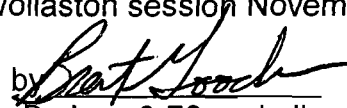


**Third Reading**

No 50-10

Council of the Corporation of the Township of Wollaston session November 23<sup>rd</sup>, 2010.

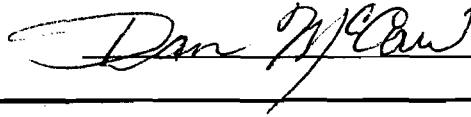
Moved by  Seconded by 

That a Comprehensive Zoning By-Law repealing By-Law 8-79 and all amendments to 8-79 applying to all land included in the Township of Wollaston

---

As reported by the committee of the Whole be read a third time, passed and numbered 50-10 and that said by-law be signed by the Reeve and Clerk, sealed with the seal of the Corporation, and be engrossed in the by-law book.

Carried,

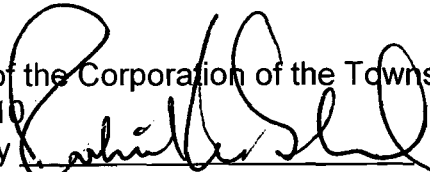
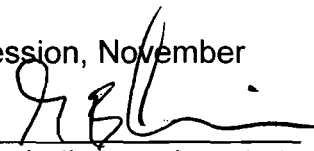


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**Second Reading**

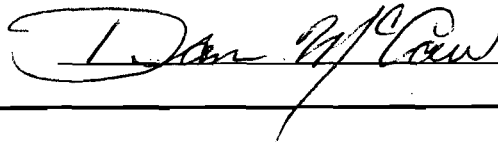
No 50-10

Council of the Corporation of the Township of Wollaston Session, November 23<sup>rd</sup>, 2010.

Moved by  Seconded by 

A Comprehensive Zoning By-Law repealing By-Law 8-79 and all amendments to 8-79 applying to all land included in the Township of Wollaston

Carried,

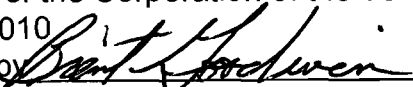
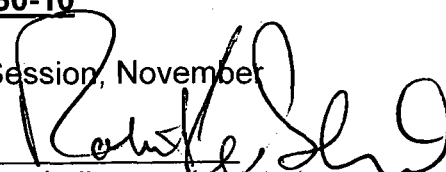


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**First Reading**

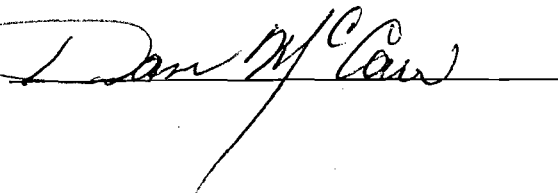
**50-10**

Council of the Corporation of the Township of Wollaston Session, November 23<sup>rd</sup>, 2010.

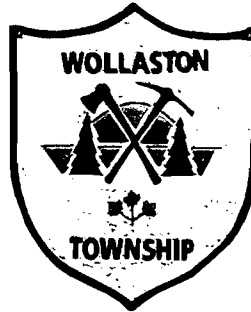
Moved by  Seconded by 

A Comprehensive Zoning By-Law repealing By-Law 8-79 and all amendments to 8-79 applying to all land included in the Township of Wollaston

Carried



**THE TOWNSHIP OF WOLLASTON**



**COMPREHENSIVE ZONING BY-LAW 50-10**

**Prepared by:**

**AINLEY GRAHAM & ASSOCIATES LIMITED  
CONSULTING ENGINEERS AND PLANNERS  
45 SOUTH FRONT STREET  
BELLEVILLE, ONTARIO  
K8N 2Y5**

**NOVEMBER, 2010**

**FILE NO.: 08550-1**

**TOWNSHIP OF WOLLASTON**  
**EXPLANATORY NOTE**  
**TO**  
**ZONING BY-LAW NO. 50-10**

The purpose of the by-law is to:

- Implement the policies of the County of Hastings Official Plan
- Update and consolidate the existing Township Comprehensive Zoning By-law No. 8-79
- Regulate the use of land and the character, location and use of buildings and structures
- Set standards to be met by different types of development
- Prohibit the use of land and the erection or use of buildings or structures for or except for such purposes as set down in the by-law
- Regulate development in order to minimize adverse affects on existing uses
- Prohibit development that may be detrimental to the future orderly development of the Township

The provisions of By-law No. 50-10 will apply throughout ALL of the defined areas within the corporate limits of the Township of Wollaston. When the by-law is in force, no land shall be used and no building or structure shall be erected, altered or used in any manner except in conformity with the provisions of By-law 50-10.

The provisions of this By-law shall not apply to prevent or hinder the continued use of any land, building or structure for any purpose prohibited by this By-law providing such land, building or structure was legally used for such purpose on the date of passing this By-law 50-10, so long as it continues to be used for that purpose.

This By-law 50-10 rescinds the existing Township Comprehensive Zoning By-law No. 8-79 and all amendments thereto.

# THE CORPORATION OF THE TOWNSHIP OF WOLLASTON

## ZONING BY-LAW (By-law No. 50-10)

### SECTION 1 - PURPOSE

This comprehensive Zoning By-law is intended to prohibit the use of land and the erection or use of buildings or structures for or except for such purposes as set down in this by-law; to prohibit the erection or use of buildings on land which is subject to flooding, or on land by reason of its rocky, marshy or unstable character the cost of construction of satisfactory waterworks, sewage, or drainage facilities is prohibitive; to regulate the height, bulk, location, size, floor area, spacing, character and use of buildings or structures; to regulate the minimum frontage and depth of a parcel of land and the portion of the area thereof that any building or structure may occupy; to require loading and parking facilities for buildings or structures erected or used for certain purposes; to prohibit the making or establishment of pits and quarries within defined areas and to regulate the making or establishment of pits and quarries within defined areas of the Township.

### SECTION 2 - TITLE

This by-law shall be cited as "Comprehensive Zoning By-law No. 50-10" and shall apply to all land included within the Township of Wollaston as shown on the attached schedules.

**BY-LAW 8-79 OF THE TOWNSHIP OF WOLLASTON AND ALL AMENDMENTS HERETO ARE HEREBY REPEALED.**

READ A FIRST TIME THIS 23rd DAY OF NOVEMBER, 2010.

READ A SECOND TIME THIS 23rd DAY OF NOVEMBER, 2010.

READ A THIRD TIME AND FINALLY PASSED THIS 23rd DAY OF NOVEMBER, 2010.

  
Original Signed by:  
Reeve  
Dan McCaw

  
Original Signed by:  
Chief Administrative Officer/Clerk  
Christine FitzSimons

I hereby certify that the following is a true copy of By-law No. 50-10 as enacted by the Council of the Corporation of the Township of Wollaston.

23<sup>rd</sup> day of November, 2010.

  
CAO/Clerk, Township of Wollaston  
Christine FitzSimons

INCLUDING RECOMMENDATION #3  
FROM PLANNER PAUL WALSH'S LETTER  
DATED NOV. 22/10

PLANNING & DEVELOPMENT DEPT.  
15 Victoria Ave.  
Box 2, 2<sup>nd</sup> Floor  
BELLEVILLE, ONTARIO, K8N 1Z5



Phone: 613.966.6712  
Fax: 613.966.7654  
Toll Free: 1.866.321.9563

November 22, 2010

Township of Wollaston  
C/o Christine FitzSimons, Clerk  
P.O. Box 99  
Coe Hill, Ontario K0L 1P0  
Canada

Dear Christine FitzSimons:

**Re: Draft Comprehensive Zoning By-law  
Review of Environmental Protection (EP) Zone  
Location: CON 3 S PT LOT 11, LOT 12 having Roll# 125400001508200  
Land Owner: Mr. Petr Sabata**

---

Dear Christine FitzSimons:

A site inspection was completed by myself on November 19th, 2010 of lands located in Con 3 S Pt Lot 11, Lot 12 having roll# 125400001508200. The land owner, Mr. Petr Sabata was present.

The purpose of the site inspection was to review locations draft zoned as **Environmental Protection (EP) Zone** in the North West section of the holding in response to objections by the land owner. Please find attached an area of revised **EP Zone** as recommended resulting from the site inspection. The recommended revision is the result of site observations of areas of higher ground protruding through the areas of generally lower elevations.

In considering the passing of the comprehensive zoning by-law with respect to the recommended revision, Council appears to have three options to consider:

1. Pass the draft Comprehensive Zoning By-law as currently presented and consider a subsequent amending zoning by-law to reflect the more accurate mapping as provided herein. The land owner would need to decide whether an appeal to the Ontario Municipal Board would be appropriate to ensure that the matter is addressed;
2. Defer the comprehensive zoning by-law until the Zone Schedules can be amended to reflect the recommended changes; or,
- ✓ 3. Pass the comprehensive zoning by-law as presented together with the revision of the modified **Environmental Protection (EP) Zone** as recommended and attached.

57

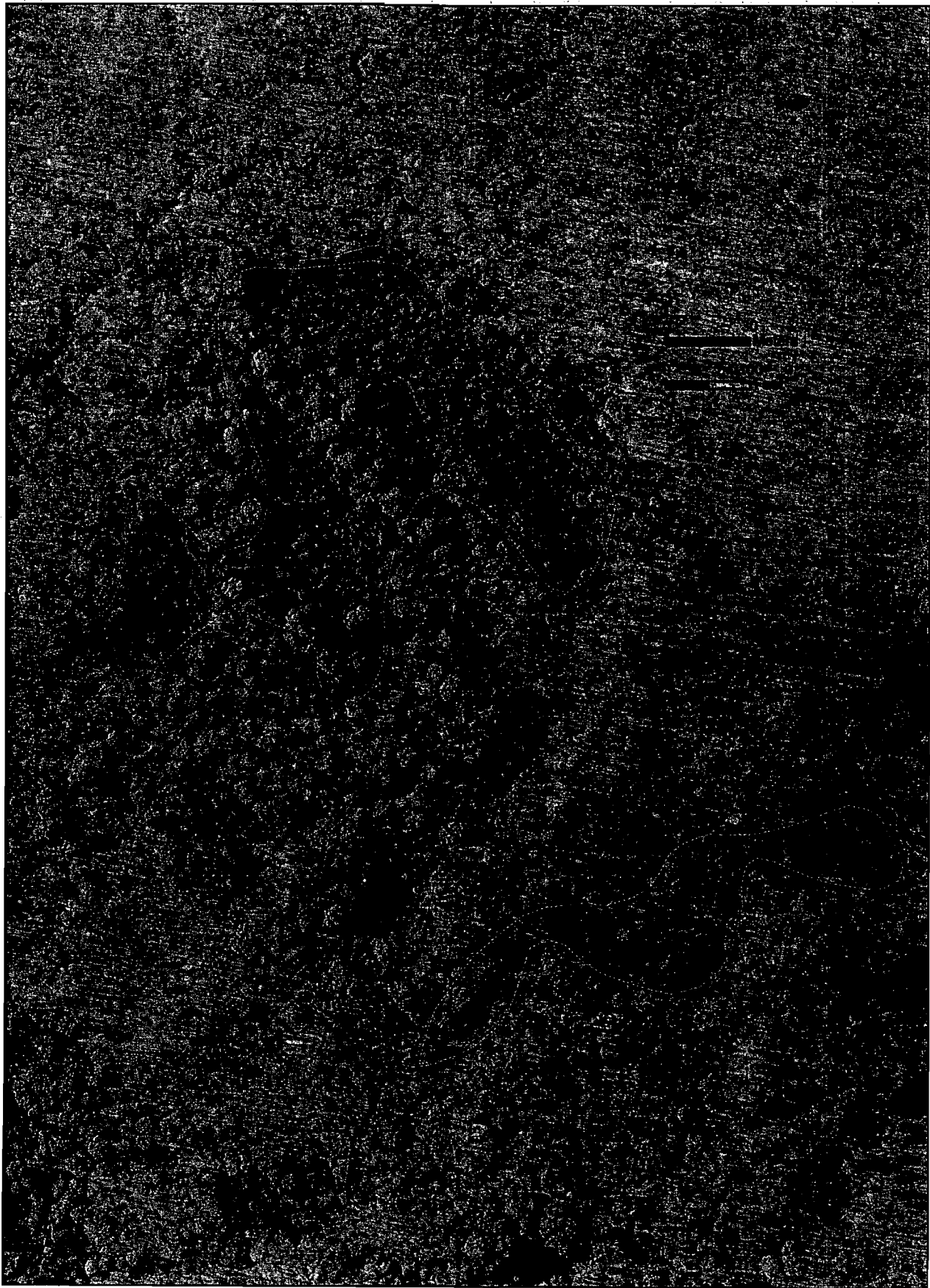
Of the above-mentioned options, #3 is recommended.

If you require any assistance, please feel free to contact the undersigned.

Sincerely,

Paul Walsh MCIP, RPP  
Planner

Cc: H. Reilly, Ainley Graham and Associates  
A. Leger, Ainley Graham and Associates  
P. Sabta, Land Owner



**Wollaston Township, Hastings County  
Area Surrounding Part Lot 11 & Lot 12 Concession 3**

**Legend**

Pre-Adjustment EP Area

Adjusted EP Land



Producer: County of Hastings Planning  
& Development Department  
Date: November 2010  
Projection: NAD 1983 UTM Zone 18  
Data Source: OGDE, MPAC & County of Hastings  
Reference: Produced by the County of Hastings  
with Data supplied under License by Members of the  
Ontario GeoSpatial Data Exchange. The County of  
Hastings disclaims all responsibility for errors,  
omissions or inaccuracies in this publication.  
For reference purposes only.

**Sabata Site Visit - EP Adjustment #2  
November 19, 2010**



**TOWNSHIP OF WOLLASTON  
ZONING BY-LAW 50-10**

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### **SECTION 3 - DEFINITIONS**

For the purposes of this by-law, the definitions and interpretations in this Section shall govern unless the context indicates otherwise. The word "shall" is mandatory and not directory. Words used in the present tense include the future tense and the reverse. Words used in the plural number include the singular number and the reverse.

- 3.1 **"ACCESSORY BUILDING"** shall mean a detached building or structure, the use of which is customarily incidental and subordinate to a principal (main) use, building or structure and located on the same lot therewith and is not intended for human habitation unless specifically permitted in this by-law.
- 3.2 **"ACCESSORY USE"** shall mean a use customarily incidental and subordinate to, and exclusively devoted to the main use of the lot, building or structure and located on the same lot as such main use.
- 3.3 **"AGRICULTURAL PRODUCE SALES OUTLET"** shall mean a seasonal use accessory to a farm which consists of the retail sale of agricultural products such as fruit, vegetables, flower or farm produce, the majority of which are produced on the farm where such outlet is located, and which shall not require a permit from the Township.
- 3.4 **"AGRICULTURE/AGRICULTURAL USE"** shall mean the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.
- 3.5 **"AGRICULTURE – RELATED USE"** shall mean those farm-related commercial and farm-related industrial uses that are small-scale and directly related to the farm operation and are required in close proximity to the farm operation.
- 3.6 **"ALTER"** shall mean any alteration in a bearing wall or partition, column, beam, girder or other supporting member of a building or structure or any increase in the area or cubic contents of a building or structure. When used in reference to a lot, the word "alter" means to decrease the width, depth or area of any required yard, setback, open space or parking area or to change the location of any boundary of such lot with respect to a public highway or laneway, whether such alteration is made by conveyance or alienation of any portion of said lot or otherwise. The words "altered" and "alteration" shall have a corresponding meaning.
- 3.7 **"AMUSEMENT ARCADE"** shall mean a building or place of amusement containing games of chance and/or skill, including pinball/video games and billiards to be used by the general public for recreational purposes and operated for a profit. This definition does not include an establishment, the primary use of which is not an amusement arcade and in which not more than 3 such games of chance are located.

- 3.8 **"ARENA"** shall mean a building or structure which includes spectator seating, two or more seating areas for visiting teams and provisions for storage and access of ice cleaning equipment and all other required equipment used for the purpose of organized activities including sports and other group functions.
- 3.9 **"ASSEMBLY OPERATION"** shall mean the assembling of finished parts or materials into a final product but shall not include any large scale manufacturing operation or any operation discharging large amounts of liquids.
- 3.10 **"AUCTION OUTLET"** shall mean a building or part of a building where goods, merchandise, substances, articles or things are sold at a public sale to the person who bids or offers a higher price than any other is willing to pay.
- 3.11 **"BASEMENT"** shall mean that portion of a building or structure which is partly underground and below the first floor and which has at least one half of its clear height above the adjoining ground level.
- 3.12 **"BASEMENT, WALKOUT"** shall mean that portion of a building which is partly underground, but which has more than 50% of the floor area not greater than .5 metres below grade, and which has an entrance and exit at grade level.
- 3.13 **"BED AND BREAKFAST ESTABLISHMENT"** shall mean a single-detached dwelling containing not more than 4 guest rooms used or maintained for the short-term accommodation of the public, in which the owner supplies, for hire or gain, lodgings with or without meals for 4 or more persons but does not include other establishments otherwise defined or classified herein.
- 3.14 **"BOATHOUSE, PRIVATE"** shall mean a detached accessory building or structure which is designed or used for the sheltering of a boat or other form of water transportation and storage of household equipment incidental to the residential occupancy, which does not exceed 4.1 m (13.45 ft.) in height, as defined in this by-law.
- 3.15 **"BUILDING (when used as a noun)"** shall mean a structure:
- i) occupying an area greater than 10 sq. metres (107.6 sq. ft.) consisting of a wall, roof or floor or any of them or a structural system serving the function thereof including all plumbing works, fixtures and service systems appurtenant thereto, or
  - ii) occupying an area of 10 sq. metres (107.6 sq. ft.) or less that contains plumbing including the plumbing appurtenant thereto.
- 3.16 **"BUILDING HEIGHT"** shall mean the vertical distance between the established grade and:
- i) the highest point of a flat roof;
  - ii) the deck line of a mansard roof;
  - iii) the mean height between the eaves and ridges of a gabled or hip roof;

but exclusive of:

- i) a roof or penthouse structure accommodating an elevator, staircase, tank, ventilating fan or other similar equipment; a smoke stack; barn; silo; communications tower; drive-in theatre screen; or other utilitarian structure which does not provide habitable living space.

- 3.17 "BUILDING SUPPLY OUTLET"** shall mean a use, building or structure involved in the storage, display and sales of building supplies including lumber, millwork, siding, roofing, plumbing, electrical, heating, air conditioning and similar items.
- 3.18 "BUILDING, PRINCIPAL"** shall mean a building or structure in which the primary use is conducted.
- 3.19 "BULK STORAGE YARD"** shall mean a place where land is used for the storage in the open of goods and materials, machinery, petroleum products and/or equipment, but does not include the storage of such items as would require approval under the Health Promotion and Protection Act, as amended, nor does it include a salvage yard as defined by this by-law.
- 3.20 "BUSINESS, ADMINISTRATIVE OR PROFESSIONAL OFFICE"** shall mean any building or part of a building in which one or more persons are employed in the management or direction of any agency, business, brokerage, labour or fraternal organization and shall include offices for doctors, dentists, optometrists, chiropractors, drugless practitioners, barristers, solicitors, engineers, architects, land surveyors or chartered accountants and for any purpose incidental thereto the administrative office or offices of a non-profit organization or a business, administrative or professional office or offices.
- 3.21 "CABIN, SLEEPING"** shall mean an accessory and subordinate detached building or structure with a maximum of 29.7 sq. m (320 sq. ft.) designed as sleeping accommodation only, to permit the better or more convenient enjoyment of the principal residential dwelling and shall not contain any plumbing or sanitary waste disposal systems. In no case shall the definition of a sleeping cabin be deemed to include premises for the temporary accommodation of members of the public for a fee. In the case of a sleeping cabin to be located on a lot which is at least two times the minimum lot frontage and lot area required by this by-law, a maximum gross floor area of 55.7 sq. m (600 sq. ft.) may be permitted.
- 3.22 "CABIN, TOURIST"** shall mean a detached building for the sleeping accommodation of guests in which sanitary facilities may be provided but shall not contain any facilities for the preparation or cooking of food.
- 3.23 "CAMP, CHARITABLE"** shall mean any land, buildings or structures operated as a seasonal camp by a charitable corporation approved under the Charitable Institutions Act.
- 3.24 "CAMPER TRAILER/TENT TRAILER"** shall mean any vehicle in which the assembly can be erected, while stationary, using the trailer body and related components for support and utilized for temporary living, shelter and sleeping accommodation with or without cooking facilities, which is collapsible and compact while being drawn by a motorized vehicle.

- 3.25 **"CARPORT"** shall mean a building or structure of which is used for the parking or storage of private passenger motor vehicles or commercial vehicles of less than one tonne capacity and wherein neither servicing nor repairing of motor vehicles is carried on for remuneration.
- 3.26 **"CAR WASH"** shall mean a building or structure for the commercial operation of motor vehicle washing.
- 3.27 **"CAR WASH, AUTOMATIC"** shall mean a car wash where the labour is not supplied by the patron.
- 3.28 **"CAR WASH, COIN-OPERATED"** shall mean a car wash where the patron supplies the labour.
- 3.29 **"CARTAGE OR EXPRESS TRUCK TERMINAL"** shall mean a building, structure or place where trucks or tractor trailers are rented, leased, kept for hire, or stored or parked for remuneration, or from which trucks or transports, stored or parked on the property, are dispatched for hire as common carriers, and which may include a warehouse.
- 3.30 **"CELLAR"** shall mean the portion of a building or structure which is partly underground, which has no windows and which has at least one half of its clear height below the adjoining ground level.
- 3.31 **"CERTIFICATE OF OCCUPANCY"** shall mean a certificate issued by the Chief Building Official for the occupancy of any land, building or structure, residential, commercial or industrial purposes to the effect that the proposed use or activity complies with this by-law.
- 3.32 **"CHIEF BUILDING OFFICIAL"** shall mean the officer or employee of the Township and appointed by the Corporation with the duty of administering the provisions of the Ontario Building Code, Building By-law and Zoning By-law.
- 3.33 **"CEMETERY"** shall mean a cemetery or columbarium within the meaning of the Cemetery Act, as amended.
- 3.34 **"CLINIC"** shall mean a building or part thereof used by qualified medical practitioners, dentists, osteopaths, or drugless practitioners, numbering more than two for public or private medical, surgical, physiotherapeutic or other human health purposes, but does not include a private or public hospital.
- 3.35 **"CLUB"** see "PRIVATE CLUB" and "COMMERCIAL CLUB".
- 3.36 **"COMMERCIAL"** shall mean the use of land, buildings or structures for the purpose of buying and selling commodities and supplying services as distinguished from such uses as the manufacturing or assembling of goods, warehousing, transport terminals, construction and other similar uses.

- 3.37 **"COMMERCIAL CLUB"** shall mean a building or part of a building where a club is operated for gain or profit and may include facilities for physical fitness and recreation.
- 3.38 **"COMMERCIAL VEHICLE"** shall mean any motor vehicle having permanently attached thereto a truck or delivery body and includes ambulances, hearses, fire apparatus, police patrols, motor busses including school busses and tractor trailers used for hauling purposes on the highway.
- 3.39 **"COMMUNITY CENTRE"** shall mean any tract of land, building or buildings used for community activities whether used for commercial purposes or not, the control of which is operated under the Community Centres Act, as amended from time to time and shall include an elderly persons centre.
- 3.40 **"CONSERVATION/CONSERVATION USE"** shall mean the preservation, protection, improvement and use of land and/or water for the purpose of planned management of these natural resources.
- 3.41 **"CONTRACTOR'S YARD"** shall mean a place where land is used for the storage in the open, of goods and materials, machinery and/or equipment normally utilized by the construction industry and may include the repair of machinery, but does not include the storage of such items as would require approval under the Health Promotion and Protection Act, R.S.O. 1980, Chapter 400, as amended, nor does it include a salvage yard as defined by this by-law nor equipment or materials used for blasting.
- 3.42 **"CONVENIENCE RETAIL STORE"** shall mean a retail commercial establishment supplying groceries and other daily household conveniences for sale or rental to the immediate area.
- 3.43 **"CONVERTED DWELLING"** see "DWELLING, CONVERTED".
- 3.44 **"CORNER LOT"** see "LOT, CORNER".
- 3.45 **"CORPORATION"** shall mean the Corporation of the Township of Wollaston.
- 3.46 **"COTTAGE, HOUSEKEEPING"** shall mean a temporary dwelling unit in a tourist establishment designed for human habitation and equipped with a kitchen, and having a water supply in common with the other buildings in a group, should the cottage be part of a group of similar cottages.
- 3.47 **"COUNCIL"** shall mean the Municipal Council of the Corporation of the Township of Wollaston.
- 3.48 **"CRAFTERS/FARM GATE SALES OUTLET"** shall mean a temporary indoor or outdoor location for the retail sale of crafts and/or farm produce that may be produced and/or grown on-site or elsewhere but which shall not function on a permanent basis as a retail store, as defined in this by-law, and which shall require a permit from the Township to operate.

- 3.49 **"DAY NURSERY"** shall mean a facility operated for children within the meaning of The Day Nurseries Act, as amended.
- 3.50 **"DECK"** shall mean a horizontal surface supported on piers, free of any roof or other covering and which may be surrounded by a railing, the height of which is governed by the Ontario Building Code.
- 3.51 **"DEVELOPMENT"** shall mean the construction, erection, or placing of a building or structure of any kind or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes such related activities as site grading and the placing or dumping of fill and/or any other operations that disrupt the natural environment in, on, over or under land or water.
- 3.52 **"DOCK"** shall mean a level structure built at or anchored to the shore at which boats or other floating vessels are berthed or secured to for the purpose of loading and unloading and which may provide a foundation for a boathouse.
- 3.53 **"DOCK, COMMUNAL"** shall mean any dock owned and/or used by more than one interest.
- 3.54 **"DRY CLEANING SHOP/OUTLET"** see "LAUNDRY AND/OR DRY CLEANING SHOP/OUTLET".
- 3.55 **"DRIVE-IN RESTAURANT"** see "RESTAURANT, DRIVE-IN".
- 3.56 **"DRIVEWAY"** shall mean an area of land which provides vehicular access from the travelled portion of a street to a parking aisle.
- 3.57 **"DWELLING HOUSE"** shall mean a building or structure or part of a building or structure occupied or capable of being occupied for human habitation, and includes a building that would be or would be intended to be used for such purposes except for its state of disrepair.
- i) **"ACCESSORY DWELLING HOUSE"** shall mean a single dwelling unit which is accessory to a permitted principal use and is designed for residential occupancy, and necessary to the maintenance and operation of the principal use to which it is related.
  - ii) **"CONVERTED DWELLING HOUSE"** shall mean a dwelling house which has been altered or converted so as to provide therein two dwelling units.
  - iii) **"DUPLEX DWELLING HOUSE"** shall mean a dwelling house that is divided horizontally into two (2) dwelling units.

- iv) **"LODGING DWELLING HOUSE"** shall mean a dwelling house in which the proprietor resides and in which long-term lodging with or without meals is supplied by the proprietor for gain to not more than 4 guest rooms who are resident on an on-going basis but does not include a bed and breakfast establishment.
- v) **"MANUFACTURED DWELLING HOUSE"** shall mean a dwelling house constructed off-site but established for permanent habitation on a lot.
- vi) **"RETIREMENT DWELLING HOUSE"** shall mean a dwelling house designed for and occupied by residents, the majority of whom are older, some of whom may be disabled but ambulatory, wherein each dwelling unit has a separate entrance from a common hall and a separate private bathroom but where common facilities for the preparation and consumption of food are provided and common lounges, recreation and basic medical care facilities may also be provided. The dining room may permit guests to dine with occupants, paying or otherwise, on an occasional basis only. The accommodations shall be used as the principal residence of the occupants and shall not be provided on a transient basis, and shall not include a lodging dwelling house, as defined in this by-law. The dwelling units are regulated as tenancies under the Tenant Protection Act.
- vii) **"SEMI-DETACHED DWELLING HOUSE"** shall mean a dwelling house containing two (2) dwelling units separated vertically by a common wall.
- viii) **"SINGLE-DETACHED DWELLING HOUSE"** shall mean a building used, designed and occupied as a single housekeeping unit.

**3.58 "DWELLING UNIT"** shall mean one or more habitable rooms located within a dwelling house, or part of a dwelling house, occupied or capable of being occupied by one or more persons as an independent and separate housekeeping establishment in which sanitary conveniences are provided and in which facilities are provided for cooking or the installation of cooking equipment with an independent entrance from outside the building or from a common hallway or stairway inside the building. For the purposes of this by-law, a dwelling unit does not include a trailer, as defined in this by-law, tourist cabin, sleeping cabin, housekeeping cottage, accessory building or structure, or a room or suite of rooms in a lodging house or tourist establishment, all as defined in this by-law.

**3.59 "DWELLING UNIT AREA"** shall mean the habitable area contained within the inside walls of a dwelling unit, including a loft, but excluding any private garage, carport, porch, veranda, attic, basement, cellar or sun room (unless such sun room is habitable in all seasons of the year), and excluding public or common halls, stairways, and the thickness of outside walls.

**3.60 "EATING ESTABLISHMENT"** shall mean a building or part of a building where food is prepared and/or cooked for sale to the public, and includes a restaurant, a drive-in restaurant, a take-out restaurant, a snack bar/dairy bar, coffee shop, a dining room, a café, an ice cream parlour and a tea room but does not include a boarding or rooming house or a portable canteen, as defined in this by-law.

- 3.61 "ELDERLY PERSONS' CENTRE"** shall mean any facility intended primarily for the use of elderly persons for purposes which include social, cultural, athletic or recreational activities, and shall include any centre established under the Elderly Persons Centres Act, as amended.
- 3.62 "EQUIPMENT SALES/RENTAL AND REPAIR ESTABLISHMENT"** shall mean a building or part of a building, structure or yard in which articles, machinery and equipment, including heavy machinery are offered for rent and may be serviced or repaired, and may be offered or kept for rent, lease or hire under agreement for compensation.
- 3.63 "ERECT"** when used in this by-law includes construction, reconstruction, and relocation of buildings and structures, and without limiting the generality of the work, also includes:
- i) any preliminary physical operation such as excavating, filling, regrading or draining;
  - ii) altering any existing building or structure by adding, enlarging, extending, remodelling, renovating, moving, demolishing, or effecting other structural changes;
  - iii) any work for the doing of which a building permit is required under the Building By-law of the Corporation; and
  - iv) erect, erected or erection shall have a corresponding meaning.
- 3.64 "ESTABLISHED BUILDING LINE"** shall mean the average setback of the existing buildings from the street line on one side of a continuous 300 m (984.3 ft.) strip of land where three or more lots having street access upon the same side of the street have been built.
- 3.65 "ESTABLISHED GRADE"** shall mean the average elevation of the ground level or sidewalk adjoining the front wall of the building or structure, where the front wall is the wall facing the front lot line and contains the front entrance.
- 3.66 "EXISTING"** unless otherwise described, shall mean existing as of the date of the passing of this by-law.
- 3.67 "EXTERIOR SIDE LOT LINE"** see "LOT LINE, EXTERIOR SIDE".
- 3.68 "EXTERIOR SIDE YARD"** see "YARD, EXTERIOR SIDE".
- 3.69 "FAIRGROUND"** shall mean land devoted to entertainment on a seasonal or temporary basis and may include grandstands, barns and other accessory buildings normally associated with such a use.
- 3.70 "FARM IMPLEMENT AND SUPPLY DEALER"** shall mean an establishment for the repair and/or sale of agricultural implements including the sale of fuel, lubricants and related items for agricultural equipment on the same premises.
- 3.71 "FLOOD PLAIN"** for river, stream and small inland lake systems, shall mean the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards.

**3.72 "FLOODING HAZARD"** shall mean the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

- i) along river, stream and small inland lake systems, the flooding hazard limit is the greater of:
  - a) the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
  - b) the one hundred year flood; and
  - c) a flood which is greater than a) or b) which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

**3.73 "FLOOR AREA, GROSS"** shall mean the total floor area of all the storeys of a building and shall include the floor area of any apartment or areas common to the tenants, which floor areas are measured between exterior faces of the exterior walls of the building at each floor level, but excluding car parking areas within the building and any finished or unfinished basement or cellar. For the purpose of this definition, the walls of an inner court are and shall be deemed to be exterior walls.

**3.74 "FLOOR AREA, GROUND"** shall mean the floor area of the lowest storey of a building, or manufactured dwelling house, approximately at or first above the finished grade level, of which the area is measured between the exterior faces of the exterior walls at the floor level of such storey, but excludes car parking areas within the building and any finished or unfinished basement or cellar. For the purpose of this definition, the walls of an inner court are and shall be deemed to be exterior walls.

**3.75 "FLOOR, GROUND"** shall mean the lowest storey of a building, approximately at or first above the finished grade level.

**3.76 "FOOD MARKET"** shall mean a use, building or part of a building or structure wherein food and other household items are kept for sale at retail to the general public and which operates on a self-service, cash and carry basis and shall include a grocery store, butcher shop, bakery or specialty food store but shall not include a convenience retail store.

**3.77 "FORESTRY/FORESTRY USE"** shall mean the management, development, cultivation and harvesting of timber resources to ensure the continuous production of wood or wood products, provision of proper environmental conditions for wildlife, protection against floods and erosion, protection and production of water supplies, and preservation of the recreation resource.

- 3.78 "FOUNDATION"** shall mean a system or arrangement of structural members including footings, rafts or piles through which the loads from a building are transferred to supporting soil or rock.
- 3.79 "FRONT LOT LINE"** see "LOT LINE, FRONT".
- 3.80 "FRONT YARD"** see "YARD, FRONT".
- 3.81 "FUEL STORAGE TANK"** shall mean a tank for the bulk storage of petroleum, gasoline, fuel, oil, gas or flammable liquid or fluid but does not include a container for flammable liquid or fluid legally and properly kept in a retail store or a tank for storage merely incidental to some other use of the premises where such tank is located.
- 3.82 "FUNERAL HOME"** shall mean a use, building, or a portion of a building or structure, designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for interment or cremation.
- 3.83 "GARAGE, PRIVATE"** shall mean a separate building or a part of a principal building used for the parking or storage of motor vehicles including commercial vehicles of less than one tonne capacity and wherein neither servicing nor repairing is carried on for remuneration.
- 3.84 "GARAGE, PUBLIC"** see "MOTOR VEHICLE SERVICE STATION".
- 3.85 "GARDEN SUITE"** shall mean a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable, consisting of separate modular or panelized sections which are designed to permit easy delivery to and assembly into one integral unit on a specific site, and which are reusable and designed to permit easy disassembly for transport back to the factory or to another site.
- 3.86 "GAS BAR"** shall mean one or more gasoline pump islands, each consisting of one or more gasoline pumps and may include a shelter/kiosk and/or washroom, which shall not be used for the sale of any product other than liquids and small accessories required for the operation of motor vehicles and shall not be used for repairs, oil changes or greasing.
- 3.87 "GASOLINE PUMP ISLAND"** shall mean a structure which is an accessory use intended to provide gasoline for vehicles.
- 3.88 "GIFT SHOP"** shall mean a building or part of a building where crafts, souvenirs, gifts or similar items are offered or kept for sale at retail to the general public but shall not include any other establishment otherwise defined or classified in this by-law.
- 3.89 "GOLF COURSE"** shall mean a public or private area operated for the purpose of playing golf and may include a par 3 or larger golf course, a miniature golf course and driving range, a clubhouse, banquet facilities and canteen.

- 3.90 "GREENHOUSE"** shall mean a building for the growing of plants, shrubs, trees and similar vegetation which are primarily intended to be transplanted outdoors.
- 3.91 "GROUP HOME"** shall mean a dwelling house or dwelling unit in which not fewer than three and no more than six people, exclusive of staff, receive specialized or sheltered residential care and accommodation by virtue of their physical, mental, emotional, social or legal status and which is funded or licensed under a federal or provincial statute. Group homes include a home for foster children, a home for elderly persons, a home for persons with special needs and a home for people who are convalescing after hospital treatment and are under medical supervision but does not include a facility maintained and operated primarily for persons:
- i) who have been placed on probation under the Probation Act, The Criminal Code (Canada) or the Juvenile Delinquent Act (Canada); or
  - ii) who have been released on parole under the Ministry of Correctional Services Act; the Parole Act (Canada) or the Provincial Offenses Act; or
  - iii) who are admitted to the institution for correctional purposes.
- 3.92 "HEREAFTER"** shall mean after the date of the passing of this by-law.
- 3.93 "HEREIN"** shall mean in this by-law and shall not be limited to any particular section of this by-law.
- 3.94 "HIGH WATER MARK"** shall mean the mark made by the action of water under natural conditions on the shore or bank of a body of water, which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark.
- 3.95 "HOME INDUSTRY"** shall mean an industry which is clearly incidental or secondary to the residential use of a single-detached dwelling house and is conducted either entirely within a single-detached dwelling house by an inhabitant thereof or in an accessory building to a single-detached dwelling house. Such home industry may include a woodworking shop, a welding shop, a catering business, a blacksmith shop, a motor vehicle repair shop, a motor vehicle body shop, or similar use.
- 3.96 "HOME OCCUPATION"** shall mean a use which is clearly incidental or secondary to the residential use of a single-detached, semi-detached or duplex dwelling house. Such home occupation may include, among others, an outlet or office for a real estate agent, hairstylist, dressmaker, dentist, doctor, chiropractor, physiotherapist, massage therapist or other drugless practitioner, accountant, and shall include a bed and breakfast establishment and a day nursery, but shall not include a motor vehicle body shop.
- 3.97 "HUNT CAMP"** shall mean a base camp for recreational activities such as hunting and fishing which provides seasonal or temporary accommodation only, in a location where municipal and community services are usually not available, and which shall not be used for habitation on a permanent basis.

- 3.98 **"INTERIOR SIDE YARD"** see "YARD, INTERIOR SIDE".
- 3.99 **"KENNEL"** shall mean a non-residential building, structure or other facility or part thereof, where dogs are kept, boarded and/or bred and raised for profit or gain.
- 3.100 **"LANDSCAPED BUFFER"** shall mean an area not built upon and not used for any purpose other than as a landscaped area and which shall include at least a hedgerow of hardy shrubs or similar type of vegetation not less than 0.3 metres (1 ft.) in height at the time of planting and which, when fully grown, will reach a height of not less than 2 metres (6.6 ft.), extending the full length of the landscaped area and maintained in a healthy growing condition but shall not include driveways, parking spaces or parking aisles.
- 3.101 **"LAUNDRY AND/OR DRY CLEANING ESTABLISHMENT"** shall mean a building or part of a building used for the purpose of receiving articles or goods of fabric to be subjected to a commercial process of laundering, dry cleaning, dry dyeing or cleaning elsewhere and for the pressing and distribution of any such articles or goods which have been subjected to any such process and shall include self-service laundry and/or self-service dry cleaning establishments.
- 3.102 **"LIVESTOCK"** shall mean poultry, turkeys, cattle, hogs, horses, mink, rabbits, sheep, goats, fur bearing animals or any other domesticated animal used for consumption.
- 3.103 **"LIVESTOCK FACILITY"** shall mean one or more barns or permanent structures with livestock-occupied portions, intended for keeping or housing of livestock and shall include all manure or material storages and anaerobic digesters.
- 3.104 **"LOADING SPACE"** shall mean an unencumbered area of land which is provided and maintained upon the same lot or lots upon which the principal use is located.
- 3.105 **"LODGE"** shall mean an establishment catering to the vacationing public by providing meals and sleeping accommodation to at least five (5) guests in rooms or cabins, but shall not include any establishment otherwise defined herein.
- 3.106 **"LOGGING"** shall mean the use of land, buildings or structures for the removal or cutting of merchantable timber either by strip or clear or total cutting operations but does not include the selective harvesting of mature timber nor does it include the clearing of land incidental to putting the land into a condition necessary for the bonafide exercise of a use specifically permitted herein and selective harvesting as used herein means the harvesting of mature timber while causing a minimum of damage to adjacent growth in accordance with good forestry practice.
- 3.107 **"LONG TERM CARE FACILITY"** shall mean the use of land, buildings or structures providing extended or long term living facilities for persons who require full-time residential medical care and shall include nursing homes, old age homes, homes for the aged, rest homes, convalescent homes and municipal and charitable facilities which are owned and operated by either the private for-profit sector or by non-profit corporations and are

regulated by provincial statute but which do not include public or private hospitals or senior citizens' retirement dwelling houses.

- 3.108 "LOT"** shall mean a parcel of land, under separate and distinct ownership from adjoining lands and being described in a deed or transfer or other similar document legally capable of conveying land and registered at the Land Registry office having jurisdiction for the lands within the Township of Wollaston.
- 3.109 "LOT AREA"** shall mean the total horizontal area within the lot line of a lot.
- 3.110 "LOT, CORNER"** shall mean a lot situated at the intersection of two or more streets or private roads, having an angle of intersection of not more than 135 degrees.
- 3.111 "LOT COVERAGE"** shall mean that percentage of the lot area covered by all buildings or structures but excluding any part of a building or structure which is constructed entirely below grade. For the purposes of calculating lot coverage, the lot coverage of each zone shall be deemed to apply only to that portion of such lot that is located within the said zone.
- 3.112 "LOT DEPTH"** shall mean the horizontal distance between the midpoints of the front and rear lot lines, and where there is no rear lot line, lot depth means the length of a line within the lot between the midpoint of the front lot line and the most distance point of the apex of a triangle formed by the side lot lines.
- 3.113 "LOT FRONTAGE"** shall mean the horizontal distance between the side lot lines, such distance being measured along a line which is parallel to the front lot line and distant from the front lot line a distance equal to the minimum required front yard depth. Where such lot lines are not parallel, the lot frontage shall be the minimum distance between the side lot lines measured on a straight line 6.096 m (20 ft.) back from, and parallel to, the front lot line or in the case of a curved front lot line, 6.096 m (20 ft.) back from the tangent to a curved line running parallel to the front lot line. The frontage of a corner lot which has a sight triangle, shall be the minimum distance between the interior side lot line and a projection of the side street line, and measured on a straight line i.e. 6.096 m (20 ft.) back from, and parallel to, the front lot line. Lot Frontage shall not include the extent to which a lot abuts the end of a street, other than a street which terminates in a cul-de-sac.
- 3.114 "LOT, INTERIOR"** shall mean a lot other than a corner lot, or a through lot.
- 3.115 "LOT LINE"** shall mean any boundary of a lot.
- 3.116 "LOT LINE, EXTERIOR SIDE"** shall mean the longer of the lot lines of a corner lot which abuts a street, as defined in this by-law.
- 3.117 "LOT LINE, FRONT"** shall mean, in the case of an interior lot fronting on a street, as defined in this by-law, the line dividing the lot from the street. In the case of a corner lot, the shorter lot line abutting a street shall be deemed the front lot line and the longer lot line abutting a street shall be deemed an exterior side lot line. In the case of a through lot, the

lot line where the principal access to the lot is provided shall be deemed to be the front lot line. In the case of a lot fronting only on a navigable waterway, the highwater mark of the navigable waterway shall be deemed to be the front lot line. In the case of a lot fronting on a navigable waterway and on a street, the lot line abutting the street shall be deemed to be the front lot line. In the case of a lot fronting on a navigable waterway and a private road, as defined in this by-law, the lot line abutting the private road shall be deemed to be the front lot line. In the case of a lot fronting on a private road only, the line abutting the private road shall be deemed to be the front lot line.

- 3.118 "LOT LINE, REAR"** shall mean the lot line farthest from and opposite to the front lot line and where the side lot lines converge at the rear of the lot to form a triangular shaped parcel of land, the rear lot line shall mean the apex of the triangle formed by the side lot lines. Furthermore, where the rear lot line is situated adjacent to a body of water, such lot line shall be the line formed by the high water mark of a body of water.
- 3.119 "LOT LINE, SIDE"** shall mean any lot line other than the exterior side, rear or front lot line.
- 3.120 "LOT, THROUGH"** shall mean a lot bounded on two opposite sides by streets provided however that if any lot qualifies as being both a corner lot and a through lot as herein defined, such lot shall be deemed a corner lot for the purpose of this by-law.
- 3.121 "LUMBER YARD"** shall mean an area where finished and unfinished lumber is stored but does not include an establishment or area otherwise defined in this by-law.
- 3.122 "MANUFACTURING OR PROCESSING PLANT"** shall mean a plant in which the process of producing a product by hand and/or mechanical power and machinery is carried on systematically with division of labour.
- 3.123 "MARINA, PUBLIC/PRIVATE"** shall mean a building or structure with access to a body of water, where boats and boat accessories and parts are berthed, stored, serviced, repaired or kept for sale and where facilities for the sale of marine fuels including petroleum products and lubricants may be provided.
- 3.124 "MARINE/SNOWMOBILE DEALER"** shall mean any building or structure used for the purpose of supplying and selling marine and snowmobile products and may include repair facilities for the purpose of repairing only those items either sold by or related to the products supplied by the dealer.
- 3.125 "MARINE FACILITY"** shall mean an accessory building or structure which is used to take a boat into or out of a waterbody to moor, berth or store a boat and includes a boat launching ramp, boat lift, pumping station, dock or boathouse and a water pumphouse but shall not include any building used for human habitation or any boat service, repair or sales facility and shall comply with the minimum side yard requirements of the respective zone, and shall not include a marina as defined herein.
- 3.126 "MERCHANDISE SERVICE ESTABLISHMENT"** shall mean a building or part of a building, whether connected with a retail shop or not, in which persons are employed in furnishing

the repair or servicing of articles, machines, goods or materials as opposed to the manufacture of same and shall include such establishments as small engine repair of lawn mowers, chainsaws and snowmobiles, among others.

**3.127 "MINIMUM DISTANCE SEPARATION"** shall mean a separation requirement as provided for in Appendix A of this by-law, as established by the Ministry of Agriculture, Food and Rural Affairs.

