



**TOWN OF MONO
COMPREHENSIVE ZONING
BYLAW 78-1, AS AMENDED**

**OFFICE CONSOLIDATION
TO APRIL 21, 2021**

This Office Consolidation of Bylaw 78-1 has been prepared as of April 21, 2021, and does not include any amendments approved subsequent to this date. This Office Consolidation of Bylaw 78-1 is prepared for the purpose of convenience only. If necessary, reference should be made to the original Bylaw 78-1 and amending Bylaws.

In accordance with Section 43(1) of the Planning Act, R.S.O. 1990, this Office Consolidation of Bylaw 78-1 includes conversions from imperial to metric measurements.

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**ZONING BYLAW 78-1 CONVERSIONS
FROM IMPERIAL TO METRIC
IN CONSOLIDATED ZONING BYLAW 78-1**

METRES TO FEET			
METRES	FEET	METRES	FEET
0.61 metres	2 feet	15 metres	49.2 feet
0.91 metres	3 feet	15.24 metres	50 feet
1.22 metres	4 feet	16.15 metres	53 feet
1.53 metres	5 feet	18.29 metres	60 feet
2.44 metres	8 feet	19.81 metres	65 feet
2.66 metres	8.73 feet	21.34 metres	70 feet
2.70 metres	8.86 feet	22.86 metres	75 feet
2.75 metres	9 feet	24.38 metres	80 feet
3.05 metres	10 feet	27.43 metres	90 feet
3.35 metres	11 feet	30 metres	98 feet
3.66 metres	12 feet	30.18 metres	99 feet
3.81 metres	12.5 feet	30.48 metres	100 feet
3.96 metres	13 feet	33.53 metres	110 feet
4.42 metres	14.5 feet	35.05 metres	115 feet
4.5 metres	14.76 feet	36.58 metres	120 feet
4.57 metres	15 feet	39.62 metres	130 feet
5.5 metres	18 feet	45.72 metres	150 feet
5.79 metres	19 feet	47.85 metres	157 feet
6 metres	19.6 feet	60.96 metres	200 feet
6.10 metres	20 feet	76.20 metres	250 feet
7.01 metres	23 feet	91.44 metres	300 feet
7.32 metres	24 feet	106.68 metres	350 feet
7.62 metres	25 feet	114.30 metres	375 feet
9.15 metres	30 feet	121.92 metres	400 feet
10.06 metres	33 feet	152.40 metres	500 feet
10.67 metres	35 feet	213.36 metres	700 feet
12.19 metres	40 feet	304.80 metres	1000 feet
12.80 metres	42 feet	365.76 metres	1200 feet
14.5 metres	47.5 feet	800 metres	2624.67 feet
14.94 metres	49 feet		

HECTARES TO ACRES

HECTARES (H)	ACRES (A)
0.08 H	0.20 A
0.27 H	0.66 A
0.41 H	1 A
0.81 H	2 A
1.21 H	3 A
1.62 H	4 A
1.82 H	4.5 A
2.02 H	5 A
2.43 H	6 A
2.83 H	7 A
3.24 H	8 A
4.05 H	10 A
4.45 H	11 A
8.09 H	20 A
19.43 H	48 A
40.47 H	100 A

SQUARE METERS TO SQUARE FEET

SQUARE METRES (m sq)	SQUARE FEET (sq ft)	SQUARE METRES (m sq)	SQUARE METRES (m sq)
3.25 sq m	35 sq ft	130.06 sq m	1400 sq ft
9.29 sq m	100 sq ft	140 sq m	1500 sq ft
13.94 sq m	150 sq ft	243.41 sq m	2620 sq ft
18.58 sq m	200 sq ft	260.13 sq m	2800 sq ft
27.87 sq m	300 sq ft	278.71 sq m	3000 sq ft
37.16 sq m	400 sq ft	371.61 sq m	4000 sq ft
46.45 sq m	500 sq ft	400 sq m	4305 sq ft
58.06 sq m	625 sq ft	464.52 sq m	5000 sq ft
83.61 sq m	900 sq ft	1500 sq m	16146 sq ft
92.90 sq m	1000 sq ft	2043.87 sq m	22000 sq ft
102.19 sq m	1100 sq ft	2787.09 sq m	30000 sq ft
111.48 sq m	1200 sq ft	4645.15 sq m	50000 sq ft

ACCESSORY LOT COVERAGE PERMITTED PER ACRE

AREA	SQUARE FEET	SQUARE METRES	AREA	SQUARE FEET	SQUARE METRES
Up to 3 acres	1500	139	22 acres	9583	890
4 acres	1742	162	23 acres	10,019	931
5 acres	2178	202	24 acres	10,454	971
6 acres	2614	243	25 acres	10,890	1012
7 acres	3049	283	26 acres	11,326	1052
8 acres	3485	324	27 acres	11,761	1093
9 acres	3920	364	28 acres	12,197	1133
10 acres	4356	405	29 acres	12,632	1173
11 acres	4792	445	30 acres	13,068	1214
12 acres	5227	485	31 acres	13,504	1255
13 acres	5663	526	32 acres	13,939	1295
14 acres	6098	567	33 acres	14,375	1335
15 acres	6534	607	34 acres	14,810	1376

16 acres	6970	647		35 acres	15,246	1416
17 acres	7405	688		36 acres	15,682	1457
18 acres	7841	728		37 acres	16,117	1497
19 acres	8276	769		38 acres and over	16,146	1500
20 acres	8712	809				
21 acres	9148	850				

THE CORPORATION OF THE TOWN OF MONO

BYLAW NUMBER 78-1

A BYLAW TO REGULATE THE USE OF LANDS AND THE CHARACTER, LOCATION AND USE OF BUILDINGS AND STRUCTURES IN THE TOWN OF MONO

WHEREAS The Planning Act provides that the council of a municipal corporation may pass bylaws to regulate the use of lands and the character, location and use of buildings and structures;

NOW THEREFORE the Council of the Corporation of the TOWN of Mono enacts as follows:

SECTION 1

TITLE AND SCOPE

(1) **TITLE OF BYLAW**

This bylaw may be cited as the “Zoning Bylaw”.

(2) **SCOPE OF BYLAW**

(a) **LANDS SUBJECT TO BYLAW:**

- (i) The provisions of this bylaw shall apply to all lands within the corporate limits of the Town of Mono.

(b) **CONFORMITY WITH BYLAW:**

No building or structure shall hereafter be erected or altered, nor shall the use of any building, structure or lot hereafter be changed, in whole or in part, except in conformity with the provisions of this bylaw.

No lot shall be changed in area, depth or width, either by conveyance of land or otherwise, so that the lot coverage exceeds the maximum permitted by this bylaw or so that the existing or resulting lot area, lot width or yards will be less than the minimum permitted by the provisions of this bylaw.

(c) **EXISTING USES CONTINUED:**

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

SECTION 1(2)(d)

TITLE AND SCOPE

- (d) Nothing in this bylaw shall prevent the erection or use of any building or structure for a purpose prohibited by this bylaw if the plans for such building or structure were approved by the Building Inspector prior to the date of passing of this bylaw, provided that:
 - (i) when the building or structure is erected, it shall be used and continue to be used for the purpose for which the building permit was issued; and
 - (ii) the erection of such building or structure is commenced within 2 years of the date of passing of this bylaw and provided the erection of such building or structure is completed within a reasonable time after the erection thereof is commenced.

(e) **COMPLIANCE WITH OTHER RESTRICTIONS:**

This bylaw shall not be effective to reduce or mitigate any restrictions lawfully imposed by a governmental authority having jurisdiction to make such restrictions.

SECTION 2

INTERPRETATION

(1) SINGULAR AND PLURAL WORDS

In this bylaw, unless the context requires otherwise:

- (a) words used in singular number include the plural; and
- (b) words used in the plural include the singular number.

(2) SHALL IS MANDATORY

In this bylaw, the word “shall” is mandatory.

(3) USED AND OCCUPIED

In this bylaw, unless the context requires otherwise:

- (a) the word “used” shall include “designed to be used” and “arranged to be used”; and
- (b) the word “occupied” shall include “designed to be occupied” and “arranged to be occupied”.

(4) BUILDING, STRUCTURE AND USE CLASSIFICATION

In this bylaw, all buildings, structures and uses named as permitted uses and classified under the headings “RESIDENTIAL USES” or “NON-RESIDENTIAL USES” may be referred to as Residential or Non-Residential buildings, structures or uses respectively.

SECTION 3

SCHEDULES TO BYLAW

The following schedules are included in and form part of this bylaw:

SCHEDULE "A" - ZONING MAP

The boundaries of all zones shall be shown on Schedule "A". Zone boundaries, where possible, shall be construed to be lot lines, street lines, boundaries of hydro or other rights of way or boundaries of registered plans. In the case where uncertainty exists as to the boundary of any zone, then the location of such boundary shall be determined in accordance with Schedule "A" at the original size.

SCHEDULES 1, 2, AND 3

Oak Ridges Moraine

SECTION 4

DEFINITIONS

In this Bylaw, unless the context requires otherwise, the following definitions and interpretations shall apply:

1. "ACCESSIBLE PARKING" or "BARRIER FREE PARKING" space shall mean a parking space designated and reserved for a person whose ability to walk is impaired as a result of a physical disability.
2. "ACCESSIBLE PARKING PERMIT" shall mean a permit issued to a person who meets the requirements as per Ontario Regulation 612/05 Accessible Parking for Persons with Disabilities.
3. "ACCESSIBLE SIGN" shall mean a sign that bears the internationally acceptable wheel chair symbol.
4. (a) "Accessory Building" shall mean an attached or detached building located on the same lot and used for a purpose which is incidental, subordinate and exclusively devoted to the main building and shall include garages, sheds and similar storage facilities including but not limited to shipping containers used for permanent storage. No accessory building shall be used for human habitation unless specifically permitted elsewhere in this By-law.

