

THE CORPORATION OF THE TOWNSHIP OF PERTH SOUTH

ZONING BY-LAW NO. 4 - 1999

(As approved by the Ontario Municipal Board March 23, 2000)

OFFICE CONSOLIDATION

**(Incorporates Zoning By-law Amendments in force as of October 1,
2026)**



TOWNSHIP OF PERTH SOUTH COMPREHENSIVE ZONING BY-LAW NO. 4-1999

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Schedules B and C deleted by By-law No. 33-2007

The Comprehensive Zoning By-law of the Corporation of the Township of Perth South By-law No 4-1999

This consolidation of the Township of Perth South Zoning By-law No. 4-1999, and the various amendments thereto, has been prepared for use by Township Officials in the administration of the Township's Zoning By-law. This consolidated By-law includes all of the amendments to Zoning By-law No. 4-1999 that were legally in force as of **October 1, 2026**. A listing of these various amendments is included in this consolidated By-law.

Township Council wishes to emphasize that the attached Zoning By-law is only a consolidation of By-law No. 4-1999 and amendments thereto, legally in force as of **October 1, 2026**. It is not a true copy of the By-law No. 4-1999 or the amendments thereto as adopted by Township Council and it should not be used as a true copy. The accuracy of the zoning information in this consolidated By-law should be confirmed by reviewing a true copy of By-law No. 4-1999 and the applicable amendment(s). A true copy of By-law No. 4-1999 and the amendments thereto are available for review at the Township Office.

In order to assist in identifying where amendments have been incorporated into this consolidated By-law, notations have been included in the above amended text. The notations refer to the amending By-law No. and are in italic print (e.g. *ADDED BY BY-LAW NO. 55-1999*).

The Comprehensive Zoning By-law of the Corporation of the Township of Perth South By-law No. 4-1999

Being a By-law under Section 34 of the Planning Act, R.S.O. 1990 to regulate the use of land and the character, erection, location and use of buildings and structures and to prohibit certain buildings, structures and uses in various defined areas of the Corporation of the Township of Perth South.

WHEREAS the Council of the Corporation of the Township of Perth South deems it expedient to implement the Official Plan for the County of Perth, and considers it advisable to restrict, prohibit and regulate the use of land and the character, location and use of buildings for the purpose of preventing adverse effects within the municipality, promoting orderly development, and protecting the natural environment;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PERTH SOUTH ENACTS AS FOLLOWS:

SECTION 1 - GENERAL

1.1 TITLE

This By-law shall be known as the “Zoning By-law” of the Corporation of the Township of Perth South.

1.2 APPLICATION

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

1.3 CONFORMITY REQUIREMENTS

1.3.1 No person shall use any land or erect, locate, alter, or use any building, structure or part thereof within the boundaries of the Corporation of the Township of Perth South except in conformity with the provisions of this By-law.

1.3.2 No person shall use any building, structure or part thereof, erected, located, or altered in contravention of this By-law so long as such building, structure, or part thereof, continues to contravene the provisions of this By-law.

1.3.3 No lot shall be reduced in area by the conveyance, mortgage, or other alienation of a part thereof so that the area of such lot or the applicable site requirements contained in this By-law are less than that required by this By-law. If any such reduction occurs, such lot and any building or structure situated thereon shall not thereafter be used by any person

unless and until the said lot area or other applicable site requirement of this By-law are complied with.

- 1.3.4 Subsection 1.3.3 above shall not apply to a lot reduced in area by the conveyance to, or expropriation by, the Corporation of the Township of Perth South or any other authority having the powers of expropriation.
- 1.3.5 No person shall change the purpose for which any lot, building, or structure is used, or erect, locate, alter, or use any building or structure, or sever any area from any existing lot, if the effect of such action is to cause the building, structure, or lot, whether original, adjoining, remaining, or new, to be in contravention of the provisions of this By-law.

AMENDED BY BY-LAW No. 59-2002

1.4 REPEAL OF EXISTING BY-LAWS

From the coming into force of this By-law, all previous Zoning By-laws that have been adopted by the Council of the Corporation of the Township of Perth South or by the Councils of the former municipalities that joined to constitute the Township of Perth South shall be repealed.

1.5 SEVERABILITY

If any section, clause, or provision of this By-law, including anything contained in Schedules “A”, “B”, and “C” attached hereto, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any other part thereof other than the section, clause, or provision so declared to be invalid and it is hereby declared to be the intention that all remaining sections, clauses, or provisions of this By-law shall remain in full force and effect in the Corporation of the Township of Perth South until repealed, notwithstanding that one or more sections, clauses, or provisions thereof shall have been declared to be invalid.

1.6 UNLAWFUL USES

Any use established in violation of a predecessor of this By-law shall be deemed to have been established unlawfully and therefore shall be considered to be an unlawful or illegal use under the provisions of this By-law.

1.7 EFFECTIVE DATE

This By-law shall come into force on the day it is passed by the Council of the Corporation of the Township of Perth South, pursuant to the provisions of the Planning Act, and to Regulations thereunder.

SECTION 2 - ADMINISTRATION, ENFORCEMENT, AND PENALTIES

2.1 ADMINISTRATION

This By-law shall be administered and enforced by such person or persons as shall be appointed from time to time by By-law of the Corporation.

2.2 PERMITS, CERTIFICATES, AND LICENCES

No permit, certificate, or licence shall be issued by the Corporation where such permit, certificate, or licence is required for any use of land or the erection, alteration, enlargement, or use of any building or structure that is in violation of the provisions of this By-law.

2.3 INSPECTION OF PREMISES

2.3.1 The Zoning Administrator, Chief Building Official, or any employee of the Corporation acting under the direction of the Zoning Administrator is hereby authorized, at any reasonable time and upon producing proper identification, to enter upon any property or premises for the purpose of discharging his duties under the provisions of this By-law, on or in respect of which the Zoning Administrator believes on reasonable grounds that a contravention of this By-law is occurring.

2.3.2 Notwithstanding the above, the Zoning Administrator, Chief Building Official, or any employee of the Corporation acting under the direction of the Zoning Administrator shall not enter any building, structure, or part thereof which is being used as a dwelling without requesting and obtaining the consent of the property owner or occupant, first having informed the owner or occupant that the right of entry may be refused and entry made only under the authority of a search warrant issued under the Provincial Offences Act.

2.4 BUILDING PERMITS

Notwithstanding the provisions of the Corporation's Building By-law, or any other By-law of the Corporation, no building permit shall be issued where the proposed building, structure, or use would be in violation of any of the provisions of this Bylaw.

2.5 MOVING OF BUILDINGS

Any building or structure that is moved from within the boundary of the Corporation or from beyond the boundary of the Corporation to a site within any zone category established by this By-law shall be considered as being a new building or structure and shall be required to comply with the provisions of this By-law. Further, no building or structure shall be moved within the boundary of the Corporation or shall be moved into the Corporation limits from outside without a building permit issued by the Corporation.

2.6 VIOLATIONS AND PENALTIES

- 2.6.1 Every person who contravenes this By-law and, if the person is a corporation, every director or officer of the corporation who knowingly concurs in the contravention, is guilty of an offence and on conviction is liable,
- a) On a first conviction to a fine of not more than \$25,000.00; and
 - b) On a subsequent conviction to a fine of not more than \$10,000.00 for each day or part thereof upon which the contravention has continued after the day on which such person was first convicted.
- 2.6.2 Where a corporation is convicted under subsection 2.6.1, the maximum penalty that may be imposed is,
- a) On a first conviction a fine of not more than \$50,000.00; and
 - b) On a subsequent conviction to a fine of not more than \$25,000.00 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted, and not as provided in subsection 2.6.1.
- 2.6.3 Where a person who is guilty of an offence under the provisions of this By-law has been directed to remedy any violation and is in default of doing such matter or thing required, such matter or thing shall be done at his expense. **AMENDED BY BY-LAW No. 46-2009**
- 2.6.4 Where a person has refused or neglected to reimburse the Corporation for the cost of work, matter, or thing done, the cost may be recovered by the Corporation in the like manner as municipal taxes or other method as referred to in Section 427 of the Municipal Act, S.O. 2001, c. 25, as amended.
- 2.6.5 Notwithstanding the above-noted provisions, if Section 67 of the Planning Act, R.S.O. 1990 is amended, the amended fines shall be deemed to apply to this Bylaw.

2.7 REMEDIES

In case any building or structure is to be erected, altered, reconstructed, extended or part thereof is to be used, or any lot is to be used, in contravention of any of the requirements of this By-law, such contravention may be restrained by action at the instance of any ratepayer or of the Corporation pursuant to the provisions of the Planning Act, and the Municipal Act, as amended.

2.8 CONFORMITY INFORMATION

- 2.8.1 Any person requiring written information from the Corporation as to whether a lot is being used or that the use and/or location of any buildings and structures situated thereon is in conformity with the provisions of this By-law shall provide the following to the Zoning Administrator:
- a) An application fee in an amount as established by Council for such written information;
 - b) A plan of survey signed by an Ontario Land Surveyor showing the boundaries of the lot in question and the location of all buildings and structures situated on the lot;
 - c) A statement or affidavit signed by the owner of the lot indicating the exact use of the lot and of all buildings and structures situated on the lot; and
 - d) Any other information as may be required by the Zoning Administrator to assist in determining whether the use of the lot and the use and location of the buildings and structures conform to the provisions of this By-law.
- 2.8.2 The Zoning Administrator hereby has the authority and the right to waive the requirement for any of the information referred to in Subsection 2.8.1 above if he determines that such is not necessary for him to satisfactorily respond to the request for conformity information.

SECTION 3 - DEFINITIONS

For the purpose of this By-law, the definitions that are provided in this Section shall govern unless specifically indicated otherwise in other parts of this By-law.

Accessory means a use or a detached building or structure that is naturally and normally incidental, subordinate and exclusively devoted to supporting the principle use, building or structure and located on the same lot therewith, but does not include a dwelling unless otherwise specified.

AMENDED BY BY-LAW No. 12-2025

Additional Residential Unit shall mean a self-contained dwelling unit with kitchen and bathroom facilities that is accessory to a primary residential unit and has an independent entrance directly to the outside or through a common vestibule.

AMENDED BY BY-LAW No. 46-2009

Adult Entertainment Parlour means any premises or part thereof used, in pursuance of a trade, calling, business or occupation, for the purpose of a live performance, exhibition or activity designed to appeal to erotic or sexual appetites or inclinations. It shall also include an adult entertainment parlour as defined in Section 154 of the Municipal Act, S.O. 2001.

AMENDED BY BY-LAW No. 12-2025

Agricultural Use means the growing of crops including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre including poultry and fish; aquaculture; apiaries; agroforestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to, livestock facilities, manure storages, value-retaining facilities and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Airfield means a facility used for the landing, departure and storage of small privately-owned aircraft for personal use and shall not include a commercial airport.

Alter when used in reference to a building, structure, or part thereof, means to change any one or more of the internal or external dimensions of such building or structure or to change the type of construction of the exterior walls or roof thereof, or a change from one type of occupancy to another, or a structural alteration or change thereto.

When used in reference to a lot, the word “alter” means a change in use, or a decrease or increase in the width, depth, or area thereof or to decrease or increase the width, depth, or area of any required yard, setback, landscaped open space, or parking area or to change the location of any boundary of such lot with respect to a street or lane, whether such alteration is made by conveyance or alienation of any portion of said lot, or otherwise.

The words “altered” and “alteration” shall have corresponding meanings.

Animal Clinic means the premises of a veterinary surgeon where domestic animals, birds, or other livestock are treated and/or kept. Animal clinic does not include a kennel.

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

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

Automobile Gasoline Bar means one or more pump islands, each consisting of one or more gasoline pumps, with an enclosed shelter in the form of a kiosk or a portion of a building on the lot (e.g. convenience store) where the kiosk or portion of a building used for gasoline bar purposes does not exceed 10 m² (107.64 sq. ft.) in area, excluding any area used for washroom facilities. Said shelter shall not be used for the sale of any product other than lubricants and small accessories required for the operation of motor vehicles and shall not be used for repairing of vehicles.

Automobile Repair Establishment means a building or other structure where the repairing, rebuilding, or reconditioning of motor vehicles or parts thereof, including body and fender work, painting, rustproofing, and steam cleaning, is carried on but does not include an automobile service station or a salvage or wrecking yard.

Automobile Sales and Service Establishment means a building and/or lot used for the display and selling/leasing/renting of new and/or used motor vehicles and the servicing, repair, cleaning, rustproofing, polishing, and greasing of these products, the sale of automotive accessories and related products, and the retail sales of automotive fuels and lubricants.

Automobile Service Station means a building designed, intended, or used for the sale of automotive fuels and lubricants and/or providing minor repairs essential to the running of a motor vehicle, and/or the washing of motor vehicles.

Automobile Washing Establishment means a building, structure, or facility designed, intended, or used exclusively for the washing of motor vehicles. Such use may also include the retail sale of automotive fuels and lubricants.

Bakery means a building for producing, mixing, compounding or baking bread, biscuits, cakes or other baked products. The sale of goods produced on the premises shall be permitted as an accessory use.

AMENDED BY BY-LAW No. 33-2007

Barn, Livestock/Poultry see Livestock Facility.

Basement means that portion of a building between two floor levels which is partly below the finished grade level and which has at least one-half of its height, measured from finished floor to finished ceiling (or the underside of the floor joists where the ceiling is not finished), above the finished grade level.

AMENDED BY BY-LAW No. 59-2002

Bed and Breakfast Establishment means a single-detached dwelling in which not more than three (3) guest rooms are made available for the temporary accommodation of the traveling or vacationing public and within which meals may be provided to those persons temporarily residing therein. Bed and breakfast establishments shall:

- a) Be clearly secondary to the main use of the dwelling for residential purposes and not change the character of the dwelling as a private residence;
- b) Satisfy all applicable requirements of the appropriate Health authority and all requirements for sanitary systems approved by the appropriate authority;
- c) Have no external evidence that the bed and breakfast establishment exist with the exception of a single sign not greater than 0.85 m² (9.15 sq. ft.) in area. Such sign shall have a minimum front yard, interior side yard, and exterior side yard of 1 metre (3.28 ft.), and must comply with the daylight triangle provisions;
- d) Be operated only by a person(s) residing in the dwelling;
- e) Comply with all applicable requirements of this By-law (including parking requirements), and all other applicable laws; and
- f) Not include a restaurant or eating establishment.

Building means any structure, whether temporary or permanent, fixed to or supported by the soil and which is designed, used, or intended to be used for the accommodation, storage, or shelter of persons, animals, or chattels. A building shall not include a boundary wall, fence, retaining wall, light standard, head stone, or sign.

Building, Main means the building or buildings designed and/or intended to accommodate the principal use on a lot as permitted by this By-law

Building Envelope means that portion of a lot, defined by the minimum front yard depth, the minimum rear yard depth, the minimum side yard width requirements and the maximum height requirements, within which a building can be erected.

Building Height means the vertical distance measured from the finished grade level of the building to:

- a) In the case of a flat roof, the highest point of the roof surface or parapet, whichever is greater.
- b) In the case of a mansard roof, the roof deckline.
- c) In the case of a gable, hip, gambrel, or other roof type, the mean height between the eaves and the ridge.
- d) In the case of a building not having a roof, the top part of any building. The building height definition shall not apply to any ornamental dome, tower, cupola, steeple, church spire, chimney, smoke stack, ventilating device, air conditioning duct, skylight, aerial, transmission tower, satellite dish when located on the roof of a non-residential building, windmill, silo, or grain elevator.

Building Official, Chief (Building Inspector) means the Chief Building Official or other employee of the Corporation being charged with the duty of enforcing the provisions of the Building By-law and the Ontario Building Code, or any other By-law of the Corporation from time to time in force for the purpose of regulating the erection, alteration, or repair of buildings

Building Supply Outlet means land and/or buildings used for the storage and selling of building, construction and home improvement materials such as lumber, roofing, window, door, electrical, plumbing, lighting, flooring, paint, or wallcovering materials.

Bus Depot means a facility for the boarding and debarking of passengers from buses and may include accessory uses such as a public washroom or rest area, bus ticket sales area, and office area.

Business or Professional Office means any building or part of a building in which professionally qualified persons, technical assistants and clerical staff are employed and where clients or patients go for advice, consultation, or treatment. A business or professional office shall include, but is not limited to, an accountant, advertising agent, architect, auditor, chiropractor, dentist, engineer, insurance agent, lawyer, optometrist, physician, real estate agent, or surveyor.

Carport means a building or structure or part thereof, of which at least 40 per cent of the area of the perimeter faces is open and unobstructed by any wall, door, post, pier, and:

- (a) which is used for the temporary parking or storage of private passenger motor vehicles; and
- (b) where in neither the servicing nor repairing of motor vehicles is carried on for remuneration or commercial use.

An attached carport shall be considered as part of the main building whereas a detached carport shall be considered as an accessory building or structure.

Cellar means that portion of a building between two floor levels which has more than one-half of its height, measured from finished floor to finished ceiling (or the underside of the floor joists where the ceiling is not finished), below the finished grade level.

Cemetery means land set aside to be used for the interment of human remains and includes a mausoleum, columbarium or other structure intended for the interment of human remains.

AMENDED BY BY-LAW No. 33-2007

Cemetery, Closed – means a cemetery that no longer receives human remains for interment.

Church means a building dedicated to religious worship.

Club, Private means a building or part of a building used as a meeting place for members of an organization and includes a lodge, fraternity or sorority house, labour union hall, and country club.

Commercial Motor Vehicle means any motor vehicle capable of, or having attached thereto a truck or delivery body or trailer and without limiting the generality of the foregoing includes transport truck tractors and/or trailers, delivery vans, hearses, buses, farm tractors and/or trailers used for hauling, and delivery trucks, but excludes travel trailers and motor homes as defined in this By-law.

Commercial Recreational Use means the commercial use of a building for the purpose of recreation or entertainment and shall include a cinema, bowling alley, billiard hall, fitness or health club or centre, or other similar uses.

Commercial Use means the use of land, buildings, or structures for the purpose of buying and selling commodities, and/or supplying of services, but does not include industrial uses.

Community Centre means a building or structure owned and operated entirely, or in part, by the Corporation or charitable organization which provides social, recreational, or other facilities for use by the general public.

Complying, when used to describe a use, building, or structure, means a use, building, or structure which agrees with, meets or satisfies all of the requirements of this By-law for such use, building, or structure.

Conforming, when used to describe a use, building, or structure, means a use, building, or structure which falls within the uses permitted in the zone category in which such use, building, or structure is located.

Conservation means the protection, maintenance and improvement of components of the natural environment, including land, soil, water and vegetation.

Contractor's Yard or Shop means the use of land, buildings, or structures for the purpose of:

- a) Storing equipment, vehicles, or material associated with the construction and building trades; and/or
- b) Performing shop work or assembly work by any building trade or other construction contractor.

Convenience Store means a building or structure, or portion thereof, used for retailing a limited range of household goods and foodstuffs including magazines, newspapers, stationery, smoking supplies, but shall not include a food store, supermarket, specialty food shop, department store, pharmacy, drug store or hardware store.

Corporation means the Corporation of the Township of PerthSouth

Council means the Municipal Council of the Corporation.

County means the Corporation of the County of Perth.

AMENDED BY BY-LAW No. 12-2025

Day Nursery means a place that is licensed pursuant to the Day Nurseries Act, R.S.O. 1990, c.D.2, as amended (the "Day Nurseries Act"), in which more than five children who are not of common parentage are provided with temporary care, protection and supervision for a continuous period not exceeding 24 hours.

Day Nursery, private-home day care means the temporary care for reward or compensation of five children or fewer, who are under ten years of age where such care is provided in a private residence, other than the home of a parent or guardian of any such child, for a continuous period not exceeding twenty-four hours.

Daylight Triangle or Sight Triangle means an area free of buildings and structures formed by measuring from the point of intersection of lot lines abutting a street on a corner lot, the distance required by this By-law along each such lot line abutting the street and joining such points with a straight line. The triangular-shaped land area between the intersecting lot lines abutting a street and the straight line joining the points the required distance along said lot lines is the daylight or sight triangle.

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

Drainage Works includes a drain constructed by any means, including the improving of a natural water course, and including works necessary to regulate the water table or water level within or on any lands or to regulate the level of the waters of a drain, reservoir, lake, or pond, and includes a dam, embankment, wall, protective works or any combination thereof.

ADDED BY BY-LAW NO. 12-2025

Driving Range means a public or private area operated for the purpose of developing golf techniques.

Dry Cleaning Depot or Establishment means a building or part of a building used for the purpose of collection and distribution of articles or goods or fabric for the on or off-site process of dry cleaning, dry dyeing, cleaning, spot and stain removal, and for the pressing of such articles or goods.

Dwelling means a building or part thereof containing one or more dwelling units. For the purpose of this By-law, permitted dwelling types are classified as follows:

Dwelling, Accessory means a dwelling which is accessory to a use as specifically permitted in this By-law.

Dwelling, Apartment means a dwelling containing 4 or more dwelling units, each of which may have an independent entrance from a common corridor within the building.

Dwelling, Boarding or Lodging House means a dwelling in which the proprietor resides and supplies lodging to 3 or more tenants, with or without meals, for monetary gain, but which is not open to the general public, and does not include a motel, hotel, apartment dwelling, nursing home, or group home.

Dwelling, Converted means a dwelling which, because of its design and size, has been or is capable of being altered or converted to provide two or more dwelling units.

AMENDED BY BY-LAW No. 12-2025

Dwelling, Duplex means a building divided horizontally into not more than two (2) dwelling units, each of which has an independent entrance either directly from the outside or through a common vestibule.

ADDED BY BY-LAW NO. 12-2025

Dwelling, Farm Worker Housing means a dwelling accessory to a farm operation used for the purpose of providing temporary, on-site accommodation for employees of the farm operation, when the size and nature of the operation requires additional employment.

AMENDED BY BY-LAW No. 46-2009, 12-2025

Dwelling, Fourplex means a building divided into not more than four (4) dwelling units, each of which may either be on a separate storey, or on the same storey with an

independent entrance either directly from the outside or through a common vestibule.

Dwelling, Garden Suite means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.

Dwelling, Group Home means a single-detached dwelling operated as a single housekeeping unit for persons with special social, mental, or physical needs in which not more than 10 persons, not including staff, reside under appropriate and responsible care and supervision consistent with their needs, and provided the group home:

- a) Is required to meet a local need;
- b) Is licensed or approved by the Province of Ontario;
- c) Is registered by the municipality;
- d) Meets all other applicable requirements of this By-law and other municipal by-laws; and
- e) Does not include a place of detention, correction or probation for persons with a criminal history or record.

Dwelling, Home for the Aged means a home for the aged as within the meaning of the Homes for the Aged and Rest Homes Act, as amended from time to time.

Dwelling, Nursing Home means any premises maintained and operated for persons requiring nursing care or in which such care is provided to two or more unrelated persons, but does not include any premises falling under the jurisdiction of:

- a) The Charitable Institutions Act;
- b) The Child and Family Services Act;
- c) The Homes for the Aged and Rest Homes Act;
- d) The Mental Hospitals Act;
- e) The Private Hospitals Act; or
- f) The Public Hospitals Act.

Dwelling, Row or Townhouse means a separate building that has been divided vertically into three (3) or more dwelling units each of which has a separate and independent entrance and which are separated from the adjoining unit or units by a common unpierced wall with no interior access between the units.

Dwelling, Semi-Detached means a separate building containing two(2) dwelling units that are divided vertically by a common unpierced wall extending from the foundation through to the roof with no interior access between the units and where each unit has a separate independent entrance directly from the outside.

Dwelling, Single-Detached means a separate building which contains one (1) dwelling unit in which entrance is gained only by a private entrance directly from outside. Single-detached dwellings shall include a modular home but shall not include a mobile home.

AMENDED BY BY-LAW No. 46-2009

Dwelling, Triplex means a separate building of one or more stories divided into not more than three (3) dwelling units, each of which may either be on a separate storey, or on the same storey with an independent entrance either directly from the outside or through a common vestibule.

AMENDED BY BY-LAW No. 52-2001

Dwelling Unit means one or more habitable rooms occupied or capable of being occupied on a permanent basis by one or more persons as an independent and separate housekeeping unit in which kitchen and sanitary facilities and sleeping accommodation are provided for the exclusive use of such person or persons.

Dwelling Unit Area means the habitable area contained within the inside walls of a dwelling unit, excluding any private garage, carport, unfinished attic, cellar or sunroom (unless such sunroom is habitable in all seasons of the year), and unenclosed porches and verandahs. The area of any common or public halls, stairways, and the thickness of the outside walls shall not be considered as dwelling unit area.

AMENDED BY BY-LAW No. 46-2009

Eating Establishment, Restaurant means a building or part thereof used for the serving of food or refreshments to the public, with the serving and consumption of food or refreshments taking place on the premises. A restaurant eating establishment shall include a café, cafeteria, ice cream parlour, tea or lunch room, dairy bar, coffee shop, donut shop, or snack bar, but does not include a bed and breakfast establishment, or a drive through or take-out eating establishment as defined in this By-law.

AMENDED BY BY-LAW No. 46-2009

Eating Establishment, Drive Through or Take-Out means a building or part thereof where food and beverages are offered for sale or sold to the public for consumption off of the premises of the establishment from a counter area and/or through a delivery or pick-up window and where ordering and pickup of food may take place from a motor vehicle.

Emergency Services Facility means a police station, a fire hall, an ambulance depot and similar facilities for public safety and protection.

Erect when used in this By-law includes building, constructing, and reconstructing, and

without limiting the generality of the foregoing, also includes the following:

- a) Any preliminary physical operation such as excavating, filling, or draining;
- b) Altering any existing building or structure by an addition, enlargement, extension, or other structural change;
- c) The moving of any building or structure from one location to another; and
- d) Any work which requires a building permit under the Building By-law of the Corporation.

The words “erected” and “erection” shall have a corresponding meaning.

Existing means lawfully existing on the date of passing of this By-law.

Farm Produce Sales Outlet means a fruit, vegetable, flower, or farm produce stand used for the sale of agricultural produce.

Farm Use means the use of a parcel of land for the purpose of agriculture having a lot area of not less than 30 hectares (74.12 acres).

Farm Vacation Establishment means a Bed and Breakfast Establishment as defined by this By-law, as well as vacation activities involving the day to day operation of the farm property.

Finished Grade Level means the average elevation of the finished surface of the ground adjoining the base of a building or structure.

Floor Area, Gross means the sum total of the gross horizontal areas of the several stories of a building or other structures on a lot measured from the exterior faces of the exterior walls of the building or structure at the floor level of each storey or from the centre line of a common wall separating two buildings or other structures, and basement floor area but excludes the floor area of a cellar or areas used for parking and loading within the building or structure.

Floor Area, Ground means the floor area of the lowest storey of a building or structure, approximately at or first above the finished grade level, measured between the exterior faces of the exterior walls of the building or structure. In the case of a dwelling, the floor area of any private garage or carport, porch, verandah, or sunroom (unless such sunroom is habitable in all seasons of the year) shall not be included in the calculation of ground floor area.

Forestry means the management of trees, woodlots and forests for the sustainable production and harvesting of wood and wood products, and subject to the County of Perth Tree By-law.

Garage, Attached means a private garage located on the same lot as a dwelling, attached to that dwelling by a common wall and/or common roof structure, and which is designed for the sheltering of private passenger motor vehicles of the occupants of the dwelling and the storage of household equipment. An attached garage does not include a carport. No facilities for the repairing or servicing of motor vehicles for remuneration or for commercial use shall be permitted in an attached garage. For the purpose of determining front yard, rear yard, and side yard setbacks, an attached garage shall be considered as part of the main building.

Garage, Detached means a private garage which is accessory to a permitted dwelling, located on the same lot as the dwelling, is a separate building that is fully enclosed, and which is designed for the sheltering of private passenger motor vehicles of the occupants of the dwelling and the storage of household equipment. A detached garage does not include a detached carport. No facilities for the repairing or servicing of motor vehicles for remuneration or for commercial use shall be permitted in a detached garage. For the purpose of determining front yard, rear yard, and side yard setbacks, a detached garage shall be considered an accessory building.

Garage, Public Works means a municipal or Provincial facility used for the storage and servicing of road construction and maintenance equipment and materials.

AMENDED BY BY-LAW No. 12-2025

Golf Course means an area for the purpose of playing golf or frisbee golf, and may include a driving range and associated recreational uses such as a club house and tennis courts.

Golf Course, Miniature means an area for the purpose of playing miniature golf, and associated facilities such as equipment rental building and refreshment stand.

AMENDED BY BY-LAW No. 12-2025

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

Habitable Room means any room within a dwelling unit used or capable of being used for living, eating, and sleeping, but excluding a cellar or any portion thereof, bathroom, toilet room, serving or storage pantry, laundry area, and corridor.

AMENDED BY BY-LAW Nos. 59-2002 and 46-2009

Home Occupation means an occupation and/or a profession conducted entirely within a dwelling unit and subject to the following criteria:

- a) Such home occupation must be clearly secondary to the main use of the dwelling for residential purposes;

- b) Such home occupation must not change the character of the dwelling as a private residence;
- c) Such home occupation shall be conducted only by a person(s) residing in the dwelling;
- d) There shall be no external evidence of the home occupation from outside of the dwelling, including window displays, with the exception of a single sign not greater than 0.85 m² (9.15 sq. ft.) in area. Such sign shall have a minimum front yard, interior side yard, and exterior side yard of 1 metre (3.28 ft.), and must comply with the daylight triangle provisions;
- e) There shall be no external display or storage of goods, materials, wares or merchandise on the lot on which the dwelling containing the home occupation is located;
- f) No external alteration of the dwelling shall be permitted so as to accommodate a home occupation, such as the inclusion of any specialized structure, ramps, or oversize doorways which will tend to change the character of the dwelling as a private residence;
- g) Such home occupation shall not create nor become a nuisance or hazard to neighbours by reason of noise, vibration, dust, smoke, fumes, odour, heat, debris, refuse, fire, lighting interference, hours of operation, traffic, or parking;
- h) Not more than one home occupation is permitted in a dwelling unit and no home occupation shall occupy more than 25 m² (269.1 sq. ft.) of floor area or 25 % of the gross floor area of the dwelling (excluding an attached garage), whichever is lesser. The area of the dwelling not being used for home occupation must comply with the applicable floor area requirements of this By-law;
- i) No home occupation shall be carried on in an accessory building or structure;
- j) Such home occupation shall meet all of the applicable requirements of this By-law, including parking requirements; and
- k) For greater clarity, a home occupation shall include but not be limited to an office or consulting room for a professional person or agent; an office for a trade such as a builder, a plumber, an electrician; an office for a charitable organization; a workroom for a dressmaker or a tailor; a studio for a teacher of music, art, or academic subjects, a photographer or a commercial artist; a hair dresser; a dog groomer; and any other use of a similar nature which satisfies all of the criteria of this Section of the By-law; but shall not include a kennel, the boarding of dogs overnight, a boarding

house, a clinic, a retail store, or any workshop, or plant for any trade. General retail is not permitted, except for the limited scale sale of merchandise which is accessory to, and associated with the services provided by the home occupation (e.g. hair care product sales associated with a hair dresser home occupation).

Hospital means any institution, building or other premises or place established for the treatment of persons afflicted with or suffering from sickness, disease or injury, or for the treatment of convalescent or chronically ill persons that is approved under the Hospital Act as a public hospital.

AMENDED BY BY-LAW No. 12-2025

Hospital, Private means a building or structure that is licensed pursuant to the Private Hospitals Act, R.S.O. 1990, c. P.24, as amended (the “Private Hospitals Act”), in which treatment is provided to four or more patients, but does not include;

- (a) An integrated community health services centre within the meaning of the *Integrated Community Health Services Centres Act, 2023* or a hospital within the meaning of the *Public Hospitals Act*,
- (b) A premises owned or operated by a health service provider or Ontario Health Team funded under the *Connecting Care Act, 2019* to provide home and community care services prescribed under that Act that include residential accommodation at the premises,
- (c) A children’s residence licensed under the *Child, Youth and Family Services Act, 2017*,
- (d) A lodging house licensed under a municipal by-law;

Hotel means any hotel, tavern, inn, or public house in a building or buildings which is used principally for the purpose of catering to the needs of the public by supplying food and furnishing sleeping accommodation of not less than six (6) bedrooms, and shall include a hotel within the meaning of the Liquor License Act, but does not include a boarding house dwelling or a motel.

Industrial Mall means a building or group of buildings designed, developed, owned, and managed as a unit containing three or more separated spaces for lease or occupancy by industrial uses as permitted by this By-law.

Industrial Use means the use of any land, buildings, or structures designed, used, or intended for the purpose of manufacturing, assembling, processing, constructing, printing, preparing, finishing, treating, repairing, shipping, wholesaling, storing, or warehousing any goods, substances, articles, or things.

AMENDED BY BY-LAW No. 46-2009

Institutional Use means the use of any land, buildings, or structures for some public purpose and may include any governmental, religious, educational, charitable, hospital, or other similar uses.

AMENDED BY BY-LAW No. 46-2009

Kenel means a place, building, or structure where dogs and/or other animals, excepting livestock, are bred, raised, sold, groomed, trained, housed, kept for sale and/or show, and/or are boarded but does not include an animal clinic.

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

AMENDED BY BY-LAW No. 33-2007

Livestock means dairy, beef, swine, poultry, horses, goats, sheep, ratites, fur-bearing animals, deer and elk, game animals, birds, and other animals identified in Table 1 of the Minimum Distance Separation Formulae, but does not include domestic pets.

AMENDED BY BY-LAW No. 33-2007

Livestock Farm, Intensive means the number of nutrient units on a new or expanded farm unit exceed 100 or which exceeds 50 nutrient units with a density of greater than 1 nutrient unit per tillable acre (2.5 nutrient units per tillable hectare).

AMENDED BY BY-LAW No. 33-2007

Livestock Facility means one or more barns or structures with livestock-occupied portions, intended for keeping or housing livestock. A livestock facility also includes all manure or material storages and anaerobic digesters.

AMENDED BY BY-LAW No. 33-2007

Livestock Facility, Expanded means 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.

AMENDED BY BY-LAW No. 33-2007

Livestock Facility, First means 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.

AMENDED BY BY-LAW No. 33-2007

Livestock Facility, Housing Capacity means the maximum livestock capacity for all facilities on a lot at any time, even if currently empty but able to house livestock.

Loading Space means an off-street area for the temporary parking of a commercial vehicle while loading and unloading merchandise or materials.

Lot means:

- a) A parcel of land or contiguous parcels of land under one ownership, having frontage on a public street and which is described in a deed or other document legally capable of conveying an interest in land and which is on record in the Land Registry Office No. 44; or
- b) A parcel of land shown as a whole lot or block on a registered plan of subdivision within the meaning of the Planning Act, but a registered plan of subdivision for the purpose of this paragraph does not include a registered plan of subdivision which has been deemed not to be a registered plan of subdivision under a By-law passed by the Council pursuant to the Planning Act.

For the purpose of this definition, no parcel or tract of land ceases to be a lot by reason only of the fact that a part or parts of it has or had been conveyed to or acquired by the Corporation, Her Majesty in Right of Ontario, or Her Majesty in Right of Canada.