- i) Minimum Distance Separation I provides minimum distance separation for new or expanding development from existing livestock facilities.
- ii) Minimum Distance Separation II provides minimum distance separation for new or expanding livestock facilities from existing or approved development.

**3.128 "MOTOR VEHICLE"** shall mean any vehicle propelled or driven otherwise than by muscular power, but does not include railway cars powered by steam, electricity or diesel fuel or other vehicles running upon rails or a motorized snow vehicle, traction engine, farm tractor, self-propelled implement of husbandry or road-building machine within the meaning of the Highway Traffic Act.

**3.129 "MOTOR VEHICLE BODY SHOP"** shall mean a building where motor vehicle cleaning, polishing, body repair and repainting is conducted but shall not include any other motor vehicle use.

**3.130 "MOTOR VEHICLE SALES AGENCY"** shall mean a building and/or lot used for the display and sale of new and used motor vehicles and may include the servicing, repair and repainting of motor vehicles, the leasing or renting of utility or boat trailers and motor vehicles and the sale of motor vehicle accessories and related products, but shall not include any other defined automotive use.

**3.131 "MOTOR VEHICLE SERVICE STATION"** shall mean a building or place where gasoline, propane, natural gas, diesel, oil, grease, anti-freeze, tires, tubes, tire accessories, spark plugs, batteries and other related items for motor vehicles, trucks, motorcycles, and snowmobiles are stored or kept for sale, or where such vehicles may be oiled, greased, washed or have their ignitions or brakes adjusted, tires inflated, batteries charged or more generally where repair or equipping of motor vehicles is executed or performed. A motor vehicle service station may operate on a self-serve basis.

**3.132 "MOTORIZED SNOW VEHICLE"** shall mean a motorized snow vehicle within the meaning of The Motorized Snow Vehicle Act.

**3.133 "MUNICIPALITY"** shall mean the Corporation of the Township of Wollaston.

**3.134 "NON-COMPLYING USE"** shall mean a permitted land use, building or structure existing at the date of the passing of this by-law which does not fulfill the requirements of the zone provisions (e.g. yard setbacks) for the zone within which it is located.

- 3.135 "NON-CONFORMING USE"** shall mean a lawful and specific use, building, structure or land existing at the date of the passing of this by-law which is not longer a permitted use within the zone in which it is situated.
- 3.136 "NUISANCE"** shall mean any condition existing that is or may become injurious or dangerous to health or that prevents or hinders or may prevent or hinder in any manner the suppression of a disease.
- 3.137 "NURSERY/GARDEN CENTRE"** shall mean:
- i) a place where young trees or other plants are grown for transplanting or for sale, and may also include the sale of related accessory supplies and/or
  - ii) land used for the growing of sod, flowers, bushes, trees or other gardening, landscaping or orchard stock for wholesale or retail sale and/or
  - iii) a building or structure, and lands associated therewith, for the growing of flowers, fruits, vegetables, plants, shrubs, trees or similar vegetation together with gardening tools and implements which are sold at retail from such building or lot to the general public and may include an office and equipment storage area for the operation of a landscaping business and may include a greenhouse, as defined in this by-law.
- 3.138 "NURSERY SCHOOL"** see "DAY NURSERY".
- 3.139 "NURSING HOME"** see "LONG-TERM CARE FACILITY".
- 3.140 "OPEN SPACE/OPEN SPACE USE"** shall mean the open, unobstructed space on a lot, including the open, unobstructed space accessible to all occupants of any residential or commercial building or structure, which is suitable and used for the growth of grass, flowers, bushes and other vegetation and may include any surface pedestrian walk, patio, pool, or similar area, but does not include any driveway, ramp or parking spaces, parking aisles, loading spaces, vehicular manoeuvring areas or similar areas.
- 3.141 "ORNAMENTAL STRUCTURE"** shall mean any ornamental fountain, statue, monument, cenotaph or other memorial or decorative structure not being part of or accessory to any other structure.
- 3.142 "OUTDOOR FURNACE"** shall mean a building or structure that is used to provide heat or heated water to the main building on a lot but is separate from the main building on the lot.
- 3.143 "OUTSIDE STORAGE"** shall mean an accessory storage area outside of the principal or main building on the lot.
- 3.144 "PARK, PRIVATE"** shall mean a park other than a public park.
- 3.145 "PARK, PUBLIC"** shall mean a recreational area owned or controlled by the Corporation or by any Board, Commission or other Authority established under any statute of the Province of Ontario or Government of Canada.

- 3.146 **"PARK MODEL TRAILER"** shall mean a recreational unit mounted on a single chassis mounted on wheels designed to facilitate relocation from time to time, and designed as living quarters for seasonal camping and may be connected to those utilities necessary to supply installed facilities, with a gross floor area including lofts not exceeding 50 sq. m (538 sq. ft.) in set-up mode, and not having a width greater than 2.6 m (8.5 ft.) in the transit mode. Further, all park model trailers shall comply with Canadian Standards Association Standard No. Z241.
- 3.147 **"PARKING AISLE"** shall mean an area of land which abuts and provides direct vehicular access to one or more parking spaces.
- 3.148 **"PARKING ANGLE"** shall mean the angle, equal to or less than a right angle, formed by the intersection of the side of the parking space and line parallel to the aisle.
- 3.149 **"PARKING AREA"** shall mean an area of land which is provided and maintained and which comprises all parking spaces, driveways, aisles, vehicular moving areas, entrances, exits and similar areas used for the purpose of gaining access to or egress from the said parking spaces.
- 3.150 **"PARKING LOT"** shall mean any parking area other than a parking area accessory to a permitted use.
- 3.151 **"PARKING SPACE"** shall mean an area of land having a width of not less than 2.7 metres (8.9 ft.) and a length of not less than 6 metres (19.69 ft.), exclusive of aisles or any other land used for access or vehicular manoeuvring, for the temporary parking of one motor vehicle. A parking space may be located in the open or within a private garage, carport, building or other covered area and shall have adequate access to permit ingress and egress of a motor vehicle from a street by means of driveways, aisles or similar areas.
- 3.152 **"PERSON(S)"** shall mean any human being, association, firm, partnership, private club, incorporated company, corporation, agent, or trustee and the heirs, executors, or other legal representatives of a person to whom the context can apply according to law.
- 3.153 **"PERSONAL SERVICE ESTABLISHMENT"** shall mean a building or part of a building in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons and shall include such establishments as barber shops, hairdressing salons, shoe repair and shoeshine shops and depots for collecting drycleaning and laundry.
- 3.154 **"PIT"** shall mean land or land under water from which unconsolidated aggregate is being or has been excavated, and that has not been rehabilitated, but does not mean land or land under water excavated for a building or other work on the excavation site or in relation to which an order has been made under the Aggregate Resources Act, and shall include drilling and blasting and the processing of mineral aggregates including aggregate crushing, screening and washing.

**3.155 "PLACE OF WORSHIP"** shall mean a building which may include a church hall, auditorium, sunday school, convent, monastery or other related uses, dedicated to public worship by a recognized religion that is:

- i) charitable, according to the laws of Ontario;
- ii) organized for the conduct of religious worship; and
- iii) permanently established both as to the continuity of its existence and as to its religious beliefs and practices.

**3.156 "PORTABLE CANTEEN"** shall mean a vehicular and mobile facility where light meals and drinks are prepared and served to the public and which does not necessarily provide for consumption thereof on the premises and shall include a chip truck and mobile kitchen and shall require a permit from the Township to operate.

**3.157 "PRIVATE CLUB"** shall mean a building or part of a building used as a meeting place for members sharing a common interest, including a fraternal lodge or organization and a labour union hall. Such private clubs shall not be operated for profit.

**3.158 "PRIVATE GARAGE"** see "GARAGE, PRIVATE".

**3.159 "PRIVATE PARK"** see "PARK, PRIVATE".

**3.160 "PRIVATE ROAD"** shall mean a privately-owned lane used as a means of vehicular access to private property which may or may not be a surveyed right-of-way.

**3.161 "PUBLIC PARK"** see "PARK, PUBLIC".

**3.162 "PUBLIC STREET"** see "STREET".

**3.163 "PUBLIC WORKS/PUBLIC UTILITIES YARD"** shall mean a lot which may include a building or structure and also associated storage structures used for the storage, maintenance or repair of equipment, machinery or motor vehicles used in connection with civil works.

**3.164 "QUARRY"** shall mean land or land under water from which consolidated aggregate is being or has been excavated and that has not been rehabilitated, but does not mean land or land under water excavated for a building or other work on the excavation site or in relation to which an order has been made under the Aggregate Resources Act and shall include drilling and blasting and the processing of mineral aggregates including aggregate crushing, screening and washing.

**3.165 "REAR LOT LINE"** see "LOT LINE, REAR".

**3.166 "REAR YARD"** see "YARD, REAR".

- 3.167 **"RECREATIONAL ESTABLISHMENT, COMMERCIAL"** shall mean a building used or intended to be used for a bowling alley, curling rink, swimming pool, health club, athletic club or similar uses, on a commercial basis.
- 3.168 **"RECREATIONAL USE, ACTIVE OUTDOOR"** shall mean uses such as baseball diamonds, golf courses, including a miniature golf course and/or driving range, lawn bowling greens, tennis courts, outdoor skating rinks and swimming pools, together with accessory buildings and structures but does not include an arcade or a track for the racing of animals, motor vehicles, snowmobiles, motorcycles or bicycles.
- 3.169 **"RECREATIONAL USE, PASSIVE OUTDOOR"** shall mean such uses as hiking and ski trails, nature observation locations and open space as opposed to (for example) tennis courts, golf courses and baseball diamonds.
- 3.170 **"RECREATIONAL VEHICLE"** means a structure designed to provide temporary living accommodation for travel, vacation, or recreational use, and to be driven, towed or transported. Living accommodations may include sleeping, kitchen, bathroom, and system for fresh and waste water, 110/12V electricity, propane, heating, air conditioning, and entertainment. It has an overall length not exceeding 12.5 metres (41 ft.) and an overall width not exceeding 2.6 metres (8.5 ft.), where the width is the sum of the distance from the vehicle centreline to the outermost projections on each side (including door handles, water connections, etc.) when the vehicle is folded or stowed away for transit.
- 3.171 **"RESIDENTIAL"** shall mean the use of land, buildings, or structures for human habitation.
- 3.172 **"RESTAURANT"** shall mean a building or part of a building where food is prepared and/or cooked and offered for sale or sold to the public and where dining tables and table service are provided.
- 3.173 **"RESTAURANT, DRIVE-IN"** shall mean a use, building or structure where food is prepared and/or cooked and offered for sale or sold to the public for consumption either in a motor vehicle parked on the parking lot or for consumption on the premises and where dining tables may be provided but table service is not provided, but shall not include a portable canteen, as defined in this by-law.
- 3.174 **"RESTAURANT, TAKE-OUT"** shall mean a use, building or structure where food is prepared and/or cooked and offered for sale or sold to the public and where neither dining tables nor table service are provided.
- 3.175 **"RETAIL STORE"** shall mean a building or part of a building where goods, merchandise, substances, articles or things are offered for retail sale directly to the general public and includes storage on the store premises of such goods, merchandise, substances, articles or things sufficient only to service such store.
- 3.176 **"RETAIL STORE, CONVENIENCE"** shall mean a retail store serving the daily or occasional needs of the residents in the immediate area with a variety of goods such as groceries,

meats, beverages, dairy products, patent medicines, sundries, tobacco, stationery, hardware, magazines and newspapers.

- 3.177 "SALVAGE YARD"** shall mean a fenced lot and/or land for the storage and/or handling of scrap material, which, without limiting the generality of the foregoing, may include vehicles, tires, metal, used bicycles, waste paper and/or other scrap material and salvage.
- 3.178 "SAUNA"** shall mean an accessory enclosed structure which does not exceed 10 square metres (107.6 sq. ft.) in area with an approved heating device to produce steam.
- 3.179 "SAW AND/OR PLANING MILL"** shall mean a building, structure or area where timber is cut, sawed or planed, either to finished lumber or as an intermediary step and may include a chipper and facilities for the kiln drying and storage of lumber and may or may not include the distribution of such products on a wholesale or retail basis.
- 3.180 "SCHOOL"** shall mean an elementary or secondary school under the jurisdiction of the Public Board of Education or the Roman Catholic Separate School Board, a private school, a technical school, a vocational school, a college, a university or other educational institution, but not including a school for profit.
- 3.181 "SELF-STORAGE BUILDING"** shall mean a building (or part thereof) containing individual doorways each accessing a fully enclosed room that is used for storage of inactive and stable dry goods only.
- 3.182 "SEMI-DETACHED DWELLING"** see "DWELLING, SEMI-DETACHED DWELLING HOUSE".
- 3.183 "SETBACK"** shall mean the least horizontal dimension between the centreline of a street allowance, measured at right angles to such centreline, and the nearest part of any building, structure or excavation on the lot, or the nearest outside storage use on the lot.
- 3.184 "SHORELINE"** shall mean any lot line or portion thereof that abuts a waterbody.
- 3.185 "SIDE LOT LINE"** see "LOT LINE, SIDE".
- 3.186 "SIDE YARD"** see "YARD, SIDE".
- 3.187 "SIGHT TRIANGLE"** shall mean an area free of buildings or structures, which area is determined by measuring from the point of intersection of street lines on a corner lot or where a corner is rounded from the point at which the extended street lines meet, the distance required by this by-law along each such street line and joining such points with a straight line thereby creating a triangular-shaped parcel of land. This triangular-shaped parcel of land located between the intersecting street lines and the straight line joining the points located the required distance along the street lines is the sight triangle.
- 3.188 "SINGLE-DETACHED DWELLING"** see "DWELLING, SINGLE-DETACHED DWELLING HOUSE".

**4.7.2 Effective Date**

This by-law shall come into force and take effect upon being passed by the Council of the Township of Wollaston.

**4.7.3 Existing By-laws**

All by-laws in force within the Corporation of the Township of Wollaston regulating the use of lands and the character, location, bulk, height and use of buildings and structures are amended insofar only as it is necessary to give effect to the provisions of this by-law and the provisions of this by-law shall govern unless otherwise specified.

**4.7.4 Repeal of Existing Zoning By-law**

By-law No. 8-79 as amended of the Corporation of the Township of Wollaston is hereby repealed in its entirety.

**4.8 APPLICATION**

This by-law shall apply to all lands within the Township of Wollaston, and shall take effect on the day it is enacted.

**4.9 INTERPRETATION**

Nothing in this by-law shall be construed to exempt any person from complying with the requirement of any by-law of the Township of Wollaston or the Corporation of the County of Hastings or from any law of the Province of Ontario or Canada, or any regulations under the provisions of the Conservation Authorities Act of a Conservation Authority having jurisdiction or from any other law in force from time to time.

**4.9.1** In this by-law, the word "shall" is mandatory.

**4.10 ZONES**

**4.10.1** For the purpose of this by-law, the Township of Wollaston has been divided into zones, the boundaries of which are shown on the attached schedules.

**4.10.2** The attached schedules are detailed maps for portions of the Township of Wollaston.

**4.10.3** The zones are referred to by the following names or symbols and are identified on the attached schedules inclusive by the following symbols:

| <u>ZONE</u>                      | <u>SYMBOL</u> | <u>PAGE NO.</u> |
|----------------------------------|---------------|-----------------|
| RURAL ZONE                       | RU            | 53              |
| RURAL RESIDENTIAL ZONE           | RR            | 55              |
| LIMITED SERVICE RESIDENTIAL ZONE | LSR           | 58              |
| WATERFRONT RESIDENTIAL ZONE      | WR            | 61              |

|                                     |     |    |
|-------------------------------------|-----|----|
| RESIDENTIAL FIRST DENSITY ZONE      | R1  | 63 |
| RESIDENTIAL SECOND DENSITY ZONE     | R2  | 65 |
| COMMERCIAL ZONE                     | C   | 68 |
| RECREATIONAL/RESORT COMMERCIAL ZONE | RRC | 71 |
| INDUSTRIAL ZONE                     | I   | 75 |
| MINERAL EXTRACTIVE ZONE             | MX  | 78 |
| WASTE DISPOSAL ZONE                 | WD  | 81 |
| COMMUNITY FACILITY ZONE             | CF  | 84 |
| OPEN SPACE ZONE                     | OS  | 86 |
| ENVIRONMENTAL PROTECTION ZONE       | EP  | 87 |

- 4.10.4** Where the boundary of any zone is uncertain, and the boundary is shown following a street, lane, railway right-of-way, electric transmission line, right-of-way or watercourse, then the centre line of the street, lane, railway right-of-way, electric transmission line, right-of-way or watercourse is the zone boundary.
- 4.10.5** Where the boundary line of a zone does not correspond to a property line, to the centre line of a street, highway line, right-of-way or watercourse, the location of said boundary line shall be scaled from the scale shown on the attached schedules.
- 4.10.6** Where the boundary of any zone is uncertain and notwithstanding the provisions of this subsection, the dimensions contained in any amending by-law shall apply.
- 4.10.7** Where the regulations of a zone include a requirement that the minimum yard of a lot or parcel of land shall be a specific number of metres, such minimum yard shall be determined by measuring at right angles from either the street line of the public street or the lot line abutting such yard in the direction of such lot or parcel of land a distance equal to the said specific number of metres in the relevant regulation of such zone.
- 4.10.8** The minimum lot area shall be as contained in the appropriate section of this by-law for the zone in which the lot is located.
- 4.10.9** All uses of land and the erection or use of any building or structure for a purpose not permitted under the "Permitted Use" subsection of one or more zones established by this by-law are and shall be deemed to be prohibited in each such zone, except for those uses of land and the erection or use of any building or structure for a purpose expressly permitted under the applicable provisions of this by-law.
- 4.10.10** For the purposes of this by-law:
- a) Rural Residential (RR), Waterfront Residential (WR), Residential First Density (R1), Residential Second Density (R2) are residential zones.
  - b) Commercial (C) and Recreational Resort Commercial (RRC) are commercial zones.
  - c) Industrial (I), Mineral Extractive (MX) and Waste Disposal (WD) are industrial zones.
- 4.10.11** Where a lot is divided into more than one zone under the provisions of this by-law, each such portion of the lot shall be used in accordance with the zone provisions of this by-law for that portion of the lot, including lot area and lot frontage.
- 4.10.12** Imperial units are provided for convenience only and shall not be used to determine the requirements of the by-law.

## **SECTION 5 - GENERAL PROVISIONS**

### **5.1 ACCESSORY BUILDINGS AND STRUCTURES**

- 5.1.1** No person shall use an accessory building for human habitation except where it is permitted as an accessory use in the applicable zone.
- 5.1.2** Notwithstanding the provisions of section 5.32 of this by-law entitled 'Temporary Uses' to the contrary, no accessory building shall be erected prior to the erection of a principal building or structure.
- 5.1.3** The total lot coverage of accessory buildings and structures including detached private garages shall not exceed five (5) percent of the lot area except where a swimming pool or tennis court is provided, in which case the total lot coverage for accessory uses shall not exceed twenty (20) percent. In no case shall the lot coverage of all buildings on a lot exceed the maximum lot coverage of the principal use set out in the applicable provisions of this by-law.
- 5.1.4** Except in a Rural (RU) zone, any accessory building shall be erected to the rear of the projected front wall of the principal building in accordance with the provisions of the particular zone. An accessory building in the Rural (RU) zone shall be permitted to locate to the front of the projected front wall of the principal building, provided it meets the minimum front yard requirement of the Rural (RU) zone. An accessory building in the Rural (RU) zone shall meet the additional requirements of the RU zone for accessory buildings.
- 5.1.5** The minimum distance of any accessory building from a principal building shall be 3.0 metres (9.8 ft.).
- 5.1.6** An accessory building shall not be built closer to any lot line than the minimum distance required by this by-law except that common semi-detached garages and private mutual docks may be erected on a mutual side lot line.
- 5.1.7** In the case of a sleeping cabin to be located on a lot which has at least two times the minimum lot frontage and two times the minimum lot area required by this by-law, the maximum gross floor area of the sleeping cabin may be increased to 55.7 sq. m (600 sq. ft.).
- 5.1.8** The total gross floor area of all accessory buildings and structures shall be less than the total gross floor area of the principal use.

### **5.2 ACCESSORY DWELLING HOUSE OR DWELLING UNIT IN A NON-RESIDENTIAL ZONE**

Where permitted by this by-law, an accessory dwelling house or dwelling unit may be provided, in accordance with the following regulations:

- i) An accessory single-detached dwelling house as a separate structure or an accessory dwelling unit shall be permitted, if occupied by the owner, caretaker, watchman or similar person, provided that such person is employed on the lot on which such

dwelling house or unit is located and that the lot can be serviced by a potable water supply and sewage disposal system having the approval of the appropriate authorities.

- ii) An accessory dwelling house shall have a minimum gross floor area of 74.3 square metres (800 sq. ft.) and where there is more than one floor, a minimum ground floor area of 44.5 square metres (479.0 sq. ft.).
- iii) An accessory dwelling house shall meet the yard and height requirements of the R1 zone and the lot area, lot frontage and all other requirements of the zone in which it is located.
- iv) An accessory dwelling unit within a non-residential building shall have a minimum gross floor area of 55 square metres (592.0 sq. ft.).
- v) An accessory dwelling unit shall be permitted in a portion of a non-residential building, except in the case of a motor vehicle service station or motor vehicle sales agency where such dwelling unit shall not be permitted.
- vi) An accessory dwelling unit shall have bathroom and kitchen facilities separate from those of the non-residential use and a separate building entrance to that provided for the non-residential use.
- vii) An accessory dwelling unit shall contain storage facilities having a minimum area of 2.8 sq. m (30 sq. ft.).
- viii) An accessory dwelling house and an accessory dwelling unit shall each provide parking spaces, in accordance with the requirements of this by-law, that are separate from and in addition to those required by the parking requirements of this by-law for the principal use.
- ix) Notwithstanding the provisions of clause 5.2(iv) above, the gross floor area of the residential portion (i.e. the accessory dwelling unit) of a non-residential building in a commercial zone shall not exceed one hundred (100) percent of the non-residential floor area.

### **5.3 ENVIRONMENTAL PROTECTION (EP) ZONES**

- 5.3.1** Waterbodies and permanent watercourses are hereby zoned Environmental Protection (EP) and shown on the attached schedules.
- 5.3.2** Lands that may pose a threat to life and property because of inherent physiographic characteristics such as floodplains, erosion hazards, poor drainage, organic soil, steep slopes or other similar physical limitations have been zoned Environmental Protection (EP) and shown on the attached schedules.
- 5.3.3** Notwithstanding any other provisions of this by-law to the contrary, all uses, buildings or structures within the Environmental Protection Zone may continue to be used for those uses existing as of the date of passage of this by-law.
- 5.3.4** Lands zoned as Environmental Protection (EP) may be used in calculating minimum lot area but may not be used in calculating minimum lot frontage requirements. However, a minimum of fifty percent (50%) of the required lot area must be provided on the lot outside any EP zone on the lot.

#### **5.4 ENVIRONMENTALLY SENSITIVE LANDS**

- 5.4.1** Environmentally Sensitive Lands are those lands identified as natural heritage areas and systems having significant biological, geological, zoological or other unique natural features such as wildlife habitat, areas of natural and scientific interest, habitat of threatened or endangered species, woodlands and valley lands.
- 5.4.2** Development of environmentally sensitive lands is subject to a Holding symbol and may be developed in accordance with the underlying zone classification. Removal of the Holding symbol is subject to receipt of comments from appropriate agencies including the Crowe Valley Conservation Authority and to passage of a by-law to remove the Holding symbol (Section 36 of the Planning Act), approved by the Township of Wollaston.
- 5.4.3** Crowe Valley Conservation Authority has enacted Ontario Regulation 159/06 to review development proposals with environmentally sensitive and/or natural hazard physiographic characteristics. All development or site alteration proposals within the Crowe Valley Conservation Authority's regulated area must conform to these regulations.

#### **5.5 EXISTING UNDERSIZED LOTS**

Notwithstanding any other provision of this by-law to the contrary, where a lot that existed prior to the date of passing of this by-law has a lesser lot area and/or frontage than required, or, where such lot is created as a result of an expropriation or acquisition by a public authority, such smaller lot may be used and a building or structure may be erected, altered or used provided that there is compliance with all other applicable zone provisions of this by-law.

#### **5.6 EXISTING USES, BUILDING OR STRUCTURES**

##### **5.6.1 Continuation of Existing Uses**

The provisions of this by-law shall permit the use of any lot, building or structure for any purpose prohibited by this by-law if such lot, building or structure was lawfully used for such purpose on the date of passing of this by-law, so long as it continues to be used for that purpose.

##### **5.6.2 Permitted Exterior Extension**

A building, which before the date of passing of this by-law, was used for a purpose not permissible within the zone in which it is located shall not be enlarged or extended unless such building is thereafter to be used for a purpose permitted within such zone and complies with all requirements of this by-law for such zone, or unless the requirements of Section 45 of the Planning Act, R.S.O. 1990 are first complied with.

##### **5.6.3 Permitted Interior Alteration**

The interior of any building lawfully used before the date of passing of this by-law for a use that is not permitted within the zone in which such building is located may be

reconstructed or structurally altered in order to render the same more convenient or commodious for the same purpose for which, before the passing of this by-law, such building was used.

#### **5.6.4 Restoration to a Safe Condition**

Nothing in this by-law shall prevent the strengthening or restoration to a safe condition of any building or structure or part thereof lawfully used on the date of passing of this by-law provided that the strengthening or restoration does not increase the building height, size or volume or change the use of such building or structure.

#### **5.6.5 Reconstruction of Damaged Existing Buildings or Structures**

Nothing in this by-law shall apply to prevent the reconstruction of any lawful non-conforming building or structure which is damaged by causes beyond the control of the owner provided the original height and ground floor area are not increased.

#### **5.6.6 Change of Use**

The use of a lot, building or structure, which under the provisions hereof is not permissible with the zone in which such use, lot, building or structure is located, shall not be changed except to a conforming use.

#### **5.6.7 Permitted Non-Complying Buildings or Structures**

Nothing in this by-law shall prevent the enlargement, extension, reconstruction, renovation, repair or alteration of a building or structure which existed at the date of passing of this by-law which is used for a purpose specifically permitted within the zone in which such building or structure is located. Where such building or structure does not comply with the setback or setbacks of one or more yards that is or are required, such setback or setbacks shall not be further reduced and all other provisions of this by-law shall be complied with.

#### **5.6.8 Floor Area Less than Required**

Nothing in this by-law shall prevent an extension or addition being made to a permitted dwelling house, which dwelling house existed at the time of passing of this by-law but which has a gross floor area or dwelling unit area less than required by this by-law, provided such extension or addition does not contravene any other provision of this by-law and achieves the minimum gross floor area as required.

#### **5.6.9 Private Right-of-Way**

Notwithstanding the provisions of this by-law, where a building has been erected prior to the passing of this by-law on a lot which fronts on a private right-of-way registered on title and which provides legal access to an improved public street, the provisions of this by-law shall not apply to prevent the enlargement, alteration, extension, renovation or reconstruction of such a building or structure, provided the use of such building or structure

is permissible in the zone in which it is located and that all other applicable zone provisions of this by-law are complied with.

## **5.7 EXTERNAL DESIGN**

The following building materials shall not be used for more than 5 percent of the exterior vertical facing of any wall of any residential building within the Township:

- i) building paper;
- ii) asphalt roll-type siding;
- iii) insulbrick.

## **5.8 FRONTAGE ON A STREET**

No person shall erect any building or structure in any zone, except in a Limited Service Residential (LSR) Zone, unless the lot upon which such building or structure is to be erected fronts upon a street, as defined in this by-law. The above provisions shall not apply to prohibit the erection of any building on a lot on a registered plan of subdivision where a subdivision agreement has been entered into but in which the streets will not be assumed until the end of the maintenance period.

## **5.9 GARDEN SUITES**

Notwithstanding any other provisions of this by-law to the contrary, garden suites, as defined in this by-law, shall be permitted subject to the following requirements:

- i) the gross floor area shall be a minimum of 49 square metres (527.4 sq. ft.) and a maximum of 65 square metres (699.7 sq. ft.);
- ii) the dwelling unit shall be self-contained and shall have a private entrance;
- iii) the sanitary sewage disposal, water supply and electrical services for the suite shall be derived from and connected to the services of the single-detached dwelling upon which lot the garden suite is situated, subject to the approval of the authorities responsible for the various services;
- iv) all of the provisions of the respective zone in which the garden suite is situated shall be complied with in addition to the following special criteria:
  - a) Rear Yard (Minimum) 4.5 metres (14.8 ft.)
  - b) Building Height (Maximum) 4.5 metres (14.8 ft.)
  - c) Separation Distance from the Principal Dwelling (Maximum) 4.5 metres (14.8 ft.)
- v) the owner/occupant of the detached dwelling upon which lot the garden suite is situated and the occupant of the garden suite shall enter into an agreement with the Township pursuant to the Municipal Act stating that the owner of the detached dwelling and the occupant of the garden suite are related by blood or marriage, the age of the occupant of the garden suite, that no other individual(s) will occupy the garden suite, and that the garden suite will be removed when it is no longer needed;
- vi) access from a street to a garden suite shall be obtained by the driveway serving the principal dwelling on the lot;
- vii) a garden suite shall be located behind the principal dwelling house on the property;

- viii) the placement of a garden suite on a lot shall be subject to site plan control pursuant to the Planning Act to ensure all servicing, buffering, parking and other issues are addressed, in addition to the minimum yard requirements noted above;
- ix) a temporary use shall be subject to a zoning by-law is passed by Council in accordance with the provisions of the Planning Act, which shall be in place for a period not exceeding ten (10) years.

## **5.10 GROUP HOMES**

Group homes are permitted in the Rural Residential (RR), Waterfront Residential (WR), Residential First Density (R1) and Residential Second Density (R2) zones. Group homes are subject to the following provisions in addition to those of the residential zone in which they are located:

- i) Occupancy:  
A group home shall occupy the whole of the residential dwelling.
- ii) Gross Floor Area (Minimum) (including staff and/or receiving family):
  - 18 square metres (193.8 sq. ft.) of gross floor area per adult resident;
  - 9 square metres (96.9 sq. ft.) of gross floor area per child resident.
- iii) Rear Yard Amenity Area (Minimum):
  - 14 square metres (150.7 sq. ft.) for each group home resident, exclusive of staff or receiving family, and not less than a total of 100 square metres (1,076.4 sq. ft.) for each group home.
- iv) Separation Distance (Minimum):
  - 500 metres (1,640.4 ft.) from any other group home.
- v) Off-street parking shall be provided in accordance with the provisions of this by-law.

## **5.11 HOLDING ZONES**

**5.11.1** Where any zone symbol as shown on the attached schedules is followed by the symbol "h", this signifies that no person shall use any land, erect, alter, enlarge, use or maintain any building or structure until such time as the holding symbol has been removed by the Township in accordance with the provisions of the Planning Act. Upon removal of the holding symbol, the permitted use of the subject property and the erection of any buildings or structures thereon shall be undertaken in accordance with the provisions of the underlying zoning category.

**5.11.2** Where a Holding zone is in effect, uses, building or structures existing prior to the passing of this by-law and accessory uses thereto may be enlarged, reconstructed, renovated or replaced in accordance with the relevant zone regulations where such use is normally permitted.

## **5.12 HOME INDUSTRY**

**5.12.1** Home industries, as defined in this by-law, are permitted in the Rural (RU) and Rural Residential (RR) zones only. Home Industries shall be established and operated in accordance with the following:

- i) outside storage of goods or materials shall comply with the provisions of this by-law for outside storage (Section 5.23);
- ii) there is no display, other than a sign of a maximum size of 1.1 square metres (11.8 sq. ft.) to indicate that any part of the dwelling or accessory building is being used for a purpose other than residential, and such sign shall be set back a minimum of 3 metres (9.8 ft.) from any lot line;
- iii) the home industry is clearly secondary to the main residential use and does not change the residential character of the dwelling house nor create or become a public nuisance with regard to, in particular, noise, noxious odours, emission of smoke, traffic or parking;
- iv) where an interior side yard and/or rear yard abuts a residential zone, then interior side yard and/or rear yard shall be a minimum of 15 metres (49.2 ft.) within which the outside storage of goods or materials shall not be permitted;
- v) the home industry does not interfere with telecommunications reception;
- vi) a limited retail function may be carried on but no goods, wares or merchandise shall be publicly offered or exposed for sale on the premises outside of any buildings; the limited retail function shall be incidental and subordinate to the home industry;
- vii) on-site parking is provided in accordance with the provisions of this by-law;
- viii) any accessory building or structure shall not exceed 50 sq. metres (538.2 sq. ft.);
- ix) the home industry may employ no more than two (2) employees not residing in the dwelling house;
- x) one commercial vehicle associated with the home industry is permitted.

### **5.13 HOME OCCUPATION**

**5.13.1** Home occupations, as defined in this by-law, are permitted in the Rural (RU), Rural Residential (RR), Waterfront Residential (WR), Residential First Density (R1) and Residential Second Density (R2) zones only. Home occupations shall be established and operated in accordance with the following:

- i) there is no display, other than a sign of a maximum size of .55 square metres (6.0 sq. ft.) to indicate that any part of the dwelling is being used for a purpose other than residential, and such sign shall be set back a minimum of 3 metres (9.8 ft.) from any lot line;
- ii) the home occupation is clearly secondary to the main residential use and does not change the residential character of the dwelling house nor create or become a public nuisance in regard to, in particular, noise, noxious odours, emission of smoke, traffic or parking;
- iii) the home occupation does not interfere with telecommunications reception;
- iv) not more than 25 percent of the gross floor area of the dwelling house is used for the purposes of home occupation uses except in the case of a bed and breakfast establishment, as defined in this by-law and where permitted in this by-law, in which situation the applicable zone provisions of this by-law including this by-law's parking provisions shall apply;
- v) the home occupations shall be conducted entirely within the dwelling house;
- vi) the home occupation may employ one (1) person in addition to persons residing in the dwelling house;
- vii) on-site parking is provided in accordance with the provisions of this by-law.

**5.14 KENNELS**

- 5.14.1** Kennels shall be permitted in the Rural (RU) and Rural Residential (RR) zones only.
- 5.14.2** Kennels shall be set back a minimum of 90 metres (295.3 ft.) from all lot lines. All other provisions of the RU and RR zones shall apply.
- 5.14.3** The establishment and operation of kennels shall be in accordance with the Township's Kennel By-law No. 19-09.

**5.15 LANDS ADJACENT TO WATERBODIES, WATERCOURSES, EMBANKMENTS AND FLOODPLAINS**

- 5.15.1** Notwithstanding anything in this by-law to the contrary, no building permit shall be issued for any building to be constructed within those areas delineated in 5.15.2 and 5.15.3 without the prior written approval of the Crowe Valley Conservation Authority.
- 5.15.2** No building or structure, including a municipal drain (except where a municipal drain forms part of a road allowance) shall be located within the flood plain of a watercourse, notwithstanding that such watercourse is not shown on any schedule forming part of this by-law.
- 5.15.3** Notwithstanding anything in this by-law, no building, structure, or septic tank installation including the weeping tile field ('no development') shall be located:
- i) within 30 metres (98.4 ft.) of the highwater mark of a waterbody or permanent watercourse, notwithstanding that such body or watercourse is not shown on any schedule forming part of this by-law; or
  - ii) within 15 metres (49.2 ft.) of the top of bank; or
  - iii) within 120 metres (393.7 ft.) of any wetland greater than two hectares (4.94 acres) and 30 metres (98.4 ft.) for those wetlands less than 2 hectares (4.94 acres).
- 5.15.4** The provisions of subsections 5.15.2 and 5.15.3 shall not apply to buildings, structures and services requiring direct access to the water as an operational necessity such as a boathouse, marina or marine service building or facility, as defined in this by-law, pumphouse or other similar structure.
- 5.15.5** In the absence of detailed mapping, and where a flooding or erosion hazard is suspected, Council, in consultation with the Crowe Valley Conservation Authority, will require that a proponent of development detail the extent of any hazard lands and the measures that would be required to address the following requirements:
- i) that vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
  - ii) that new hazards are not created and existing hazards are not aggravated and that no adverse environmental impacts result;

- iii) that the hazards can be safely addressed and carried out using established standards and procedures and the Crowe Valley Conservation Authority has approved any floodproofing measures which are proposed;
- iv) that a site plan and site plan agreement, if necessary, have been completed to the satisfaction of the Township in consultation with the Crowe Valley Conservation Authority;
- v) that an amendment to this by-law setting out any applicable provisions has been obtained where required.

These provisions shall not apply to buildings, structures, and services requiring direct access to the water as an operational necessity such as a marina, marina service building or facility, pumphouse or other similar structure.

- 5.15.6** Natural vegetative buffers shall be maintained within 30 metres (98.4 ft.) of the highwater mark of all coldwater lakes/stream, as defined in the Official Plan of the County of Hastings, and 15 metres (49.2 ft.) of all other lakes.

#### **5.16 LANDS SEVERED BY PUBLIC UTILITY LINES**

Where lands are acquired for the purpose of a public utility line and such acquisition deprives a parcel of land of street frontage, the part of such parcel so deprived of street frontage shall be deemed for the purpose of this by-law to have frontage on such street providing the land has a permanent right of access to such street.

#### **5.17 LIMITED SERVICE RESIDENTIAL DEVELOPMENT**

- 5.17.1** Development that is proposed on a waterfront lot located on an existing private road or with access by water only, shall be rezoned to a Limited Service Residential Zone before a building permit may be issued by the Township.
- 5.17.2** Access to such lot shall be via a legally described right-of-way and/or from a mainland location on a waterbody, which location is used for parking cars and docking/launching boats. Such access shall be proven, to the satisfaction of the Township, before the lot is rezoned to a limited service residential zone.
- 5.17.3** A limited service agreement shall be entered into with the Township before a building permit may be issued. This shall ensure that the Township does not maintain and will not be expected to maintain a private road leading to the property or perform any other services normally associated with public highways in the Township.

#### **5.18 LOADING SPACE REQUIREMENTS**

- 5.18.1** Loading spaces shall be provided for the temporary parking of commercial motor vehicles while merchandise or materials are being loaded or unloaded from such vehicles. Such parking shall not be for the purpose of sale or display, shall not be located upon or partly upon any street, lane or alley, and shall have adequate access to permit ingress and egress of a commercial motor vehicle from a street by means of driveways, aisles, manoeuvring

areas or similar areas, no part of which shall be used for the temporary parking or storage of one or more motor vehicles.

**5.18.2** No person shall erect or use any building or structure in any zone for any commercial or industrial purpose involving the movement of goods unless loading spaces are provided and maintained in accordance with the following provisions:

- a) 185 sq. metres (2,000 sq. ft.) - 930 sq. metres (10,010.8 sq. ft.) 1 space
- b) exceeding 930 sq. metres (10,010.8 sq. ft.) 2 loading spaces plus a minimum of 1 additional loading space for each 1400 square metres (15,070.0 sq. ft.) or fraction thereof in excess of 930 sq. metres (10,010.8 sq. ft.) .

**5.18.3** Each loading space shall be at least 9.0 metres (29.5 ft.) long, 3.5 metres (11.5 ft.) wide and have a vertical clearance of at least 4.0 metres (13.1 ft.).

**5.18.4** The required loading spaces shall be provided on the lot occupied by the building or structure for which the said loading spaces are required and shall not form a part of any street, private road, parking space or parking aisle.

**5.18.5** For any commercial or industrial use, no loading space or part thereof shall be located and no land shall be used for loading purposes within 1.5 metres (4.9 ft.) of any lot line, or within 3 metres (9.8 ft.) of any street line or boundary of any residential zone, or within 3 metres (9.8 ft.) of the lot line of a residential use.

**5.18.6** Access to loading spaces shall be by means of a driveway at least 6 metres (19.7 ft.) wide contained within the lot on which the spaces are located and leading to a street or lane located within or adjoining the zone in which the use is located.

**5.18.7** The driveways and loading spaces shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles.

**5.18.8** The loading requirements referred to herein shall not apply to any building in existence at the date of enactment of this by-law so long as the gross floor area as it existed at the date is not increased. If an addition is made, then additional loading spaces shall be provided up to the number required for such addition.

## **5.19 MANUFACTURED DWELLING HOUSES**

Where permitted, a manufactured dwelling house, as defined in this by-law, may be established provided the manufactured dwelling house has a minimum ground floor area of 74.3 sq. metres (800 sq. ft.) and is serviced with both a septic sewage disposal system and a source of potable water that meet the requirements of Section 4.3.1 of this by-law. A manufactured dwelling house shall conform to all other requirements of the zone, where permitted, regarding single-detached dwellings.

## **5.20 MINIMUM DISTANCE SEPARATION REQUIREMENTS**

- i) A building permit for any residential, commercial, community facility, industrial or active outdoor recreational use shall comply with the requirements of the Minimum Distance Separation Formulae (MDS I), as amended from time to time, calculated using Appendix A of this by-law.
- ii) Where a legal lot of record with an area of 1.5 hectares (3.7 acres) or less existed as of the date of adoption of this by-law, the provisions of this section shall not serve to preclude the issuance of a building permit for a permitted building or structure, provided all other requirements of this by-law are met.
- iii) No livestock or manure storage facilities otherwise permitted in the Rural (RU) zone shall be constructed, established or enlarged unless they comply with the Minimum Distance Separation Formulae (MDS II), as amended from time to time, calculated using Appendix A of this by-law.
- iv) Notwithstanding the above, in no case shall a livestock facility be constructed, established or enlarged with less than the applicable minimum yards required for the zone in which such facility is to be constructed, established or enlarged.

## **5.21 MULTIPLE USES/ZONES ON ONE LOT**

**5.21.1** Notwithstanding anything contained in this by-law, where any land or building is used for more than one purpose, the applicable provisions of this by-law which serve to regulate each use shall be complied with, provided that no dwelling shall be located closer than three (3) metres (9.8 ft.) to any other building on the lot, except for such accessory building or structure as may be permitted in accordance with the provisions of Section 5.1 of this by-law.

**5.21.2** Where a lot is divided into more than one zone under the provisions of this by-law, each such portion of the said lot shall be used in accordance with the zone provisions of this by-law for that portion of the lot.

## **5.22 NOXIOUS USES**

**5.22.1** Notwithstanding anything contained herein, no land shall be used and no building or structure shall be erected, altered or used for any purpose which is noxious, and without limiting the generality of this subsection, for any purpose that creates or is likely to become a nuisance or offensive, or both;

- i) by the creation of noise or vibration in excess of the limits of the Environmental Protection Act;
- ii) by reason of the emission of gas, fumes, smoke, dust or objectionable odour in excess of the limits of the Environmental Protection Act, except in the case of agricultural uses operating in compliance with reasonable agricultural practices;
- iii) the incineration or disposal of biomedical wastes, organic or inorganic chemical wastes or radioactive wastes;
- iv) by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, motor vehicles, trailers, or parts of vehicles or trailers, machinery or other such material; or

- v) by any combination of those things described above in this section.

**5.22.2** Except as otherwise specifically permitted in this by-law, the following uses are prohibited in any zone;

- i) refining coal oil or petroleum products;
- ii) tanning hides or skins;
- iii) manufacturing gas;
- iv) manufacturing glue.

**5.22.3** Any use is prohibited which by its nature or the materials used therein is declared under the Health Protection and Promotion Act to be a health hazard.

**5.22.4** The establishment and/or use of any track for the racing of motor vehicles, motorcycles, snowmobiles, go-carts or similar vehicles shall not be permitted.

### **5.23 OFF-STREET PARKING PROVISIONS**

For every building or structure to be erected for, altered for, or its use converted to any of the uses specified in the following table, off-street parking facilities shall be provided and maintained in accordance with the following table and other provisions contained in this subsection unless otherwise specifically provided.