(b) "Accessory Use" Shall mean, a permitted use that is incidental and subordinate, and which is devoted exclusively to the main building, thereon.
5. "ACCESSORY APARTMENT" means a portion of a single-family dwelling house constructed and used as a separate and complete dwelling unit. To be a permitted use in the Rural Zone and all Residential Zones.
6. "ACCESSORY DWELLING HOUSE" - See "DWELLING HOUSE"
7. "ACCESSORY DWELLING UNIT" - See "DWELLING UNIT"
8. "AGRICULTURAL PROCESSING ESTABLISHMENT" means the use of land, buildings or structures for the processing of products derived from agricultural uses, as defined in this bylaw. These shall include such products as seed, grain, feed, and forage processing, storage, and transport, fruit and vegetable storage and treatment, livestock and poultry assembly, sales and transport, an egg grading establishment and a saw mill and/or lumber yard.
9. "ALTER" when used in reference to a building or part thereof, means to change any one or more of the external dimensions of such building or to change the type of construction of the exterior walls or roof thereof. When used in reference to a lot, the word "alter" means to change the area, frontage or depth thereof; to change the width, depth or area of any required yard, landscaped open space or parking area; or to change the location of any

Section 4.4
amended by
Bylaw
2020-47

boundary of such lot with respect to a street or lane, whether such alteration is made by conveyance or alienation of any portion of such lot, or otherwise.

10. "ALTERED" and "ALTERATION" shall have corresponding meanings.
11. "ANIMAL HOSPITAL" means a building where one or more licensed veterinarians and an associated staff provide medical, grooming, boarding or similar services solely for household pets.
12. "ARTERIAL STREET" - See "STREET"
13. "ATTIC" means that portion of a building situated wholly or partly within the roof of such building and which is not a one-half storey.
14. "AUDITORIUM" means a building or structure or part thereof where facilities are provided for athletic, civic, educational, political, religious or social events. This definition may include an arena, assembly hall, community centre, gymnasium, stadium, theatre or similar use.
15. "AUTOMOBILE SALES ESTABLISHMENT" means a building, or portion thereof, where new and/or used motor vehicles are kept for display, sale or hire and may include as an accessory use the repair, spray painting, and service of motor vehicles and the sale of vehicle parts.
16. "AUTOMOBILE SERVICE STATION" means an establishment primarily engaged in the retail sale of fuels or lubricants for motor vehicles or snowmobiles. Accessory uses may include the sale of motor vehicle or snowmobile accessories and minor maintenance or repair operations for such vehicles, other than bodywork or painting.
17. "BASEMENT" means that portion of a building which is partly underground, but which has at least one-half of its height (measured from finished floor to finished ceiling) above finished grade.
18. "BEVERAGE ROOM" means a building or premises, other than a restaurant, which is licensed under the Liquor License Act.
19. "BOARDING HOUSE" - See "DWELLING HOUSE"
20. "BODY SHOP" means a building or structure used for the painting or repairing of vehicle bodies or fenders, but shall not include an automobile wrecking yard or salvage yard.
21. "BUILDING" means a structure, consisting of walls and a roof, which is used for the shelter, accommodation or enclosure of persons, animals or chattels.

SECTION 4(22)

DEFINITIONS

22. "BUILDING BYLAW" means any bylaw of the Corporation passed pursuant to the Planning Act or the Building Code Act.
23. "BUILDING INSPECTOR" means the officer or employee of the Corporation charged with the duty of enforcing the provisions of the Building Code Act together with any Regulations made thereunder and the provisions of the Building Bylaw.
24. "BUILDING SUPPLY OUTLET" means the use of land, building or structure for the purposes of buying or selling of goods and materials associated with the construction of buildings and structures, but does not include manufacturing, assembling or processing uses.
25. "BUSINESS OFFICE" means a building or part of a building where one or more persons are employed in administering, directing, managing or conducting business affairs. This definition shall not include any manufacturing operation or any premises used for repairing equipment, goods, materials or vehicles.
26. "CAMPING GROUND" means an open area provided for the use of outdoor camping in tents. This definition shall not include a trailer park or mobile home park.
27. "CELLAR" means that portion of a building which is partly or wholly underground and which has more than one-half of its height (measured from finished floor to finished ceiling) below finished grade.
28. "CLINIC" means a building or part of a building used solely by medical doctors, dentists and/or drugless practitioners, as well as by their staff and their patients, for the purpose of consultation, diagnosis and office treatment.
29. "CLUB" means a building or premises used as an athletic, recreational, service or social club. This definition may include the premises of a fraternal organization.
30. "COMMERCIAL GARAGE" - See "GARAGE, COMMERCIAL".
31. "COMMERCIAL SELF STORAGE FACILITY" means premises and or building(s) used for the temporary or seasonal storage of household and personal related items, in a secured manner such as lockers, that are rented or leased to the general public and which are generally accessible by means of individual loading doors. Storage of permitted items shall include only legal and safe materials and does not include chemicals, fuels, or similar or other noxious substances. Warehousing is not permitted. Open storage is not permitted, other than for licenced recreational and similar vehicles.

SECTION 4(32)

DEFINITIONS

32. "COMMERCIAL WIND GENERATION SYSTEM (CWGS) means one or more Wind Generating Systems (WGS), that singularly or collectively produce more than a total of 5 kilowatts (kW) based on "nameplate rating capacity" and are connected to the provincial transmission grid. These uses will be subject to a site specific Zoning Bylaw Amendment.
33. "COMMUNAL WATER SYSTEM - see "WATER SYSTEM, COMMUNAL"
34. "COMPUTER OR TELECOMPUTING FACILITY" means a structure or facility containing computer, telephone and other similar equipment to be used for the purpose of operating a computer networking, bulletin board or other similar data information service which is accessible by any telecommunication medium.
35. "CORNER LOT" - see "LOT"
36. "CORPORATION" means the Corporation of the Town of Mono.
37. "COUNCIL" means the Municipal Council of the Corporation of the Town of Mono.
38. "COUNTY" means the Corporation of the County of Dufferin.
39. "COUNTY ROAD" means a street under the jurisdiction of the County.
40. "DAY CARE CENTRE" means a day nursery as defined in the Day Nurseries Act.
41. "DEVELOPMENT", when applied within an Oak Ridges Moraine Zone category or Section 5(24) of this Bylaw means the creation of a new lot, a change in land use, or the construction of buildings and structures, any of which require approval under the *Planning Act*, the *Environmental Assessment Act*, or the *Drainage Act* but does not include: the construction of facilities for Oak Ridges Moraine transportation, infrastructure and utilities uses (as defined in this Bylaw); the reconstruction, repair or maintenance of a drain approved under the *Drainage Act* and in existence on November 15, 2001; or, the carrying out of agricultural practices on land that was being used for agricultural purpose on November 15, 2001.
42. "DEVELOPMENT AGREEMENT" means any agreement entered into with the Corporation by an owner of land, pursuant to Section 41 of the Planning Act.
43. "DINING ROOM" means that part of a restaurant, or other building, which is used for the consumption of food by persons seated at booths, counters, tables or a combination thereof.

SECTION 4(44)

DEFINITIONS

44. "DRIVE THROUGH FACILITY" means a building or portion thereof designed or operated to serve a patron who is seated in a motorized vehicle. A drive through facility may be in conjunction with other permitted uses, such as financial institutions, take-out restaurants and convenience stores. A drive through facility does not include the dispensing of fuels.
45. "DRIVING RANGE" see "GOLF"
46. "DRY-CLEANING OR LAUNDRY OUTLET" means a building used for the purpose of receiving articles or goods of fabric to be subjected elsewhere to a process of cleaning or dyeing. Such establishment may also be used for pressing and/or distributing any such articles or goods.
47. "DWELLING HOUSE" means a building occupied or capable of being occupied as the home or residence of one or more persons. This definition shall not include a mobile home, a private garage or any vehicle as defined herein.
 - (a) "ACCESSORY DWELLING HOUSE" means a single-family dwelling house which is accessory to a permitted Non-residential use and is occupied either by the family of the owner of the lot or by the family of a person employed on the lot where such dwelling house is located.
 - (b) "SINGLE-FAMILY DWELLING HOUSE" means a dwelling house containing only one dwelling unit and occupied by not more than one family.
48. "DWELLING UNIT" means a suite of 2 or more habitable rooms, designed to be occupied by not more than one family, in which sanitary conveniences are provided and in which facilities are provided for cooking or for the installation of cooking equipment, and with an independent entrance, either directly from outside the building or from a common corridor inside the building. This definition shall not include a mobile home, a private garage or any vehicle as defined herein.
 - (a) "ACCESSORY DWELLING UNIT" means a dwelling unit which is part of an accessory to a permitted Non-residential building. Such dwelling unit shall be occupied either by the family of the owner of such Non-residential building or by the family of a person employed on the premises where such dwelling unit is located.
 - (b) "SECONDARY DWELLING UNIT" means a dwelling unit located in an accessory building or a separate single-family dwelling house located on a lot in a Rural Zone.