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

Lot, Corner means:

- a) A lot situated at the intersection of two or more streets, or a lot abutting on one or more parts of the same street, in which an interior angle of less than 215 degrees is contained, between the front and side lot lines abutted by the said street or streets; or
- b) A lot located on the curve of a street where the angle of intersection of the projection of the tangents of the street line does not exceed 215 degrees and for which the corner of the lot shall be deemed to be the corner point of that part of the arc of the street line upon which the lot abuts.

AMENDED BY BY-LAW No. 46-2009

Lot Coverage means the area of a lot covered by buildings and structures, excluding overhanging structures which do not project more than 1 metre (3.28 ft.) from the main wall, and excluding:

- a) Uncovered swimming pools;
- b) Decks which are 0.6 m (1.97 ft.) or less above the average grade; and
- c) Accessory buildings which are less than 10 sq. m (108 ft.²).

Lot Depth means the horizontal distance between the front and rear lot lines of a lot. Where these lines are not parallel, the lot depth shall be determined by calculating the length of a straight line joining the midpoints of the front and rear lot lines. Where there is

no rear lot line, the lot depth shall be determined by calculating the length of a straight line joining the midpoint of the front lot line with the apex of the triangle formed by the intersection of the side lot lines.

Lot Frontage means the horizontal distance between the side lot lines of a lot measured along the front lot line of said lot. Where the front lot line is not a straight line or where the side lot lines are not parallel, the lot frontage is to be determined by measuring the length of a line that is parallel to, and located at the required front yard distance of the zone from, the cord of the lot frontage established by joining the two points where the side lot lines intersect the front lot line.

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

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

Lot Line, Front means in the case of:

- a) An interior lot, the lot line that abuts the street;
- b) A corner lot, the shorter lot line abutting the street shall be the front lot line and the longer lot line abutting the street shall be the exterior side lot line:
 - i. Where the lot lines abutting the street are of equal length, the lot line that abuts the street governed by the government with the higher jurisdiction shall be the front lot line while the other lot line shall be the exterior side lot line; and
 - ii. Where the lot lines abutting the street are of equal length and the abutting streets are under the same jurisdiction, the lot line over which the principal means of access to the lot is obtained shall be the front lot line while the other lot line shall be the exterior side lot line.
- c) A through lot, the shorter lot line abutting a street shall be the front line and the longer of the lot lines abutting a street shall be the rear lot line.
 - i. Where the lot lines abutting the street are of equal length, the lot line that abuts the street governed by the government with the higher jurisdiction shall be the front lot line while the other lot line abutting a street shall be the rear lot line; and
 - ii. where the lot lines abutting the street are of equal length and are under the same jurisdiction, the front lot line shall be the front lot line as established in the block by prior construction while the other lot line abutting a street shall be the rear lot line.

Lot Line, Rear means the lot line farthest from and opposite to the front lotline.

Lot Line, Side means a lot line other than a front or rear lot line. For the purpose of this By-law, there shall be two types of side lot lines which are classified as follows:

Lot Line, Exterior Side means a side lot line that abuts a street or a reserve.

Lot Line, Interior Side means a side lot line that abuts a neighbouring lot, block, or parcel of land.

Lot of Record means a lot or parcel of land that can legally be conveyed and which was legally created prior to the passing of this By-law. Subject to the above, a lot of record shall include only the following:

- a) A lot or block shown on a registered plan of subdivision;
- b) A lot or parcel of land created by consent in accordance with the provisions of the Planning Act; or
- c) Any other separate and distinct land holding, the deed to which is registered in the Land Registry Office No. 44.

For the purpose of this definition, lots of record shall not include those lots on a registered plan of subdivision which has been deemed not to be a registered plan of subdivision in a By-law passed by the Corporation pursuant to the Planning Act.

Lot, Through means a lot bounded on two opposite sides by streets. Where a lot qualifies as being both a corner lot and a through lot such lot shall be conclusively deemed to be a corner lot.

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

Medical Clinic means a building where members of the medical profession such as physicians, dentists, chiropractors, drugless practitioners, or occupational therapists and their staff provide diagnosis and treatment to the general public without overnight accommodation. Without limiting the generality of the foregoing, a medical clinic may include administrative offices, reception areas, examining and treatment rooms, x-ray facilities, and a dispensary provided that such are part of or accessory to the medical clinic and provided that the only access to such is from the interior of the building.

AMENDED BY BY-LAW No. 33-2007

Minimum Distance Separation (MDS I) means a tool to determine a required distance for new development from existing livestock facilities as determined by the Minimum Distance Separation (MDS) Formulae approved by the Province of Ontario, as amended from time to time.

AMENDED BY BY-LAW No. 33-2007

Minimum Distance Separation (MDS II) means a tool to determine a required distance for a new or expanding livestock facility from an existing use or approved development area as determined the Minimum Distance Separation (MDS) Formulae approved by the Province of Ontario, as amended from time to time.

Mobile Home means a prefabricated dwelling unit designed and intended to be transported or portable for movement from site to site.

Mobile Home Park means a lot, cared for, and managed by a park operator, where individual sites for locating mobile homes are rented or leased and where ownership and responsibility for the maintenance and development of the site facilities, including underground services (e.g. water supply, sanitary sewers, storm sewers), access roads, communal areas and buildings, together with general park management (e.g. snow clearing and removal, garbage or waste collection), rests with the mobile home park owner(s).

Mobile Home Site means an area of land described on a reference plan located within a mobile home park used for the placement of a mobile home.

Modular Home means a dwelling unit designed and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. A modular home does not include a mobile home.

Motel means a building or group of two or more detached buildings designed and used for the purpose of catering to the traveling public by furnishing sleeping accommodation of not less than six (6) bedroom units and may include living accommodation for permanent staff, dining, dancing, convention, and other public rooms licensed under the Liquor License Act, as amended, parking facilities, and recreational facilities. Each bedroom unit must be capable of being entered directly from the exterior of the building. A motel shall not include a boarding or lodging house dwelling or a hotel.

Motor Home/Travel Trailer means a self-propelled vehicle or any unit suitable for attachment to a motor vehicle for towing and capable of being used for temporary living, sleeping, and eating accommodation, and shall not include a mobile / modular home.

Motor Vehicle means an automobile, truck, motorcycle, motorized snow vehicle, and motorized all-terrain vehicle, but does not include cars or engines running on railway tracks, farm tractor, or self-propelled farm machinery or road building equipment.

Municipal Drain means a watercourse or sewer which carries storm surface water and drainage and includes a storm sewer, but does not include a sanitary sewer.

Non-Complying means an existing use, building, or structure permitted by the permitted

use provisions of the zone in which such use, building, or structure is located, but which does not meet one or more of the zone provisions with respect to lot area, lot frontage, yards, parking, or other provisions applicable to such zone.

Non-Conforming, means an existing use, building, or structure not permitted by the permitted use provisions of the zone in which such use, building, or structure is located.

Nursery School means a day nursery within the meaning of the Day Nurseries Act.

AMENDED BY BY-LAW No. 33-2007

Nutrient Unit (NU) mean the 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*) and as provided by the Minimum Distance Separation (MDS) Formulae approved by the Province of Ontario, as amended from time to time.

ADDED BY BY-LAW No. 12-2025

On-farm diversified use means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home industries, agri-tourism uses, and uses that produce value-added agricultural products.

Open Storage means the uncovered storage of goods, material, merchandise, or equipment in the open air and in unenclosed portions of buildings which are open to the air on the sides.

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

Park, Public means a recreational area owned and controlled by the Corporation or by any board, commission or other authority established under any statute of the Province of Ontario, or any religious, charitable, or philanthropic organizations.

Parking Driveway means an area of land used for access to a parking area.

Parking Lot, Commercial means a privately-owned parking area located on a lot which exists as, a non-accessory use, separate and distinct from any building or structure for which the provision of parking spaces is required, for profit or gain.

Parking Space means an area on a lot on which a licensed motor vehicle or horse drawn vehicle may be parked, which area:

- a) Is provided for the temporary parking or storage of one motor vehicle other than for the purpose of offering commodities or goods for sale or display;

- b) Is adequate for the temporary parking or storage of one motor vehicle and may be located within a private garage, building, carport, or covered area; and
- c) Has adequate access to permit ingress and egress of a motor vehicle from a street by means of driveways, aisles, maneuvering areas or similar areas, no part of which access is to be used as parking space as defined herein.

Permitted means permitted in accordance with the provisions of this By-law.

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

Personal Service Shop means a building or part thereof in which persons are employed for the purpose of providing service and otherwise administering to the individual and personal needs of persons and shall include such uses as a barber shop, a hair dressing shop, a beauty parlour, a dressmaking or tailor shop, a shoe repair shop, a watch and jewelry repair shop, a sun tanning shop, or other similar uses. General retail is not permitted and any sale of merchandise from a personal service shop must be accessory to and associated with the personal services provided in that shop.

Pit means a place where unconsolidated gravel, sand, earth, clay, fill, mineral, or other material is being or has been removed by means of an open excavation to supply material for construction, industry, or manufacturing, but does not include a wayside pit defined in this By-law or the removal of material associated with excavation necessary for the erection of buildings or structures or associated with excavation necessary for the construction of roads.

Portable Asphalt Plant means a temporary plant opened and used by a public road authority for the purpose of a particular project or contract of road construction. Portable asphalt plants are subject to the following criteria:

- a) A certificate of approval for each plant must be obtained from the Ministry of Environment (MOE);
- b) Each plant shall comply with the minimum separation distances established by the MOE;
- c) Plant sites shall not be permitted in natural environment or environmentally sensitive areas within the "Agriculture" designation in the County of Perth Official Plan;
- d) Sites having previously been in agricultural use shall be rehabilitated back to their former agricultural use;
- e) Each plant shall be removed from the site upon completion of the public project; and
- f) Prior to locating a portable asphalt plant on productive agricultural land,

consideration shall be given to the use of existing asphalt plants in the area, locating the portable asphalt plant in a licensed pit or a wayside pit, and locating the plant on lesser quality or inactive agricultural lands.

Planting Strip means an area of land which shall be used for no other purpose than the planting of a row of trees or a continuous unpierced hedgerow of evergreens or shrubs.

ADDED BY BY-LAW No. 12-2025

Primary Residential Unit means the primary residential unit in a detached house, semi-detached house or rowhouse where the house is situated on a parcel of land containing an additional residential unit.

Public Building means a building or structure owned or leased and occupied by the Corporation, the County, the Province of Ontario, or the Government of Canada.

Public Library means a public library within the meaning of the Public Libraries Act.

Public Utility means a waterworks, gasworks, including works for the transmission, distribution and supply of natural gas, electrical power or energy works, or system for the generation, transmission or distribution of electric light, heat or power, a telephone system, a street or other railway system, a bus or other public transportation system or any other works or system for supplying the inhabitants generally with necessities or conveniences that are vested in or owned, controlled or operated by a municipality or municipalities or by a local board.

Pump Island means that portion of a commercial or industrial use which is used for the dispensing of automotive fuels, which include the fuel pumps, concrete base, overhead canopy, and kiosk.

Recreational Trail means a non-commercial, traveled path for outdoor activities such as hiking, cycling, cross-country skiing, and snowmobiling but shall not include any track, trail, course or circuit for: racing motorized vehicles such as motorcycles or snowmobiles; the use of automobiles or trucks; the use of motorized go-carts; the use of motorized scale model vehicles.

Recreational Use means the use of land or buildings for such uses as public parks, playgrounds, playing fields, tennis courts, lawn bowling greens, indoor and outdoor skating rinks, golf courses, recreational trails, picnic areas, swimming pools, wading pools, day camps, bleachers, bandstands, skiing, fishing, and similar uses, together with any necessary and accessory buildings and structures, but does not include hunting or a track for the racing of animals, motor vehicles, motorcycles, go-carts, snowmobiles, or all-terrain vehicles.

Recreational Use, Commercial - see Commercial Recreational Use.

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

Recycling Depot means land, building, or structure used for the collection and/or storage of materials such as cardboard, newspaper, fine paper, glass bottles, cans, and plastic containers for recycling purposes.

Rental Shop means a business engaged in renting/leasing articles, tools, equipment and/or machines but does not include the renting or leasing of motor vehicles, motorcycles, recreational vehicles, boats, or heavy equipment.

Repair or Service Shop means a business engaged in the maintaining, repairing, or installation of articles, machinery and equipment for household or personal use such as appliances, air conditioners, clocks, jewelry, and furniture repair.

Reserve means a parcel of land, usually 0.3 m (1 foot) in width, located between a lot line and the street line used to restrict access to the street from the lot or to the lot from the street. For the purpose of yards and setbacks, the reserve shall be considered part of the street.

Retail Store means a building or part thereof in which goods, merchandise, products, wares, articles or things are offered or kept for sale directly to the public, but does not include any manufacturing, processing, assembly, or construction use.

Salvage or Wrecking Yard means a lot, building, and/or structures used for the storage, handling, salvage, dismantling, reclaiming, and/or sale of scrap or used materials, and without limiting the generality of the foregoing, shall include waste paper, rags, wood, bottles, vehicles, tires, metal, and/or other scrap material and it shall include establishments such as a junk yard, a scrap metal yard, and an automotive wrecking yard.

Satellite Dish means a parabolic or spherical antenna which receives television or microwave transmissions or other signals.

School means,

- a) The body of public school pupils or separate school pupils or secondary school pupils that is organized as a unit for educational purposes under the jurisdiction of the appropriate board; or
- b) The body of pupils enrolled in any of the elementary or secondary school courses of study in an educational institution operated by the Government of Ontario, and includes the teachers and other staff members associated with such unit or institution and the lands and premises used in connection therewith.

School, Private means an institution at which instruction is provided for five or more pupils who are of or over compulsory school age in any of the subjects of the elementary or secondary school courses of study and that is not a school as defined in this section.

School, Commercial means a school other than an academic school where instruction is given for hire or gain and without limiting the generality of the foregoing may include the studio of a dance teacher, an art school, business or trade school.

AMENDED BY BY-LAW Nos. 33-2007 and 46-2009

Secondary Farm Occupation means an occupation and/or a profession conducted on a farm as part of the farm unit and such secondary farm occupation shall:

- a) Be secondary to the principal use of the farm property for farming purposes, with the principal farming use being conducted by the farm family residing on the farm property and who are actively involved in the farming operation on the farm property and not more than two employees (full-time equivalents) from off the farm;
- b) Be limited to those uses involved in the manufacture or fabrication of goods; small-scale food processing operations; value added processing or packing operations; trades occupations (such as an electrician, plumber, carpenter, welder, painter); a craftsperson or artist; and occupations which are primarily and directly related to agriculture and farming;
- c) Not result in the loss of good and/or productive farm land; not occupy building area that is necessary for or essential to the farming operation; and in no way impede or interfere with the ability of the farmer to conduct the farming operation;
- d) Be conducted inside of buildings and/or structures and not occupy more than to 375 sq. m (4,036.6 ft.²), total floor area; not including any outdoor storage exceeding 2000 sq. m (21,528.5 ft.²) in area, provided such outdoor storage is abutting the building containing the secondary farm occupation and is maintained in a neat and orderly fashion. A single sign not greater than 1 sq. metre (10.76 ft.²) in area shall be permitted; and
- e) Be accommodated in buildings and structures which are capable of being converted/reverted to a farming use that is appropriate for the farm property at such time that the secondary farm occupation ceases to exist, and which are located in proximity to the principal farm buildings (i.e. farm dwelling and livestock facilities);
- f) Be small scale and clearly secondary to the principal use of the farm for farming purposes, not be separate or independent from the farm operation, and be located on the same farm therewith;
- g) Be accessed by a driveway which serves the farm unit, and not accessed by a separate driveway serving only the secondary farm occupation; not require municipal

water or sewer services; and require the approval of the appropriate authority (e.g. Ministry of the Environment and Energy and/or the appropriate authority) for the method of water supply and waste disposal;

- h) Be limited to not more than one secondary farm occupation use per farm lot, at any one time; and
- i) Obtain a license and/or a statement of conformity from the municipality prior to the establishment of the secondary farm occupation;

ADDED BY BY-LAW No. 52-2001

- j) The requirements of Section 3.140 shall apply, with necessary modifications, to permit a trades occupation (such as an electrician, plumber, carpenter, welder, painter) to be conducted accessory to an existing non-farm dwelling in the “Agricultural Zone (A)”. However, no outdoor storage is permitted where the lot area of the existing non-farm dwelling use is less than 0.8 ha (1.98 ac.). All other requirements of Section 3.140 (a) through (j) shall apply with the necessary modifications for a non-farm lot

Separation Distance means the horizontal distance between buildings or structures measured from the closest point on the exterior wall of such building or structure.

Shopping Centre means a group of commercial establishments designed, developed, owned, and managed as a unit containing three or more separated spaces for lease or occupancy by commercial uses or business or professional offices, providing common open spaces, on-site parking areas, loading areas, driveways, and other shared facilities, and which may be held in a single ownership or by participants in a condominium corporation.

Sight Triangle - see Daylight Triangle

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

Site Plan means a scaled drawing showing the relationship between the lot lines and the uses, buildings, and structures existing or proposed on a lot, including such details as building areas, parking areas, parking spaces, driveways, aisles, walkways, sidewalks, landscaped areas, minimum yards, building heights, waste collection facilities, outdoor storage areas, storm water drainage facilities. Depending upon the circumstances, grading information and building cross- sectional information may also be required as a part of a site plan.

Streetline means the line that divides the lot from the street.

Storey means that portion of a building, other than an attic, basement, or cellar, which is situated between any floor and the ceiling or roof next above it.

Storey, One-Half means that portion of a building which is situated wholly or in part within a sloping roof and which has a minimum height of 1.98 m (6.5 ft.) over 50 per cent of the floor area of the storey below.

Street, Road or Highway (Private) means a road which has not been assumed by the Corporation, the County or the Province and shall include the principle means of access to any mobile / modular home site.

Street, Road or Highway (Public) means a road which has been assumed by the Corporation, the County, or the Ontario Ministry of Transportation and shall include such public road, street, or highway as affords the principal means of access to any lots that abut thereon, but does not include a lane or private right-of-way. For the purpose of yards and setbacks, an unopened road allowance shall be considered a road, street, or highway (public).

Streetline means the line that divides the lot from the street.

Structure means anything that is constructed of one or more parts, whether permanent or temporary, and which is fixed to or supported by the soil or an attachment to something having a location on the ground, but does not include a boundary wall, fence, retaining wall, hedge or other planting, light standard, sign, patio stones or other hard surface at grade level for people or vehicles, weigh scale or tombstone.

Swimming Pool means any body of water with a depth greater than 0.4 m (16 in.) located indoors or outdoors which is contained by artificial means, and used and maintained for the purpose of swimming, wading, or diving, but shall not include a water storage tank.

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

- a) A camp operated by a charitable corporation approved under the Charitable Institutions Act, or
- b) A summer camp within the meaning of the regulations made under the Health Protection and Promotion Act; or
- c) A club owned by its members and operated without profit or gain.

Trailer means a trailer within the meaning of the Highway Traffic Act. A trailer shall not be considered to include a mobile home.

Transportation Terminal means a building, structure, or place where licensed buses, licensed trucks, and/or licensed tractor trailers are rented, leased, repaired, loaded or unloaded, kept for hire or stored or parked for remuneration or from which licensed buses, licensed trucks, and/or licensed tractor trailers are dispatched as common carriers or where goods are stored temporarily for further shipment.

Travel Trailer / MotorHome Campground means a lot whereon two or more sites are provided for parking or placing motor homes/travel trailers or tents on a temporary or seasonal basis (i.e. May 1 to October 31).

Use means the purpose for which a lot, building, or structure, or combination thereof, is designed, arranged, or occupied. The words “uses”, “to use”, and “used” shall have corresponding meanings.

Watercourse means a natural or altered lake, pond, river, creek, municipal drain, or stream, but shall not include a farm pond

Wayside Permit Aggregate Operation means a temporary pit opened and used by a public road authority for the purpose of a particular project or contract of road construction and includes a wayside pit.

Weighscale means a structure or device for the weighing of commercial vehicles, goods, or scrap material.

ADDED BY BY-LAW No. 12-2025

Wellhead Protection Area means the vulnerable area delineated around groundwater wells.

Yard means a space appurtenant to a building or structure, located on the same lot as such building or structure, and which is open, uncovered, and unoccupied from the ground to the sky except as permitted otherwise by this By-law.

Yard, Front means a yard extending across the full width of a lot between the front lot line and the nearest wall of any building or structure on the lot.

Yard, Minimum Front means the minimum depth of a front yard between the front lot line and the nearest wall, or part thereof, of any building or structure on the lot.

Yard, Rear means a yard extending across the full width of a lot between the rear lot line and the nearest wall, or part thereof, of any main building or structure on the lot, where the rear yard is a point, the rear yard is measured back a distance along the side lot lines or measured back from the part to a line which is parallel to the line used for front yard measurement, not front yard.

Yard, Minimum Rear means the minimum depth of a rear yard between the rear lot line

and the nearest wall, or part thereof, of any main building, structure, on the lot.

Yard, Side means a yard extending from the front yard to the rear yard of a lot and from the side lot line of the lot to the nearest wall, or part thereof, of any building or structure, on the lot.

Yard, Exterior Side means a side yard immediately abutting a street.

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

Yard, Minimum Side means the minimum width of a side yard between the side lot line of a lot and the nearest wall, or part thereof, of any main building or structure of the lot.

Zone means any classification established in Section 4 of this By-law which applies to the area(s) delineated on the attached Zoning Map or Zoning Map Schedules for such classification and to which specific provisions as established by this By-law shall apply.

Zone Boundary means the limit or extent of a designated area of land use shown on Schedule "A" attached hereto.

Zoning Administrator means an officer or employee of the Corporation charged with the duty of administering and enforcing the provisions of this By-law.

SECTION 4 - ZONES AND INTERPRETATION

4.1 Establishment of Zones

The provisions of this By-law apply to all lands within the boundaries of the Corporation of the Township of Perth South. For the purpose of this By-law, the following zone classifications are established:

<u>Section</u>	<u>Zone Classification</u>	<u>Zone Symbol</u>
6	Agricultural Zone	A
7	Hamlet/Village Residential Zone	HVR
8	Rural Residential	RR
9	Hamlet/Village Commercial Zone	HVC
10	Agricultural Commercial/Industrial Zone	ACM
11	Light Industrial Zone	M1
12	General Industrial Zone	M2
13	Mineral Aggregate Resources Zone	MAR
14	Institutional Zone	IN
15	Parks and Recreation Zone	PR
16	Future Development Zone	FD
17	Natural Resources/Environment Zone One	NRE1
18	Natural Resources/Environment Zone Two	NRE2
19	Flood Plain Zone	FP
20	Flood and Fill Constraint Area Overlay	FFCA
21	Adjacent Land Area Overlay	AL
22	Holding Zone	(-h)

Various zoning requirements and/or regulations for the zones as established above are set out in Sections 6 through 22 of this By-law. The zoning requirements and regulations set forth for the respective zones pertain to matters such as permitted uses, permitted buildings and structures, minimum lot area, minimum lot frontage, maximum coverage, minimum front, side and rear yard requirements, maximum building height, landscaped open space requirements, parking requirements, and requirements for accessory buildings and structures.

AMENDED BY BY-LAW Nos. 59-2002 and 46-2009

4.2 Key Maps

For the purpose of this By-law, Schedule “A”, consisting of a Key Map Index, and Key Maps 1 to 31, inclusive, and Schedule “B” are attached to this By-law and are hereby declared to form part of this By-law.

The Key Maps which are attached as Schedule “A” to this By-law indicate the zones for all of the lands in the Corporation of the Township of Perth South as

established by this By-law. The zones are indicated through the use of the zone symbols identified for their respective zones in Section 4.1 above.

The Key Maps which are attached as Schedule “A” to this By-law identify a number of open watercourses, including municipal drains. The location of these watercourses was based on mapping available through the Ontario Basic Mapping Program, which in turn was based on aerial photography from the 1980's. In some situations, municipal drain watercourses have been changed over to enclosed municipal drains and therefore an open watercourse no longer exists. When such situations occur, it shall not be necessary to amend this By-law to reflect the change in classification of the watercourse (i.e. from any open municipal drain watercourse to an enclosed municipal drain) and the provisions of this By-law shall be applied as appropriate. It is intended that the Key Maps will be revised to reflect such changes at such time that the Township undertakes either general and/or housekeeping amendments to this Zoning By-law.

4.3 Use of Zone Classifications and Zone Symbols

The zone classifications and symbols identified in Section 4.1 above shall be used when referring to land, buildings, and structures, and the uses thereof permitted by this By-law in said zones. Where the various zone symbols are shown on the Key Maps or Schedule “B”, such reference is intended to indicate that the lands on which the zone symbol is placed are located within the corresponding zones as established by Section 4.1 above and shall be subject to the applicable zone provisions as set forth in this By-law for that respective zone.

Where a zone symbol applying to certain lands as shown on the Key Maps attached to this By-law on Schedule “A” is followed by a dash and a number (e.g. A-1), such dash and number are intended to indicate that such land is the subject of one or more special zone provisions. The special zone provisions can be determined by referring to “special provisions” section for the applicable zone as set forth in this By-law. Lands zoned in this manner will be subject to all other provisions for the respective zone except as otherwise provided for by the special provisions.

4.4 Interpretation of Zone Boundaries

The zone symbols as shown on the Key Maps of Schedule “A” to this By-law are bounded by thick black lines, the purpose of which lines is to indicate the extent of the zones. The following “rules of interpretation” are to be applied when determining the location of zone boundaries on the Key Maps, of Schedule “A” of this By-law, and kept in the Office of the Zoning Administrator:

- 4.4.1 Where any zone boundary is shown on Schedule “A” as following the boundary of a street, watercourse, or railway right-of-way, the zone

boundary shall be considered to follow the centre line of such street, watercourse, or railway right-of-way;

- 4.4.2 Except as provided for in Section 4.4.1 above, where a zone boundary is shown on Schedule “A” as approximately following the boundary of a lot that is shown on a registered plan or a registered reference plan, the zone boundary shall be considered to be such lot boundary as shown on said registered plan or registered reference plan;
- 4.4.3 Where a zone boundary is shown on Schedule “A” as being parallel to, or approximately parallel to, a street and the distance from the street is not indicated, the zone boundary shall be considered as being parallel to such street and its distance from the street shall be determined by using the scale shown on the Schedule “A” Key Map to scale or measure the distance; and
- 4.4.4 Where any zone boundary is left uncertain after the application on the provisions of Sections 4.4.1, 4.4.2, and 4.4.3 of this By-law, the location of the zone boundary shall be determined by using the scale shown on the Schedule “A” Key Map to scale or measure the applicable distances.

4.5 Interpretation of Certain Words

- 4.5.1 In this By-law, the word “shall” is considered to mean mandatory.
- 4.5.2 In this By-law, words used in the present tense include the future tense and vice- versa.
- 4.5.3 In this By-law, words used in the singular shall also be considered to include the plural unless the context of the application clearly indicates the contrary.

ADDED BY BY-LAW No. 46-2009

- 4.5.4 Amendments to this By-law will not be required in order to make minor adjustments to the boundaries or the location of roads, correct typographical or patent errors, provided that the intent of the Zoning By-law is preserved.

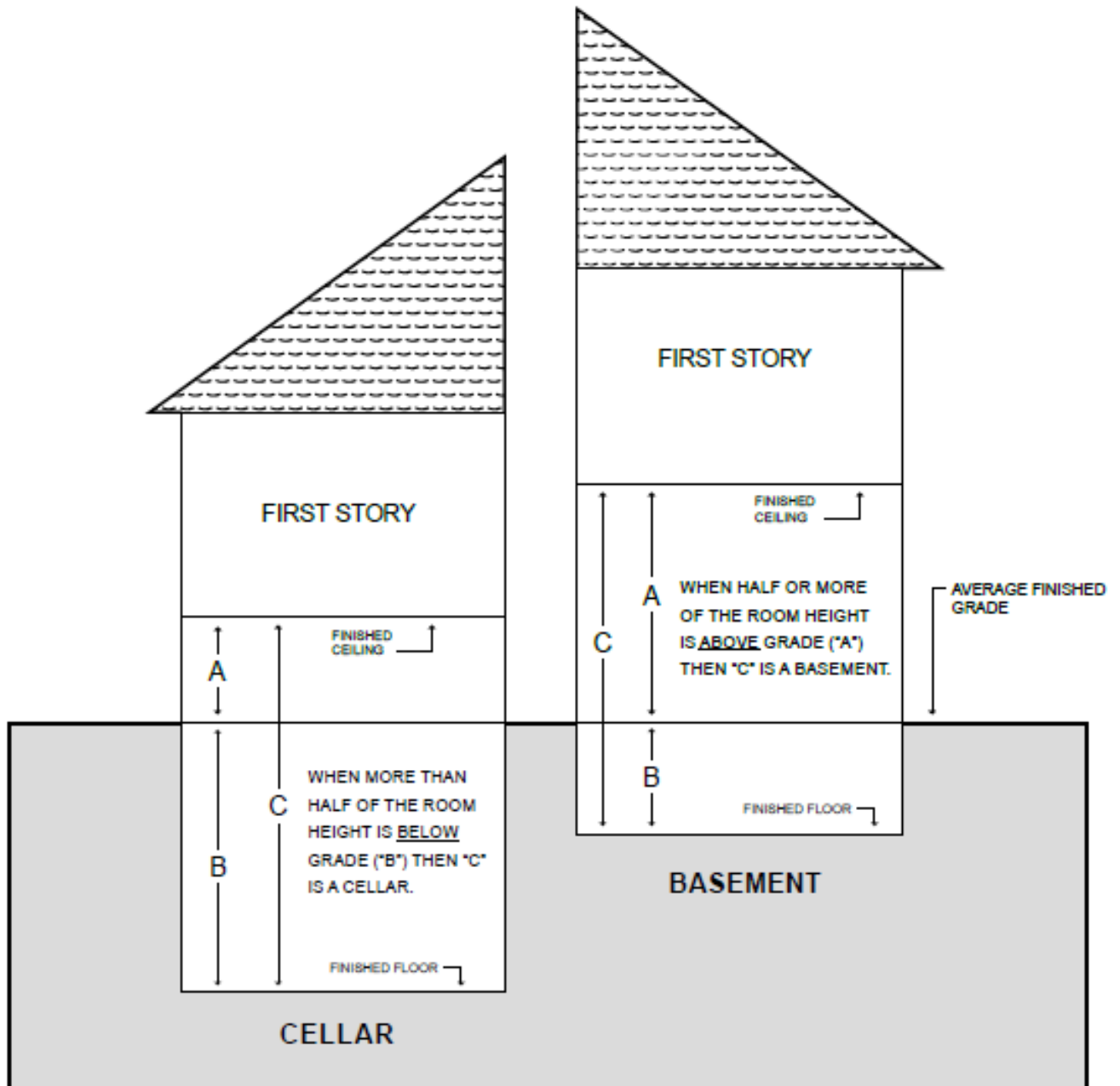
ADDED BY BY-LAW No. 12-2025

4.6 Diagrams and Images

The following diagrams and images are included for clarification and convenience, however, for the purposes of this by-law, do not form part of this By-law. Diagrams and

images shall not in any way modify or limit the regulations contained in this By-law.