#### **5.23.1 Minimum Parking Space Requirements**

- |      |                                                                                                                       |                                                                                                          |
|------|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| i)   | Single-detached dwelling house -                                                                                      | 1.5 spaces for every dwelling unit                                                                       |
| ii)  | Converted dwelling house,<br>Semi-detached dwelling house,<br>Duplex dwelling house,<br>Manufactured dwelling house - | 1 space for every dwelling unit                                                                          |
| iii) | Retirement dwelling house -                                                                                           | 0.5 spaces per unit                                                                                      |
| iv)  | Lodging dwelling house -                                                                                              | 1 space for the proprietor plus 1 space per guest room                                                   |
| v)   | Accessory dwelling house or unit -                                                                                    | 1 space per dwelling house or dwelling unit                                                              |
| vi)  | Marina, public/private -                                                                                              | 1 space for each 20 sq. metre (215.3 sq. ft.) of retail gross floor area plus 1 space for each boat slip |
| vii) | Funeral home -                                                                                                        | the greater of:                                                                                          |
|      | a)                                                                                                                    | 10 spaces; or                                                                                            |

- b) 5.25 spaces per 100 sq. metres (1,076.4 sq. ft.) of gross floor area
- viii) Elementary or secondary school - 1.5 spaces per classroom, and one space for each 10 people of maximum design capacity of any gymnasium or auditorium contained therein
- ix) Business, administrative or professional office - 1 space for every 33 sq. metres (355 sq. ft.) of gross floor area
- x) Group home - 2 spaces plus 0.5 spaces for each resident that the home is licenced to accommodate
- xi) Long-term care facility including private operations - 1 space per 4 beds
- xii) Personal or merchandise service - shop or workshop 1 space for every 18.5 (199.1 sq. ft.) of gross floor area
- xiii) Community facilities not herein - specified; business, administrative or professional office, 1 space for every 33 square metres (355 sq. ft.) of gross floor area.
- xiv) Tourist establishment - 1 space per bedroom plus 1 space for any accessory dwelling house or unit plus the total spaces required for each additional use within the tourist establishment (eg. eating establishment, convenience retail store)
- xv) Bed and breakfast establishment - 1 space per bedroom, in addition to the residential parking requirement for the dwelling unit in which the bed and breakfast is established
- xvi) Private or commercial club, or recreational capacity use facility (excluding bowling alley and curling rink), place of worship or similar place of assembly not herein specified - 1 space for every 3 persons of design capacity
- xvii) Bowling alley, curling rink - 2 persons per bowling lane or 2 persons per curling sheet plus such additional parking as is required for a lounge licensed in accordance with the Liquor Licence Act

|         |                                                                                                      |   |                                                                                                                                                                           |
|---------|------------------------------------------------------------------------------------------------------|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| xviii)  | Convenience retail store                                                                             | - | 1 space for every 18.6 sq. metres (200 sq. ft.) of gross floor area or portion thereof                                                                                    |
| xix)    | Day nursery, including private operations                                                            | - | 1 space per staff member plus one space for every 12 children enrolled at the nursery                                                                                     |
| xx)     | Eating establishment or amusement arcade, excluding a drive-through or take-out eating establishment | - | 1 space for every 9 square metres (96.9 sq. ft.) of gross floor area or 1 space for every 4 persons of design capacity, whichever is the greater (a minimum of 10 spaces) |
| xxi)    | Eating establishment, take-out                                                                       | - | 1 space for every 9 square metres (96.9 sq. ft.) of gross floor area                                                                                                      |
| xxii)   | Eating establishment, drive-through                                                                  | - | each drive-up window shall have sufficient stacking room for six cars, and a by-pass lane shall be provided                                                               |
| xxiii)  | Food Market                                                                                          | - | 1 space for every 28 square metres (301.4 sq. ft.) of gross floor area                                                                                                    |
| xxiv)   | Golf course                                                                                          | - | 24 spaces for each 9 holes of golfing facilities, plus one space for every 28 metres (301.4 sq. ft.) of gross floor area of any clubhouse                                 |
| xxv)    | Bank/Trust Company                                                                                   | - | 1 space for every 23 sq. metres (250 sq. ft.) of floor area devoted to general banking services for public use and office space                                           |
| xxvi)   | Other permitted commercial (non-retail) uses                                                         | - | 1 space for every 33 sq. metres (355 sq. ft.) of gross floor area                                                                                                         |
| xxvii)  | Other commercial (retail) uses                                                                       | - | 1 space for every 28 square metres (301.4 sq. ft.) of gross floor area                                                                                                    |
| xxviii) | Building supply outlet                                                                               | - | 1 space for every 28 square metres (301.4 sq. ft.) of retail floor space with a minimum of 6 spaces                                                                       |
| xxix)   | Motor vehicle sales establishment                                                                    | - | A minimum of 10 spaces plus 1 space for every employee working on the premises during the peak business period                                                            |
| xxx)    | Automatic teller machine                                                                             | - | 2 spaces per machine for free-standing machines which are not located in association with a bank or other uses                                                            |

|          |                                                                                                                             |   |                                                                                                                                                                                                                                                |
|----------|-----------------------------------------------------------------------------------------------------------------------------|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| xxxii)   | Manufacturing or processing plant                                                                                           | - | 1 space for every 37 square metres (398.3 sq. ft.) of gross floor area plus 1 space for every 100 sq. metres (1,076 sq. ft.) of gross floor area or portion thereof for uses with more than 200 sq. metres (2,152 sq. ft.) of gross floor area |
| xxxiii)  | Warehouse or bulk storage yard                                                                                              | - | 1 space for every employee working on the premises during the peak business period                                                                                                                                                             |
| xxxiiii) | Laundry and/or dry cleaning establishment                                                                                   | - | 1 space per 9 square metres (96.9 sq. ft.) of gross floor area with a minimum of 4 spaces                                                                                                                                                      |
| xxxv)    | Medical/dental clinic/ drugless practitioner/ veterinary clinic                                                             | - | 5 spaces per practice                                                                                                                                                                                                                          |
| xxxvi)   | Nursery/Garden Centre                                                                                                       | - | a minimum of 5 spaces plus 1 space for every employee working on the premises during the peak business period                                                                                                                                  |
| xxxvii)  | Museum, art gallery, library                                                                                                | - | 1 space for every 56 square metres (600 sq. ft.) of gross floor area                                                                                                                                                                           |
| xxxviii) | Home occupation (other than a bed and breakfast establishment)                                                              | - | 1 space per non-resident employee in addition to the applicable residential requirement of this by-law                                                                                                                                         |
| xxxix)   | Uses permitted by this by-law other than those listed above but excluding accessory uses to single-detached dwelling houses | - | 1 space for every 28 square metres (301.4 sq. ft.) of gross floor area                                                                                                                                                                         |

#### **5.23.2 Parking Requirements**

- i) The parking requirements referred to herein shall not apply to any building in existence at the date of enactment of this by-law so long as the gross floor area as it existed at that date is not increased or the use changed. If an addition is made or the use is changed, then additional parking spaces shall be provided up to the number required for such addition.
- ii) Parking as required by this by-law shall be provided either on the same lot on which the principal use is located or, where this is not possible, on a lot within 60 metres (196.9 ft.) of the lot on which the principal use is located.
- iii) Each parking space must be readily accessible at all times and arranged in such a manner to provide access and maneuvering space for the parking and removal of a

motor vehicle without the necessity of moving any other motor vehicle, except that this shall not apply in the case of a single-detached dwelling.

- iv) Ingress and egress to and from the parking aisles prescribed by this section shall be provided by a sufficient number of adequate, unobstructed driveways having a minimum width of 6.0 metres (19.7 ft.), except that in the case of a single-detached dwelling, the width may be reduced to 3.5 metres (11.5 ft.).
- v) All off-street parking spaces, driveways and aisles required herein shall be constructed and maintained with a stable surface.
- vi) Where a ramp to parking aisles provides access from a street, such a ramp shall not be located closer than 7.5 metres (24.6 ft.) from the street line and a level stopping space shall be provided between the ramp and the street grade so as to provide adequate vision to the street in both directions.
- vii) Where a lot, building or structure accommodates more than one type of use, the parking requirement for the whole building shall be the sum of the requirements for the separate parts of the lot, building or structure occupied by the separate types of uses.
- viii) Where the application of ratios results in a fraction of a parking space, the required number of spaces shall be increased to the next whole number.
- ix) In the case of a parking structure completely or partly below finished grade, it shall not be necessary to comply with the setback requirements of the particular zone, except that the minimum distance between such a structure and the street line shall be 7.5 metres (24.6 ft.).
- x) Where parking requirements are related to seating capacity and seating is by open benches, each 0.6 metres (2.0 ft.) of open bench shall be counted as one seat.
- xi) The lights used for illumination of parking spaces, aisles and driveways shall be so arranged as to divert the light downward and away from adjacent lots and streets.
- xii) A structure not more than 4.5 metres (14.8 ft.) in height and not more than 4.5 square metres (48.4 sq. ft.) in area may be erected in the parking area for the use of parking attendants.
- xiii) No sign shall be erected in any parking area other than a directional sign, signs necessarily incidental to the efficient operation of a commercial parking lot, and a sign which gives the name of the owner. The maximum size of any such sign shall be 1 square metre (10.8 sq. ft.).
- xiv) No gasoline pump or other service station equipment shall be located or maintained on any parking space or aisle.
- xv) In a residential zone, not more than 50 percent of the aggregate area of the side yards and rear yard shall be occupied by parking spaces, aisles or driveways.
- xvi) Ingress and egress to parking areas shall not pass through zones other than the zones requiring the parking area.
- xvii) Where off-street parking abuts a residential zone, a wooden fence at least 1.5 metres (4.9 ft.) in height shall be erected and maintained and the land within three (3) metres (9.8 ft.) of the residential zone shall be maintained in an open space condition.
- xviii) No parking facility or part thereof shall be located and no land shall be used for the parking or storage of any vehicle within 1 metre (3.3 ft.) of any lot line or street line, or within 3 metres (9.8 ft.) of the boundary of any residential zone.
- xix) Notwithstanding provisions of this by-law to the contrary, where any building, structure, use or activity is permitted or is legally in existence at the date of passing

of this by-law and is subsequently changed in use or enlarged or extended in floor area, number of employees, number of dwelling units, seating capacity or otherwise which results in the reduction of the minimum required parking facilities and/or number of parking spaces and such number of parking spaces or part thereof cannot be provided in accordance with the minimum requirements, then such required parking spaces or part thereof shall be subject to the provisions of this by-law.

### **5.23.3 Special Needs Parking Requirements**

- i) Special needs parking spaces shall be provided for all commercial uses at the rate of 1 space per 500 sq. metres (5,382.0 sq. ft.) with a minimum of 2 spaces being provided.
- ii) The special needs parking spaces shall have minimum dimensions of 4.0 metres (13.1 ft.) width by 6.0 metres (19.7 ft.) in length, and if two adjacent spaces are designated for the disabled, then the total width of both spaces together may be 6.5 metres (21.3 ft.) if a 1.5 metre (4.9 ft.) wide access aisle separates the two spaces.
- iii) Special needs parking spaces shall be the spaces located closest to the nearest accessible entrance(s) of the building on an accessible route.
- iv) All special needs parking spaces shall be painted blue, be marked by an identifying marker consisting of the international symbol for the disabled, and shall be identified as well on an upright or wall sign at the location of the parking space.
- v) If accessible parking spaces for side lift vans are provided, each space shall be at least 4.9 metres (16.1 ft.) wide.
- vi) A standard parking space parallel to the road edge or curb shall constitute an acceptable parking space provided it allows individuals to get in and out of either side of a vehicle and provided a curb ramp is located nearby, where required.
- vii) A minimum vertical clearance of 2.9 metres (9.5 ft.) shall be provided at accessible parking spaces, passenger-loading zones, and along access routes.
- viii) Gradient for a special needs parking space shall not exceed 5 percent.
- ix) Wheel stops shall be placed to provide a minimum 0.8 m (2.6 ft.) clear space for wheelchair access.
- x) Curb ramps, where required, shall be provided to permit access from the parking area to the sidewalk.

### **5.24 OUTSIDE STORAGE**

- i) Outside storage of goods or materials shall be permitted in those zones where permitted, only if the goods are accessory to a use permitted in the zones and in accordance with other provisions of this by-law;
- ii) No outside storage area shall be visible from any street or from any adjacent lot where the adjacent lot is located in a zone other than a commercial or industrial zone, and every outside storage area shall be visually screened by a fence, wall or landscaped buffer not less than 2 metres (6.6 ft.) in height.
- iii) The above provision shall not apply to any outside storage area accessory to a permitted agricultural use;
- iv) Every outside storage area shall be provided and maintained with a stable surface that has been treated to prevent the raising of dust or loose particles and is properly drained;

- v) No outside storage area shall be considered to be part of any landscaped buffer;
- vi) No parking space, parking aisle or loading space required by this by-law shall be used for outside storage purposes;
- vii) An outside storage area shall not be permitted in a front yard or exterior side yard;
- viii) An outside storage area is in addition to and separate from any required off-street parking or loading space.

## **5.25 OUTDOOR FURNACES**

An outdoor furnace shall be permitted to be located only within the Rural (RU) zone and shall comply with the following regulations:

- i) minimum setback from:
  - a) a lot line abutting a residential zone - 100 metres (328.1 ft.)
  - b) any other lot line - 60 metres (196.6 ft.)
- ii) no outdoor furnace shall be constructed or installed on a lot without the issuance of a building permit for construction from the Township.

## **5.26 PLANNED WIDTH OF STREET**

**5.26.1** Notwithstanding any other provision contained in this by-law, no building or structure shall be hereafter erected in any zone closer than the sum of the front yard or exterior side yard requirement for such zone and the following where applicable:

- i) 15.0 metres (50.0 ft.) from the centre line of Highway 620 and former County of Hastings roads; and
- ii) 10 metres (32.8 ft.) from the centre of the right-of-way of all other streets in the Township.

**5.26.2** Notwithstanding the provisions of this by-law to the contrary, where a building, structure or accessory use thereto is to be erected in a built-up area where there is an established building line, such dwelling or accessory use is not to be erected closer to the street line or to the centre line of the road or street, as the case may be, than the established building line on the date of passing of this by-law.

## **5.27 PROHIBITIONS**

**5.27.1** No person shall use any land or erect any building or structure within a zone except for a permitted use established or erected in accordance with the regulations provided by this by-law for the zone in which it is located.

**5.27.2** No person, except a public authority engaged in the implementation of public works or services, shall reduce in area or frontage any lot already built upon, either by conveyance or alteration, so that the lot coverage of the building exceeds the maximum permitted by this by-law, or so that the area or frontage of the lot will be less than the minimum permitted by this by-law for the zone in which the lot is located.

- 5.27.3** Except in a rural, commercial or industrial zone, not more than one permitted use shall be allowed on a lot unless specifically permitted in this by-law. This section shall not prohibit the establishment of a home occupation or home industry in conjunction with a dwelling where such use is permitted.
- 5.27.4** The purpose for which any land or building is used shall not be changed, no new building or addition to any existing building shall be erected and no land shall be severed from a lot if such change, erection or severance creates a situation that contravenes any of the provisions of this by-law applicable to each individual remaining building, accessory building or lot.
- 5.27.5** Except as otherwise provided in this by-law, no building or structure shall be erected, altered, extended or enlarged except upon a lot nor shall any land be used for any permitted use unless it comprises a lot as defined herein. This provision shall not prevent the use of any parcel or tract of land for agricultural purposes, excluding the erection or enlargement of any building or structure except a fence.
- 5.27.6** No person shall erect or use any building as a dwelling house upon any lot on which another building that is used or intended to be used as a dwelling house already exists, or which is in the course of construction or for which a building permit has been issued.

## **5.28 PUBLIC USES AND UTILITIES**

- 5.28.1** Notwithstanding anything contained in this by-law, the Township or any local board thereof, any telephone or telecommunications company, any transportation system owned, operated, or authorized by or for the Township, any Department of the Federal or Provincial Government or any Conservation Authority established by the Government of Ontario, may, for purposes of public service, use any land or erect or use any building or structure in any zone except Environmental Protection provided:
- i) that such use, building or structure, shall be in compliance with the lot coverage requirement for such a zone;
  - ii) that there shall be no open storage of goods, materials, or equipment in the yards of any residential zone; and
  - iii) that any building or structure erected or used in any residential zone shall be of a character and shall be maintained in general harmony with the buildings of the type permitted in the said zone.
- 5.28.2** Nothing in this by-law shall prevent the use of any land as a public park, a public street or for the location of a properly authorized traffic sign or signal, or any sign or notice of any Township, Provincial or Federal government department or authority.
- 5.28.3** Where in a zone in this by-law under the heading of "Permitted Uses" a public use is specifically permitted within a zone, then such use shall be permitted only within that zone.
- 5.28.4** Where in this by-law a public use is not specifically referred to in any zone, then such public use shall be permitted in any zone.

## **5.29 SIGHT TRIANGLES**

Unless otherwise specified in this by-law, on a corner lot, within the triangular space formed by the street lines and a line drawn from a point in one street line to a point in the other street line, each point being measured 9 metres (29.5 ft.) along the street lines from the point of intersection of the street lines, no building or structure which would obstruct the vision of drivers of motor vehicles shall be erected and no trees, shrubs, hedges, fences or walls shall be planted, erected or maintained of greater height than 1 metre (3.3 ft.) above the centre line of the adjacent road at the lowest point. Where the two street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the tangents to the street lines.

## **5.30 SETBACKS FROM WASTE DISPOSAL SITES AND MINERAL EXTRACTIVE ZONES**

### **5.30.1 Waste Disposal Sites**

- i) No new residential or community facility uses shall be permitted within the 500 metre (1,650 ft.) setback area of an existing or closed/abandoned waste disposal site, without the approval of the Ministry of Environment and the Township, provided the use is a permitted use on the lands within this setback area;
- ii) Where a waste disposal site is the subject of a Certificate of Approval, the setback is to be measured from the boundary of the waste fill area or from the treatment facility as defined in the Certificate of Approval;
- iii) Where a waste disposal facility has no Certificate of Approval, the setback is to be measured from the edge of the property on which the facility is located, unless a lesser distance is approved by the Ministry of the Environment and/or the Ministry of Natural Resources and the Township, and provided the residential use is a permitted use on the lands within the setback area.

### **5.30.2 Mineral Extractive Zones**

No new residential or community facility uses shall be located within the following setback areas:

- i) 150 metres (500 ft.) of an area zoned Mineral Extractive (MX), where the zoning permits only removal and processing of sand, gravel or other approved aggregate;
- ii) 300 metres (1,000 ft.) of an area zoned Mineral Extractive (MX), where the zoning permits only removal and processing of sand, gravel or other approved aggregate, but where extraction is occurring or approved below the groundwater table;
- iii) 500 metres (1,650 ft.) of an area zoned Mineral Extractive (MX), where the zoning permits a quarry use;

unless a lesser distance is approved by the Ministry of the Environment and/or the Ministry of Natural Resources and the Township, and provided the residential use is a permitted use on the lands within the setback area.

**5.30.3** In addition to approval by the Ministries noted above, approval of a minor variance shall be required for residential uses or community facility uses proposed within the setback area of waste disposal sites and the setback areas of Mineral Extractive zones.

### **5.31 STORAGE AND PARKING OF MOTOR VEHICLES/RECREATIONAL VEHICLES**

**5.31.1** Abandoned, unused and/or discarded motor vehicles, railway cars, trucks, bus or coach body, container, farm implements and similar abandoned equipment shall not be located or stored in any zone. For the purposes of this section, 'abandoned' shall mean a discontinuance of use for a period of six months or more.

**5.31.2** No land in the Township shall be used for the parking of a motor vehicle which is undergoing repairs unless :

- i) such repairs are effected within an enclosed building; or
- ii) such repairs are effected while the vehicle is parked in a location such that it is not visible from any adjacent lands which are not occupied by the owner of the vehicle; and
- iii) such repairs are being undertaken at a motor vehicle service station or body shop.

**5.31.3** No land in the Township shall be used for the outside storage of motor vehicle parts unless such motor vehicle parts are stored in a location such that they are not visible from any adjacent lands which are not occupied by the owner of such parts.

**5.31.4** No tractor trailer truck shall be parked on a continuous basis within a Residential First Density (R1) zone or a Residential Second Density (R2) zone.

**5.31.5** In a Rural Residential (RR), Residential First Density (R1) and Residential Second Density (R2) zone, no more than one recreational vehicle, as defined in this by-law, may be parked on a lot. In addition, the lot must be developed with a permitted residential use (i.e. no recreational vehicles may be parked on vacant lots in these zones).

### **5.32 SWIMMING POOLS**

**5.32.1** Notwithstanding any other provisions of this by-law, a swimming pool is permitted as an accessory use in any residential zone or in a rural, commercial or community facility zone provided that:

- i) no part of such pool shall be located closer to any lot line or street line than the minimum distance required for an accessory building located on such lot;
- ii) such pool is located in an interior side yard or rear yard only;
- iii) any building or structure required for changing clothing or for pumping or filtering facilities, or other similar accessory uses shall meet all of the accessory building requirements of the zone in which the pool is located;
- iv) no water-circulating or treatment equipment such as pumps or filters is located closer than 3 metres (10 ft.) to any side or rear lot line;

- v) such pool is considered to be part of the developed space for the purpose of calculation of lot coverage; and
- vi) swimming pools shall meet all requirements of the Ontario Building Code.

### **5.33 TEMPORARY USES**

- i) Nothing in this by-law shall prevent the use of any land or the erection or use of any building or structure for a construction camp, work camp, tool shed or other building or structure including a temporary sales or rental office which is incidental to and necessary for work on the premises, but only for so long as such use, building or structure is necessary for such work which has not been completed.
- ii) A tent or recreational vehicle, as defined in this by-law, may be used for a temporary residential use on a lot for the purposes of providing accommodation while construction of a principal building on the same lot is being undertaken, provided that:
  - a) such temporary accommodation is used for a maximum period of 6 months in any calendar year; and
  - b) such use is subject to issuance of a permit by the Township at a cost to be determined by the Township, and such permit can be renewed one time; and
  - c) a building permit has been issued and is in effect for the lot on which construction is taking place.
- iii) A crafters/farm gate sales outlet, as defined in this by-law, may operate on a temporary basis at any location within the Township, subject to receipt of a permit from the Township.
- iv) A portable canteen, as defined in this by-law, may operate on a temporary basis at any location within the Township, subject to receipt of a permit from the Township.

### **5.34 TRUCK, BUS, COACH BODIES ETC. AND HUMAN HABITATION**

**5.34.1** Except as otherwise specifically permitted in this by-law, no truck, bus, coach body, trailer (as defined in this by-law), motor vehicle, tent or storage container of any kind shall be used for human habitation or storage of goods and materials within the Township, whether or not the same is mounted on wheels or other form of mounting or foundation.

### **5.35 TRUCK TRAILER BOXES**

**5.35.1** No truck trailer box shall be used for the purposes of human habitation, storage or the carrying-on of business.

### **5.36 USES REQUIRING WATERTAKING PERMITS**

All lands that are the subject of an application to the Ministry of the Environment for a Permit to Take Water under the Ontario Water Resources Act RSO 1990, Chapter 0.40 and

the Environmental Bill of Rights, Statutes of Ontario, 1993, Chapter 28, shall be subject to an amendment to this by-law and shall be zoned to a zone appropriate to the proposed use.

## **5.37 YARD ENCROACHMENTS AND HEIGHT EXCEPTIONS**

**5.37.1** Except as otherwise provided in this by-law, every part of any required yard shall be open and unobstructed by any building or structure from the ground to the sky, except for:

- i) sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters or other ornamental features, provided however that the same shall not project more than 0.6 metres (2 ft.) into any required yard;
- ii) drop awnings, clothes poles, garden trellises, TV or radio antennae including satellite dish antennae, or similar accessories;
- iii) fences, solar collectors, parking lots, retaining walls, gatehouses in industrial zones, driveways, patios and other such uses as specifically permitted in this by-law;
- iv) light standards, fuel pump islands and fuel pumps of motor vehicle service stations, provided however that the same shall be erected in accordance with the applicable provisions of this by-law;
- v) fire escapes, provided however that the same shall project into any required side or rear yard a distance of not more than 1.5 metres (4.9 ft.); and
- vi) accessory buildings, provided however that the same shall be erected in accordance with the applicable provisions of this by-law.

**5.37.2** Notwithstanding the yard provisions of this by-law to the contrary, canopies, steps and unenclosed and uncovered decks and porches may project into any required front or rear yard a maximum distance of 1.5 metres (4.9 ft.).

**5.37.3** Notwithstanding any other provisions of this by-law to the contrary, a railway spur shall be permitted in an industrial zone within a required yard. Where such yard abuts a residential zone, the railway spur shall conform to the yard and setback requirements of the zone in which it is located.

**5.37.4** Notwithstanding the height provisions herein contained, nothing in this by-law shall apply to prevent the erection, alteration or use of the following accessory buildings or structures provided the principal use is a use permitted within the zone in which it is located: a church spire, barn, silo, belfry, flag pole, light standard, clock tower, chimney, water tank, windmill, radio or television antenna, air conditioner duct, incidental equipment required for processing and external equipment associated with internal building equipment.

**5.37.5** Notwithstanding any provisions of this by-law to the contrary, the minimum required exterior side yard may be reduced to a minimum of five (5) metres (16.4 ft.) provided that for every 1 metre (3.28 ft.) or part thereof that the exterior side yard is reduced below the minimum requirement, the minimum front yard shall be increased by the same distance.

**5.38 YARDS - MARINE FACILITIES AND DOCKS**

- 5.38.1** Marine facilities shall not be permitted to locate closer than 1.5 metres (4.9 ft.) to any interior side lot line. However, private mutual docks (i.e. shared by two landholdings) may be permitted to be located at the mutual lot line.
- 5.38.2** Private communal docks (i.e. used by more than two landholdings but not a commercial dock) shall not be permitted to locate closer than 20 metres (65.6 ft.) of any interior side lot line shared with a residential zone.

## **SECTION 6 - RU – RURAL ZONE**

**6.1** Within a RU – Rural Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **6.2 PERMITTED USES**

- i) an agriculture/agricultural use,
- ii) an agricultural produce sales outlet,
- iii) an agriculture-related use,
- iv) a conservation use,
- v) a farm implement and supply dealer,
- vi) a forestry use,
- vii) a garden suite,
- viii) a greenhouse,
- ix) a group home,
- x) a hunt camp,
- xi) a kennel,
- xii) a lodging dwelling house,
- xiii) logging,
- xiv) a lumber yard,
- xv) a manufactured dwelling house, as defined in this by-law,
- xvi) a nursery/garden centre,
- xvii) an open space use,
- xviii) a recreational use, active and passive, outdoor
- xix) a saw and/or planing mill,
- xx) a single-detached dwelling house,
- xxi) a wayside pit and/or quarry,
- xxii) a veterinary clinic,
- xxiii) a use, building or structure accessory to the above uses,
- xxiv) a home occupation, including a bed and breakfast establishment,
- xxv) a home industry.

### **6.3 ZONE REGULATIONS**

#### **a) For the Principal Building**

|      |                                                |                            |
|------|------------------------------------------------|----------------------------|
| i)   | Lot Area (Minimum)                             | 6 hectares (15 acres)      |
| ii)  | Lot Frontage (Minimum)                         | 60 metres (196.8 ft.)      |
| iii) | Building Height (Maximum)                      | 11 metres (36.1 ft.)       |
| iv)  | Front Yard and Exterior<br>Side Yard (Minimum) | 20 metres (65.6 ft.)       |
| v)   | Interior Side Yard (Minimum)                   | 5 metres (16.4 ft.)        |
| vi)  | Rear Yard (Minimum)                            | 20 metres (65.6 ft.)       |
| vii) | Gross Floor Area (Minimum)                     | 74.3 sq. m (800.0 sq. ft.) |

- viii) Setback from any waterbody/water course  
(Minimum) 30 metres (98.4 ft.)
- ix) Off-street parking shall be provided in accordance with the provisions of this by-law.

**b) For Accessory Buildings**

See Section 5.1 of this by-law.

**c) For Hunt Camps**

- i) Lot Area (Minimum) 10 hectares (24.7 acres)
- ii) A hunt camp shall meet all other zone requirements of the RU Zone.

**d) For Garden Suites**

See Section 5.9 of this by-law.

**e) For Group Homes**

See Section 5.10 of this by-law.

**f) For Home Industries**

See Section 5.12 of this by-law.

**g) For Home Occupations**

See Section 5.13 of this by-law.

**h) For Kennels**

See Section 5.14 of this by-law.

**i) For Manufactured Dwelling Houses**

See Section 5.19 of this by-law.

**6.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the RU - Rural Zone.

**6.5 SPECIAL RU – RURAL ZONES**

**6.5.1 RU-1 (Part Lots 14 and 15, Concession 7, Township of Wollaston)**

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RU-1 and shown on the attached schedules, the following special provisions shall apply:

**Zone Requirements**

- i) lot frontage on a private road (minimum) 50.0 metres (164.0 ft.)

All other provisions this by-law shall apply.

## **SECTION 7 - RR - RURAL RESIDENTIAL ZONE**

- 7.1** Within a RR - Rural Residential Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **7.2 PERMITTED USES**

- i) a single-detached dwelling house,
- ii) a garden suite,
- iii) a manufactured dwelling house, as defined in this by-law,
- iv) a group home,
- v) a kennel,
- vi) a use, building or structure accessory to the above uses,
- vii) a home occupation, including a bed and breakfast establishment,
- viii) a home industry.

### **7.3 ZONE REGULATIONS**

#### **a) For Single-detached Dwellings**

- |       |                                                                                        |                                 |
|-------|----------------------------------------------------------------------------------------|---------------------------------|
| i)    | Lot Area (Minimum)                                                                     | 0.6 ha (1.5 acres)              |
| ii)   | Lot Frontage (Minimum)                                                                 | 60 metres (196.85 ft.)          |
| iii)  | Front Yard (Minimum)                                                                   | 20 metres (65.6 ft.)            |
| iv)   | Rear Yard (Minimum)                                                                    | 10 metres (32.8 ft.)            |
| v)    | Interior Side Yard (Minimum)                                                           | 3 metres (9.8 ft.)              |
| vi)   | Exterior Side Yard (Minimum)                                                           | 15 metres (49.2 ft.)            |
| vii)  | Setback from any waterbody/<br>watercourse (Minimum)                                   | 30 metres (98.4 ft.)            |
| viii) | Gross Floor Area (Minimum)                                                             | 74.3 sq. metres (800.0 sq. ft.) |
| ix)   | Lot Coverage (Maximum)                                                                 | 30 percent                      |
| x)    | Building Height (Maximum)                                                              | 11 metres (36.1 ft.)            |
| xi)   | Off-street parking shall be provided in accordance with the provisions of this by-law. |                                 |

#### **b) For Accessory Buildings**

- |      |                              |                        |
|------|------------------------------|------------------------|
| i)   | Rear Yard (Minimum)          | 3 metres (9.8 ft.)     |
| ii)  | Interior Side Yard (Minimum) | 3 metres (9.8 ft.)     |
| iii) | Exterior Side Yard (Minimum) | 5 metres (16.4 ft.)    |
| iv)  | Building Height (Maximum)    | 11.0 metres (36.1 ft.) |

See also Section 5.1 of this by-law.

#### **c) For Garden Suites**

See Section 5.9 of this by-law.

d) **For Group Homes**

See Section 5.10 of this by-law.

e) **For Home Industries**

See Section 5.12 of this by-law.

f) **For Home Occupations**

See Section 5.13 of this by-law.

g) **For Kennels**

See Section 5.14 of this by-law.

h) **For Manufactured Dwelling Houses**

See Section 5.19 of this by-law.

#### **7.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the RR - Rural Residential Zone.

#### **7.5 SPECIAL RR RURAL RESIDENTIAL ZONES**

##### **7.5.1 RR-1 (Lot 23, Concession 5, Township of Wollaston)**

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-1 and shown on the attached schedules, the following special provisions shall apply:

**Zone Provisions**

- |     |                        |                     |
|-----|------------------------|---------------------|
| i)  | lot frontage (minimum) | 137.2 m (450 ft.)   |
| ii) | lot area (minimum)     | 4.2 ha (10.3 acres) |

All other provisions of this by-law shall apply.

##### **7.5.2 RR-2 (Lot 15, Concession 10, Township of Wollaston)**

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-2 and shown on the attached schedules, the following special provisions shall apply:

**Permitted Uses**

The following use shall be permitted, in addition to all other uses permitted in the RR zone:

- i) a greenhouse.

All other provisions of this by-law shall apply.

## **SECTION 8 – LSR - LIMITED SERVICE RESIDENTIAL ZONE**

- 8.1** Within a LSR - Limited Service Residential Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

In a Limited Service Residential Zone, there is no commitment or requirement by the Township to assume responsibility for ownership or maintenance of any private road. Due to road conditions of privately maintained roads, there is no commitment or requirement by the Township to ensure that emergency vehicles are able to access privately owned roads. The intent of the Limited Service Residential Zone is to recognize residential development on private roads.

### **8.2 PERMITTED USES**

- i) a single-detached dwelling house,
- ii) a manufactured dwelling house,
- iii) a garden suite,
- iv) a use, building or structure accessory to the above uses, including one sleeping cabin as defined in this by-law.

### **8.3 ZONE REGULATIONS**

#### **a) For the Principal Building**

- i) Lot Area (Minimum) 0.4 ha (1 acre)
- ii) Lot Frontage on  
A Navigable Waterway (Minimum) 46 metres (150.1 ft.)
- iii) Lot Frontage on a Private Road 46 metres (150.1 ft.)
- iv) Front Yard (Minimum) 10 metres (32.8 ft.)
- v) Rear Yard (Minimum) 10 metres (32.8 ft.)
- vi) Interior Side Yard (Minimum) 3 metres (9.8 ft.)
- vii) Exterior Side Yard (Minimum) 15 metres (49.2 ft.)
- viii) Setback from any Waterbody/  
Watercourse 30 metres (98.4 ft.)
- ix) Gross Floor Area (Minimum) 74.3 sq. metres (800 sq. ft.)
- x) Lot Coverage (Maximum) 20 percent
- xi) Building Height (Maximum) 11 metres (36.1 ft.)
- xii) Off-street parking shall be provided in accordance with the provisions of this by-law. Where the LSR zone is located on an island, a minimum of one off-street parking space shall be provided on the mainland in accordance with this by-law. The Township shall be satisfied that sufficient land and mooring facilities are available to accommodate parking for the island residential use (see also Section 5.17 of this by-law).

**b) For Accessory Buildings**

|      |                                   |                       |
|------|-----------------------------------|-----------------------|
| i)   | Rear Yard (Minimum)               | 3 metres (9.8 ft.)    |
| ii)  | Interior Side Yard (Minimum)      | 1 metre (3.3 ft.)     |
| iii) | Exterior Side Yard (Minimum)      | 3 metres (9.8 ft.)    |
| iv)  | Building Height (Maximum)         | 7.0 metres (23.0 ft.) |
| v)   | Gross Floor Area (sleeping cabin) | See Section 5.1.7     |
| vi)  | Gross Floor Area (other)          | See Section 5.1.8     |

See also Section 5.1 of this by-law.

**c) For Garden Suites**

See Section 5.9 of this by-law.

**d) For Manufactured Dwelling Houses**

See Section 5.19 of this by-law.

**e) For Lots on a Narrow Water Body**

Where a lot has frontage on a narrow water body, as described in Appendix B to this by-law, the required frontage on water shall be 100 metres (328 ft.).

**8.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot building, structure or use within the LSR - Limited Service Residential Zone.

**8.5 SPECIAL LSR - LIMITED SERVICE RESIDENTIAL ZONES****8.5.1 LSR-1 (Lot 13, Concession 7, Township of Wollaston)**

Notwithstanding any provisions of this by-law to the contrary, on lands zoned LSR-1 and shown on the attached schedules, the following special provisions shall apply:

**Permitted Uses**

The following shall be the only permitted use:

- i) one single-detached dwelling on a lot with a ground floor area not exceeding 140 sq. m (1,506.99 sq. ft.).

**Zone Provisions**

- i) No new building or extension or enlargement to an existing building will be permitted where a building opening, window or first floor elevation is below the 1 in 100 year flood elevation plus 30 cm of freeboard of Wollaston Lake.

All other provisions of this by-law shall apply.

## **SECTION 9 - WR - WATERFRONT RESIDENTIAL ZONE**

**9.1** Within a WR - Waterfront Residential Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **9.2 PERMITTED USES**

- i) a single-detached dwelling house,
- ii) a garden suite,
- iii) a group home,
- iv) a manufactured dwelling house,
- v) a use, building or structure accessory to the above use, including one sleeping cabin as defined in this by-law,
- vi) a home occupation, including a bed and breakfast establishment,
- vii) a home industry.

### **9.3 ZONE REGULATIONS**

#### **a) For the Principal Building**

- |       |                                                                                        |                               |
|-------|----------------------------------------------------------------------------------------|-------------------------------|
| i)    | Lot Area (Minimum)                                                                     | 0.4 ha (1.0 acre)             |
| ii)   | Lot Frontage (Minimum)                                                                 | 46 metres (150.1 ft.)         |
| iii)  | Lot Frontage on a Navigable Waterway (Minimum)                                         | 46 metres (150.1 ft.)         |
| iv)   | Front Yard (Minimum)                                                                   | 10 metres (32.8 ft.)          |
| v)    | Rear Yard (Minimum)                                                                    | 10 metres (32.8 ft.)          |
| vi)   | Interior Side Yard (Minimum)                                                           | 3 metres (9.8 ft.)            |
| vii)  | Exterior Side Yard (Minimum)                                                           | 15 metres (49.2 ft.)          |
| viii) | Setback from any Waterbody/<br>Watercourse                                             | 30 metres (98.4 ft.)          |
| ix)   | Gross Floor Area (Minimum)                                                             | 74.3 sq. metres (800 sq. ft.) |
| x)    | Lot Coverage (Maximum)                                                                 | 20 percent                    |
| xi)   | Building Height (Maximum)                                                              | 11 metres (36.1 ft.)          |
| xii)  | Off-street parking shall be provided in accordance with the provisions of this by-law. |                               |

#### **b) For Garden Suites**

See Section 5.9 of this by-law.

#### **c) For Group Homes**

See Section 5.10 of this by-law.

d) **For Home Industries**

See Section 5.12 of this by-law.

e) **For Home Occupations**

See Section 5.13 of this by-law.

f) **For Manufactured Dwelling Houses**

See Section 5.19 of this by-law.

g) **For Accessory Buildings**

|      |                              |                       |
|------|------------------------------|-----------------------|
| i)   | Rear Yard (Minimum)          | 3 metres (9.8 ft.)    |
| ii)  | Interior Side Yard (Minimum) | 1 metres (3.3 ft.)    |
| iii) | Exterior Side Yard (Minimum) | 3 metres (9.8 ft.)    |
| iv)  | Building Height (Maximum)    | 7.0 metres (23.0 ft.) |

See also Section 5.1 of this by-law.

h) **For Lots on a Narrow Water Body**

Where a lot (with or without frontage on a street, as defined in this by-law) fronts on a narrow water body, as described in Appendix B to this by-law, the required frontage on water shall be 100 metres (328.0 ft.) .

#### 9.4 **GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot building, structure or use within the WR - Waterfront Residential Zone.

#### 9.5 **SPECIAL WR - WATERFRONT RESIDENTIAL ZONES**

## **SECTION 10 - R1 - RESIDENTIAL FIRST DENSITY ZONE**

**10.1** Within a R1 - Residential First Density Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **10.2 PERMITTED USES**

- i) a single-detached dwelling house,
- ii) a manufactured dwelling house, as defined in this by-law,
- iii) a garden suite,
- iv) a group home,
- ii) a public park,
- iii) a use, building or structure accessory to the above uses,
- v) a home occupation, including a bed and breakfast establishment.

### **10.3 ZONE REGULATIONS**

#### **a) For Single-detached Dwellings**

- |       |                                                                                        |                               |
|-------|----------------------------------------------------------------------------------------|-------------------------------|
| i)    | Lot Area (Minimum)                                                                     | 0.4 ha (1 acre)               |
| ii)   | Lot Frontage (Minimum)                                                                 | 46 metres (150.1 ft.)         |
| iii)  | Front or Rear Yard                                                                     | 7.5 metres (24.6 ft.)         |
| iv)   | Interior Side Yard (Minimum)                                                           | 3 metres (9.8 ft.)            |
| v)    | Exterior Side Yard (Minimum)                                                           | 4.5 metres (14.8 ft.)         |
| vi)   | Gross Floor Area (Minimum)                                                             | 74.3 sq. metres (800 sq. ft.) |
| vii)  | Setback from any Waterbody/<br>Watercourse                                             | 30 metres (98.4 ft.)          |
| viii) | Lot Coverage (Maximum)                                                                 | 25 percent                    |
| ix)   | Building Height (Maximum)                                                              | 11 metres (36.1 ft.)          |
| x)    | Off-street parking shall be provided in accordance with the provisions of this by-law. |                               |

#### **b) For Garden Suites**

See Section 5.9 of this by-law.

#### **c) For Group Homes**

See Section 5.10 of this by-law.

#### **d) For Home Occupations**

See Section 5.13 of this by-law.

e) **For Manufactured Dwelling Houses**

See Section 5.19 of this by-law.

f) **For Accessory Buildings**

|      |                              |                       |
|------|------------------------------|-----------------------|
| i)   | Rear Yard (Minimum)          | 2.5 metres (8.2 ft.)  |
| ii)  | Interior Side Yard (Minimum) | 2.5 metres (8.2 ft.)  |
| iii) | Exterior Side Yard (Minimum) | 4.5 metres (14.8 ft.) |
| iv)  | Building Height (Maximum)    | 4.5 metres (14.8 ft.) |

See also Section 5.1 of this by-law.

#### **10.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot building, structure or use within the R1 - Residential First Density Zone.

#### **10.5 SPECIAL R1 - RESIDENTIAL FIRST DENSITY ZONES**

##### **10.5.1 R1-1 (Lot 14, Concession 8, Township of Wollaston)**

Notwithstanding any provisions of this by-law to the contrary, on lands zoned R1-1 and shown on the attached schedules, the following special provisions shall apply:

##### **Permitted Uses**

- i) permitted uses are limited to the existing gross floor area of the dwelling;
- ii) number of bedrooms, bathrooms and plumbing fixtures are limited to the number existing at the time of passage of this by-law.

##### **Zone Provisions**

|     |                        |                      |
|-----|------------------------|----------------------|
| i)  | lot area (minimum)     | 0.13 ha (0.34 acres) |
| ii) | lot frontage (minimum) | 18.9 m (62 ft.)      |

All other provisions of this by-law shall apply.

## **SECTION 11 - R2 - RESIDENTIAL SECOND DENSITY ZONE**

**11.1** Within a R2 - Residential Second Density Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **11.2 PERMITTED USES**

- i) a single-detached dwelling house,
- ii) a semi-detached dwelling house,
- iii) a duplex dwelling house,
- iv) a converted dwelling house,
- v) a garden suite,
- vi) a lodging dwelling house,
- vii) a group home,
- viii) a day nursery,
- ix) a public park,
- x) a use, building or structure accessory to the above uses,
- xi) a home occupation, including a bed and breakfast establishment.

### **11.3 ZONE REGULATIONS**

#### **a) For Single-detached Dwellings**

According to the provisions of the R1 Zone of this by-law.

#### **b) For Semi-Detached Dwellings, Duplex Dwellings, Lodging Dwelling Houses and Converted Dwelling Houses**

- |       |                                                                                        |                               |
|-------|----------------------------------------------------------------------------------------|-------------------------------|
| i)    | Lot Area (Minimum)                                                                     | 0.6 ha (1.5 acres)            |
| ii)   | Lot Frontage (Minimum)                                                                 | 60 m (196.8 ft.)              |
| iii)  | Front Yard or Rear Yard (Minimum)                                                      | 7.5 metres (24.6 ft.)         |
| iv)   | Interior Side Yard (Minimum)                                                           | 3 metres (9.8 ft.)            |
| v)    | Exterior Side Yard (Minimum)                                                           | 4.5 metres (14.8 ft.)         |
| vi)   | Setback from any Waterbody                                                             |                               |
|       | Watercourse (Minimum)                                                                  | 30 metres (98.4 ft.)          |
| vii)  | Gross Floor Area per Dwelling                                                          |                               |
|       | Unit (Minimum)                                                                         | 42 sq. metres (452.1 sq. ft.) |
| viii) | Lot Coverage (Maximum)                                                                 | 30 percent                    |
| ix)   | Building Height (Maximum)                                                              | 11 metres (36.1 ft.)          |
| x)    | Off-street parking shall be provided in accordance with the provisions of this by-law. |                               |

c) **Additional Provisions For Converted Dwelling Houses and Lodging Dwelling Houses**

- i) No addition or enlargement shall be made to the external walls or roof of the dwelling house.
- ii) No external stairway other than an open fire escape shall be provided.
- iii) Such dwelling house shall be certified by the Chief Building Official to be structurally suitable for use as a converted dwelling or lodging house.
- iv) The 3-metre-wide (9.8 ft.) strip immediately adjacent to side and rear lot lines shall include a landscaped buffer, as defined in this by-law.
- v) Off-street parking shall be provided in accordance with the provisions of this by-law.
- vi) The septic sewage disposal system shall be inspected and approved by the appropriate authority.

d) **For Garden Suites**

See Section 5.9 of this by-law.

e) **For a Group Home**

See Section 5.10 of this by-law.

f) **For a Home Occupation**

See Section 5.13 of this by-law.

g) **For Manufactured Dwelling Houses**

See Section 5.19 of this by-law.

h) **For Accessory Buildings**

- |                                   |                       |
|-----------------------------------|-----------------------|
| i) Rear Yard (Minimum)            | 2.5 metres (8.2 ft.)  |
| ii) Interior Side Yard (Minimum)  | 2.5 metres (8.2 ft.)  |
| iii) Exterior Side Yard (Minimum) | 7.5 metres (24.6 ft.) |
| iv) Building Height (Maximum)     | 4.5 metres (14.8 ft.) |

See also Section 5.1 of this by-law.

## 11.4 **GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply , where applicable, to any land, lot, building, structure or use within the R2 - Residential Second Density Zone.

**11.5 SPECIAL R2 - RESIDENTIAL SECOND DENSITY ZONES****11.5.1 R2-1 (Plan 290 (Coe Hill), Township of Wollaston)**

Notwithstanding any provisions of this by-law to the contrary, on lands zoned R2-1 and shown on the attached schedules, the following special provisions shall apply:

**Permitted Uses**

The following use shall be permitted, in addition to all other uses permitted in the R2 zone:

- i) A dwelling house containing four dwelling units.

All other provisions of this by-law shall apply.

## **SECTION 12 - C - COMMERCIAL ZONE**

**12.1** Within C - Commercial Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **12.2 PERMITTED USES**

- i) an amusement arcade,
- ii) an auction outlet,
- iii) a bakery,
- iv) a bank and/or trust company, including an automatic teller machine (ATM),
- v) a building supply outlet,
- vi) a business, administrative and/or professional office,
- vii) a butcher shop,
- viii) a car wash, automatic or coin-operated,
- ix) a clinic, including a veterinary clinic,
- x) a day nursery,
- xi) an eating establishment,
- xii) an equipment sales/rental and repair establishment, excluding heavy machinery,
- xiii) a funeral home,
- xiv) a laundry and/or dry cleaning shop including coin-operated establishments,
- xv) a Liquor Control Board and/or Brewer's Retail outlet,
- xvi) a marine/snowmobile dealer,
- xvii) a merchandise service establishment,
- xviii) a motor vehicle service station or sales agency, or a gas bar,
- xix) outside storage, located at the interior side or rear yard of a permitted principal use,
- xx) a personal service establishment,
- xxi) a printing and/or publishing establishment,
- xxii) a private or commercial club,
- xxiii) a public or private parking lot, as defined in this by-law, including parking facilities associated with the principal use(s) permitted under this section,
- xxiv) a recreational establishment, commercial,
- xxv) a retail store including a gift shop, food market and convenience retail store,
- xxvi) a tavern,
- xxvii) a theatre and/or cinema,
- xxviii) a dwelling unit in the form of an apartment located on the second or third storey of such building or at the rear of such building (if the accessory dwelling unit is located on the main floor) as an accessory use to a principal use in a building in which commercial uses are permitted, except motor vehicle service stations or other uses involving the sale of gasoline or other similar petroleum products, in accordance with the provisions of this by-law,
- xxix) a use, building or structure accessory to the above uses.