SECTION 4(49)

DEFINITIONS

49. "DWELLING UNIT AREA" - See "FLOOR AREA".
50. "EQUIPMENT RENTAL ESTABLISHMENT" means a building or part of a building or structure in which tools, machinery or equipment are offered or kept for rent, lease or hire under agreement for compensation, but shall not include any other establishment defined or classified in this bylaw.
51. "ERECT" means to build, construct, place, reconstruct or relocate and, without limiting the generality of the word, also includes:
 - (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; and
 - (c) any work which requires a building permit under the Ontario Building Code Regulations.
52. "ERECTED" and "ERECTION" shall have corresponding meanings.
53. "EXISTING" means existing on the date of passing of this bylaw.
54. "EXTERIOR SIDE LOT LINE" - See "LOT LINE"
55. "EXTERIOR SIDE YARD" - see "YARD"
56. "FABRICATING, PROCESSING OR MANUFACTURING ESTABLISHMENT" means the production, compounding, processing, packaging, crating, bottling, packing or assembling of raw or semi-processed goods or materials.
57. "FACTORY OUTLET" means a building or part of a building accessory to a permitted industrial use where the products manufactured by that industry are kept for wholesale or retail sale.
58. "FAIRGROUND" means a place where outdoor fairs, shows, displays, exhibitions, sporting events, bingo, horse racing, and other general assembly types of uses are permitted.

SECTION 4(59)

DEFINITIONS

59. "FAMILY" means one or more human beings related by blood, marriage or legal adoption, or a group of not more than 3 human beings, who need not be related by blood, marriage or legal adoption, living together as a single housekeeping unit. "FAMILY" also includes domestic servants and not more than 2 roomers or boarders.
60. "FARM" means land used for the tillage of soil, the growing of vegetables, fruits, grains or other staple crops. This definition shall also apply to land used for livestock raising, dairying, including a barn yard, or woodlots.
 - (a) "SPECIALIZED FARM" means land on which the predominant economic activity consists of the raising or boarding of dogs or cats, or the growing of mushrooms.
61. "FARM PRODUCE OUTLET" means a use accessory to a farm which consists of the retail sale of agricultural products produced on the farm where such outlet is located.
62. "FINANCIAL INSTITUTION" shall mean a building or portion thereof, where the principal business is the receipt, disbursement or exchange of funds and currencies including a bank, trust company, credit union, money lending agency, or other similar banking services which may also include an automated bank machine and a drive-through.
63. "FINISHED GRADE" means the median elevation between the highest and lowest points of the finished surface of the ground (measured at the base of a structure or of that portion of a building which abuts a front yard) but exclusive of any embankment in lieu of steps.
64. "FITNESS CLUB" shall mean a building or portion thereof whose primary use is fitness and group exercise. It may also include a range of holistic alternative and integrative natural health practices including massage therapy and acupuncture.
65. "FLOOD PLAIN" means the area, usually low lands, adjoining a watercourse which is covered by water during the Regulatory Flood.
 - (a) "REGULATORY FLOOD" means the flood resulting from the Hurricane Hazel Storm, the Timmins Storm or the 100 Year Return Period Storm, whichever is greater.

SECTION 4(66)

DEFINITIONS

66. "FLOOR AREA" means the horizontal area of a storey, measured between the exterior faces of the exterior walls at the floor level of such storey.
- (a) "DWELLING UNIT AREA" means the aggregate of the floor areas of all habitable rooms in a dwelling unit, including the thickness of any exterior walls.
 - (b) "GROSS FLOOR AREA" means the aggregate of all floor areas of a building or structure.
 - (c) "GROUND FLOOR AREA" means the floor area of a dwelling house in the first storey above the finished grade, excluding therefrom any portion of such first storey which is not a habitable room and which has located thereover no habitable room or portion thereof.
67. "FRONTAGE" - see "LOT FRONTAGE"
68. "FRONT LOT LINE" - see "LOT LINE"
69. "FRONT YARD" - see "YARD"
70. "FUEL STORAGE" means the bulk storage of petroleum, gasoline, fuel, oil, gas or inflammable liquid or fluid but does not include a container for inflammable liquid or fluid lawfully kept in a retail store.
71. "FUNERAL HOME" means a building or premises used for the furnishing of funeral supplies and services to the public and may include facilities for the preparation of a dead human body for interment or cremation.
72. "FURNITURE SHOP" means an establishment or premises where furniture is manufactured or restored, for sale within or on the same premises.
73. "GARAGE, COMMERCIAL" means an establishment or premises where commercial motor vehicles are stored or where any vehicles are repaired or maintained. This definition shall not include a body shop.
74. "GARAGE, PRIVATE" means an accessory building or portion of a dwelling house which is fully enclosed and designed or used for the sheltering of permitted vehicles and storage of household equipment incidental to the residential occupancy. This definition shall not include a carport or other open shelter.

SECTION 4(75)

DEFINITIONS

75. "GAS BAR" means a facility designed for the retail sale of fuel or lubricants for motor vehicles when such facility on a lot constitutes the sole use, such as a gas bar, or an accessory use such as a gasoline pump island. This definition shall not include an automobile service station.
76. "GENERAL OR VARIETY STORE" means an establishment where goods are kept for sale which meet the day to day household and shopping needs of the residents of the immediate vicinity or travelling public.
77. "GOLF COURSE" means a public or private area operated for the purpose of playing golf. This definition may include a par 3 golf course, a driving range, a miniature golf course or similar use.
- (a) "DRIVING RANGE" means land used as a practice range for golfers, including the driving and collection of golf balls, and may include a putting and/or chipping green. This definition shall not include a par 3 golf course.
- (b) "MINIATURE GOLF COURSE" means land used for golf putting purposes only, and may include obstacles or structures as required. This definition shall include temporary or permanent facilities, but does not include a par 3 golf course.
78. "GRADE" - see "FINISHED GRADE"
79. "GRAVEL PIT" means any open excavation made for the removal of any soil, earth, clay, marl, sand, gravel or unconsolidated rock or mineral in order to supply material for construction, manufacturing or industrial purposes, but shall not include an excavation incidental to the erection of a building or structure for which a building permit has been issued by the Corporation, or an excavation incidental to the construction of any public works. This definition shall not include other operations related to the extractive industry such as crushing, screening, cement or asphalt manufacturing or concrete batching; and this definition shall not include a wayside pit as defined in the Aggregate Resources Act.
80. "GROSS FLOOR AREA" - see "FLOOR AREA"
81. "GROUND FLOOR AREA" - see "FLOOR AREA"
82. "GREENHOUSE, COMMERCIAL" means a building or structure used for the growing of flowers, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such building or structure but are sold directly from such lot as wholesale or retail.

SECTION 4(83)

DEFINITIONS

83. "GUEST ROOM" means a room or suite of rooms which contains no facilities for cooking, and which is used or maintained for gain or profit by providing accommodation to the public.
84. "HABITABLE ROOM" means a room designed for living, sleeping, eating or food preparation.
85. "HEIGHT" when used with reference to a structure, means the vertical distance between the finished grade and the highest point of the structure proper, exclusive of any accessory roof construction such as a chimney, steeple or antenna.
 - (a) "BUILDING HEIGHT" shall have a corresponding meaning.
86. "HISTORIC SITE" means land, building or structure which has an historic significance, and which has been designated by a municipality, county, provincial or federal government as having historic significance.
87. "HOME INDUSTRY" means a use accessory to a permitted farm which may include a carpentry shop, a metal working shop, a plumbing shop, an electrical shop, a welding shop, a storage building for school buses, boats, snowmobiles, or a similar use.
88. "HOME OCCUPATION" means any occupation conducted for gain or support as an accessory use within a permitted dwelling house or permitted dwelling unit.
89. "HOTEL" - see "TOURIST ESTABLISHMENT"
90. "IMPROVED STREET" - see "STREET"
91. "INSTITUTE" means a building or premises used by an organized body, religious group or society for a non-profit, non-commercial purpose. This definition may include a nursing home, library, college, university, convent, monastery or similar use.
92. "INTENSIVE OR SPECIALIZED LIVESTOCK OPERATION" means an agricultural operation having greater than 450 livestock units, or any other lesser minimum which may be defined under Provincial nutrient management, agricultural, or planning legislation if less than 450 livestock units, located on a lot having a minimum lot size of 40.47 hectares.
93. "INTERIOR LOT" - see "LOT"
94. "INTERIOR SIDE LOT LINE" - see "LOT LINE"

SECTION 4(95)

DEFINITIONS

95. "INTERIOR SIDE YARD" - see "YARD"
96. "LANDSCAPED OPEN SPACE" means that portion of the lot area of a lot, accessible by walking from a street on which the lot abuts and which is suitable for and devoted exclusively to the growth and maintenance of grass, flowers, bushes, trees, and similar landscaping and includes any surfaced walk or patio in combination with such landscaping. This definition shall not include any driveway or ramp, whether surfaced or not, any curb, retaining wall, parking area, loading space or any open space beneath or within any building or structure.
97. "LANE" means a public thoroughfare which affords only a secondary means of access for vehicular traffic to abutting lots and which is not intended for general traffic circulation.
98. "LAUNDROMAT" means an establishment containing one or more washers, each having a capacity not exceeding 50 pounds, and drying, ironing, finishing and incidental equipment, provided that only water, soaps or detergents are used therein and provided that no such operation shall emit any noise or vibrations which cause a nuisance or inconvenience within or without the premises. This definition may include a self-service dry cleaning establishment.
99. "LIVESTOCK" means chickens, turkeys, cattle, hogs, horses, mink, rabbits, sheep, goats, fur bearing animals, or any other domestic animal used for consumption.
100. "LIVESTOCK MANURE" is principally composed of livestock feces and urine and may include some bedding material and some dilution water.