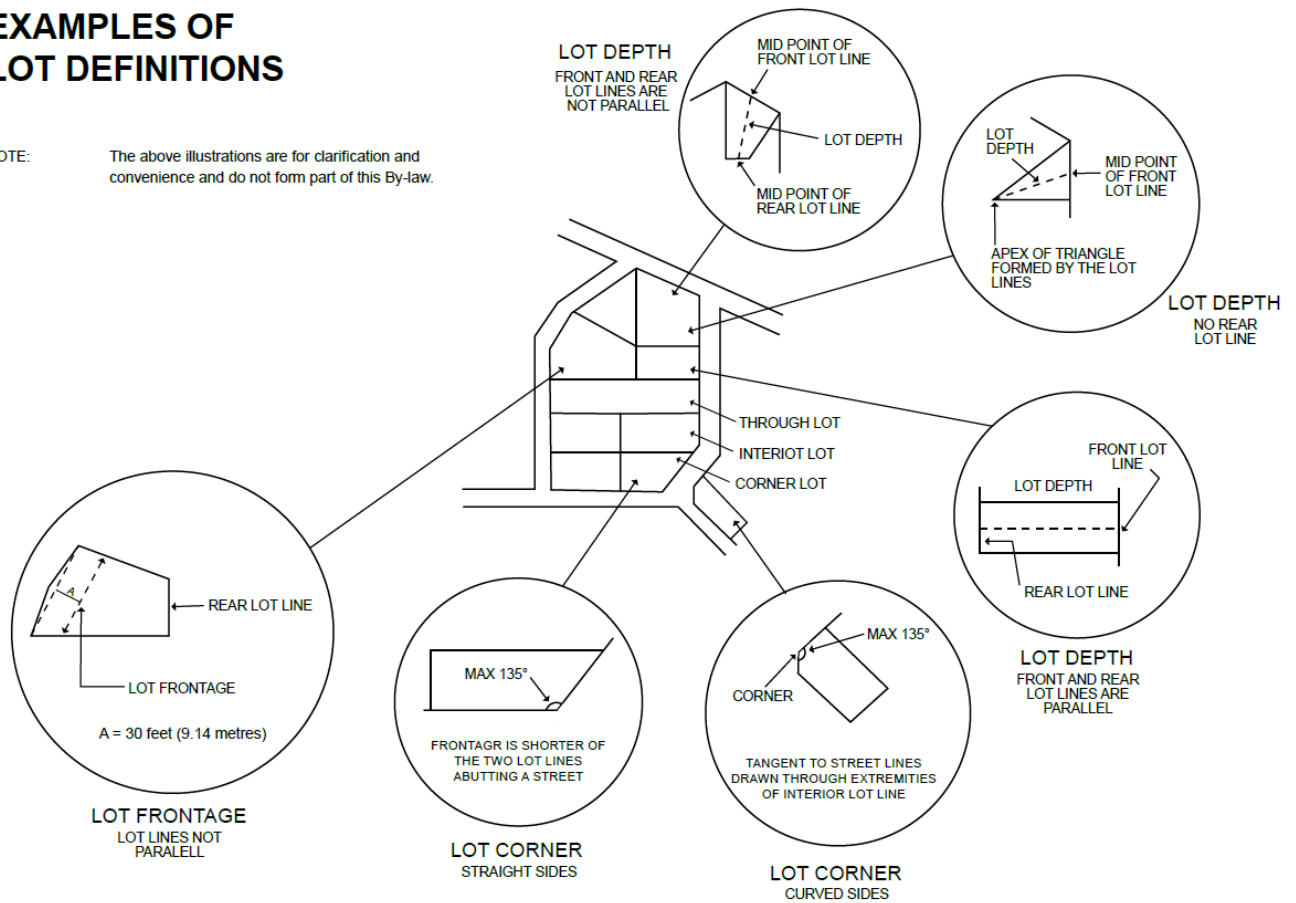
4.6.1 Basement and Cellar



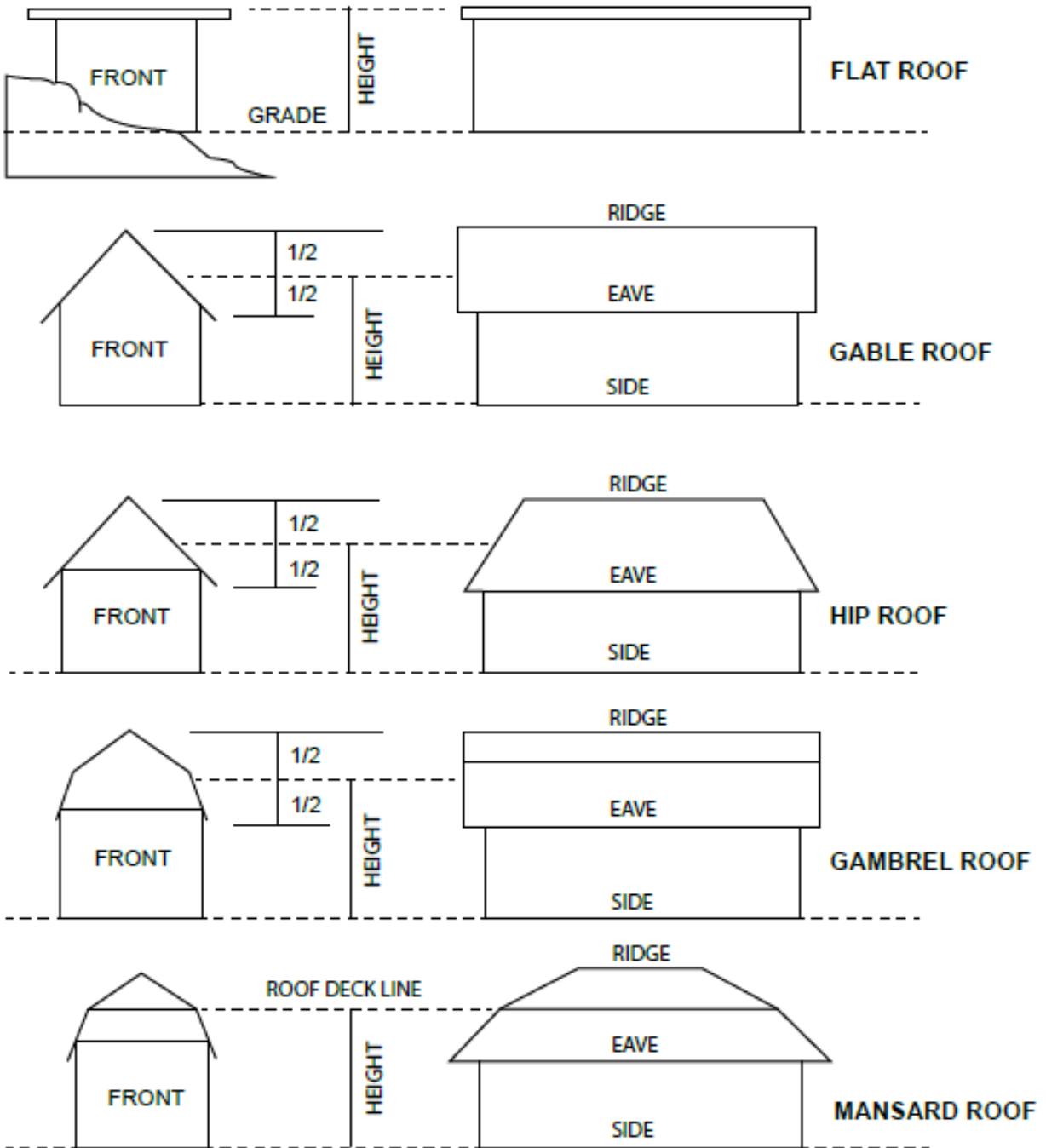
4.6.2 Lot Depth and Lot Frontage

EXAMPLES OF LOT DEFINITIONS

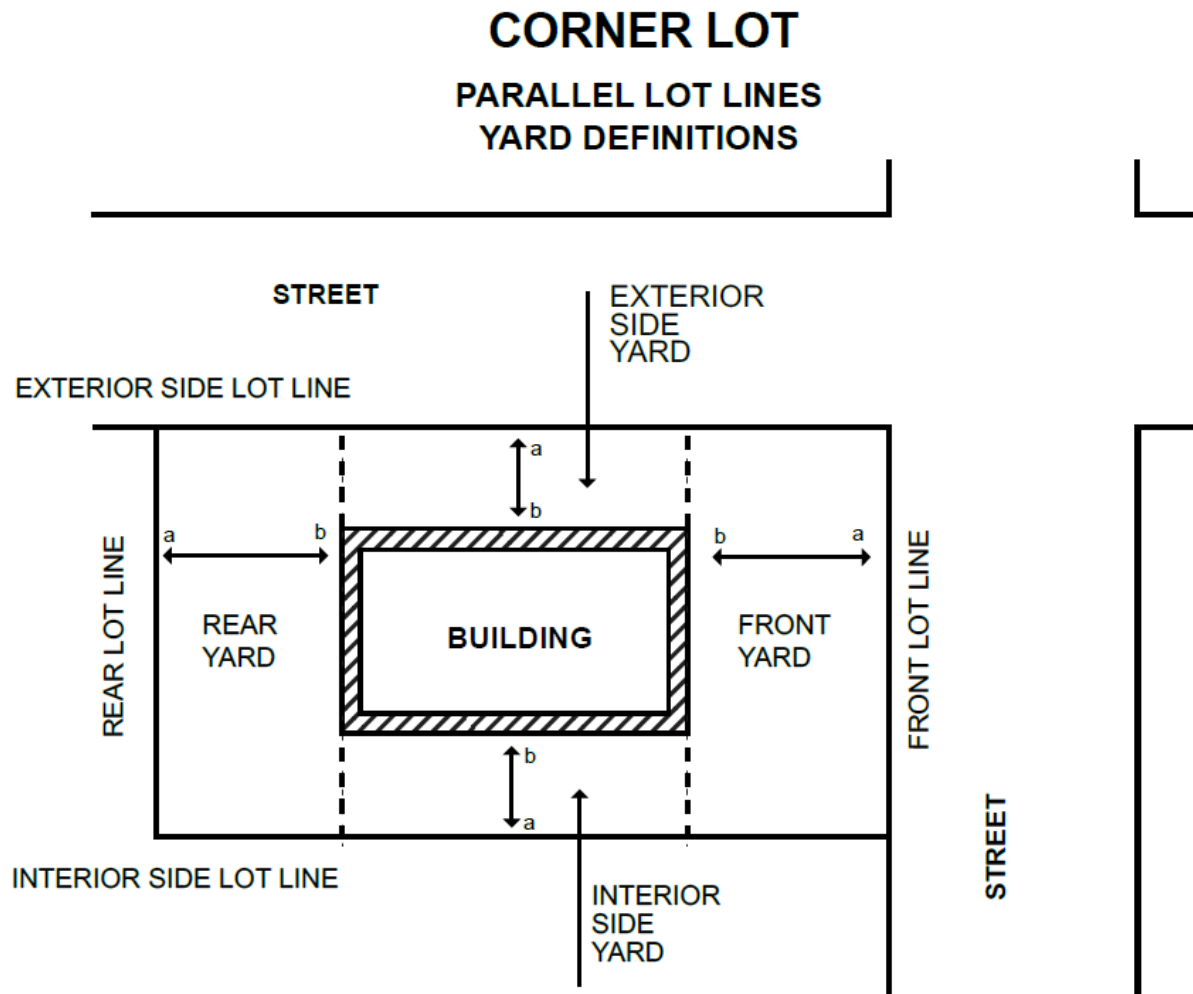
NOTE: The above illustrations are for clarification and convenience and do not form part of this By-law.



4.6.3 Building Height

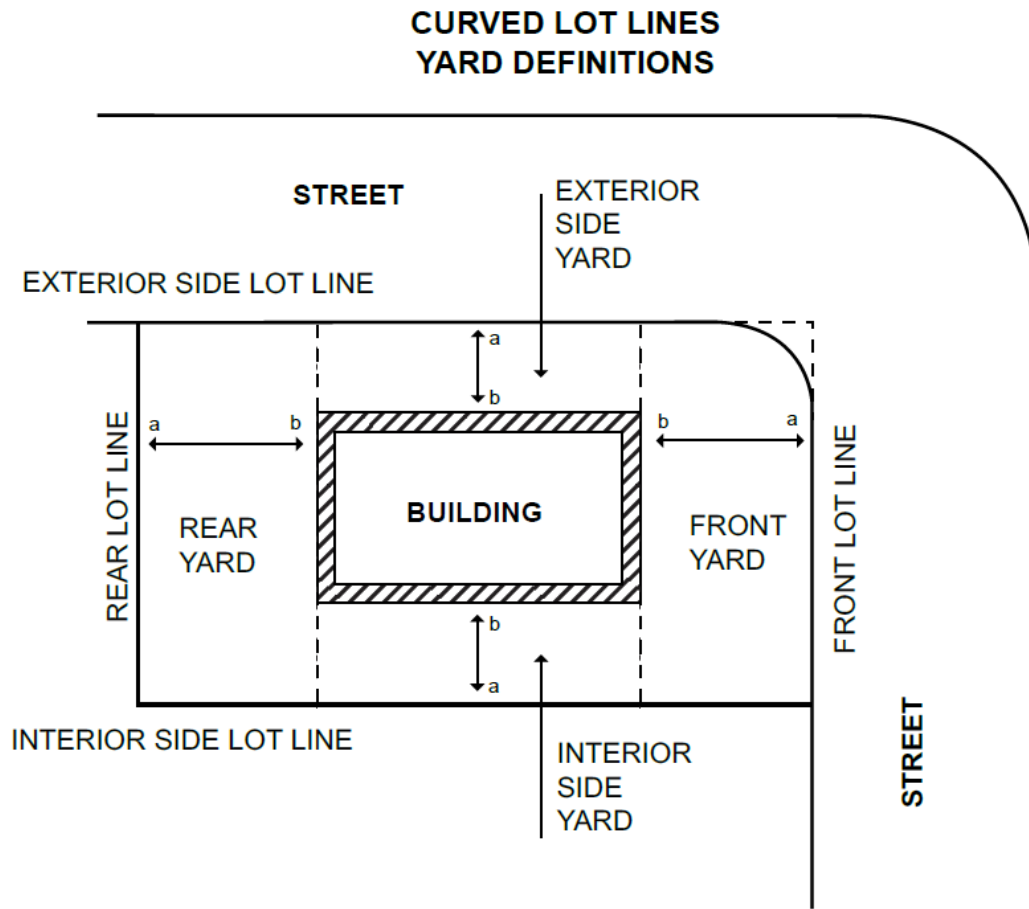


4.6.4 Parallel Lot Line Yard Definition



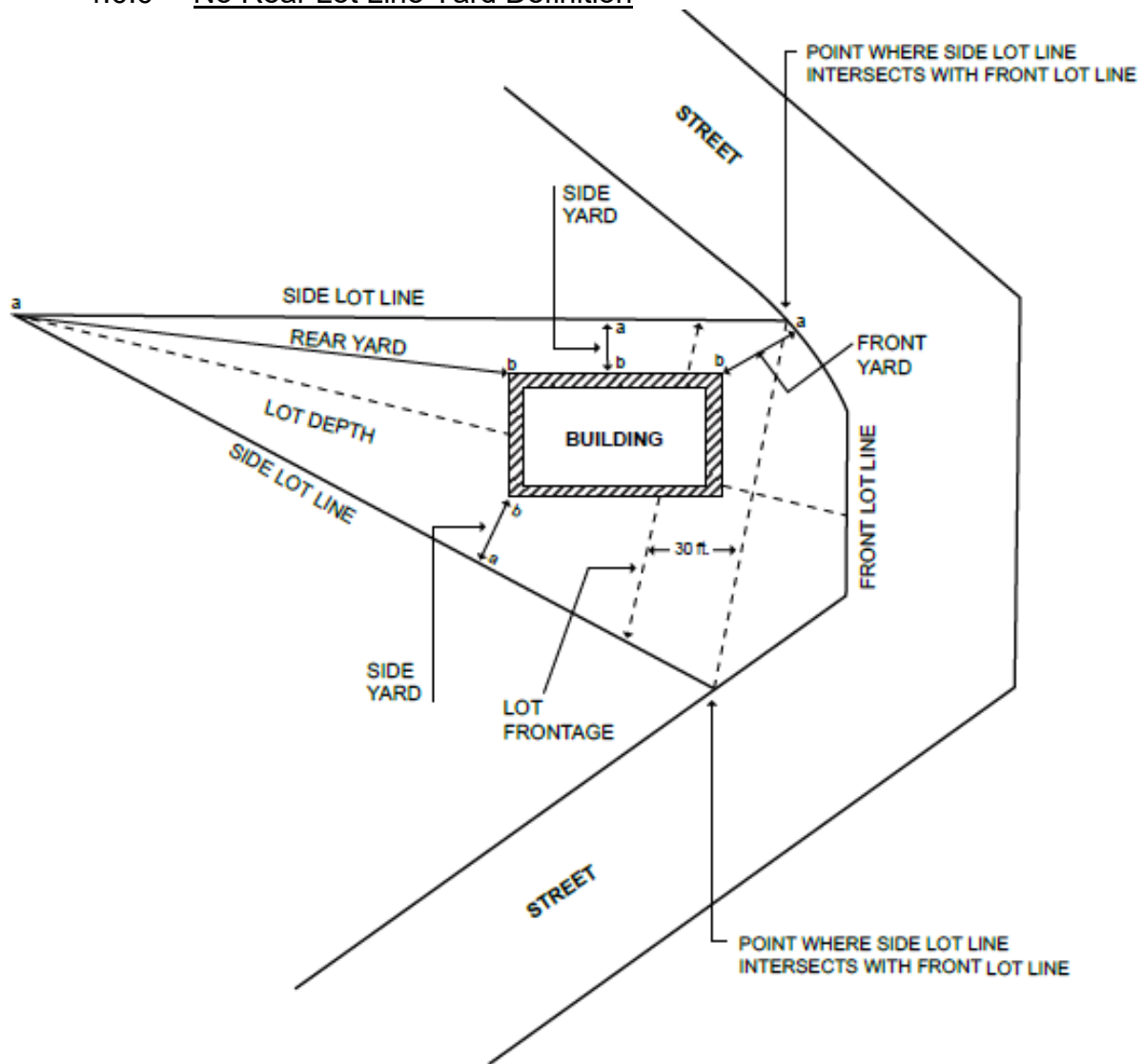
DISTANCE ab REPRESENTS THE DEPTH OF THE REQUIRED YARD MEASURED AS LEAST HORIZONTAL DIMENSION BETWEEN LOT LINE AND NEAREST PART OF MAIN BUILDING. DISTANCE ab MUST BE THE MINIMUM DISTANCE SPECIFIED IN THE BYLAW.

4.6.5 Curved Lot Line Yard Definition



DISTANCE ab REPRESENTS THE DEPTH OF THE REQUIRED YARD MEASURED AS LEAST HORIZONTAL DIMENSION BETWEEN LOT LINE AND NEAREST PART OF MAIN BUILDING. DISTANCE ab MUST BE THE MINIMUM DISTANCE SPECIFIED IN THE BYLAW.

4.6.6 No Rear Lot Line Yard Definition



CORD OF LOT FRONTAGE ESTABLISHED BY
JOINING THE TWO POINTS WHERE SIDE LOT
LINE INTERSECTS THE FRONT LOT LINE

SECTION 5 - GENERAL PROVISIONS

The provisions contained in this Section shall apply to all zones except as otherwise indicated in the zone provisions.

5.1 Accessory Uses, Buildings and Structures

5.1.1 Use

Where this By-law permits a use of land, buildings or structures, such use shall include any accessory use, building or structure, but shall not include:

- a) Any occupation or business conducted within a dwelling except where permitted specifically by this By-law; and
- b) Any building or structure used for human habitation except where permitted specifically by this By-law.

5.1.2 Time of Establishment

No accessory use, building or structure shall be established until the main use to which it is accessory has been established on the lot.

AMENDED BY BY-LAW No. 52-2001 & 12-2025

5.1.3 Location and Size

Accessory buildings and structures:

- a) Shall not be located in a front yard or exterior side yard;
- b) Shall be no closer to the street line than the yard required for the main building;
- c) Shall comply with the interior side yard and rear yard provisions of the zone, except:

AMENDED BY BY-LAW No. 46-2009

- i. In a Residential Zone, accessory buildings or structures shall be no closer than 1.2 m (3.94ft.) to an interior side lot line or rear lot line;

AMENDED BY BY-LAW No. 33-2007

- ii. In an Agricultural Zone on a lot area less than 1 hectare (2.47 ac.), accessory buildings or structures (not including livestock facilities) shall be no closer than 3 m (9.84 ft.) to an interior side lot line or rear lot line;
- iii. In a Commercial, Industrial, Mineral Aggregate Resource, or Institutional Zone, accessory buildings or structures shall be no closer than 3 m (9.84 ft.) to an interior side lot line or rear lot line, provided the abutting lot is not in a Residential Zone;

- (d) Shall not exceed 5.0 m (16.40 ft.) in height except in the “A”, “ACM”, “MAR”, “M1” and “M2” zones, where accessory buildings and structures shall not exceed 6.0m (19.68 ft.) in height.
- (e) Shall not cover more than 10% of the lot area. The area of an open swimming pool which is not enclosed by a building or structure shall not be included in the calculation of lot coverage;
- (f) Shall not be structurally attached to the main building in any way, except for unenclosed decks and/or steps. Accessory buildings and structures shall be located a distance of not less than 1 metre (3.28 ft.) from the main building.

AMENDED BY BY-LAW No. 22-2019 & 12-2025

5.1.4 Additional Residential Units within Main Buildings

Additional residential units are permitted within any detached dwelling, semi-detached dwelling unit, or row or townhouse on a parcel of land on which residential use, other than ancillary residential use is permitted, or within any building accessory to such a dwelling unit, subject to the regulations of the particular zone in which it is located, provided that:

- a) A total maximum of 2 additional residential units are permitted per individual lot, provided that, at least 1 of the additional residential units is located within or attached to the same building or structure as the primary residential unit;
- b) The building exterior of any additional residential unit within the same building or structure as the primary residential unit is not significantly different or distinct from the rest of the building or structure;
- c) The primary dwelling unit is not located within hazardous lands (e.g. within areas subject to flood or erosion hazards or hazardous sites);
- d) The parking requirements of Section 5.18 are met;
- e) The applicable minimum lot area requirement is met; and
- f) The additional residential unit does not contain a home occupation.

AMENDED BY BY-LAW No. 12-2025

5.1.5 Additional Residential Units within Accessory Buildings

Additional residential units located within any building or structure accessory to a detached dwelling, semi-detached dwelling unit, or row or townhouse on a parcel of land on which residential use, other than ancillary residential use is permitted, must meet the following regulations:

- a) If located with a new building, it must meet the location and size requirements of Section 5.1.3;
- b) Where the additional residential unit does not meet the yard requirements applicable to the building or structure where the primary residential unit is located, planting strips in accordance with Section 5.22 are required;
- c) That the parking requirements of Section 5.18 are met;
- d) The additional residential unit must be at least 4 m from and no further than 45 m (148 ft.) of the building or structure where the primary residential unit is located; and
- e) The additional residential unit must meet MDS 1 requirements or be no closer to the neighbouring livestock facility than the building or structure where the primary residential unit is located.
- f) The accessory building or structure is not located within hazardous lands (e.g. within areas subject to flood or erosion hazards or hazardous sites).

5.2 Application of Other By-laws, Requirements, and Regulations

Nothing in this By-law shall operate or cause to relieve any person from the obligation to obtain any license, permit, authority or approval lawfully required by a government authority having the jurisdiction to make such requirements and/or regulations. This By-law shall not be effective to reduce or mitigate any regulations lawfully imposed by a government authority having the jurisdiction to make such requirements and/or regulations.

5.3 Conflicting Regulations

Where the application of the provisions of this By-law results in a conflict between the provisions and/or requirements of this By-law, or any other By-law of the Corporation, the most restrictive provision and/or requirement shall apply.

5.4 Drainage

Suitable measures for surface and sub-surface drainage shall be required in

respect to the use of all land and the use and/or erection of all buildings and structures.

5.5 Dwelling Units Below Grade

No dwelling unit shall, in its entirety, be located in a cellar. If any portion of a dwelling unit is located in a cellar, such portion of the dwelling unit shall be used only as a furnace room, laundry room, storage or utility room, recreation room, bedroom subject to the applicable Building Code requirements, or for a similar use. However, a dwelling unit, in its entirety, may be located in a basement provided that the dwelling unit is serviced by an approved sanitary sewer or septic system.

5.6 Existing Permitted Buildings and Uses

Where an existing building or structure or use is permitted in a zone, such building or structure or use may be enlarged, extended, repaired, renovated or reconstructed provided all applicable provisions of this By-law are complied with.

5.7 Exterior Lighting

The type, location, height, intensity, and direction of exterior lighting on a lot shall be designed so as to ensure illumination does not glare onto adjacent properties or onto an adjacent street.

5.8 Lots to Front on a Public Road

No lot shall be created and no person shall erect a building or structure and no person shall use any land, building or structure unless the lot abuts or fronts on a public road of satisfactory construction and maintenance to permit the reasonable and safe passage of motor vehicles.

A building or structure may be erected on a lot in a registered plan of subdivision or on a lot created by consent, in accordance with a Subdivision Agreement in respect of the subdivision or consent, notwithstanding that the road has not been assumed by the municipality;

5.9 Loading Space Requirements

Where a building or structure is erected or used for a commercial or industrial use involving the receiving, shipping, loading, or unloading of goods, wares, merchandise, raw materials, or animals, the owner and/or occupant of the building or structure shall provide and maintain on the same lot on which such building or structure is located, and not on a street or lane, loading spaces and/or unloading spaces in accordance with the following requirements:

5.9.1 Number of Loading Spaces

The minimum number of loading spaces required shall be in accordance with the following provisions:

Gross Floor Area

Number of

Spaces

- i. less than 185 sq. m (1,991 sq. ft.)
0
- ii. 185 sq. m to 3,700 sq. m (1,991 sq. ft. to 39,827 sq. ft.)
1
- iii. 3,701 sq. m to 9,300 sq. m (39,827 sq. ft. to 100,107 sq. ft.)
2

[Plus 1 for each additional 9,300 sq. m (100,107.7 sq. ft.) of gross floor area or fraction thereof.]

5.9.2 Loading Space Location

The loading space or spaces required by this By-law shall be located in the interior side yard or rear yard of the lot.

5.9.3 Loading Space Size

Every loading space required by this By-law shall have a minimum length of 9 m (29.53 ft.), a minimum width of 3.5 m (11.48 ft.), and a minimum vertical clearance of 4.25 m (21.94 ft.).

5.9.4 Loading Space Access

Access to a loading space shall be by means of an unobstructed driveway at least 6 m (19.69 ft.) in width situated entirely on the lot upon which the loading spaces are located leading to a street or lane.

5.9.5 Loading Space Surface

The driveways and loading spaces required by this By-law shall be maintained with a stable surface so as to prevent the raising of dust or loose particles. The driveways and loading spaces shall, prior to being used, be constructed of crushed stone, slag, gravel, crushed brick or tile, paving stone or brick, asphalt, concrete, or cinders having a Portland cement binder, and shall have adequate drainage facilities.

5.9.6 Existing Buildings and Additions

The loading space provisions contained in Section 5.9.1 shall not apply to any building that lawfully existed prior to the date of adoption of this By-law so long as the gross floor area has not been increased. If an addition is made to a lawfully existing building which has the effect of increasing the gross floor area after the date of adoption of this By-law, the regulations of Section 5.9 shall apply in respect to the area of such addition.

5.10 Mobile Homes Prohibited

Subject to the matters contained in Section 46(2) of the Planning Act, it shall be prohibited to locate or use a mobile home in any zone for any purpose, including for residential, commercial, industrial, or institutional use, whether temporarily or permanently, unless the use of a mobile home is specifically permitted by other provisions of this By-law. This provision shall also apply to a mobile home which has been or will be converted from a dwelling unit to some other use (such as an office, storage use, or accessory building).

5.11 Multiple Uses

Notwithstanding any other provisions of this By-law, where the use of any land, building, or structure is composed of two or more uses which are classified as having separate and distinct zone provisions under this By-law, none of these uses shall be considered as being accessory to one another and therefore the provisions governing each use shall be applied to each use as if each use existed independently.

AMENDED BY BY-LAW No. 33-2007

5.12 Non-Conforming Uses, Buildings, and Structures

5.12.1 Existing Uses, Buildings, and Structures

Nothing in this By-law shall prevent the continued use or continued existence of a legal non-conforming use, building or structure, subject to the other provisions of Section 5.12.

5.12.2 Building Permit Issued

Nothing in this By-law shall apply to prevent the erection or use of a building or structure for a purpose not permitted in the zone in which such building or structure is located where a building permit has been lawfully issued under the Building Code Act, as amended from time to time, prior to the day of passing of this By-law, or where the Township's Committee of Adjustment has approved an application for relief from the requirement of the Township's previous Zoning By-laws (i.e. No. 7- 1979 (Blanshard) and No. 20-81 (Downie Ward), provided that the following are met:

- a) The building or structure, when erected, is used and continues to be used for the purpose for which the permit was issued; and
- b) The erection of such building or structure is commenced within one (1) year after the date of passing of this By-law and is completed within one (1) year of the date that the erection commenced.

5.12.3 Replacement of Non-Conforming Uses, Buildings, and Structures

Where a lawfully existing building or structure is used for a purpose not permitted in the zone in which such building or structure is located and such building or structure is partially or totally destroyed by fire or similar natural cause or peril, such building or structure may be replaced or repaired and the non-conforming use re-established provided that the

following conditions are met:

- a) The owner must make application to the Corporation for a building permit to replace the building or structure within one (1) year of the date on which the partial or total destruction occurred;
- b) The replacement or repair of the building or structure must be completed within one (1) year of the date on the building permit for such replacement or repair issued by the Corporation;
- c) The replacement or repair of the building or structure occurs at approximately the same location on the lot. In no case shall any encroachment into a required yard, other than that which existed on the date of passing of this By-law, be permitted. For the purpose of determining required yards, the most restrictive yard provision for that zone shall apply;
- d) The replacement or repair does not increase the height, size, or volume of the building or structure as it existed prior to the partial or total destruction; and
- e) The use of the building or structure is not changed and continues in the same manner as existed previously.

5.12.4 Building Repairs

Nothing in this By-law shall apply to prevent the strengthening or restoring to a safe condition of any building or structure which is used for a purpose permitted in the zone in which such building or structure is located provided that the following provisions are met:

- a) The strengthening or repairing does not increase the gross floor area, height, or lot coverage of the building or structure; and
- b) The use of the building or structure is not changed and continues in the same manner as previously existed.

AMENDED BY BY-LAW No. 33-2007 & 12-2025

5.12.5 Livestock facilities

The repair or replacement of livestock facilities shall be permitted provided it does not increase the amount of floor area used for housing livestock. Where such repairs or replacements result in a change in the type and/or number of livestock, the livestock type change shall be permitted provided that the decrease or increase of Nutrient Units is proportionate to the Factor "A" change, as determined by the Minimum Distance Separation (MDS) Formulae and Guidelines developed by the Province, as amended from time to time.

AMENDED BY BY-LAW No. 59-2002 and 46-2009

5.13 January 1, 1988

Notwithstanding any provisions of this By-law to the contrary, where a lot, building or structure existed prior to January 1, 1988 (or where a valid building permit for a building or structure was issued prior to January 1, 1988) and where that lot, building or structure is used for a purpose permitted in the zone in which it is located, and where that lot, building or structure does not conform to one or more of the applicable provisions of this By-law the existing lot, building or structure shall be recognized as being permitted under the provisions of this By-law.

5.14 Non-Complying Uses, Buildings and Structures

Where a use, building or structure was lawfully established prior to the date of passing of this By-law, and where such use, building or structure is permitted by the zone in which such use, building or structure is located, but where such use, building or structure does not meet the zone provisions with respect to required lot area, frontage, yards, parking, or any other provision applicable to that zone, such use, building or structure shall be deemed to comply with the By-law and may be enlarged, extended, reconstructed, repaired or renovated provided that:

AMENDED BY BY-LAW No. 33-2007 & 12-2025

- a) The enlargement, extension, reconstruction, repair or renovation does not further reduce the compliance of the use, building or structure with the provisions of this By-law to which such use, building or structure does not comply. Where such enlargement, extension, reconstruction, repair or renovation involves a livestock facility and where the livestock/poultry involves a change in livestock type, the nutrient unit change shall be determined by the Minimum Distance Separation (MDS) Formulae and Guidelines developed by the Province, as amended from time to time.
- b) All other applicable provisions of this By-law are complied with;
- c) Where a non-complying building or structure is removed or destroyed, such building or structure may be reconstructed in a different location on the lot than the original building or structure, provided that the new location complies with (a) and (b) above, and provided such reconstruction occurs within one (1) year of the date of destruction of the original building; and
- d) In the case of a rezoning or severance, the provisions of Section 5.13 shall continue to apply such that the said use, building or structure shall be deemed to comply with any applicable provisions of this By-law resulting from such rezoning or severance, except that this provision shall not exempt a new use from complying with all applicable requirements of this By-law (such as number of parking spaces) related to such new use, other than those provisions recognized by Section 5.14.

AMENDED BY BY-LAW No. 52-2001

5.15 Occupancy of Completed Buildings

Notwithstanding any provisions contained in this By-law to the contrary, no person shall occupy any building or structure unless the Chief Building Official has issued an occupancy permit in accordance with the Ontario Building Code.

AMENDED BY BY-LAW No. 59-2002

5.16 One Dwelling on One Lot

Not more than one (1) dwelling unit shall be permitted on a lot, except as permitted specifically by other provisions of this By-law.

Two or more dwellings shall be permitted on one lot in cases where one lot (containing a dwelling(s)) legally merges with an adjoining lot, containing a dwelling(s), to form one larger lot containing two or more dwellings.

ADDED BY BY-LAW No. 52-2001

- 5.16.1 An additional dwelling unit may be permitted to provide temporary accommodation during the construction/ renovation of the (new) principal dwelling (e.g. the original dwelling may remain on the property until the new replacement dwelling is constructed.). No additional dwelling unit shall be permitted until the landowner has signed an affidavit covering such matters as the removal/demolition of one of the dwelling units, as well as a deposit with the Township of Perth South, which deposit shall be returned when the demolition of the existing dwelling/or when the renovation of the existing dwelling is completed.

5.17 Obstructions on Corner Lots (Sight Triangle)

No building or structure shall be permitted on that portion of a corner lot which is within a sight triangle as defined in Section 3 of this By-law where a distance of 9 m (29.53 ft.) measured along the street lines is used for the purpose of determining the location of the sight triangle, except as specifically stated otherwise in this By-law.

5.18 Parking Area and Space Requirements

The owner of every building or structure erected or used for a purpose permitted by this By-law shall provide and maintain for the sole use of the owner, occupant, or other persons entering upon or making use of said premises from time to time parking areas and spaces in accordance with the following provisions:

5.18.1 Number of Parking Spaces

The minimum number of parking spaces required for the uses and purposes hereinafter set forth shall be as follows:

<u>Type of Use</u>	<u>Number of Spaces</u>
Additional Dwelling Unit	1 per dwelling unit

Assembly Hall, Community Centre, Arena, designed Theatre	1 per 5 persons of maximum capacity
Apartment dwellings	1.5 per dwelling unit
Automobile repair establishment, Automobile service station	4 plus 1 per repair bay
Automobile sales and service establishment	4 plus 1 per repair employee
Bed and Breakfast Establishment guest room for rent	2 per dwelling unit plus 1 per
Boarding or lodging house dwelling for rent	1 per dwelling unit plus 1 per room
Business or professional office	1 per 18.5 sq. m (199.1 sq. ft.) of gross floor area
Church	1 per 4 persons of maximum designed capacity in the sanctuary
Club or fraternal organization	1 per 18.5 sq. m (199.1 sq. ft.) of gross floor area
Eating establishment, Restaurant, Tavern	1 per 4 persons of maximum designed capacity
Eating establishment, Take-out	1 per 18.5 sq. m (199.1 sq. ft.) of ground floor area
Elementary School the greater of:	a) 1.5 per classroom, or b) 1 per 2.7 sq. m (29 sq. ft.) of Assembly area (e.g. gymnasium, auditorium)
Funeral Home	4 plus 1 per 4 seats of maximum seating capacity
Group home dwelling	2 per dwelling unit plus 1 per 4 group home residents
Home for the aged, nursing home dwellings	1 per 4 beds plus 1 per 2

employees

Hotel or motel	1 per 2 employees plus 1 per guest room
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Industrial establishment	3 for every 4 employees on the largest shift, including office staff
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Medical clinic	5 per practitioner (e.g. doctor, dentist)
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Retail store, personal service shop	1 per 30 sq. m (322.9 sq. ft.) of ground floor area plus 1 per 60 sq. m (645.8 sq. ft.) of remaining gross floor area
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Secondary School	The greater of: (a) 5 per classroom, or (b) 1 per 2.7 sq. m (29 sq. ft.) of assembly area (e.g. auditorium)
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Senior citizens dwelling	1 per dwelling unit plus 1 visitor parking space per 5 dwelling units
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Single-detached, semi-detached, duplex dwellings	2 per dwelling unit
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Sports field	The greater of: (a) 1 per 5 seats or 3 m (9.84 ft.) of bench space of maximum seating capacity, or (b) 1 per 230 sq. m (2,475.7 sq. ft.) of gross field area where no seating exists
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Supermarket, grocery store	1 per 10 sq. m (107.6 sq. ft.) retail floor area
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Triplex, fourplex and converted dwellings,	1.5 per dwelling unit row and townhouse dwellings
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Uses permitted by this By-law other than	1 per 37 sq. m (398.2 sq. ft.) those referred to above of gross floor area
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Where the application of the above parking space requirements results in a number that is not a whole number, the number shall be rounded-up to the next whole number (e.g. 7.3 would be rounded-up to 8).

5.18.2 Ingress and Egress

Ingress and egress to parking spaces required by this By-law shall be provided by a sufficient number of unobstructed driveways or passageways. Each driveway or passageway shall have a minimum width of at least 3 m (9.84 ft.) and not greater than 9.1 m (29.85 ft.).

The number of driveways serving a lot shall be limited in accordance with the following:

- a) Up to the first 30 m (98.43 ft.) of frontage
Not more than 2 driveways
- b) For each additional 30 m (98.43 ft.) of frontage
Not more than 1 driveway

5.18.3 Driveway Location

- a) The minimum distance between driveway ramps where access to a lot is by means of more than 1 driveway shall be 7.5 m (24.61 ft.); and
- b) The minimum distance between a driveway ramp and an intersection of street lines shall be 9.1 m (29.85 ft.) measured along the street line.

5.18.4 Parking Area Location

All required parking spaces and areas shall be provided on the same lot as the building or structure is located, with the exception that required parking spaces and areas may be located on an adjacent lot provided that such lot is appropriately zoned so as to permit such parking use and provided that no part of such parking space or area is located further than 150 m (492.12 ft.) from the lot on which the building or structure requiring the parking is located. The above exception shall not apply in the case of parking spaces required for a residential use in a Residential Zone.

Notwithstanding the yard provisions of this By-law to the contrary, uncovered surface parking areas may be permitted in all of the yards provided that no part of any parking area, other than the driveway, is located closer than 1 metre (3.28 ft.) to any lot line.