## 12.3 ZONE REGULATIONS

### a) For All Principal Buildings or Uses

- |       |                                                                                                                                                                                                                                                                                                |                       |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| i)    | Lot Area (Minimum)                                                                                                                                                                                                                                                                             | 0.4 ha (1.0 acre)     |
| ii)   | Lot Frontage (Minimum)                                                                                                                                                                                                                                                                         | 46 metres (150.1 ft.) |
| iii)  | Front Yard (Minimum)                                                                                                                                                                                                                                                                           | 6 metres (19.7 ft.)   |
| iv)   | Rear Yard (Minimum)                                                                                                                                                                                                                                                                            | 6 metres (19.7 ft.)   |
| v)    | Interior Side Yard (Minimum)                                                                                                                                                                                                                                                                   | 3 metres (9.8 ft.)    |
| vi)   | Exterior Side Yard (Minimum)                                                                                                                                                                                                                                                                   | 8 metres (26.2 ft.)   |
| vii)  | Setback from any Waterbody                                                                                                                                                                                                                                                                     |                       |
|       | Watercourse (Minimum)                                                                                                                                                                                                                                                                          | 30 metres (98.4 ft.)  |
| vii)  | Lot Coverage (Maximum)                                                                                                                                                                                                                                                                         | 40 percent            |
| viii) | Building Height (Maximum)                                                                                                                                                                                                                                                                      | 11 metres (36.1 ft.)  |
| ix)   | Off-street parking and off-street loading facilities shall be provided in accordance with the provisions of this by-law.                                                                                                                                                                       |                       |
| x)    | Access to an accessory dwelling unit shall be separate from access to a commercial use.                                                                                                                                                                                                        |                       |
| xi)   | The established building line, as defined in this by-law, shall be maintained in the case of any construction, reconstruction, rebuilding or renovation of structures and where a former building encroached on the street line, the established building line shall be the new building line. |                       |

### b) For an Accessory Dwelling Unit

Notwithstanding the above provisions, an accessory dwelling house or dwelling unit shall comply with the provisions of Section 5.2 of this by-law.

### c) For Accessory Buildings

- |      |                                                                                                                                                                                                                                                          |                      |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| i)   | Rear Yard (Minimum)                                                                                                                                                                                                                                      | 1.5 metres (4.9 ft.) |
| ii)  | Interior Side Yard (Minimum)                                                                                                                                                                                                                             | 1.5 metres (4.9 ft.) |
| iii) | Exterior Side Yard (Minimum)                                                                                                                                                                                                                             | 3 metres (9.8 ft.)   |
| iv)  | Building Height (Maximum)                                                                                                                                                                                                                                | 11 metres (36.1 ft.) |
| v)   | Minimum distance from any other building on the lot shall be 3 metres (9.8 ft.) provided that in no case shall any overhang, eaves or gutter project into this required minimum area which shall be clear of any obstruction from the ground to the sky. |                      |

See also Section 5.1 of this by-law.

### d) For Lands Abutting A Residential Zone or Residential Use

Notwithstanding the above provisions, where an interior side yard and/or rear yard abuts a residential zone or residential use, then such interior side yard shall be a minimum of 5 metres (16.4 ft.) and such rear yard shall be a minimum of 9 metres (29.5 ft.). The 3-metre-wide (9.8 ft.) strip immediately adjacent to the rear and/or interior side lot lines shall include a landscaped buffer, as defined in this by-law.

**12.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the C - Commercial Zone.

**12.5 SPECIAL C - COMMERCIAL ZONE****12.5.1 C-1 (Coe Hill, Township of Wollaston)**

Notwithstanding any provisions of this by-law to the contrary, on lands zoned C-1 and shown on the attached schedules, the following special provisions shall apply:

**Permitted Uses**

The following uses shall be permitted in addition to all other permitted uses in the Commercial zone:

- i) 6 accessory dwelling units.

All other provisions of this by-law shall apply.

**12.5.2 C-2 (Coe Hill, Township of Wollaston)**

Notwithstanding any provisions of this by-law to the contrary, on lands zoned C-2 and shown on the attached schedules, the following special provisions shall apply:

**Permitted Uses**

The following uses shall be the only permitted uses in the C-2 Commercial zone:

- i) 2 principal buildings including one building which is restricted in use to a tourist establishment with a maximum of 3 bedrooms and a second building which is restricted in use to a clinic.

All other provisions of this by-law shall apply.

**12.5.3 C-3 (Coe Hill, Township of Wollaston)**

Notwithstanding any provisions of this by-law to the contrary, on lands zoned C-3 and shown on the attached schedules, the following special provisions shall apply:

**Permitted Uses**

The following uses shall be permitted in addition to all other permitted uses in the Commercial zone:

- i) 3 accessory dwelling units.

All other provisions of this by-law shall apply.

## **SECTION 13 - RRC - RECREATIONAL/RESORT COMMERCIAL ZONE**

- 13.1** Within a RRC Recreational/Resort Commercial Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **13.2 PERMITTED USES**

- i) a convenience retail store, accessory to a principal use,
- ii) an eating establishment, accessory to a principal use,
- iii) a marina, public/private,
- iv) outside storage, located at the interior side or rear yard of a permitted principal use,
- v) a private park,
- vi) a recreational use, passive and active outdoor,
- vii) a tent and trailer park,
- viii) a tourist establishment including a lodge, housekeeping cottages and tourist cabins,
- ix) a single detached or manufactured dwelling house, as defined in this by-law,
- x) a use, building or structure accessory to the above uses.

### **13.3 ZONE REGULATIONS**

#### **a) For All Principal Buildings or Uses**

- i) Lot Area (Minimum) 0.4 ha (1.0 acre)
- ii) Lot Frontage (Minimum) 46 metres (150.1 ft.)
- iii) Front Yard (Minimum) 8 metres (26.2 ft.)
- iv) Rear Yard (Minimum) 8 metres (26.2 ft.)
- v) Interior Side Yard (Minimum) 3 metres (9.8 ft.)
- vi) Exterior Side Yard (Minimum) 8 metres (26.2 ft.)
- vii) Setback from any Waterbody/  
Watercourse (Minimum) 30 metres (98.4 ft.)
- viii) Lot Coverage (maximum) 30 percent
- ix) Building Height (Maximum) 11 metres (36.1 ft.)
- x) Off-street parking and off-street loading facilities shall be provided in accordance with this by-law.
- xi) Access to an accessory dwelling unit shall be separate from access to a recreational/resort commercial use.
- xii) All means of ingress and egress shall have a minimum width of 6 metres (19.7 ft.) and in the case of a corner lot, no means of ingress or egress shall be located within 15 metres (49.2 ft.) of the intersection of the street lines, or, where a corner is rounded, the points at which the extended street lines meet.

**b) For Marinas**

Notwithstanding the above provisions, a marina use shall be subject to the following special provisions in addition to all other applicable provisions of this by-law.

- i) Where a rear yard and/or interior side yard abuts a navigable body of water, then such rear yard and/or interior side yard may be reduced to zero metres from established setbacks to highwater marks.
- ii) No entrance channel, turning basin, dock, communal dock or boat mooring area shall be located closer than 60 metres (196.9 ft.) to a residential zone, a residential use or a street line.
- iii) Facilities for the refuelling of marine craft shall be provided at a separate pier or dock area from boat mooring facilities.
- iv) Catwalks shall have a minimum width of 0.6 metres (2 ft.) and boat mooring docks shall have a minimum width of 1.2 metres (3.9 ft.).
- v) A minimum of one parking space shall be provided for every two boat slips.

**c) For Tent and Trailer Parks**

Notwithstanding the above provisions, a tent and trailer park use shall be subject to the following special provisions in addition to all other applicable provisions of this by-law:

- i) Lot Area ( Minimum) 4.0 hectares (9.9 acres)
- ii) Distance of buildings or structures or a tent or trailer site from any lot line (Minimum) 15 metres (49.2 ft.).
- iii) Distance of buildings or structures or a tent or trailer site from the centre line of a public street (Minimum) 25 metres (82.0 ft.).
- iv) Building Height (Maximum) 11 metres (36.1 ft.)
- v) Park Density (Maximum) 30 tents/trailers sites per gross hectare to a maximum of 50 sites
- vi) Site Area (Minimum) 200 sq. metres (2,142.8 sq. ft.)
- vii) Site Frontage (Minimum) 6 metres (19.7 ft.)
- viii) Maximum Number of Trailers on a Site 1 trailer
- ix) Usable Waterfront (Minimum) 2 m/site (6.68 ft./site)
- x) Lot Coverage (Maximum) 25 percent
- xi) The creation of a new tent/trailer park or the expansion of the area and/or density of an existing park shall require an amendment to this by-law.

d) **For Housekeeping Cottages and Tourist Cabins**

Notwithstanding the above provisions, housekeeping cottages and tourist cabins shall be subject to the following special provisions in addition to all other applicable provisions of this by-law.

- |    |                     |                          |
|----|---------------------|--------------------------|
| i) | Lot Area ( Minimum) | 2.0 hectares (4.9 acres) |
|----|---------------------|--------------------------|

e) **For Manufactured Dwelling Houses**

See Section 5.19 of this by-law.

f) **For an Accessory Dwelling House or Dwelling Unit**

Notwithstanding the above provisions, an accessory dwelling house or dwelling unit shall comply with the provisions of Section 5.2 of this by-law.

g) **For All Development**

Notwithstanding the above provisions, all development shall be subject to the following special provisions in addition to all other applicable provisions of this by-law.

- |    |                                                                                                                                                                                                         |  |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| i) | No site, building or structure except a marine facility for launching and/or servicing of boats or a water pump house is permitted within 30 metres (98.4 ft.) of the highwater mark of any water body. |  |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

h) **For Accessory Buildings Not Attached To The Principal Building**

- |      |                              |                       |
|------|------------------------------|-----------------------|
| i)   | Rear Yard (Minimum)          | 1.5 metres (4.9 ft.)  |
| ii)  | Interior Side Yard (Minimum) | 1.5 metres (4.9 ft.)  |
| iii) | Exterior Side Yard (Minimum) | 8 metres (26.2 ft.)   |
| iv)  | Building Height (Maximum)    | 4.5 metres (14.8 ft.) |

See also Section 5.1 of this by-law.

i) **For Lands Abutting a Residential Zone or Residential Use**

- |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| i) | Notwithstanding the above provisions, where a rear yard and/or an interior side yard of any principal use other than a tent and trailer park abuts a residential zone or residential use, then such interior side yard shall be a minimum of 5 metres (16.4 ft.) and such rear yard shall be a minimum of 10 metres (32.8 ft.). In all cases, the 3-metre-wide (9.8 ft.) strip immediately adjacent to the rear and/or interior side lot lines shall include the establishment and maintenance of a landscaped buffer, as defined in this by-law. |  |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

**13.4 GENERAL PROVISIONS**

All other special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land lot, building, structure or use within the RRC Recreational/Resort Commercial Zone.

**13.5 SPECIAL RRC - RECREATIONAL/RESORT COMMERCIAL ZONES****13.5.1 RRC-1 (Part Lots 52, 53 and 54, Concession West Hastings Road (WHR), Township of Wollaston)**

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RRC-1 and shown on the attached schedules, the following special provisions shall apply:

**Permitted Uses**

The following shall be the only permitted use:

- i) a tourist establishment consisting of a maximum of 12 tourist cabins.

All other provisions of this by-law shall apply.

## **SECTION 14 - I - INDUSTRIAL ZONE**

**14.1** Within a I - Industrial Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **14.2 PERMITTED USES**

- i) an assembly operation,
- ii) a bulk storage yard,
- iii) a business, administrative or professional office accessory to a permitted industrial use, including a union hall,
- iv) a cartage or express truck terminal,
- v) a contractor's yard,
- vi) an equipment sales, rental and repair establishment,
- vii) a farm implement and supply dealer,
- viii) a lumber yard,
- ix) a machine/welding shop,
- x) a manufacturing or processing plant including storage and self-storage warehousing,
- xi) a merchandise service shop,
- xii) a motor vehicle body shop or service station,
- xiii) a municipal/public utilities yard,
- xiv) a nursery/garden centre/greenhouse,
- xv) outside storage, located at the interior side or rear yard of a permitted principal use,
- xvi) a public works/public utilities yard,
- xvii) a saw and/or planing mill,
- xviii) a warehouse,
- xix) a work shop, as defined in this by-law,
- xx) a dwelling unit for a caretaker or security guard as an accessory use to a principal use, in accordance with the provisions of this by-law,
- xxi) a building, use or structure accessory to the above uses including a retail outlet for the purpose of selling goods manufactured, stored and/or assembled on the premises, provided such outlet is part of the principal building, and occupies not more than five (5) percent of the gross floor area of the principal building.

### **14.3 ZONE REGULATIONS**

#### **a) For All Principal Buildings or Uses**

|      |                              |                       |
|------|------------------------------|-----------------------|
| i)   | Lot Area (Minimum)           | 0.4 ha (1.0 acre)     |
| ii)  | Lot Frontage (Minimum)       | 46 metres (150.1 ft.) |
| iii) | Front Yard (Minimum)         | 8 metres (26.2 ft.)   |
| iv)  | Rear Yard (Minimum)          | 8 metres (26.2 ft.)   |
| v)   | Interior Side Yard (Minimum) | 3 metres (9.8 ft.)    |
| vi)  | Exterior Side Yard (Minimum) | 8 metres (26.2 ft.)   |

- vii) Setback from any Waterbody/  
Watercourse (Minimum) 30 metres (98.4 ft.)
- viii) Lot Coverage (Maximum) 40 percent
- ix) Building Height (Maximum) 15 metres (49.2 ft.)
- x) Off-street parking and off-street loading facilities shall be provided in accordance with this by-law.
- xi) A sight triangle of 15 metres (49.2 ft.) (minimum) shall be provided on a corner lot.

**b) For an Accessory Dwelling Unit**

Notwithstanding the above provisions, an accessory dwelling unit shall comply with the provisions of Section 5.2 of this by-law.

**c) For Accessory Buildings**

- i) Rear Yard (Minimum) 1.5 metres (4.9 ft.)
- ii) Interior Side Yard (Minimum) 1.5 metres (4.9 ft.)
- iii) Exterior Side Yard (Minimum) 8 metres (26.2 ft.)
- iv) Building Height (Maximum) 4.5 metres (14.8 ft.)

See also Section 5.1 of this by-law.

**d) For Lands Abutting A Residential Zone or Residential Use**

Notwithstanding the above provisions, where an interior side yard and/or rear yard abuts a residential zone or residential use, then such interior side yard and/or rear yard shall be a minimum of 22 metres (72.2 ft.). This 22 metre (72.2 ft.) area shall be maintained as open space. The outside storage of goods or materials shall not be permitted within this 22 metre (72.2 ft.) area.

**e) For Lands Abutting a Street or Private Road or Opposite a Residential Zone or Residential Use**

- i) A landscaped buffer, as defined in this by-law, having a minimum width of 3 metres (9.8 ft.), shall be established and maintained along the front lot line of any I zone. In all cases where ingress and egress driveways or walkways extend through a landscaped buffer, it shall be permissible to interrupt the strip within 3 metres (9.8 ft.) of the edge of such driveway or within 1.5 metres (4.9 ft.) of the edge of such walkway.
- ii) Where any lot line in an Industrial (I) Zone abuts a street or a private road or where the lot on the opposite side of a street or a private road is in a residential zone or use, no industrial use shall be made of any kind within 15 metres (49.2 ft.) of the abutting lot line and no parking use shall be made of any land within 7.5 metres (24.6 ft.) of the abutting lot line.

**14.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the I - Industrial Zone.

**14.5 SPECIAL I - INDUSTRIAL ZONES****14.5.1 I-1 (Lot 16, Concession 9, Township of Wollaston)**

Notwithstanding any provisions of this by-law to the contrary, on lands zoned I-1 and shown on the attached schedules, the following special provisions shall apply:

**Permitted Uses**

The following shall be the only permitted use:

- i) a sheet metal fabricating shop.

All other provisions of this by-law shall apply.

**14.5.2 I-2 (Lot 18, Concession 8, Township of Wollaston)**

Notwithstanding any provisions of this by-law to the contrary, on lands zoned I-2 and shown on the attached schedules, the following special provisions shall apply:

**Permitted Uses**

The following shall be the only permitted use:

- i) a woodworking shop and showroom.

All other provisions of this by-law shall apply.

**14.5.3 I-3 (Lot 14, Concession 8, Township of Wollaston)**

Notwithstanding any provisions of this by-law to the contrary, on lands zoned I-3 and shown on the attached schedules, the following special provisions shall apply:

**Permitted Uses**

The following shall be the only permitted use:

- i) a landscaping business with associated parking and storage, as permitted in this by-law.

All other provisions of this by-law shall apply.

## **SECTION 15 - MX - MINERAL EXTRACTIVE ZONE**

- 15.1** Within a MX - Mineral Extractive Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **15.2 PERMITTED USES**

- i) a pit or quarry,
- ii) a dwelling house or dwelling unit as an accessory use to an extractive use (pit or quarry) in accordance with the provisions of this by-law,
- iii) an asphalt plant, ready-mix concrete plant and aggregate transfer station, excluding a dwelling house or dwelling unit,
- iv) an open space, conservation, forestry and agricultural use, excluding a dwelling house or unit,
- v) a wayside pit or quarry,
- vi) buildings, uses or structures accessory to the above uses.

### **15.3 ZONE REGULATIONS**

#### **a) For Excavation Area and Storage Uses**

- i) Setback from rear and interior side lot lines (Minimum) 15 metres (49.2 ft.)
- ii) Setback from front and exterior side lot lines (Minimum) 30 metres (98.4 ft.)
- iii) Setback from residential, commercial, community facility or industrial zone or use (Minimum) 30 metres (98.4 ft.)
- iv) Setback from any street, as defined in this by-law (Minimum) 30 metres (98.4 ft.)
- v) Setback from any waterbody or watercourse (Minimum) 30 metres (98.4 ft.)

#### **b) For Open and Enclosed Pit or Quarry Processing Operations**

- i) Setback from rear and interior side lot lines (Minimum) 30 metres (98.4 ft.)
- ii) Setback from front and exterior side lot lines (Minimum) 30 metres (98.4 ft.)
- iii) Setback from residential, commercial, community facility or industrial zone or use (Minimum) 90 metres (295.3 ft.)
- iv) Setback from any street, as defined in this by-law (Minimum) 30 metres (98.4 ft.)
- v) Setback from any waterbody or watercourse (Minimum) 30 metres (98.4 ft.)

c) **For an Accessory Dwelling Unit**

Notwithstanding the above provisions, an accessory dwelling unit shall comply with the provisions of Section 5.2 of this by-law.

d) **For Accessory Buildings to Pit or Quarry Operations**

- |      |                                                                                              |                       |
|------|----------------------------------------------------------------------------------------------|-----------------------|
| i)   | All yards (Minimum)                                                                          | 30 metres (98.4 ft.)  |
| ii)  | Setback from residential, commercial, community facility or industrial zone or use (Minimum) | 90 metres (295.3 ft.) |
| iii) | Setback from any public street, as defined in this by-law (Minimum)                          | 30 metres (98.4 ft.)  |

e) **For Conservation, Forestry and Agricultural Uses**

- i) The zone regulations contained in the Rural Zone of this by-law shall apply.

f) **For Open Space Uses**

- i) The zone regulations contained in the Open Space Zone of this by-law shall apply.

g) **For Lands Abutting a Residential Zone or Use**

- i) Notwithstanding the above provisions, where an interior side yard and/or rear yard abuts a residential zone or use, then such interior side yard and/or rear yard shall be a minimum of 30 metres (98.4 ft.) in width. This 30 metre (98.4 ft.) area shall be maintained as open space. The outside storage of goods or materials shall not be permitted within this 30 metre (98.4 ft.) area.

h) **For Lands Abutting a Street or Private Road or Opposite a Residential Zone or Residential Use**

- i) A landscaped buffer, as defined in this by-law, having a minimum width of 15 metres (49.2 ft.) shall be established and maintained along the front lot line of any MX zone. In all cases where ingress and egress driveways or walks extend through a landscaped buffer, it shall be permissible to interrupt the strip within 3 metres (9.8 ft.) of the edge of such driveway or within 1.5 metres (4.9 ft.) of the edge of such walk.
- ii) Where any lot line in a Mineral Extractive (MX) zone abuts a street or a private road, or where the lot on the opposite side of a street or a private road is in a residential zone or use, no aggregate extraction use shall be made of any kind within 30 metres (98.4 ft.) of the front lot line and no parking use shall be made of any land within 7.5 metres (24.6 ft.) of the front lot line.

**15.4 GENERAL PROVISIONS**

- i) All extractive industrial uses shall conform to the standards and regulations of the Aggregate Resources Act, as amended.
- ii) All special provisions of Section 5 "General Provisions" shall apply where applicable to any land, lot, building, structure, or use within the MX Mineral Extractive Zone.

**15.5 SPECIAL MX - MINERAL EXTRACTIVE ZONES**

## **SECTION 16 - WD - WASTE DISPOSAL ZONE**

**16.1** Within a WD - Waste Disposal Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure of any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **16.2 PERMITTED USES**

- i) a waste disposal site, as defined in this by-law, including a salvage yard,
- ii) an agriculture/agricultural, open space, conservation and forestry use, excluding a dwelling house or unit,
- iii) buildings, uses or structures accessory to the above uses.

### **16.3 ZONE REGULATIONS**

#### **a) For Agricultural, Conservation and Forestry Uses**

- i) The zone regulations of the Rural (RU) zone of this by-law shall apply.

#### **b) For Open Space Uses**

- i) The zone regulations of the Open Space (OS) zone of this by-law shall apply.

#### **c) For a Salvage Yard**

- i) Lot Area (Minimum) 2 ha (4.9 acres)
- ii) Lot Frontage (Minimum) 60 metres (196.6 ft.)
- iii) All yards (Minimum) 15 metres (49.2 ft.)
- iv) An accessory weighing scale and recording office shall be permitted no closer than 30 metres (98.4 ft.) to a street line.
- v) A salvage yard site shall not be located on land covered by water or subject to flooding and shall be so located that no direct drainage leads to a watercourse.
- vi) No open burning shall be permitted.
- vii) No salvage yard shall be located closer than 30 metres (98.4 ft.) to any waterbody or watercourse.
- viii) Prior to the storage or processing of any goods, wares, merchandise or articles, all fluids shall be drained and disposed of or stored for the purposes of resale in a manner approved by the Ministry of the Environment.

#### **d) For All Other Waste Disposal Uses**

- i) No person, including the Township, shall establish, alter, enlarge or extend any waste disposal site unless a Provincial Certificate of Approval has been issued by the Ministry of the Environment.

- ii) All waste disposal sites shall be established and operated in accordance with the requirements of the Environmental Protection Act and the Environmental Assessment Act.

e) **For Lands Abutting a Residential Zone or Residential Use**

- i) Notwithstanding the above provisions, where an interior side yard and/or rear yard abuts a residential zone or use, then such interior side yard and/or rear yard shall be a minimum of 30 metres (98.4 ft.) in width. This 30 metre (98.4 ft.) area shall be maintained as open space. The outside storage of goods or materials shall not be permitted within this 30 metre (98.4 ft.) area.
- ii) A landscaped buffer, as defined in this by-law, having a minimum width of 15 metres (49.2 ft.) shall be established and maintained along all abutting lot line(s) of any WD zone. A fence and/or berm shall be used in addition to the landscaped buffer so that waste materials being stored or processed on the site are not visible from adjacent roads. All fences shall be constructed of an opaque material and shall be painted or otherwise preserved and maintained.

f) **For Lands Abutting a Public or Private Road Allowance or Opposite a Residential Zone or Residential Use**

- i) In all cases where ingress and egress driveways or walks extend through a landscaped buffer, it shall be permissible to interrupt the strip within 3 metres (9.8 ft.) of the edge of such driveway or within 1.5 metres (4.9 ft.) of the edge of such walk.
- ii) Where any lot line in a Waste Disposal (WD) zone abuts a street or a private road or where the lot on the opposite side of a street or a private road is in a residential zone or use, no waste disposal use shall be made of any kind within 30 metres (98.4 ft.) of the abutting lot line and no parking use shall be made of any land within 7.5 metres (24.6 ft.) of the abutting lot line. The intervening land shall be established and maintained as open space and shall include a landscaped buffer, as defined in this by-law, along the abutting lot line(s).

#### **16.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the WD - Waste Disposal Zone.

#### **16.5 SPECIAL WD - WASTE DISPOSAL ZONES**

## **SECTION 17 - CF - COMMUNITY FACILITY ZONE**

**17.1** Within an CF - Community Facility Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **17.2 PERMITTED USES**

- i) any undertaking established or maintained by a governmental board, authority, agency or commission,
- ii) any undertaking of a utility company, such as a natural gas company or telecommunications company,
- iii) an arena,
- iv) a place of worship,
- v) a cemetery,
- vi) a school,
- vii) a community centre including an elderly person's centre,
- viii) a day nursery,
- ix) a library,
- x) a public park,
- xi) a camp, charitable,
- xii) a public museum or art gallery,
- xiii) a recreational use, active or passive outdoor,
- xiv) a fairground,
- xv) a dwelling house or dwelling unit as an accessory use to a place of worship, in accordance with the provisions of this by-law,
- xvi) buildings, uses or structures accessory to the above uses.

### **17.3 ZONE REGULATIONS**

#### **a) For All Principal Buildings**

- |       |                                                                                        |                       |
|-------|----------------------------------------------------------------------------------------|-----------------------|
| i)    | Lot Area (Minimum)                                                                     | 0.4 ha (1.0 acre)     |
| iii)  | Front Yard (Minimum)                                                                   | 46 metres (150.1 ft.) |
| iv)   | Rear Yard (Minimum)                                                                    | 10 metres (32.8 ft.)  |
| v)    | Interior Side Yard (Minimum)                                                           | 7.5 metres (24.6 ft.) |
| vi)   | Exterior Side Yard (Minimum)                                                           | 10 metres (32.8 ft.)  |
| vii)  | Setback from any Waterbody/<br>Watercourse (Minimum)                                   | 30 metres (98.4 ft.)  |
| vii)  | Lot Coverage (Maximum)                                                                 | 40 percent            |
| viii) | Building Height (Maximum)                                                              | 15 metres (49.2 ft.)  |
| ix)   | Off-street parking shall be provided in accordance with the provisions of this by-law. |                       |

b) **For an Accessory Dwelling House or Dwelling Unit**

Notwithstanding the above provisions, an accessory dwelling unit shall comply with the provisions of Section 5.2 of this by-law.

c) **For Accessory Buildings**

|      |                              |                       |
|------|------------------------------|-----------------------|
| i)   | Rear Yard (Minimum)          | 1.5 metres (4.9 ft.)  |
| ii)  | Interior Side Yard (Minimum) | 1.5 metres (4.9 ft.)  |
| iii) | Exterior Side Yard (Minimum) | 10 metres (32.8 ft.)  |
| iv)  | Building Height (Maximum)    | 4.5 metres (14.8 ft.) |

See also Section 5.1 of this by-law.

d) **For Lands Abutting A Residential Zone or Residential Use**

Notwithstanding the above provisions, where a rear yard and/or interior side yard abuts a residential zone or residential use, then such interior side yard shall be a minimum of 10 metres (32.8 ft.) and such rear yard shall be a minimum of 15 metres (49.2 ft.). The 3 metre-wide (9.8 ft.) strip immediately adjacent to the rear yard and/or interior side yard shall include the establishment and maintenance of a landscaped buffer, as defined in this by-law.

#### **17.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the CF - Community Facility Zone.

#### **17.5 SPECIAL CF - COMMUNITY FACILITY ZONES**

## **SECTION 18 - OS - OPEN SPACE ZONE**

**18.1** Within an OS - Open Space Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **18.2 PERMITTED USES**

- i) an open space, conservation, agriculture/agricultural use, a forestry use, all excluding a dwelling house or unit,
- ii) a recreational use, passive outdoor,
- iii) building, uses or structures accessory to the above uses.

### **18.3 ZONE REGULATIONS**

#### **a) For Agricultural, Conservation and Forestry Uses**

- i) The zone regulations of the Rural Zone of this by-law shall apply.

#### **b) For All Other Uses**

- i) Distance of Buildings or Structure from any Lot Line (Minimum) 10 metres (32.8 ft.).
- ii) Distance of Buildings or Structures from the Centre Line of any Road (Minimum) 30 metres (98.4 ft.).
- iii) Distance of any Buildings or Structures from any Waterbody or Watercourse (Minimum) 30 metres (98.4 ft.).
- iv) Building Height (Maximum) 6 metres (19.7 ft.)
- v) Lot coverage (Maximum) 5 percent

### **18.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the OS - Open Space Zone.

### **18.5 SPECIAL OS - OPEN SPACE ZONES**

## 19.2 PERMITTED USES

- ### 19.3 ZONE REGULATIONS

i) The zone regulations of the RU zone of this by-aw shall apply.

|      |                                                                |                       |
|------|----------------------------------------------------------------|-----------------------|
| i)   | Setback of Buildings or Structures from any Lot Line (Minimum) | 10 metres (32.8 ft.). |
| ii)  | Setback from any Waterbody or Water Course (Minimum)           | 30 metres (98.4 ft.). |
| iii) | Distance between Buildings and Environmental Protection Lands  | 15 metres (49.2 ft.). |

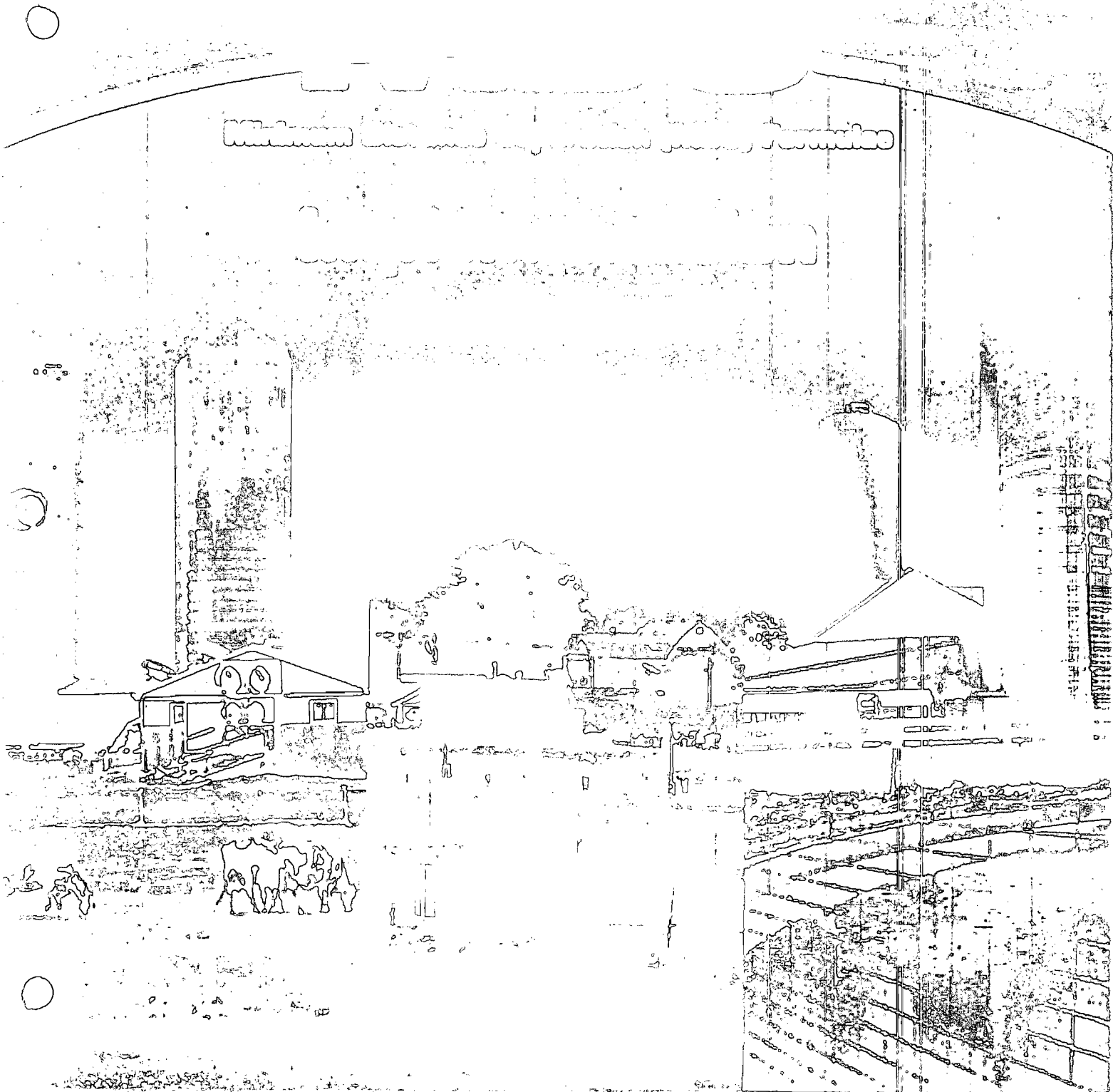
## 19.5 SPECIAL EP - ENVIRONMENTAL PROTECTION ZONES

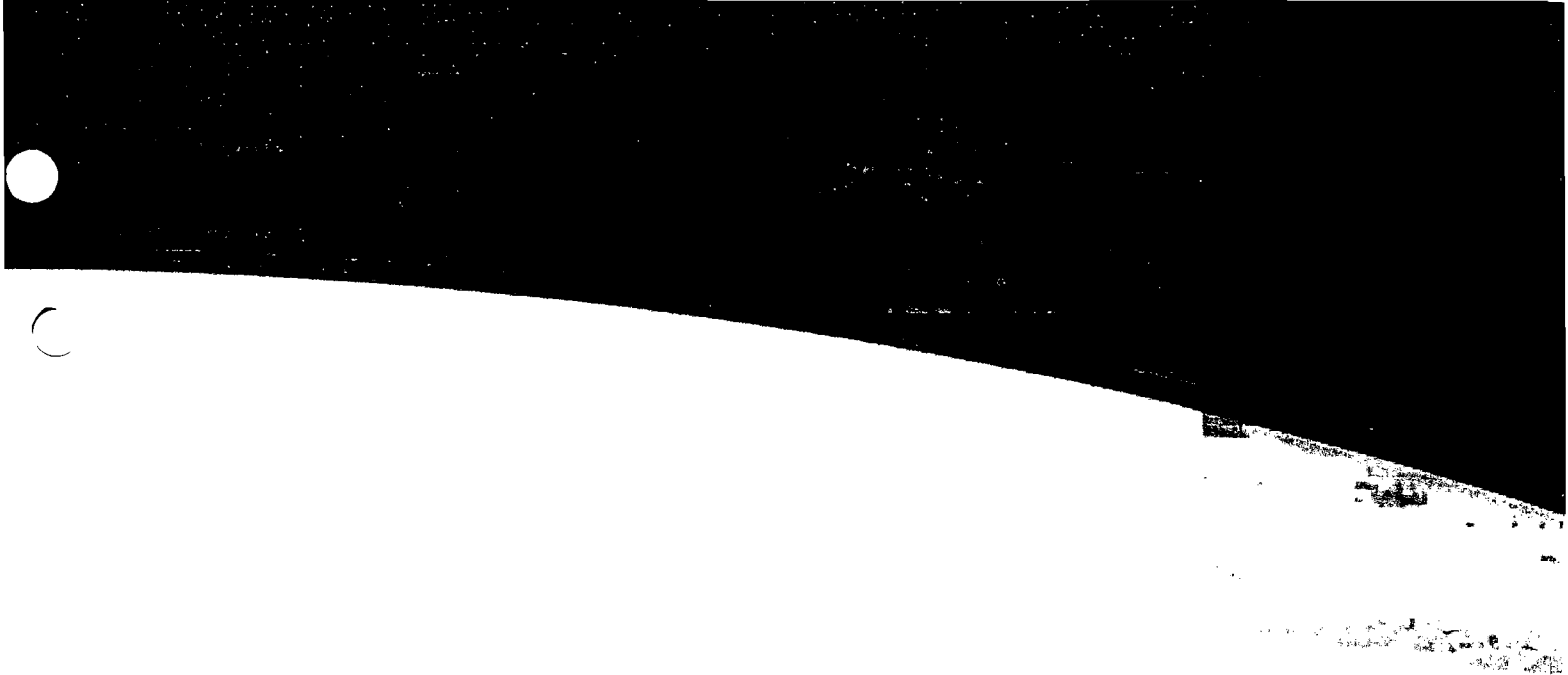
**TOWNSHIP OF WOLLASTON**

**ZONING BY-LAW 50-10**

APPENDIX "A"

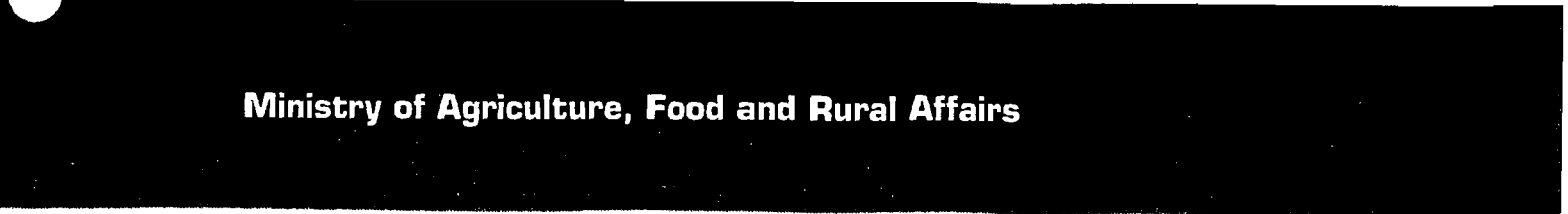
**MINIMUM DISTANCE SEPRATION FORMULAE IMPLEMENTATION GUIDELINES**





# **MDS Implementation Guidelines**

Publication 707



**Ministry of Agriculture, Food and Rural Affairs**

**Need Technical or Business Information?**

Contact the Agricultural Information Contact centre at  
1-877-424-1300

or

**[ag.info@omafra.gov.on.ca](mailto:ag.info@omafra.gov.on.ca)**

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# PREFACE

Separation siting of Ontario livestock barns originated in 1970, with the introduction of the document *A Suggested Code of Practice*. Ontario was experiencing what at the time seemed like a proliferation of new, large livestock and poultry barns. 'Large' at that time was 600 feeder hogs, 60 dairy cows, or 15,000 chicken broilers. These seem small by today's standards. Today, large barns are commonly triple the size of those of the past, accommodating 2,000 feeder hogs, 250 dairy cows, or 50,000 chicken broilers at one time. To address nuisance effects associated with odour, *A Suggested Code of Practice* recommended fixed minimum separation distances between livestock or poultry barns and neighbouring houses, residential zones, lot lines and roads.

*A Suggested Code of Practice* encouraged farmers to apply for a Certificate of Approval from the government. The Certificate outlined the minimum amount of land required based on the avoidance of risk to ground water pollution by compounds of nitrogen, and the number of animal units on the farm. *A Suggested Code of Practice* rationalized that the effect of objectionable odours in a neighbourhood could be reduced if livestock and poultry facilities were located as far as practically possible from nearby dwellings. It recommended simple, fixed minimum separation distances for both the proposed barn and manure storages.

Revisions were made in a subsequent edition of *A Suggested Code of Practice* in 1973. While it contained a framework for the establishment and expansion of livestock enterprises, it provided little protection from encroachment by other land uses.

In 1976, the *Agricultural Code of Practice* was published which incorporated a number of changes and provided a two-way approach to separating livestock and poultry barns from non-compatible uses and vice-versa. It introduced the concept of a sliding scale for separation distances, since fixed distances were too restrictive, or too lenient, depending on the size and type of farm.

In 1976, the Minimum Distance Separation I (MDS I) formula was established to determine the minimum separation distances between proposed new development and existing livestock facilities and/or permanent manure storages.

The Minimum Distance Separation II (MDS II) formula was developed to determine the minimum separation distances between proposed new, enlarged or remodelled livestock facilities and/or permanent manure storages and other existing or approved development.

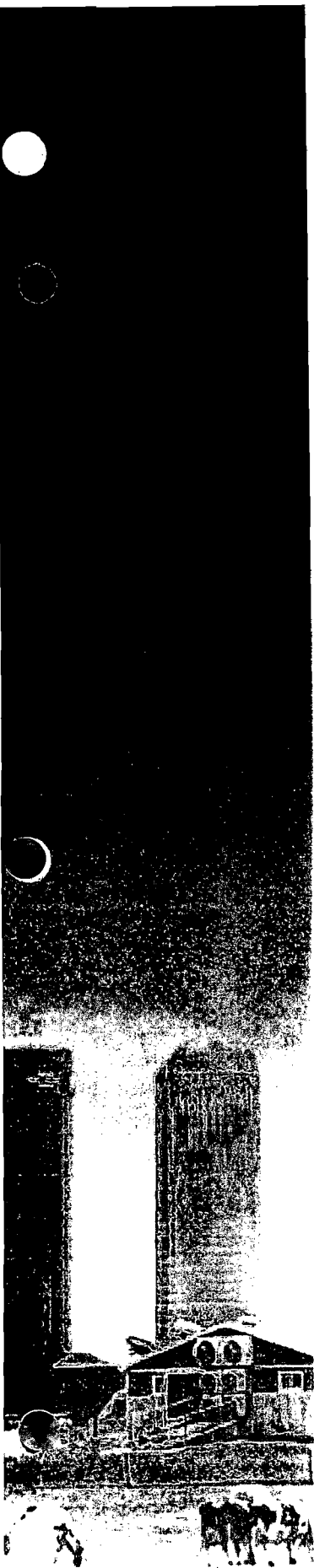
Both formulae were updated slightly in 1995 in two documents entitled, *Minimum Distance Separation I (MDS I)* and *Minimum Distance Separation II (MDS II)* but the basic principles of the formulae remained the same

This document replaces all earlier versions of the MDS Formulae

A review of this document will be undertaken by OMAFRA every five years to ensure the document reflects current land use planning practices and technological innovation within the livestock industry, and continues to meet the needs of agriculture and rural communities.

NOTE TO THE USER REGARDING CD SOFTWARE - To assist municipalities, farmers, consultants and the general public, as a public service, OMAFRA has developed a software program for distribution and use with the MDS Formulae. The 2006 version distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

#### **New urban development meets an existing livestock facility**



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# BACKGROUND

Rural Ontario continues to evolve and change. Farms are increasing in size and complexity. Fewer people living in rural areas are farmers. In 2001, rural residents accounted for about 17 percent of Ontario's total population of 11.5 million people. Farmers made up only one percent of Ontario's total population, and only six percent of the rural population. Only about 1 in 18 people living in rural Ontario actually farms. The number of farmers continues to decrease.

Agriculture continues to evolve and change. Agriculture in Ontario is diverse with a larger number of different crops and commodities. Agriculture in Ontario contributes jobs and billions of dollars per year to the provincial economy.

Increasingly, farm operators are finding it more and more difficult to expand or establish new livestock operations, especially in parts of the province, where historically there has been a great deal of fragmentation of the agricultural land base, through lot creation. Successful livestock operations are limited in the areas where they can affectively be located on suitable agricultural land and away from potential land use conflicts with neighbouring non-farm development. In recognition of the need to protect agricultural lands for agricultural land uses, the province has adopted land use policies which protect agricultural land and farm operations.

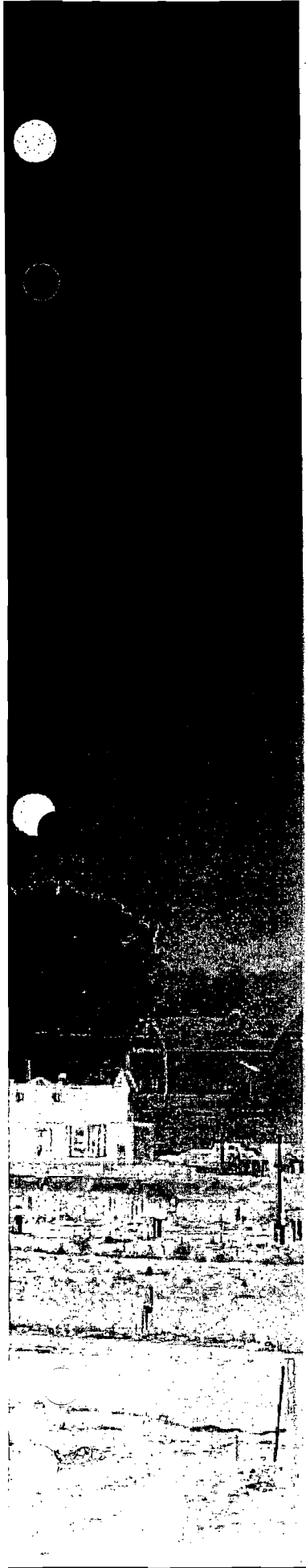
The Provincial Policy Statement, 2005 (PPS), is issued under the *Planning Act* and provides policy direction on land use planning matters of provincial interest. The PPS provides that the primary purpose and use of prime agricultural areas is for agriculture.

Policy 2.3.1 of the statement reads:

*Prime agricultural areas shall be protected for long-term use for agriculture.*

*Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Classes 1, 2 and 3 soils, in this order of priority.*

The PPS sets out policies for prime agricultural areas and rural areas, which ensure that these areas are protected for agricultural uses in the long term. The *Planning Act* requires that municipal council decisions on land use planning matters be consistent with the Provincial Policy Statement. Municipalities are encouraged to adopt policies in



their official plans and zoning by-laws, that are more stringent than the PPS, and that work towards controlling or limiting future development that would not be compatible with agricultural uses and livestock operations. A principle of land use planning is the grouping together of compatible land uses and the separating of incompatible land uses. Unfortunately, in rural areas this principle of separating different and incompatible land uses has not always been applied. As in many urban areas where industry and residences are located side-by-side, conflicts about the way business is carried out sometimes arise between farmers and their rural neighbours. Even with the best management practices, noise and dust cannot be eliminated from certain agricultural operations and odours are often associated with livestock production.