SECTION 4(101)

DEFINITIONS

101. “LIVESTOCK UNIT” means on lands greater than 19.43 hectares, the equivalent values for various types of animals and poultry based on manure production and production cycles as outlined in the table below:

Livestock Units for Various Livestock Categories

Animal Category	Animal Sub-Category	Animals per Livestock Unit
Beef	Beef Cow ¹	1
	Beef Feeders	2
Chicken	Caged Layers	125
	Chicken Breeder Layers	125
	Chicken Broilers/Roasters	200
	Pullets (replacement layers)	500
Dairy	Milking Cow ^{1,2}	1
	Dairy Heifers	2
Duck	Ducks	100
Emu	Emu	5
Fox	Fox ⁴	40
Goat	Adult Goats ⁴	4
	Feeder Goats (>20 kg)	10
Horse	Horse ⁴	1
Mink	Mink ³	80
Ostrich	Ostrich	3
Rabbit	Adult Rabbits ³	40
Sheep	Adult Sheep ⁴	4
	Feeder Lambs (>20 kg)	10
Swine	Sows/Boars	5
	Feeder Hogs (30-120 kg)	4
	Weaners (4-30 kg)	20
Turkey	Meat Turkeys (>10 kg)	50
	Meat Turkeys (5-10 kg)	75
	Turkey Breeder Layers	75
	Meat Turkeys (<5 kg)	100
	Pullets (replacement breeders)	500
Veal	White Veal	6
	Red Veal (<300 kg)	3

Notes: For all other animals/poultry, use 1 livestock unit per 450 kg housed at one time.

(1) Includes calf to 150 kg. (2) A dairy/cow-calf farm usually has milking cows, heifers and calves. Multiply the number of milking/nursing cows by 1.5 to account for the followers when they are all kept on the same farm. (3) Includes offspring to market size. (4) Includes offspring until weaned. For all other animals/poultry use 1 livestock unit per 450 kg housed at one time

SECTION 4(102)

DEFINITIONS

102. "LOT" means a parcel of land which is capable of being legally conveyed in accordance with the provisions of Section 50 of the Planning Act (R.S.O. 1990)
- (a) "CORNER LOT" means a lot situated at the intersection of two streets, of which two adjacent sides that abut the intersecting streets contain an angle of not more than 135 degrees; where such adjacent sides are curved, the angle of intersection of the adjacent sides shall be deemed to be the angle formed by the intersection of the tangents to the street lines, drawn through the extremities of the interior lot lines, provided that in the latter case, the corner of the lot shall be deemed to be that point on the street line nearest to the point of intersection of the said tangents.
 - (b) "INTERIOR LOT" means any lot which has street access, other than a corner lot.
 - (c) "SMALL LOT" for the purpose of Section 20(4) of this bylaw a small lot means a lot containing 1.62 hectares or more but less than 19.43 hectares.
 - (d) "THROUGH LOT" means any lot which has street access on two or more street lines, other than a corner lot.
103. "LOT AREA" means the total horizontal area within the lot lines of a lot, excluding the horizontal area of such lot covered by water or marsh or between the tops of the banks of a waterbody.
104. "LOT COVERAGE" means that portion of the lot area covered by the perpendicular projections onto a horizontal plane of the area of all buildings on the lot. "Lot coverage" shall not include balconies, canopies and overhanging eaves, provided none of the foregoing are less than 2.44 metres above finished grade.
105. "LOT DEPTH" means the horizontal distance between the front and rear lot lines. If the front and rear lot lines are not parallel, "Lot depth" means the length of a straight line joining the middle of the front lot line with the middle of the rear lot line. If there is no rear lot line, "Lot depth" means the length of a straight line joining the middle of the front lot line with the apex of the triangle formed by the front and side lot lines.
106. "LOT FRONTAGE" means the distance measured in a straight line between the points where the side lot lines are intersected by the street line. In the case where the front line is not a straight line or where the side lot lines are not parallel, lot frontage shall mean the distance measured in a straight line between the points where the side lot lines are intersected by the setback line.

SECTION 4(107)

DEFINITIONS

107. "LOT LINE" means any boundary of a lot or the vertical projection thereof.
- (a) "FRONT LOT LINE" means, in the case of an interior lot, the line dividing the lot from the street. In the case of a corner lot, the shorter lot line abutting a street shall be deemed to be the front lot line and the longer lot line abutting a street shall be deemed to be an exterior side lot line. In the case of a through lot or a corner lot whose exterior lot lines are the same length, the lot line where the principal street access to the lot is provided shall be deemed to be the front lot line.
- (b) "REAR LOT LINE" means, in the case of a lot having 4 or more lot lines, the lot line farthest from and opposite to the front lot line. If a lot has less than 4 lot lines, there shall be deemed to be no rear lot line.
- (c) "SIDE LOT LINE" means a lot line other than a front or rear lot line.
108. "MACHINE SHOP" means a workshop in which work is machined to size and assembled.
109. "MEDICAL OFFICES" means a building or portion thereof in which medical practitioners provide consultation, diagnosis and/or treatment of patients but shall not include accommodation for in-patient care or facilities for surgical procedures which require hospitalization according to criteria approved by the College of Physicians and Surgeons.
110. "MEDICAL PRACTITIONER" means a member of a College of a health profession or group of health professionals as defined in the Regulated Health Professions Act.
111. "MERCHANDISE SERVICE SHOP" - see "SERVICE SHOP, MERCHANDISE"
112. "MICRO-BREWERY" means the use of buildings, structures and/or facilities devoted to the manufacturing of less than 5,000,000 litres per year, cooling, bottling, storage, consumption, sale, transporting of beer and beer related products, whether alcoholic or non-alcoholic, in compliance with ongoing, relevant Provincial and/or Federal policy and regulations. Micro-breweries must remain secondary to the primary uses permitted.
113. "MINIMUM DISTANCE SEPARATION (MDS)" means formulae and criteria as prepared by Ontario Ministry of Agriculture, Food and Rural Affairs to be used to calculate minimum distance separation from proposed non-agricultural uses to agricultural operations.
114. "MINIMUM DISTANCE SEPARATION II (MDS II)" means formulae and criteria, approved by the Ontario Ministry of Agriculture, Food and Rural Affairs, to be completed when an application is made for new, modified, or expanding livestock facilities. The application may be for building permit or an application under Ontario Certificate of

SECTION 4(114)

DEFINITIONS

Compliance Program. MDS II applies only to livestock and poultry facilities, and is not intended to calculate separation distances from uses such as kennels, apiaries, greenhouses, mushroom farms, stock yards, assembly yards, or slaughter houses.

115. "MOBILE HOME" means a prefabricated building, designed to be towed on its own chassis (notwithstanding that its running gear is or may be removed) equipped for year-round occupancy and containing therein facilities for cooking or for the installation of cooking equipment as well as sanitary facilities including a flush toilet and a shower or bathtub. This definition shall not include a tourist trailer.
116. "MOBILE HOME PARK" means land which has been provided and designed for the location thereon of 2 or more occupied mobile homes.
117. "MOTEL" - see "TOURIST ESTABLISHMENT"
118. "MOTOR HOME" means a self-propelled vehicle capable of being used for the temporary living, sleeping or eating accommodation of persons.
119. "MUNICIPAL PIT" means a gravel pit owned and operated by the Corporation, from which the material is used for construction and maintenance of municipal roads.
120. "NEIGHBOURHOOD STORE" means an establishment where food, tobacco, drugs, periodicals or similar items of household necessity are kept for retail sale to residents of the immediate neighbourhood.
121. "NON-COMPLIANT USE" shall mean a lot, building or structure that does not conform to the development and regulations established by this Bylaw.
122. "NON-CONFORMING" means a use, a building or a structure which, on the date of passing of this bylaw, does not conform to the uses permitted or to other provisions of this bylaw for the zone in which such use, building or structure is located.
123. "NON-CONFORMING USE" shall mean a lot, building, or structure where the use does not conform to the permitted uses of this Bylaw.
124. "NURSERY, COMMERCIAL" means land used partly as a horticultural nursery but which also offers or keeps for wholesale or retail sale other articles, goods or materials.
125. "NURSERY, HORTICULTURAL" means land used for the growing of sod, flowers, bushes, trees or other gardening, landscaping or orchard stock for wholesale or retail sale.