5.18.5 Parking Space Access

All required parking spaces, except those required for single-detached, semi-detached, duplex dwellings, and bed and breakfast establishments

shall be accessed only by an internal driveway and no direct access from a street shall be permitted.

Required parking spaces for a single-detached dwelling, a bed and breakfast establishment, and for one unit of a semi-detached dwelling do not need to be accessible independently and may be located end to end within a driveway.

5.18.6 Parking Area Surface

Each parking area and driveway connecting the parking area with the street shall be maintained with a stable surface so as to prevent the raising of dust or loose particles. The parking area and driveway shall, prior to being used, be constructed of crushed stone, slag, gravel, crushed brick or tile, paving stone, asphalt, concrete, or cinders having a Portland cement binder.

5.18.7 Parking Area Drainage

All parking areas and driveways shall be graded and drained so as to ensure that surface water will not escape to neighbouring lands as a result of the construction or use of such parking areas and driveways.

AMENDED BY BY-LAW No. 46-2009

5.18.8 Parking Space Size

Parking spaces required by this By-law shall have a minimum width of 3 m (9.84 ft.) and a minimum length of 6.1 m (20.01 ft.) not including area used for access, maneuvering, driveway, or similar purpose.

5.18.9 Multiple Use of Buildings

Where a building or structure accommodates more than one type of use as set out in Section 5.18.1 above, the number of parking spaces required for the whole building shall be the sum of the number of parking spaces required for the separate parts of the building as occupied by the separate uses.

Where common space within a building serves more than one type of use as set out in Section 5.18.1 above, such common space shall be assessed against one use only and that use shall be the one with the more restrictive parking requirement.

5.18.10 Multiple Use of Parking Areas

Where two or more uses utilize the same parking area during the same or overlapping time period, the number of parking spaces required by this By-law shall be the sum of the parking spaces required for each use.

Where two or more uses utilize the same parking area and the periods of use for each of the uses do not occur at the same time, the parking

requirements for the use requiring the greatest number of spaces shall apply.

5.18.11 Existing Buildings

The parking space provisions contained in Section 5.18.1 above shall not apply to any building that lawfully existed at the date of adoption of this By-law so long as the following provisions are met:

- a) The building continues to be used for the use that existed in the building on the day this By-law was adopted or the use has changed to one which has the same or lesser parking requirements as the use that existed on the day this By-law was adopted;
- b) The floor area of the building has not been increased since the date of adoption of this By-law so as to require additional parking spaces; and
- c) All parking spaces that existed at the date of adoption of this By-law are retained.

5.18.12 Additions to Existing Buildings

Where an addition is made to a building that lawfully existed at the date of adoption of this By-law, additional parking spaces equal to the number required for the addition as determined by the application of the provisions of Section 5.18.1 of this By-law shall be provided.

5.18.13 Changes/Intensification of Use

Where a change of use is made to a building lawfully existing at the date of adoption of this By-law and where the new use requires a greater number of parking spaces than did the previously existing use, additional parking spaces equal to the difference in the number of spaces required for the new use and the previously existing use shall be provided.

5.18.14 Cash-in-Lieu of Parking Spaces

Where the municipality has passed a by-law permitting the payment of cash-in-lieu for some, or all, of the required parking spaces, such money paid in compliance with the cash-in-lieu by-law shall constitute the provision of parking spaces for the number of parking spaces covered by such payment. Required parking spaces not covered by a cash-in-lieu payment shall be provided in compliance with this By-law.

5.19 Parking of Commercial Vehicles in Residential Zones

In any Residential Zone, one commercial vehicle, excluding any trailer which may be pulled by the cab of the vehicle, may be parked on the same lot as a dwelling unit by the owner or occupant of the dwelling unit. The one permitted commercial vehicle shall not exceed 6 m (19.69 ft.) in length and/or 2.5 m (8.2 ft.) in height.

This provision shall not apply so as to prevent the stopping of any commercial vehicles making deliveries or collections or supplying services to the dwelling unit on the lot. Any commercial vehicle parked in a Residential Zone shall not be parked so as to obstruct a daylight triangle.

5.20 Parking of Motor Homes/Travel Trailers/Boats in Residential Zones

The parking of motor homes/travel trailers/boats as an accessory use to a residential use in any Residential Zone shall be subject to the following provisions:

- (a) Not more than one motor home or travel trailer or boat shall be parked or stored on a lot in a Residential Zone; and
- (b) The location of the motor home or travel trailer or boat shall be limited as follows:
 - i. Within a garage or carport; or
 - ii. Within a driveway; or
 - iii. Outside of any building or structure on the lot provided that no motor home or travel trailer or boat is parked in the area on a lot between the front and/or exterior side lot line and the nearest wall of main building on the lot and provided that such motor home or travel trailer is parked no closer than 1.5 m (4.92 ft.) to an interior side lot line and/or a rear lot line.

5.21 Permitted Encroachments into Required Yards

Every part of any yard required to be provided in any zone under the provisions of this By-law shall be kept open and unobstructed by any building, structure, or thing from the ground to the sky except as follows:

5.21.1 Ornamental Structures

Sills, belt courses, cornices, eaves, gutters, chimneys, parapets, bay windows, pilasters, pillars or other ornamental structures may project into any required yard a distance of not more than 0.6 m (1.96 ft.).

AMENDED BY BY-LAW No. 46-2009

5.21.2 Unenclosed Porches, Steps, Decks, Patios and Air Conditioners

Steps, decks, patios, and balconies, whether they be covered or uncovered, and unenclosed porches and verandas, as well as air conditioners may project into any required front, rear or exterior side yard a distance of not more than 1.5 m (4.92 ft.) provided that in the case of steps, decks, patios, porches, and verandas, the floor level of such structures are not greater than 1.2 m (3.93 ft.) above the finished grade adjacent to such structure. Uncovered steps to provide access to the ground floor of a building, as well as air conditioners may project into a required side yard a distance of not more than 1.5 m (4.92 ft.) provided such steps are no closer than 0.6 m (1.97 ft.) to the side lot line.

5.21.3 Accessory Structures

Accessory structures such as drop awnings, flag poles, basketball poles, light standards, garden trellises, fences, retaining walls, and other similar accessory structures shall be permitted in any required yard. Clothes line poles and clothes trees shall be permitted in interior side and rear yards only.

5.21.4 Fire Escapes

Unenclosed fire escapes may project into required side or rear yard a distance of not more than 0.6 m (1.96 ft.).

5.21.5 Signs

Signs may be erected in accordance with the provisions of any sign by-law passed by the Corporation. Notwithstanding this, the home occupation provisions relating to signs as set out in By-law must be met.

5.21.6 Gate Houses

A gate house shall be permitted in any required front, side, or rear yard provided that such gate house is located at a distance of not less than 0.6 m (1.96 ft.) to any lot line.

5.21.7 Obstructions on Corner Lots

On a corner lot no obstruction between a height of 0.6 m (1.96 ft.) and 3 m (9.84 ft.) above the grade of the centre line of the street or streets abutting a daylight or sight triangle shall be permitted to impede or obscure the vision of the operator of a motor vehicle traveling on the abutting street(s).

5.21.8 Projecting Walls

An exterior wall of a dwelling which projects beyond the foundation wall (such as a wall over a cantilevered floor) may project into any required front or rear yard a distance of not more than 0.6 m (1.96 ft.) provided that the building complies with the sight triangle requirements on corner lots. For projecting walls, the permitted encroachments for ornamental structures under Section 5.21.1 may be measured from the projecting wall.

5.21.9 Exception to Front Yard and Exterior Side Yard Requirements

Notwithstanding the yard and setback provisions of this By-law to the contrary, a building may be erected closer to the front or exterior side lot line than permitted by the zone provision provided that the building is not erected closer to the front or exterior side lot line than the established average setback of the main buildings on abutting lots along the same street on the date of passing of this By-law, and provided that on corner lots the building complies with the site triangle requirements.

ADDED BY BY-LAW No. 46-2009, AMENDED BY BY-LAW No. 12-2025

5.21.10 Ontarians with Disabilities Act

Notwithstanding the yard and setback provisions of this By-law to the contrary, wheelchair ramps, or other apparatus for physically challenged people, as per "The Accessibility for Ontarians with Disabilities Act" may be erected within the required front, rear, interior or exterior side yard, provided that on corner lots these types of structures comply with the site triangle requirements.

5.22 Planting Strip Requirements

Required planting strip(s) shall be established in accordance with the following provisions:

5.22.1 Location

A required planting strip shall be located in proximity to the lot line or portion thereof, on which such planting strip is required. A planting strip may be located in any yard except as provided below:

- a) No planting strip shall be located in a daylight or sight triangle;
- b) No planting strip shall be located between the street line and the building line on the lot in such a manner as to impede or obscure the vision of the operator of a motor vehicle traveling on an adjacent street; and
- c) Where a planting strip is located in a required yard, there must be an adequate space remaining between the inside edge of the planting strip and the nearest building and/or structure on the lot so as to permit for the proper maintenance of the planting strip and the building and/or structure. For the purpose of this Section, a space measuring 1.2 m (3.94 ft.) in width shall be considered to be "adequate space".

5.22.2 Height

The minimum height of trees and shrubs in a planting strip at the time of planting shall be 1 m (3.28 ft.) and they must be of such a species or type so as to achieve a minimum height of 2 m (6.56 ft.) at maturity.

5.22.3 Width

A required planting strip shall have a minimum width of 1.5 m (4.92 ft.).

5.22.4 Driveways and Walkways

In all cases where ingress and egress driveways and walkways extend through a planting strip, it shall be permissible to interrupt the planting strip within 3 m (9.84 ft.) of the edge of such driveway or within 1.5 m (4.92 ft.) of the edge of such walkway.

5.22.5 Alternatives

Subject to site plan approval and the registration of a site plan agreement, a solid fence may be considered as an alternative to a planting strip. Where a solid fence or wall is deemed appropriate and is approved by the Corporation, such fence or wall must have a minimum height of 2 m (6.56 ft.), be of a type and/or construction as is set out in the site plan agreement, and the remaining portion of the planting strip width which is not used for the physical location of the fence shall be maintained as landscaped open space.

5.23 **Preserving Spare Tile Bed Area**

Where the appropriate authority has approved a septic system, which includes an area identified as a spare tile bed for future use, no building or structure or use shall be established which would prevent the spare area from being used as a tile bed when required.

AMENDED BY BY-LAW No. 46-2009

5.24 **Prohibited Uses**

- a) Except as otherwise specifically permitted in this By-law, the following uses are prohibited in any zone:
 - i. A track for the racing of motor vehicles, motorcycles, go-carts, snowmobiles, or all-terrain vehicles;
 - ii. A trailer camp as defined in Section 169 (4) of the Municipal Act, S.O. 2001. C. 25, as amended from time to time;
 - iii. A junk yard, salvage or wrecking yard, or the collection, storage, or sale of junk, scrap metal, tires, salvage, partially or completely dismantled motor vehicles or trailers;
 - iv. Locating or storing on any land for any purpose any disused railway car, school bus, street car body, or truck body or truck box, shipping container whether or not same is situated on a foundation. In an agricultural, commercial or industrial zone, one truck body/box or truck trailer which is maintained in good condition and appearance, or one shipping container may be used for storage accessory to the main use, subject to the requirements for accessory buildings;

AMENDED BY BY-LAW No. 33-2007

- v. Except as specifically permitted in an Agricultural Zone or elsewhere in this By-law, no person shall, in any zone, keep or raise any livestock, bird, reptile, or wild animal including any tamed or domesticated wild animal. This provision shall not prevent the keeping of not more than 3 household pets (e.g. cats and dogs) or birds (e.g. pigeons) on one lot

provided that dangerous reptiles or animals shall not constitute household pets;

- vi. Weigh scales in all zones except in an Agricultural, Agricultural, Commercial/Industrial, or Industrial Zone or as a part of a public use;
 - vii. Video and/or amusement arcades. Notwithstanding the foregoing, the keeping of not more than 3 video machines or similar machines (e.g. slot machines, pool tables, pinball machines) is permitted as an accessory use to a permitted commercial use (e.g. accessory to a convenience store in the “HVC” zone); and
 - viii. Adult entertainment parlours.
- b) In addition to the uses prohibited by Clause (a) above, no land, building, or structure, except automobile service stations and duly licensed installations for bulk fuel storage of gasoline, lubricating and fuel oils, shall be used in the Municipality for commercial or industrial purposes which are likely to cause or create a danger to health, or danger from fire or explosion, and which, without limiting the generality of the foregoing, shall include the industrial manufacture of coal oil, fuel oil, burning liquid gas, naphtha, benzene, gasoline, dynamite, dualine, nitro-glycerine, gunpowder, petroleum products, propane, and ammonia.
 - c) In addition to the uses prohibited by Clause (a) and (b) above, all uses of land and the erection or use of any building or structure for a purpose not permitted under the “Permitted Uses” sections of the various zones established by this By- law or any use permitted as public uses in accordance with the provisions of Section 5 of this By-law are and shall be deemed to be prohibited uses under the provisions of this By-law.
 - d) In addition to the uses prohibited in Clauses (a), (b), and (c) above, the provisions of the Health Protection and Promotion Act, as amended from time to time, shall apply to those uses considered to be offensive trades under such Act.

5.25 Public Uses, Utilities, and Services

- (a) The provisions of this By-law shall not apply so as to prevent the use of any lot or the erection or use of any building or structure for the purposes of the public service by the Corporation, the County, or by any local board of either the Corporation or the County as defined in the Municipal Affairs Act, as amended from time to time, any telephone or telegraph company, any natural gas distribution system serving lands within the Corporation and possessing all necessary powers, rights, licenses, and franchises, any Conservation Authority established in accordance with the Conservation

Authorities Act, as amended from time to time, any department of the Province of Ontario, or of the Government of Canada, provided that the following provisions are satisfied:

- i. Any building or structure erected shall be in substantial compliance with the provisions for the zone in which such building or structure is situated;
 - ii. No open storage of goods, materials, or equipment shall be permitted in any Residential Zone; and
 - iii. Any building or structure erected in a Residential Zone shall be designed, constructed, and maintained in general harmony, where possible, with the neighbouring residential buildings permitted in the zone.
- (b) The provisions of this By-law shall not apply so as to prevent any use, building, or structure of Ontario Hydro, subject to the limitations of control over Ontario Hydro imposed by Section 62 of the Planning Act, R.S.O. 1990 Any new electric power facilities, including all works as defined in the Power Corporation Act, shall be authorized pursuant to the Environmental Assessment Act, as amended from time to time, where such Act applies to undertakings of Ontario Hydro or other public authorities. Furthermore, the proponent of such facilities will be required to contact and consult with the Council prior to proceeding with plans involving such facilities;
- (c) Nothing in this By-law shall prevent the installation of a watermain, sanitary sewer main, storm sewer main, street lighting fixture, telephone or other supply line or communication line provided that Council is consulted prior to the proponent proceeding with the plans involving such facilities; and
- (d) Nothing contained in Clauses (a), (b), and (c) above relieves any of the government bodies, agencies, and other authorities from the obligation of complying with all other applicable By-laws of the Corporation, and all applicable statutes, regulations, and requirements of other government bodies.

5.26 Railway Crossings

Notwithstanding anything contained in this By-law, the following provisions shall apply in respect to buildings erected in proximity to railways:

- (a) No building or structure shall be erected and no tree or shrub shall be planted within 50 m (164.04 ft.) of the point of intersection of the centre line of a railway and a street;
- (b) The minimum distance from the boundary of a railway right-of-way and the nearest wall of a dwelling unit shall be 23 m (75.46 ft.)

5.27 Servicing Requirements

5.27.1 Where municipal water and/or municipal sewage services are not available, no use shall be permitted in any zone which requires such services; and

5.27.2 No use shall be permitted in any zone unless all requirements of the appropriate authority for sewage disposal are met.

AMENDED BY BY-LAW No. 46-2009

5.28 Satellite Dishes, Antennae, and Aerials

- a) Structures such as satellite dishes, antennae, and aerials that are used for receiving or transmitting radio, television, telephone, or other similar communications in connection with a permitted use shall be subject to the following locational criteria:
 - i. No satellite dish, antennae, or aerial shall be permitted in the required front or exterior side yards; and
 - ii. Shall be located no closer than 2 m (6.56 ft.) from a lot line;
- b) All satellite dishes in a Residential Zone shall be fixed to and located on the ground, except for satellite dishes not greater than 1 metre (3.28 ft.) in diameter which may be mounted on the side or rear wall of dwelling or accessory building.

AMENDED BY BY-LAW No. 12-2025

5.29 Setbacks of Buildings and Structures Along Watercourses and Municipal Drains

The following provisions shall apply to buildings and structures in proximity to watercourses and municipal drains:

- a) No building or structure shall be permitted within an area regulated by O.Reg 41/24 Prohibited Activities, Exemptions and Permits;
- b) No building or structure or swimming pool shall be permitted within 5 m (16.40 ft.) of the centre line of an enclosed municipal drain;
- c) No building or structure shall be permitted within 15 m (49.2 ft.) of the top-of-bank of an open municipal drain or watercourse;

5.30 Swimming Pools

A swimming pool is permitted as an accessory use in any zone provided that the following provisions are met:

5.30.1 Location

The swimming pool is located as follows:

- i. In the side yard of a lot, where no part of the swimming pool is

located closer to any lot line or street line than the minimum yard distance required by this By-law for the main building on the lot;

- ii. In an Agricultural Zone a swimming pool may be located in the front or side yard of any lot provided that no part of such pool is located closer to any lot line than the minimum distance required for the principal dwelling located on the lot; and
- iii. In the rear yard of a lot, where no part of the swimming pool is located closer to any lot line than the minimum yard distance required by this By-law for an accessory building on the lot.

5.30.2 Fencing

Every swimming pool shall be enclosed by a fence as required by the Township's Swimming Pool By-law.

5.31 Temporary Uses

Notwithstanding the permitted uses in each zone of this By-law, temporary uses such as construction office, storage or tool shed, scaffolds, or other buildings and structures (excluding those used for human habitation) incidental to and necessary on location for the work in progress shall be permitted so long as same is necessary for the construction work which has neither been completed or abandoned. Abandoned shall mean failure to proceed expeditiously with the construction work. Temporary uses shall meet the required rear yard provisions of the applicable zone.

Notwithstanding the permitted uses in each zone of this By-law, when an owner of land is replacing an existing detached dwelling with a new detached dwelling, two dwellings (i.e. the existing dwelling and the dwelling being constructed) may be located on one parcel of land for a maximum time limit of 12 months from the commencement of construction provided that, the owner has entered into the required agreements with Council and the construction work has neither been completed or abandoned (abandoned shall mean failure to proceed expeditiously with the construction work).

5.32 Two or More Lots

Where two or more lots are used together as a single parcel on which a building or structure exists or is to be established, the yards, setbacks, and other applicable provisions shall be calculated as they apply to the parcel as a whole containing such building or structure. Where the building or structure is not physically located on the common lot line between the lots being developed as a single parcel, and there would be a corresponding violation of zoning provisions, the lots being developed must first be deemed (pursuant to Section 50(4) of the Planning Act, R.S.O. 1990) or a minor variance granted (pursuant to Section 45 of the Planning Act).

5.33 Undersized Lots

Notwithstanding anything contained in this By-law, an existing lot which lacks the required frontage and/or area for a lot in the respective zone, shall be deemed to be a lot that may be used for the uses permitted by this By-law and a building or structure may be erected, altered, or used thereon provided that:

- a) The description of such parcel is the same as in a deed, registered on or prior to the date of passing of this By-law; and
- b) Such parcel could have been conveyed legally on the date of the passing of this By-law by way of deed, transfer, mortgage, charge or agreement of sale and purchase without consent under Section 50 of the Planning Act, R.S.O. 1990; and
- c) Such parcel has a minimum frontage of 9 m (29.53ft.); and
- d) All relevant regulations made under the Health Protection and Promotion Act, and all relevant requirements of the Perth District Health Unit or any other such authority are complied with; and
- e) Suitable measures for the proper drainage of the parcel are completed; and
- f) All other requirements of the appropriate zone are complied with; and

AMENDED BY BY-LAW No. 33-2007 & 12-2025

- g) In an Agricultural Zone, a single-detached dwelling shall not be established except on a lot area of at least 0.4 hectares (1.0 acre) and in accordance with the provisions of MDS I
- h) In Residential Zones, undersized lots shall be limited to a single-detached dwelling. Multiple unit dwellings shall comply with the applicable zone provisions; and

ADDED BY BY-LAW No. 59-2002

- g) In the case of a severance or lot addition, the provisions of Section 5.33 shall continue to apply such that the undersized lot shall be deemed to comply with any applicable provisions of this By-law resulting from such severance or lot addition. The provisions of Section 5.14 of this By-law may also apply.

Explanatory Note: Existing lots of record in an Agricultural Zone which have a lot area of less than 0.4 hectares (1 acre) and do not contain a dwelling, shall not be permitted a dwelling except in accordance with Section 5.33 of this By-law, or unless the parcel is rezoned in accordance with Section 5.5.15 of the County of Perth Official Plan.

5.34 Use of Travel Trailers, Tent Trailer, Motor Home or Similar Vehicle or Structure No person shall use any travel trailer, tent trailer, motor home or similar vehicle or structure for temporary or permanent living accommodation in any zone:

- a) Except as may be specifically permitted by this By-law; or
- b) Except that not more than one of such vehicles or structures may be used for temporary sleeping accommodation not exceeding three months in any calendar year as an accessory use on a lot which contains a dwelling.

5.35 Wayside Permit Aggregate Operations (Wayside Pit) and Portable Asphalt Plants A wayside permit aggregate operation (wayside pit) for the extraction and processing of road building materials and portable asphalt plants for use in constructing public roads may be established in the "A" Zone provided that such operations comply with all other

provisions of this By-law applicable thereto and further provided that this provision applies only to the Council of the Township of Perth South or a designated agent thereof, except that the County of Perth or designated agent thereof or a designated agent of the Ministry of Transportation may obtain a licence and operate a wayside permit aggregate operation (wayside pits) or portable asphalt plants (in compliance with Section 3 of this By-law) for the purposes herein stated.

5.36 Yard and Setback Requirements for Land Without Buildings

Where a use is carried on, on any land or lot, and such use is not enclosed by any building or structure, the yard and setback requirements of this By-law shall apply to such use in the same manner as if a building or structure existed.

ADDED BY BY-LAW No. 59-2002

5.37 Oil and Gas Exploration/Drilling

Oil and gas exploration/drilling activities shall be permitted in the Agricultural, Agricultural Commercial/ Industrial, and Flood Plain Zones provided that such activities are permitted and carried out in accordance with the provisions of the Oil, Gas and Salt Resources Act and regulations thereunder.

SECTION 6 - AGRICULTURAL ZONE (A)

No person shall within any "A" Zone use any land or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

AMENDED BY BY-LAW No. 12-2025

6.1 Permitted Uses

- a) Farm uses, including farm residential uses in accordance with Section 6.2
- b) A home occupation in accordance with Section 3;
- c) A secondary farm occupation in accordance with Section 3;
- d) A bed and breakfast establishment / farm vacation establishment in accordance with Section 3;
- e) A single-detached dwelling, in accordance with Section 5.33 g)
- f) An existing non-farm residential use, and enlargement thereof;
- g) An existing institutional use, and enlargement thereof;
- h) A grass airfield;
- i) A kennel;
- j) Conservation;
- k) Forestry;
- l) Recreational trails;
- m) Wayside permit aggregate operations and portable asphalt plants, in accordance with Sections 3 and 5;
- n) Accessory uses, buildings, and structures, in accordance with Sections 3 and 5.

6.2 Permitted Buildings and Structures

AMENDED BY BY-LAW No. 33-2007 & 12-2025

- a) Farm Buildings and Structures, including:
 - i. Livestock facilities;
 - ii. 1 primary residential unit associated with an agricultural use; and,

- iii. Up to 2 additional residential units, provided that at least 1 of the additional residential units is located within or attached to the building or structure where the primary residential unit is located.
- b) Dwellings existing on the date of passing of this By-law;
- c) A converted dwelling permitted by Section 6.2(a) or (b) not containing more than 3 dwelling units;
- d) Institutional buildings and structures existing on the date of passing of this Bylaw;
- e) Buildings and structures for the permitted uses;
- f) Buildings and structures accessory to the permitted uses.

6.3 Zone Regulations

6.3.1 Lot Area, Minimum

For agricultural uses: 30 hectares (74.12 acres)
 (Areas of the same lot zoned as “NRE1” and/or “NRE2” may be included in the calculation of lot area)

For other permitted uses: 1,850 m² (19,991.88 sq. ft.)

6.3.2 Lot Frontage, Minimum

For agricultural uses:	180 m	(590.55 ft.)
For other permitted uses:	30 m	(98.43 ft.)

6.3.3 Yard Requirements, Minimum

AMENDED BY BY-LAW Nos. 33-2007, 46-2009 & 12-2025

6.3.3.1 For Livestock Facilities, silos, and grain bins that are 12.01 m (39.4 ft.) or more in height; The minimum yards shall not be less than:

Front Yard Depth: 15 m (49.21 ft)
 Rear Yard Depth: 15 m (49.21 ft)
 Interior Side Yard Width: 10 m (32.80 ft)
 Exterior Side Yard Width: 16.75 m (54.95 ft)

6.3.3.2 For other permitted buildings and structures, including buildings and structures accessory to an agricultural use (including grain bins that are 12 m (39.37 ft) or less in height):
 12 m (39.37 ft.) or less in height:
 Front Yard Depth: 15 m (49.21 ft)
 Rear Yard Depth: 7.5 m (24.60 ft)
 Interior Side Yard Depth: 3.75 m (12.30 ft.)

Exterior Side Yard Depth: 15 m (49.21 ft)

AMENDED BY BY-LAW No. 46-2009

6.3.4 Lot Coverage, Maximum

For agricultural buildings and structures: 10 % for other permitted buildings and structures: 30 per cent

6.3.5 Building Height, Maximum

For agricultural buildings and structures: 30 m (98.43 ft.)

For other permitted buildings and structures: 12 m (39.37 ft.)

AMENDED BY BY-LAW No. 12-2025

6.3.6 Supplementary Regulations for Residential Units

6.3.6.1 Ground Floor Area, Minimum

a) 1 storey dwelling: 80 m² (861.14 ft²)

b) Dwelling with more than 1 storey: 69 m² (742.73 ft²)

c) Mobile home: 45 m² (484.39 ft²)

6.3.6.2 Distance from Main Building

Any Additional Residential unit on a farm, where permitted by Section 6.2(a), shall be located no more than 45 m (147.63 ft.) and no less than 4 m (13.12 ft) from the primary residential unit on the farm.

AMENDED BY BY-LAW No. 46-2009

6.3.7 Supplementary Regulations for Kennels

New kennels, and additions to existing kennels must be located at a distance of not less than 150 m (492.1 ft.) from a dwelling or commercial, industrial, institutional, and park or recreation uses located on adjacent lots and be located not less than 300 m (984.25 ft.) from land in a Residential Zone. In addition, kennels must comply with the Township's Animal Control By-law, as amended from time to time.

AMENDED BY BY-LAW No. 33-2007

6.4 Minimum Distance Separation

6.4.1 Agricultural Uses

Livestock facilities shall comply with the Minimum Distance Separation Formula II (MDS II).

6.4.2 Residential and Institutional Uses

Notwithstanding the provisions of Section 6.3 to the contrary, dwellings and institutional uses shall comply with the Minimum Distance Separation Formula I (MDS I).

Notwithstanding the above, supplementary dwelling units, where permitted by Section 6.2, shall comply with MDS I OR shall be no closer to existing livestock facilities on adjacent lots than the main dwelling to which the unit is supplementary.

Notwithstanding any provisions of this By-law to the contrary, closed cemeteries, are a "Type "A" Land Use" for the purposes of MDS.

AMENDED BY BY-LAW No. 33-2007

6.5 Manure Storage Structures In addition to all applicable requirements of this by-law, no manure storage facility shall be established or enlarged except in accordance with the farm's nutrient management strategy/plan, where applicable.

AMENDED BY BY-LAW Nos. 59-2002 and 46-2009

6.5.1 Structures for the storage of liquid manure shall:

- i. Be constructed of concrete, masonry or metal; and
- ii. Be of sufficient size to accommodate at least 240 days of manure generated by the livestock operation on the lot; and
- iii. Be constructed of concrete, masonry, or metal, and in accordance with the applicable Building Codes (e.g. Ontario Building Code, National Farm Building Code). However, the top of an open tank must have walls that extend 0.3 m (0.98 ft.) or more above the surrounding grade level and be covered with a suitable material or be wholly enclosed within a livestock building; and
- iv. Notwithstanding Clause (iii) above, in the case of an uncovered tank, have impervious walls that extend at least 1.8 m (5.91 ft.) above the average finished grade. Where a ramp is used in connection with an uncovered tank, a minimum 1.8 metre (5.91 ft.) high safety fence and gate shall be required at the top of the ramp and along the top of the walls of the uncovered tank to a distance of 3.0 m (9.84 ft.) from the sides of the ramp; and
- v. shall be required to provide the location of the nearest field drainage tile by excavating a perimeter trench to a minimum depth of 1.5 m (4.92 ft.) around the entire site of the liquid manure storage facility. If a drainage tile is located underneath or within 15 m (49.21 ft.) of the location of the liquid manure storage facility, then the drainage tile must be rerouted, removed, or capped prior to the construction of the liquid manure storage facility. Verification of this requirement shall be provided by the land owner to the Chief Building Official, prior to the construction of the liquid manure storage facility.

6.5.2 Structures for the storage of dry manure shall:

- i. Consist of a concrete pad of sufficient size to accommodate 240 days of manure generated by the livestock operation; and
- ii. Be constructed to contain run-off from the manure; and
- iii. Any liquid storage facility to store run-off from the dry manure shall be an in ground sealed tank with at least 240 days liquid storage capacity or shall be constructed in accordance with Section 6.5.1.

AMENDED BY BY-LAW No. 33-2007

6.5.3 All manure storage structures shall:

- i. Be no closer than 30 m (98.43 ft.) from any watercourse; and
- ii. Be no closer than 15 m (49.21 ft.) from any field drainage tile; and
- iii. Comply with the Minimum Distance Separation Formula II (MDS II).

ADDED BY BY-LAW No. 59-2002

6.5.4 Temporary Stockpiling of Manure

The temporary stockpiling of solid manure will be allowed in a field, in accordance with the following provisions:

- 6.5.4.1 The temporary stockpiling of manure not within a manure storage facility shall be allowed for a maximum of 60 days.
- 6.5.4.2 Where the stockpiling of manure exceeds 60 days, such stockpile shall be covered by an impermeable cover which is tied down. The stockpiling of manure in excess of a period of 6 months from the date of which the manure was delivered will require a permanent manure storage facility.
- 6.5.4.3 The area for the temporary stockpiling of manure shall be located at least:
 - a) 30 m (98.43 ft.) from a property line;
 - b) 200 m (656.17 feet) from the nearest residential dwelling;
 - c) 100 m (328.08 feet) from a well; and
 - d) 30 m (98.43 feet) from a watercourse, pond, open municipal drain or water inlet.

AMENDED BY BY-LAW No. 33-2007

6.6 Nutrient Management Plan

No livestock facility shall be established or enlarged until a nutrient management strategy/plan is completed where required by the Nutrient Management Act, as amended from time to time.

ADDED BY BY-LAW No. 21-2018

6.7 Underground Storage Tanks for Firefighting

Underground Storage Tanks for firefighting shall be permitted in any required yard, provided that the tank serves the public in the immediate vicinity.

6.8 Woodlot Clearing Prohibition

The clearing of woodlots or forested areas or parts thereof shall be prohibited with the exception of minor clearing where permitted in accordance with the County of Perth Tree By-law.

6.9 Special Provisions

AMENDED BY BY-LAW No. 22-2019

6.9.1 A-1

- a) Location: All lands within the “A-1” zone, as shown on Schedule “A” to this By-law.
- b) Notwithstanding the provisions of Section 6 to the contrary, an area zoned “A1” on Schedule “A” to this By-law may also be used for one-single-detached dwelling and accessory uses, buildings and structures.
- c) Notwithstanding the provisions of Section 6 to the contrary, an area zoned “A1” on Schedule “A” to this By-law may include deficient zone regulations and provisions only when approved by the County of Perth Land Division Committee/Committee of Adjustment through an Application for Consent (Surplus Farmhouse Severance).
- d) All other applicable provisions of this By-law, as amended, shall apply.

Explanatory Note

The “A-1” zone applies to existing lots of record where a site-specific rezoning has been approved to permit a single-detached dwelling in accordance with Section 5.5.15 the County of Perth Official Plan.

AMENDED BY BY-LAW No. 49-2023

6.9.1.1 A-1

- a) Location: Concession 12, Lot 16, Less Highway, Downie Ward (2834 Perth Road 130), Township of Perth South (Key Map 14)
- b) The owners be permitted to keep two llamas as non-commercial personal animals in the existing accessory structure.
- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 5-2024

6.9.1.2 A-1

- a) Location: Lot 6, EMR, Blanshard Ward, (4920 Line 10), Township of Perth South (Key Map 18)
- b) The owners be permitted to keep up to three chickens as non-commercial personal animals in the existing accessory structure.
- c) All other applicable provisions of this By-law shall apply.

AMENDED BY BY-LAW No. 52-2001

6.9.2 A-2

- a) Location: All lands within the “A-2” zone, as shown on Schedule “A” to this By-law.
- b) Notwithstanding any provisions of this By-law to the contrary, no dwelling (with the exception of a mobile home) shall be established in an “A-2” zone, as shown on Schedule “A” to this By-law.
- c) All other applicable provisions of this By-law, as amended, shall apply.

Explanatory Note

The “A-2” zone applies to potential sand and gravel deposits identified in the County of Perth Official Plan.

AMENDED BY BY-LAW No. 22-2019

6.9.3 A-3

- a) Location: All lands within the “A-3” zone, as shown on Schedule “A” to this By-law.
- b) Notwithstanding any provisions of this By-law to the contrary, no dwelling or mobile home shall be established in an area zoned “A3”, as shown on Schedule “A” to this By-law.
- c) Notwithstanding the provisions of Section 6 to the contrary, an area zoned “A3” on Schedule “A” to this By-law may include deficient zone regulations and provisions only when approved by the County of Perth Land Division Committee/ Committee of Adjustment through an Application for Consent (Surplus Farmhouse Severance)
- d) All other applicable provisions of this By-law, as amended, shall apply.

Explanatory Note

The “A-3” zone applies to existing lots of record where the Committee of Adjustment/Land Division Committee has required a prohibition of further residential development, generally as a result of the severance of a surplus farm dwelling.