The objective of Minimum Distance Separation (MDS) Formulae is to minimize nuisance complaints due to odour and thereby reduce potential land use conflicts. MDS does not account for other nuisance issues such as noise and dust.

The separation distances calculated by MDS will vary according to a number of variables including type of livestock, size of the farm operation, type of manure system and the form of development present or proposed. History shows, that where there has been sufficient separation distance between differing rural uses, there have been few odour complaints.

MDS applies in both rural areas and in prime agricultural areas of municipalities, as directed in policies 1.1.4.1(c) and 2.3.3.3 of the PPS:

*New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation formulae.*

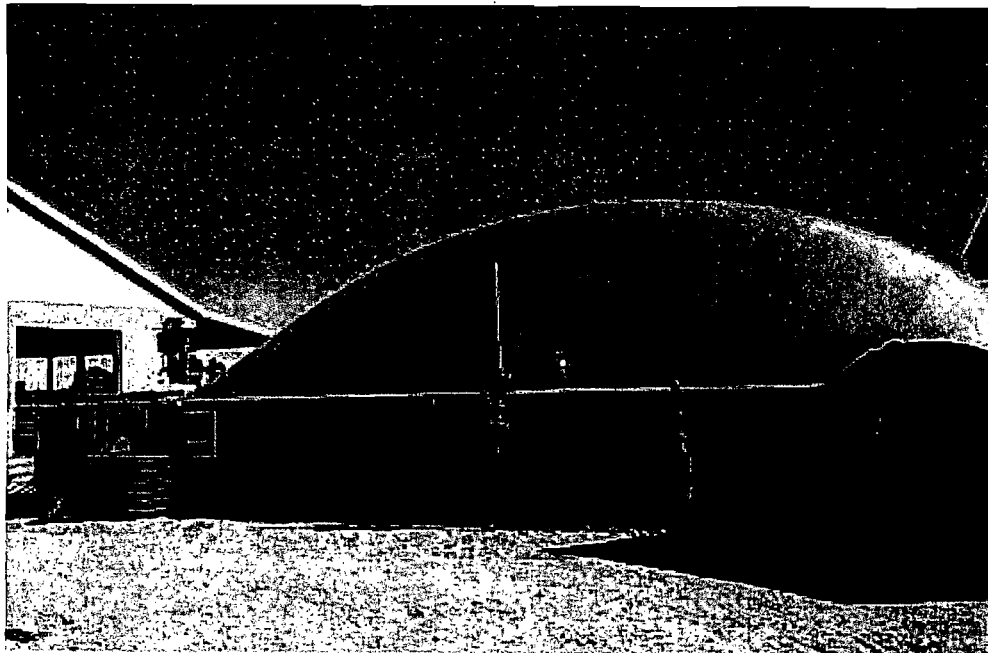
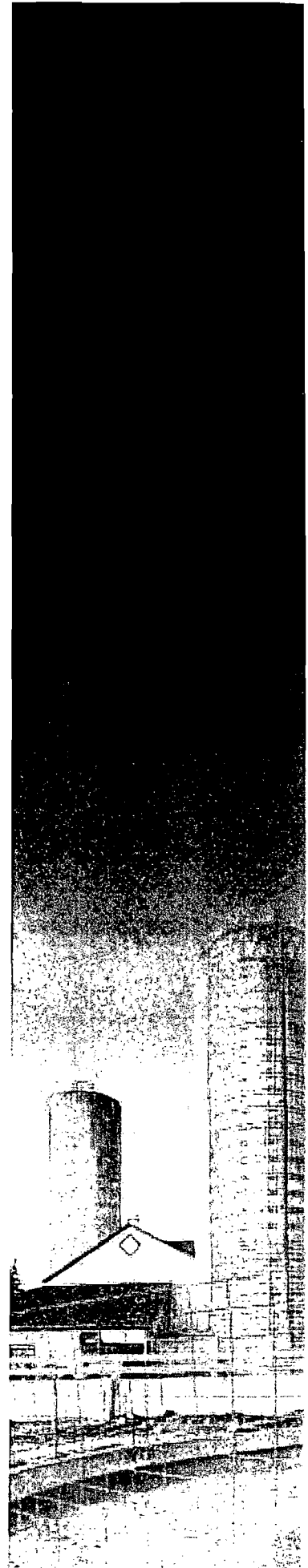
A separate document available from the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA), *Guide to Agricultural Land Use*, (Publication 824) contains advice on avoiding or reducing the potential for conflict between neighbouring land uses through appropriate farm practices. It explains the role of agricultural land use planning and advises on conflict avoidance and resolution. For rural non-farm residents, the guide provides an overview of agricultural practices and how to minimize their environmental impacts.

When a neighbour is bothered by what they perceive as abnormal odours, noise or dust, he or she should first try resolving the matter by speaking with the farmer believed to be creating the nuisance. If the complaint is not resolved, neighbours or farmers can seek assistance from a local Municipal Agricultural Advisory Committee, which has been established to deal with nuisance issues, if one exists. If further mediation is still necessary, neighbours or farmers can contact OMAFRA's Agricultural Information Contact Centre at 1-877-424-1300. The Contact Centre will arrange for the appropriate OMAFRA staff person to contact the parties and facilitate a conflict resolution process. For those issues that cannot be resolved through mediation, the Normal Farm Practices Protection Board, established under the *Farming and Food Production Protection Act*, 1998, provides a forum for complaint resolution other than the courts.

While MDS is an important and effective tool for dealing with nuisance issues related to odour, it will not eliminate all potential for odour complaints, nor will it address other nuisance issues such as noise, dust, light, smoke, vibration or flies. The MDS formulae is only intended to deal with odour generated from livestock facilities, such as barns and manure storages, and is not intended to address nuisance issues related to odour from land application of manure. In addition to the MDS formulae, municipalities are encouraged to develop policies in their official plans and zoning by-laws to address Policy 2.3.5.2 and Policy 1.1.3.9 of the PPS, and provide for mitigation of impacts from new or expanding settlement areas and non-agricultural uses on surrounding agricultural operations.

For additional information about resolving nuisance complaints, see the Factsheet, *The Farming and Food Production Protection Act (FFPPA) and Nuisance Complaints*, Order No. 05-013 or the *Citizen's Guide to the Farming and Food Production Protection Act and the Normal Farm Practices Protection Board* are available from OMAFRA's Agricultural Information Contact Centre, 1-877-424-1300 or the ministry's website [www.omafra.gov.on.ca](http://www.omafra.gov.on.ca).

**Anaerobic digesters are able to convert manure into methane, then into electricity for use on the farm or for sale to others**





# DEFINITIONS

Except for references to legislation which are traditionally in italics, italicized terms in this document are defined in the Definitions section below.

*Agricultural use* – As defined in the Provincial Policy Statement, 2005, this means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

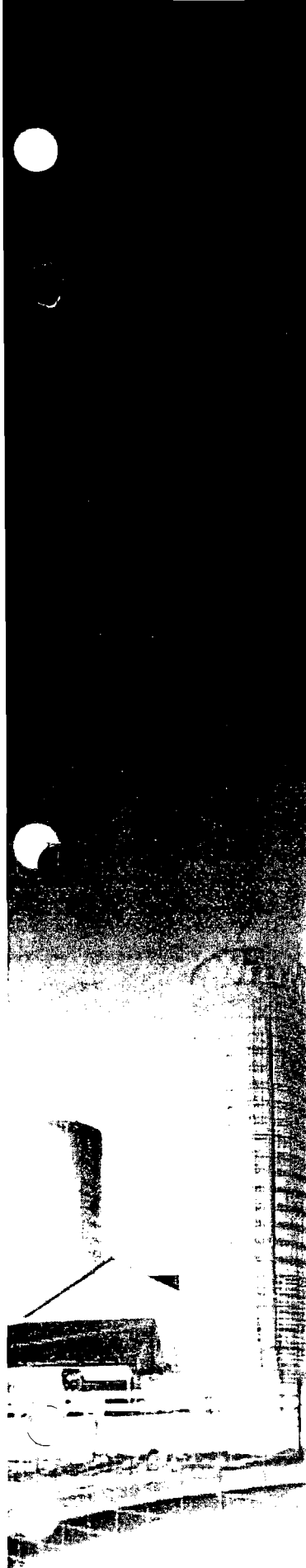
*Agricultural-related uses* – As defined in the Provincial Policy Statement, 2005, this means farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation. Examples of this use include animal husbandry services, produce or grain storage facilities, and seed dealers.

*Anaerobic digester* – An enclosed vessel in which micro-organisms break down organic materials (e.g. manure and other organic materials), in the absence of oxygen, resulting in the production of biogases, consisting primarily of methane and carbon dioxide. The Minimum Distance Separation Formulae is to be applied to on-farm anaerobic digesters, which utilize manure as an input. An on-farm anaerobic digester may include a *co-substrate input tank* fitted with a tight cover, in which permitted off-farm non-agricultural source materials are temporarily stored before feeding into the anaerobic digester.

*Catastrophe* – An unanticipated, disastrous loss of part, or all, of a *livestock facility* due to fire, collapse, flood, wind, or other such event.

*Commercial use* – The use of land, building or structure for the purpose of buying and/or selling commodities and supplying services, such as automotive service stations, car washes, convenience retail shops, hotels or motels, shopping centres and supermarkets.

*Co-substrate input tank (CSIT)* – Storage for containing permitted non-agricultural wastes that will be blended with manure in an on-farm *anaerobic digester* in order to increase biogas production.



**Digestate** – End product from the anaerobic digestion of manure (and possibly permitted *co-substrate input tank* materials) that has a significant reduction in pathogens and odour.

**Dwelling** – Any building that is used or designed for use as a domestic establishment in which one or more persons may sleep and prepare and serve meals.

**Empty facility** – A *livestock facility* that does not currently contain any manure, house any *livestock*, or contain organic material used for *anaerobic digesters*.

**Existing livestock facility** – A *livestock facility*, or a portion of a *livestock facility*, intended for keeping or housing of *livestock* and containing one or more barns or structures. Includes *manure or material storages*, whether associated with a *livestock facility* or not, and *anaerobic digesters*, which have already been constructed.

**Expanded livestock facility** – Any building activity to construct or expand a *livestock facility* that requires a building permit and results in an increase, or decrease, in *Nutrient Unit* capacity on a *lot*, where there already was some existing *Nutrient Unit* capacity.

**First livestock facility** – Any building activity to construct a *livestock facility* that requires a building permit and results in an increase in *Nutrient Unit* capacity on a *lot*, where there was no existing *Nutrient Unit* capacity.

**Housing capacity** – Maximum *livestock* capacity for all facilities on a *lot* at any time, even if currently empty but able to house *livestock*.

**Industrial use** – The use of land, buildings or structures for the purpose of manufacturing, processing, fabricating or assembly of raw materials or goods, warehousing or bulk storage of goods, and related accessory uses.

**Institutional use** – The use of land, buildings or structures for public or social purposes, including religious, governmental, educational, charitable, health, or other non-commercial uses, and may include cemeteries, places of worship, municipal buildings, police and fire stations, schools, hospitals, and seniors complexes.

**Livestock** – Includes dairy, beef, swine, poultry, horses, goats, sheep, ratites, fur-bearing animals, deer & elk, game animals, birds, and other animals identified in Table 1.

**Livestock facility** – One or more barns or permanent structures with *livestock-occupied portions*, intended for keeping or housing of *livestock*. A *livestock facility* also includes all *manure or material storages* and *anaerobic digesters*.

**Livestock occupied portion** – Areas of *livestock facilities* where *livestock* spend the majority of their time, allowing substantial amounts of manure to accumulate, but not including feed preparation rooms, milking centres, offices washrooms, riding arenas, *livestock* loading chutes, or *livestock* assembly areas

**Lot(s)** – A parcel or tract of land, within a registered plan or subdivision or described in a deed or other legal document, that is capable of being legally conveyed

**Manure or material storage** – Permanent storages, which may or may not be associated with a *livestock facility* containing liquid manure (< 18% dry matter), solid manure ( $\geq$  18% dry matter), or digestate (< 18% dry matter). Permanent storages may come in a variety of:

- locations (under, within, nearby, or remote from barn)
- materials (concrete, earthen, steel, wood)
- coverings (open top, roof, tarp, or other materials)
- configurations and shapes
- elevations (above, below or partially above grade)

**Multiple residential** – Three or more *residential* units in the same structure.

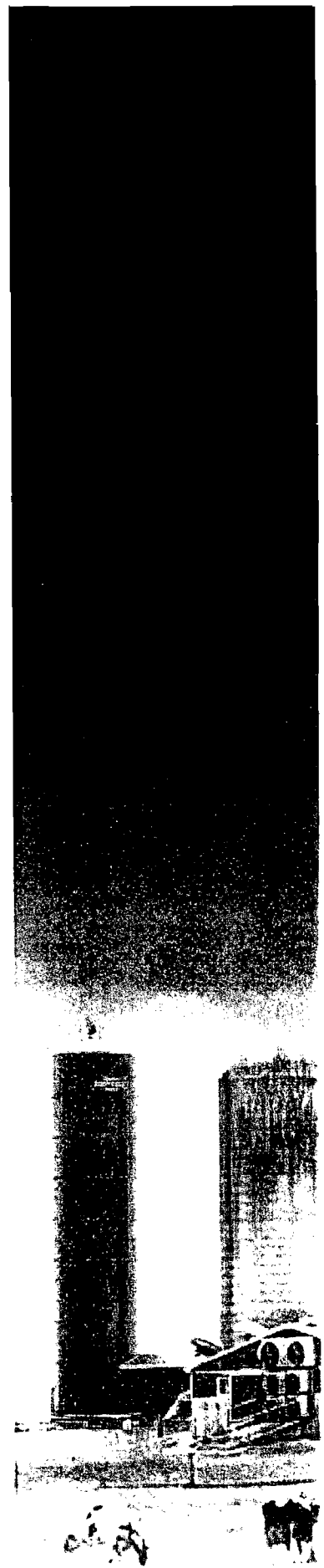
**Nutrient Unit (NU)** – An amount of nutrients that give a fertilizer replacement value of the lower of 43 kilograms of nitrogen, or 55 kilograms of phosphate as nutrient (as defined in Ontario Regulation 267/03 made under the *Nutrient Management Act*, 2002).

**Recreational use – high intensity** – Recreational use that usually includes buildings and/or a higher density or concentration of human activity such as golf courses, sports fields, trailer parks, campgrounds and conservation areas with facilities.

**Recreational use – low intensity** – Recreational use that usually does not require buildings, does not alter the soil or topography, and/or has a lower density or concentration of human activity such as open space and environmental areas.

**Residential use** – The use of land, buildings or structures for human habitation.

**Rural residential cluster** – Four, or more, adjacent rural *lots*, generally one hectare or less in size, sharing a common contiguous boundary. *Lots* located directly across a road from one another shall be considered as having a common boundary.



**Settlement areas** – As defined in the Provincial Policy Statement, 2005, this means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:

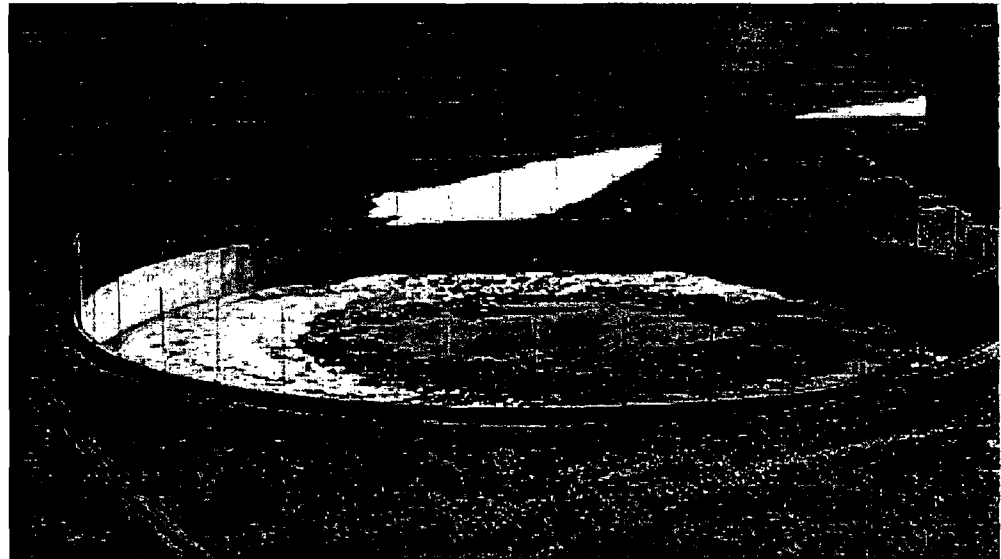
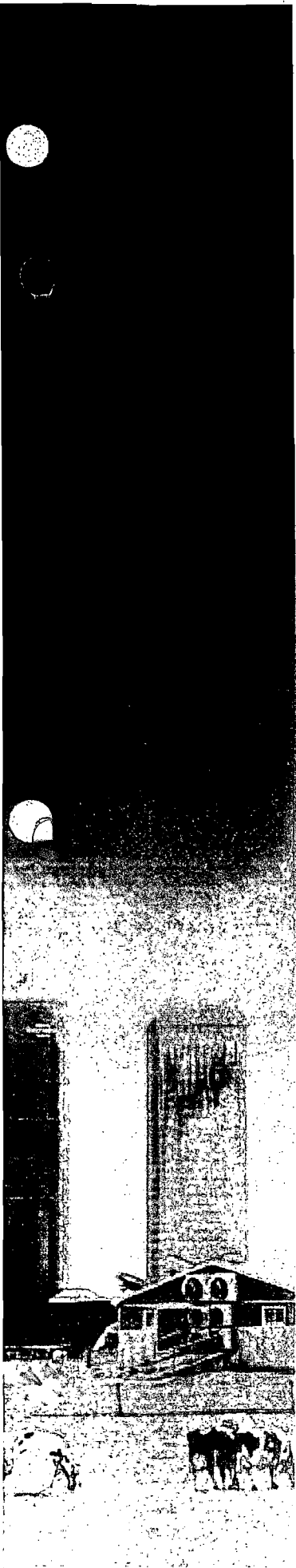
- a) built up areas where development is concentrated and which have a mix of land uses; and
- b) lands which have been designated in an official plan for development over the long term planning horizon provided for in policy 1.1.2. In cases where land in *designated growth areas* is not available, the *settlement area* may be no larger than the area where development is concentrated.

*Rural residential clusters* are not considered *settlement areas*, unless designated as such in a municipal official plan.

**Storage capacity** – Maximum storage volume (measured as cubic feet or cubic metres) of all storages for *manure*, or *digestate* treated through an *anaerobic digester*, on a *lot* at any time, even if currently empty but able to store these materials.

**Tillable hectares** – Land, including pasture that can be worked or cultivated to grow crops.

**An overhead view of a concrete liquid manure storage facility**



# IMPLEMENTATION GUIDELINES – MINIMUM DISTANCE SEPARATION FORMULAE

The following section outlines the specific implementation guidelines that need to be considered as part of the application and calculation of the Minimum Distance Separation (MDS) Formulae. To assist the user the implementation guidelines have been organized into six sections.

| Implementation Guideline | MDS I | MDS II |
|--------------------------|-------|--------|
|--------------------------|-------|--------|

## General Rules and Application of the Minimum Distance Separation Formulae

The following implementation guidelines speak to some of the general rules regarding the MDS Formulae, and how they are to be referenced in planning documents and applied to land use applications and building permits. This section also highlights some of the specific instances where MDS Formulae are applied and exceptions where they are not applied.

|                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Application of MDS and reference in municipal planning documents | MDS Formulae and criteria are to be referenced in official plans, included in zoning by-laws and applied in designations and zones where <i>livestock facilities</i> are a permitted use. MDS will be applied in Prime Agricultural Areas and Rural Areas as defined by the Provincial Policy Statement, 2005.                                                                                                                                                                                                                                                                                                                                                            |
| 2. What MDS does and does not apply to                              | MDS applies to <i>livestock facilities</i> . It does not apply to abattoirs, apiaries, assembly yards, fairgrounds, feed storages, field shade shelters, greenhouses, kennels, <i>livestock facilities</i> that are less than 10 m <sup>2</sup> [108 ft <sup>2</sup> ] in floor area, machinery sheds, mushroom farms, pastures, slaughter houses, stockyards, or temporary field nutrient storage sites (as defined under the <i>Nutrient Management Act</i> , 2002).                                                                                                                                                                                                    |
| 3. MDS and manure transfer facilities                               | Some <i>livestock facilities</i> require small facilities for holding some manure before transfer to long-term permanent storage, or transfer to field spreading areas, or transfer off the farm entirely. Examples include: small tanks inside or just outside the barn for settling out sand from liquid dairy manure; small sumps inside or just outside the barn for collection and/or mixing of liquid manure from several barn areas; or concrete pads at the end of chicken broiler barns where solid manure is pushed outside awaiting pickup by a trucker. These facilities should be considered as part of the barn and have the same MDS setbacks as the barn. |

| Implementation Guideline                                 | MDS I                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | MDS II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4. MDS and earthen <i>manure storages</i>                | <p>MDS I is applied to earthen storages, despite the fact they are not considered to be a building.</p> <p>Best management practices recommend the MDS formula be followed for earthen <i>manure storages</i>, and this is backed up by the Provincial Policy Statement, 2005, 'New land uses, including the creation of lots and new or expanding livestock facilities shall comply with the minimum distance separation formulae'.</p>                                                                                                                                                                              | <p>MDS II is triggered when a building permit is required, but because earthen storages are not considered to be a building, they do not require a building permit. However, this does not exclude them from the requirement for siting according to the MDS formula.</p> <p>Best management practices recommend the MDS formula be followed for earthen <i>manure storages</i>, and this is backed up by the Provincial Policy Statement, 2005, 'New land uses, including the creation of lots and new or expanding livestock facilities shall comply with the minimum distance separation formulae'.</p> |
| 5. When are MDS Formulae Implemented and applied?        | <p>MDS I is applied at the time of planning and/or development review for proposed new development, such as <i>lot</i> creation, building permits for development on a <i>lot</i> in accordance with Implementation Guideline # 6, rezoning or redesignation of agricultural land to permit development, in proximity to <i>existing livestock facilities</i> on an existing or proposed separate parcel of land.</p>                                                                                                                                                                                                 | <p>MDS II is applied at the time of building permit application to build a <i>first or expanded livestock facility</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 6. MDS and surrounding development. When is MDS applied? | <p>MDS I is applied to all <i>livestock facilities</i> reasonably expected to be impacted by the proposed development, <i>lot</i> creation, rezoning or redesignation. For Type 'A' applications, apply MDS I for <i>livestock facilities</i> within a 1000 metre radius. For Type B application apply MDS I for <i>livestock facilities</i> within a 2000 metre radius.</p> <p>Separate MDS I calculations should be undertaken for each <i>livestock facility</i> located on a separate parcel of land. See Implementation Guidelines # 34 and # 35 for a discussion regarding Type 'A' and Type 'B' land uses.</p> | <p>MDS II is applied to all development reasonably expected to be impacted by the proposed <i>first or expanded livestock facility</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

| Implementation Guideline                                            | MDS I                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | MDS II                                     |
|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| <p>7. Application of MDS to development on existing <i>lots</i></p> | <p>Municipalities have the option, but are strongly encouraged to apply MDS I to development proposed through building permit on an existing <i>lot</i>. Construction of a <i>dwelling</i>, or other structures that are incompatible with <i>livestock facilities</i>, on an existing <i>lot</i> can have a very detrimental impact on the ability of surrounding agricultural operations to expand in the future, and often introduces a potential new source for nuisance complaints regarding odour from a <i>livestock facility</i>, that would generally not be allowed if the <i>lot</i> were to be created today. To address the potential negative impact of nuisance complaints to surrounding <i>livestock</i> operations from development on existing <i>lots</i>, municipalities are encouraged to undertake a thorough review of this issue at the next update of their municipal planning documents. Municipalities should consider approaches to address the future use and suitability of development on existing <i>lots</i>. The application of MDS I to development on existing <i>lots</i> will take its direction from the applicable municipal planning documents.</p> | <p>MDS II applies to <i>lot</i> lines.</p> |
| <p>8. MDS and Consent Applications</p>                              | <p>MDS I is applied to a proposed <i>lot</i>, vacant or with existing structures.</p> <p>Where a new <i>lot</i> is proposed with an existing <i>dwelling</i>, and that <i>dwelling</i> is already located on a <i>lot</i> separate from the subject <i>livestock facility</i>, MDS I is not applied as the potential odour conflict is already present between the neighbouring <i>livestock facility</i> and the existing <i>dwelling</i>. However, municipalities may choose to apply MDS I from the neighbouring <i>livestock facility</i> to a proposed <i>lot</i> with an existing <i>dwelling</i>. Direction to apply MDS I in these circumstances should be clearly indicated in the municipality's planning documents.</p> <p>MDS I is applied to a proposed <i>lot</i> with an existing <i>dwelling</i> when the <i>dwelling</i> is presently located on the same <i>lot</i> as the subject <i>livestock facility</i>.</p>                                                                                                                                                                                                                                                           | <p>N/A</p>                                 |

| <b>Implementation Guideline</b>                    | <b>MDS I</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>MDS II</b>                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9. MDS and Zoning By-Law Amendments                | MDS I is applied when new development is proposed by way of a re-zoning in a zone where agriculture is a permitted use.                                                                                                                                                                                                                                                                                                                                                      | N/A                                                                                                                                                                                                                                                                                                                                                                                                                |
| 10. MDS and Official Plan Amendments               | MDS I is applied to lands being considered for non-agricultural designation through the official plan amendment process.                                                                                                                                                                                                                                                                                                                                                     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                |
| 11. Application of MDS after a <i>catastrophe</i>  | Where municipalities apply MDS I to buildings or structures on an existing <i>lot</i> , municipalities have the option to not apply MDS I after a <i>catastrophe</i> that destroys part or all of a <i>dwelling</i> , providing the resulting new <i>dwelling</i> is built no closer to a <i>livestock facility</i> than before the <i>catastrophe</i> .                                                                                                                     | Municipalities have the option to not apply MDS II after a <i>catastrophe</i> that destroys part or all of a <i>livestock facility</i> , providing the resulting <i>livestock facility</i> is built no closer to a surrounding development than before the <i>catastrophe</i> . However, if rebuilding results in higher values for Factor A, B and/or D than before the <i>catastrophe</i> , then MDS II applies. |
| 12. Existing uses that do not conform to MDS       | MDS I is applied to new proposed development, even though there may be existing non-agricultural uses that do not conform to MDS I requirements. Where there are four, or more, existing non-farm uses closer to the subject <i>livestock facility</i> and in immediate proximity to the current application, MDS I will not be applied. The current application must not be located closer to the <i>livestock facility</i> than the four, or more, existing non-farm uses. | MDS II is measured from the proposed new construction of an <i>expanding livestock facility(ies)</i> even though there may be parts of the existing <i>livestock facility</i> , that do not conform.                                                                                                                                                                                                               |
| 13. Non-application of MDS to accessory structures | When a municipality applies MDS I to development on an existing <i>lot</i> , it is not applied to buildings and structures, accessory to a <i>dwelling</i> , such as decks, garages, gazebos, greenhouses, outbuildings, picnic areas, patios or sheds.                                                                                                                                                                                                                      | MDS II is not applied to buildings and structures, accessory to a <i>dwelling</i> on an adjacent <i>lot</i> , such as decks, garages, gazebos, greenhouses, outbuildings, picnic areas, patios or sheds.                                                                                                                                                                                                           |

| Implementation Guideline                                           | MDS I                                                                                                                                                                                                                                                                                                                                                                                                                     | MDS II |
|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 14. <i>Livestock occupied portions of livestock facilities</i>     | MDS is not applied to portions of the <i>livestock facility</i> where <i>livestock</i> are not normally present for a long enough time for substantial amounts of manure to accumulate. For example, this includes feed bins, feed preparation areas, field shadeselters, <i>livestock</i> assembly areas, <i>livestock</i> loading chutes, machinery sheds, milking centres, offices, riding arenas, silos or washrooms. |        |
| 15. <i>Setbacks - dwelling from livestock facilities, same lot</i> | Neither MDS I nor MDS II are applied between a <i>dwelling</i> and a <i>livestock facility</i> located on the same <i>lot</i> .                                                                                                                                                                                                                                                                                           |        |
| 16. <i>Ownership of adjacent land by same owner</i>                | MDS is applied regardless of the ownership of adjacent or adjoining legally separate <i>lots</i> . Ownership of adjacent or adjoining legally separate <i>lots</i> by the same owner does not prevent the application of MDS.                                                                                                                                                                                             |        |

## Determining *Livestock Facility Capacity*

The following implementation guidelines provide direction on determining the capacity of a *livestock facility* for calculating MDS; as well as, direction on applying MDS to *empty livestock facilities*.

|                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                    |
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| 17. <i>Obtaining Required Livestock Information from Owners</i> | Information to be used in MDS calculations, (such as capacity of the <i>livestock facility</i> , type of <i>manure storage</i> , number of <i>tillable hectares</i> , etc..) should be obtained from the owner of an <i>existing</i> or <i>first livestock facility</i> . It may be necessary to independently verify the information received from the owner of the <i>livestock facility</i> to ensure accuracy of an MDS calculation.                             |                                                                                                                                                                                                                                                                                                    |
| 18. <i>Smallest size of livestock facility for MDS</i>          | For the purposes of calculations, the smallest size of <i>livestock facility</i> is deemed to be five <i>Nutrient Units</i> , regardless if there are fewer <i>Nutrient Units</i> within the <i>livestock facility</i> , or not.                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                    |
| 19. <i>Capacity of livestock facilities for MDS</i>             | MDS calculations shall be based on the maximum <i>livestock housing capacity</i> for all <i>livestock facilities</i> on a <i>lot</i> , even if the building is not currently used, but is structurally sound and reasonably capable of housing <i>livestock</i> . This also applies for permanent <i>manure storages</i> on <i>lots</i> where there is no <i>livestock</i> generating manure.                                                                        |                                                                                                                                                                                                                                                                                                    |
| 20. <i>Application of MDS to empty livestock facilities</i>     | MDS I applies to <i>empty livestock facilities</i> if they are structurally sound and reasonably capable of housing <i>livestock</i> , or storing manure. The MDS I calculation should be based on the most probable Factors A, B and D. The Ministry of Agriculture, Food and Rural Affairs may provide municipalities with additional information to guide them in this determination. See Implementation Guidelines # 25, 26 and 28 regarding Factors A, B and D. | MDS II applies to <i>empty livestock facilities</i> that are part of an <i>expanding livestock facility</i> if they are structurally sound and reasonably capable of housing <i>livestock</i> , or storing manure. The MDS II calculation should be based on the most probable Factors A, B and D. |

continued...

| Implementation Guideline                                                                                          | MDS I | MDS II                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>20. Application of MDS to <i>empty livestock facilities</i></p> <p style="text-align: right;">continued...</p> |       | <p>continued...</p> <p>See Implementation Guidelines # 25, 26 and 28 regarding Factors A, B and D.</p> <p>However, <i>empty livestock facilities</i> can be excluded from MDS II calculations for <i>expanding livestock facilities</i> if a building permit is required for altering the facilities so they are no longer capable for the housing of <i>livestock</i> (or manure). Municipalities may consider other approaches which achieve the same objective.</p> |

## Anaerobic Digesters

The following implementation guidelines speak to issues related specifically to *anaerobic digesters*, such as determination of appropriate MDS factors, and setbacks for *co-substrate input tanks (CSIT)* and *anaerobic digesters (AD)*.

|                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <p>21. Storages for <i>digestate</i> from an <i>anaerobic digester</i> and how to apply Factors B and C</p> | <p>When a <i>livestock facility</i> installs an <i>anaerobic digester (AD)</i>, some supplemental agricultural or non-agricultural materials may be imported to help boost biogas production. This means a larger storage for the resulting materials treated by the AD system is required.</p> <p>If an adjacent <i>livestock facility</i> has an AD system <u>and</u> there are imported supplemental materials, then for Factor B, use the greater of the NU capacity for <i>livestock</i> on the <i>lot</i>, versus the NU capacity of <u>all</u> storage volumes using 19.8 m<sup>3</sup>/NU [700 ft<sup>3</sup>/NU] from Table 1.</p> <p>For example, a 100 NU swine farm has an AD system and imports supplemental materials to boost biogas production. There is just one storage of 2,376 m<sup>3</sup> capacity.</p> <p>For Factor B, this is 2,376 m<sup>3</sup> ÷ 19.8 m<sup>3</sup>/NU = 120 NU, which is greater than 100 NU for swine. Use 120 NU in Table 2 to determine Factor B.</p> | <p>When a <i>livestock facility</i> installs an <i>anaerobic digester (AD)</i>, some supplemental agricultural or non-agricultural materials may be imported to help boost biogas production. This necessitates the need for larger storage for the resulting <i>digestate</i> from the AD system.</p> <p>In MDS II, for Factor B, use the greater of the NU capacity for <i>livestock</i> on the <i>lot</i>, versus the NU capacity of the proposed storage volume using 19.8 m<sup>3</sup>/NU [700 ft<sup>3</sup>/NU] from Table 1.</p> <p>For Factor C, use the increased NU capacity of the proposed storage volume compared to the NU capacity for the <i>livestock</i> on the <i>lot</i>.</p> <p style="text-align: right;">continued...</p> |
|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| Implementation Guideline                                                                                                        | MDS I                                                                                                                                                                                                                                                                                                                                                                                                                                                              | MDS II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>21. Storages for <i>digestate</i> from an <i>anaerobic digester</i> and how to apply Factors B and C</p> <p>continued...</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>continued...</p> <p>For example, a 100 NU swine farm proposes to build 2,376 m<sup>3</sup> of storage for manure and other imported materials treated by an AD system.</p> <p>For Factor B, this is <math>2,376 \text{ m}^3 \div 19.8 \text{ m}^3/\text{NU} = 120 \text{ NU}</math>, which is greater than 100 NU for swine. Use 120 NU in Table 2 to determine Factor B.</p> <p>For Factor C, the NU capacity of the proposed storage is 120 NU compared to 100 NU for swine. The increase is <math>120 \text{ NU} - 100 \text{ NU} = 20 \text{ NU}</math>, or <math>20 \text{ NU} / 100 \text{ NU} \times 100 = 20\%</math>. Use 20% in Table 3 to determine Factor C.</p> |
| <p>22. <i>Anaerobic digesters</i> and <i>co-substrate input tanks</i></p>                                                       | <p><i>Co-substrate input tanks (CSIT)</i> may be installed to store imported agricultural or non-agricultural materials prior to input into an <i>anaerobic digester (AD)</i>.</p> <p>The required MDS I separation from a <i>CSIT</i> and/or <i>AD</i> is 125 m regardless of size or type, and whether greater or lesser MDS I setbacks are calculated based on the <i>livestock</i> NU capacity or potential NU capacity based on <i>tillable hectares</i>.</p> | <p><i>Co-substrate input tanks (CSIT)</i> may be installed to store imported agricultural or non-agricultural materials prior to input into an <i>anaerobic digester (AD)</i>.</p> <p>The required MDS II separation from a <i>CSIT</i> and/or <i>AD</i>, regardless of size or type, is:</p> <ul style="list-style-type: none"> <li>◦ 125 m for Type A land uses</li> <li>◦ 250 m for Type B land uses</li> <li>◦ 125 m to the nearest neighbour's house</li> <li>◦ 13 m to the nearest <i>lot</i> line</li> <li>◦ 25 m to the nearest road allowance</li> </ul>                                                                                                               |

| Implementation Guideline | MDS I | MDS II |
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## MDS Formulae and Factors

The following implementation guidelines provide direction on the calculation of the MDS Formulae for MDS I and MDS II. In addition, they provide a brief summary of the Factors used to calculate MDS, and specific considerations related to the calculation.

|                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 23. Calculating building base distance, 'F'                 | $F = \text{Factor A} \times B \times D \times E$<br>(Note: Factor C <u>not</u> used in MDS I)                                                                                                                                                                                                                                                                                                                                                                                                                       | $F = \text{Factor A} \times B \times C \times D$<br>(Note: Factor E <u>not</u> used in MDS II)                                                                                                                                                                                                                                                                                                                                                                       |
| 24. Calculating permanent manure storage base distance, 'S' | 'S' is <u>not</u> calculated, but read directly from Table 6 by first calculating the building base distance 'F', then choosing the new added 'Permanent Manure Storage Type' from Table 5.                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 25. Storage base distances, (S) when $\geq 1000$ metres     | If 'F' > 1000 m, the Storage Base Distance 'S' is the same as the Building Base Distance, 'F' as noted in Table 6.                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 26. Factor A - Odour Potential Factor                       | Factor A is based on the type of livestock and its relative potential for emanating offensive odours. The higher the Factor A, the higher the odour potential, and the higher the resulting MDS separation distances, all other things being equal. See Table 1.                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 27. Factor B - Nutrient Units Factor                        | Factor B is based on the number, or equivalent number, of <i>Nutrient Units (NU)</i> in <i>housing capacity</i> at a <i>livestock facility</i> . The higher the number of NU, the higher the Factor B, and the higher the resulting MDS separation distances, all other things being equal. See Table 2. In determining Factor B, it may be required to interpolate a value from Table 2. Interpolated values for Factor B should not include more than two decimal places, and may need to be rounded accordingly. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 28. Factor C - Orderly Expansion Factor                     | Does not apply for MDS I                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Factor C only applies for MDS II, and is based on the percentage increase in the number of NU for the proposed construction. The higher the percentage increase, the higher the Factor C, and the higher the resulting MDS II, all things being equal.<br><br>Expansion of a <i>livestock facility</i> is a necessary and typical process for the economic development of most farm operations, and can reasonably be expected over time.<br><br><i>continued...</i> |

| Implementation<br>Guideline                                            | MDS I | MDS II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| <p>2B. Factor C - Orderly Expansion<br/>Factor</p> <p>continued...</p> |       | <p><i>continued...</i></p> <p>Factor C allows for future expansion. Factor C is the highest it can be for the <i>first livestock</i> building (or first permanent <i>manure storage</i> where no <i>livestock</i> are housed) on a <i>lot</i>, resulting in a building location that will allow most subsequent <i>livestock</i> buildings to be built within a reasonable building envelope. Factor C is smallest for no increase in NU (0% increase), or decreases in NU ('negative' increase), rare on most farms, except when replacing an old building with little to no additional <i>livestock</i> capacity, downsizing, or when installing storages to increase manure holding capacity to prevent spreading at inappropriate times of the year.</p> <p>For the purposes of determining Factor C, all <i>first livestock facilities</i> are to be calculated at Factor C = 1.14.</p> <p>Where an <i>existing livestock facility</i> is to be expanded, the percentage increase shall be calculated using: the total additional <i>Nutrient Units</i> proposed as the numerator, and the total existing <i>Nutrient Units</i> as the denominator.</p> <p>For example, an <i>existing livestock facility</i> currently has 200 <i>nutrient units</i> and proposes to add 100 additional <i>Nutrient Units</i>. In this case percentage increase, would be calculated as 100 NU divided by 200 NU and then multiplied by 100 for a value of 50 %</p> <p><math>(100/200) \times 100 = 50 \%</math></p> <p><i>continued...</i></p> |

| Implementation<br>Guideline                                            | MDS I | MDS II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>28. Factor C - Orderly Expansion<br/>Factor</p> <p>continued...</p> |       | <p><i>continued...</i></p> <p>Where a <i>livestock facility</i> is to be expanded, and one or more building permits to establish or expand that <i>livestock facility</i><sup>1</sup> were already issued within the previous three years, the percentage increase shall be calculated using: the total additional <i>Nutrient Units</i> established or added by building permit issued during the previous three year period, plus the proposed expansion, as the numerator; and the total existing <i>Nutrient Units</i> prior to the previous three year period as the denominator.</p> <p>For example, an <i>existing livestock facility</i> currently has 200 <i>Nutrient Units</i> and proposes to add 100 additional <i>Nutrient Units</i>. A building permit for this <i>livestock facility</i> was issued 2 years ago, and increased the size of the operation at that time from 100 <i>Nutrient Units</i> to 200 <i>Nutrient Units</i>. In this case, percentage increase would be calculated as 200 NU (100 NU for this expansion plus 100 NU for expansion 2 years ago) divided by 100 NU (the total capacity of the <i>livestock facility</i> 3 years ago) and then multiplied by 100 for a value of 200%.</p> <p><math display="block">[(100+100)/100] \times 100 = 200 \%</math></p> <p>See Table 3 for further information. In determining Factor C, it may be required to interpolate a value from Table 3. Interpolated values for Factor C should not include more than four decimal places, and may need to be rounded accordingly.</p> |

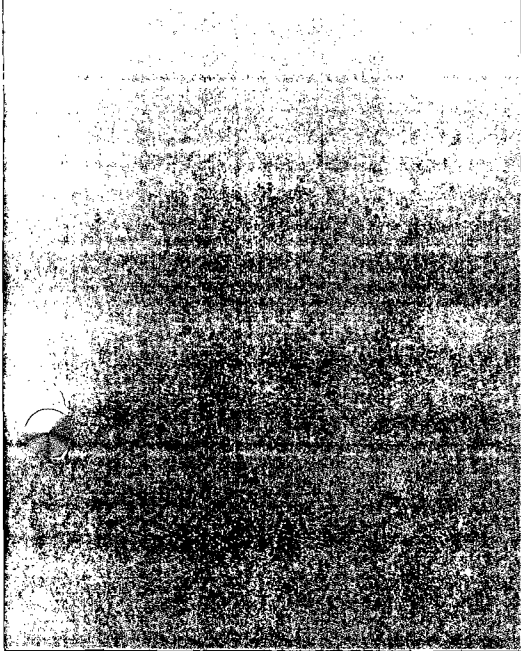
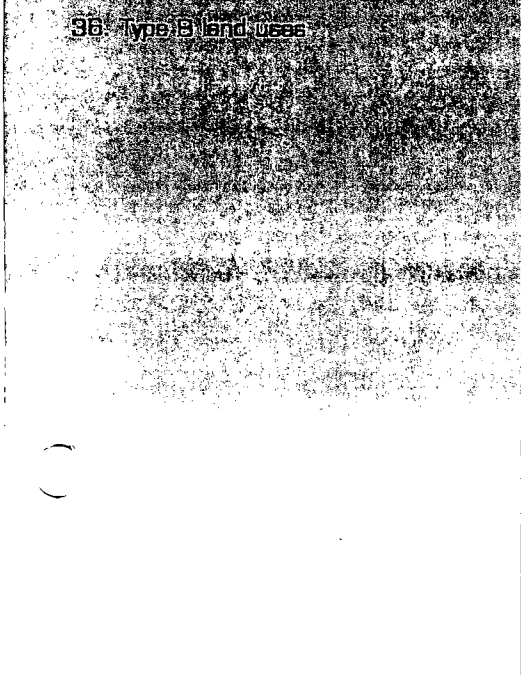
| Implementation Guideline                                           | MDS I                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | MDS II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| 29. Factor D - Manure or Material Form in Permanent Storage Factor | Factor D is based on the type of manure or material and its relative potential for emanating offensive odours. The higher the Factor D, the higher the odour potential, and the higher the resulting MDS separation distance, all other things being equal. See Table 1.                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 30. Factor E - Encroaching Land Use Factor                         | Factor E is based on the degree of effect an encroaching land use might have on an <i>existing livestock facility</i> . The higher the encroachment factor, the higher the potential effect on a <i>livestock facility</i> , and the higher the resulting MDS I separation distance, all other things being equal. See Table 4.                                                                                                                                                                                                                                                                                                     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 31. Calculating weighted averages for Factor A                     | <p>In MDS I, Factor A <u>may</u> require a weighted average, if there are more than one type of <i>livestock</i> housed with differing values for Factor A.</p> <p>For example, if an adjacent <i>livestock facility</i> houses 50 NU of chicken broilers with Factor A = 0.7, and 100 NU of swine feeders with Factor A = 1.2, then the weighted average Factor A is:<br/> <math display="block">[(50 \times 0.7) + (100 \times 1.2)] \div (50 + 100) = 1.03</math></p> <p>When calculating a weighted average, the value of Factor A should not include more than two decimal places, and may need to be rounded accordingly.</p> | <p>In MDS II, Factor A <u>may</u> require a weighted average, if more than one type of <i>livestock</i> is <u>added</u> with differing values for Factor A.</p> <p>For example, if a farmer proposes to <u>add</u> 50 NU of chicken broilers with Factor A = 0.7, and 100 NU of swine feeders with Factor A = 1.2, to a <i>livestock facility</i>, then the weighted average Factor A is:<br/> <math display="block">[(50 \times 0.7) + (100 \times 1.2)] \div (50 + 100) = 1.03</math></p> <p>When calculating a weighted average, the value of Factor A should not include more than two decimal places, and may need to be rounded accordingly.</p> |
| 32. Calculating weighted averages for Factor D                     | <p>In MDS I, Factor D <u>may</u> require a weighted average, if there are more than one type of <i>livestock</i> housed with differing values for Factor D.</p> <p>For example, if an adjacent <i>livestock facility</i> houses 50 NU of chicken broilers with Factor D = 0.7, and 100 NU of swine feeders with Factor D = 0.8, then the weighted average Factor D is:<br/> <math display="block">[(50 \times 0.7) + (100 \times 0.8)] \div (50 + 100) = 0.77</math> <div style="text-align: right;">continued...</div> </p>                                                                                                        | <p>In MDS II, Factor D <u>may</u> require a weighted average, if more than one type of <i>livestock</i> is <u>added</u> with differing values for Factor D.</p> <p>For example, if a farmer proposes to <u>add</u>: 50 NU of chicken broilers with Factor D = 0.7, and 100 NU of swine feeders with Factor D = 0.8, then the weighted average Factor D is:<br/> <div style="text-align: right;">continued...</div> </p>                                                                                                                                                                                                                                |

| Implementation Guideline                                                  | MDS I                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | MDS II                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>32. Calculating weighted averages for Factor D</p> <p>continued...</p> | <p>continued...</p> <p>When calculating a weighted average, the value of Factor D should not include more than two decimal places, and may need to be rounded accordingly.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>continued...</p> $[(50 \times 0.7) + (100 \times 0.8)] \div (50 + 100) = 0.77$ <p>When calculating a weighted average, the value of Factor D should not include more than two decimal places, and may need to be rounded accordingly.</p> |
| <p>33. Tillable hectares</p>                                              | <p>In MDS I, Factor B is based on the greater of the existing <i>Nutrient Unit housing capacity</i> of the <i>livestock facility</i>, or the potential <i>Nutrient Unit housing capacity</i> of the livestock facility based on the product of <i>tillable hectares</i> on that <i>lot</i> multiplied by 7.5 <i>Nutrient Units/tillable hectare</i> (to a maximum of 300 <i>Nutrient Units</i>).</p> <p>However, for <i>settlement area</i> expansions only, MDS I is based on the existing <i>Nutrient Unit housing capacity</i> and not <i>tillable hectares</i>. See the following examples:</p> <p>For example:</p> <p>20 NU operation on 10 hectares;<br/><i>housing capacity</i> is 75 NU</p> <p>20 NU operation on 45 hectares;<br/><i>housing capacity</i> is 300 NU</p> <p>300 NU operation on 10 hectares;<br/><i>housing capacity</i> is 300 NU</p> <p>300 NU operation on 45 hectares;<br/><i>housing capacity</i> is 300 NU.</p> | <p>N/A</p>                                                                                                                                                                                                                                   |
| <p>34. Rounding of MDS calculations</p>                                   | <p>All resulting calculated separation distances are rounded <u>up</u> to the nearest metre.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                              |

| Implementation Guideline | MDS I | MDS II |
|--------------------------|-------|--------|
|--------------------------|-------|--------|