SECTION 4(126)

DEFINITIONS

126. "NURSING HOME" means a building in which the proprietor supplies, for gain or profit, lodgings with or without meals and, in addition, provides nursing, medical or similar care and treatment if required. This definition may include a rest home or convalescent home but shall not include any establishment otherwise defined or classified herein.
127. "NUTRIENT MANAGEMENT PLAN (NMP)" means a report that evaluates the relationship between the land based application of nutrients, management techniques, and land use, which is consistent with Best Management Practices and consistent with the standards and practices outlined in the Nutrient Management Plan, prepared in accordance with the Town Nutrient Management Plan Bylaw. This definition would include a Nutrient Management Plan prepared in accordance with the regulations of any Provincial legislation governing the preparation of Nutrient Management Plans.
128. "OAK RIDGES MORaine ACCESSORY USE", when applied within an Oak Ridges Moraine Zone category, shall mean the use of land, buildings or structures that is normally incidental or subordinate to the principal use, building or structure located on the same lot.
129. "OAK RIDGES MORaine AGRICULTURAL USE", when applied within an Oak Ridges Moraine Zone category, shall mean the growing of crops (including nursery and horticultural crops), raising livestock and other animals (including poultry and fish) for food and fur, aquaculture, agroforestry and maple syrup production.
130. "OAK RIDGES MORaine AGRICULTURE RELATED USES", when applied within an Oak Ridges Moraine Zone category, shall mean commercial and industrial uses that are small-scale, directly related to a farm operation and, required to be located in close proximity to the farm operation.
131. "OAK RIDGES MORaine BED AND BREAKFAST ESTABLISHMENT", when applied within an Oak Ridges Moraine Zone category, shall mean an establishment that provides sleeping accommodation (including breakfast and other meals, services, facilities and amenities for the exclusive use of guests) for the travelling or vacationing public in up to three guest rooms located within an Oak Ridges Moraine single dwelling which is the principal residence of the operator of the establishment and such Oak Ridges Moraine single dwelling existed or would have been permitted by the applicable Zoning Bylaw as of November 15, 2001.
132. "OAK RIDGES MORaine CONSERVATION PLAN AREA" shall mean the lands within the Town of Mono which are subject to the Oak Ridges Moraine Conservation Plan as established by Ontario Regulation 140/02.

SECTION 4(133)

DEFINITIONS

133. “OAK RIDGES MORAINÉ FARM VACATION HOME”, when applied within an Oak Ridges Moraine Zone category, shall mean an establishment that provides sleeping accommodation (including participation in farm activities, meals, services, facilities and amenities for the exclusive use of guests) for the travelling or vacationing public in up to three guest rooms within an Oak Ridges Moraine single dwelling which is located on a farm and which is the principal residence of the proprietor of the establishment.
134. “OAK RIDGES MORAINÉ FOREST MANAGEMENT”, when applied within an Oak Ridges Moraine Zone category, shall mean the management of woodlands, for the production of wood and wood products (including maple syrup), to provide outdoor recreational opportunities, to maintain, and where possible improve or restore, conditions for wildlife, and to protect water supplies and, including accessory uses such as the construction and maintenance of forest access roads and maple syrup production facilities.
135. “OAK RIDGES MORAINÉ HOME BUSINESS”, when applied within an Oak Ridges Moraine Zone category, means an occupation that involves providing personal or professional services or producing custom or artisanal products and is carried on as a small-scale accessory use within an Oak Ridges Moraine single dwelling (and such Oak Ridges Moraine single dwelling existed or would have been permitted by the applicable Zoning Bylaw as of November 15, 2001) by one or more of its residents and shall not include an auto repair, salvage yard, paint shop or furniture stripping use.
136. “OAK RIDGES MORAINÉ HOME INDUSTRY”, when applied within an Oak Ridges Moraine Zone category, means a business that is carried on as a small-scale use that is accessory to a single family dwelling (and such Oak Ridges Moraine single dwelling existed or would have been permitted by the applicable Zoning Bylaw as of November 15, 2001) or accessory to an agricultural operation, and may be carried on in whole or in part of an accessory building, and provides a service such as carpentry, metalworking, welding, electrical work or blacksmithing and shall not include: automotive wrecking and salvage yards; bulk tire storage; contractors outdoor storage facility; contractors outdoor repair yard; warehousing storage or refining of petroleum-related products or chemicals; furniture refinishing; or a paint shop.
137. “OAK RIDGES MORAINÉ IMPERVIOUS SURFACE”, shall mean a surface that does not permit the infiltration of water, such as a rooftop, sidewalk, paved roadway, driveway or parking lot.
138. “OAK RIDGES MORAINÉ MAJOR DEVELOPMENT” means any development consisting of the creation of four or more lots; the construction of a building or buildings with a ground floor area of 500 m or more; or the establishment of a major recreational use such as, but not limited to: a golf course, serviced playing fields, serviced campgrounds or ski hill.

SECTION 4(139)

DEFINITIONS

139. “OAK RIDGES MORaine NET DEVELOPABLE AREA” means the area of a site, less any area that is within a key natural heritage feature or hydrologically sensitive feature.
140. “OAK RIDGES MORaine OPEN STORAGE”, when applied within an Oak Ridges Moraine Zone category, shall mean the storage of goods and materials related to a permitted use but shall exclude any goods and materials prohibited in accordance with Section 5(23) of this Bylaw.
141. “OAK RIDGES MORaine RAPID INFILTRATION BASIN”, when applied within an Oak Ridges Moraine Zone category, shall mean a basin or system of basins at or below surface grade that is constructed in porous soil and punctures through a relatively impermeable layer to gain access to a more permeable sand or gravel layer, so as to rapidly infiltrate into the ground, at a single point or area of concentration, surface runoff collected from impervious surfaces.
142. “OAK RIDGES MORaine RAPID INFILTRATION COLUMN”, when applied within an Oak Ridges Moraine Zone category, shall mean a column or system of columns at or below surface grade that is constructed in porous soil and punctures through a relatively impermeable layer to gain access to a more permeable sand or gravel layer, so as to rapidly infiltrate into the ground, at a single point or area of concentration, surface runoff collected from impervious surfaces.
143. “OAK RIDGES MORaine SINGLE DWELLING”, when applied within an Oak Ridges Moraine Zone category, shall mean a building containing only one dwelling unit.
144. “OAK RIDGES MORaine SITE ALTERATION”, when applied within an Oak Ridges Moraine Zone category, shall mean activities such as filling, grading and excavation that would change the landform and natural vegetative characteristics of lands, but does not include:
- (a) construction of facilities for transportation, infrastructure or utilities by a public agency;
 - (b) reconstruction, repair or maintenance of a drain approved under the *Drainage Act* and in existence on November 15, 2001; or,
 - (c) the carrying out of agricultural practices on land that was being used for agricultural purposes as of November 15, 2001.
145. “OAK RIDGES MORaine STORMWATER MANAGEMENT POND”, when applied within an Oak Ridges Moraine Zone category, shall mean a detention basin that temporarily stores or treats collected stormwater runoff and releases it at a controlled rate.

SECTION 4(146)

DEFINITIONS

146. "OAK RIDGES MORaine TRAIL", when applied within an Oak Ridges Moraine Zone category, shall mean a recreational trail system accommodating non-motorized trail uses (but including motorized wheelchairs) located within the Oak Ridges Moraine and may include as accessory uses parking, signage, washrooms, interpretative facilities and, conservation and erosion control measures.
147. "OAK RIDGES MORaine TRANSPORTATION, INFRASTRUCTURE AND UTILITIES", when applied within an Oak Ridges Moraine Zone category, shall mean public highways, transit lines, gas and oil pipelines, sewage and water service systems and lines, stormwater management facilities, railways and related facilities, power transmission lines, telecommunications lines and facilities including broadcasting towers, bridges, interchanges, stations and other structures above- or below-grade that are required for these facilities, and all related rights-of-way required for these facilities.
148. "OAK RIDGES MORaine UNSERVICED PARKS", when applied within an Oak Ridges Moraine Zone category, shall mean a public or private park that provides recreational opportunities and facilities and may include playing fields, but shall not include outdoor lighting, paved parking areas, accessory commercial facilities, or permanent sewer or water servicing systems.
149. "OAK RIDGES MORaine WAYSIDE PIT", when applied within an Oak Ridges Moraine Zone category, shall mean a temporary pit opened or used by or for a public body solely for the purpose of a particular project of road construction and not located on the road right-of-way.
150. "OPEN STORAGE AREA" means land used for the outside storage of equipment, goods or materials. This definition shall not include a salvage yard, a parking area, a delivery space, a loading space or storage use located in a building.
151. "PARK" means an area, consisting largely of open space, which may include a recreational area, playground, playfield or similar use, but shall not include a mobile home park or trailer park.
- (a) "PUBLIC PARK" means a park owned or controlled by the Corporation or the County or by any Ministry, Board, Commission or Authority established under any statute of Ontario or Canada.
- (b) "PRIVATE PARK" means a park other than a public park.
152. "PARKING AREA" means an area or structure provided for the parking of motor vehicles and includes any related aisles, parking spaces or driveways, but shall not include any part of a street or lane. This definition may include a private garage or a carport.

