Road
123-18	2018-08-28	ZBA13-18-DN	493 East Quarter Townline Rd
131-18	2018-09-25	ZBA9-18-RA	373 Maple Avenue South
132-18	2018-09-25	ZBA32-16-RA	2 Willow Street
133-18	2018-09-25	ZBA12-18-DN	237 Langford Church Drive
142-18	2018-10-10	ZBA6-16-RC	200 King Street
144-18	2018-10-30	ZBA34-15-RA	419 East River Road
145-18	2018-10-30	ZBA19-18-RA	85 Fifth Concession Road
146-18	2018-10-30	ZBA21-17-MD	1045 Rest Acres Road
148-18	2018-11-27	ZBA17-18-DN	24 King Street South
149-18	2018-11-27	ZBA22-18-RA	743 Glen Morris Road West
150-18	2018-11-27	ZBA5-18-RA	Stoney Ridge
165-18	2018-12-18	ZBA16-18-DN	472 Ellis Avenue
2019			
001-19	2019-01-22	ZBA20-18-RA	239 Governor's Road East
003-19	2019-01-22	ZBA8-18-MD	980 Colborne Street West
013-19	2019-02-19	ZBA16-18-DN	472 Ellis Avenue
014-19	2019-02-19	ZBA21-18-DN	43 McBay Road
025-19	2019-03-11	ZBA25-18-RC	31 Mechanic Street
031-19	2019-03-26	ZBA24-18-JK	County-wide
032-19	2019-03-26	ZBA2-19-DN	187 East River Rd
033-19	2019-03-26	ZBA6-19-DN	239 & 241 Highway #5
050-19	2019-04-23	ZBA26-18-MD	345 Norwich Road
051-19	2019-04-23	ZBA8-19-DN	637 Bishopsgate Road
057-19	2019-04-23	ZBA3-19-MD	1021 Rest Acres Road
059-19	2019-05-07	ZBH1-19-RA	29 Schuyler Street
064-19	2019-05-28	ZBA12-19-DN	3 Marr Road
065-19	2019-05-28	ZBA11-19-RC	70 Hartley Ave
084-19	2019-06-25	ZBA4-18-MD	142 West River Road
085-19	2019-06-25	ZBA3-19-MD	1021 Rest Acres Road
086-19	2019-06-25	ZBA7-19-MD	1004 Sawmill Road
087-19	2019-06-25	ZBA13-19-MD	225 Howell Road
088-19	2019-06-25	ZBA14-19-MD	189 Maple Avenue North
094-19	2019-07-23	ZBA19-19-RA	452 Bishopsgate Road
095-19	2019-07-23	ZBA15-19-RA	421 Highway #2

By-Law Number	By-Law Date	Application File Number	Location
096-19	2019-07-23	ZBA18-19-JK	County-wide
101-19	2019-07-23	ZBH3-19-RC	1070 Rest Acres Road
102-19	2019-07-23	ZBH2-19-RA	1024 Rest Acres Road
104-19	2019-07-23	ZBA5-19-DN	Bannister Street
105-19	2019-07-23	ZBA35-16-MD	299 and 301 Oakhill Drive
110-19	2019-07-23	ZBA11-18-MD	274 Pottruff Road & 989 Rest Acres Road
PL160641 PL161164	2019-09-19	ZBA10-08-RA <i>PL160641</i> <i>PL161164</i>	205-209 Beverly Street West & 239-241 Highway #5
113-19	2019-09-24	ZBA21-19-RC	1118 Colborne Street East
125-19	2019-09-24	ZBA9-19-MD	226 Burford-Delhi Townline Road
126-19	2019-09-24	ZBA4-19-MD	1067 Rest Acres Road
127-19	2019-09-24	ZBA17-19-MD	1519 Colborne Street East
133-19	2019-10-22	ZBA30-19-DN	573 Middle Townline Rd
134-19	2019-10-22	ZBA23-19-DN	540 Baptist Church Rd
135-19	2019-10-22	ZBA22-19-RA	223 Norwich Road
147-19	2019-11-26	ZBA20-19-MD	428-434 Lynden Road
148-19	2019-11-26	ZBA25-19-RC	1040 Sawmill Road
150-19	2019-11-26	ZBA23-18-DN	120 McBay Road
151-19	2019-11-26	ZBA29-19-DN	7 Myerscough Road
152-19	2019-11-26	ZBH4-19-RA	1024 Rest Acres Road
153-19	2019-11-26	ZBA33-19-RA	523 Highway #54
2020			
002-20	2020-01-28	ZBA24-19-RC	4 Middleport Road
004-20	2020-01-28	ZBA20-19-MD	428-434 Lynden Road
010-20	2020-02-18	ZBA35-19-RC	16 King Street South
011-20	2020-02-18	ZBA34-19-RC	1407 Colborne Street East
022-20	2020-05-05	ZBA32-19-DN	29 Thirteenth Concession Rd.