## Type A and B Land Uses

These implementation guidelines outline considerations regarding the interpretation of Type A and Type B land uses for MDS I and II, and how different land uses should be treated in MDS. They also provide specific direction on exceptions to Type A and Type B land uses.

|                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>35. Type A land uses</b></p>   | <p>Type A land uses are typically characterized by uses that have a lower density of human occupancy, habitation or activity.</p> <p>For the purposes of MDS I, Type A land uses include applications to rezone or redesignate agricultural lands for <i>industrial, agricultural-related or recreational use – low intensity</i> purposes.</p> <p>Type A land uses include applications to permit:</p> <ul style="list-style-type: none"> <li>• construction of a <i>dwelling</i> on an existing lot where the municipality has determined that MDS I should be applied, or the</li> <li>• creation of up to three <i>lots</i> either by consent or plan of subdivision</li> </ul>                                                                              | <p>Type A land uses are typically characterized by uses that have a lower density of human occupancy, habitation or activity.</p> <p>For the purposes of MDS II, Type A land uses include areas zoned or designated <i>industrial, agricultural-related or recreational use – low intensity</i>.</p> <p>Type A land uses include <i>residential dwellings</i> on lots zoned agriculture, rural <i>residential</i>, <i>residential</i>, or other similar zoning. This includes existing <i>residential</i> uses on separate <i>lots</i> not recognized through Official Plan designation as a <i>residential</i> area.</p> |
| <p><b>36. Type B land uses</b></p>  | <p>Type B land uses are typically characterized by uses that have a higher density of human occupancy, habitation or activity.</p> <p>For the purposes of MDS I, Type B land uses include applications to rezone or redesignate agricultural lands for <i>residential, institutional, recreational use – high intensity, commercial or settlement area</i> purposes.</p> <p>Type B land uses include applications to permit:</p> <ul style="list-style-type: none"> <li>• creation of <i>residential</i> subdivisions in rural areas, or</li> <li>• expansion of a <i>settlement area</i>, or</li> <li>• creation of <i>multiple residential</i> development, or</li> <li>• the creation of a lot which results in a <i>rural residential cluster</i></li> </ul> | <p>Type B land uses are typically characterized by uses that have a higher density of human occupancy, habitation or activity.</p> <p>For the purposes of MDS II, Type B land uses include areas zoned or designated <i>settlement area, recreational use high – intensity, institutional, or commercial</i>.</p> <p>Type B land uses include areas designated in an Official Plan as <i>residential</i> for:</p> <ul style="list-style-type: none"> <li>• <i>residential</i> subdivisions, or</li> <li>• <i>multiple residential</i>, or</li> <li>• <i>estate residential</i> development</li> </ul>                     |

| Implementation Guideline                                              | MDS I                                                                                                                                                                                                                                                                                                                                                         | MDS II                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 37. Application to <i>settlement areas</i>                            | <p>MDS I does not apply to proposed non-agricultural uses in approved <i>settlement area</i> designations. However, municipalities have the option to apply MDS I from <i>livestock facilities</i> within a <i>settlement area</i> designation.</p> <p>The application of MDS I will take its direction from the applicable municipal planning documents.</p> | <p>Where municipalities permit <i>first or expanded livestock facilities</i> within approved <i>settlement area</i> designations, municipalities have the option, but are strongly encouraged to apply MDS II.</p> <p>The application of MDS II will take its direction from the applicable municipal planning documents.</p>                                   |
| 38. Cemeteries                                                        | <p>For the purposes of MDS I, cemeteries should be considered a Type B land use, as they are an <i>institutional use</i>.</p>                                                                                                                                                                                                                                 | <p>For the purposes of MDS II, cemeteries should be considered a Type B land use, as they are an <i>institutional use</i>.</p> <p>However, cemeteries may be treated as a Type A land use when the cemetery is closed and receives low levels of visitation. Cemeteries such as this should be clearly identified in the municipality's planning documents.</p> |
| 39. Rural residential clusters                                        | <p>For the purposes of MDS I, <i>lot</i> creation which results in a <i>rural residential cluster</i> should be considered a Type B land use.</p>                                                                                                                                                                                                             | <p>For the purposes of MDS II, <i>rural residential clusters</i> should be considered a Type A land use, except where they have been identified and designated in an Official Plan.</p>                                                                                                                                                                         |
| 40. Rear <i>lot</i> lines, side <i>lot</i> lines, and road allowances | N/A                                                                                                                                                                                                                                                                                                                                                           | <p>In addition to Type A and Type B land uses, MDS II setbacks are calculated from rear <i>lot</i> lines, side <i>lot</i> lines, and road allowances.</p> <p>Rear and side <i>lot</i> line MDS II setbacks are calculated as 0.1 x the Building Base Distance 'F' and Storage Base Distance 'S'.</p> <p style="text-align: right;">continued...</p>             |

| Implementation Guideline                                                                         | MDS I | MDS II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>40. Rear <i>lot lines</i>, Side <i>lot lines</i>, and Road Allowances</p> <p>continued...</p> |       | <p>continued...</p> <p>For example, an MDS II calculation yields values of 100 metres for Building Base Distance 'F' and 123 metres for Storage Base Distance 'S'. The required setback for the <i>livestock facility</i> from the <i>lot lines</i> would be 10 metres (<math>100 \times 0.1</math>). The required setback for the <i>manure storage</i> from the <i>lot lines</i> would be 12.3 metres (<math>123 \times 0.1</math>). This value should be rounded to the nearest whole number, so in this instance, the setback for the <i>manure storage</i> would be 12 metres.</p> <p>Under no circumstances should the MDS II setback from a rear or side <i>lot line</i> exceed 30 metres, see Implementation Guideline #44.</p> <p>Road allowance MDS II setbacks are calculated as <math>0.2 \times</math> the Building Base Distance 'F' and Storage Base Distance 'S'.</p> <p>For example, an MDS II calculation yields values of 100 metres for Building Base Distance 'F' and 123 metres for Storage Base Distance 'S'. The required setback for the <i>livestock facility</i> from the road allowance would be 20 metres (<math>100 \times 0.2</math>). The required setback for the <i>manure storage</i> from the road allowance would be 24.6 metres (<math>123 \times 0.2</math>). This value should be rounded to the nearest whole number, so in this instance, the setback for the <i>manure storage</i> would be 25 metres.</p> |

| Implementation Guideline | MDS I | MDS II |
|--------------------------|-------|--------|
|--------------------------|-------|--------|

## Applying MDS - Measurement of MDS Setbacks

The following implementation guidelines provide direction on measurement of MDS setbacks between *livestock facilities*, and other existing or proposed development, *lot* lines, and road allowances.

|                                                         |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 41. Measurement of MDS                                  | For MDS I, measurements are taken as the shortest distance between the area to be rezoned or redesignated and the <i>livestock occupied portion</i> of the <i>livestock facility</i> (or storage).                                                                                                                                                                               | For MDS II, measurements are taken as the shortest distance between the point of new construction for the <i>livestock occupied portion</i> of a <i>first</i> or <i>expanded livestock facility</i> and the <i>dwelling/lot line/road allowance/or area</i> zoned or designated. |
| 42. Measurement of MDS for Lot Creation                 | For MDS I, measurements are taken as the shortest distance between the <i>lot</i> line of the <i>lot</i> being created and the <i>livestock occupied portion</i> of the <i>livestock facility</i> (or storage). Where larger lots may be permitted (generally greater than 1 ha), a suitable location must be identified for a 1 ha building envelope outside the MDS I setback. | N/A                                                                                                                                                                                                                                                                              |
| 43. Measurement of MDS for development on existing lots | Where a municipality chooses to apply MDS I to development proposed through building permit on an existing <i>lot</i> , measurements are taken as the shortest distance between the <i>dwelling</i> or other structure to be constructed and the <i>livestock occupied portion</i> of the <i>livestock facility</i> .                                                            | N/A                                                                                                                                                                                                                                                                              |
| 44. Maximum setbacks to side or rear lot lines          | N/A                                                                                                                                                                                                                                                                                                                                                                              | The maximum required setback from any <i>livestock facility</i> to side or rear <i>lot</i> lines is 30 m.                                                                                                                                                                        |

| Implementation Guideline | MDS I | MDS II |
|--------------------------|-------|--------|
|--------------------------|-------|--------|

## Applying MDS - Minor Variances

This section of the MDS Formulae implementation guidelines speak to specific issues regarding minor variances applications under the *Planning Act*.

|                                               |                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                               |
|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 45. Affects of wind, etc. on MDS              | The direction of prevailing wind, surrounding topography, and presence of trees, berms, or other screening do not affect MDS calculations, but could be elements considered in Minor Variance applications.                                                                                                                                                                                                             |                                                                                                                                                                                                                                               |
| 46. Reducing MDS setbacks and minor variances | MDS I setbacks should not be reduced except in accordance with these implementation guidelines. Where a municipality applies MDS I to development on existing <i>lots</i> , minor variances to MDS I distances can be considered based on site specific circumstances. Circumstances that meet the intent, if not the precise distances of MDS I, or mitigate environmental impacts, may warrant further consideration. | Minor variances to MDS II distances can be considered based on site specific circumstances. Circumstances that meet the intent, if not the precise distances of MDS II, or mitigate environmental impacts, may warrant further consideration. |
|                                               |                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                               |



# MDS I CALCULATION FORM

The following outlines the 10 Steps on how to calculate setbacks to all adjacent *livestock facilities*, reasonably expected to be impacted by an applicant's proposed development. Each step is colour-coded. The applicable topics found in the Implementation Guidelines Chart on pages 9 to 25 and the applicable Tables are noted in the steps below.

|               |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Step 1</b> | Location and contact information                | Fill in the pertinent information about the applicant, and each adjacent <i>livestock facility</i> within 1000 m or more, of the proposed development. Each <i>livestock facility</i> must be on its own separate <i>lot</i> and should be treated as separate calculations. All barns and structures located on one <i>lot</i> should be treated as part of the same <i>livestock facility</i> . Implementation Guidelines #1 through #16 provide direction on the general rules and application of the Minimum Distance Separation Formulae.                                                                                                                                                                                                                                                                                                                    |
| <b>Step 2</b> | <i>Livestock facility</i> animal/material types | For the first <i>livestock facility</i> identified in Step 1, fill in all of its existing animal/material types, descriptions, the total maximum housing capacity, the number of animals/material per <i>Nutrient Unit</i> (NU) and associated manure forms. Information on the existing animal/material types, descriptions, the total number of animals/material, and associated manure forms should be obtained from the owner of the <i>livestock facility</i> . It may be necessary to verify this information independently. Information on the number of animals/material per <i>Nutrient Unit</i> (NU) can be determined from Table 1. Implementation Guidelines #17 through #20 provide guidance on determining <i>livestock facility</i> capacity. Implementation Guidelines #21 and #22 provide direction on dealing with <i>anaerobic digesters</i> . |
| <b>Step 3</b> | Existing <i>Nutrient Units</i> (NU)             | Calculate the existing total maximum NU capacity of the <i>livestock facility</i> by dividing existing capacity of each animal/material type by the number of animals/material per NU as found in Table 1. Then, add all the existing NU together for all the types of animal/material present, to obtain the total maximum number of NU.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

|               |                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Step 4</b> | Weighted Factor A                         | Determine Factor A (Odour Potential Factor) for each animal/material type present, from Table 1, and fill in the calculation form. If necessary, calculate the weighted average for Factor A, if Factor A is not the same for all animals/materials listed. See Implementation Guidelines #26 and #31 for further direction.                                                                                                                                                             |
| <b>Step 5</b> | Weighted Factor D                         | Determine Factor D (Manure Form in Permanent Storage Factor) from Table 1, for each animal/material type present, and fill in the calculation form. If necessary, calculate the weighted average Factor D, if Factor D is not the same for all animals/materials listed. See Implementation Guidelines #29 and #32 for further direction.                                                                                                                                                |
| <b>Step 6</b> | <i>Tillable hectares and potential NU</i> | Fill in the maximum <i>tillable hectares</i> of land on the lot where the <i>livestock facility</i> is located, based on information obtained from the owner of the <i>livestock facility</i> . It may be necessary to verify this information independently. Calculate the potential total number of NU, which equals: # of <i>tillable hectares</i> x 7.5, up to a maximum of 300 NU. Implementation Guidelines #33 and #17 provide more specific information.                         |
| <b>Step 7</b> | Factor B and existing vs. potential NU    | Compare the total number of existing NU calculated in Step 3 with the total number of potential NU calculated in Step 6. Using the greater of these two numbers, determine Factor B from Table 2, and fill in the correct space on the calculation form. In some circumstances, it will be necessary to interpolate Factor B from Table 2, when the number of NU is not specifically identified in the table. Implementation Guideline #27 provides more specific direction on Factor B. |
| <b>Step 8</b> | Determine Factor E                        | Determine and fill in Factor E (Encroachment Land Use Factor) on the calculation form. Factor E can be determined from Table 4. Implementation Guidelines #30 and #35 through #39 provide specific direction on Factor E and the determination of Type A and Type B land uses.                                                                                                                                                                                                           |
| <b>Step 9</b> | F, Building Base Distance                 | Calculate F (Building Base Distance) = (Factor A) x (Factor D) x (Factor B) x (Factor E), which is the required MDS I setback from the proposed development to the nearest barn of the <i>livestock facility</i> . For further information, see Implementation Guidelines #23 and #34.                                                                                                                                                                                                   |

**Step 10****S, Manure Storage  
Base Distance**

Establish S (*Manure Storage Base Distance*) by first using Table 5 to choose the existing storage at the *livestock facility* with the highest odour potential: Very Low, Low, Medium, and High. Then, enter Table 6 under the appropriate column and read across using 'F' calculated from Step 9. It may be necessary to interpolate. S, is the required MDS setback from the proposed development to the nearest *manure storage* at the *livestock facility*. Implementation Guidelines #24 and #25 provide further information. Implementation Guidelines #21 and #22 provide further information on dealing with *anaerobic digesters*.

Steps 2 through 10 should be completed for any other *livestock facilities* present, in accordance with Implementation Guideline #6.

**Now  
What?****Using calculated  
MDS**

The calculated values of MDS can now be used in the context of the land use planning application for which they have been prepared. Implementation Guidelines #35 through #40 provide direction around issues regarding Type A and Type B land uses. Implementation Guidelines #41 through #44 provide direction around issues of measurement of MDS setbacks, and, Implementation Guidelines #45 and #46 provide direction on issues regarding minor variances.

*Example:*

Ms. Smith proposes to create a new *lot*, on agricultural land, adjacent to Mr. Jones' *Swiney-Acres Farm*. This *livestock facility* has:

- a) 1200 head swine feeder barn over a slatted floor barn where all the swine manure is stored,
- b) 33000 bird chicken broiler barn (9-week cycle) with solid manure stored outside, uncovered, dry enough for a flowpath option; and,
- c) permanent concrete storage for imported solid dairy manure 10 metres wide x 12 metres long and 2 metre walls, with flowpath option.

The *lot* where all Mr. Jones' barns and *manure storage* are has 60 *tillable hectares*. There are no other *livestock facilities* within 1000 m of the proposed *lot*. How far must Ms. Smith's proposed *lot* be from Mr. Jones' nearest barn and nearest *manure storage*?

**Evaluator:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**File Number:** \_\_\_\_\_

**Contact Information:**

|                     | <b>Applicant Information</b> | <b>Owner of Adjacent Livestock Facility #1</b> | <b>Owner of Adjacent Livestock Facility #2, etc.</b> |
|---------------------|------------------------------|------------------------------------------------|------------------------------------------------------|
| <b>File Name</b>    | Jane                         | Jim                                            | [No other adjacent livestock facilities]             |
| <b>Last Name</b>    | Smith                        | Jones                                          |                                                      |
| <b>Farm/Company</b> | N/A                          | Swiney-Acres Farm                              |                                                      |
| <b>Address</b>      | 123 New Road                 | 124 New Road                                   |                                                      |
| <b>City/Town</b>    | Somewhere                    | Somewhere                                      |                                                      |
| <b>Province</b>     | Ontario                      | Ontario                                        |                                                      |
| <b>Postal Code</b>  | N0G 0J0                      | N0G 0J0                                        |                                                      |
| <b>Upper Tier</b>   | Upper Somewhere              | Upper Somewhere                                |                                                      |
| <b>Lower Tier</b>   | Lower Somewhere              | Lower Somewhere                                |                                                      |
| <b>Lot</b>          | 1                            | 2                                              |                                                      |
| <b>Concession</b>   | 2                            | 2                                              |                                                      |
| <b>911 Number</b>   | 12345                        | 12346                                          |                                                      |
| <b>Roll Number</b>  | 666                          | 667                                            |                                                      |
| <b>Telephone</b>    | 905-555-1111                 | 905-555-3333                                   |                                                      |
| <b>Fax</b>          | 905-555-2222                 | 905-555-4444                                   |                                                      |
| <b>Email</b>        | jsmith@newroad.ca            | jjones@newroad.ca                              |                                                      |

## MDS I Calculation Form:

| Animal Type or Material                                                   | Description                   | Number per NU                                                                                                                                                                                               | Manure Form | Existing Maximum Housing Capacity | Existing NU | Factor A | Factor D                   |
|---------------------------------------------------------------------------|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------------------------------|-------------|----------|----------------------------|
| Swine                                                                     | Feeders (27 kg - 105 kg)      | 6                                                                                                                                                                                                           | Liquid      | 1200                              | 200         | 1.2      | 0.8                        |
| Chickens                                                                  | Broilers (9 week cycle)       | 300                                                                                                                                                                                                         | Solid       | 33 000                            | 110         | 0.7      | 0.7                        |
| Imported Manure                                                           | Max Capacity (10m x 12m x 2m) | 19.8                                                                                                                                                                                                        | Solid       | 240                               | 12          | 1.2      | 0.7                        |
| Total Number of NU                                                        |                               |                                                                                                                                                                                                             |             |                                   | 322         |          |                            |
| Factor A (Odour Potential Factor)...a weighted average may be necessary   |                               |                                                                                                                                                                                                             |             |                                   |             | 1.03     |                            |
| Factor D (Manure Form Factor)...a weighted average may be necessary       |                               |                                                                                                                                                                                                             |             |                                   |             |          | 0.76                       |
| Factor B (Nutrient Units Factor)                                          |                               |                                                                                                                                                                                                             |             |                                   |             |          | 475                        |
| Factor E (Encroaching Land Use Factor)                                    |                               |                                                                                                                                                                                                             |             |                                   |             |          | 1.1                        |
| Maximum tilable hectares on the lot with the livestock facilities         |                               |                                                                                                                                                                                                             | 60          | X                                 | 7.5         | =        | 300 NU<br>(Maximum 300 NU) |
| F (Building Base Distance, m) = Factor A x Factor D x Factor B x Factor E |                               |                                                                                                                                                                                                             |             |                                   |             |          | 409                        |
| S (Manure Storage Base Distance, m)                                       |                               |                                                                                                                                                                                                             |             |                                   |             |          | 409                        |
| Now What?                                                                 |                               | Repeat MDS calculation process as appropriate for other <i>livestock facilities</i> in the vicinity. Apply calculated MDS in the context of the land use planning application for which they were prepared. |             |                                   |             |          |                            |

## MDS I CALCULATION BLANK FORM

Evaluator: \_\_\_\_\_

Date: \_\_\_\_\_

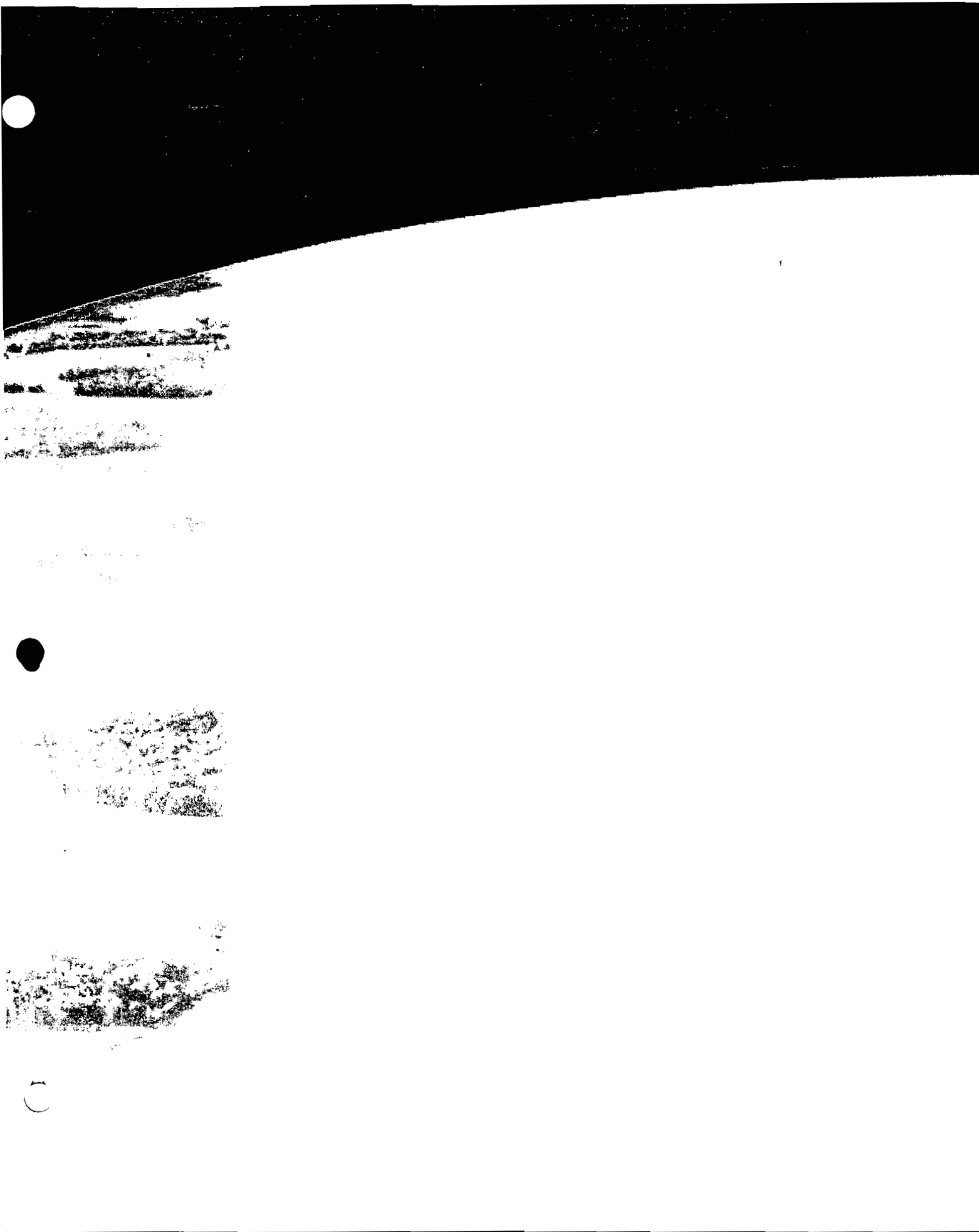
File Number: \_\_\_\_\_

Contact Information:

|                     | <b>Applicant<br/>Information</b> | <b>Owner of Adjacent<br/>Livestock Facility #1</b> | <b>Owner of Adjacent<br/>Livestock Facility #2, etc</b> |
|---------------------|----------------------------------|----------------------------------------------------|---------------------------------------------------------|
| <b>File Name</b>    |                                  |                                                    |                                                         |
| <b>Last Name</b>    |                                  |                                                    |                                                         |
| <b>Farm/Company</b> |                                  |                                                    |                                                         |
| <b>Address</b>      |                                  |                                                    |                                                         |
| <b>City/Town</b>    |                                  |                                                    |                                                         |
| <b>Province</b>     |                                  |                                                    |                                                         |
| <b>Postal Code</b>  |                                  |                                                    |                                                         |
| <b>Upper Tier</b>   |                                  |                                                    |                                                         |
| <b>Lower Tier</b>   |                                  |                                                    |                                                         |
| <b>Lot</b>          |                                  |                                                    |                                                         |
| <b>Concession</b>   |                                  |                                                    |                                                         |
| <b>911 Number</b>   |                                  |                                                    |                                                         |
| <b>Roll Number</b>  |                                  |                                                    |                                                         |
| <b>Telephone</b>    |                                  |                                                    |                                                         |
| <b>Fax</b>          |                                  |                                                    |                                                         |
| <b>Email</b>        |                                  |                                                    |                                                         |

## MDS I CALCULATION BLANK FORM

| Animal Type or Material                                                   | Description | Number per NU                                                                                                                                                                                               | Manure Form | Existing Maximum Housing Capacity | Existing NU | Factor A | Factor D         |
|---------------------------------------------------------------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------------------------------|-------------|----------|------------------|
| Swine                                                                     |             |                                                                                                                                                                                                             |             |                                   |             |          |                  |
| Chickens                                                                  |             |                                                                                                                                                                                                             |             |                                   |             |          |                  |
| Imported Manure                                                           |             |                                                                                                                                                                                                             |             |                                   |             |          |                  |
| Total Number of NU                                                        |             |                                                                                                                                                                                                             |             |                                   |             |          |                  |
| Factor A (Odour Potential Factor)...a weighted average may be necessary   |             |                                                                                                                                                                                                             |             |                                   |             |          |                  |
| Factor D (Manure Form Factor)...a weighted average may be necessary       |             |                                                                                                                                                                                                             |             |                                   |             |          |                  |
| Factor B (Nutrient Units Factor)                                          |             |                                                                                                                                                                                                             |             |                                   |             |          |                  |
| Factor E (Encroaching Land Use Factor)                                    |             |                                                                                                                                                                                                             |             |                                   |             |          |                  |
| Maximum tillable hectares on the lot with the livestock facilities        |             |                                                                                                                                                                                                             |             | X                                 |             | =        | (Maximum 300 NU) |
| F (Building Base Distance, m) = Factor A x Factor D x Factor B x Factor E |             |                                                                                                                                                                                                             |             |                                   |             |          |                  |
| S (Manure Storage Base Distance, m)                                       |             |                                                                                                                                                                                                             |             |                                   |             |          |                  |
| Now What?                                                                 |             | Repeat MDS calculation process as appropriate for other <i>livestock facilities</i> in the vicinity. Apply calculated MDS in the context of the land use planning application for which they were prepared. |             |                                   |             |          |                  |



# MDS II CALCULATION FORM

The following outlines the 10 Steps on how to calculate setbacks to all development reasonably expected to be impacted by a proposed *first* or *expanded livestock facility*. Each step is colour-coded. Applicable topics are found in the Implementation Guidelines Chart on pages 9 to 25 and applicable Tables are noted.

|               |                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------|---------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Step 1</b> | Location and contact information                              | Fill in the pertinent information about the applicant who is proposing a <i>first</i> , or <i>expanded</i> , <i>livestock facility</i> . Implementation Guidelines #1 through #16 provide direction on the general rules and application of the Minimum Distance Separation Formulae.                                                                                                                                                             |
| <b>Step 2</b> | <i>Livestock facility</i> animal/material types               | Fill in all existing, and proposed to be added, animal/material types, descriptions, the total maximum housing capacity, the number of animals/material per <i>Nutrient Unit</i> (NU) and associated manure forms. Table 1 and Implementation Guidelines #17 through #20 provide guidance on determining <i>livestock facility</i> capacity. Implementation Guidelines #21 and #22 provide direction on dealing with <i>anaerobic digesters</i> . |
| <b>Step 3</b> | Existing, and proposed to be added <i>Nutrient Units</i> (NU) | Calculate the existing, and proposed to be added, NU capacity of the <i>livestock facility</i> by dividing existing, and proposed to be added, capacity of each animal/material type by the number of animals/material per NU as found in Table 1. Then, add all the existing, and proposed to be added, NU together for all the types of animal/material present, to obtain the total number of NU.                                              |
| <b>Step 4</b> | Weighted Factor A                                             | Determine Factor A (Odour Potential Factor) from Table 1, for <u>only</u> each animal/material type proposed to be <u>added</u> , and fill in the calculation form. If necessary, calculate the weighted average for Factor A, if Factor A is not the same for all animals/materials added. See Implementation Guidelines #26 and #31 for further direction.                                                                                      |

|               |                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------|---------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Step 5</b> | Weighted Factor D                                             | Determine Factor D (Manure Form in Permanent Storage Factor) from Table 1, for <u>only</u> each animal/material type <u>added</u> , and fill in the calculation form. If necessary, calculate the weighted average for Factor D, if Factor D is not the same for all animals/materials added. See Implementation Guidelines #29 and #32 for further direction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Step 6</b> | Factor B                                                      | Determine Factor B from Table 2, based on the Total NU to be housed at the <i>livestock facility</i> , and fill in the space on the calculation form. In some cases, it will be necessary to interpolate Factor B from Table 2, when the number of NU is not specifically identified in the table. Implementation Guideline #27 provides more specific direction on Factor B.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Step 7</b> | Determining Percentage Increase for <i>livestock facility</i> | <p>Determine if a building permit was issued on this <i>lot</i> in the past 3 years that increased the <i>livestock</i> capacity of the <i>livestock facility</i>.</p> <p>If 'No', use Approach (i) below to calculate Percentage Increase.</p> <p>If 'Yes', use Approach (ii) below to calculate Percentage Increase.</p> <p>Approach (i)</p> <p>Enter total Added NU as calculated in Step 3 above. Enter total Existing NU as calculated in Step 3 above. If total Existing NU is zero (i.e. this is the <i>First Livestock Facility</i> on the <i>lot</i>), then the Percentage Increase is considered to be at its maximum, or 700% as per Table 3. If total Existing NU is not zero, divide Added NU by Existing NU and multiply by 100. This value is the Percentage Increase. In rare cases of downsizing, the Added NU would actually be 'negative'. In this case, the Percentage Increase is 'negative', but considered to be at its minimum, or 0% as per Table 3.</p> <p>Approach (ii)</p> <p>Enter total Added NU as calculated in Step 3 above, as well as the total number of NU added in the past 3 years by previous building permit(s). Enter total Existing NU of the <i>livestock facility</i> as it was 3 years ago, prior to the current application date. If total Existing NU 3 years ago was zero, then the <i>livestock facility</i> in this current application <u>and</u> the one(s) constructed in the past 3 years are all considered to be the <i>First Livestock Facility</i> on the <i>lot</i>, and the Percentage Increase is considered to be at its maximum, or 700% as per Table 3. If total Existing NU 3 years ago was <u>not</u> zero, divide Added NU</p> <p style="text-align: right;">continued...</p> |

|                                          |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Step 7</b></p> <p>continued...</p> |                                               | <p>continued...</p> <p>in this application <u>plus</u> Added NU over the past 3 years, by Existing NU 3 years ago and multiply by 100. This value is the Percentage Increase. In rare cases of downsizing, the Added NU would actually be 'negative'. In this case, the Percentage Increase is 'negative', but considered to be at its minimum, or 0% as per Table 3.</p> <p>Implementation Guideline #28 provides further direction and assistance on calculating Percentage Increase, and establishing Factor C.</p>                                                                                                                                                                                                                                                                                                                                    |
| <p><b>Step 8</b></p>                     | <p>Factor C</p>                               | <p>Determine and fill in Factor C (Orderly Expansion Factor) on the calculation form, based on the Percentage Increase calculated in Step 7. Factor C can be determined from Table 3. In some instances, it may be necessary to interpolate Factor C. Implementation Guideline #28 provides direction on calculating the Percentage Increase in NU for the proposed construction.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>Step 9</b></p>                     | <p>F, Building Base Distance</p>              | <p>Calculate F (Building Base Distance) = (Factor A) x (Factor D) x (Factor B) x (Factor C), which is the required MDS II setback from <u>all</u> proposed <i>first or expanded livestock facilities</i> to the nearest development. For further information, see Implementation Guidelines #23 and #34.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p><b>Step 10</b></p>                    | <p><b>S, Manure Storage Base Distance</b></p> | <p>Establish S (Manure Storage Base Distance) by first using Table 5 to choose the proposed new storage at the <i>livestock facility with the highest</i> odour potential: Very Low, Low, Medium, and High. Then, enter Table 6 under the appropriate column and read across using 'F' calculated from Step 9. It may be necessary to interpolate from the table. 'S' is the required MDS II setback from <u>all</u> proposed <i>new storages</i> to the nearest development. Implementation Guidelines #24 and #25 provide further information. Implementation Guidelines #21 and #22 provide further information on dealing with <i>anaerobic digesters</i>.</p>                                                                                                                                                                                        |
| <p><b>Now What?</b></p>                  | <p>Using calculated MDS</p>                   | <p>The calculated values of MDS II can now be applied to the building permit application. Implementation Guidelines #35 through #39 provide direction around Type A and Type B land uses. For Type A land uses, the values of Building Base Distance 'F' and Storage Base Distance 'S' should be multiplied by 1.0 to determine the required MDS setback. For Type B land uses, the values of Building Base Distance 'F' and Storage Base Distance 'S' should be multiplied by 2.0 to determine the required MDS setback. Implementation Guideline #40 provides direction around setbacks from rear <i>lot</i> lines, side <i>lot</i> lines and road allowances. For rear and side <i>lot</i> lines, the values of Building Base Distance 'F' and Storage Base Distance 'S' should be multiplied by 0.1 to determine the required</p> <p>continued...</p> |

## Now What?

continued...



continued...

**MDS setback.** In accordance with Implementation Guideline #44, the required MDS setback from a rear or side lot line should never exceed 30 metres. For road allowances, the values of Building Base Distance 'F' and Storage Base Distance 'S' should be multiplied by 0.2 to determine the required MDS setback. Implementation Guidelines #41 through #44 provide direction around issues of measurement of MDS II setbacks. Implementation Guidelines #45 and #46 provide direction on issues regarding minor variances.

### Example:

Mr. Jones proposes to build a second 1200 head swine feeder barn with concrete liquid *manure storage* to go along with his existing:

- 1200 head swine feeder barn over a slatted floor where all the swine manure is stored;
- 33000 bird chicken broiler barn (9-week cycle) with solid *manure storage* outside, uncovered, dry enough for a flowpath option;
- 10 m x 12 m x 2 m permanent concrete storage with flowpath option, for his imported solid dairy manure; and
- The existing facilities were constructed more than 3 years ago.

How far must the proposed barn be sited from all development reasonably expected to be impacted?

**Evaluator:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**File Number:** \_\_\_\_\_

### Applicant Information:

|                     |                   |                    |                   |
|---------------------|-------------------|--------------------|-------------------|
| <b>First Name</b>   | Jim               | <b>Lower Tier</b>  | Lower, Somewhere  |
| <b>Last Name</b>    | Jones             | <b>Lot</b>         | 2                 |
| <b>Farm/Company</b> | Swiney Acres Farm | <b>Concession</b>  | 2                 |
| <b>Address</b>      | 124 New Road      | <b>Fire Number</b> | 123456            |
| <b>City/Town</b>    | Somewhere         | <b>Roll Number</b> | 667               |
| <b>Province</b>     | Ontario           | <b>Telephone</b>   | 905-555-3333      |
| <b>Postal Code</b>  | NOG QJO           | <b>Fax</b>         | 905-555-4444      |
| <b>Upper Tier</b>   | Upper Somewhere   | <b>Email</b>       | jjones@newroad.ca |

## MDS II CALCULATION FORM

| Animal Type or Material                                                                                                                                                                                                 | Description                          | Number per NU | Manure Form | Existing Maximum Housing Capacity | Existing NU                                                                                               | Proposed Maximum Housing Capacity | Added NU | Total NU | Factor A | Factor AD |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------|-------------|-----------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------|----------|----------|----------|-----------|
| Swine                                                                                                                                                                                                                   | Feeders<br>(27 kg - 105 kg)          | 6             | Liquid      | 1200                              | 200                                                                                                       | 1200                              | 200      | 400      | 1.2      | 0.8       |
| Chickens                                                                                                                                                                                                                | Broilers<br>(9 week cycle)           | 300           | Solid       | 33000                             | 110                                                                                                       | N/A                               | N/A      | 110      | N/A      | N/A       |
| Imported Manure                                                                                                                                                                                                         | Maximum Capacity<br>(10m x 12m x 2m) | 19.8          | Solid       | 240                               | 12                                                                                                        | N/A                               | N/A      | 12       | N/A      | N/A       |
| Totals                                                                                                                                                                                                                  |                                      |               |             |                                   | 322                                                                                                       |                                   | 200      | 522      |          |           |
| Factor A (Odour Potential Factor) weighted average may be necessary                                                                                                                                                     |                                      |               |             |                                   |                                                                                                           |                                   |          |          | 1.2      |           |
| Factor D (Manure Form Factor) weighted average may be necessary                                                                                                                                                         |                                      |               |             |                                   |                                                                                                           |                                   |          |          |          | 0.8       |
| Factor B (Nutrient Units Factor)                                                                                                                                                                                        |                                      |               |             |                                   |                                                                                                           |                                   |          |          |          | 563       |
| Has a building permit been issued for the livestock facility on this property, in the last 3 years that has increased its livestock capacity? No? Yes? If No, proceed to Approach (i); if Yes, proceed to Approach (ii) |                                      |               |             |                                   |                                                                                                           |                                   |          |          |          |           |
| Approach (i) - No Building Permits in Last 3 Years                                                                                                                                                                      |                                      |               |             |                                   | Approach (ii) - Building Permit(s) issued in Last 3 Years                                                 |                                   |          |          |          |           |
| Calculation of Percentage Increase                                                                                                                                                                                      |                                      |               |             |                                   | Calculation of Percentage Increase                                                                        |                                   |          |          |          |           |
| Total 2 - Total Added NU (From Above)                                                                                                                                                                                   |                                      |               |             | 200                               | Total 2 - Total Added NU (From Above) + Total Added NU from building permit(s) issued in the last 3 Years |                                   |          |          |          |           |
| Total 1 - Total Existing NU (From Above)                                                                                                                                                                                |                                      |               |             | 322                               | Total 1 - Total Existing NU at Livestock Facility - 3 Years Ago                                           |                                   |          |          |          |           |
| If Total 1 = Zero - Treat as a First Livestock Facility                                                                                                                                                                 |                                      |               |             |                                   | If Total 1 = Zero - Treat as a First Livestock Facility                                                   |                                   |          |          |          |           |
| % Increase: (Total 2/Total 1) x 100                                                                                                                                                                                     |                                      |               |             | 62.1%                             | % Increase: (Total 2/Total 1) x 100                                                                       |                                   |          |          |          |           |
| Factor C (Orderly Expansion Factor)                                                                                                                                                                                     |                                      |               |             |                                   |                                                                                                           |                                   |          |          |          | 0.825     |
| F (Building Base Distance, m) = Factor A x Factor D x Factor B x Factor C                                                                                                                                               |                                      |               |             |                                   |                                                                                                           |                                   |          |          |          | 446       |
| S (Manure Storage Base Distance, m)                                                                                                                                                                                     |                                      |               |             |                                   |                                                                                                           |                                   |          |          |          | 448       |

Now What?

Apply MDS calculation to building permit application as appropriate. For Type A land uses, the values of Building Base Distance 'F' and Storage Base Distance 'S' should be multiplied by 1.0 to determine the required MDS setback. For Type B land uses, the values of Building Base Distance 'F' and Storage Base Distance 'S' should be multiplied by 2.0 to determine the required MDS setback. Implementation Guideline #40 provides direction around setbacks from rear lot lines, side lot lines and road allowances. For rear and side lot lines, the values of Building Base Distance 'F' and Storage Base Distance 'S' should be multiplied by 0.1 to determine the required MDS setback. In accordance with Implementation Guideline #44, the required MDS setback from a rear or side lot line should never exceed 30 metres. For road allowances, the values of Building Base Distance 'F' and Storage Base Distance 'S' should be multiplied by 0.2 to determine the required MDS setback.