AMENDED BY BY-LAW Nos. 61-2002 and 46-2009

6.9.4 A-4

- a) Location: Part of Lots 19 and 20, Concession 10 (Gore, Downie Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, a use described as an agriculturally-related machine shop and metal fabricating establishment shall be permitted within the existing 562.5 m² (6,055 ft.²) building on the land located in the “A-4” zone as shown on Key Map 17 to Schedule “A” to By-law No. 4-1999, as amended (also shown on Schedule “A” to By-law No. 61-2002).
- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

6.9.5 A-5

- (a) Location: Part of Lot B, Concession 8 Gore (Downie Ward)
- a) Notwithstanding the provisions of Section 6.1 of this By-law to the contrary, the following additional uses are also permitted on the land located in the “A-5” zone as shown on Key Map 12 of Schedule “A” to this By-law:
 - i. A garden nursery;
 - ii. Commercial greenhouses;
 - iii. Garden display areas; and
 - iv. Accessory uses; including an accessory single-detached dwelling.
- b) Notwithstanding any provisions of this By-law to the contrary, the following requirements shall apply to the permitted uses on land in the “A-5” zone, as described above:

i. Rear Yard, Minimum Interior	10 m (32.81 ft.)
ii. Side Yard, Minimum	10 m (32.81 ft.)
iii. Lot Coverage, Maximum	20 %
iv. Building Height, Maximum	10.5 m (34.45 ft.)
- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

6.9.6 A-6

- a) Location: Part of Lots 2 and 3, Concession 10 (Downie Ward)
- b) Notwithstanding the provisions of Section 6 of this By-law to the contrary,

the storage of water well drilling rigs and related equipment is permitted as an additional use on the land located in the “A-6” zone as shown on Key Maps 10 and 11 of Schedule “A” to this By-law.

- c) Notwithstanding any provisions of this By-law to the contrary, the maximum ground floor area for the additional permitted use shall be 75 sq. m (807.32 sq. ft.).
- d) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW Nos. 46-2007 and 46-2009

6.9.7 A-7

- a) Location: Part of Lot 7, Concession 1 (Downie Ward)
- b) Notwithstanding the provisions of Section 6.1 of this By-law to the contrary, the following additional uses are also permitted on the land located in the “A-7” zone as shown on Key Map 3 of Schedule “A” to this By-law, as amended (also shown on Schedule “A” to By-law No. 46-2007):
 - i. One dwelling unit in a portion of the principal dwelling; and
 - ii. A museum and accessory uses, buildings and structures.
- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

6.9.8 A-8

- a) Location: Part of Lots 7 and 8, Concession West of Oxford Road (Gore, Downie Ward)
- b) Notwithstanding the provisions of Sections 6.1 of this By-law to the contrary, a butcher shop and accessory uses, buildings and structures, including an accessory single-detached dwelling, and an existing barn for storage purposes (excluding the keeping of livestock or poultry) are the only permitted uses on the land located in the “A-8” zone as shown on Key Map 11 of Schedule “A” to this By-law.
- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW Nos. 56-2004 and 46-2009 and 29-2013

6.9.9 A-9

- a) Location: Part of Lot 2, Concession 6 (Downie Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, an additional use described as an auction centre involving the sale of farm machinery, implements, agricultural related items, as well as the sale of trucks and cars in conjunction with the sale of farm machinery, and a farm equipment

sales and service establishment, shall be permitted as an accessory use on a 40.47 hectare (100 acre) farm property located in the “A-9” zone as shown on Key Map 8 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. 29-2013).

- c) The auction centre use, and a farm equipment sales and service establishment shall be confined to a 1.39-hectare (3.43 acre) area. This area shall continue to be owned in conjunction with the subject farm property, which property has a total size of 40.47 hectares (100 acres) located in the “A-9” zone as described above.
- d) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

6.9.10 A-10

- a) Location: Part of Lots 1 and 2, Concession 11 (Downie Ward)
- b) Notwithstanding the provisions of Section 6.1 of this By-law to the contrary, an additional use described as a farm-related construction and building repair business, and a mobile pressure washing business shall be permitted on the land located in the “A-10” zone as shown on Key Maps 11 and 16 of Schedule “A” to this By-law. The additional permitted uses shall be located within a 334.5 sq. metre (3,600 sq. ft) existing building.
- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

6.9.11 A-11

- a) Location: Part Lot 16, Concession 4 (Downie Ward)
- b) Notwithstanding any provisions of this By-law to the contrary, the existing barns on the land located in the “A-11” zone as shown on Key Map 1 of Schedule “A” to this By-law shall be limited to housing a maximum of eight animal units.
- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009, AMENDED BY BY-LAW No. 2026-15

6.9.12 A-12

- a) Location: Concession 5, Lots 18 & 19; Concession 6, Part Lot 19, Downie in the Township of Perth South (4701-4740 Line 29)
- b) Notwithstanding any provision of this By-law to the contrary, no person shall within any A-12 Zone, use any lot, or erect, alter or use any building or structure for purpose except for the following:
 - i. All uses permitted in Section 6.1 of this By-law;
 - ii. An earthen liquid manure storage facility;

iii. A permanent farm labour accommodation

c) Notwithstanding any provisions of this By-law to the contrary, no person shall within any A-12 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

d) Earthen liquid manure storage facility:

i. Soil and Water Table:

(1) The underlying and adjacent soil types, including the dike material, shall be, after preparation, capable of providing an infiltration rate of not greater than 1×10^{-9} m per second;

(2) The soils between storage bottom and bedrock or other aquifer shall include a minimum thickness of 1 metre; and

(3) The water table shall be a minimum of 1 metre below storage bottom.

ii. Be erected following the receipt by the applicant of a Certificate of Compliance;

iii. The following minimum separation distances, measured from the inside perimeter of the storage, shall apply:

(1) From a drilled well 90 m (295.28 ft.)

(2) From any watercourse 90 m (295.28 ft.)

(3) From any buried drain 90 m (295.28 ft.)

i.e. tile and municipal drains

iv. side slopes should not exceed: 2:1 (run:rise);

v. Minimum Dike Top Width 2 m (6.56 ft.);

vi. Surface water shall be prevented from entering the earthen manure storage facility;

vii. The facility shall be adequate in size to contain the amount of manure generated in any twelve-month period by the agricultural operation;

viii. Under no circumstances shall the level of the liquid manure come within 0.5 m (1.64 ft.) of the lowest point of the dike;

ix. A continuous safety fence topped with a single strand of barbed wire, with a self-supporting gate constructed of similar materials shall be erected to prevent the access of people and animals to the facility. The fence shall be erected on top of the dike and extend to a height of 1.5 m (4.92 ft.) above the top of the dike;

- x. A soils and hydro geology report prepared by a professional soils consultant shall be required to be submitted, including a certification the standards set out in clause (c) (i) are satisfied and this report shall also contain a cross-section of any required excavation and dike.
- e) **Farm Labour Accommodation:**
 - i. Farm Labour Accommodation means a dwelling accessory to a farm operation used for the purpose of providing on-site accommodation for employees of the farm operation, where the size and nature of the operation requires additional employment
 - ii. The farm labour accommodation shall:
 - 1) Be a single detached dwelling with a maximum of two (2) dwelling units
 - 2) Be limited to a maximum of eight (8) farm labourers;
 - 3) Be located within the existing farm building cluster; and
 - 4) Remain accessory to and not be severed from the farm operation

AMENDED BY BY-LAW No. 46-2009

6.9.13 A-13-T

- a) Location: Part of Lot 14, Concession 6 (Downie Ward)
- b) Notwithstanding any provisions of Section 6.1 of this By-law to the contrary, a garden suite, in the form of a mobile home, shall be permitted as secondary housing for a period of ten years from the day of passing of the former Township of Downie By-law No. 35-95 (July 10, 2005) on the land in the "A-13- T" zone as shown on Key Map 6 of Schedule "A" to this By-law.
- c) Upon the expiry of the time period during which the authorization of the temporary use described in Clause (b) above is in effect, Section 34(9)(a) of the Planning Act, R.S.O. 1990 does not apply so as to permit the continued use of the land, buildings, or structures for the permitted temporary use.
- d) Upon the expiry of the time period during which the authorization of the temporary use described in Clause (b) above is in effect the zone classification of the subject property shall be established as "Agricultural Zone (A)" in this By-law and shall then be shown as "A" on Key Map 6 of Schedule "A" to this By-law and the provisions of Section 6 of this By-law shall apply.
- e) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

6.9.14 A-14

- a) Location: Part Lot 12, Concession 10, Gore (Downie Ward)
- b) Notwithstanding the provisions of Section 6.1 of this By-law to the contrary, the land located in the “A-14” zone as shown on Key Map 13 of Schedule “A” to this By-law may be used to assemble log home shells.
- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

6.9.15 A-15

- a) Location:
 - i. Part of Lot 25, West Mitchell Road Concession (Blanshard Ward)
 - ii. Part of Lot 10, Concession 16 (Blanshard Ward)
- b) Notwithstanding the provisions of Section 6 of this By-law to the contrary, an additional use described as a farm-related construction business is permitted on the land located in the “A-15” zone as shown on Key Maps 30 and 18 of Schedule “A” to this By-law.
- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009 AND BY-LAW No. 7-20014

6.9.16 A-16

- a) Location: Part of Lot 19, Concession 19 (Blanshard Ward)
- b) Notwithstanding any provisions of this By-law to the contrary, the existing barn on the land located in the “A-16” zone as shown on Key Map 20 of Schedule “A” to this By-law, as amended (also shown as Schedule “A” to By-law No. 7- 2014) shall be limited to housing a maximum of 5 animal units.
- c) Notwithstanding any provisions of this By-law to the contrary, no dwelling or mobile home shall be established on land in the “A-16” zone as described above.
- d) The minimum lot area for the property as described above shall be 25.1 ha (62.02 ac.), and the minimum lot frontage shall be 300.98 m (987.47 ft.) for land located in the “A-16” zone.
- e) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

6.9.17 A-17

- a) Location: Part of Lot 6, North Boundary Concession (Blanshard Ward)

- b) Notwithstanding any provisions of this By-law to the contrary, the remodeling and modernization of an existing mink operation on land located in the “A-17” zone as shown on Key Map 20A of Schedule “A” to this By-law shall be permitted. The remodeling and modernization will consist of the removal and replacement of 11 complete and 2 partial mink sheds with 5 new sheds and the erection of an addition to the north end of an existing mink shed. When completed, the remodeled mink operation will consist of 6 mink sheds and a maximum of 30 animal units (total).
- c) Notwithstanding any provisions of this By-law to the contrary, all of the mink sheds on the subject property will have a minimum front yard of 102 m (334.65 ft.).
- d) Notwithstanding any provisions of this By-law to the contrary, no dwelling or mobile home shall be established in the “A-17” zone.
- e) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW Nos. 49-2004 and 46-2009

6.9.18 A-18

- a) Location: Part of Lot 11, West Boundary Concession (Blanshard Ward)
- b) Notwithstanding any provisions of this By-law to the contrary, the sales and service of farm-related trailers will be permitted on land located in the “A-18” zone as shown on Key Map 25 of Schedule “A” to this By-law.
- c) Notwithstanding any provisions of this By-law to the contrary, the additional use shall be located within a 557.4 sq. metre (6,000 sq. ft.) building. An outdoor display area for up to twenty (20) semi-trailers, and up to twenty (20) gooseneck trailers is also permitted.
- d) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

6.9.19 A-19

- a) Location: Part of Lot 18, Concession 14 (Blanshard Ward)
- b) Notwithstanding any provisions of this By-law to the contrary, a waste treatment facility which serves the industrial use directly to the northeast located in the “M2-3” zone as shown on Key Map 21 of Schedule “A” to this By-law shall be permitted on the land located in the “A-19” zone as shown on Key Map 21 of Schedule “A” to this By-law.
- c) Notwithstanding any provisions of this By-law to the contrary, any expansion of the waste treatment facility shall be set back 4.5 m (14.76 ft.) from the boundaries of the “A-19” zone as described above.

- d) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW Nos. 46-2009 and 41-2012

6.9.20 A-20

- a) Location: Part of Lot 7, Concession 16 (Blanshard Ward)
- b) Notwithstanding the provisions of By-law No. 4-1999 to the contrary, the following additional uses described as: a business or professional office; a seminar and lecture room facility; an existing dwelling unit; and accessory uses, shall be permitted in an existing mill building on the land located in the “A-20” zone as shown on Key Map 18 of Schedule “A” to this By-law.
- c) All other applicable provisions of this By-law, as amended, shall apply

AMENDED BY BY-LAW No. 46-2009

6.9.21 A-21

- a) Location: Part of Lots 11 and 12, Concession 12 (Blanshard Ward)
- b) Notwithstanding any provisions of this By-law to the contrary, the land located in the “A-21” zone as shown on Key Map 29 of Schedule “A” to this By-law shall be considered as a single parcel of land for the purposes of the Township’s Zoning By-law.
- c) Notwithstanding any provisions of this By-law to the contrary, the existing barn on the land located in the “A-21” zone shall only be used for storage associated with an agricultural use. The keeping of livestock and/or poultry in the barn is prohibited.
- d) Notwithstanding any provisions of this By-law to the contrary, no dwelling or mobile home shall be established on land in the “A-21” zone as described above.
- e) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

6.9.22 A-22

- a) Location: Part of Lot 7, East Mitchell Road Concession (Blanshard Ward)
- b) Notwithstanding any provisions of this By-law to the contrary, a shop for the sales and service of snowmobiles, all-terrain vehicles, automobiles, and farm machinery will be permitted on land located in the “A-22” zone as shown on Key Map 18 of Schedule “A” to this By-law. The permitted shop shall be located within a 278.7 sq. metre (3,000 sq. ft.) area of an existing shed.

- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

6.9.23 A-23

- a) Location: Part of Lot 8, Concession 1 (Downie Ward)
- b) Notwithstanding any provisions of this By-law to the contrary, the only permitted uses on land located in the “A-23” zone as shown on Key Map 3 of Schedule “A” to this By-law shall be: a warehousing use and accessory office and retailing use ancillary to a contract cleaning business and interior decorating and upholstery and repair business as well as a single-detached dwelling.
- c) The permitted uses shall be limited to existing buildings and structures, with the exception that the existing single-detached dwelling may be enlarged and buildings and structures accessory thereto are permitted.
- d) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

6.9.24 A-24

- a) Location: Part of Lots 4 and 5, Concession 14 (Downie Ward)
- b) Notwithstanding any provisions of this By-law to the contrary, the only permitted use on land within the “A-24” zone as shown on Key Map 16 of Schedule “A” shall be an existing fish farm operation and accessory uses, buildings and structures (excluding an accessory residential use).
- c) The maximum lot area and maximum lot frontage for land in the “A-24” zone together with land in the “FP-1” zone, as shown on Key Map 16 of Schedule “A” to this By-law, as amended, shall be 3.42 ha (8.46 ac.) and 15.24 m (50 ft.), respectively.
- d) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW Nos. 61-2008 and 46-2009

6.9.25 A-25

- a) Location: Part of Lot 1, Concession 7 (Downie Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, the extension or enlargement of an existing legal non-conforming use described as the most easterly of the existing former airplane hangar building shall be permitted on the land located in the “A-25” zone as shown on Key Map 10 of Schedule “A” to this By-law, as amended (also shown on Schedule “A” to By-law No. 61- 2008).

The extension or enlargement shall be permitted in two phases. The first phase will permit the expansion of the most easterly of the existing former airplane hangar building to the north with a 32 ft. wide by 200 ft. long (9.75 m x 60.96 m) structure. The second phase will replace the southerly end of the most easterly of the existing former airplane hangar building with a 32 ft. wide by 160 ft. long (9.75 m x 48.77 m) structure.

The permitted extension or enlargement of the most easterly of the existing former airplane hangar buildings, as well as the westerly existing airplane hangar building may be used for an indoor storage use.

- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

6.9.26 A-26

- a) Location: Part of Lot 14, Concession 3 (Blanshard Ward)
- b) Notwithstanding any provisions of this By-law to the contrary, an automobile and farm machinery service and repair shop located within an existing shed will be permitted as an additional use on land located in the “A-26” zone as shown on Key Map 24 of Schedule “A” to this By-law.
- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

6.9.26B A-26B

- a) Location: Part of Lot 6, Concession 8 (Downie Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, the minimum lot frontage, and minimum lot area for the land located in the “A-26B” zone as shown on Key Map 7 of Schedule “A” to this By-law, as amended, shall be 20.4 m (66.9 ft.), and 9.98 ha (24.6 ac.), respectively.
- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

6.9.26 A-27

- a) Location: Part of Lot 23, West Boundary Concession (Blanshard Ward)
- b) Notwithstanding any provisions of this By-law to the contrary, the only permitted use on land located in the “A-27” zone as shown on Key Map 29A of Schedule “A” to this By-law shall be a non-farm residential use described as a single-detached dwelling and accessory buildings and structures.
- c) Notwithstanding any provisions of this By-law to the contrary, the following

requirements shall apply to the permitted uses on land in the “A-27” zone, as described above:

- i. Front Yard, Minimum 7.62 m (25 ft.)
- ii. Lot Coverage, Maximum for Dwelling 8 per cent
- iii. Lot Coverage, Maximum for Accessory Buildings 5 per cent
- d) Notwithstanding any provisions of this By-law to the contrary, the rear yard for the property in the “A-27” zone is defined as the area extending across the full width of the lot and the farthest part of any building or structure on the lot measured 18.3 m (60 ft.) from the front lot line.
- e) There shall be no buildings or structures permitted in the rear yard.
- f) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 55-1999 and AMENDED BY BY-LAW No. 46-2009

6.9.26 A-28

- a) Location: Part of Lot 5, Concession 13 (Downie Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, an agricultural related business described as a welding shop shall be permitted within a 268 sq. metre (2,885 sq. foot) building, as an additional permitted use on land located in the “A-28” zone as shown on Key Map 16 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. 55-1999).
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 53-2000 (OMB Approved) and AMENDED BY BY-LAW No. 46-2009

6.9.29 A-29

- a) Location: Part of Lots 6 and 7, Reg. Plan No. 295 (Blanshard Ward)
- b) Notwithstanding the provisions of Section 6.1 of By-law No. 4-1999 to the contrary, an agricultural related business described as a fur farm supply and equipment manufacturing business is permitted as an additional use within a new 139.35 m² (1,500 ft.²) accessory building on land located in the “A-29” zone as shown on Key Map 21 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. 53-2000).
- c) Notwithstanding any provisions of By-law No. 4-1999 to the contrary, the hours of operation for the above-noted agricultural related business shall be from 7:00 a.m. to 10:00 p.m.
- d) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 22-2000 and AMENDED BY BY-LAW No. 46-2009

6.9.30 A-30

- a) Location: Part of Lot 21, Concession 19 (Blanshard Ward)
- b) Notwithstanding the provisions of Section 6.3.1 of By-law No.4-1999 to the contrary, the area shown in the “A-30” and the “ACM-1” zones as shown on Key Map 20 to Schedule “A” to By-law No. 4-1999, as amended (also shown on Schedule “A” to By-law No. 22-2000) shall have a combined minimum lot area of 20 ha (49.42 ac.).
- c) Notwithstanding the provisions of Section 6.3.2 of By-law No.4-1999 to the contrary, the area shown in the “A-30” and the “ACM-1” zones as shown on Key Map 20 to Schedule “A” to By-law No. 4-1999, as amended (also shown on Schedule “A” to By-law No. 22-2000) shall have a combined minimum lot frontage of 251.28 m (824.41 ft.).
- d) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 25-2000 (OMB Approved) and AMENDED BY BY-LAW No. 46-2009

6.9.31 A-31

- a) Location: Part Lot 17, Thames Concession (Blanshard Ward)
- b) The area shown in the “A-2” and “A-31” zones as shown on Key Map 18 to Schedule “A” to By-law No. 4-1999, as amended (also shown on Schedule “A” to By-law No. 25-2000) shall be specifically recognized as an existing undersized lot, and a maximum of one single-detached dwelling shall be permitted on such existing undersized lot.
- c) All other applicable provisions of this By-law, as amended, shall apply.

6.9.32-T A-32-T ADDED BY BY-LAW No. 38-2000 REPEALED

ADDED BY BY-LAW No. 48-2001 and AMENDED BY BY-LAW No. 46-2009

6.9.33 A-33

- a) Location: Lot 4, East Oxford Road Concession (Gore) (Downie Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, a second existing single-detached dwelling shall be specifically recognized as a permitted building on the area shown in the “A-33” zone as shown on Key Map 17 to Schedule “A” to By-law No. 4-1999, as amended (also shown on Schedule “A” to By-law No. 48-2001).
- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 40-2004 and AMENDED BY BY-LAW Nos. 46-2009

and 44- 2010, 43-2011 and 35-2024

6.9.34 A-34

- a) Location: Part of Lot 4, Concession 3 (Gore), and Part of Lot 5, Concession 4 (Gore) (Downie Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, the minimum lot frontage for land in the “A-34” zone as shown on Key Map 9 of Schedule “A” to this By-law, as amended (also shown on Schedule “A” to By-law No. 43-2011) shall be 84.77 m (278.12ft.).
- c) Notwithstanding the provisions of Sections 6.1 and 6.2 of this By-law to the contrary, an additional use described as a farm-related auction centre and accessory uses (including a real estate office), involving the sale of farm machinery, implements, agricultural related items, as well as consignment, estate, bankruptcy, and charity auctions, in conjunction with the aforementioned agricultural related items, as well as eight buildings for self-storage warehousing having a total maximum gross floor area of 3,325.0 m² (35,790 ft.²) shall be permitted as accessory uses on a 29.8 hectare (74.5 acres) farm property located in the “A-34” and the adjacent “NRE2” zone as shown on Key Map 9 of Schedule “A” to this By-law.
- d) The farm-related auction centre and accessory uses (including a real estate office) shall be confined to a 2.7 ha (4.47ac.) area. This area shall continue to be owned in conjunction with the subject farm property, which property has a total size of 29.8 hectares (74.5 acres) located in the “A-34” and the adjacent “NRE2” zones as described above.
- e) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 70-2001 and AMENDED BY BY-LAW No. 46-2009

6.9.34B A-34B

- a) Location: Part of Lot 13, Concession 12 (Blanshard Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, the minimum lot area for the land shown in the “A-34B” zone as shown on Key Map 29 to Schedule “A” to By-law No. 4-1999, as amended (also shown on Schedule “A” to By-law No. 70-2001) shall be 4.97 ha (12.29 ac.).
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 70-2001 and AMENDED BY BY-LAW No. 46-2009

6.9.34 A-35

- a) Location: Part of Lots 13 and 14, Concession 12 (Blanshard Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, the minimum lot area for the land shown in the “A-35” zone as shown on Key Map 29 to Schedule “A” to By-law No. 4-1999, as amended (also shown on Schedule

“A” to By-law No. 70-2001) shall be 0.68 ha (1.67 ac.).

- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 49-2002 and AMENDED BY BY-LAW No. 46-2009

6.9.36 A-36

- a) Location: Part of Lot 24, Concession 10 (Blanshard Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, the minimum lot area for the land shown in the “A-36” zone as shown on Key Map 30 to Schedule “A” to By-law No. 4-1999, as amended (also shown on Schedule “A” to By-law No. 49-2002) shall be 0.55 ha (1.36 ac.).
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW Nos. 49-2002 and AMENDED BY BY-LAW No. 46-2009

6.9.37 A-37

- a) Location: Part of Lot 24, Concession 10 (Blanshard Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, the minimum lot area for the land shown in the “A-37” zone as shown on Key Map 30 to Schedule “A” to By-law No. 4-1999, as amended (also shown on Schedule “A” to By-law No. 49-2002) shall be 24.68 ha (61 ac.).
- c) Notwithstanding the provisions of this By-law to the contrary, no dwelling or mobile home shall be established in the “A-37” zone as shown on Key Map 30 to Schedule “A” to By-law No. 4-1999, as amended (also shown on Schedule “A” to By-law No. 49-2002).
- d) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 56-2002 and AMENDED BY BY-LAW No. 46-2009

6.9.39 A-39

- a) Location: Part of Lot 11, North Boundary Concession (Blanshard Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, the minimum lot area for the land shown in the “A-39” zone as shown on Key Map 20 to Schedule “A” to By-law No. 4-1999, as amended (also shown on Schedule “A” to By-law No. 56-2002) shall be 8.6 ha (21.2 ac.).
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 36-2003 and AMENDED BY BY-LAW No. 46-2009

6.9.40 A-40

- a) Location: Part of Lot 22, Concession 19 (Blanshard Ward)
- b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 4-1999 to

the contrary, the area shown in the “A-40” zone as shown on Key Map 20 to Schedule “A” to By-law No. 4-1999, as amended (also shown on Schedule “A” to By-law No. 36-2003) shall have a minimum lot area of 20 ha (49.42 ac.).

- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW Nos. 46-2003 (OMB Approved) and AMENDED BY BY-LAW No. 46-2009

6.9.41 A-41

- a) Location: Part of Lot 12, South Boundary Concession (Blanshard Ward)
- b) Notwithstanding the provisions of Section 6.1 of By-law No. 4-1999 to the contrary, the following additional uses are also permitted on the area in the “A-41” zone as shown on Key Map 20 to Schedule “A” to By-law No. 4-1999, as amended (also shown on Schedule “A” to By-law No. 46-2003):
- i. garden nurseries;
 - ii. commercial greenhouses;
 - iii. garden display areas;
 - iv. accessory uses (including a café and a craft shop), but excluding any residential use.
- c) Notwithstanding any provisions of this By-law to the contrary, the following requirements shall apply to the permitted uses on land in the “A-41” zone, as described above:
- | | |
|----------------------------------|--------------------|
| i. Front Yard, Minimum | 14 m (45.93 ft.) |
| ii. Rear Yard, Minimum | 14 m (45.93 ft.) |
| iii. Interior Side Yard, Minimum | 14 m (45.93 ft.) |
| iv. Exterior Side Yard, Minimum | 14 m (45.93 ft.) |
| v. Building Height, Maximum | 10.5 m (34.45 ft.) |
| vi. Lot Coverage, Maximum | 12 % |
- d) Notwithstanding provisions of this By-law to the contrary, the café, washrooms, administrative offices, and craft shop shall be limited to occupy a maximum of 20 per cent of the maximum gross floor area of the main building.
- e) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 52-2003 and AMENDED BY BY-LAW No. 46-2009

6.9.42 A-42

- a) Location: Part of Lot 14, Concession 1 (Downie Ward)
- b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 4-1999 to the contrary, the area shown in the “A-42” zone as shown on Key Map 2B to Schedule “A” to By-law No. 4-1999, as amended (also shown on Schedule “A” to By-law No. 52-2003) shall have a minimum lot area of 6.63 ha (16.4 ac.).
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 52-2003 and AMENDED BY BY-LAW No. 46-2009

6.9.43 A-43

- a) Location: Part of Lot 14, Concession 1 (Downie Ward)
- b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 4-1999 to the contrary, the area shown in the “A-43” zone as shown on Key Map 2B to Schedule “A” to By-law No. 4-1999, as amended (also shown on Schedule “A” to By-law No. 52-2003) shall have a minimum lot area of 3.47 ha (8.58 ac.).
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 57-2003 and AMENDED BY BY-LAW Nos. 46-2009 and 59-2013

6.9.44-T A-44-T

- a) Location: Part of Lot 21, Concession 11 (Gore, Downie Ward)
- b) Notwithstanding any provisions of Section 6.1 of this By-law to the contrary, a garden suite, in the form of a mobile home, shall be permitted as secondary housing for a period of ten years from the day of passing of By-law No. 59-2013 (November 19, 2013) on the land in the “A-44-T” zone as shown on Key Map 17 of Schedule “A” to this By-law.
- c) Upon the expiry of the time period during which the authorization of the temporary use described in Clause (b) above is in effect, Section 34(9)(a) of the Planning Act, R.S.O. 1990 does not apply so as to permit the continued use of the land, buildings, or structures for the permitted temporary use.
- d) Upon the expiry of the time period during which the authorization of the temporary use described in Clause (b) above is in effect, the zone classification of the subject property shall be established as “Agricultural Zone (A)” in this By-law and shall then be shown as “A” on Key Map 17 of Schedule “A” to this By-law and the applicable provisions of this By-law

shall apply.

- e) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 65-2004 and AMENDED BY BY-LAW No. 46-2009

6.9.45 A-45

- a) Location: Part of Lot A, Concession 4 (Gore, Downie Ward)
- b) Notwithstanding any provisions of Section 6.3 of this By-law to the contrary, the area shown in the “A-45” zone as shown on Key Map 8 to Schedule “A” to By-law No. 4-1999, as amended (also shown on Schedule “A” to By-law No. 65- 2004) shall have a minimum lot area of 1.18 ha (2.91 ac.).
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 31-2005

6.9.46 A-46 By-law Rescinded

ADDED BY BY-LAW No. 56-2005 and AMENDED BY BY-LAW No. 46-2009

6.9.47 A-47

- a) Location: Part Lots 14, 15 and 16, East Mitchell Road Concession (Blanshard Ward); and Part of Lot 18, Concession 7 (Blanshard Ward), and Part of Lot 6, Concession 15 (Blanshard Ward)
- b) Notwithstanding the provisions of Section 6.3 of By-law No. 4-1999 to the contrary, the storage of egg waste in the existing liquid manure storage structures located on the above-noted properties is permitted on the land areas shown in the “A-47” zone shown on Key Maps 18, 27, and 28 to Schedule “A” to By-law No. 4-1999, as amended (also shown on Schedules “A”, “B”, and “C” to By-law No. 56-2005).
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 10-2006 and AMENDED BY BY-LAW No. 46-2009

6.9.48 A-48

- a) Location: Part Lots 21 and 22, Concession 6 (Downie Ward), and Part Lot 22, Concession 7 (Downie Ward)
- b) Notwithstanding the provisions of Section 6.3 of By-law No. 4-1999 to the contrary, the storage of storage of food processing waste and wastewater in the existing liquid manure storage structures located on the above-noted properties is permitted on the land areas shown in the “A-48” zone shown on Key Map 4 to Schedule “A” to By-law No. 4-1999, as amended (also shown on Schedule “A” to By-law No. 10-2006).
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 40-2006 and AMENDED BY BY-LAW No. 46-2009

6.9.49 A-49

- a) Location: Part of Lot 16, Concession 6, and part of the Road Allowance between Concessions 6 and 7 (near Avonton, Downie Ward)
- b) Notwithstanding the provisions of Section 6 of By-law No. 4-1999 to the contrary, a small-scale wind turbine is permitted on the land area shown in the “A-49” zone shown on Key Map 5 to Schedule “A” to By-law No. 4-1999, as amended (also shown on Schedule “A” to By-law No. 40-2006) subject to the following provisions:
 - i. The tower of the wind turbine shall not be located within any required yard, shall have a minimum exterior side yard of 22.8 m (74.8 ft.), and a minimum rear yard of 1 m (3.28 ft.), and shall be located at least 45 m (147.64 ft.) from the nearest exterior wall of a dwelling on an abutting lot;
 - ii. The height of the wind turbine, from the base of the tower to the highest extended tip of the rotor shall not exceed 45 m (147.64 ft.);
 - iii. The noise levels generated by the wind turbine shall be in compliance with the Ontario Ministry of the Environment’s criteria;
 - iv. There shall be an appropriate sign on the tower warning of the danger of high voltage; and the wind turbine shall be erected and operated in such a manner that it does not interfere with the television or radio reception on adjacent properties.
- (c) All other provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 58-2006 and AMENDED BY BY-LAW No. 46-2009

6.9.50 A-50

- a) Location: Lot 15 and Part of Lot 16, and Block A, Reg. Plan 295
- b) Notwithstanding the provisions of Section 6 of By-law No. 4-1999 to the contrary, one non-farm dwelling described as a single-detached dwelling is permitted on each of the lots shown in the “A-50” zone shown on Key Map 21 to Schedule “A” to By-law No. 4-1999, as amended (also shown on Schedule “A” to By-law No. 58-2006) subject to the following provisions:
 - i. A minimum lot frontage of 25.9 m (85 ft.);
 - ii. A minimum front yard and exterior side yard of 18 m (59.06 ft.);
 - iii. A maximum front yard and exterior side yard of 30 m (98.43 ft.); and
 - iv. A minimum rear yard of 45 m (147.64 ft.).
- c) Notwithstanding any provisions of By-law No. 4-1999 to the contrary, accessory buildings and structures (which require a building permit) in the areas shown in the “A-50” zone as described in clause (b) above, shall

have a minimum rear yard of 65 m (213.25 ft.).

- d) All other provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 61-2006 and AMENDED BY BY-LAW No. 46-2009

6.9.51 A-51

- a) Location: Part of Lot 21, Concession 4 (Blanshard Ward)
- b) Notwithstanding the provisions of Section 6 of By-law No. 4-1999 to the contrary, a small-scale wind turbine is permitted on the land area shown in the "A-51" zone shown on Key Map 24 to Schedule "A" to By-law No. 4-1999, as amended (also shown on Schedule "A" to By-law No. 61-2006) subject to the following provisions:
- i. the tower of the wind turbine shall not be located within any required yard, and shall be located at least 60 m (196.9 ft.) from the nearest exterior wall of a dwelling on an abutting lot;
 - ii. the height of the wind turbine, from the base of the tower to the highest extended tip of the rotor shall not exceed 60 m (196.9 ft.);
 - iii. the noise levels generated by the wind turbine shall be in compliance with the Ontario Ministry of the Environment's criteria;
 - iv. there shall be an appropriate sign on the tower warning of the danger of high voltage; and
 - v. the wind turbine shall be erected and operated in such a manner that it does not interfere with the television or radio reception on adjacent properties.
- c) All other provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 62-2006 and AMENDED BY BY-LAW No. 46-2009

6.9.52 A-52

- a) Location: Part of Lot 18, North Boundary Concession (Blanshard Ward),
- b) Notwithstanding the provisions of Section 6 of By-law No. 4-1999 to the contrary, a small-scale wind turbine is permitted on the land area shown in the "A-52" zone shown on Key Map 18 to Schedule "A" to By-law No. 4-1999, as amended (also shown on Schedule "A" to By-law No. 62-2006) subject to the following provisions:
- i. The tower of the wind turbine shall not be located within any required yard, and shall be located at least 45 m (147.64 ft.) from the nearest exterior wall of a dwelling on an abutting lot;
 - ii. The height of the wind turbine, from the base of the tower to the highest extended tip of the rotor shall not exceed 45 m (147.64 ft.);
 - iii. The noise levels generated by the wind turbine shall be in compliance with the Ontario Ministry of the Environment's criteria;

- iv. There shall be an appropriate sign on the tower warning of the danger of high voltage; and
- v. The wind turbine shall be erected and operated in such a manner that it does not interfere with the television or radio reception on adjacent properties.