SECTION 4(153)

DEFINITIONS

153. "PARKING LOT" means any parking area which is not required by the provisions of this bylaw or which is not accessory to a use permitted by this bylaw.
154. "PARKING SPACE" means a portion of a parking area, exclusive of any aisles or driveways, which may be used for the temporary parking or storage of a motor vehicle.
155. "PARKING SPACE, TANDEM" means two or more parking spaces situated one behind the other and end to end, with only one having direct access to an aisle.
156. "PATIO" means a level surface directly adjacent to a principal building or within 1 metre of finished grade not having any roof or walls.
157. "PERMITTED" means permitted by this bylaw.
158. "PERSON" means any human being, association, firm, partnership, corporation, agent or trustee, and the heirs, executors or other legal representatives of a person to whom the context can apply according to law.
159. "PLACE OF WORSHIP" means a building or portion thereof used by any religious organization for public worship and may include as accessory uses: offices, a rectory or manse, hall, rooms for the holding of meetings or classes for religious instructions, but shall not include a club or day care centre as defined in this Bylaw.
160. "PLANTING STRIP" means an area which shall be used for no purpose other than planting a row of trees or a continuous unpierced hedgerow of evergreens or shrubs, not less than 1.53 metres high, immediately adjacent to the lot line or portion thereof along which such planting strip is required herein. The remainder of such planting strip shall be used for no purpose other than planting trees, shrubs, flowers, grass or similar vegetation.
161. "PRIVATE CLUB" means an athletic, recreational or social club provided such club is located on private lands, or on lands owned solely by members of such club, and is not operated for gain or profit. This definition may include the premises of a fraternal organization.
162. "PRIVATE GARAGE" - see "GARAGE, PRIVATE"
163. "PUBLIC USE" means a building, structure or lot used for public services by the Corporation or the County, any local board of either the Corporation or the County, any Conservation Authority established by the Government of Ontario, any Ministry or Commission of the Government of Ontario or Canada, any telephone or telegraph company, any public utility corporation or any railway company authorized under the Railway Act

SECTION 4(164)

DEFINITIONS

164. "PUBLIC WATER SYSTEM" - see "WATER SYSTEM, PUBLIC"
165. "REAR LOT LINE" - see "LOT LINE"
166. "REAR YARD" - see "YARD"
167. "RECREATIONAL ESTABLISHMENT" means a billiard or pool hall, bowling alley, curling or skating rink, bingo hall, or similar use.
168. "REQUIRED YARD" - see "YARD"
169. "RESTAURANT" means a building or part of a building where meals are prepared and offered or kept for sale to the public. This definition shall also mean a drive-in restaurant designed for consumption of the food in a vehicle parked in a permitted parking space on the premises of the establishment; and a take-out restaurant designed for consumption of the food off the premises of the establishment.
170. "RESTAURANT, TAKE-OUT" means a building or structure or a portion thereof where meals are prepared on or off the premises and is offered for sale to the public. It may be consumed on or off the premises and does not include drive-through windows.
171. "RETAIL STORE" means a building or part of a building in which goods, wares, merchandise, substances, articles or things are offered or kept for retail sale, or rental purposes, but does not include any establishment otherwise defined herein or specifically named elsewhere in this bylaw.
172. "SALVAGE YARD" means an establishment or premises where bottles, junk, rags, scrap metals, wrecked vehicles or parts therefrom are stored wholly or partly in the open.
173. "SCHOOL" means a school under the jurisdiction of a Board as defined in the Education Act.
174. "SCHOOL, COMMERCIAL OR PRIVATE" means a school which is not under the jurisdiction of a Board as defined in the Education Act.
175. "SECONDARY DWELLING UNIT" – See "Dwelling Unit".
176. "SERVICE KIOSK" means a building or structure accessory to a gas bar where goods may be offered for sale.

SECTION 4(177)

DEFINITIONS

177. "SERVICE SHOP, MERCHANDISE" means an establishment wherein articles or goods such as appliances, furniture or similar items may be repaired or serviced. This definition shall not include any manufacturing operation or establishment used for the service or repair of vehicles, boats or aircraft.
178. "SETBACK" means the least horizontal dimension between the centre-line of a street allowance, measured at right angles to such centre-line, and the nearest part of any building, structure or excavation on the lot, or the nearest open storage use on the lot.
179. "SEWAGE TREATMENT FACILITY" means a building or structure, approved by the Ministry of the Environment & Energy, where domestic and/or industrial waste is treated.
180. "SEWER SYSTEM, SANITARY" means a system of underground conduits, operated by the Corporation, by another municipality or by the Ministry of the Environment & Energy, which carries sewage to a sewage treatment facility.
181. "SEWER SYSTEM, STORM" means a sewer which carries storm surface water and storm drainage but does not carry sewage or industrial waste.
182. "SHOPPING CENTRE" means a lot or lots, and a building or buildings containing at least three individual commercial uses, designed, developed and managed as a comprehensive development (of which not more than 30% of the gross floor area is devoted to business offices or medical offices) for which common loading spaces, parking areas, landscaping areas or other common facilities may be provided, and which is held in single or multiple ownership and where it is held in multiple ownership or more than one lot, the total area of the properties shall be deemed to be a lot for the regulations of this Bylaw.
183. "SIDE LOT LINE" - see "LOT LINE"
184. "SIDE YARD" - see "YARD"
185. "SIGHT TRIANGLE" means the triangular space formed by the street lines of a corner lot and a line drawn from a point in one street line to a point in the other street line, each such point being 9.15 metres from the point of intersection of such street lines (measured along the street lines). Where two such street lines do not intersect at a point, the point of intersection of such street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to such street lines.
186. "SIGN" means a name, identification, description, device, display, illustration or any sign under the Town Sign Bylaw, which is affixed to or represented directly or indirectly upon a building, structure or lot and which directs attention to an object, product, place, activity, person, institute, organization or business.

SECTION 4(187)

DEFINITIONS

187. "SINGLE FAMILY DWELLING HOUSE" - see "DWELLING HOUSE"
188. "SKI ESTABLISHMENT" means a recreational facility where skiing is or may be done, and includes ski lifts, tows, trails, maintenance shops, ski equipment sales shops and other similar uses that are accessory to the establishment.
189. "SMALL WIND GENERATION SYSTEM (SWGS) means any combination of WGS with a combined nameplate capacity of equal to or less than 5 kilowatts (kW), subject to compliance with Section 5(1)(f) and 5(26) of this Bylaw
190. "SPECIALIZED FARM" - see "FARM"
191. "STACKING LANE" means an on-site queuing lane for motorized vehicles separated from other vehicular traffic and pedestrian circulation by barriers, markings, or signs.
192. "STONE QUARRY" means any open excavation made for the removal of any consolidated rock or mineral including limestone, sandstone, or shale, in order to supply material for construction, industrial, or manufacturing purposes, but shall not include an excavation incidental to the erection of a building or structure for which a building permit has been issued by the Corporation or an excavation incidental to the construction of any public works. This definition shall not include other operations related to the extractive industry such as crushing, screening, cement or asphalt manufacturing or concrete batching.
193. "STOREY" means that portion of a building or structure between any floor level of such building and the floor, ceiling or roof next above such floor level. In the case of a dwelling house, this definition shall not include:
- (a) an attic, if such attic contains no habitable rooms; or
 - (b) a basement, if such basement contains no habitable rooms; or
 - (c) a cellar.
194. "STREET" means a public thoroughfare under the jurisdiction of either the Corporation, the County or the Province of Ontario. This definition shall not include a lane or private right-of-way. "STREET ALLOWANCE" shall have a corresponding meaning.
- (a) "IMPROVED STREET" means a street which has been constructed in such a manner so as to permit its use by normal vehicular traffic.
195. "STREET ACCESS" means, when referring to a lot, that such lot has a lot line or portion thereof which is also a street line.

SECTION 4(196)

DEFINITIONS

196. "STREET LINE" means the limit of the street allowance and is the dividing line between a lot and a street.
197. "STRUCTURE" means anything constructed or erected, the use of which requires location on or in the ground or attached to something having location on or in the ground but does not include a lawful fence or a pond.
198. "THROUGH LOT" - see "LOT"
199. "TOURIST ESTABLISHMENT" means a building or buildings designed or used for the accommodation of the travelling or vacationing public.
- (a) "HOTEL" means a tourist establishment containing therein 5 or more guest rooms served by a common entrance. Accessory uses may include accommodation for permanent staff and one or more beverage rooms, dining rooms, meeting rooms or similar uses.
- (b) "LODGE" means a tourist establishment containing therein 5 or more guest rooms served by a common entrance while additional guest rooms may have a separate entrance directly from outside the building. Accessory uses may include rental cabins, accommodation for permanent staff and one or more beverage rooms, dining rooms or recreational facilities.
- (c) "MOTEL" means a tourist establishment containing therein 5 or more guest rooms, each guest room having a separate entrance from outside the building. Accessory uses may include accommodation for permanent staff and one or more beverage rooms, dining rooms, meeting rooms or similar uses.
200. "TRAILER" means any vehicle designed to be towed by a motor vehicle.
- (a) "TOURIST TRAILER" means any trailer capable of being used for the temporary living, sleeping or eating accommodation of persons, notwithstanding that such trailer is jacked up or that its running gear is removed. This definition shall not include a mobile home as defined herein.
201. "TRAILER CAMP" or "TRAILER PARK" means land which is used for the location thereon of tourist trailers occupied on a temporary or seasonal basis.

SECTION 4(202)

DEFINITIONS

202. "TRANSPORTATION DEPOT" means a lot, building or structure, or portion thereof where trucks, buses, railcars, containers, trailers or transports are rented, leased, loaded or unloaded, kept for hire, temporarily stored, or pored prior to shipment or being dispatched. Trucks, buses and transports may also be serviced and repaired in these buildings or structures.
203. "USE", when used as a noun, means the purpose for which a lot, building or structure, or any combination thereof is designed, arranged, occupied or maintained.
204. "USE" (when used as a verb), "USED" and "TO USE" shall have corresponding meanings.
205. "USES" shall have a corresponding meaning.
206. "VEHICLE" means an automobile, a boat, a commercial motor vehicle, a farm implement, a mobile home, a motorcycle, a snowmobile, a tourist vehicle or a trailer.
207. "VETERINARY CLINIC" means a building where one or more licensed veterinarians and an associated staff provide medical services solely for small animals but does not include grooming, boarding or outside pens or runs.
208. "WAREHOUSE" means a building or part of a building used only for the bulk storage of goods, wares, merchandise or materials. This definition may include accessory office space.
209. "WATERBODY" means any bay, lake, watercourse, pond or manmade pond or canal other than a drainage ditch or irrigation channel.
210. "WATER EXTRACTION, PROCESSING, BOTTLING AND DISTRIBUTION FACILITY" means the use of land, buildings, or structures where groundwater is pumped for the purposes of commercial sale, and shall include accessory processing, bottling and distribution. These facilities shall incorporate an approved groundwater monitoring network and be operated under a valid Provincial Permit to Take Water.
211. "WATER SUPPLY PLANT" means a building or structure, approved by the Ministry of the Environment & Energy, where water is treated for human consumption.
212. "WATER SYSTEM, COMMUNAL" means a distribution system of underground piping and related storage, including pumping and purification appurtenances, owned and operated by, or on behalf of, the residents of the community served by such system. This definition shall not include a Public Water System.