## MDS II CALCULATION BLANK FORM

Evaluator: \_\_\_\_\_

Date: \_\_\_\_\_

File Number: \_\_\_\_\_

Contact Information:

|                     | <b>Applicant<br/>Information</b> | <b>Owner of Adjacent<br/>Livestock Facility #1</b> | <b>Owner of Adjacent<br/>Livestock Facility #2, etc</b> |
|---------------------|----------------------------------|----------------------------------------------------|---------------------------------------------------------|
| <b>File Name</b>    |                                  |                                                    |                                                         |
| <b>Last Name</b>    |                                  |                                                    |                                                         |
| <b>Farm/Company</b> |                                  |                                                    |                                                         |
| <b>Address</b>      |                                  |                                                    |                                                         |
| <b>City/Town</b>    |                                  |                                                    |                                                         |
| <b>Province</b>     |                                  |                                                    |                                                         |
| <b>Postal Code</b>  |                                  |                                                    |                                                         |
| <b>Upper Tier</b>   |                                  |                                                    |                                                         |
| <b>Lower Tier</b>   |                                  |                                                    |                                                         |
| <b>Lot</b>          |                                  |                                                    |                                                         |
| <b>Concession</b>   |                                  |                                                    |                                                         |
| <b>911 Number</b>   |                                  |                                                    |                                                         |
| <b>Roll Number</b>  |                                  |                                                    |                                                         |
| <b>Telephone</b>    |                                  |                                                    |                                                         |
| <b>Fax</b>          |                                  |                                                    |                                                         |
| <b>Email</b>        |                                  |                                                    |                                                         |

## MDS II CALCULATION BLANK FORM

| Animal Type or Material                                                                                                                                                                                                                       | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Number per NU | Manure Form | Existing Maximum Housing Capacity | Existing NU                                                                                               | Proposed Maximum Housing Capacity | Added NU | Total NU | Factor A | Factor AD |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------------|-----------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------|----------|----------|----------|-----------|
| Swine                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |             |                                   |                                                                                                           |                                   |          |          |          |           |
| Chickens                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |             |                                   |                                                                                                           |                                   |          |          |          |           |
| Imported Manure                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |             |                                   |                                                                                                           |                                   |          |          |          |           |
| Totals                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |             |                                   |                                                                                                           |                                   |          |          |          |           |
| Factor A (Odour Potential Factor) weighted average may be necessary                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |             |                                   |                                                                                                           |                                   |          |          |          |           |
| Factor D (Manure Form Factor) weighted average may be necessary                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |             |                                   |                                                                                                           |                                   |          |          |          |           |
| Factor B (Nutrient Units Factor)                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |             |                                   |                                                                                                           |                                   |          |          |          |           |
| Has a building permit been issued for the <i>livestock facility</i> on this property, in the last 3 years that has increased its <i>livestock capacity</i> ? No? Yes? <i>If No, proceed to Approach (i); if Yes, proceed to Approach (ii)</i> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |             |                                   |                                                                                                           |                                   |          |          |          |           |
| <b>Approach (i) - No Building Permits in Last 3 Years</b>                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |             |                                   | <b>Approach (ii) - Building Permit(s) issued in Last 3 Years</b>                                          |                                   |          |          |          |           |
| Calculation of Percentage Increase                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |             |                                   | Calculation of Percentage Increase                                                                        |                                   |          |          |          |           |
| Total 2 - Total Added NU (From Above)                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |             |                                   | Total 2 - Total Added NU (From Above) + Total Added NU from building permit(s) issued in the last 3 Years |                                   |          |          |          |           |
| Total 1 - Total Existing NU (From Above)                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |             |                                   | Total 1 - Total Existing NU at <i>Livestock Facility</i> - 3 Years Ago                                    |                                   |          |          |          |           |
| If Total 1 = Zero - Treat as a <i>First Livestock Facility</i>                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |             |                                   | If Total 1 = Zero - Treat as a <i>First Livestock Facility</i>                                            |                                   |          |          |          |           |
| % Increase: (Total 2/Total 1) x 100                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |             |                                   | % Increase: (Total 2/Total 1) x 100                                                                       |                                   |          |          |          |           |
| Factor C (Orderly Expansion Factor)                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |             |                                   |                                                                                                           |                                   |          |          |          |           |
| F (Building Base Distance, m) = Factor A x Factor D x Factor B x Factor C                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |             |                                   |                                                                                                           |                                   |          |          |          |           |
| S (Manure Storage Base Distance, m)                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |             |                                   |                                                                                                           |                                   |          |          |          |           |
| Now What?                                                                                                                                                                                                                                     | <p>Apply MDS calculation to building permit application as appropriate. For Type A land uses, the values of Building Base Distance 'F' and Storage Base Distance 'S' should be multiplied by 1.0 to determine the required MDS setback. For Type B land uses, the values of Building Base Distance 'F' and Storage Base Distance 'S' should be multiplied by 2.0 to determine the required MDS setback. Implementation Guideline #40 provides direction around setbacks from rear <i>lot</i> lines, side <i>lot</i> lines and road allowances. For rear and side <i>lot</i> lines, the values of Building Base Distance 'F' and Storage Base Distance 'S' should be multiplied by 0.1 to determine the required MDS setback. In accordance with Implementation Guideline #44, the required MDS setback from a rear or side <i>lot</i> line should never exceed 30 metres. For road allowances, the values of Building Base Distance 'F' and Storage Base Distance 'S' should be multiplied by 0.2 to determine the required MDS setback.</p> |               |             |                                   |                                                                                                           |                                   |          |          |          |           |

# FACTOR TABLES

**Table 1: Factor A (Odour Potential) and Factor D (Manure or Material Form in Storage Facility)**

| Animal Type or Material           | Description                                                                                  | Number per NU                                  | Factor A | Manure or Material Form in Permanent Storage                                                                                     |                                                                                                                       |                                                       |
|-----------------------------------|----------------------------------------------------------------------------------------------|------------------------------------------------|----------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
|                                   |                                                                                              |                                                |          | Liquid Manure:<br>Factor D = 0.8<br>< 18% Dry Matter                                                                             | Solid Manure:<br>Factor D = 0.7<br>18 - 100% Dry Matter                                                               |                                                       |
| Swine                             | Sows with litter, dry sows/boars Segregated Early Weaning (SEW)                              | 3.33                                           | 1.0      | Most systems have liquid manure stored under the barn slats for short or long periods, or in storages located outside            | Systems with solid manure inside on deep bedded packs, or with scraped alleys                                         |                                                       |
|                                   | Sows with litter, dry sows or boars (non-SEW)                                                | 3.5                                            |          |                                                                                                                                  |                                                                                                                       |                                                       |
|                                   | Breeder gilts (entire barn designed specifically for this purpose)                           | 5                                              |          |                                                                                                                                  |                                                                                                                       |                                                       |
|                                   | Weaners (7 kg – 27 kg)                                                                       | 20                                             | 1.1      |                                                                                                                                  |                                                                                                                       |                                                       |
|                                   | Feeders (27 – 105 kg)                                                                        | 6                                              | 1.2      |                                                                                                                                  |                                                                                                                       |                                                       |
| Dairy Cattle                      | <b>Milking-age cows (dry or milking)</b><br>- Large-framed; 545 kg – 636 kg (e.g. Holsteins) | 0.7                                            | 0.7      | Free-stall barns with minimal bedding, or sand bedding, or tie-stall barns with minimal bedding & milking centre washwater added | Tie-stall barns with lots of bedding, or loose housing with deep bedded pack, and with or without outside yard access |                                                       |
|                                   | - Medium-framed; 455 kg – 545 kg (e.g. Guernseys)                                            | 0.85                                           |          |                                                                                                                                  |                                                                                                                       |                                                       |
|                                   | - Small-framed; 364 kg – 455 kg (e.g. Jerseys)                                               | 1                                              |          |                                                                                                                                  |                                                                                                                       |                                                       |
|                                   | <b>Heifers (5 months to freshening)</b><br>- Large-framed; 182 kg – 545 kg (e.g. Holsteins)  | 2                                              |          |                                                                                                                                  |                                                                                                                       |                                                       |
|                                   | - Medium-framed; 148 kg – 455 kg (e.g. Guernseys)                                            | 2.4                                            |          |                                                                                                                                  |                                                                                                                       |                                                       |
|                                   | - Small-framed; 125 kg – 364 kg (Jerseys)                                                    | 2.9                                            |          |                                                                                                                                  |                                                                                                                       |                                                       |
|                                   | <b>Calves (0 – 5 months)</b><br>- Large-framed; 45 kg – 182 kg (e.g. Holsteins)              | 6                                              | 0.7      | Free-stall barns with minimal bedding, or sand bedding, or tie-stall barns with minimal bedding & milking centre washwater added | Bedded pens or stalls or heavily bedded calf hutches that are outside                                                 |                                                       |
|                                   | - Medium-framed; 39 kg – 148 kg (e.g. Guernseys)                                             | 7                                              |          |                                                                                                                                  |                                                                                                                       |                                                       |
|                                   | - Small-framed; 30 kg – 125 kg (Jerseys)                                                     | 8.5                                            |          |                                                                                                                                  |                                                                                                                       |                                                       |
|                                   | Beef Cattle                                                                                  | Cows, including calves to weaning (all breeds) | 1        | 0.7                                                                                                                              | N/A                                                                                                                   | Bedded pack barns with or without outside yard access |
|                                   |                                                                                              | Feeders (7 – 16 months)                        | 3        | 0.8                                                                                                                              | Slatted floor systems, or barns with minimal bedding & yard scraped to a liquid storage                               |                                                       |
|                                   |                                                                                              | Backgrounders (7 – 12.5 months)                | 3        |                                                                                                                                  |                                                                                                                       |                                                       |
| Shortkeepers (12.5 – 17.5 months) |                                                                                              | 2                                              |          |                                                                                                                                  |                                                                                                                       |                                                       |

| Animal Type, or Material | Description                                                               | Number per NU       | Factor A | Manure or Material Form in Permanent Storage                   |                                                         |
|--------------------------|---------------------------------------------------------------------------|---------------------|----------|----------------------------------------------------------------|---------------------------------------------------------|
|                          |                                                                           |                     |          | Liquid Manure: Factor D = 0.8 Less than 18% Dry Matter         | Solid Manure: Factor D = 0.7 18 to 100% Dry Matter      |
| Veal                     | Milk-fed                                                                  | 6                   | 1.1      | Slatted floors or slatted stall system                         | Heavily bedded pack barns                               |
|                          | Grain-fed                                                                 | 6                   | 0.8      |                                                                |                                                         |
| Goats                    | Does & bucks (for meat kids; includes unweaned offspring & replacements)  | 8                   | 0.7      | N/A                                                            | Heavily bedded pack barns                               |
|                          | Does & bucks (for dairy; includes unweaned offspring & replacements)      | 8                   |          |                                                                |                                                         |
|                          | Kids (dairy or feeder kids)                                               | 20                  |          |                                                                |                                                         |
| Sheep                    | Ewes & rams (for meat lambs; includes unweaned offspring & replacements)  | 8                   | 0.7      | N/A                                                            | All sheep systems                                       |
|                          | Ewes & rams (dairy operation; includes unweaned offspring & replacements) | 6                   |          |                                                                |                                                         |
|                          | Lambs (dairy or feeder lambs)                                             | 20                  |          |                                                                |                                                         |
| Horses                   | Large-framed, mature; > 681 kg (including unweaned offspring)             | 0.7                 | 0.7      | N/A                                                            | All horse systems                                       |
|                          | Medium-framed, mature; 227 kg – 680 kg (including unweaned offspring)     | 1                   |          |                                                                |                                                         |
|                          | Small-framed, mature; < 227 kg (including unweaned offspring)             | 2                   |          |                                                                |                                                         |
| Chickens                 | Layer hens (for eating eggs; after transfer from pullet barn)             | 150                 | 1.0      | Birds in cages, manure belts, no drying of manure, water added | Birds in cages, manure belts & drying, or floor systems |
|                          | Layer pullets (day olds until transferred into layer barn)                | 500                 | 0.7      |                                                                |                                                         |
|                          | Broiler breeder growers (males/females transferred out to layer barn)     | 300                 | 0.7      | N/A                                                            | Bedded floors                                           |
|                          | Broiler breeder layers (males/females transferred in from grower barn)    | 100                 | 0.7      | N/A                                                            | Cage or slatted floor systems                           |
|                          | Broilers on an 8 week cycle                                               | 350                 | 0.7      | N/A                                                            | Bedded floor systems                                    |
|                          | Broilers on a 9 week cycle                                                | 300                 |          |                                                                |                                                         |
|                          | Broilers on a 10 week cycle                                               | 250                 |          |                                                                |                                                         |
|                          | Broilers on a 12 week cycle                                               | 200                 |          |                                                                |                                                         |
|                          | Broilers on any other cycle, or if unknown, use 24.8 m <sup>2</sup> /NU   | 24.8 m <sup>2</sup> |          |                                                                |                                                         |
| Turkeys                  | Turkey pullets (day old until transferred to layer turkey barn)           | 267                 | 0.7      | N/A                                                            | Bedded floor systems                                    |
|                          | Turkey breeder layers (males/females transferred in from grower barn)     | 67                  |          |                                                                |                                                         |
|                          | Breeder toms                                                              | 45                  |          |                                                                |                                                         |
|                          | Broilers (day olds to 6.2 kg)                                             | 133                 |          |                                                                |                                                         |
|                          | Hens (day olds up to 6.2 kg to 10.8 kg; 7.5 kg is typical)                | 105                 |          |                                                                |                                                         |
|                          | Toms (day olds to over 10.8 to 20 kg; 14.5 kg is typical)                 | 75                  |          |                                                                |                                                         |
|                          | Turkeys at any other weights, or if unknown, use 24.8 m <sup>2</sup> /NU  | 24.8 m <sup>2</sup> |          |                                                                |                                                         |

| Animal Type, or Material | Description                                                                | Number per NU | Factor A | Manure or Material Form in Permanent Storage           |                                                                    |
|--------------------------|----------------------------------------------------------------------------|---------------|----------|--------------------------------------------------------|--------------------------------------------------------------------|
|                          |                                                                            |               |          | Liquid Manure: Factor D = 0.8 Less than 18% Dry Matter | Solid Manure: Factor D = 0.7 18 to 100% Dry Matter                 |
| Quail                    | Use 24.8 m2/NU                                                             | 24.8 m2       | 0.7      | N/A                                                    | Bedded floor systems                                               |
| Partridge                | Use 24.8 m2/NU                                                             | 24.8 m2       |          |                                                        |                                                                    |
| Pheasants                | Use 24.8 m2/NU                                                             | 24.8 m2       |          |                                                        |                                                                    |
| Squab                    | Use 24.8 m2/NU                                                             | 24.8 m2       |          |                                                        |                                                                    |
| Rheas                    | Adults (includes replacements & market birds)                              | 13            |          |                                                        |                                                                    |
| Emus                     | Adults (includes replacements & market birds)                              | 12            |          |                                                        |                                                                    |
| Ostriches                | Adults (includes replacements & market birds)                              | 4             |          |                                                        |                                                                    |
| Ducks                    | Peking                                                                     | 105           | 0.8      | Wire mesh flooring systems                             | Bedded floor systems                                               |
|                          | Muscovy, use 24.8 m2/NU                                                    | 24.8 m2       |          |                                                        |                                                                    |
| Geese                    | Use 24.8 m2/NU                                                             | 24.8 m2       |          |                                                        |                                                                    |
| Rabbits                  | Breeding females (including males, replacements & market animals)          | 40            | 0.8      | N/A                                                    | Cage or floor systems                                              |
| Chinchillas              | Breeding females (including males, replacements & market animals)          | 320           |          |                                                        |                                                                    |
| Fox                      | Breeding females (including males, replacements & market animals)          | 25            | 1.0      |                                                        |                                                                    |
| Mink                     | Breeding females (including males, replacements & market animals)          | 90            |          |                                                        |                                                                    |
| Bison                    | Adults (includes unweaned calves & replacements)                           | 1.3           | 0.7      | N/A                                                    | Bedded pack barns with outside access or outside confinement areas |
|                          | Feeders (170 kg – 477 kg)                                                  | 4             |          |                                                        |                                                                    |
| Llama                    | Adults (includes unweaned young & replacements)                            | 5             |          |                                                        |                                                                    |
|                          | Feeders (45 kg – 86 kg)                                                    | 16            |          |                                                        |                                                                    |
| Alpaca                   | Adults (includes unweaned young & replacements)                            | 8             |          |                                                        |                                                                    |
|                          | Feeders (23 kg – 48 kg)                                                    | 26            |          |                                                        |                                                                    |
| Wild Boar                | Breeding age sows (includes boars, replacements & weaned piglets to 27 kg) | 5             |          |                                                        |                                                                    |
|                          | Finishing boars (27 kg – 86 kg)                                            | 7             |          |                                                        | Continued...                                                       |
|                          |                                                                            |               |          |                                                        |                                                                    |

| Animal Type, or Material                                                                      | Description                                                                                                                                   | Number per NU                                 | Factor A | Manure or Material Form in Permanent Storage                    |                                                                           |
|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|----------|-----------------------------------------------------------------|---------------------------------------------------------------------------|
|                                                                                               |                                                                                                                                               |                                               |          | Liquid Manure:<br>Factor D = 0.8<br>Less than 18%<br>Dry Matter | Solid Manure:<br>Factor D = 0.7<br>18 to 100%<br>Dry Matter               |
| Deer                                                                                          | <b>White tailed deer</b><br>- Adults > 24 mo (including unweaned offspring)                                                                   | 11                                            | 0.7      | N/A                                                             | Bedded pack barns with outside access <u>OR</u> outside confinement areas |
|                                                                                               | - Feeders                                                                                                                                     | 21                                            |          |                                                                 |                                                                           |
|                                                                                               | <b>Red deer</b><br>- Adults > 24 mo (including unweaned offspring)                                                                            | 7                                             |          |                                                                 |                                                                           |
|                                                                                               | - Feeders                                                                                                                                     | 14                                            |          |                                                                 |                                                                           |
|                                                                                               | <b>Elk</b><br>- Adults > 24 mo (including unweaned offspring)                                                                                 | 2                                             |          |                                                                 |                                                                           |
|                                                                                               | - Feeders                                                                                                                                     | 6                                             |          |                                                                 |                                                                           |
|                                                                                               | <b>Elk/deer hybrids</b><br>- Adults > 24 mo (including unweaned offspring)                                                                    | 4                                             |          |                                                                 |                                                                           |
|                                                                                               | - Feeders                                                                                                                                     | 10                                            |          |                                                                 |                                                                           |
|                                                                                               | <b>Fallow deer</b><br>- Adults > 24 mo (including unweaned offspring)                                                                         | 13                                            | 0.8      | All storages with liquid manure                                 | All storages with solid manure                                            |
|                                                                                               | - Feeders                                                                                                                                     | 23                                            |          |                                                                 |                                                                           |
| Other livestock not listed in this table                                                      | To determine the number per NU, add up the total maximum live weight of animals and divide by the weight of animals per NU in the next column | 453.6 kg<br>(1000 lbs)                        | 0.8      | All storages with liquid manure                                 | All storages with solid manure                                            |
| Manure imported to a lot not generating manure <sup>2</sup>                                   | Maximum capacity of permanent storages at any time: solid or liquid capacity                                                                  | 19.8 m <sup>3</sup><br>(700 ft <sup>3</sup> ) | 1.2      | All storages with liquid manure                                 | All storages with solid manure                                            |
| Storages for <i>digestate</i> from an Anaerobic Digester (odours reduced during this process) | Maximum capacity of permanent storages at any time: solid or liquid capacity                                                                  | 19.8 m <sup>3</sup><br>(700 ft <sup>3</sup> ) | 0.5      | All storages with liquid manure                                 | All storages with solid manure                                            |

1. On farms with 100 milking-age cows (dry & milking), there are usually about 20 replacement calves and 80 replacement heifers.

2. Average value for typical types of manures that might be imported to a lot, such as poultry, dairy, beef, swine, horse or other manure.

N/A = Not Applicable

**Table 2: Factor B (Nutrient Units Factor)**

In using Table 2 to determine Factor B, it may be necessary to interpolate a value for Factor B. For example, you determine the total number of *nutrient units* at a *livestock facility* to be 255 NU. Table 2 provides a value for Factor B for 250 NU and for 260 NU, but not for 255 NU. The value of Factor B for 250 NU is 435 and the value of Factor B for 260 NU is 441. To determine Factor B for 255 NU interpolate between the numbers 435 and 441. In this example, the value of Factor B for 255 NU is 438.

When interpolating a value for Factor B do not include more than two decimal places. Interpolated values with more than two decimal places should be rounded accordingly. For example, if an interpolated value for Factor B is calculated as 499.238, then use a value of 499.24 for Factor B in the MDS calculation.

For operations less than 5 NU in size, do not interpolate, but use a Factor B of 150. For operations greater than 5000 NU in size, contact OMAFRA staff to determine Factor B.

| Final NU | Factor B |
|----------|----------|
| Up to 5  | 150      |
| 6        | 153      |
| 7        | 157      |
| 8        | 160      |
| 9        | 163      |
| 10       | 167      |
| 11       | 170      |
| 12       | 173      |
| 13       | 177      |
| 14       | 180      |
| 15       | 183      |
| 16       | 187      |
| 17       | 190      |
| 18       | 193      |
| 19       | 197      |
| 20       | 200      |
| 21       | 202      |
| 22       | 204      |
| 23       | 206      |
| 24       | 208      |
| 25       | 210      |
| 26       | 212      |
| 27       | 214      |
| 28       | 216      |
| 29       | 218      |
| 30       | 220      |
| 31       | 222      |
| 32       | 224      |
| 33       | 226      |
| 34       | 228      |
| 35       | 230      |
| 36       | 232      |
| 37       | 234      |
| 38       | 236      |
| 39       | 238      |
| 40       | 240      |
| 41       | 242      |
| 42       | 244      |
| 43       | 246      |
| 44       | 248      |
| 45       | 250      |

| Final NU | Factor B |
|----------|----------|
| 46       | 252      |
| 47       | 254      |
| 48       | 256      |
| 49       | 258      |
| 50       | 260      |
| 52       | 264      |
| 54       | 268      |
| 56       | 272      |
| 58       | 276      |
| 60       | 280      |
| 62       | 282      |
| 64       | 284      |
| 66       | 285      |
| 68       | 287      |
| 70       | 289      |
| 72       | 291      |
| 74       | 293      |
| 76       | 294      |
| 78       | 296      |
| 80       | 298      |
| 82       | 300      |
| 84       | 301      |
| 86       | 303      |
| 88       | 305      |
| 90       | 307      |
| 92       | 309      |
| 94       | 310      |
| 96       | 312      |
| 98       | 314      |
| 100      | 316      |
| 102      | 318      |
| 104      | 320      |
| 106      | 322      |
| 108      | 324      |
| 110      | 326      |
| 112      | 329      |
| 114      | 331      |
| 116      | 333      |
| 118      | 335      |
| 120      | 337      |
| 122      | 339      |

| Final NU | Factor B |
|----------|----------|
| 124      | 340      |
| 126      | 342      |
| 128      | 344      |
| 130      | 346      |
| 135      | 351      |
| 140      | 355      |
| 145      | 360      |
| 150      | 364      |
| 155      | 368      |
| 160      | 372      |
| 165      | 376      |
| 170      | 380      |
| 175      | 384      |
| 180      | 388      |
| 185      | 392      |
| 190      | 395      |
| 195      | 399      |
| 200      | 402      |
| 205      | 406      |
| 210      | 409      |
| 215      | 413      |
| 220      | 416      |
| 225      | 419      |
| 230      | 423      |
| 235      | 426      |
| 240      | 429      |
| 245      | 432      |
| 250      | 435      |
| 260      | 441      |
| 270      | 447      |
| 280      | 453      |
| 290      | 458      |
| 300      | 464      |
| 310      | 469      |
| 320      | 474      |
| 330      | 480      |
| 340      | 485      |
| 350      | 490      |
| 360      | 494      |
| 370      | 499      |
| 380      | 504      |

| Final NU          | Factor B             |
|-------------------|----------------------|
| 390               | 508                  |
| 400               | 513                  |
| 410               | 517                  |
| 420               | 522                  |
| 430               | 526                  |
| 440               | 530                  |
| 450               | 535                  |
| 460               | 539                  |
| 470               | 543                  |
| 480               | 547                  |
| 490               | 551                  |
| 500               | 555                  |
| 520               | 562                  |
| 540               | 570                  |
| 560               | 577                  |
| 580               | 584                  |
| 600               | 591                  |
| 620               | 598                  |
| 640               | 605                  |
| 660               | 611                  |
| 680               | 618                  |
| 700               | 624                  |
| 750               | 639                  |
| 800               | 654                  |
| 850               | 668                  |
| 900               | 681                  |
| 950               | 694                  |
| 1000              | 707                  |
| 1100              | 731                  |
| 1200              | 753                  |
| 1300              | 775                  |
| 1400              | 795                  |
| 1500              | 815                  |
| 2000              | 870                  |
| 3000              | 980                  |
| 4000              | 1090                 |
| 5000              | 1200                 |
| Greater than 5000 | Contact OMAFRA staff |

**Table 3: Factor C (Orderly Expansion Factor)**

In using Table 3 to determine Factor C, it may be necessary to interpolate a value for Factor C. For example, you determine the percentage increase at a *livestock facility* to be 155%. Table 3 provides a value for Factor C for a 150% increase, and for a 160% increase, but not for a 155% increase. The value of Factor C for a 150% increase is 0.9371 and the value of Factor C for a 160% increase is 0.9497. To determine Factor C for a 155% increase interpolate between the numbers 0.9371 and 0.9497. In this example, the value of Factor C for a 155% increase is 0.9434.

When interpolating a value for Factor C do not include more than four decimal places. Interpolated values with more than four decimal places should be rounded accordingly. For example, if an interpolated value for Factor C is calculated as 0.977643, then use a value of 0.9776 for Factor C in the MDS calculation.

For operations with a 0% increase, or a decrease, i.e. 'negative' percentage increase, use a value of 0.5000 for Factor C. Do not interpolate below a value of 0.5000. For operations with a 700% increase or greater, or for a *first livestock facility*, use a value of 1.1400 for Factor C. Do not interpolate above a value of 1.1400.

| % Increase in Nutrient Units                 | Factor C | % Increase in Nutrient Units | Factor C | % Increase in Nutrient Units                                         | Factor C |
|----------------------------------------------|----------|------------------------------|----------|----------------------------------------------------------------------|----------|
| 0% increase or decreases (negative increase) | 0.5000   | 27%                          | 0.6674   | 80%                                                                  | 0.8484   |
| 1%                                           | 0.5062   | 28%                          | 0.6736   | 85%                                                                  | 0.8547   |
| 2%                                           | 0.5124   | 29%                          | 0.6798   | 90%                                                                  | 0.8610   |
| 3%                                           | 0.5186   | 30%                          | 0.6860   | 95%                                                                  | 0.8674   |
| 4%                                           | 0.5248   | 31%                          | 0.6922   | 100%                                                                 | 0.8737   |
| 5%                                           | 0.5310   | 32%                          | 0.6984   | 105%                                                                 | 0.8800   |
| 6%                                           | 0.5372   | 33%                          | 0.7046   | 110%                                                                 | 0.8864   |
| 7%                                           | 0.5434   | 34%                          | 0.7108   | 115%                                                                 | 0.8927   |
| 8%                                           | 0.5496   | 35%                          | 0.7170   | 120%                                                                 | 0.8990   |
| 9%                                           | 0.5558   | 36%                          | 0.7232   | 125%                                                                 | 0.9054   |
| 10%                                          | 0.5620   | 37%                          | 0.7294   | 130%                                                                 | 0.9117   |
| 11%                                          | 0.5682   | 38%                          | 0.7356   | 135%                                                                 | 0.9180   |
| 12%                                          | 0.5744   | 39%                          | 0.7418   | 140%                                                                 | 0.9244   |
| 13%                                          | 0.5806   | 40%                          | 0.7480   | 145%                                                                 | 0.9307   |
| 14%                                          | 0.5868   | 41%                          | 0.7542   | 150%                                                                 | 0.9371   |
| 15%                                          | 0.5930   | 42%                          | 0.7604   | 160%                                                                 | 0.9497   |
| 16%                                          | 0.5992   | 43%                          | 0.7666   | 170%                                                                 | 0.9624   |
| 17%                                          | 0.6054   | 44%                          | 0.7728   | 180%                                                                 | 0.9751   |
| 18%                                          | 0.6116   | 45%                          | 0.7790   | 190%                                                                 | 0.9877   |
| 19%                                          | 0.6178   | 46%                          | 0.7852   | 200%                                                                 | 1.0000   |
| 20%                                          | 0.6240   | 47%                          | 0.7914   | 300%                                                                 | 1.0280   |
| 21%                                          | 0.6302   | 48%                          | 0.7976   | 400%                                                                 | 1.0560   |
| 22%                                          | 0.6364   | 49%                          | 0.8038   | 500%                                                                 | 1.0840   |
| 23%                                          | 0.6426   | 50%                          | 0.8100   | 600%                                                                 | 1.1120   |
| 24%                                          | 0.6488   | 55%                          | 0.8167   | 700% increase or more, or First Livestock Facility on lot of record. | 1.1400   |
| 25%                                          | 0.6550   | 60%                          | 0.8230   |                                                                      |          |
| 26%                                          | 0.6612   | 65%                          | 0.8294   |                                                                      |          |
|                                              |          | 70%                          | 0.8357   |                                                                      |          |
|                                              |          | 75%                          | 0.8420   |                                                                      |          |

**Table 4: Factor E (Encroaching Land Use Factor)**

| Encroaching Land Use | Factor E |
|----------------------|----------|
| Type A Land Use      | 1.1      |
| Type B Land Use      | 2.2      |

**Encroachment of urban development**



**Table 5: Permanent *Manure or Material* Storage Types**

Solid *Manure*: 18% dry matter, or more

Liquid *Manure*: Less than 18% dry matter

Digestate: Less than 18% dry matter

| Storage Odour Potential | Solid or Liquid System | Inside or Outside Livestock Facility | Number referred to in Table 6 (View images in Appendix A) | Description of permanent manure storages being sited by MDS II, or encroached upon through MDS I application                                                                                                                                           |
|-------------------------|------------------------|--------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Very Low                | Solid                  | Inside                               | V1                                                        | Solid, inside, bedded pack<br>(manure accumulates under livestock over time)                                                                                                                                                                           |
|                         |                        | Outside                              | V2                                                        | Solid, outside, covered<br>(cover keeps off precipitation to prevent runoff)                                                                                                                                                                           |
|                         |                        |                                      | V3                                                        | Solid, outside, no cover, greater than or equal 30% dry matter<br>(manure is dry enough that a flowpath option can be used for runoff control ( <i>Nutrient Management Act, 2002</i> ))                                                                |
|                         |                        |                                      | V4                                                        | Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage<br>(manure not dry enough to soak up precipitation, so a liquid runoff storage needed, but it has a permanent, tight cover)                              |
|                         | Liquid                 | Inside                               | V5                                                        | Liquid, inside, underneath slatted floor<br>(manure is stored under the animals in the barn)                                                                                                                                                           |
|                         |                        | Outside                              | V6                                                        | Liquid, outside, with a permanent, tight fitting cover<br>(negative pressure tarp, concrete lid, inflatable dome, etc.)                                                                                                                                |
|                         |                        |                                      | V7                                                        | Liquid, (digestate), outside, no cover (all manure has been treated through anaerobic digestion, or a similar process that reduces odours)                                                                                                             |
|                         | Solid                  | Outside                              | L1                                                        | Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage<br>(manure not dry enough to soak up precipitation, so a liquid Low runoff storage needed, but it is uncovered, producing more odour than in V4 above) |
|                         | Liquid                 | Outside                              | L2                                                        | Liquid, outside, with a permanent floating cover<br>(tarps, foam panels, etc.)                                                                                                                                                                         |
| Medium                  | Liquid                 | Outside                              | M1                                                        | Liquid, outside, no cover, straight-walled storage<br>(usually circular or rectangular concrete, or steel storages)                                                                                                                                    |
|                         |                        |                                      | M2                                                        | Liquid, outside, roof, but with open sides<br>(roof keeps off precipitation, but the open sides allow wind to travel over the manure and carry odours)                                                                                                 |
| High                    | Liquid                 | Outside                              | H1                                                        | Liquid, outside, no cover, sloped-sided storage<br>(earthen manure storages, but <u>not</u> earthen runoff storages associated with a solid manure storage which are L1 above)                                                                         |

## Table 6: MDS I/II Separation Distances for Permanent Manure or Material Storage Types in Table 5

In using Table 6 (see page 51) to determine a value for 'S' – Storage Separation Distance, in some instances it may be necessary to interpolate a value.

For example, you determine the value for Encroachment Base Distance 'F' to be 106 metres. From Table 5, you have determined that the *livestock facility* uses a storage facility with an odour potential that is considered medium (M1).

Table 6 provides a value for Storage Separation Distance 'S' for an M1 Storage for an Encroachment Base Distance 'F' of 100 metres and for an Encroachment Base Distance 'F' of 110 metres, but not for an Encroachment Base Distance 'F' of 106 metres. The value of Storage Separation Distance 'S' for an M1 Storage with an Encroachment Base Distance 'F' of 100 metres, is 190 metres. The value of Storage Separation Distance 'S' for an M1 Storage with an Encroachment Base Distance 'F' of 110 metres, is 199 metres. To determine the value of Storage Separation Distance 'S' for an M1 Storage, with an Encroachment Base Distance 'F' of 106 metres interpolate between the numbers 190 and 199. In this example, the value of Storage Separation Distance 'S' for an M1 Storage, with an Encroachment Base Distance 'F' of 106 metres is 195.4 metres. This value should be rounded to the nearest whole number, in this case 195 metres.

When interpolating a value for Storage Separation Distance 'S' do not include any decimal places. Interpolated values with decimal places should be rounded accordingly. For example, if an interpolated value for Storage Separation Distance 'S' is calculated as 202.83 metres, then use a value of 203 metres for Storage Separation Distance 'S'.

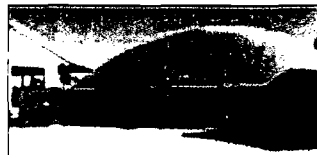
In all instances, where Encroachment or Building Base Distance 'F' exceeds 1000 metres, then Storage Separation Distance 'S' will be the same value as 'F'.

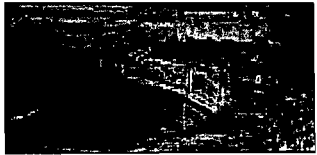
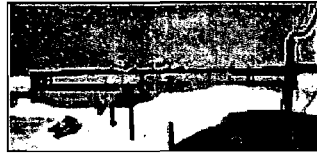
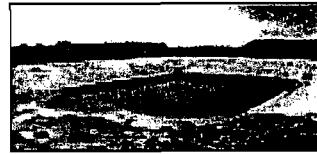
**Table 6: MDS I/II Separation Distances for Permanent Manure**

| Building Base Distance (m) for MDS II ('F'), or Encroachment Base Distance for MDS I ('F') | Storage Separation Distances Based on Relative Odour Potential: Storage Base Distance, 'S' (m)               |                             |                                |                        |
|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------------|------------------------|
|                                                                                            | Very Low Odour Storages V1 to V7                                                                             | Low Odour Storages L1 to L2 | Medium Odour Storages M1 to M2 | High Odour Storages H1 |
| 40                                                                                         | 40                                                                                                           | 64                          | 136                            | 232                    |
| 50                                                                                         | 50                                                                                                           | 74                          | 145                            | 240                    |
| 60                                                                                         | 60                                                                                                           | 84                          | 154                            | 248                    |
| 70                                                                                         | 70                                                                                                           | 93                          | 163                            | 256                    |
| 80                                                                                         | 80                                                                                                           | 103                         | 172                            | 264                    |
| 90                                                                                         | 90                                                                                                           | 113                         | 181                            | 272                    |
| 100                                                                                        | 100                                                                                                          | 123                         | 190                            | 280                    |
| 110                                                                                        | 110                                                                                                          | 132                         | 199                            | 288                    |
| 120                                                                                        | 120                                                                                                          | 142                         | 208                            | 296                    |
| 130                                                                                        | 130                                                                                                          | 152                         | 217                            | 304                    |
| 140                                                                                        | 140                                                                                                          | 162                         | 226                            | 312                    |
| 150                                                                                        | 150                                                                                                          | 171                         | 235                            | 320                    |
| 160                                                                                        | 160                                                                                                          | 181                         | 244                            | 328                    |
| 170                                                                                        | 170                                                                                                          | 191                         | 253                            | 336                    |
| 180                                                                                        | 180                                                                                                          | 201                         | 262                            | 344                    |
| 190                                                                                        | 190                                                                                                          | 210                         | 271                            | 352                    |
| 200                                                                                        | 200                                                                                                          | 220                         | 280                            | 360                    |
| 210                                                                                        | 210                                                                                                          | 230                         | 289                            | 368                    |
| 220                                                                                        | 220                                                                                                          | 240                         | 298                            | 376                    |
| 230                                                                                        | 230                                                                                                          | 249                         | 307                            | 384                    |
| 240                                                                                        | 240                                                                                                          | 259                         | 316                            | 392                    |
| 250                                                                                        | 250                                                                                                          | 269                         | 325                            | 400                    |
| 260                                                                                        | 260                                                                                                          | 279                         | 334                            | 408                    |
| 270                                                                                        | 270                                                                                                          | 288                         | 343                            | 416                    |
| 280                                                                                        | 280                                                                                                          | 298                         | 352                            | 424                    |
| 290                                                                                        | 290                                                                                                          | 308                         | 361                            | 432                    |
| 300                                                                                        | 300                                                                                                          | 318                         | 370                            | 440                    |
| 310                                                                                        | 310                                                                                                          | 327                         | 379                            | 448                    |
| 320                                                                                        | 320                                                                                                          | 337                         | 388                            | 456                    |
| 330                                                                                        | 330                                                                                                          | 347                         | 397                            | 464                    |
| 340                                                                                        | 340                                                                                                          | 357                         | 406                            | 472                    |
| 350                                                                                        | 350                                                                                                          | 366                         | 415                            | 480                    |
| 360                                                                                        | 360                                                                                                          | 376                         | 424                            | 488                    |
| 370                                                                                        | 370                                                                                                          | 386                         | 433                            | 496                    |
| 380                                                                                        | 380                                                                                                          | 396                         | 442                            | 504                    |
| 390                                                                                        | 390                                                                                                          | 405                         | 451                            | 512                    |
| 400                                                                                        | 400                                                                                                          | 415                         | 460                            | 520                    |
| 420                                                                                        | 420                                                                                                          | 435                         | 478                            | 536                    |
| 440                                                                                        | 440                                                                                                          | 454                         | 496                            | 552                    |
| 460                                                                                        | 460                                                                                                          | 474                         | 514                            | 568                    |
| 480                                                                                        | 480                                                                                                          | 493                         | 532                            | 584                    |
| 500                                                                                        | 500                                                                                                          | 513                         | 550                            | 600                    |
| 600                                                                                        | 600                                                                                                          | 610                         | 640                            | 680                    |
| 800                                                                                        | 800                                                                                                          | 805                         | 820                            | 840                    |
| 1000                                                                                       | 1000                                                                                                         | 1000                        | 1000                           | 1000                   |
| Greater than 1000 m                                                                        | Storage Base Distance, 'S', should be the same as Building Base Distance or Encroachment Base Distance - 'F' |                             |                                |                        |

# APPENDIX A

## MANURE OR MATERIAL STORAGE TYPES

| Type | Description                                                                                                                                                                                                            | Image                                                                                 |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| V1   | Solid, inside, bedded pack (manure accumulates under <i>livestock</i> over time)                                                                                                                                       |    |
| V2   | Solid, outside, covered (cover keeps off precipitation to prevent runoff)                                                                                                                                              |    |
| V3   | Solid, outside, no cover, greater than or equal 30% dry matter (manure is dry enough that a flowpath option can be used for runoff control) ( <i>Nutrient Management Act, 2002</i> )                                   |  |
| V4   | Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage (manure not dry enough to soak up precipitation, so a liquid runoff storage needed, but it has a permanent, tight cover) |  |
| V5   | Liquid, inside, underneath slatted floor (manure is stored under the animals in the barn)                                                                                                                              |  |
| V6   | Liquid, outside, with a permanent, tight fitting cover (negative pressure tarp, concrete lid, inflatable dome, etc.)                                                                                                   |  |
| V7   | Liquid, (digestate), outside, no cover (all manure has been treated through anaerobic digestion, or a similar process that reduces odours)                                                                             |  |

| Type | Description                                                                                                                                                                                                                                     | Image                                                                                 |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| L1   | Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage (manure not dry enough to soak up precipitation, so a liquid runoff storage needed, but it is uncovered, producing more odour than in V4 above) |    |
| L2   | Liquid, outside, with a permanent floating cover (tarps, foam panels, etc.)                                                                                                                                                                     |    |
| M1   | Liquid, outside, no cover, straight-walled storage (usually circular or rectangular concrete, or steel storages)                                                                                                                                |    |
| M2   | Liquid, outside, roof, but with open sides (roof keeps off precipitation, but the open sides allow wind to travel over the manure and carry odours)                                                                                             |   |
| H1   | Liquid, outside, no cover, sloped-sided storage (earthen <i>manure storages</i> , but <u>not</u> earthen runoff storages associated with a solid manure storage which are L1 above)                                                             |  |

## ADDITIONAL INFORMATION

For further information and additional reading on related topics, please consult the following documents. Additional training materials on MDS may be available on OMAFRA's website [www.omafra.gov.on.ca](http://www.omafra.gov.on.ca).

### **Legislation**

*The Planning Act, 1990*

*The Farming and Food Production Protection Act, 1998*

### **Publications – Ontario Ministry of Municipal Affairs and Housing**

Provincial Policy Statement, 2005

### **Publications – Ontario Ministry of Agriculture, Food and Rural Affairs**

Guide to *Agricultural Land Use*, Publication 824

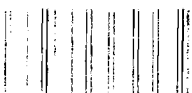
### **Factsheets**

*The Farming and Food Production Protection Act (FFPPA) and Nuisance Complaints*,  
Order No. 05-013

*Farmer and Neighbour Relations, Preventing and Resolving Local Conflicts*,  
Order No. 05-001

*What Rural Neighbours Can Expect From Large Livestock Operations*, Order No. 06-027

*Anaerobic Digestion Basics*, Order No. 04-097



**APPENDIX 'B'**

**NARROW WATER BODIES**

# GUIDELINES FOR MEASURING NARROW WATERBODIES

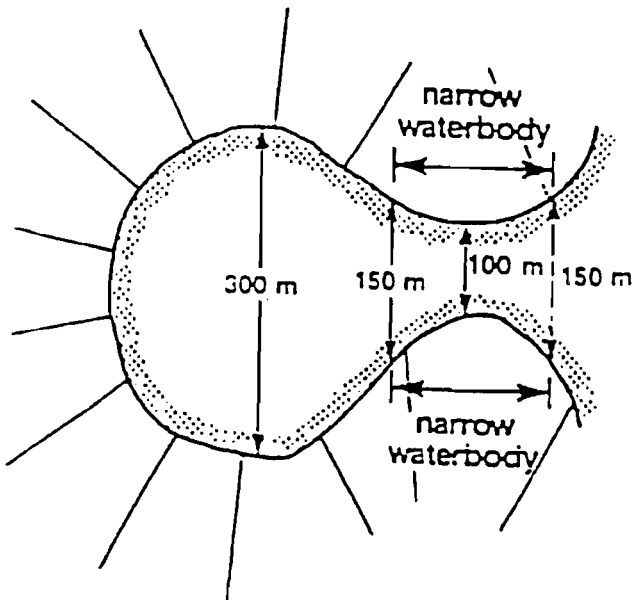
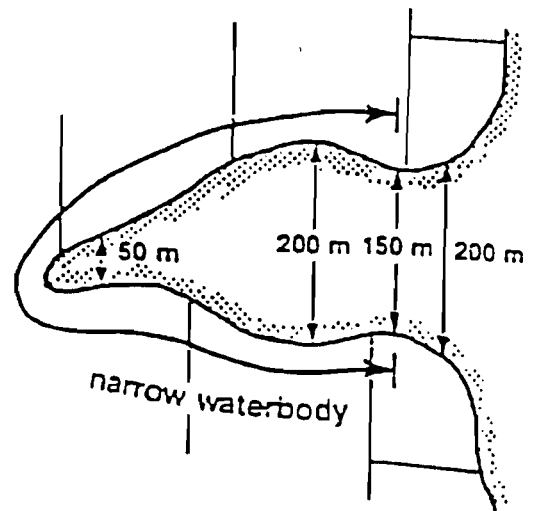
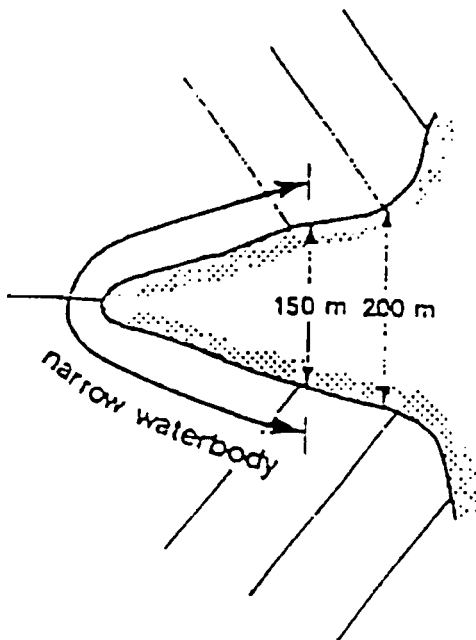
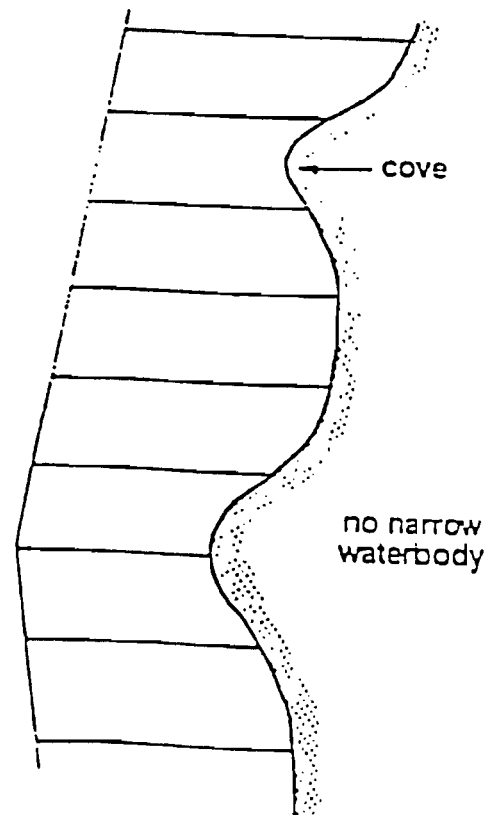


**TABLE "A"**  
**PERMITTED USES IN ZONES**  
**THE CORPORATION OF THE TOWNSHIP OF WOLLASTON**

| <b>ZONING BY-LAW SECTION NO.</b>                          | <b>6</b>        | <b>7</b>        | <b>8</b>        | <b>9</b>        | <b>10</b>       | <b>11</b>       | <b>12</b> | <b>13</b>       | <b>14</b>       | <b>15</b>       | <b>16</b>       | <b>17</b>        | <b>18</b>       | <b>19</b>               |
|-----------------------------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------|-----------------|-----------------|-----------------|-----------------|------------------|-----------------|-------------------------|
| <b>PERMITTED USES</b>                                     | <b>RU</b>       | <b>RR</b>       | <b>LSR</b>      | <b>WR</b>       | <b>R1</b>       | <b>R2</b>       | <b>C</b>  | <b>RRC</b>      | <b>I</b>        | <b>MX</b>       | <b>WD</b>       | <b>CF</b>        | <b>OS</b>       | <b>EP</b>               |
| <b>RESIDENTIAL</b>                                        |                 |                 |                 |                 |                 |                 |           |                 |                 |                 |                 |                  |                 |                         |
| ACCESSORY DWELLING HOUSE IN A NON-RESIDENTIAL ZONE        |                 |                 |                 |                 |                 |                 |           | • <sup>6.</sup> |                 | •               |                 | • <sup>9.</sup>  | •               |                         |
| ACCESSORY DWELLING UNIT IN NON-RESIDENTIAL ZONE           |                 |                 |                 |                 |                 |                 | •         | • <sup>6.</sup> | •               | •               |                 | • <sup>9.</sup>  | •               |                         |
| BED AND BREAKFAST ESTABLISHMENT                           | • <sup>5.</sup> | • <sup>5.</sup> |                 | • <sup>5.</sup> | • <sup>5.</sup> | • <sup>5.</sup> |           |                 |                 |                 |                 |                  |                 |                         |
| LODGING DWELLING HOUSE                                    | •               |                 |                 |                 |                 | •               |           |                 |                 |                 |                 |                  |                 |                         |
| CONVERTED DWELLING HOUSE                                  |                 |                 |                 |                 |                 | •               |           |                 |                 |                 |                 |                  |                 |                         |
| DUPLEX DWELLING HOUSE                                     |                 |                 |                 |                 |                 | •               |           |                 |                 |                 |                 |                  |                 |                         |
| GARDEN SUITE                                              | •               | •               | •               | •               | •               | •               |           |                 |                 |                 |                 |                  |                 |                         |
| GROUP HOME                                                | •               | •               |                 | •               | •               | •               |           |                 |                 |                 |                 |                  |                 |                         |
| HOME OCCUPATION                                           | •               | •               |                 | •               | •               | •               |           | •               |                 |                 |                 |                  |                 |                         |
| MANUFACTURED DWELLING HOUSE                               | •               | •               | •               | •               | •               | •               |           | •               |                 |                 |                 |                  |                 |                         |
| HOUSEKEEPING COTTAGE                                      |                 |                 |                 |                 |                 |                 |           | •               |                 |                 |                 |                  |                 |                         |
| SEMI DETACHED DWELLING HOUSE                              |                 |                 |                 |                 |                 | •               |           |                 |                 |                 |                 |                  |                 |                         |
| SINGLE DETACHED DWELLING HOUSE                            | •               | •               | •               | •               | •               | •               |           |                 |                 |                 |                 |                  |                 |                         |
| SLEEPING CABIN                                            |                 |                 | • <sup>6.</sup> | • <sup>6.</sup> |                 |                 |           |                 |                 |                 |                 |                  |                 |                         |
| TOURIST CABIN                                             |                 |                 |                 |                 |                 |                 |           | •               |                 |                 |                 |                  |                 |                         |
| <b>NON-RESIDENTIAL</b>                                    |                 |                 |                 |                 |                 |                 |           |                 |                 |                 |                 |                  |                 |                         |
| USES OTHER THAN LISTED                                    |                 |                 |                 |                 |                 |                 |           |                 |                 |                 |                 | • <sup>11.</sup> |                 | • <sup>8., 1., 2.</sup> |
| ACCESSORY RETAIL                                          |                 |                 |                 |                 |                 |                 |           |                 | • <sup>7.</sup> |                 |                 |                  |                 |                         |
| AGGREGATES, PROCESSING                                    |                 |                 |                 |                 |                 |                 |           |                 |                 | •               |                 |                  |                 |                         |
| AGRICULTURAL PRODUCE SALES OUTLET                         | •               |                 |                 |                 |                 |                 |           |                 |                 |                 |                 |                  |                 |                         |
| AGRICULTURE-RELATED USE                                   | •               |                 |                 |                 |                 |                 |           |                 |                 |                 |                 |                  | •               | • <sup>8.</sup>         |
| AGRICULTURE/AGRICULTURAL USE                              | •               |                 |                 |                 |                 |                 |           |                 |                 | • <sup>4.</sup> | • <sup>4.</sup> |                  | • <sup>4.</sup> | • <sup>1.</sup>         |
| AMUSEMENT ARCADE                                          |                 |                 |                 |                 |                 |                 | •         |                 |                 |                 |                 |                  |                 |                         |
| ARENA                                                     |                 |                 |                 |                 |                 |                 |           |                 |                 |                 |                 | •                |                 |                         |
| ASPHALT/READY-MIX CONCRETE AND AGGREGATE TRANSFER STATION |                 |                 |                 |                 |                 |                 |           |                 |                 | •               |                 |                  |                 |                         |
| ASSEMBLY OPERATION                                        |                 |                 |                 |                 |                 |                 |           |                 | •               |                 |                 |                  |                 |                         |
| AUCTION OUTLET                                            |                 |                 |                 |                 |                 |                 | •         |                 |                 |                 |                 |                  |                 |                         |
| BAKERY                                                    |                 |                 |                 |                 |                 |                 | •         |                 |                 |                 |                 |                  |                 |                         |

**TABLE "B"**  
**PROVISIONS FOR PRINCIPAL RESIDE**  
**TOWNSHIP OF WOLLASTON**

| RESIDENTIAL TYPE                                             | SINGLE DETACHED DWELLING HOUSE |      |      |      |      |      | HUNT CAMP | CONVERTED DWELLING HOUSE |  | LODGING DWELLING HOUSE | SEMI-DWELLING |
|--------------------------------------------------------------|--------------------------------|------|------|------|------|------|-----------|--------------------------|--|------------------------|---------------|
| ZONES                                                        | RU                             | RR   | LSR  | WR   | R1   | R2   | RU        | R2                       |  | R2                     |               |
| MINIMUM LOT AREA (ha)                                        | 6                              | 0.6  | 0.4  | 0.4  | 0.4  | 0.6  | 10        | 0.6                      |  | 0.6                    |               |
| MINIMUM LOT FRONTAGE (m)                                     | 60                             | 60   | 46   | 46   | 46   | 60   | 60        | 60                       |  | 60                     |               |
| MINIMUM (FRONT) YARD (DEPTH) (m)                             | 20                             | 20   | 10   | 10   | 7.5  | 7.5  | 20        | 7.5                      |  | 7.5                    |               |
| MINIMUM EXTERIOR SIDE YARD (WIDTH) (m)                       | 20                             | 15   | 15   | 15   | 4.5  | 4.5  | 20        | 4.5                      |  | 4.5                    |               |
| MINIMUM INTERIOR SIDE YARD (WIDTH) (m)                       | 5                              | 3    | 3    | 3    | 3    | 3    | 5         | 3                        |  | 3                      |               |
| MINIMUM REAR YARD (DEPTH) (m)                                | 20                             | 10   | 10   | 10   | 7.5  | 7.5  | 20        | 7.5                      |  | 7.5                    |               |
| MAXIMUM HEIGHT OF BUILDINGS (m)                              | 11                             | 11   | 11   | 11   | 11   | 11   | 11        | 11                       |  | 11                     |               |
| MINIMUM GROSS FLOOR AREA PER DWELLING UNIT (m <sup>2</sup> ) | 74.3                           | 74.3 | 74.3 | 74.3 | 74.3 | 74.3 | 74.3      | 42                       |  | 42                     |               |
| MAXIMUM LOT COVERAGE (%)                                     | -                              | 30   | 20   | 20   | 25   | 30   | -         | 30                       |  | 30                     |               |
| MAXIMUM NUMBER OF DWELLING HOUSES PER LOT                    | 1                              | 1    | 1    | 1    | 1    | 1    | 1         | 1                        |  | 1                      |               |

- Indicates provision not applicable.