023-20	2020-04-14	ZBA36-19-AW	42 Brant Mill Road
045-20	2020-06-02	ZBA38-19-RC	258 Harley Road
046-20	2020-06-02	ZBA39-19-RC	74 Simcoe Street
047-20	2020-06-02	ZBA1-20-AW	310 East River Road
048-20	2020-06-02	ZBA5-20-AW	56 Cedar Street
050-20	2020-06-02	ZBH2-20-MD	Watt's Pond Road
055-20	2020-06-16	ZBA3-20-RA	109 Jerseyville Road
063-20	2020-07-07	ZBA6-20-RC	465 East Quarter Townline Road
064-20	2020-07-07	ZBA4-20-AW	91 Golf Links Road
065-20	2020-07-07	ZBA27-19-DN	226 Langford Church Rd
066-20	2020-07-07	ZBH1-20-DN	163 Willow Street
075-20	2020-07-14	ZBA23-20-BK	County-Wide
077-20	2020-08-04	ZBA17-20-DN	185 Oakland Road
078-20	2020-08-04	ZBA12-20-BK	County-Wide Housekeeping
079-20	2020-08-04	ZBA8-20-MD	1318 Colborne Street West
080-20	2020-08-04	ZBA13-20-RC	113 Hartley Road

By-Law Number	By-Law Date	Application File Number	Location
081-20	2020-08-04	ZBA14-20-AW	5 Melissa Avenue
088-20	2020-09-01	ZBA14-12-MD	43 Princess Street
089-20	2020-09-01	ZBA15-20-RC	365 Robinson Road
PL171215	2020-09-03	ZBA20-17-RA <i>PL171215</i>	Part of Lot 7 and 8, Concession 2
103-20	2020-10-06	ZBA18-20-JK	County-Wide
104-20	2020-10-06	ZBA9-20-AW	341 Pleasant Ridge Road
105-20	2020-10-06	ZBA21-20-AW	32-34 Dundas Street West
106-20	2020-10-06	ZBA26-20-AW	61 Cedar Street
107-20	2020-10-06	ZBA27-20-AW	4 McMillan Road
109-20	2020-10-06	ZBA19-20-RC	260 Pottruff Road
122-20	2020-11-03	ZBA22-20-AW	223 Brant Church Road
123-20	2020-11-03	ZBA31-20-AW	17 Washington Street
124-20	2020-11-03	ZBA11-20-RC	38 Papple Road
125-20	2020-11-03	ZBA39-20-AW	County-Wide
127-20	2020-11-03	ZBA37-20-JK	County-Wide
128-20	2020-11-03	ZBA39-20-AW	County-Wide
129-20	2020-11-03	ZBA16-19-RT	296 West Quarter Townline Road
141-20	2020-12-01	ZBA20-20-DN	402 Weir Road
142-20	2020-12-01	ZBA16-20-MD	1044 Rest Acres Road
2021			
004-21	2021-01-26	ZBA43-20-AW	56 Cedar Street
005-21	2021-01-26	ZBA30-20-DN	Sixth Concession Road
006-21	2021-01-26	ZBA42-20-AW	73 Cedar Street
007-21	2021-01-26	ZBA40-20-AW	398 West Quarter Townline Road
010-21	2021-01-26	ZBA7-20-MD	73 & 81 West River Road
PL160012	2021-02-14	ZBA47-13-MD <i>PL160012</i>	160 Paris Links Road
016-21	2021-02-23	ZBH3-20-RC	419 East River Road
017-21	2021-02-23	ZBA35-20-AW	485 Paris Road
018-21	2021-02-23	ZBH4-20-JK	50 High Street
019-21	2021-02-23	ZBA32-20-RC	46 & 56 Cedar Street
020-21	2021-02-23	ZBA6-13-MD	Oakhill