(c) All other provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 22-2007 and AMENDED BY BY-LAW No. 46-2009

6.9.53 A-53-T

- a) Location: Part of Lot 13, Concession 14 (Perth Road 163, Blanshard Ward)
- b) Notwithstanding any provisions of Section 6.1 of this By-law to the contrary, a garden suite, in the form of an accessory dwelling unit within the existing dwelling (as enlarged), shall be permitted as secondary housing for a period of ten years from the day of passing of By-law No. 22-2007 (March 6, 2007) on the land in the "A-53-T" zone as shown on Key Map 18 of Schedule "A" to this By-law.
- c) Upon the expiry of the time period during which the authorization of the temporary use described in Clause (b) above is in effect, Section 34(9)(a) of the Planning Act, R.S.O. 1990 does not apply so as to permit the continued use of the land, buildings, or structures for the permitted temporary use.
- d) Upon the expiry of the time period during which the authorization of the temporary use described in Clause (b) above is in effect, the zone classification of the subject property shall be established as "Agricultural Zone (A)" in this By-law and shall then be shown as "A" on Key Map 18 of Schedule "A" to this By-law and the applicable provisions of this By-law shall apply.
- e) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 50-2007 and AMENDED BY BY-LAW No. 46-2009

6.9.54 A-54

- a) Location: Part of Lot 14, Concession 18 (Blanshard Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, a single-detached dwelling, and accessory buildings and structures may be located on the land located in the "A-54" zone as shown on Key Map 20 of Schedule "A" to this By-law, as amended (also shown on Schedule "A" to By-law No. 50-2007), which may have a minimum lot frontage of 7 m (22.96 ft.), and a minimum lot area of 2.8 hectares (6.9 acres).
- c) Notwithstanding the provisions of this By-law to the contrary, the keeping and/or raising of livestock, and the construction of a livestock barn shall be prohibited on the above-noted property. All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW Nos. 47-2009 and AMENDED by 46-2009

6.9.55 A-55

- a) Location: Part of Lot 19, Concession 3 (Blanshard Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, the minimum lot frontage, and minimum lot area for the land located in the “A-55” zone as shown on Key Map 24 of Schedule “A” to this By-law, as amended (also shown on Schedule “A” to By-law No. 47-2009), shall be 71 m (233 ft.), and 0.44 ha (1.1 ac.), respectively.
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 48-2009 and AMENDED by 46-2009

6.9.56 A-56

- a) Location: Part of Lot 21, Concession 2 (Downie Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, the minimum exterior side yard for an accessory building on the land located in the “A-56” zone as shown on Key Map 1 of Schedule “A” to this By-law, as amended (also shown on Schedule “A” to By-law No. 48-2009), shall be 3.04 m (10 ft.).
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW Nos. 49-2009 and AMENDED by 46-2009

6.9.56B A-56B-T

- a) Location: Part Lot 12, Registered Plan No. 295 (Blanshard Ward)
- b) Notwithstanding any provisions of Section 6.1 of this By-law to the contrary, a garden suite, in the form of an accessory dwelling unit within the existing dwelling (as enlarged), shall be permitted as secondary housing for a period of ten years from the day of passing of By-law No. 49-2009 (September 15, 2009) on the land in the “A-56B-T” zone as shown on Key Map 21 of Schedule “A” to this By-law.
- c) Upon the expiry of the time period during which the authorization of the temporary use described in Clause (b) above is in effect, Section 34(9)(a) of the Planning Act, R.S.O. 1990 does not apply so as to permit the continued use of the land, buildings, or structures for the permitted temporary use.
- d) Upon the expiry of the time period during which the authorization of the temporary use described in Clause (b) above is in effect, the zone classification of the subject property shall be established as “Agricultural Zone (A)” in this By-law and shall then be shown as “A” on Key Map 21 of Schedule “A” to this By-law and the applicable provisions of this By-law shall apply.
- e) All other applicable provisions of this By-law, as amended, shall apply

ADDED BY BY-LAW 45-2020

6.9.57 A-57

- a) Location: Part Lot 18, Concession 10, Gore (2911 Road 119), Downie Ward
- b) Notwithstanding the provisions of this By-law to the contrary, the only permitted uses or lands within the A-57 zone as shown on Key Map 17 of Schedule "A" to By-law No. 4-1999 as amended include an existing automobile gasoline bar (*that may be remodeled to include new gasoline pump islands and a canopy*), a bulk fuel and propane sales and storage operation with an accessory office and a variety store (convenience store).
- c) Notwithstanding the provisions of this By-law to the contrary, the minimum front yard setback for any development on land within the A-57 zone shall be 12 m (39 feet) and the minimum interior side yard setback for existing buildings shall be 1.3 m (4.2 feet).
- d) All other applicable provisions of By-law No. 4-1999, as amended, shall apply.

ADDED by BY-LAW No. 25-2010

6.9.58 A-58

- a) Location: Part Lot 11, Concession 7 (Blanshard Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, a new detached shed may have a westerly side yard of 0.4 m (1.31 ft.) on the land located in the "A-58" zone as shown on Key Map 25 of Schedule "A" to this By-law, as amended (also shown on Schedule "A" to By-law No. 25-2010).
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED by BY-LAW No. 1-2011 AMENDED by BY-LAW No. 16-2014

6.9.59 A-59

- a) Location: Part Lot 10, East Mitchell Road Concession (Blanshard Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, a legal, non-conforming dwelling that was demolished in July, 2005 can be replaced with a new dwelling provided that the dwelling is constructed by December 31, 2014 at a location that is no closer to surrounding livestock operations than the dwelling that previously existed on the subject land located in the "A-59" zone as shown on Key Map 18 of Schedule "A" to this By-law, as amended (also shown on Schedule "A" to By-law No. 16-2014).
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED by BY-LAW No. 18-2011

6.9.59B A-59B

- a) Location: Part Lot 7, North Boundary Concession (Blanshard Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, the minimum lot area of the land located in the "A-59B" zone as shown on Key Map 20B

of Schedule “A” to this By-law, as amended (also shown on Schedule “A” to By-law No. 18-2011), shall be 14.57 ha (36 ac.)

- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED by BY-LAW No. 2-2011

6.9.60 A-60

- a) Location: Part Lot 1, East Mitchell Road Concession (Blanshard Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, a legal, non-conforming two unit that has been vacant for a number of years can be re-established as a two unit dwelling on land located in the “A-60” zone as shown on Key Map 18 of Schedule “A” to this By-law, as amended (also shown on Schedule “A” to By-law No. 2-2011).
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED by BY-LAW No. 38-2011

6.9.60B A-60B

- a) Location: Part Lot 25, West Mitchell Road Concession (Blanshard Ward)
- b) Notwithstanding any provisions of this By-law to the contrary, the minimum lot area of the land located in the “A-60B” zone as shown on Key Map 30 of Schedule “A” to this By-law, as amended (also shown on Schedule “A” to By-law No. 38-2011), shall be 22.9 ha (56.6 ac.).
- c) The land located in the “A-60B” zone as shown on Key Map 30 of Schedule “A” to this By-law, as amended (also shown on Schedule “A” to By-law No. 38-2011), shall be subject to the provisions of Section 6.9.3 of By-law No. 4-1999.
- d) All other applicable provisions of this By-law, as amended, shall apply.

ADDED by BY-LAW No. 57-2011

6.9.61 A-61

- a) Location: Part of Lot 6, Concession 11 (Downie Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, a detached accessory building located on land in the “A-61” zone as shown on Key Map 15 of Schedule “A” to this By-law, as amended (also shown on Schedule “A” to By-law No. 57-2011) may be constructed within an exterior side yard, and have an exterior side yard of 7 m (22.97 ft.), and a minimum rear yard of 5 m (16.4 ft.).
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED by BY-LAW No. 69-2011

6.9.62 A-62

- a) Location: Part of Lot 17, Concession 14 (Downie Ward)

- b) Notwithstanding the provisions of this By-law to the contrary, 486 m² (5,232 ft. ²) of the existing accessory building measuring 132.9 m (436 ft.) long and 14.63 m (48 ft.) wide and located on land in the “A-62” zone as shown on Key Map 14 of Schedule “A” to this By-law, as amended (also shown on Schedule “A” to By-law No. 69-2011) may be used for the storage of non-agricultural equipment (e.g. cars, boats, trailers, recreational vehicles, etc.).
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED by BY-LAW No. 69-2011

6.9.63 A-63

- a) Location: Part of Lot 4, Concession 4 (Gore of Downie Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, existing detached dwelling located on land in the “A-63” zone as shown on Key Map 9 of Schedule “A” to this By-law, as amended (also shown on Schedule “A” to By-law No. 70- 2011) may have an addition which will have a reduced rear yard of 16 m (52.49 ft.).
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED by BY-LAW No. 17-2012

6.9.64 A-64

- a) Location: Part Lots 13, and 14, Registered Plan No. 295
- b) Notwithstanding the provisions of Section 6 of By-law No. 4-1999 to the contrary, one non-farm dwelling described as a single-detached dwelling is permitted on each of the lots shown in the “A-64” zone shown on Key Map 21 to Schedule “A” to By-law No. 4-1999, as amended (also shown on Schedule “A” to By-law No. 17-2012).
- c) All other provisions of this By-law, as amended, shall apply.

ADDED by BY-LAW No. 51-2012

6.9.65 A-65

- a) Location: Part of Lots 8 and 9, Reg. Plan 295 (Blanshard Ward)
- b) Notwithstanding the provisions of By-law No. 4-1999 to the contrary, the minimum lot frontage, and minimum lot area for the land located in the “A-65” zone as shown on Key Map 21 of Schedule “A” to this By-law (also shown as Schedule “A” to By-law No. 51-2012), shall be 41 m (134.51 ft.), and 0.42 ha (1.05 ac.).
- c) All other applicable provisions of this By-law, as amended, shall apply.”

ADDED by BY-LAW No. 51-2012

6.9.66 A-66

- a) Location: Part of Lots 8 and 9, Reg. Plan 295 (Blanshard Ward)

- b) Notwithstanding the provisions of By-law No. 4-1999 to the contrary, the minimum lot frontage, and minimum lot area for the land located in the “A-66” zone as shown on Key Map 21 of Schedule “A” to this By-law (also shown as Schedule “A” to By-law No. 51-2012), shall be 36.82 m (120.82 ft.), and 1.19 ha (2.95 ac.).
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 28-2013 AND AMENDED BY BY-LAW No. 50-2018

6.9.67 A-67

- a) Location: Part of Lot 3, South Boundary Concession (Blanshard Ward)
- b) Notwithstanding any provisions of By-law No. 4-1999 to the contrary, the existing legal, non-conforming restaurant may be converted back to a single- detached dwelling, and an agricultural-related equipment sales and service establishment, with accessory warehousing may be located in the “A-67” zone as shown on Key Map 16 of Schedule “A” to this By-law (also shown as Schedule “A” to By-law No. 28-2013).
- c) Notwithstanding any provisions of By-law No. 4-1999 to the contrary, the most northerly proposed building on the subject property may have a maximum size of 390 m² (4,198.06 feet²) for the permitted agricultural-related equipment sales and service establishment. The proposed building may have a minimum 3 metre (9.84 feet) setback from the enclosed Municipal Drains on the property.
- d) Notwithstanding any provisions of By-law No. 4-1999 to the contrary, the most westerly proposed accessory building may have a maximum size of 810.2 m² (8,721.21 feet²) and a minimum rear yard of 3 m (9.84 feet). No more than 405 m² (4,359.53 feet²) shall be used to warehouse large items for the agricultural-related equipment sales and service establishment permitted in clause (c), above.
- e) The proposed loading ramp shall be permitted to have a minimum front yard of 10 m (32.81 ft.).
- f) Notwithstanding any provisions of By-law No. 4-1999 to the contrary, the minimum front yard setback for land located in the “A-67” zone as shown on Key Map 16 of Schedule “A” to this by-law, shall be 12 m (39 feet) and the minimum exterior side yard setback for land located in the “A-67” zone as shown on Key Map 16 of Schedule “A” to this by-law shall be 8 m.
- g) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 44-2013 AND AMENDED BY BY-LAW No. 4-2014)

6.9.68 A-68

- a) Location: Part of Lot 4, Concession 12 (Downie Ward)
- b) Notwithstanding any provisions of By-law No. 4-1999 to the contrary, a new barn located in the “A-68” zone as shown on Key Map 16 of Schedule “A” to this By-law (also shown as Schedule “A” to By-law No. 4-2014), may be constructed with:
 - i. A minimum easterly interior side yard of 3.1 m (10.17 ft.);
 - ii. A minimum westerly interior side yard of 10.5 m (34.45 ft.); and
 - iii. A minimum rear yard of 13.7 m (44.95 ft.).
- c) The minimum lot area for the property as described above shall be 2.33 ha (5.8 ac.), and the minimum lot frontage shall be 50.6 m (166 ft.) for land located in the “A-68” zone.
- d) The provisions of Section 6.9.2 of By-law No. 4-1999 shall continue to apply to the above-noted property.
- e) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 3-2014

6.9.69 A-69

- a) Location: Part Lot 12, North Boundary Concession and Part of Park Lot B, Reg. Plan No. 298 (Line 14, Blanshard Ward)
- b) Notwithstanding any provisions of By-law No. 4-1999 to the contrary, for the lands located in the “A-69” zone as shown on Key Map 20 of Schedule “A” to this By-law, as amended (also shown as Schedule “A” to By-law No. 3-2014) the minimum lot area shall be 20.2 ha (50 ac.).
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 3-2014

6.9.70 A-70

- a) Location: Part Lot 11, North Boundary Concession, and Part of Park Lot E, Reg. Plan No. 298, and Part Lot 14, Concession 18, and Part of the Closed Portion of Glass St. (Road 125, Blanshard Ward)
- b) Notwithstanding any provisions of By-law No. 4-1999 to the contrary, for the lands located in the “A-70” zone as shown on Key Map 20 of Schedule “A” to this By-law, as amended (also shown as Schedule “A” to By-law No. 3-2014) the minimum lot area shall be 16.8 ha (41.5 ac.).
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 4-2014

6.9.71 A-71

- a) Location: Part of Lot 4, Concession 12 (Downie Ward)
- b) Notwithstanding any provisions of By-law No. 4-1999 to the contrary, for the lands located in the “A-71” and “A-2” zones as shown on Key Map 16 of Schedule “A” to this By-law, as amended (also shown as Schedule “A” to By-law No. 4-2014) the minimum lot area shall be 18.3 ha (45.2 ac.) and the minimum lot frontage shall be 137 m (449 ft.).
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 7-2014

6.9.71B A-71B

- a) Location: Part of Lot 19, Concession 19 (Blanshard Ward)
- b) Notwithstanding any provisions of By-law No. 4-1999 to the contrary, for the lands located in the “A-71B” zone as shown on Key Map 20 of Schedule “A” to this By-law, as amended (also shown as Schedule “A” to By-law No. 7-2014) the minimum lot area shall be 1.31 ha (3.23 ac.) and the minimum lot frontage shall be 37.41 m (122.74 ft.).
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 2-2014

6.9.72 A-72

- a) Location: Part Lot 24, Concessions 5 and 6 (5021 Perth Line 8, Blanshard Ward)
- b) Notwithstanding any provisions of By-law No. 4-1999 to the contrary, for the lands located in the “A-72” zone as shown on Key Map 27 of Schedule “A” to this By-law, as amended (also shown as Schedule “A” to By-law No. 2-2014) permitted uses include a dairy products production facility within the area defined by the yard setbacks of clause (c) below.
- c) Notwithstanding any provisions of By-law No. 4-1999, the following regulations apply to buildings, structures and uses permitted by clause (b) above:
 - i. Front Yard, Minimum 200m (656.17 ft.)
 - ii. Rear Yard, Minimum 1,200m (3,937 ft.)
 - iii. Side Yard, Minimum 170m (557.74 ft.)
 - iv. Gross Floor Area, Maximum 929m² (10,000 ft.)
- d) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 62-2014

6.9.73 A-73

- a) Location: Part of Lots 15 and 16, Thames Concession (Blanshard Ward)
- b) Notwithstanding any provisions of this By-law to the contrary, for the lands located in the “A-73” zone as shown on Key Map 18 of Schedule “A” to this By-law, as amended (also shown as Schedule “A” to By-law No. 62-2014) the minimum lot area for agricultural uses shall be 22.0 hectares (54.36 acres) and the lot shall not be required to have frontage on an open public road, but rather a registered right-of-way.
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 51-2015

6.9.74 A-74

- a) Location: Part of Lot 1, Concession 3 (Gore of Downie Ward)
- b) Notwithstanding any provisions of Section 6.1 of By-law No. 4-1999 to the contrary, the area shown in the “A-74” zone as shown on Key Map 9 of Schedule “A” to By-law No. 4-1999 may be used for a small forestry business (wood cutting and splitting and growing of trees) and shall have a minimum lot area of 2645.2m² (28,472ft²) and a minimum lot frontage of 23.15m (75.95ft).
- c) Notwithstanding the provisions of Section 6.3 of By-law No. 4-1999 to the contrary, all other applicable provisions of this By-law, shall apply.

ADDED BY BY-LAW No. 41-2016

6.9.75 A-75

- a) Location: Part of Lot 2, Concession 7 (Downie Ward)
- b) Notwithstanding any provisions of Section 6.1 of By-law No. 4-1999 to the contrary, the following additional uses are also permitted on the land located in the “A-75” zone shown on Key Map 10 of Schedule “A” to By-law No. 4-1999:
 - i. A trucking depot;
 - ii. A truss manufacturing facility; and
 - iii. Accessory uses, buildings and structures.
- c) All other provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 48-2016

6.9.76 A-76

- a) Location: Part of Lot 22, Concession 11 (Blanshard Ward)

- b) Notwithstanding the provisions of this By-law to the contrary, the minimum lot frontage, and minimum lot area for the land located in the “A-76” zone as shown on Key Map 30 of Schedule “A” to this By-law, as amended (also shown on Schedule “A” to By-law No. 48-2016), shall be 30 m (98 ft.), and 9.7 ha (24 ac.), respectively.
- c) All other provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 66-2016

6.9.77 A-77

- a) Location: Part of Lots 18 & 19, Concession 14 (Blanshard Ward)
- b) Notwithstanding any provision of Section 6.1 of By-law No. 4-1999 to the contrary, the area shown in the “A-77” zone as shown on Key Map 21 of Schedule “A” to this By-law, as amended (also shown on Schedule “A” to By-law No. 66-2016), may be used for a haul road for the aggregate facility on lands to the south.
- c) All other provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 39-2017

6.9.78 A-78

- a) Location: Part of Lot 16, Concession 19, Blanshard Ward (Key Map 20).
- b) Notwithstanding the provisions of Section 6.3.1 and Section 6.3.2 of this By-law to the contrary, the minimum lot area and minimum lot frontage for the land in the “A-78” zone, as shown on Key Map 20 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. 39-2017) shall be 9,000 m² and 18.0 m, respectively.
- c) All other provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 16-2017

6.9.79 A-79

- a) Location: Part of Lot A, Concession 7, Downie Ward (Key Map 12).
- b) Notwithstanding the provisions of Section 6.3.1 of this By-law to the contrary, the minimum lot area for the land in the “A-79” zone, as shown on Key Map 12 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. 47-2017) shall be 17.0 hectares.
- c) All other provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 51-2017

6.9.80 A-80

- a) Location: Part of Lot 7, North Boundary Concession, Blanshard Ward (Key

Map 20).

- b) Notwithstanding the provisions of Section 6.3.1 and Section 6.3.2 of this By-law to the contrary, the minimum lot area and minimum lot frontage for the land in the “A-80” zone, as shown on Detail Map “A” to Key Map 20 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. 51-2017) shall be 5.0 hectares and 30.0 m, respectively.
- c) All other provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 51-2017

6.9.81 A-81

- a) Location: Part of Lot 7, North Boundary Concession, Blanshard Ward (Key Map 20).
- b) Notwithstanding the provisions of Section 6.3.1 and Section 6.3.2 of this By-law to the contrary, the minimum lot area and minimum lot frontage for the land in the “A-81” zone, as shown on Detail Map “A” to Key Map 20 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. 51-2017) shall be 1.0 hectares and 130.0 m, respectively
- c) All other provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 54-2017

6.9.82 A-82

- a) Location: Part of Lot 6, Concession 4, Downie Ward (Key Map 3).
- b) Notwithstanding the provisions of Section 6.3.1 and Section 6.3.2 of this By-law to the contrary, the minimum lot area and minimum lot frontage for the land in the “A-82” zone, as shown on Key Map 3 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. 54-2017) shall be 0.5 hectares and 90.0 m, respectively.
- c) All other provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 45-2020

6.9.84 A-84

- a) Location: Part of Lot 18, Concession 10, Gore of Downie (2911 Road 119)
- b) Notwithstanding the provisions of Section 6 of this By-law to the contrary, for lands within the A-84 zone, the minimum lot area requirement for the permitted uses/buildings/structures identified in Section 6.1 and 6.2 of By-law No. 4-1999 shall be 24 hectares (59 acres) as shown on Key Map 17 of Schedule “A” to by-law 4-1999 as amended.
- c) All other provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 02-2020

6.9.86 A-86

- d) Location: Part of Lots 14 and 15, Concession 14 (1869 and 1823 Perth Road 163), Blanshard Ward (Key Map 18)
- e) Notwithstanding the provisions of Section 6.3 of this By-law to the contrary, the following minimum lot frontage for land in the “A-86” zone, as shown on Key Map 18 of Schedule “A” to this By-law shall be 129 m (423 feet).
- f) All other provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 25-2023

6.9.87 A-87

- a) Location: Plan 398, Part Lot 11, Downie Ward, Township of Perth South (165 Avonton Road)
- b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area requirement for an agricultural use on the land in the “A-87” zone as shown on Key Map 2 of Schedule “A” to By-law No. 4-1999 (also shown on Schedule “A” to By-law No. 25-2023) shall be 15.3 hectares
- c) All other provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 17-2025

- a) Location: legally described as Concession 8, Part Lot 11, Perth South (Key Map 6);
- b) Notwithstanding the provisions of Section 6.3.3.2 of By-law No. 4-1999 to the contrary, the minimum front yard depth shall be 14.2 m;
- c) All other applicable provisions of this By-law shall apply.

SECTION 7 - HAMLET/VILLAGE RESIDENTIAL ZONE (HVR)

No person shall within any "HVR" Zone use any land or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

7.1 Permitted Uses

- a) One single-detached dwelling on one lot;
- b) One semi-detached dwelling on one lot;
- c) One dwelling unit of a semi-detached dwelling on one lot;
- d) One duplex dwelling on one lot;
- e) Converted dwellings;
- f) Bed and breakfast establishments in accordance with Section 3;
- g) Home occupations, in accordance with Section 3;
- h) A group home dwelling; and
- i) Accessory uses, buildings, and structures, in accordance with Sections 3 and 5.

AMENDED BY BY-LAW No. 46-2009

7.2 Requirements for single-detached dwellings, semi-detached dwellings on one lot, one dwelling unit of a semi-detached dwelling on one lot, duplex dwellings, and converted dwellings

7.2.1 Lot Area, Minimum

- a) Single-detached dwelling 1,850 sq. m (19,921.88 sq. ft.)
- b) Semi-detached dwelling 2,750 sq. m (29,601.72 sq. ft.)
- c) One unit of semi-detached dwelling 1,500 sq. m (16,146.39 sq. ft.)
- d) Duplex dwelling 2,750 sq. m (29,601.72 sq. ft.)
- e) Converted dwelling 3,000 sq. m (32,292.78 sq. ft.)

7.2.2 Lot Frontage, Minimum (Interior Lot)

- a) Single-detached dwelling 24 m (78.74 ft.)
- b) Semi-detached dwelling 30 m (98.43 ft.)
- c) One unit of semi-detached dwelling 15 m (49.21 ft.)
- d) Duplex dwelling 30 m (98.43 ft.)
- e) Converted dwelling 30 m (98.43 ft.)

7.2.3 Lot Frontage, Minimum (Exterior Lot)

- a) Single-detached dwelling 30 m (98.43 ft.)
- b) Semi-detached dwelling 35 m (114.83 ft.)
- c) One unit of semi-detached dwelling 20 m (65.61 ft.)

d)	Duplex dwelling	35 m (114.83 ft.)
e)	Converted dwelling	30 m (98.43 ft.)
7.2.4	<u>Front Yard, Minimum</u>	7.5 m (24.61 ft.)
	<u>7.2.5 Interior Side Yard, Minimum</u>	
a)	Single-detached dwelling; Duplex dwelling; or Converted dwelling	
	i. With an attached garage or carport	
		2.4 m (7.87 ft.) on one side
		1.2 m (3.93 ft.) on the other side
	ii. With no attached garage or carport:	
		6 m (19.69 ft.) on one side
		1.3 m (3.93 ft.) on the other side
b)	Semi-detached dwelling	
	i. With an attached garage or carport:	1.8 m (5.90 ft.)
	ii. With no attached garage or carport	6 m (19.69 ft.)
c)	One unit of a semi-detached dwelling on one lot	
	i. With an attached garage or carport:	1.8 m (5.90 ft.) on the side opposite to the common lot line;
		0 m (0 ft.) along common lot line side
	ii. With no attached garage or carport:	6 m (19.69 ft.) on the side opposite to the common lot line;
		0 m (0 ft.) along common lot line side
7.2.6	<u>Exterior Side Yard, Minimum</u>	7.5 m (24.61 ft.)
7.2.7	<u>Rear Yard, Minimum</u>	7.5 m (24.61 ft.)
7.2.8	<u>Lot Coverage, Maximum</u>	25 per cent
7.2.9	<u>Building Height, Maximum</u>	10.5 m (34.45 ft.)
7.2.10	<u>Ground Floor Area for 1 storey Dwellings, Minimum</u>	
a)	Single-detached dwelling	80 sq. m (861.14 sq. ft.)
b)	One unit of semi-detached dwelling	70 sq. m (753.50 sq. ft.)
c)	Duplex dwelling	70 sq. m (753.50 sq. ft.)

- d) Converted dwelling. per unit 80 sq. m (861.14 sq. ft.)
- 7.2.11 Ground Floor Area for dwellings with more than 1 storey, Minimum
 - a) Single-detached dwelling 70 sq. m (753.50 sq. ft.)
 - b) One unit of semi-detached dwelling 60 sq. m (645.85 sq. ft.)
 - c) Duplex dwelling 60 sq. m (645.85 sq. ft.)
 - d) Converted dwelling. per unit 80 sq. m (861.14 sq. ft.)
- 7.2.12 Landscaped Open Space, Minimum 40 per cent
- 7.2.13 Parking Requirements As contained in Section 5.18 of this By-law.

7.3 Group Home Dwellings

A group home in accordance with Section 3 is permitted in a single-detached dwelling provided the minimum separation distance between group homes is 200 m (656.17 ft.).

7.4 Special Provisions

AMENDED BY BY-LAW No. 46-2009

- 7.4.1 HVR-1
 - a) Location: Part of Lot 16, Concession 6 (Avonton, Downie Ward)
 - b) Notwithstanding any provisions of this By-law to the contrary, a home occupation may be conducted within 21 sq. m (226 sq. ft.) of an existing detached garage located on the land within the “HVR-1” zone as shown on Key Map 5 of Schedule “A” to this By-law, as amended.
 - c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

- 7.4.2 HVR-2
 - a) Location: Part of Lot 65, Registrar’s Compiled Plan 398 (Sebringville, Downie Ward)
 - b) Notwithstanding any provisions of this By-law to the contrary, one single-detached dwelling and accessory uses buildings and structures are permitted in the “HVR-2” zone as shown on Key Map 2 of Schedule “A” to this By-law, as amended. The maximum gross floor are and maximum height for an accessory building shall be 14 sq. m (150.7 sq. ft.) and 3.66 m (12 ft.), respectively.
 - c) Notwithstanding any provisions of this By-law to the contrary, the minimum

lot area and minimum lot frontage for land in the “HVR-2” zone together with land in the “HVR-3” zone and the “FP-3” zone, as shown on Key Map 2 of Schedule “A” to this By-law, as amended, shall be approximately 9800 sq. m (105,489.8 sq. ft.) and 33.8 m (110.9 ft.), respectively.

- d) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

7.4.3 HVR-3

- a) Location: Part of Lot 86, Registrar’s Compiled Plan 398 (Sebringville, Downie Ward)
- b) Notwithstanding any provisions of this By-law to the contrary, the only uses permitted on the land within the “HVR-3” zone as shown on Key Map 2 of Schedule “A” to this By-law, as amended, shall be the weeping bed and septic tank for a single-detached dwelling located in the abutting “HVR-2” zone.
- c) Notwithstanding any provisions of this By-law to the contrary, the minimum lot area and minimum lot frontage for land in the “HVR-3” zone together with land in the “HVR-2” zone and the “FP-3” zone, as shown on Key Map 2 of Schedule “A” to this By-law, as amended, shall be approximately 9800 sq. m (105,489.8 sq. ft.) and 33.8 m (110.9 ft.), respectively.
- d) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 51-2001 and AMENDED BY BY-LAW No. 46-2009

7.4.4 HVR-4

- a) Location: Part Lot 87, Registrar’s Compiled Plan No. 398 (Sebringville, Downie Ward)
- b) Notwithstanding any provisions of this By-law to the contrary, the minimum lot frontage for land in the “HVR-4” zone as shown on Key Map 2 of Schedule “A” to this By-law, as amended (also shown on Schedule “A” to By-law No. 51-2001) shall be 6.09 m (20 ft.).
- c) Notwithstanding provisions of this By-law to the contrary, the interior side yard for an existing accessory building located on land in the “HVR-4” zone, as described above, shall be 0.54 m (1.77 ft.).
- d) Notwithstanding any provisions of this By-law to the contrary, the interior side yards shall be deemed to be from the westerly lot line and the easterly lot line, respectively, while the front yard shall be deemed to be from the northerly lot line and the rear yard shall be deemed to be from the southerly lot line for the land in the “HVR-4” zone, as described above.

- e) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 51-2001 and AMENDED BY BY-LAW No. 46-2009

7.4.5 HVR-5

- a) Location: Part Lot 87, Registrar's Compiled Plan No. 398 (Sebringville, Downie Ward)
- b) Notwithstanding any provisions of this By-law to the contrary, the minimum lot frontage for land in the "HVR-5" zone as shown on Key Map 2 of Schedule "A" to this By-law, as amended (also shown on Schedule "A" to By-law No. 51-2001) shall be 6.09 m (20 ft.).
- c) Notwithstanding any provisions of this By-law to the contrary, the interior side yards shall be deemed to be from the westerly lot line and the easterly lot line, respectively, while the front yard shall be deemed to be from the northerly lot line and the rear yard shall be deemed to be from the southerly lot line for the land in the "HVR-5" zone, as described above.
- d) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 63-2001 and AMENDED BY BY-LAW No. 46-2009

7.4.5B HVR-5B

- a) Location: Part Lot 65, Registrar's Compiled Plan No. 398 (Sebringville, Downie Ward)
- b) Notwithstanding any provisions of this By-law to the contrary, the minimum lot frontage for land in the "HVR-5B" zone as shown on Key Map 2 of Schedule "A" to this By-law, as amended (also shown on Schedule "A" to By-law No. 63-2001) shall be 5.03 m (16.5 ft.).
- c) Notwithstanding any provisions of this By-law to the contrary, the only uses on land in the "HVR-5" zone, as described above, shall be a single-detached dwelling; a bed and breakfast establishment; a home occupation; a group home dwelling; and accessory uses, and structures.
- d) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 54-2004 and AMENDED BY BY-LAW Nos. 50-2009, 46-2009, and 23-2014

7.4.5 HVR-6-T

- a) Location: Part of Lot 1, Registered Plan No. 453 and Pt. Lot 6, Concession 8 (St. Pauls, Downie Ward)
- b) Notwithstanding any provisions of this By-law to the contrary, a second dwelling unit, in the form of a mobile home, shall be permitted for a period of three years from the day of passing of By-law No. 23-2014 (May 20, 2014) on

the land in the “HVR-6-T” zone as shown on Key Map 7 of Schedule “A” to this By-law.

- c) Upon the expiry of the time period during which the authorization of the temporary use described in Clause (b) above is in effect, Section 34(9)(a) of the Planning Act, R.S.O. 1990 does not apply so as to permit the continued use of the land, buildings, or structures for the permitted temporary use.
- d) Upon the expiry of the time period during which the authorization of the temporary use described in Clause (b) above is in effect, the zone classification of the subject property shall be established as “Hamlet/ Village Residential Zone (HVR)” in this By-law and shall then be shown as “HVR” on Key Map 7 of Schedule “A” to this By-law and the applicable provisions of this By-law shall apply.
- e) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 43-2006 and AMENDED BY BY-LAW No. 46-2009

7.4.7 HVR-7

- a) Location: Part of Lot 18, Concession 14 (Rannoch, Blanshard Ward)
- b) Notwithstanding the provisions of Section 7 of By-law No. 4-1999 to the contrary, a dog grooming business and a boarding kennel for dogs shall be additional permitted uses within part of the proposed 55.75 m² (600 ft.²) accessory building on the land area shown in the “HVR-7” zone shown on Key Map 19 to Schedule “A” to By-law No. 4-1999, as amended (also shown on Schedule “A” to By-law No. 43-2006).
- c) All other provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 47-2007 and AMENDED BY BY-LAW No. 46-2009

7.4.8 HVR-8

- a) Location: Lots 16 and 17, West Mitchell Road Concession (Rannoch, Blanshard Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, a detached accessory building may be located in the front yard, in front of the existing dwelling on the land located in the “HVR-8” zone as shown on Key Map 19 of Schedule “A” to this By-law, as amended (also shown on Schedule “A” to By-law No. 47-2007). However, the accessory building must have a minimum front yard of 7.5 m (24.61 ft.).
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 27-2020

7.4.9 HVR-9

- a) Location: Part Lot 9, Block D, Plan 325, Blanshard Ward (Victoria Avenue, Kirkton)
- b) Notwithstanding any provisions of Section 7.2 of this By-law to the contrary, for lands within the “HVR-9” zone, as shown on Key Map 23 of Schedule A to By-law No. 6-ZB-1999, the minimum lot area of ‘single-detached dwelling’ shall be approximately 1,068 sq. m (11,495 sf).
- c) All other applicable provisions of this By-law, as amended, shall apply

ADDED BY BY-LAW No. 6-2024

7.4.10 HVR-10

- a) Location: Concession 9, Part Lot 6, Subject to Easement (3176 Road 122), Downie Ward, St. Pauls, Township of Perth South
- b) Prior to the issuance of a building permit for any purpose, the servicing requirements recommended in the Nitrate Impact Assessment (prepared by Grit Engineering, dated November 8, 2023) shall be fulfilled. **THAT** all other provisions of By-law 4-1999, as amended, shall apply.

SECTION 8 - RURAL RESIDENTIAL ZONE (RR)

No person shall within any “RR” Zone use any land or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

8.1 Permitted Uses

- a) One single-detached dwelling on one lot;
- b) Home occupations, in accordance with Section 3;
- c) Bed and breakfast establishments, in accordance with Section 3;
- d) Accessory uses, buildings, and structures, in accordance with Sections 3 and 5.

8.2 Requirements for Single-Detached Dwellings

- 8.2.1 Lot Area, Minimum 2,400 sq. m (25,834.23 sq. ft.)
- 8.2.2 Lot Frontage, Minimum 26 m (85.3 ft.)
- 8.2.3 Front Yard, Minimum 10.5 m (34.45 ft.)
- 8.2.4 Interior Side Yard, Minimum
 - i. With an attached garage or carport: 4.5 m (14.76 ft.) on one side,
3 m (9.84 ft.) on the other side;
 - ii. With no attached garage or carport: 10.5 m (34.45 ft.) on one side,
3 m (9.84 ft.) on the other side.
- 8.2.5 Exterior Side Yard, Minimum 10.5 m (34.45 ft.)
- 8.2.6 Rear Yard, Minimum 7.5 m (24.61 ft.)
- 8.2.7 Lot Coverage, Maximum 20 per cent
- 8.2.8 Building Height, Maximum 10.5 m (34.45 ft.)
- 8.2.9 Ground Floor Area for Dwellings, Minimum
 - i. 1 storey or 1 and 1/2 storey dwellings 83 sq. m (893.43 sq. ft.)
 - ii. 2 storey dwelling or more than 2 stories 70 sq. m (753.50 sq. ft.)
- 8.2.10 Landscaped Open Space, Minimum 40 per cent
- 8.2.11 Parking Requirements

In accordance with the provisions of Section 5.18.