SECTION 4(213)

DEFINITIONS

213. "WATER SYSTEM, PUBLIC" means a distribution system of underground piping and related storage, including pumping and purification appurtenances, owned and operated by the Corporation, by another municipality or by the Ministry of the Environment & Energy.
214. "WAYSIDE PIT" means a temporary open excavation made for the removal of any soil, earth, clay, marl, sand, gravel or unconsolidated rock or mineral, opened and used by a public road authority solely for the purpose of a particular project or contract of road construction.
215. "WELDING SHOP" means a workshop in which metals are welded.
216. "WHOLESALE ESTABLISHMENT" means a facility for the sale and distribution of goods or material for resale purposes only.
217. "WIND GENERATION SYSTEM (WGS)" means any device such as a wind charger, windmill, or wind turbine that converts wind energy to electrical energy
218. "WIND GENERATION SYSTEM ACCESSORY FACILITIES" means those facilities, equipment, machinery, and other devices necessary to the proper operation and maintenance of a wind energy conversion system, including access roads, collector and feeder lines, busworks, and substations.
219. "YARD" means a space, appurtenant to a building, structure or excavation, located on the same lot as such building, structure or excavation, and which space is open, uncovered and unoccupied from the ground upward except for such accessory buildings, structures or uses as are specifically permitted elsewhere in this bylaw.
- (a) "FRONT YARD" means a yard extending across the full width of the lot between the front lot line of the lot and the nearest part of any excavation or main building on the lot.
- (b) "FRONT YARD DEPTH" means the least horizontal dimension between the front lot line of the lot and the nearest part of any building, structure or excavation on the lot, or the nearest open storage use on the lot.
- (c) "REAR YARD" means a yard extending across the full width of the lot between the rear lot line of the lot and the nearest part of any excavation or main building on the lot. If there is no rear lot line, there shall be deemed to be no rear yard.
- (d) "REAR YARD DEPTH" means the least horizontal dimension between the rear lot line of the lot and the nearest part of any building, structure or excavation on the lot, or the nearest open storage use on the lot.

SECTION 4(218)(e)

DEFINITIONS

- (e) "SIDE YARD" means a yard extending from the front yard to the rear yard and from the side lot line of the lot to the nearest part of any excavation or main building on the lot. In the case of a lot which has no rear lot line, the side yard shall extend from the front yard to the opposite side yard.
 - (f) "SIDE YARD WIDTH" means the least horizontal dimension between the side lot line of the lot and the nearest part of any building, structure or excavation on the lot, or the nearest open storage use on the lot.
 - (g) "EXTERIOR SIDE YARD" means a side yard immediately adjoining a street.
 - (h) "INTERIOR SIDE YARD" means a side yard other than an exterior side yard.
 - (i) "REQUIRED YARD" means a yard with the minimum front yard depth, rear yard depth, or side yard width required by the provisions of this bylaw. A required side yard shall extend from the required front yard to the required rear yard or, in the case of a lot which has no rear lot line, the required side yard shall extend from the required front yard to the opposite required side yard.
220. "ZONE" means a designated area of land use shown on Schedule "A" hereto.
221. "ZONED AREA" means all of the lands within the corporate limits of the Town of Mono.
222. "ZONING ADMINISTRATOR" means the officer or employee of the Corporation charged with the duty of enforcing the provisions of this bylaw.

SECTION 5

GENERAL PROVISIONS

The contents of this Section are:

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SECTION 5 (1)

GENERAL PROVISIONS

(1) ACCESSORY USES

(a) USES PERMITTED

Where this Bylaw provides that land may be used or a building or structure may be erected or used for a purpose, that purpose shall include any accessory building, structure or use, but shall not include any of the following uses:

- (i) any occupation for gain or profit conducted within or accessory to dwelling unit;
- (ii) any building or portion thereof used for human habitation;
- (iii) a gas bar;
- (iv) an open storage area;
- (v) any vehicle or part thereof used for storage;

except as in this Bylaw is specifically permitted.

(b) COMMENCEMENT

Notwithstanding any other provisions of this Bylaw to the contrary, no accessory non-residential building or structure shall be erected or used until after a permitted residential building has been erected or until after a permitted main non-residential use has been established.

(c) ACCESSORY BUILDINGS AND STRUCTURES

- (i) Except where otherwise provided in this Bylaw, the maximum lot coverage for all accessory buildings and structures shall be 140 m²;
- (ii) In the Rural Zone provided that the maximum lot coverage is not exceeded for an accessory building or structure, the maximum gross floor area permitted for all accessory buildings or structures located on a lot are as follows:
 - (a) On a lot 0.8 ha (2 ac) in size or less the maximum gross floor area for an accessory building or structure is 225 m² (2,422 ft²);
 - (b) On a lot 2 ha (5 ac) in size or less but larger than 0.8 ha (2 ac) in size the maximum gross floor area for an accessory building or structure is 370 m² (3,983 ft²); and
 - (c) On a lot larger than 2 ha (5 ac) in size the maximum gross floor area for an accessory building or structure is 600 m² (6,459 ft²). Accessory

Section 5.1 (c) (ii)
amended by Bylaw
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structures with maximum gross floor area exceeding 370 m² (3,983 ft²) but less than 600 m² (6,459 ft²) on lots greater than 2 hectares (5 acres) shall be subject to site plan control under the Planning Act.

The area of an open swimming pool shall not be calculated in determining lot coverage.

Compliance, where required, with the OMAFRA Minimum Distance Separation (MDS) formula in Appendix 1 of this Bylaw applies.

- (iii) The maximum height of any detached accessory building or structure as measured from finished grade level to the highest point of the building or structure shall not exceed 12.0 metres. Buildings or structures accessory to permitted bona fide agricultural uses are exempt from this height provision.

SECTION 5(1)(c)(iv)

GENERAL PROVISIONS

- (iv) An attached or detached private garage shall be considered an accessory use, building or structure for the purposes of this section when determining total lot coverage;
- (v) In Residential zones, the minimum setbacks for all accessory buildings or structures shall be:
 - 1.2 metres to an interior side lot line;
 - 0.6 metres to a rear lot line;
 - The distance of the main front wall of the dwelling unit from the front lot line; and,
 - The minimum exterior side yard of the Residential Zone.
- (vi) In Industrial, Commercial, and Institutional Zones, the minimum setbacks for all accessory buildings or structures shall be:
 - The distance of the main front wall of the principal building or structure from the front lot line;
 - The distance of the main wall of the principal building from the exterior side lot line;
 - 7.5 m from the rear or interior side lot lines;
 - 3.0 m to any main building or structure on the lot.
- (vii) **Swimming Pool**
Any outdoor private swimming pool in a Suburban Residential, Hamlet Residential, and Rural Estate Zone shall:
 - Only be permitted in a side yard or rear yard;
 - Be located no closer than 1.2 metres to any side or rear lot line;

- Be located no closer to the street than the minimum required rear yard when situated in the rear yard of a through lot;
- Not exceed a height of 2.0 metres above ground elevation or the maximum height of pool deck; and,
- Be excluded from the determination of the lot coverage of a lot for a permitted use.

(d) LOCATION

- (i) Notwithstanding any yard provisions of this Bylaw to the contrary, drop awnings, clothes poles, flag poles, garden trellises, lawful fences, retaining walls, lawful signs, or similar accessory uses shall be permitted in any yard, except clothes poles, which shall be permitted in the rear yard only.
- (ii) Except as otherwise provided herein, in a Residential Zone, no accessory building or structure which is detached from the main building shall be erected in any required yard other than the interior side yard or rear yard.

SECTION 5(1)(d)(iii)

GENERAL PROVISIONS

- (iii) Except as otherwise provided herein, in a Suburban Residential Zone, no accessory building or structure which is detached from the main building shall be erected in any front yard.

(e) YARDS

Each accessory use shall comply with the yard provisions of the zone in which such accessory use is located, except that in a Residential Zone, each accessory use shall comply with the following provisions:

- (i) When an accessory use is located in an interior side yard, it shall be no closer than 1.22 metres to the interior side lot line.
- (ii) When an accessory use is located in the rear yard, no minimum rear yard depth provision shall apply to such accessory use, except in the case where the rear lot line is the side lot line of the adjoining lot, in which case such accessory use shall be no closer than 1.22 metres to that portion of the rear lot line which adjoins the interior side lot line of the adjoining lot.
- (iii) No detached accessory building or structure shall be located closer than 1.22 metres to a main building.
- (iv) Notwithstanding Section 5(1)(d) hereof, an attached accessory building or structure may be erected in a front yard or exterior side yard provided that it is not located in a required yard and provided that it is constructed of the

same type of material as the main building and conforms with it architecturally.