031-21	2021-03-23	ZBA3-21-AW	209 Pleasant Ridge Road
035-21	2021-03-23	ZBA19-20-RC ZBA8-21-RC	260 Pottruff Road
042-21	2021-04-27	ZBA2-21-RC	556 Mount Pleasant Road
052-21	2021-05-25	ZBA7-21-DN	105 Powerline Road
053-21	2021-05-25	ZBA6-21-AW	482 Burtch Road
054-21	2021-05-25	ZBA10-21-AW	48 Fairfield Road
058-21	2021-05-25	ZBA1-21-BK	County-Wide Housekeeping
075-21	2021-06-22	ZBA9-21-AW	231 Sixth Concession Road
076-21	2021-06-22	ZBA14-21-RC	274 Pottruff Road
077-21	2021-06-22	ZBA16 & 17-21-AW	304 East River Road

By-Law Number	By-Law Date	Application File Number	Location
081-21	2021-07-13	ZBA12-21-RC	230 Oakland Road
083-21	2021-07-27	ZBA18-21-AW	47 Fourth Concession
084-21	2021-07-27	ZBA13-21-KD	440 Highway 24
096-21	2021-09-28	ZBA24-21-SL	214 Brant Church Road
097-21	2021-09-28	ZBA26-21-KD	249 Garden Avenue
117-21	2021-10-26	ZBA28-21-AW	602 Mount Pleasant Road
118-21	2021-10-26	ZBA32-21-AW	178 Newport Road
119-21	2021-10-26	ZBA4-21-AW	539 Paris Road
128-21	2021-11-23	ZBA29-21-RC	12 Maple Avenue South
129-21	2021-11-23	ZBA36-21-DN	65 Brant Road
135-21	2021-12-21	ZBA43-20-AW	54, 56, 63, 77 & 81 Cedar Street
138-21	2021-12-21	ZBA5-21-KD	1044 Colborne Street West
141-21	2021-12-21	ZBA38-21-AW	55 Highway #2
2022			
001-22	2022-01-25	ZBA44-21-KD	110 Maple Ave
002-22	2022-01-25	ZBA43-21-SL	29 Fairfield Road
003-22	2022-01-25	ZBA23-21-DN	29 Thirteenth Concession Road
016-22	2022-02-22	ZBA15-21-AW	184 Highway #53
017-22	2022-02-22	ZBA39-21-AW	729 Mount Pleasant Road
018-22	2022-02-22	ZBA40-21-AW	571 Mount Pleasant Road
019-22	2022-02-22	ZBA27-21-BK	County-Wide Housekeeping
026-22	2022-03-22	ZBA41-21-DN	42 Hammond Road
027-22	2022-03-22	ZBA33-21-SL	341 Seventh Concession Road
029-22	2022-03-22	ZBA42-21-RC	369 Maple Avenue South
041-22	2022-04-26	ZBA46-21-RC	301 Brant County Road 18
050-22	2022-05-24	ZBA24-20-AW	526 Scenic Drive
054-22	2022-05-24	ZBA10-22-JK	108 - 128 Biggars Lane
055-22	2022-05-24	ZBA4-22-SL	24 River Road
056-22	2022-05-24	ZBA5-22-SL	77 Maple Avenue South
057-22	2022-05-24	ZBA7-22-SL	343 Blue Lake Road
068-22	2022-06-28	ZBA8-22-DN	226 Burford Delhi Townline Road
070-22	2022-06-28	ZBA11-22-DN	145 Industrial Boulevard
071-22	2022-06-28	ZBA17-22-SL	4 Bernice Street
080-22	2022-07-26	ZBA23-22-BK	County-Wide Housekeeping
088-22	2022-07-26	ZBA15-23-BK	St. George Settlement Area
092-22	2022-09-27	ZBA33-20-RC	61 Bethel Road
093-22	2022-09-27	ZBA12-22-SL	1 King's Lane