8.3 Special Provisions

8.3.1 RR-1 *DELETED BY BY-LAW No. 46-2009*

AMENDED BY BY-LAW No. 46-2009

8.3.2 RR-2

- a) Location: Part of Lot 2, Concession 10 (Conroy, Downie Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, the land in the “RR- 2” zone as shown on Key Map 11 of Schedule “A” to this By-law, may also be used for a retail shop for cheese and cheese related products.
- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

8.3.3 RR-3

- a) Location: Part of Lot 6, Concession 2 (Dunn’s Bridge, Downie Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, the land in the “RR- 3” zone as shown on Key Map 3 of Schedule “A” to this By-law, the minimum front yard and minimum exterior side yard for each of the single-detached dwellings permitted on the five existing lots shall be 18 m (59.06 ft.) and 10.5 m (34.45 ft) respectively.
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 49-1999 and AMENDED BY BY-LAW No. 46-2009

8.3.4 RR-4

- a) Location: Part of Lot 18, Concession 20 (Blanshard Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, a group home shall be permitted as an additional permitted use on the land in the “RR-4” zone as shown on Key Map 20 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. 49-1999).
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 38-2002 and DELETED BY BY-LAW No. 46-2009

8.3.5 RR-5

8.3.6 RR-6

- a) Location: Part of Lot 17, Concession 15 (Blanshard Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, 400 ft.² of a detached accessory building located on land in the “RR-6” zone as shown

on Key Map 18 of Schedule “A” to this By-law, as amended (also shown on Schedule “A” to By-law No. 56-2011) may be used to store equipment associated with the contracting business.

- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 07-2021

8.3.7 RR-7

- a) Location: Part Lot 1, Concession 6 (Perth Line 26) in the Gore of Downie Ward.
- b) Notwithstanding any provisions of Section 8 of this By-law to the contrary, for lands within the RR-7 Zone as shown on Key Map 9 of By-law No. 4-1999, the minimum lot area shall be 1,700 sq. m (0.4 acres).
- c) Prior to the issuance of a building permit for any purpose, the servicing requirements recommended in the scoped hydrogeological assessment (prepared by Chung and Vander Doelen Engineering Inc.) shall be fulfilled. This includes the establishment and maintenance of a Level IV Tertiary Sewage System, with an N-I Nitrate Treatment Unit, designed in accordance with the requirements of the Ontario Building Code, and with a drilled bedrock aquifer well.
- d) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 55-2021

8.3.8 RR-8

- a) Location: Part of Lot 23, West Boundary Concession, RP 44R-307 Part 1 (1007 Road 164A), Blanshard Ward
- b) Notwithstanding any provisions of Section 8 of this By-law to the contrary, for lands within the RR-8 Zone as shown on Key Map 29 of By-law No. 4-1999, the minimum dwelling exterior side yard setback to Whalen Line, shall be 155 m.
- c) The minimum dwelling setback distances to the livestock facility located at Southwestern Boundary Concession, Lot 14, Usborne Ward, Assessment Roll # 4010 010 020 01405 0000 (known municipally as 68937 Hern Line) shall be as follows:
 - i. Minimum dwelling setback to manure storage is 335 m
 - ii. Minimum dwelling setback to livestock barn is 345 m.
- d) All other applicable provisions of this By-law, as amended, shall apply.

SECTION 9 - HAMLET/VILLAGE COMMERCIAL ZONE (HVC)

No person shall within any "HVC" Zone use any land or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

9.1 Permitted Uses, Buildings, and Structures

- (a) Commercial uses:
 - An ambulance depot;
 - An art, dance, music, or photography studio; an assembly hall;
 - An automobile parts supply store; a bakery;
 - A bank or financial institution;
 - A beer, wine, or liquor retail outlet; a bus depot;
 - A business or professional office; a commercial recreational use;
 - A commercial school; a convenience store;
 - A day nursery and/or nursery school; a drug store;
 - A dry-cleaning depot or establishment; an eating establishment, restaurant; an eating establishment, take-out;
 - An emergency services facility; a film processing establishment; a florist shop;
 - A funeral home;
 - A government office; a hotel;
 - An institutional use; a laboratory;
 - A laundromat;
 - A medical clinic;
 - A movie video rental and sales establishment; a parking area;
 - A personal service shop; a pet shop;
 - A post office;
 - A printing and/or publishing establishment; a private club;
 - A public utility;
 - A retail store, excluding those dealing with heavy machinery, fuels, building supplies, new or used automobiles, snowmobiles, watercraft, motor homes, recreational vehicles, travel trailers, trailers, or motorcycles;
 - A tavern;
 - A taxi stand and office
 - A personal service shop; a private club;
 - A public park, in accordance with Section 15; a rental or repair shop;
 - A restaurant eating establishment; and a retail store.
- (b) Automobile-related commercial uses: an automobile gasoline bar; an automobile service station; an automobile sales and service station; and an automobile repair establishment.
- (c) An existing dwelling subject to the relevant provisions of Section 7 pertaining to such existing dwelling; and

- (d) Accessory uses, buildings and structures, including an accessory office use and/or an accessory residential use (i.e. in the rear or on the upper floor(s) of a commercial building), in accordance with Sections 3 and 5.

9.2 Requirements for Commercial Uses Listed in Section 9.1 (a)

9.2.1 Lot Area, Minimum

The minimum lot area shall be sufficient to accommodate a septic system approved by the appropriate authority and such lot area shall not be less than 1,400 sq. m (15,069.96 sq. ft.)

9.2.2 **Lot Frontage, Minimum** 30 m (98.43 ft.)

9.2.3 **Front Yard, Minimum** 6 m (19.69 ft.)

9.2.4 Interior Side Yard, Minimum

4.5 m (14.76 ft.); except no side yard is required where a commercial use abuts another commercial use in the “HVC” zone;

9.2.5 **Exterior Side Yard, Minimum** 6 m (19.69 ft.)

9.2.6 **Rear Yard, Minimum** 7.5 m (24.61 ft.)

9.2.7 **Lot Coverage, Maximum** 35 per cent

9.2.8 **Building Height, Maximum** 10.5 m (34.45 ft.)

9.2.9 **Landscaped Open Space, Minimum** 30 per cent

9.2.10 Planting Strip Requirement

A planting strip shall be provided in accordance with the provisions of Section 5.22 of this By-law adjacent to every portion of any lot line that abuts a Residential Zone, Residential (-h) Zone, or Future Development Zone or an existing residential lot.

9.2.11 Servicing Requirements

- a) No commercial use shall be of a nature that requires municipal water and/or sewage services; and
- b) No commercial use shall be permitted unless all requirements of the appropriate authority for sewage disposal are complied with.

9.2.12 Accessory Residential Uses

Accessory residential uses shall be permitted only in a part of a

commercial use building (i.e. no detached dwelling unit) and only to the rear of or above the commercial use. Where an accessory residential use is provided, the lot area shall be sufficient to accommodate a septic system approved by the appropriate authority.

9.2.13 Loading Space Requirements As contained in Section 5.9 of this By-law.

9.2.14 Parking Requirements As contained in Section 5.18 of this By-law.

9.2.15 Outdoor Storage

The outdoor storage of goods or materials shall be permitted only to the interior side or rear of the main building provided that the following provisions are satisfied:

- a) The outdoor storage is accessory to the use of the main building on the lot;
- b) Such outdoor storage complies with the yard requirements for accessory buildings and structures as set out in Sections 3 and 5;
- c) Any portion of the lot used for outdoor storage, shall be completely concealed from view from the street or an abutting lot in a Residential Zone, Residential (- h) Zone, or Future Development Zone or an existing residential lot by a planting strip, fence, decorative masonry wall, or existing building on the lot, or a combination thereof.

9.2.16 Outdoor Display Area

An outdoor display area shall be permitted in any yard provided that the following provisions are satisfied:

- a) such outdoor display area is accessory to the main use on the lot and is for merchandise kept for sale, lease, or rent on the premises;
- b) such outdoor display area shall be set back a minimum distance of 2 m (6.56 ft.) from a front or exterior side lot line and a minimum distance of 1 metre (3.28 ft.) from an interior side or rear lot line;
- c) notwithstanding the provisions of Clause (b) above, no outdoor display area shall be permitted in a required daylight or sight triangle;
- d) such outdoor display area shall not block-off or restrict access to the lot;
- e) such outdoor display area is kept in a neat and attractive manner.

9.3 Requirements for Commercial Uses Listed in Section 9.1(b)

- | | | |
|--------|---------------------------------------|---|
| 9.3.1 | <u>Lot Area, Minimum</u> | 1,850 sq. m (19,921.89 sq. ft.) |
| 9.3.2 | <u>Lot Frontage, Minimum</u> | 45 m (147.64 ft.) |
| 9.3.3 | <u>Front Yard, Minimum</u> | 10.5 m (34.45 ft.) |
| 9.3.4 | <u>Interior Side Yard, Minimum</u> | 6 m (19.69 ft.) |
| 9.3.5 | <u>Exterior Side Yard, Minimum</u> | 10.5 m (34.45 ft.) |
| 9.3.6 | <u>Rear Yard, Minimum</u> | 6 m (19.69 ft.) |
| 9.3.7 | <u>Lot Coverage, Maximum</u> | 35 per cent |
| 9.3.8 | <u>Building Height, Maximum</u> | 10.5 m (34.45 ft.) |
| 9.3.9 | <u>Landscaped Open Space, Minimum</u> | 30 per cent |
| 9.3.10 | <u>Planting Strip Requirement</u> | A planting strip shall be provided in accordance with the provisions of Section 5.22 of this By-law adjacent to every portion of any lot line that abuts a Residential Zone, Residential (-h) Zone, or Future Development Zone or an existing residential lot or an existing residential lot. |
| 9.3.11 | <u>Servicing Requirements</u> | Any commercial use shall be of a nature that it does not require municipal water and sewage services. |

AMENDED BY BY-LAW No. 46-2009

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|--------|---|---|
| 9.3.12 | <u>Fuel Pump Island Canopy Location</u> | Fuel pump island canopies shall not be located closer than 1.5 m (5 ft.) to any lot line, but shall not encroach into the required daylight triangle. |
| 9.3.13 | <u>Loading Space Requirements</u> | In accordance with the provisions of Section 5.9. |
| 9.3.14 | <u>Parking Requirements</u> | In accordance with the provisions of Section 5.18. |
| 9.3.15 | <u>Driveway Requirements</u> | a) No ingress or egress driveway shall exceed 9 m(29.53 ft.) in width measured at the lot line; |

- b) No ingress or egress driveway shall be located closer than 3 m (9.84 ft.) to any side or rear lot line;
- c) No ingress or egress driveway shall be located closer than 15 m (49.21 ft.) to the corner of intersecting street lines on a corner lot; and
- d) All ingress and egress driveways shall be surfaced with a hardtop material with adequate provision for drainage.

9.3.16 Outdoor Storage

The outdoor storage of goods or materials shall be permitted only to the interior side or rear of the main building provided that the following provisions are satisfied:

- a) The outdoor storage is accessory to the use of the main building on the lot;
- b) Such outdoor storage complies with the yard requirements for accessory buildings and structures as set out in Sections 3 and 5;
- c) Any portion of the lot used for outdoor storage, shall be completely concealed from view from the street or an abutting lot in a Residential Zone, Residential (-h) Zone, or Future Development Zone or an existing residential lot by a planting strip, fence, decorative masonry wall, or existing building on the lot, or a combination thereof.

9.3.17 Outdoor Display Area

An outdoor display area shall be permitted in any yard provided that the following provisions are satisfied:

- a) Such outdoor display area is accessory to the main use on the lot and is for merchandise kept for sale, lease, or rent on the premises;
- b) Such outdoor display area shall be set back a minimum distance of 2 m (6.56 ft.) from a front or exterior side lot line and a minimum distance of 1 metre (3.28 ft.) from an interior side or rear lot line;
- c) Notwithstanding the provisions of Clause (b) above, no outdoor display area shall be permitted in a required daylight or sight triangle;
- d) Such outdoor display area shall not block-off or restrict access to the lot;

- e) Such outdoor display area is kept in a neat and attractive manner.

9.3.18 Accessory Residential Use

Accessory residential uses shall be permitted only in a part of a commercial use building (i.e. no detached dwelling unit) and only to the rear of or above the commercial use. Where an accessory residential use is provided, the lot area shall be sufficient to accommodate a septic system approved by the appropriate authority.

9.4 **Special Provisions**

AMENDED BY BY-LAW No. 46-2009

9.4.1 HVC-1

- a) Location: Lot 73, Registrar's Compiled Plan No. 398 (Sebringville, Downie Ward)
- b) Notwithstanding any provisions of this By-law to the contrary, a restaurant, a lunch counter, an amusement and games arcade, and a billiard hall shall not be permitted on land within the "HVC-1" zone as shown on Key Map 2 of Schedule "A" to this By-law.
- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW Nos. 59-2002 and 46-2009

9.4.2 HVC-2

- a) Location:
 - i. Part of Lot 12, West Boundary Concession (Woodham, Blanshard Ward)
 - ii. Part of Lot 8, West Boundary Concession (Kirkton, Blanshard Ward)
- b) Notwithstanding any provisions of this By-law to the contrary, an automobile repair establishment shall be the only permitted use on land within the "HVC- 2" zone as shown on Key Maps 23 and 26 of Schedule "A" to this By-law.
- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW Nos. 60-2001 and 46-2009

9.4.3 HVC-3

- a) Location: Part of Lot 12, West Boundary Concession (Woodham, Blanshard Ward)
- b) Notwithstanding the provisions of Section 9.1 of this By-law, to the contrary, the only uses permitted on the land within the "HVC-3" zone as shown on Key Map 26 of Schedule "A" to this By-law shall be an antique sales establishment and a furniture refinishing establishment and

accessory uses, buildings and structures.

- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

9.4.4 HVC-4

- a) Location: Part of Lots 1-5 and Block C, Registered Plan No. 325 (Kirkton, Blanshard Ward)
- b) Notwithstanding any provisions of this By-law to the contrary, an additional use described as a veterinary clinic shall be permitted use on land within the “HVC-4” zone as shown on Key Map 23 of Schedule “A” to this By-law.
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 60-2001 and AMENDED BY BY-LAW No. 46-2009

9.4.5 HVC-5

- a) Location: Lot 104, Registrar’s Compiled Plan No. 398 (Sebringville, Downie Ward)
- b) Notwithstanding any provisions of this By-law to the contrary, the only uses permitted on the land in the “HVC-5” zone as shown on Key Map 2 of Schedule “A” to this By-law, as amended (also shown on Schedule “A” to By-law No. 60-2001) shall be storage and a workshop use, and accessory uses and buildings.
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 10-2018

9.4.6 HVC-6

- a) Location: Part of Lot 18, Concession 1 (Downie Ward)
- b) Notwithstanding any provisions of Section 9.1 or 9.2 of this By-law to the contrary, the following requirements shall apply to the permitted uses on land in the HVC-6 zone, as described above:
 - i. Exterior Side Yard, Minimum (existing structure) 0 m (0 feet)
 - ii. Exterior Side Yard, Minimum (addition) 1.5 m (5 feet).
 - iii. Interior Side Yard, Minimum 3.84 m (12.6 feet)
- c) All other provisions of By-law No. 4-1999, as amended, shall apply”

ADDED BY BY-LAW No. 41-2024

9.4.7 HVC-7

a) Location: Lot 13, Plan 453 (Downie Ward)

b)

SECTION 10 - AGRICULTURAL COMMERCIAL/INDUSTRIAL ZONE (ACM)

No person shall within any "ACM" Zone use any land or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

10.1 Permitted Uses, Buildings, and Structures

- A farm implement and machinery sales and/or service establishment;
- A farm equipment sales and/or service establishment;
- A livestock auction facility;
- A livestock assembly yard;
- A livestock trucking depot;
- A farm produce retail outlet;
- An animal clinic and/or operation providing animal husbandry services;
- A fuel supply depot;
- A feedmill;
- A grain and seed storage, drying and/or cleaning operation;
- A feed and/or fertilizer blending operation;
- A farm supplies outlet;
- A farm related welding business;
- A farmrelated construction and/or contracting business;
- A farm related storage/warehousing business;
- A business for the processing of farm products;
- A commercial greenhouse operation;
- A milk transport business;
- Accessory uses, buildings, and structures, in accordance with Sections 3 and 5, including an accessory office use and an accessory retail outlet, but excluding any accessory residential use.

10.2 Requirements for Uses Permitted by Section 10.1

10.2.1 Lot Area, Minimum 2,700 sq. m (25,834.23 sq. ft.)

10.2.2 Lot Frontage, Minimum 45 m (147.64 ft.)

10.2.3 Front Yard, Minimum 15 m (49.21 ft.)

10.2.4 Interior Side Yard, Minimum

- a) Main buildings - 4.5 m (14.76 ft.), except that 9 m (29.53 ft.) shall be required when the side yard abuts a Residential Zone or an existing residential lot
- b) Accessory buildings - 3 m (9.84 ft.), except that 6 m (19.69 ft.) and structures shall be required when the side yard abuts a Residential Zone or an existing residential lot.

10.2.5 Exterior Side Yard, Minimum 15 m (49.21 ft.)

- 10.2.6 Rear Yard, Minimum 7.5 m (24.61 ft.)
- 10.2.7 Lot Coverage, Maximum 35 per cent
- 10.2.8 Building Height, Maximum
- a) Main buildings 12 m (39.37 ft.)
 - b) Accessory buildings and structures 9 m (29.53 ft.)
- 10.2.9 Planting Strip Requirement
A planting strip shall be provided in accordance with the provisions of Section 5.22 of this By-law adjacent to every portion of any lot line that abuts a Residential Zone, Residential (-h) Zone, or Future Development Zone or an existing residential lot.
- 10.2.10 Servicing Requirement
Any agricultural commercial/industrial use shall be a “dry” use where the only waste water discharges in addition to storm drainage are from ancillary facilities/ operations such as washrooms, cooling of machinery, and the pressure testing of equipment. An agricultural commercial/industrial use shall not be permitted if it produces liquid effluent or if it requires the direct consumption of water.
- 10.2.11 Open Storage
Open storage shall be permitted in all yards other than the front yard, but in no case shall be permitted closer than 3 m (9.84 ft.) to a lot line. Notwithstanding the foregoing, the display of farm machinery shall be permitted in a front yard provided such display is no closer than 3 m (9.84 ft.) from the front lot line.
- 10.2.12 Parking Requirements
As contained in Section 5.18 of this By-law.

AMENDED BY BY-LAW No. 33-2007

10.3 Supplementary Requirements

The establishment of any new agricultural commercial/industrial use shall satisfy the minimum distance separation requirements from adjacent livestock facilities as determined through the application of the MDS I.

The enlargement of existing agricultural commercial/industrial uses shall satisfy either the minimum distance separation requirement from adjacent livestock facilities as determined through the application of the MDS I or be located no closer to adjacent livestock facilities than the existing agricultural commercial/industrial use.

10.4 Special Provisions

10.4.1 ACM-1

- a) Location: All lands within the “ACM-1” zone, as shown on Schedule “A” to this By-law.
- b) Notwithstanding the provisions of Section 10.1 of this By-law to the contrary, the only uses permitted on land in the “ACM-1” zone as shown on Schedule “A” to this By-law shall be a farm implement and machinery sales and/or service establishment and accessory uses (including an automobile repair establishment), buildings and structures.
- c) All other applicable provisions of this By-law, as amended, shall apply.

10.4.2 *DELETED BY BY-LAW No. 46-2009*

AMENDED BY BY-LAW No. 46-2009

10.4.3 ACM-3

- a) Location: Part of Lot 18, Concession 14 (Blanshard Ward)
- b) Notwithstanding the provisions of Section 10.1 of this By-law to the contrary, the only uses permitted on land in the “ACM-3” zone as shown on Key Map 21 of Schedule “A” to this By-law shall be a bus depot and accessory uses, buildings and structures.
- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

10.4.4 ACM-4

- a) Location: Part of Lot 13, South Boundary Concession (Blanshard Ward)
- b) Notwithstanding the provisions of Section 10.1 of this By-law to the contrary, the only uses permitted on land in the “ACM-4” zone as shown on Key Map 21 of Schedule “A” to this By-law shall be industrial uses which are primarily involved in repairing, servicing, manufacturing, constructing, transporting, shipping, wholesaling, or storing; and accessory uses, buildings and structures.
- c) All other applicable provisions of this By-law, as amended, shall apply.

10.4.5 ACM-5 *DELETED BY BY-LAW No. 46-2009*

AMENDED BY BY-LAW No. 46-2009

10.4.6 ACM-6

- a) Location: Part of Lot 15, Concession 14 (Blanshard Ward)

- b) Notwithstanding the provisions of Section 10.1 of this By-law to the contrary, the only uses permitted on land in the “ACM-6” zone as shown on Key Map 18 of Schedule “A” to this By-law shall be: a feed and/or fertilizer blending operation; a grain and seed storage, drying and/or cleaning operation; and a farm supplies outlet, and accessory uses, buildings and structures.
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 69-2001

10.4.7 ACM-7

- a) Location: Part of Lot 16, East Mitchell Road Concession (Blanshard Ward)
- b) Notwithstanding the provisions of Section 10.1 of this By-law to the contrary, the only uses permitted on land shown in the “ACM-7” zone as shown on Key Map 19 to Schedule “A” to By-law No. 4-1999, as amended (also shown on Schedule “A” to By-law No. 69-2001) shall be: a fuel depot; a farm implement and machinery sales and/or service establishment and accessory uses (including an automobile repair establishment), buildings and structures.
- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 13-2022

10.4.8 ACM-8A

- a) Location: Part of Lot 15, Concession 7 (Downie Ward)
- b) Notwithstanding the provisions of Section 10.1 of this By-law to the contrary, the following uses and provisions shall apply within the ACM-8 Zone as shown on Key Map 4 Schedule “A” to this By-law, as amended:
 - i. A livestock trucking depot, having a maximum of 4 parking spaces for tractor-trailers
 - ii. A 280 m² shop with accessory office space, but shall not include vehicle repairs
 - iii. The minimum front yard setback for the tractor-trailer parking area shall be 45 m
- c) Development within the ACM-8 Zone shall be subject to site plan control, pursuant to Section 41 of the Planning Act
- d) All other applicable provisions of this By-law shall form part of this By-law.

ADDED BY BY-LAW No. 32-2023

10.4.8 ACM-8B

- a) Location: Concession 6, Part Lot B, Downie Ward, Township of Perth South (3982 Perth Line 26)
- b) Notwithstanding the provisions of Section 10.1 of By-law No. 4-1999 to the contrary, the only uses permitted on the land in the “ACM-8” zone as shown on Key Map 8 of Schedule “A” to By-law No. 4-1999 shall be a farm related construction and/or contracting business and accessory uses, buildings and structures.
- c) All other provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 14-2025

10.4.9 ACM-9

- a) Location: legally described as Concession 12, Lot 22, Perth South (Kay Map 6);
- b) Notwithstanding the provisions of Section 10.2.4 of By-law No. 4-1999 to the contrary, the minimum southerly interior side yard width shall be 2.4 m;
- c) Notwithstanding the provisions of Section 10.2.8 of By-law No. 4-1999 to the contrary, the maximum height for existing grain elevators shall be 45m;
- d) All other applicable provisions of this By-law shall apply.

SECTION 11 - LIGHT INDUSTRIAL ZONE (M1)

No person shall within any “M1” Zone use any land or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

11.1 Permitted Uses, Buildings, and Structures

- Industrial uses which are primarily involved in manufacturing, assembling, processing, constructing, printing preparing, finishing, treating, repairing, shipping, wholesaling, storing, or warehousing;
- An animal clinic; an assembly hall;
- An automobile repair establishment; an automobile washing establishment; a catering business;
- A cold storage plant;
- A communications facility;
- A contractor's shop and/or yard; a dry-cleaning plant;
- An equipment sales and rental business;
- A furniture refinishing, woodworking, and/or upholstery shop; a laboratory or research facility;
- A machine shop; a parking area;
- A public works yard, garage, warehouse, or storage yard; a recycling depot;
- A service shop;
- A transportation terminal; a welding shop;
- A wholesale business;
- A warehousing business, including mini-storage facilities.
- An automobile service station; an automobile gasoline bar.
- An existing dwelling, subject to the relevant provisions of Section 7 pertaining to such existing dwelling.
- Accessory uses, buildings, and structures, including accessory office and retail outlets, in accordance with Sections 3 and 5, but excluding any accessory residential use.

11.2 Requirements for Uses Permitted by Section 11.2 (a)

11.2.1	<u>Lot Area, Minimum</u>	929 sq. m (10,000 sq. ft.)
11.2.2	<u>Lot Frontage, Minimum</u>	30 m (98.43 ft.)
11.2.3	<u>Front Yard, Minimum</u>	9 m (29.53 ft.)
11.2.4	<u>Interior Side Yard, Minimum</u>	6 m (19.69 ft.), except that where an interior side yard abuts a Residential Zone, Residential (-h) Holding Zone, or Future Development Zone, the minimum interior side yard shall be 12 m (39.37 ft.).
11.2.5	<u>Exterior Side Yard, Minimum</u>	9 m (29.53 ft.)

- 11.2.6 Rear Yard, Minimum 7.5 m (24.61 ft.)
- 11.2.7 Building Height, Maximum 12 m (39.37 ft.)
- 11.2.8 Lot Coverage, Maximum 50 per cent
- 11.2.9 Number of Buildings Permitted
Notwithstanding any other provisions of this By-law to the contrary, more than one main building and accessory building shall be permitted on a lot in the “M1” Zone.
- 11.2.10 Landscaped Open Space, Minimum 10 per cent
- 11.2.11 Planting Strip Requirement
A planting strip shall be required in accordance with the provisions of Section 5.22 where an interior side or rear lot line of a lot being developed for industrial purposes abuts a lot in a Residential Zone, Residential (-h) Zone, or Future Development Zone or an existing residential lot.
- 11.2.12 Loading and Unloading Requirements
In accordance with the provisions of Section 5.9.
- 11.2.13 Parking Requirements In accordance with the provisions of Section 5.18.
- 11.2.14 Open Air Operations, Storage, and Display
Open air operations, storage, and display of goods shall be permitted only in an interior side or rear yard and such shall be screened from view from an adjacent street(s) and any adjacent lot(s) in a Residential Zone, Residential (-h) Holding Zone, an existing residential lot or Future Development Zone in an area designated “Residential” in the Official Plan.
- 11.2.15 Servicing Requirement for Lands Located Outside of Serviced Urban Areas
Any industrial use shall be a “dry” industrial operation where the only waste water discharges in addition to storm drainage are from ancillary facilities such as employee washrooms, the indirect cooling of machinery, and the pressure testing of equipment, and the industrial operation shall not produce liquid effluent from its processing nor require the direct consumption of water.

11.3 Requirements for Uses Permitted by Section 11.1 (b)

- 11.3.1 Lot Area, Minimum 1,393.5 sq. m (15,000 sq. ft.)

- | | | |
|---------|--|---------------------------|
| 11.3.2 | <u>Lot Frontage, Minimum</u> | 45 sq. m (147.64 sq. ft.) |
| 11.3.3 | <u>Front Yard, Minimum</u> | 10.5 m (34.45 ft.) |
| 11.3.4 | <u>Interior Side Yard, Minimum</u> | 4.5 m (14.76 ft.) |
| 11.3.5 | <u>Exterior Side Yard, Minimum</u> | 10.5 m (34.45 ft.) |
| 11.3.6 | <u>Rear Yard, Minimum</u> | 6 m (19.69 ft.) |
| 11.3.7 | <u>Building Height, Maximum</u> | 12 m (39.37 ft.) |
| 11.3.8 | <u>Lot Coverage, Maximum</u> | 50 per cent |
| 11.3.9 | <u>Landscaped Open Space, Minimum</u> | 10 per cent |
| 11.3.10 | <u>Planting Strip Requirement</u>
A planting strip shall be required in accordance with the provisions of Section 5.22 where an interior side or rear lot line for a lot being developed for light industrial purposes abuts a lot that is in a Residential Zone, Residential (-h) Holding Zone, or Future Development Zone or an existing residential lot. | |
| 11.3.11 | <u>Loading and Unloading Requirements</u>
In accordance with the provisions of Section 5.9. | |
| 11.3.12 | <u>Parking Requirements</u> In accordance with the provisions of Section 5.18. | |
| 11.3.13 | <u>Fuel Pump and Storage Tank Location</u>
In accordance with the provisions of Section 9.3.12 | |
| 11.3.14 | <u>Driveway Requirements</u>
In accordance with the provisions of Section 9.3.15 | |
| 11.3.15 | <u>Outdoor Storage and Display</u>
In accordance with the provisions of Sections 9.3.16 and 9.3.17 | |

AMENDED BY BY-LAW No. 33-2007

11.4 Supplementary Provisions

The establishment of any new, or the enlargement of existing general industrial uses located outside of a designated Settlement Area as identified on Schedule "A" to the County of Perth Official Plan shall satisfy the minimum distance separation requirement from adjacent livestock barns and manure storage

facilities as determined through the application of the MDS I.

11.5 Special Provisions

11.5.1 M1-1

- a) Location: All lands within the “M1-1” zone, as shown on Schedule “A” to this By-law.
- b) Notwithstanding the provisions of Section 11.1 of this By-law to the contrary, the only uses permitted on land in the “M1-1” zone as shown on Schedule “A” to this By-law shall be a contractor's shop and/or yard, and accessory uses, buildings and structures, including an existing accessory single-detached dwelling.
- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW Nos. 46-2009 and 1-2012

11.5.2 M1-2

- a) Location: Part of Lot 20, Concession 1 (Sebringville, Downie Ward)
- b) Notwithstanding the provisions of Section 11.1 of this By-law to the contrary, the only uses permitted on land in the “M1-2” zone as shown on Key Map 2 of Schedule “A” to this By-law shall be an automobile repair establishment, and accessory uses, buildings and structures, including an existing accessory single-detached dwelling.
- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

11.5.3 M1-3

- a) Location: Part of Lot 13, South Boundary Concession (Blanshard Ward)
- b) Notwithstanding the provisions of Section 11.1 of this By-law to the contrary, the only uses permitted on land in the “M1-3” zone as shown on Key Map 21 of Schedule “A” to this By-law shall be a warehousing and/or storage establishment, and accessory uses, buildings and structures, excluding any residential use.
- c) All other applicable provisions of this By-law, as amended, shall apply.

11.5.4 M1-4 *DELETED BY BY-LAW No. 46-2009*

AMENDED BY BY-LAW No. 46-2009

11.5.5 M1-5

- a) Location: Part Lots 16&17, East Mitchell Road Concession (Rannoch, Blanshard Ward)
- b) Notwithstanding the provisions of Section 11.1 of this By-law to the

contrary, the only uses permitted on land in the “M1-5” zone as shown on Key Map 19 of Schedule “A” to this By-law shall be a warehousing and/or storage establishment, and accessory uses, buildings and structures, including an accessory single-detached dwelling.

- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

11.5.6 M1-6

- a) Location: Part of Lot 7, North Boundary Concession (Blanshard Ward)
- b) Notwithstanding the provisions of Section 11.1 of this By-law to the contrary, the only uses permitted on land in the “M1-6” zone as shown on Key Map 20A of Schedule “A” to this By-law shall be industrial uses which are primarily involved in manufacturing, assembling, processing, constructing, printing preparing, finishing, treating, repairing, shipping, wholesaling, storing, or warehousing; and accessory uses, buildings and structures, excluding an accessory single-detached dwelling.
- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

11.5.7 M1-7

- a) Location: Lots 4 & 5, and Part of Lot 3 in Block D as in Plan 325, (Kirkton, Blanshard Ward)
- b) Notwithstanding any provisions of Section 11.1 of By-law No. 4-1999 to the contrary the only permitted uses, for the lands located in the “M1-7” zone as shown on Key Map 23 of Schedule “A” to this By-law, as amended, shall be a contractor’s shop and/or yard, an automobile repair establishment and accessory uses, buildings and structures.
- c) All other applicable provisions of this By-law, as amended, shall apply.

SECTION 12 - GENERAL INDUSTRIAL ZONE (M2)

No person shall within any "M2" Zone use any land or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

12.1 Permitted Uses, Buildings, and Structures

- Industrial uses which are primarily involved in manufacturing, assembling, processing, constructing, printing preparing, finishing, treating, repairing, shipping, wholesaling, storing, or warehousing;
- An animal clinic; an assembly hall;
- An auction sales facility, excluding a livestock auction facility; an automobile repair establishment;
- An automobile washing establishment; a bakery;
- A catering business; a coal yard;
- A cold storage plant;
- A communications facility;
- A concrete plant or an asphalt plant; a contractor's shop and/or yard;
- A dairy;
- A dry-cleaning plant;
- An equipment sales and rental business;
- A farm implement sales and service establishment; a feed mill;
- A flour mill;
- A fuel storage and/or supply business;
- A furniture refinishing, woodworking, and/or upholstery shop; a grain elevator;
- A laboratory or research facility;
- A lumber yard and building supply outlet; a machine shop;
- A parking area;
- A planing mill or saw mill;
- A public works yard, garage, warehouse, or storage yard; a recycling depot;
- A salvage or wrecking yard; a service shop;
- A steel supply business; a transportation terminal; a welding shop;
- A wholesale business;
- A warehousing business, including mini-storage facilities.
- Automobile service station; an automobile gasoline bar.
- An existing dwelling, subject to the relevant provisions of Section 7 pertaining to such existing dwelling.
- Accessory uses, buildings, and structures, including accessory office and retail outlets, in accordance with Sections 3 and 5, but excluding any accessory residential use.

AMENDED BY BY-LAW No. 46-2009

12.2 Requirements for Uses Permitted by Section 12.1 (a)

12.2.1 Lot Area, Minimum

929 sq. m (10,000 sq. ft.)

- 12.2.2 Lot Frontage, Minimum 30 m (98.43 ft.)
- 12.2.3 Front Yard, Minimum 9 m (29.53 ft.)
- 12.2.4 Interior Side Yard, Minimum
6 m (19.69 ft.), except that where an interior side yard abuts a Residential Zone, Residential (-h) Holding Zone, or Future Development Zone, the minimum interior side yard shall be 12 m (39.37 ft.).
- 12.2.5 Exterior Side Yard, Minimum 9 m (29.53 ft.)
- 12.2.6 Rear Yard, Minimum 7.5 m (24.61 ft.)
- 12.2.7 Building Height, Maximum 12 m (39.37 ft.)
- 12.2.8 Lot Coverage, Maximum 50 per cent
- 12.2.9 Number of Buildings Permitted
Notwithstanding any other provisions of this By-law to the contrary, more than one main building and accessory building shall be permitted on a lot in the “M2” Zone.
- 12.2.10 Landscaped Open Space, Minimum 10 per cent
- 12.2.11 Planting Strip Requirement
In accordance with the provisions of Section 11.3.10
- 12.2.12 Loading and Unloading Requirements
In accordance with the provisions of Section 5.9.
- 12.2.13 Parking Requirements In accordance with the provisions of Section 5.18.
- 12.2.14 Open Air Operations, Storage, and Display
In accordance with the provisions of Section 11.2.14
- 12.2.15 Servicing Requirement for Lands Located Outside of Serviced Urban Areas
In accordance with the provisions of Section 11.2.15

12.3 Requirements for Uses Permitted by Section 12.1 (b)

- 12.3.1 Lot Area, Minimum 1,393.5 sq. m (15,000 sq. ft.)