ALL SEPTIC TANK INSTALLATIONS, including tile field, shall be set back at least 30 m from the highwater mark of any  
SECTION 5.0 - GENERAL PROVISIONS – See the following Sections for major additional applicable provisions:

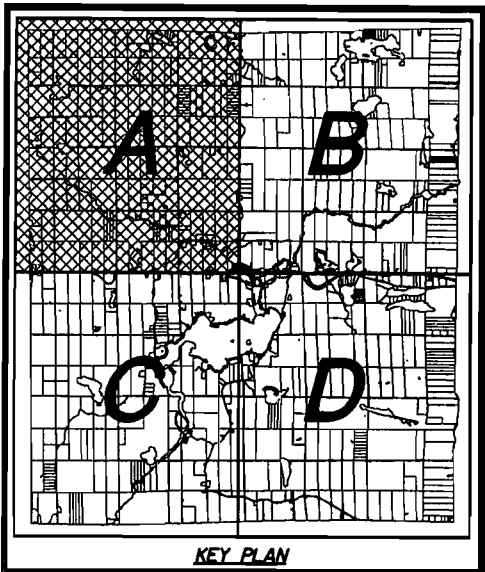
- 5.1 - Accessory Buildings
- 5.2 - Accessory Dwelling House/Unit in Non-Residential Zone
- 5.9 - Garden Suites
- 5.10 - Group Homes
- 5.12 - Home Industry
- 5.13 - Home Occupation
- 5.22 - Off-Street Parking Provisions
- 5.32 - Temporary Uses

**TABLE "C"**  
**PROVISIONS FOR PRINCIPAL NON-RESIDENTIAL USES**  
**THE CORPORATION OF THE MUNICIPALITY OF WOLLASTON**

| ZONE  |                                | RU      |                       | RR      | C                   | RRC                   |                  |                                             |                  | I                   |
|-------|--------------------------------|---------|-----------------------|---------|---------------------|-----------------------|------------------|---------------------------------------------|------------------|---------------------|
| USES  |                                | KENNELS | OTHER NON-RESIDENTIAL | KENNELS | ALL NON-RESIDENTIAL | TENT/<br>TRAILER PARK | MARINAS          | HOUSEKEEPING<br>COTTAGES,<br>TOURIST CABINS | OTHER            | ALL NON-RESIDENTIAL |
|       | LOT AREA (ha)                  | 6       | 6                     | 0.6     | 0.4                 | 4.0                   | 0.4              | 2                                           | 0.4              | 0.4                 |
|       | LOT FRONTAGE (m)               | 60      | 60                    | 60      | 46                  | 46                    | 46               | 46                                          | 46               | 46                  |
| YARDS | FRONT (DEPTH) (m)              | 90      | 20                    | 90      | 6                   | 15                    | 8                | 8                                           | 8                | 8                   |
|       | EXTERIOR SIDE (WIDTH) (m)      | 90      | 20                    | 90      | 8                   | 15                    | 8                | 8                                           | 8                | 8                   |
|       | INTERIOR SIDE (WIDTH) (m)      | 90      | 5                     | 90      | 3                   | 15                    | 3                | 3                                           | 3                | 3                   |
|       | REAR (DEPTH) (m)               | 90      | 20                    | 90      | 6                   | 15                    | 8                | 8                                           | 8                | 8                   |
|       | MAXIMUM LOT COVERAGE (%)       | -       | -                     | -       | 40                  | 25                    | 30               | 30                                          | 30               | 40                  |
|       | MAXIMUM HEIGHT OF BUILDING (m) | 11      | 11                    | 11      | 11                  | 11                    | 11               | 11                                          | 11               | 15                  |
|       | ADDITIONAL SETBACKS            | -       | -                     | -       | See Section 12.3    | See Section 13.3      | See Section 13.3 | See Section 13.3                            | See Section 13.3 | See Section 14.3    |

# TOWNSHIP OF WOLLASTON

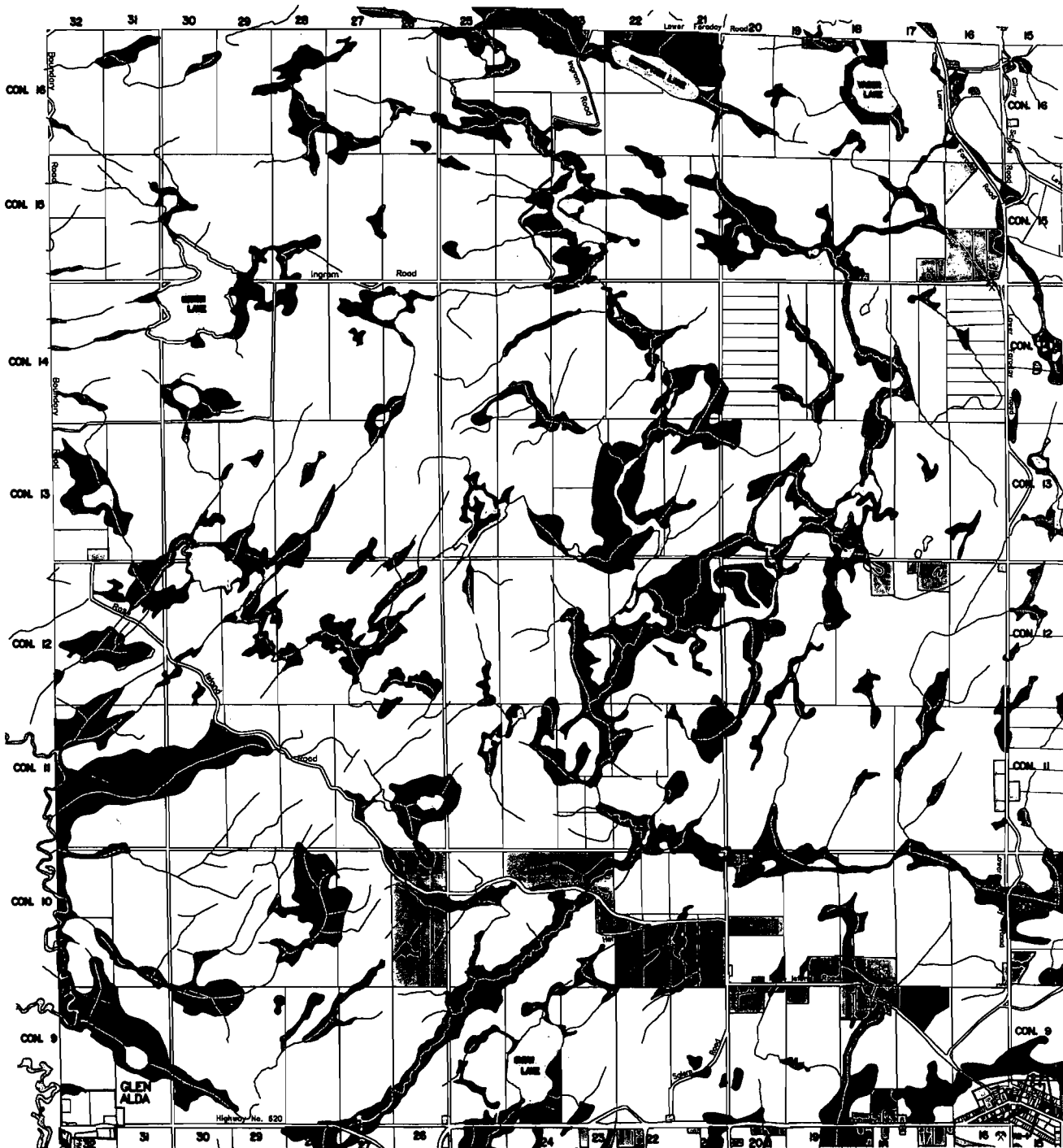
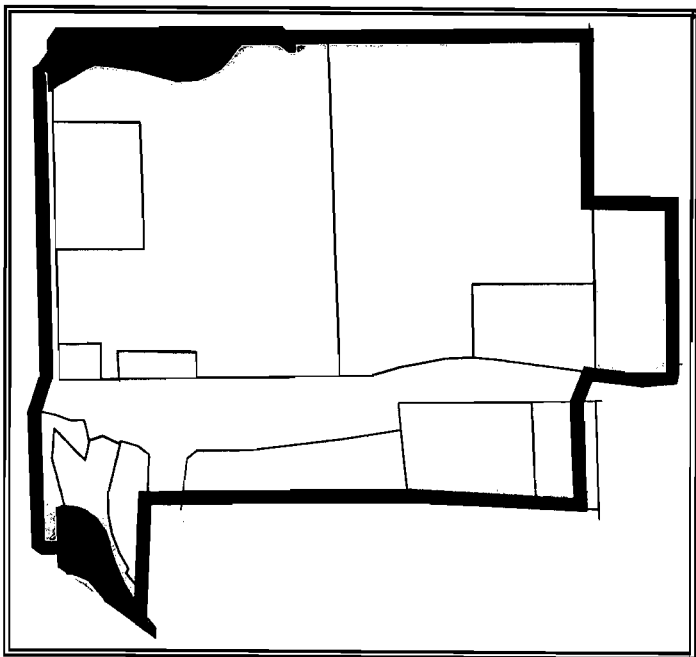
## Zoning By-law No. 50-10 Schedule A



### ZONE LEGEND

- RURAL (RU)
- RURAL RESIDENTIAL (RR)
- LIMITED SERVICE RESIDENTIAL (LSR)
- WATERFRONT RESIDENTIAL (WR)
- RESIDENTIAL FIRST DENSITY (R1)
- RESIDENTIAL SECOND DENSITY (R2)
- COMMERCIAL (C)
- RECREATIONAL/RESORT COMMERCIAL (RC)
- INDUSTRIAL (I)
- MINERAL EXTRACTIVE (ME)
- WASTE DISPOSAL (WD)
- COMMUNITY FACILITY (CF)
- OPEN SPACE (OS)
- ENVIRONMENTAL PROTECTION (EP)

- LAKES AND RIVERS
- ABANDONED MINE SITE  
(SEE OFFICIAL PLAN SECTION 3.8.6/8)

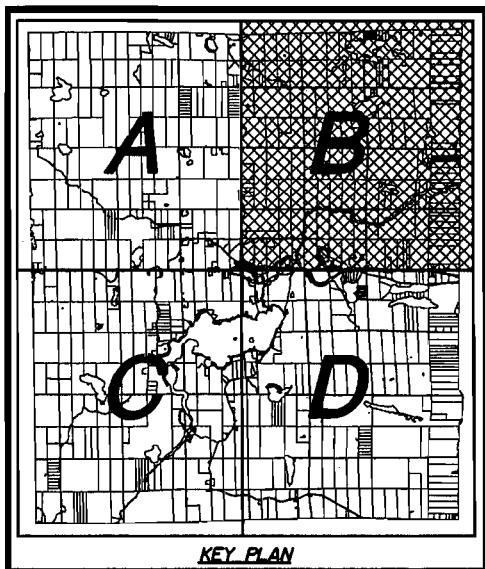


This is Schedule A to By-law No.  
passed the \_\_\_\_ day of \_\_\_\_ 2010  
Signatures of Signing Officers  
Mayor \_\_\_\_\_  
Clerk/CAO \_\_\_\_\_

|                    |                    |                 |
|--------------------|--------------------|-----------------|
|                    |                    |                 |
| SCALE: 1:30,000    | PL/DT: 1-35        | JOB NO. 08550-1 |
| DESIGN: H.A.       | CHECKED: H.A.      | DWG. 08550-WZB  |
| DRAWN: S.L./S.L.P. | DATE: OCTOBER 2009 |                 |

# TOWNSHIP OF WOLLASTON

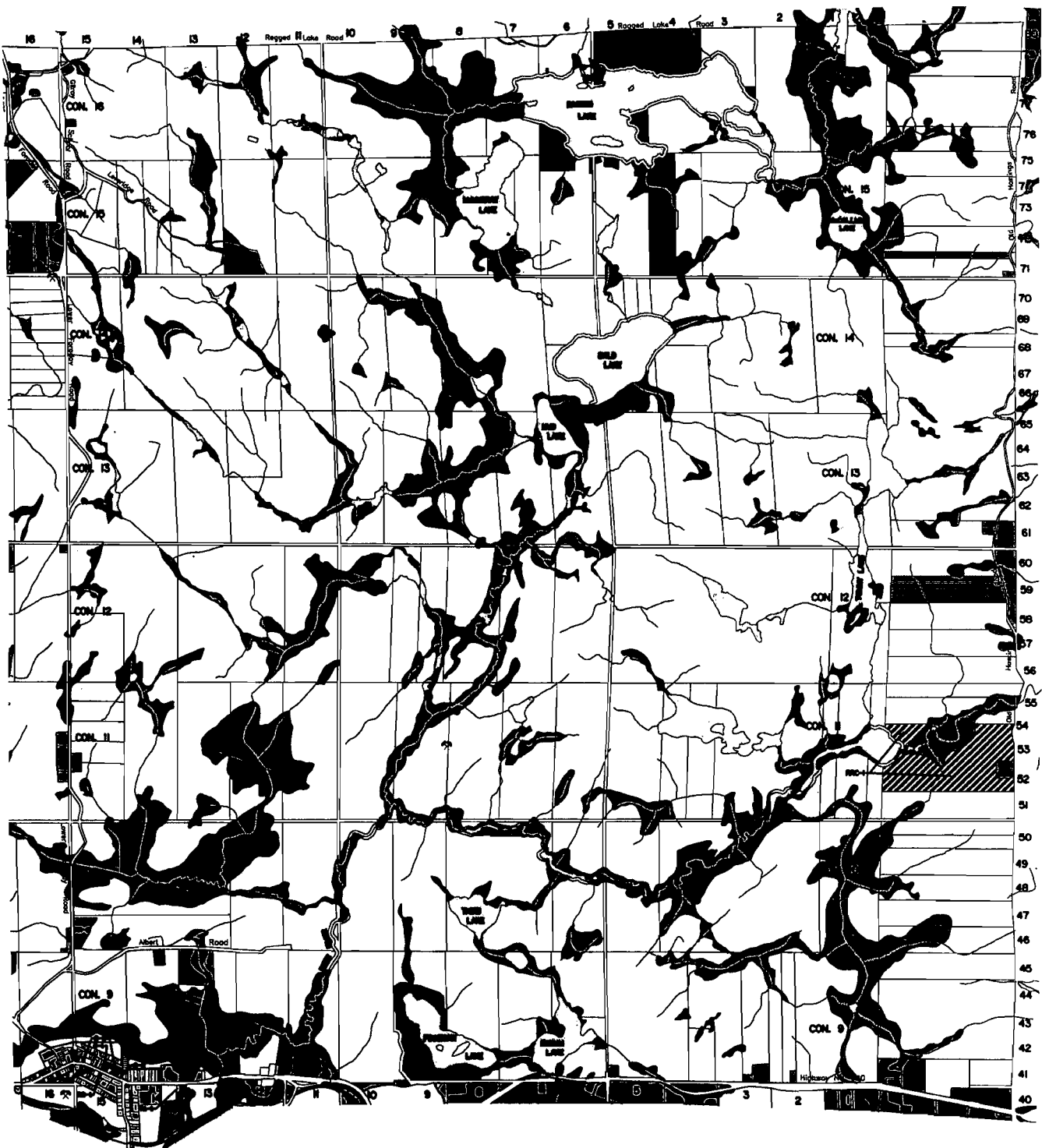
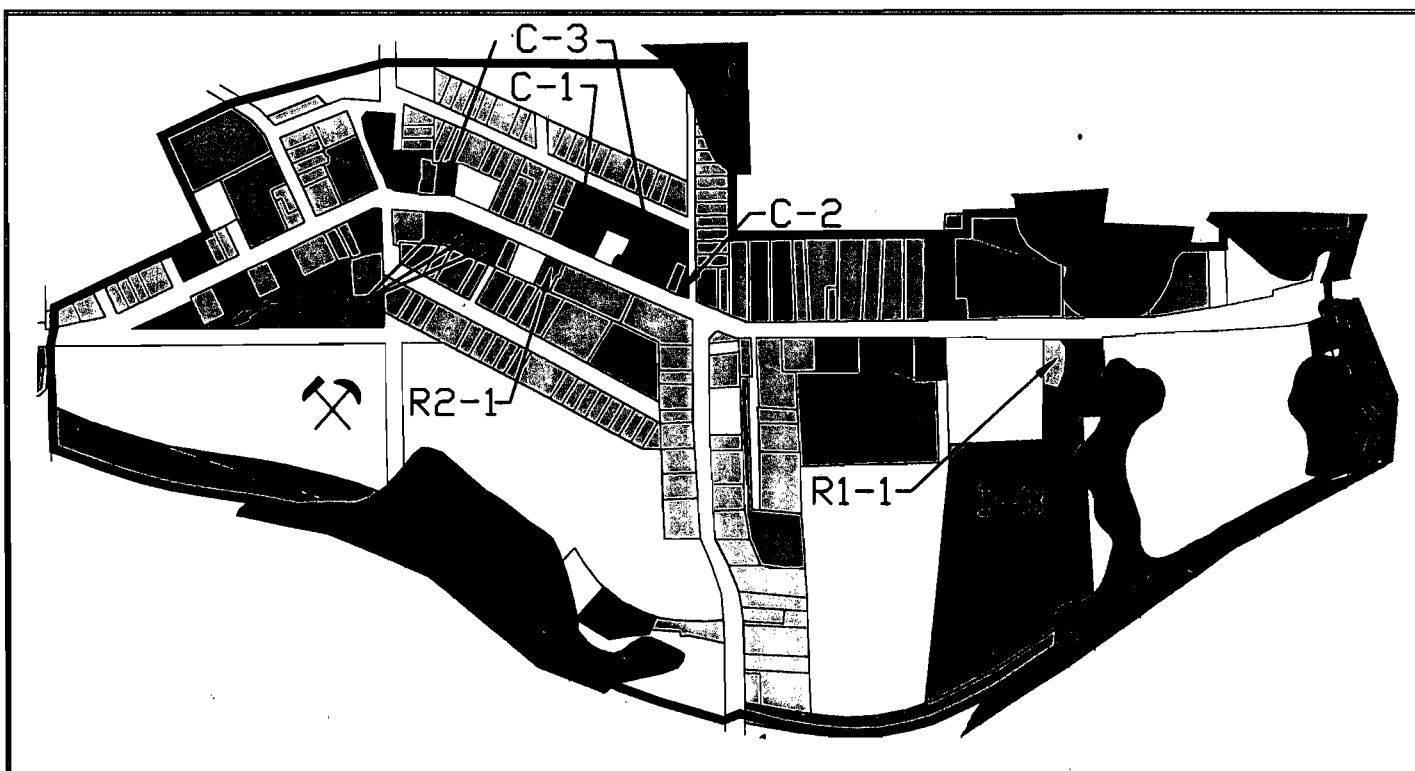
## Zoning By-law No. 50-10 Schedule B



### ZONE LEGEND

- RURAL (R1)
- RURAL RESIDENTIAL (RR)
- LIMITED SERVICE RESIDENTIAL (LSR)
- WATERFRONT RESIDENTIAL (WR)
- RESIDENTIAL FIRST DENSITY (R1)
- RESIDENTIAL SECOND DENSITY (R2)
- COMMERCIAL (C)
- RECREATIONAL/RESORT COMMERCIAL (RC)
- INDUSTRIAL (I)
- MINERAL EXTRACTIVE (ME)
- WASTE DISPOSAL (WD)
- COMMUNITY FACILITY (CF)
- OPEN SPACE (OS)
- ENVIRONMENTAL PROTECTION (EP)

- LAKES AND RIVERS
- ABANDONED MINE SITE  
(SEE OFFICIAL PLAN SECTION 5.6.10)



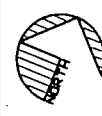
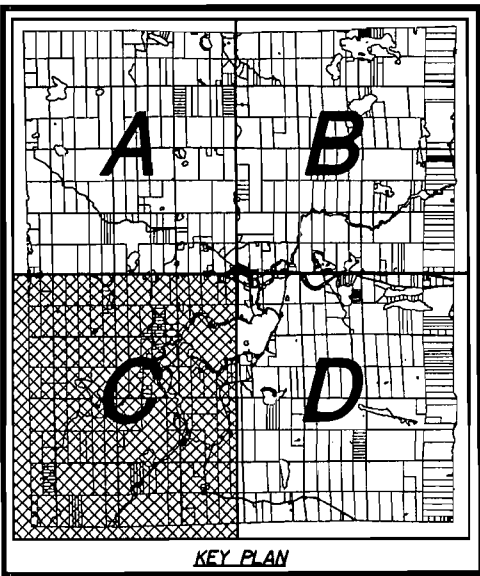
This is Schedule B to By-law No.  
passed the \_\_\_\_\_ day of \_\_\_\_\_ 2010  
Signatures of Signing Officers  
Mayor \_\_\_\_\_  
Clerk/CAO \_\_\_\_\_



|                    |                    |                 |
|--------------------|--------------------|-----------------|
| SCALE: 1:25,000    | PLAT: 1-35         | JOB NO. 08550-1 |
| DESIGN: H.R.       | CHECKED: H.R.      | DWG. 08550-WZB  |
| DRAWN: S.L./B.S.P. | DATE: OCTOBER 2008 |                 |

# TOWNSHIP OF WOLLASTON

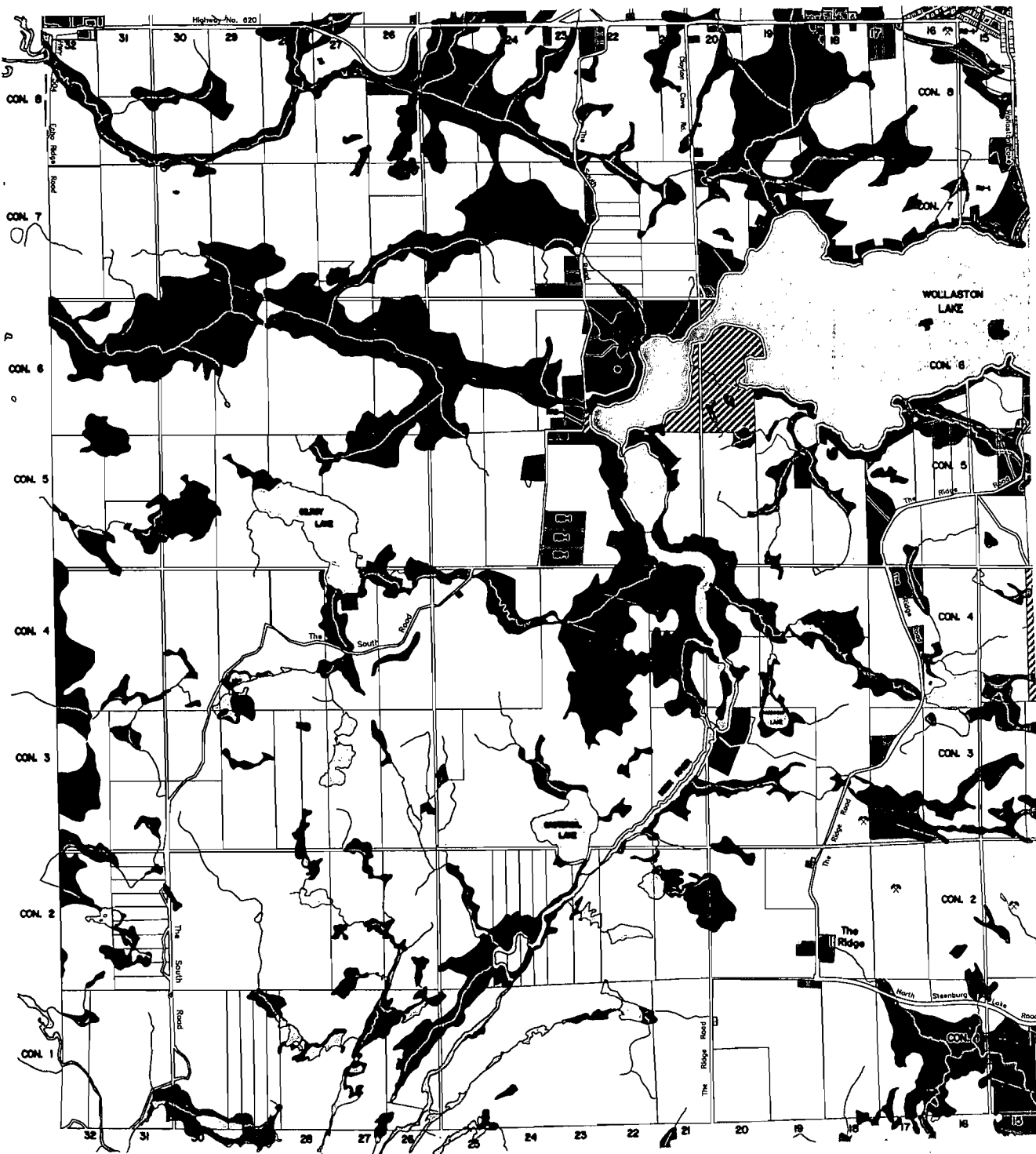
## Zoning By-law No. 50-10 Schedule C



### ZONE LEGEND

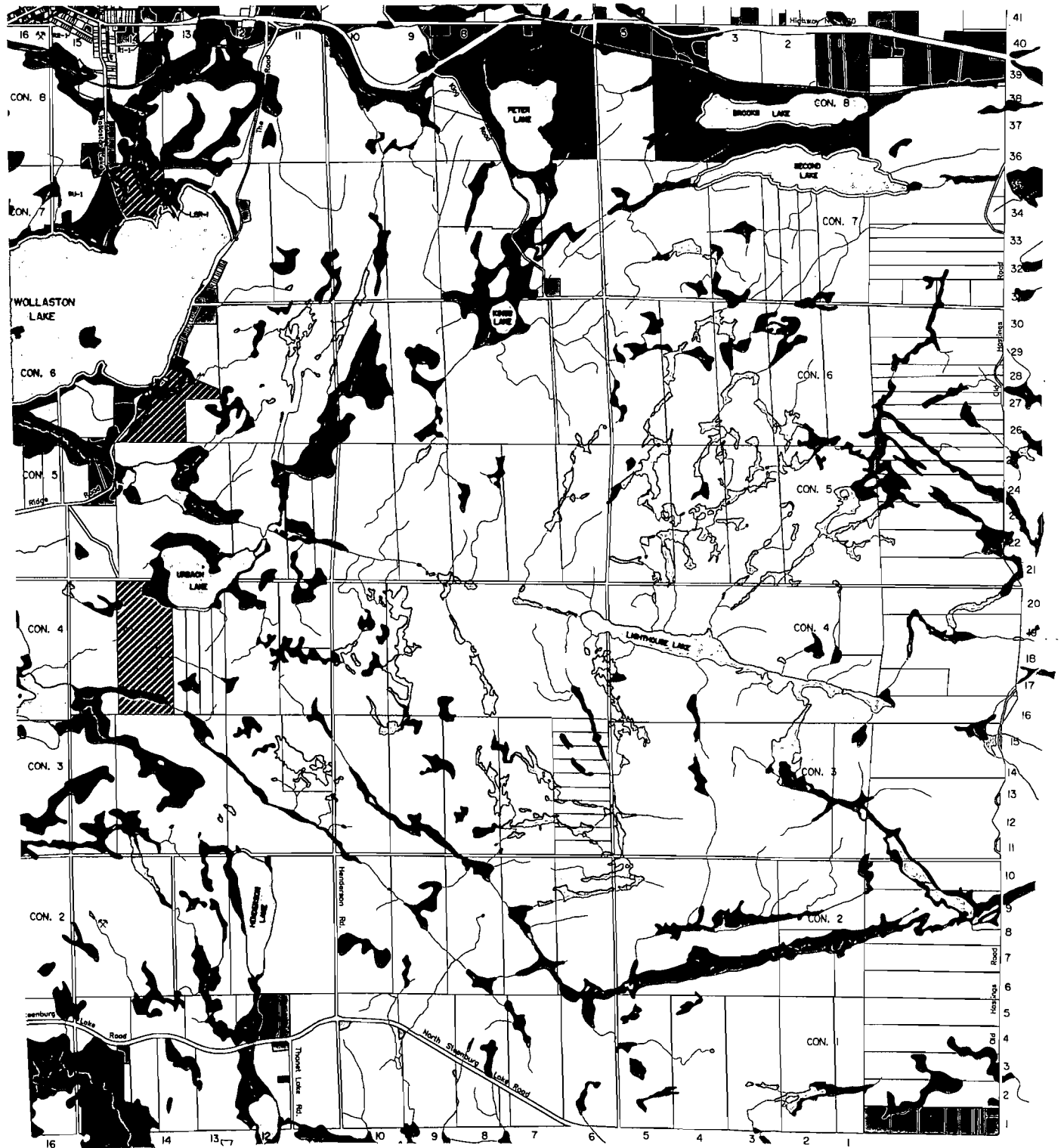
- RURAL (RU)
- RURAL RESIDENTIAL (RR)
- LIMITED SERVICE RESIDENTIAL (LSR)
- WATERFRONT RESIDENTIAL (WR)
- RESIDENTIAL FIRST DENSITY (R1)
- RESIDENTIAL SECOND DENSITY (R2)
- COMMERCIAL (C)
- RECREATIONAL/RESORT COMMERCIAL (RC)
- INDUSTRIAL (I)
- MINERAL EXTRACTIVE (ME)
- WASTE DISPOSAL (WD)
- COMMUNITY FACILITY (CF)
- OPEN SPACE (OS)
- ENVIRONMENTAL PROTECTION (EP)

- LAKES AND RIVERS
- ABANDONED MINE SITE  
(SEE OFFICIAL PLAN SECTION 3.8.8.10)



This is Schedule C to By-law No.  
passed the \_\_\_\_\_ day of \_\_\_\_\_ 2010  
Signatures of Signing Officers  
Mayor \_\_\_\_\_  
Clerk/CAO \_\_\_\_\_

|                   |                   |                 |
|-------------------|-------------------|-----------------|
|                   |                   |                 |
| SCALE 1:30,000    | PLAT 1-30         | JOB NO. 08550-1 |
| DESIGN H.R.       | CHECKED H.R.      | DWG. 08550-WZB  |
| DRAWN S.L./B.S.P. | DATE OCTOBER 2009 |                 |



|                                                                                   |                                      |
|-----------------------------------------------------------------------------------|--------------------------------------|
|  | RURAL (RU)                           |
|  | RURAL RESIDENTIAL (RR)               |
|  | LIMITED SERVICE RESIDENTIAL (LSR)    |
|  | WATERFRONT RESIDENTIAL (WR)          |
|  | RESIDENTIAL FIRST DENSITY (R1)       |
|  | RESIDENTIAL SECOND DENSITY (R2)      |
|  | COMMERCIAL (C)                       |
|  | RECREATIONAL/RESORT COMMERCIAL (RRC) |
|  | INDUSTRIAL (I)                       |
|  | MINERAL EXTRACTIVE (MX)              |
|  | WASTE DISPOSAL (WD)                  |
|  | COMMUNITY FACILITY (CF)              |
|  | OPEN SPACE (OS)                      |
|  | ENVIRONMENTAL PROTECTION (EP)        |

 LAKES AND RIVERS  
 ABANDONED MINE SITE  
 (SEE OFFICIAL PLAN SECTION 3.8.8(1))

This is Schedule \_\_\_\_\_ to By-law No. \_\_\_\_\_  
 passed the \_\_\_\_\_ day of \_\_\_\_\_ 2010  
 Signatures of Signing Officers  
 Mayor \_\_\_\_\_  
 Clerk/CAO \_\_\_\_\_

|                                                                                     |                    |                 |                                     |
|-------------------------------------------------------------------------------------|--------------------|-----------------|-------------------------------------|
|  |                    |                 | CONSULTING<br>ENGINEERS<br>PLANNERS |
| SCALE: 1:35,000                                                                     | PLOT: 1-35         | JOB NO. 08550-1 |                                     |
| DESIGN: H.R.                                                                        | CHECKED: H.R.      | DWG. 08550-WZB  |                                     |
| DRAWN: S.L./B.S.P.                                                                  | DATE: OCTOBER 2009 |                 |                                     |

# TOWNSHIP OF WOLLASTON

Zoning By-law No. 50-10

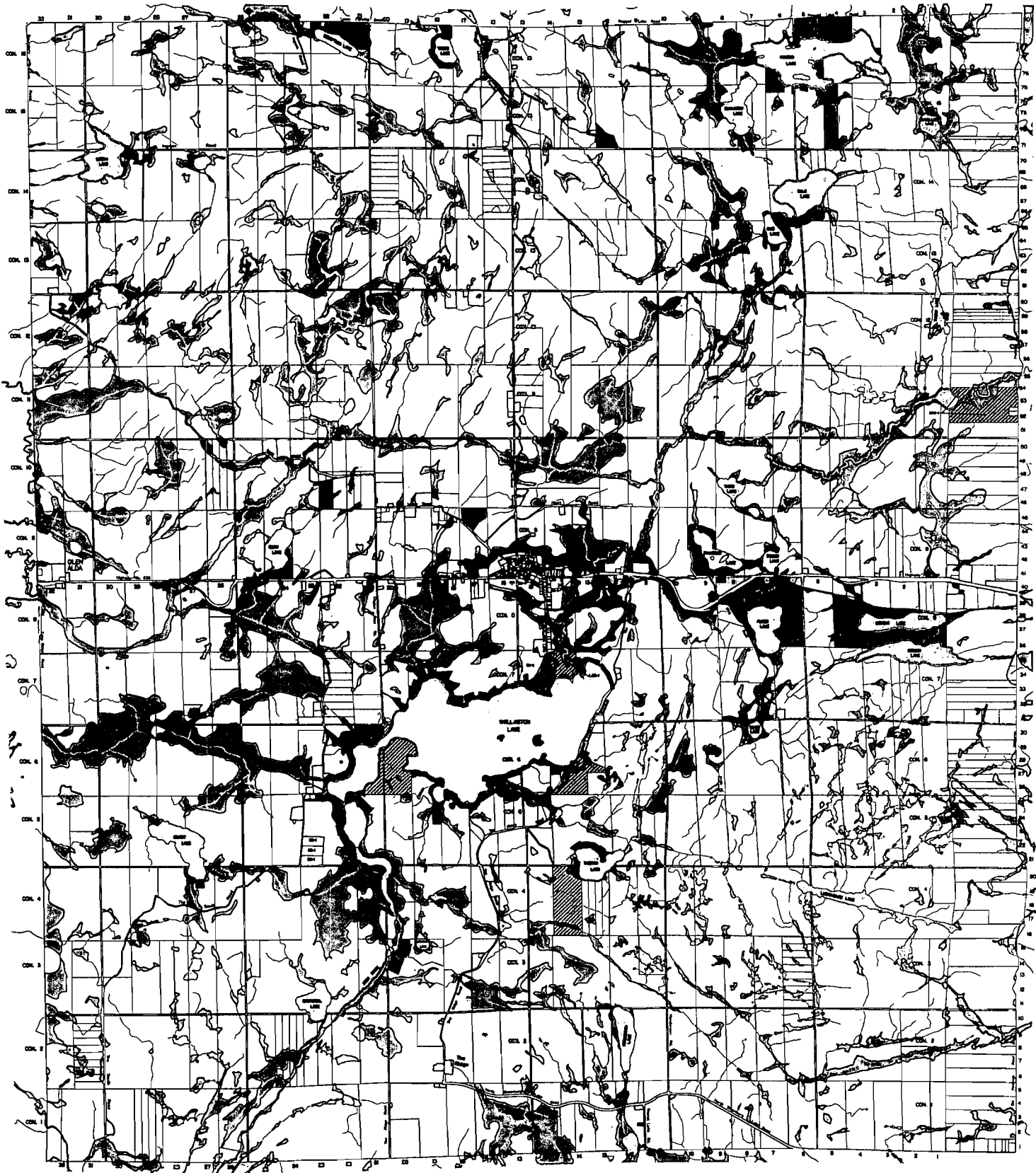
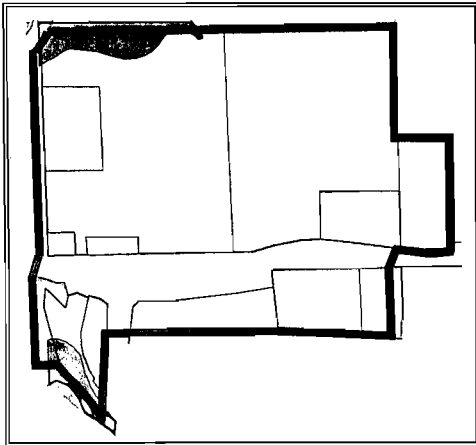


## ZONE LEGEND

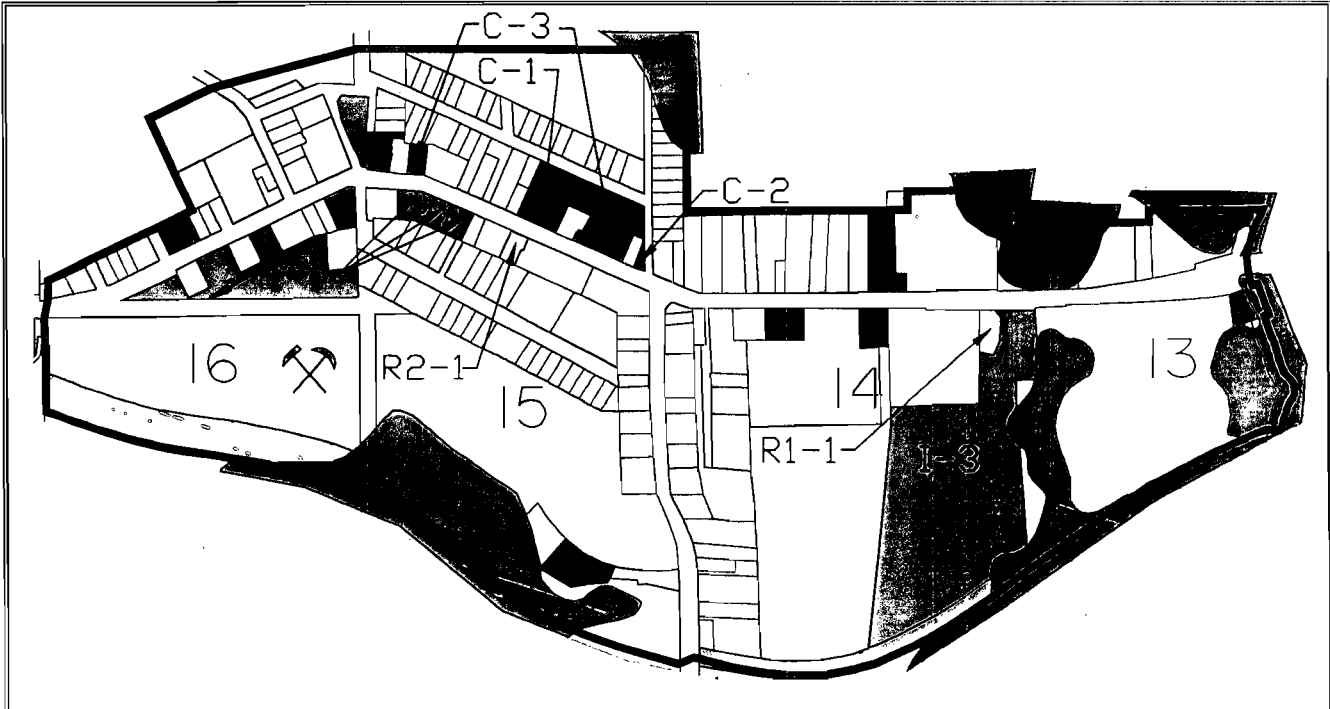
- RURAL (RU)
- RURAL RESIDENTIAL (RR)
- LIMITED SERVICE RESIDENTIAL (LSR)
- WATERFRONT RESIDENTIAL (WR)
- RESIDENTIAL FIRST DENSITY (R1)
- RESIDENTIAL SECOND DENSITY (R2)
- COMMERCIAL (C)
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- INDUSTRIAL (I)
- MINERAL EXTRACTIVE (MX)
- WASTE DISPOSAL (WD)
- COMMUNITY FACILITY (CF)
- OPEN SPACE (OS)
- ENVIRONMENTAL PROTECTION (EP)

LAKES AND RIVERS

ABANDONED MINE SITE  
(SEE OFFICIAL PLAN SECTION 3.8.8(1))



GLEN ALDA  
N.T.S.



COE HILL  
N.T.S.



CONSULTING  
ENGINEERS  
PLANNERS

SCALE: 1:35,000

PLOT: 1=35

JOB NO. 08550-1

DESIGN: H.R.

CHECKED: H.R.

DWG. 08550-WZB

DRAWN: S.L./B.S.P.

DATE: OCTOBER 2009