094-22	2022-09-27	ZBA27-22-SL	532 Blue Lake Road
095-22	2022-09-27	ZBA19-22-DN	70 River Road
096-22	2022-09-27	ZBA32-22-BK	428-452 West River Road
097-22	2022-09-27	ZBH31-22-BK	160 Consolidated Drive
122-22	2022-12-20	ZBA25-22-DN	19 Spruce Street
123-22	2022-12-20	ZBA26-22-DN	22 Airport Road
124-22	2022-12-20	ZBA24-22-DN	1318 Colborne Street West

By-Law Number	By-Law Date	Application File Number	Location
125-22	2022-12-20	ZBA33-22-DN	31 Willow Street
126-22	2022-12-20	ZBA30-22-DN	84 Old Onondaga Road East
127-22	2022-12-20	ZBA38-22-LG	249 Garden Avenue
128-22	2022-12-20	ZBA15-22-SL	138 Langford Church Road
129-22	2022-12-20	ZBA40-22-SL	137 King Edward Street
136-22	2022-12-20	ZBA28-22-SL	649 Colborne Street West
2023			
001-23	2023-01-31	ZBA6-22-DN	982 Rest Acres Road
002-23	2023-01-31	ZBA37-22-DN	125 Oakland Road
003-23	2023-01-31	ZBA39-22-DN	17 McBay Road
004-23	2023-02-07	ZBA29-22-SL	555 Paris Road
005-23	2023-01-31	ZBA41-22-SL	440 German School Road
006-23	2023-01-31	ZBA36-22-SL	179-181 Howell Road
007-23	2023-01-31	ZBA28-22-SL	649 Colborne Street West
016-33	2023-02-28	ZBA1-23-DN	655 Watts Pond Road
017-23	2023-02-28	ZBH3-23-SL	238 Third Concession Road
018-23	2023-02-28	ZBA46-22-LG	35 Indian Line
026-23	2023-02-28	ZBA30-22-DN	84 Old Onondaga Road East
033-23	2023-02-21	ZBA21-21-DN <i>OLT-22-002319</i>	241 Langford Church Road
043-23	2023-04-25	ZBA38-20-DN	6 Maple Avenue
044-23	2023-04-25	ZBA4-23-DN	524 Old Onondaga Road East
054-23	2023-05-09	ZBA6-23-LG	738 Mount Pleasant Road
063-23	2023-06-13	ZBA22-22-SL	836 Watt's Pond Road
075-23	2023-07-11	ZBA2-22-AW	283 McLean School Road
076-23	2023-07-11	ZBH13-23-LG	729B Mount Pleasant Road
077-23	2023-07-11	ZBH14-23-LG	6 Bernice Street
078-23	2023-07-11	ZBA7-23-SL	369 Scenic Drive
079-23	2023-07-11	ZBA10-23-SL	Oak Avenue & Woodslee Avenue
081-23	2023-07-18	ZBA15-23-BK	St. George Settlement Area (ICBL)
089-23	2023-07-25	ZBH8-23-SL	Nith Peninsula (Gort Avenue)
143-23	2023-08-25	ZBA1-22-KD <i>OLT-22-004216</i>	282A Highway No. 5 Hwy
091-23	2023-09-12	ZBA2-23-AW	1318 Colborne Street West
095-23	2023-09-12	ZBA3-21-AW	1130-1146 Colborne Street East
109-23	2023-10-10	ZBH19-23-ES	3 Bernice Street
117-23	2023-10-24	ZBA23-21-DN <i>OLT-22-002345</i>	29 Thirteenth Concession Road
118-23	2023-11-14	ZBH21-23-DN	471 Paris Road
131-23	2023-12-12	ZBA20-23-ES	217 Highway #2