12.3.2	<u>Lot Frontage, Minimum</u>	45 m (147.64 ft.)
12.3.3	<u>Front Yard, Minimum</u>	10.5 m (34.34 ft.)
12.3.4	<u>Interior Side Yard, Minimum</u>	7.5 m (24.61 ft.)
12.3.5	<u>Exterior Side Yard, Minimum</u>	10.5 m (34.34 ft.)
12.3.6	<u>Rear Yard, Minimum</u>	6 m (19.69 ft.)
12.3.7	<u>Building Height, Maximum</u>	12 m (39.37 ft.)
12.3.8	<u>Lot Coverage, Maximum</u>	50 per cent
12.3.9	<u>Landscaped Open Space, Minimum</u>	10 per cent
12.3.10	<u>Planting Strip Requirement</u> In accordance with the provisions of Section 11.3.10	
12.3.11	<u>Loading and Unloading Requirements</u> In accordance with the provisions of Section 5.9.	
12.3.12	<u>Parking Requirements</u> In accordance with the provisions of Section 5.18.	
12.3.13	<u>Fuel Pump and Storage Tank Location</u> In accordance with the provisions of Section 9.3.12.	
12.3.14	<u>Driveway Requirements</u> In accordance with the provisions of Section 9.3.15.	
12.3.15	<u>Outdoor Storage and Display</u> In accordance with the provisions of Sections 9.3.16 and 9.3.17.	

AMENDED BY BY-LAW No. 33-2007

12.4 Supplementary Provisions

The establishment of any new, or the enlargement of existing general industrial uses located outside of a designated Settlement Area as identified on Schedule "A" to the County of Perth Official Plan shall satisfy the minimum distance separation requirement from adjacent livestock barns and manure storage facilities as determined through the application of the MDS I.

12.5 Special Provisions

AMENDED BY BY-LAW No. 46-2009

12.5.1 M2-1

- a) Location: Part of Lot A, Concession 5 Gore (Downie Ward)
- b) Notwithstanding the provisions of Section 12.1 of this By-law to the contrary, the only uses permitted on land in the “M2-1” zone as shown on Key Map 8 of Schedule “A” to this By-law shall be: an office, shop and yard area associated with a sand and gravel business and a road construction business; a communication tower; and accessory uses, buildings and structures.
- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

12.5.2 M2-2

- a) Location: Part of Lot 16, Concession 14 (Blanshard Ward)
- b) Notwithstanding the provisions of Section 12.1 of this By-law to the contrary, the only uses permitted on land in the “M2-2” zone as shown on Key Map 18 of Schedule “A” to this By-law shall be an office, shop and yard area associated with a construction business and accessory uses, buildings and structures.
- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009 & BY-LAW No. 44-2024

12.5.3 M2-3

- a) Location: Lot 18 & Lot 19, Concession 14, Township of Perth South (Key Map 21)
- b) Notwithstanding the provisions of Section 12.1 of By-law No. 4-1999 to the contrary, the only uses permitted on land in the “M2-3” zone shall be a food processing operation and accessory uses, buildings and structures.
- c) All other applicable provisions of this By-law, as amended, shall apply

AMENDED BY BY-LAW No. 46-2009

12.5.4 M2-4

- a) Location: Part of Lot 5, North Boundary Concession (Blanshard Ward)
- b) Notwithstanding the provisions of Section 12.1 of this By-law to the contrary, the only uses permitted on land in the “M2-4” zone as shown on Key Map 20A of Schedule “A” to this By-law shall be an animal feed processing operation and accessory uses, buildings and structures.

- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

12.5.5 M2-5

- a) Location: Part of Lot 11, North Boundary Concession (Blanshard Ward)
- b) Notwithstanding the provisions of Section 12.1 of this By-law to the contrary, the only uses permitted on land in the “M2-5” zone as shown on Key Map 20 of Schedule “A” to this By-law shall be a manufacturing operation; a communication tower; and automobile sales, service and repair establishment, accessory uses, buildings and structures.
- c) All other applicable provisions of this By-law, as amended, shall apply.

12.5.6 M2-6 DELETED BY BY-LAW No. 46-2009

ADDED BY BY-LAW No. 59-2006 and AMENDED BY BY-LAW No. 46-2009

12.5.6 M2-6

- a) Location: Part of Lots 12 and 13, South Boundary Concession (Blanshard Ward)
- b) In addition to the uses, buildings and structures permitted in Section 12.1 of By-law No. 4-1999, the following uses are permitted on the lands within the “M2-6” zone as shown on Key Maps 20 and 21 of Schedule “A” to this By-law:
 - i. The uses permitted by Section 10 (Agricultural Commercial/ Industrial Zone (ACM)) of By-law No. 4-1999, and subject to the requirements of Section 10.2 of By-law No. 4-1999;
 - ii. Garden nurseries; commercial greenhouses; garden display areas; and accessory uses (including a café and a craft shop), but excluding any residential use. The uses in this clause are subject to the provisions of Section 6.9.41 (c) and (d) of By-law No. 4-1999 (as amended by By-law No. 46-2003); and
 - iii. Automobile sales and service establishments; and recreational vehicle sales and service establishments (including snowmobiles, watercraft, motor homes, travel trailers, trailers, or motorcycles), subject to the requirements of Section 12.3 of By-law No. 4-1999.
- c) All other provisions of this By-law, as amended, shall apply.

SECTION 13 - MINERAL AGGREGATE RESOURCES ZONE (MAR)

No person shall within any “MAR” Zone use any land or erect; alter; or use any building or structure for any purpose except in accordance with the following provisions:

13.1 Permitted Uses

- Operations of a pit or quarry for the purposes of extracting mineral resources from the earth including soil, sand, gravel, stone, rock;
- Processing of mineral resources, including screening, sorting, washing, crushing, stockpiling, and other similar operations allied to an extractive operation;
- Asphalt plants and readi-mix equipment, portable and/or permanent;
- Farm uses, excluding single-detached dwellings;
- Uses accessory to the above permitted uses, in accordance with Sections 3 and 5.

13.2 Permitted Buildings and Structures

- Buildings and structures for the permitted uses, excluding any building or structure used for human habitation;
- Buildings and structures accessory to the permitted uses.

AMENDED BY BY-LAW No. 59-2002

13.3 Aggregate Resources Act

The location of extracted areas, processing areas, buildings, structures, access lanes, berming, screening, planting strips and other requirements shall be in accordance with a licence approved under the Aggregate Resources Act, as amended.

Explanatory Note: The Aggregate Resources Act provides for input from land owners and from the municipality prior to the issuance of an aggregates licence.

AMENDED BY BY-LAW No. 33-2007

13.4 Requirements for livestock facilities, silos, feed bins and other farm buildings and structures

The provisions of Section 6.3 of this By-law shall apply to all livestock facilities and structures, silos, feed bins, and other farm buildings and structures permitted in the “MAR” zone.

13.5 Special Provisions

SECTION 14 - INSTITUTIONAL ZONE (IN)

No person shall within any “IN” Zone use any land or erect; alter; or use any building or structure for any purpose except in accordance with the following provisions:

14.1 Permitted Uses

- Institutional uses; and
- Accessory uses; buildings; and structures, in accordance with Sections 3 and 5.

14.2 Requirements for Uses Permitted by Section 14.1

14.2.1 Lot Area; Minimum

- | | |
|-----------------|-----------------------------|
| a) Interior Lot | 557.4 sq. m (6,000 sq. ft.) |
| b) Corner Lot | 650.3 sq. m (7,000 sq. ft.) |

14.2.2 Lot Frontage; Minimum 18 m (59.06 ft.)

14.2.3 Front Yard; Minimum 7.5 m (24.61 ft.)

14.2.4 Interior Side Yard; Minimum 4.5 m (14.76 ft.)

14.2.5 Exterior Side Yard; Minimum 7.5 m (24.61 ft.)

14.2.6 Rear Yard; Minimum 7.5 m (24.61 ft.)

14.2.7 Building Height; Maximum 12 m (39.37 ft.)

14.2.8 Lot Coverage; Maximum 40 per cent

14.2.9 Landscaped Open Space; Minimum 20 per cent

14.2.10 Parking Requirements

In accordance with the provisions of Section 5.18.

14.2.11 Outdoor Storage Areas

- a) When adjacent to a Residential Zone; Residential (-h) Holding Zone; or Future Development Zone; or an existing residential, lot outdoor storage associated with a permitted institutional use shall be confined to the rear yard area. Further; such outdoor storage shall be screened from the view of the adjacent lot(s) in a Residential Zone by a planting strip established in accordance with the provisions of Section 5.22.

- b) When adjacent to an Industrial Zone; outdoor storage associated with a permitted institutional use shall be permitted in the side and rear yard areas. Such outdoor storage shall be kept in a neat and orderly fashion.

AMENDED BY BY-LAW No. 33-2007

14.3 Supplementary Requirements

The enlargement of existing institutional uses located outside of a designated Settlement Area as identified on Schedule “A” to the County of Perth Official Plan shall satisfy the minimum distance separation requirement from adjacent livestock facilities as determined through the application of the MDS I.

Notwithstanding any provisions of this By-law to the contrary, existing closed cemeteries are a “Type “A” Land Use” for the purposes of MDS I.

14.4 Special Provisions

ADDED BY BY-LAW No. 45-2003 and AMENDED BY BY-LAW No. 46-2009 & 39-2023)

14.4.1 IN-1

- a) Location: Part of Lot 5, Concession WMR, Blanshard Ward, Township of Perth East (2162 Road 163)
- b) Notwithstanding the provisions of Section 14.1 of By-law No. 4-1999 to the contrary, the following additional use described as two apartment buildings with a total of ten units is also permitted on the land in the “IN-1” zone as shown on Key Map 24 of Schedule “A” to By-law No. 4-1999, as amended.
- c) Notwithstanding any provisions of Section 14.2 of By-law No. 4-1999 to the contrary, the minimum easterly interior side yard width is 3.1 m on the land in the “IN-1” zone as shown on Key Map 24 of Schedule “A” to Bylaw No. 4-1999, as amended.
- d) Notwithstanding any provisions of By-law No. 4-1999 to the contrary, the remaining provisions of section 14.2 of By-law No. 4-1999 shall apply to the permitted apartment buildings on land in the “IN-1” zone, as described above.
- e) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 34-2024

14.4.2 IN-2

- a) Location: Part of Lot 5, Concession WMR, Blanshard Ward, Township of Perth South (Key Map 24);

- b) Notwithstanding the provisions of Section 14, of By-law No 4-1999 to the contrary, the Minimum Distance Separation requirement from the livestock barn at 2190 Perth Road 163 shall be reduced from 577 m to 370 m;
- c) Notwithstanding the provisions of Section 14 of By-law No. 4-1999 to the contrary, the Minimum Distance Separation requirement from the livestock barn at 5240 Line 10 shall be reduced from 790 m to 730 m;
- d) All other applicable provisions of this By-law shall apply.

SECTION 15 - PARK AND RECREATION ZONE (PR)

No person shall within any “PR” Zone use any land or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

15.1 Permitted Uses, Buildings, and Structures

- Recreational uses;
- Conservation areas;
- Community centres;
- Arenas; curling rinks; swimming pools; playgrounds and/or sports fields;
- Public or private parks;
- Golf courses;
- A parking area;
- Travel trailer/motor home campgrounds;
- Accessory uses, buildings and structures, in accordance with Sections 3 and 5.

15.2 Requirements for Uses Permitted by Section 15.1

15.2.1	<u>Lot Area, Minimum</u>	550 sq. m (5,920.34 sq. ft.)
15.2.2	<u>Lot Frontage, Minimum</u>	18 m (59.06 ft.)
15.2.3	<u>Front Yard, Minimum</u>	7.5 m (24.61 ft.)
15.2.4	<u>Interior Side Yard, Minimum</u>	4.5 m (14.76 ft.)
15.2.5	<u>Exterior Side Yard, Minimum</u>	7.5 m (24.61 ft.)
15.2.6	<u>Rear Yard, Minimum</u>	6 m (19.69 ft.)
15.2.7	<u>Lot Coverage, Maximum</u>	25 per cent
15.2.8	<u>Building Height, Maximum</u>	12 m (39.37 ft.)
15.2.9	<u>Landscaped Open space, Minimum</u>	30 per cent
15.2.10	<u>Parking Requirements</u>	As contained in Section 5.18 of this By-law.

15.3 Additional Requirements for Travel Trailer/ Motor Home Campgrounds

- 15.3.1 Trailers and recreational vehicles shall only be permitted upon a camp site;
- 15.3.2 Trailers and recreational vehicles may be parked or stored on camp sites before May 1 or after October 31, but may not be occupied during this period.

15.3.3 Camp Site Requirements:

- a) Camp Site Area, Minimum 139 sq. m (1,496.23 sq. ft.)
- b) Camp Frontage, Minimum 10 m (32.81 ft.)
- c) Camp Site Density, Maximum 38 per net hectare (15 per net acre) of campground
- d) Camp Site Access: Each camp site shall be accessible by means of a driveway at least 3.6 m (11.81 ft.) in width, where the driveway is for one-way traffic, or 7.5 m (24.61 ft.) in width where the driveway is for two-way traffic.

AMENDED BY BY-LAW No. 33-2007

15.4 Supplementary Provisions

The enlargement of existing park and recreation uses located outside of a designated Settlement Area as identified on Schedule "A" of the County of Perth Official Plan shall satisfy the minimum distance separation requirement from adjacent livestock facilities as determined through the application of the MDS I.

15.5 Special Provisions

15.5.1 PR-1

- a) Location: All lands located within the "PR-1" zone on Schedule "A"
- b) Notwithstanding the provisions of Section 15.1 of this By-law to the contrary, the only permitted use on land within the "PR-1" zone as shown on Schedule "A" shall be a travel trailer/motor home campground, and accessory uses, buildings and structures (excluding an accessory residential use).
- c) All other applicable provisions of this By-law, as amended, shall apply.

15.5.2 PR-2

- a) Location: All lands located within the "PR-2" zone on Schedule "A"
- b) Notwithstanding the provisions of Section 15.1 of this By-law to the contrary, the only permitted use on land within the "PR-2" zone as shown on Schedule "A" shall be a golf course, and accessory uses, buildings and structures (excluding an accessory residential use).
- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

15.5.3 PR-3

- a) Location: Part of Lot 10, Concession 6 (Downie Ward)

- b) Notwithstanding the provisions of Section 15.1 of this By-law to the contrary, the only permitted use on land within the “PR-3” zone as shown on Key Map 6 of Schedule “A” shall be a club house for private a club, and accessory uses (excluding an accessory residential use).
- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

15.5.4 PR-4

- a) Location: Part of Lot 1, Concession 13 (Downie Ward)
- b) Notwithstanding the provisions of Section 15.1 of this By-law to the contrary, the only permitted use on land within the “PR-4” zone as shown on Key Map 16 of Schedule “A” shall be a miniature golf course, and accessory uses, buildings and structures (excluding an accessory residential use).
- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

15.5.5 PR-5

- a) Location: Part Lots 15 and 16, Concession 19 (Blanshard Ward)
- b) Notwithstanding the provisions of Section 15.1 of this By-law to the contrary, the only permitted use on land within the “PR-5” zone as shown on Key Map 20 of Schedule “A” shall be a golf course, and accessory uses, buildings and structures (excluding an accessory residential use).
- c) All buildings and structures erected in conjunction with the golf course use, as permitted by clause (b) shall be required to conform with the minimum distance requirements as determined by the MDS Formula 1. Land areas used in conjunction with the golf course (i.e. tee off, fairway and greens areas) are not required to conform with the minimum distance requirements as determined by the MDS Formula 1.
- d) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

15.5.6 PR-6

- a) Location: Part of Lot 7, Concession 9 Gore (Downie Ward)
- b) Notwithstanding the provisions of Section 15.1 of this By-law to the contrary, the only permitted use on land within the “PR-6” zone as shown on Key Map 13 of Schedule “A” shall be an existing private campground,

and accessory uses, buildings and structures (excluding any permanent accessory residential use).

- c) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 36-2000

15.5.7-T PR-7-T

- a) Location: Part of Lot 29, South Boundary Concession (Blanshard Ward)
- b) Notwithstanding any provisions of Section 6.1 of this By-law to the contrary, a garden suite, in the form of a mobile home, shall be permitted as secondary housing for a period of ten years from the day of passing of By-law No. 36- 2000 (May 16, 2010) on the land in the “PR-7-T” zone as shown on Key Map 28 of Schedule “A” to this By-law.
- c) Upon the expiry of the time period during which the authorization of the temporary use described in Clause (b) above is in effect, Section 34(9)(a) of the Planning Act, R.S.O. 1990 does not apply so as to permit the continued use of the land, buildings, or structures for the permitted temporary use.
- d) Upon the expiry of the time period during which the authorization of the temporary use described in Clause (b) above is in effect, the zone classification of the subject property shall be established as “Park and Recreation Zone (PR-2)” and “Flood and Fill Constraint Area Overlay (FFCA)” in this By-law and shall then be shown as “PR-2” and “FFCA” on Key Map 28 of Schedule “A” to this By-law and the applicable provisions of this By-law shall apply.
- e) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 39-2017

15.5.7 PR-8

- a) Location: Part of Lot 16, Concession 19, Blanshard Ward (Key Map 20).
- b) Notwithstanding the provisions of Section 15.1 of this By-law to the contrary, the only uses permitted on the land in the “PR-8” zone, as shown on Key Map 20 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. 39-2017) shall be:
 - i. One single-detached dwelling on one lot;
 - ii. Bed and breakfast establishments in accordance with Section 3;
 - iii. Home occupations, in accordance with Section 3;

- iv. Accessory uses, buildings, and structures, in accordance with Sections 3 and 5.
- c) Notwithstanding the provisions of Section 15.2.1 and Section 15.2.2 of this By-law to the contrary, the minimum lot area and minimum lot frontage for the land in the “PR-8” zone, as shown on Key Map 20 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. 39-2017) shall be 9,000 m² and 18.0 m, respectively.
- d) All other provisions of this By-law, as amended, shall apply.

SECTION 16 - FUTURE DEVELOPMENT ZONE (FD)

No person shall within any “FD” Zone use any land or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

16.1 Permitted Uses, Buildings, and Structures

- Uses, buildings, and structures lawfully existing on the date of passing of this By-law;
- Agricultural uses, excluding buildings and structures; and
- Accessory uses, buildings, and structures lawfully existing on the date of passing of this By-law.

16.2 Site and Building Requirements

- The minimum lot area, lot frontage, front yard, interior side yard, exterior side yard, and rear yard, and the maximum building height and lot coverage shall remain as they lawfully existed on the date of passing of this by-law;
- Notwithstanding the foregoing, the enlargement of an existing single-detached dwelling and the enlargement or establishment of buildings and structures accessory thereto shall be permitted, provided that such enlargement complies with the provisions of Section 7, as they relate to single-detached dwellings.

16.3 Special Provisions

ADDED BY BY-LAW No. 52-2000 and AMENDED BY BY-LAW No. 46-2009

16.3.1 FD-1

- a) Location: Part of Lot 16, Concession 1 (Downie Ward)
- b) Notwithstanding any provisions of Section 16.1 of this By-law to the contrary, an existing storage shed may be replaced with a new 15 m (50 ft.) x 19.5 m (64 ft.) storage shed for farm machinery and implements, as well as lawn and garden equipment on the land in the “FD-1” zone as shown on Key Map 2 of Schedule “A” to this By-law.
- c) No livestock or poultry may be housed in the storage shed;
- d) All other applicable provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 52-2002 and amended by By-law Nos. 46-2009 and 60-2013

16.3.2 FD-2

- a) Location: Part of Lot 123, Registered Plan No. 398, and Part of Lot 19 Concession 1 (Downie Ward)
- b) Notwithstanding the provisions of this By-law to the contrary, the minimum

lot area and the minimum lot frontage for the land shown in the “FD-2” zone as shown on Key Map 2 to Schedule “A” to By-law No. 4-1999, as amended (also shown on Schedule “A” to By-law No. 60-2013) shall be 15.84 ha (39.133 ac.) and a split lot frontage 106.5 m (349.4 ft.).

- c) All other applicable provisions of this By-law, as amended, shall apply.

SECTION 17 - NATURAL RESOURCES/ENVIRONMENT ZONE ONE (NRE1)

No person shall within any “NRE1” Zone use any land or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

17.1 Permitted Uses

- Conservation;
- Forestry;
- Maple syrup production; and
- Uses existing on the date of passing of this By-law.

17.2 Permitted Buildings and Structures

Buildings and structures existing on the date of passing of this By-law.

17.3 Site and Building Regulations

The minimum front, rear, and side yards, the maximum lot coverage and building height of buildings and structures existing on the date of the passing of this By-law shall constitute the minimum or maximum requirements, as the case may be.

EXPLANATORY NOTE:

The “NRE1” zone classification applies to Provincially Significant Natural Resource/Environment Areas (e.g. Provincially Significant Wetlands, Significant Wildlife Habitat, and Significant Areas of Natural and Scientific Interest (Life Science)) as identified in the County of Perth Official Plan.

17.4 Special Provisions

SECTION 18 - NATURAL RESOURCES/ENVIRONMENT ZONE TWO (NRE2)

No person shall within any “NRE2” Zone use any land or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

18.1 Permitted Uses

- Conservation;
- Forestry;
- Maple syrup production;
- Recreational trails existing on the date of passing of this By-law; and
- Uses existing on the date of passing of this By-law.

AMENDED BY BY-LAW No. 46-2009

18.2 Permitted Buildings and Structures

Buildings and structures existing on the date of passing of this By-law.

Notwithstanding the foregoing, unenclosed livestock shelters (i.e. not barns) are permitted on lands that are used for the grazing of livestock which are not part of a woodlot. Such shelters must comply with the provisions of Section 6 “Agricultural Zone (A)” of By-law No. 4-1999 regarding setbacks for buildings and structures

AMENDED BY BY-LAW No. 46-2009

18.3 Site and Building Regulations

The minimum front, rear, and side yards, the maximum lot coverage and building height of buildings and structures existing on the date of the passing of this By-law shall constitute the minimum or maximum requirements, as the case may be.

Notwithstanding the foregoing, unenclosed livestock shelters (i.e. not barns) are permitted on lands that are used for the grazing of livestock which are not part of a woodlot. Such shelters must comply with the provisions of Section 6 “Agricultural Zone (A)” of By-law No. 4-1999 regarding setbacks for buildings and structures.

Explanatory Note:

The “NRE2” zone classification applies to significant woodlots 1 hectare (2.47 acres) and greater as identified in the County of Perth Official Plan.

18.4 Special Provisions

SECTION 19 - FLOOD PLAIN ZONE (FP)

The “FP” zone is to be implemented where studies and detailed mapping have been approved by the appropriate Conservation Authority. The “FP” Zone applies to the flood plain (which includes floodway and the flood fringe). The “FP” Zone boundaries are intended to be coincident with the outer boundaries of the “Flood Plain” as shown on the detailed mapping approved by the appropriate Conservation Authority.

19.1 Permitted Uses, Buildings, and Structures

- A public park;
- Conservation;
- Forestry;
- Recreational trails; and
- Public works and utility facilities.

19.2 Permitted Buildings and Structures

Within the floodway portion of the flood plain, only those buildings and structures necessary for flood or erosion control work or for necessary municipal services shall be permitted, to the extent allowed by the regulations made under the Conservation Authorities Act, as amended.

Within the flood fringe portion of the flood plain the permitted uses, buildings, and structures in the “FP” Zone shall be the same as those that are permitted in the applicable “adjacent” Zone as identified on Schedule “A” Zone Maps to this By-law in accordance with the policies set forth in Section 13 of the County of Perth Official Plan.

Explanatory Note:

Uses, buildings and structures as permitted by Sections 19.1 and 19.2 above are to be permitted to the extent allowed by the regulations made under the Conservation Authorities Act, as amended.

19.3 Special Provisions

AMENDED BY BY-LAW No. 46-2009

19.3.1 FP-1

- a) Location: Part of Lots 4 and 5, Concession 14 (Downie Ward)
- b) Notwithstanding any provisions of this By-law to the contrary, the only permitted use on land within the “FP-1” zone as shown on Key Map 16 of Schedule “A” shall be an existing fish farm operation and accessory uses, buildings and structures (excluding an accessory residential use).
- c) The maximum lot area and maximum lot frontage for land in the “FP-1” zone together with land in the “A-24” zone, as shown on Key Map 16 of Schedule “A” to this By-law, as amended, shall be 3.42 ha (8.46 ac.) and

15.24 m (50 ft.), respectively.

- d) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

19.3.2 FP-2

- a) Location: Block 34, Registered Plan 539 (Sebringville, Downie Ward)
- b) Notwithstanding the provisions of Section 19.1 of this By-law to the contrary, a storm water management area for use in conjunction with the development on lands to the north shall be permitted on land within the “FP-2” zone as shown on Key Map 2 of Schedule “A” to this By-law.
- c) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW No. 46-2009

19.3.3 FP-3

- a) Location: Part of Lot 65, Registrar’s Compiled Plan 398 (Sebringville, Downie Ward)
- b) Notwithstanding any provisions of this By-law to the contrary, the minimum lot area and minimum lot frontage for land in the “FP-3” zone together with land in the “HVR-2” zone and the “HVR-3” zone, as shown on Key Map 2 of Schedule “A” to this By-law, as amended, shall be approximately 9800 sq. m (105,489.8 sq. ft.) and 33.8 m (110.9 ft.), respectively.
- c) Notwithstanding the provisions of Section 19.1 of this By-law to the contrary, a driveway for a single-detached dwelling located in the “HVR-2” zone, shall be permitted on land within the “FP-3” zone as described above.
- d) All other applicable provisions of this By-law, as amended, shall apply.

AMENDED BY BY-LAW Nos. 59-2002 and 46-2009

19.3.4 FP-4

- a) Location: Part of Lot 16, Concession 6 (Avonton, Downie Ward)
- b) Notwithstanding the provisions of Section 19 of this By-law to the contrary, the only uses permitted on land in the “FP-4” zone as shown on Key Map 5 of Schedule “A” to this By-law shall be an existing contractor’s shop and/or yard, and accessory uses, buildings and structures, including an existing accessory dwelling unit.
- c) All other applicable provisions of this By-law, as amended, shall apply.

SECTION 20 - FLOOD AND FILL CONSTRAINT AREA OVERLAY (FFCA)

The “FFCA” overlay applies to the “flood plain” (which includes floodway and the flood fringe), natural slopes (e.g. fill lines), steep slopes, unstable soils (muck), and wetlands (for their flood control). The “FFCA” overlay boundaries are intended to be coincident with the outer boundaries of the “Flood and Fill Constraint Area” designation as shown on Schedule “C” to the County of Perth Official Plan. The provisions of the “FFCA” overlay as established by this By-law are to be applied in conjunction with the zone provisions for the “adjacent” zones as established by this By-law.

20.1 Permitted Uses, Buildings, and Structures

The permitted uses, buildings, and structures in the FFCA Overlay shall be the same as those that are permitted in the applicable “adjacent” Zone as identified on Schedule “A” - Zone Maps to this By-law.

20.2 Permitted Buildings and Structures in Accordance with Section 14 of the County of Perth Official Plan

All uses, buildings, and structures permitted in the “adjacent” Zone must satisfy the policies of Section 14 of the County of Perth Official Plan before they are to be permitted and before any required building permits will be issued.

EXPLANATORY NOTE:

Uses, buildings and structures as permitted by Sections 20.1 and 20.2 above are to be permitted to the extent allowed by the regulations made under the Conservation Authorities Act, as amended.

20.3 Special Provisions

SECTION 21 - ADJACENT LAND AREA OVERLAY (AL)

The “AL” area is an “overlay” that is intended to apply to areas surrounding the following Natural Resource/ Environment features: Provincially Significant Wetlands; Significant Habitat for Threatened or Endangered Species; Significant Wildlife Habitat; Areas of Natural and Scientific Interest (Life Science); and lands adjacent to water courses and Municipal Drains. The “AL” overlay boundaries are intended to implement the policies of Section 11.5 of the County of Perth Official Plan. The provisions of the “AL” overlay as established by this By-law are to be applied in conjunction with the zone provisions for the “underlying” zones as established by this By-law.

21.1 Permitted Uses, Buildings, and Structures in Accordance with the County of Perth Official Plan

In the “AL” Overlay, Section 5.29 (Setbacks of Buildings and Structures Along Water Courses and Municipal Drains) shall apply in addition to the provisions of the underlying zone. The permitted uses, buildings, and structures in the “AL” Overlay shall be the same as those that are permitted in the applicable “underlying” zone, but must satisfy the policies of Section 11.5 of the County of Perth Official Plan before they are to be permitted and before any required permits will be issued.

21.2 Adjacent Land Features

The areas surrounding Natural Resource/Environment features identified in the County of Perth Official Plan include: Provincially Significant Wetlands; Significant Habitat for Threatened or Endangered Species; Significant Wildlife Habitat; Areas of Natural and Scientific Interest (Life Science); and lands adjacent to water courses and Municipal Drains.

When these features are in close proximity to each other, the adjacent lands will be identified with the appropriate combination of overlays (e.g. AL1 / AL2).

21.2.1 AL1

- a) Location: 120 Metre Adjacent Land Area Surrounding Provincially Significant Wetlands
- b) Notwithstanding the provisions of Section 21.1 of this By-law to the contrary, development and site alteration may be permitted in an area zoned “AL1”. An environmental impact study or other appropriate study shall be undertaken to assess the impact of the development and site alteration, in accordance with Section 11.5.1.1 of the County of Perth Official Plan.
- c) Notwithstanding paragraph (b) above, agricultural activities including plowing, seeding, harvesting, grazing, animal husbandry, and existing buildings associated with farming activities are permitted on lands within the “AL1” Overlay without the need for an environmental impact study or

other appropriate study.

- d) All other applicable provisions of this By-law, as amended, shall apply.

21.2.1.1 Special Provisions

21.2.2 AL2

- a) Location: 50 Metre Adjacent Land Area Surrounding Habitat for Threatened or Endangered Species
- b) Notwithstanding the provisions of Section 21.1 of this By-law to the contrary, development and site alteration may be permitted in an area zoned “AL2”. An environmental impact study or other appropriate study shall be undertaken to assess the impact of the development and site alteration, in accordance with Section 11.5.2 of the County of Perth Official Plan.

AMENDED BY BY-LAW No. 33-2007

- c) Notwithstanding paragraph (b) above, agricultural activities including plowing, seeding, harvesting, grazing, animal husbandry, and existing buildings associated with farming activities are permitted on lands within the “AL2” Overlay without the need for an environmental impact study or other appropriate study. In the case of new livestock facilities, corn dryers or other similar structures, an appropriate study may be required to show that such development will not negatively affect natural features of the ecological function of the habitat area.
- d) All other applicable provisions of this By-law, as amended, shall apply.

21.2.2.1 Special Provisions

21.2.3 AL3

- a) Location: 30 Metre Adjacent Land Area Surrounding Significant Wildlife Habitats
- b) Notwithstanding the provisions of Section 21.1 of this By-law to the contrary, development and site alteration may be permitted in an area zoned “AL3”. An environmental impact study or other appropriate study shall be required to assess the impact of the development and site alteration, in accordance with Section 11.5.3 of the County of Perth Official Plan.

AMENDED BY BY-LAW No. 33-2007

- c) Notwithstanding paragraph (b) above, agricultural activities including plowing, seeding, harvesting, grazing, animal husbandry, and existing

buildings associated with farming activities are permitted on lands within the “AL3” Overlay without the need for an environmental impact study or other appropriate study. In the case of new livestock facilities, corn dryers or other similar structures, an appropriate study may be required to show that such development will not negatively affect natural features of the ecological function of the habitat area.

- d) All other applicable provisions of this By-law, as amended, shall apply.

21.2.3.1 Special Provisions

21.2.4 AL4

- a) Location: 30 Metre Adjacent Land Area Surrounding Areas of Natural and Scientific Interest (Life Science)
- (b) Notwithstanding the provisions of Section 21.1 of this By-law to the contrary, development and site alteration may be permitted in an area zoned “AL4”. An environmental impact study or other appropriate study shall be required to assess the impact of the development and site alteration, in accordance with Section 11.5.4 of the County of Perth Official Plan.

AMENDED BY BY-LAW No. 33-2007

- (c) Notwithstanding paragraph (b) above, agricultural activities including plowing, seeding, harvesting, grazing, animal husbandry, and existing buildings associated with farming activities are permitted on lands within the “AL4” Overlay without the need for an environmental impact study or other appropriate study. In the case of new livestock facilities, or corn dryers or other similar structures, an appropriate study may be required to show that such development will not negatively affect natural features of the ecological function of the Area of Natural and Scientific Interest (Life Science).
- (d) All other applicable provisions of this By-law, as amended, shall apply.

21.2.4.1 Special Provisions

SECTION 22 - HOLDING ZONE (-h)

No person shall within any “(-h)” Zone use any land or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

22.1 Permitted Uses, Buildings and Structures

Uses, buildings, and structures lawfully existing on the date of the passing of the By-law which applies the Holding Zone (-h).

22.2 Zone Requirements

No new development or the enlargement of existing uses, buildings, and structures shall be permitted in a “(-h)” Zone until such time that Council has passed a Zoning By-law Amendment for the purpose of removing the holding symbol “(-h)”.

22.3 Special Provisions

ADDED BY BY-LAW No. 62-2014

22.3.1 (-h1)

- a) Location: Parts of Lots 15 and 16, Thames Concession (Blanshard Ward)
- b) No building or structure shall be permitted on land within the “(-h1)” zone as shown on Key Map 18 of Schedule “A” of By-law No. 4-1999 (also shown as Schedule “A” to By-law No. 62-2014) until such time as the above-noted property is merged with an abutting property that has legal access to an open public road.
- c) All other provisions of this By-law, as amended, shall apply.

ADDED BY BY-LAW No. 47-2020

22.3.3 (-h3)

- a) Location: Parts of Lot 12, South Concession (1905 James Street) in the Blanshard Ward.
- b) Prior to the removal of “-h3” provisions as established by this By-law, the owner of the land shall provide evidence that legal road access to the adjacent lands to the east is available to the satisfaction of the Township.
- c) All other provisions of this By-law, as amended, shall apply.

CERTIFICATION

READ A FIRST AND SECOND TIME THIS 29th DAY OF SEPTEMBER, 1999.

READ A THIRD TIME AND FINALLY PASSED THIS 19th DAY OF OCTOBER, 1999.

_____"Annabell Thomson"_____
Annabell Thomson, Reeve

_____"Muriel King"_____
Muriel King, Clerk

Certified a true copy of By-law No. 4 -1999 passed by the Council of the Corporation of the Township of Perth South, October 19th, 1999.

_____"Muriel King"_____
Muriel King, Clerk

CONSOLIDATIONS

Date	By-law Numbers Updated	Key Maps Updated
April 1, 2025	1-2025	15
July 1, 2025	17-2025	6
	12-2025	Multiple
	16-2025	15
	22-2025	14
October 1, 2025	33-2025	17
January 1, 2026	36-2025	18
	40-2025	27
	50-2025	4
April 1, 2026	4-2026	25
July 1, 2026	15-2026	4
October 1, 2026	30-2026	12