132-23	2023-12-12	ZBH24-23-DN	139 Court Drive
2024			
008-24	2024-02-12	ZBA23-23-ES	779 Powerline Road

By-Law Number	By-Law Date	Application File Number	Location
010-24	2023-11-30	ZBA10-20-MD <i>OLT-21-001473</i>	305 King Edward Street
011-24	2024-01-03	ZBA3-22-RC <i>OLT-22-004569</i>	23 Beverly Street East
016-24	2024-02-27	ZBA1-24-BK	County-Wide Housekeeping
028-24	2024-02-29	ZBA5-18-RA <i>OLT-22-004179</i>	70-72 Beverly Street West
029-24	2024-04-09	ZBA18-23-SL	213 Maple Avenue South
036-24	2024-05-14	ZBA3-24-ES	644 Oak Park Road
037-24	2024-05-14	ZBA26-23-ES	91 Brant School Road
039-24	2024-05-02	ZBA35-22-SL	848 Watt's Pond Road
058-24	2024-06-25	ZBA5-24-MH	167 Third Concession Road
059-24	2024-06-25	ZBA6-24-MH	464 Salt Springs Church Road
061-24	2024-07-09	ZBH14-24-DN	61 Bethel Road (Part of Lots 11 & 12, Concession 12)
062-24	2024-07-09	ZBA9-24-HH	138 Langford Church Road
063-24	2024-07-09	ZBA8-24-DN	1318 Colborne Street West
064-24	2024-07-09	ZBA7-24-HH	19 King Street South
078-24	2024-07-17	ZBA14-22-RC <i>OLT-22-004258</i>	269 German School Road
081-24	2024-09-10	ZBA11-24-DN	137 Harley Road
082-24	2024-09-10	ZBA12-23-ES	375 Harley Road
096-24	2024-09-24	ZBA15-24-DN	123 Middle Townline Road
102-24	2024-10-08	ZBA18-24-DN	139 Court Drive
103-24	2024-10-08	ZBA17-24-DN	26 Spruce Street
104-24	2024-11-12	ZBA10-24-DN	BURFORD CONCESSION 7 PART LOTS 4 AND 5 AND REGISTERED PLAN 2R5926 PART 2
110-24	2024-11-12	ZBA44-20-DN	Blocks 98 and 99, Plan 2M-1956
114-24	2024-11-12	ZBA21-24-DN	1024 Rest Acres Road
121-24	2024-12-03	ZBA22-24-DN	304 East River Road
127-24	2024-12-17	ZBH25-24-KD	1024 Rest Acres Road
2025			
27-25	2025-03-11	ZBA20-24-DN	49 River Road
28-25	2025-03-11	ZBA1-25-LK	719 Watts Pond Road
29-25	2025-03-11	ZBA27-24-LK	249 Garden Avenue
100-25	2025-04-05	ZBA16-23-ES <i>OLT-24-000285</i>	1760 Colborne St E
47-25	2025-05-13	ZBA2-25-NM	Four Units As-of-Right Zoning Project
49-25	2025-05-27	ZBA4-25-LK	230 Oakland Road
69-25	2025-06-10	ZBA5-25-LK	405 Third Concession Road
70-25	2025-06-10	ZBH6-25-LG	139 Harley Road
71-25	2025-06-10	ZBH7-25-RC	40 ASTLE AVENUE (PART 1, PLAN 2R-9134)
85-25	2025-07-08	ZBA29-24-LG	24 Elm Street
86-25	2025-07-08	ZBA8-25-LK	428-452 West River Road

By-Law Number	By-Law Date	Application File Number	Location
101-25	2025-29-08	ZBA5-14-MD <i>OLT-21-001564</i>	Part of Lots 13-16, Concession 1
			<i>Consolidated to August 29, 2025</i>