(f) OAK RIDGES MORaine ZONES

Notwithstanding the above, accessory uses within an Oak Ridges Moraine Natural Core Zone, Oak Ridges Moraine Natural Linkage Zone, Oak Ridges Moraine Countryside Zone and Oak Ridges Moraine Environmental Protection Zone shall be subject to the provisions of Sections 21, 22, 23, and 24 of this Bylaw.

(g) ACCESSORY SMALL WIND GENERATION SYSTEMS (SWGS):

It is the intent of this Bylaw that Small Wind Generation Systems (SWGS) shall be permitted as an accessory use to all permitted uses, subject to the execution of a Site Plan Agreement with the municipality which shall address the following matters:

SECTION 5(1)(g)(i)

GENERAL PROVISIONS

- (i) An “Operational Protocol” for dealing with Extreme Weather Conditions to include potential Icing and High Wind situations has been filed with the Town of Mono.
- (ii) A report confirming conformity with Municipal Noise Bylaw 2004-16, and MOE Publication NPC-232, has been submitted to the municipality.
- (iii) A “Site Plan Agreement” as per Section 41(7)(c) has been registered as per Section 41(10) of the Planning Act R.S.O. 1990 as amended.
- (iv) A financial deposit to ensure the structure is removed from the property, and the property restored to it’s prior condition, when the structure is no longer in use.
- (v) That clearance letters are obtained from the local Conservation Authority confirming that the development shall have no impact on raptors and migratory birds and be directed away from significant vegetation communities.

(h) ACCESSORY APARTMENTS

The following regulations apply to the Rural and all Residential zones:

- (i) Only one accessory apartment shall be permitted on a lot;
- (ii) The maximum size of such an accessory apartment shall be a maximum of 30% of the gross floor area of a single detached dwelling house, excluding the basement and private garage;
- (iii) If an accessory apartment is located wholly in the basement, there is no maximum gross floor area;
- (iv) A Registry for accessory apartments may be created and maintained by the Town of Mono; and,
- (v) An accessory apartment must be registered with the Town of Mono Registry for the purposes of monitoring and inspections.

(i) SECONDARY DWELLING UNITS

The following regulations will only apply in the Rural Zone:

- (i) A Secondary Dwelling Unit shall only be permitted on lots that have a minimum lot area of 10 hectares;

SECTION 5(1)(i)(ii)

GENERAL PROVISIONS

- (ii) A Secondary Dwelling Unit shall contain separate sanitary, kitchen, and living facilities from those of the main residential use;
- (iii) A Secondary Dwelling Unit must have a separate building entrance;
- (iv) A Secondary Dwelling Unit must be subordinate in size to the principal single detached dwelling house and shall have a minimum gross floor area of 74 square metres;
- (v) No new driveway access to serve a Secondary Dwelling Unit will be permitted;
- (vi) A Secondary Dwelling Unit shall have a maximum setback of 50 m from the principal use; and,
- (vii) A Secondary Dwelling unit shall have a separate septic system.

(2) CONSTRUCTION USES

- (a) Notwithstanding any other provisions of this Bylaw to the contrary, the following uses are permitted in any portion of the zoned area:

a building or structure incidental to construction on the lot where such building or structure is situated, but only for as long as it is necessary for the work in progress and until the work is completed or abandoned.
- (b) "Abandoned" in this subsection means the failure to proceed expeditiously with the construction work.

(3) DWELLING UNITS

- (a) **YARD PROVISIONS:**

Where a dwelling unit is located in a non-residential building, such dwelling unit shall comply with the yard provisions of this Bylaw which apply to the said non-residential building.
- (b) **CELLAR LOCATION:**

No part of any dwelling unit except a furnace room, laundry room, storage room, recreation room or similar use shall be located in a cellar.

SECTION 5(4)

GENERAL PROVISIONS

(4) EXTERNAL BUILDING MATERIALS

The following building materials shall not be used for the exterior vertical facing on any wall of any building or structure within the zoning area:

- (a) tar paper;
- (b) building paper;
- (c) asphalt roll-type siding;
- (d) roll roofing;
- (e) mill ends;
- (f) non-external grade plywood.

(5) FLOOD PLAINS

(a) USE OF FLOOD PLAINS:

- (i) No person shall use any lot or erect, alter or use any building or structure on a flood plain for any purpose except one or more of the following uses:

- an agricultural use other than a building;
 - a forestry use other than a building;
 - a golf course other than a building;
 - a parking area or lot;
 - a public or private park;
 - a public use.

- (ii) Notwithstanding any provisions of paragraph (i) hereof to the contrary, unenclosed pole shelters or any buildings or structures required for flood or erosion control may be permitted on flood plains.

(b) APPROVAL OF CONSERVATION AUTHORITY:

No building shall be erected or altered within any flood plain or within a distance of 22.87 metres from any flood plain except with the written approval of the Conservation Authority having jurisdiction in the area.

(c) FILL RESTRICTIONS:

No fill shall be placed in or removed from any flood plain, whether originating on the site or elsewhere, except with the written approval of the Conservation Authority having jurisdiction in the area.

SECTION 5(5)(d)

GENERAL PROVISIONS

(d) CALCULATION OF ZONE PROVISIONS:

No part of any flood plain shall be used to calculate any of the zone provisions required by this Bylaw.

(6) GRAVEL PITS AND STONE QUARRIES

No gravel pit or stone quarry shall be made or established in any portion of the zoned area except in a zone where a gravel pit or a stone quarry is included under the heading "Uses Permitted" in this Bylaw. Where this Bylaw states that no land shall be used for any purpose other than planting grass, shrubs, seeded berms, trees or similar vegetation, this shall also mean that no gravel pit or stone quarry shall be made or established in those areas.

(7) HEIGHT RESTRICTIONS

(a) MAXIMUM HEIGHTS:

No building or structure shall exceed a height of 12.20 metres.

(b) EXCEPTIONS:

The height provisions of this Bylaw shall not apply to the following uses:

- a barn;
- a belfry;
- a chimney;
- a church spire;
- a clock tower;
- a corn crib;
- a drying elevator;
- a farm implement shed;
- a feed or bedding storage use;
- a flag pole;
- a non-commercial radio antenna;
- a non-commercial television antenna;
- a power transmission tower;
- a public communications antenna or tower;
- a silo
- a water tower.

SECTION 5(8)

GENERAL PROVISIONS

(8) HOME INDUSTRIES

No home industry shall be permitted in any portion of the zoned area unless such home industry conforms to the following provisions:

- (a) Not more than 3 persons, other than the owner or his family, shall be employed in such home industry;
- (b) There shall be no external display or advertising, other than a lawful sign, to indicate to persons outside that any part of the lot is being used for home industry purposes;
- (c) The home industry shall be clearly secondary to the main rural use of the lot;
- (d) The home industry shall not create or become a public nuisance due to excessive dust, fumes, noise, vibration, traffic or parking.

(9) HOME OCCUPATIONS

No home occupation shall be permitted in any portion of the zoned area unless such home occupation conforms to the following provisions:

- (a) No person, other than a member of the family, shall be employed in the home occupation or engaged in canvassing, delivering or as go-between in distributing merchandise to customers;
- (b) There shall be no external display or advertising, other than a lawful sign, to indicate to persons outside that any part of the dwelling house, dwelling unit or lot is being used for a purpose other than residential;
- (c) Such home occupation shall be clearly secondary to the main residential use and shall neither change the residential character of the dwelling house or dwelling unit, nor create or become a public nuisance, due to excessive dust, fumes, noise, vibration, traffic or parking;
- (d) There shall be no goods, wares, or merchandise, other than arts and crafts produced on the premises, offered or exposed for sale or rent on the premises;
- (e) Not more than 25% of the dwelling unit area shall be used for the purpose of home occupation uses;
- (f) Notwithstanding any provisions of paragraph (a) hereof to the contrary, a private medical practice may include one employee who is not a member of the practitioner's family.

(10) LOADING SPACE REGULATIONS

(a) REQUIREMENTS:

The owner or occupant of any lot which is used for a non-residential purpose and which is located in a Commercial or Industrial Zone shall provide and maintain at the premises, facilities comprising one or more loading spaces at least 9.15 metres long, 3.66 metres wide and having a vertical clearance of at least 4.42 metres, and in accordance with the following:

- (i) Lot located in Commercial Zone - 1 space for each 2787.10 square metres of gross floor area or portion thereof in excess of 92.91 square metres

- (ii) Lot located in Industrial Zone- the greater of:
1 space per lot; or 1 space for each 2787.10 square metres of gross floor area or portion thereof in excess of 278.71 square metres.

(b) LOCATION:

The required loading spaces shall be provided on the lot occupied by the building, structure or use for which the said loading spaces are required and shall not form a part of any street or lane. No portion of any loading space shall be located closer to any street line than the minimum front yard depth required for such building, structure or use in the zone where it is located.

(c) ACCESS:

Access to loading spaces shall be by means of a driveway at least 3.66 metres wide contained within the lot on which the loading spaces are located.

(d) SURFACE:

Each driveway and loading space shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles.

SECTION 5(10)(e)

GENERAL PROVISIONS

(e) ADDITION TO OR CHANGE OF EXISTING USE:

When, on the date of passing of this Bylaw, a building or structure has insufficient loading spaces to comply with the requirements herein, this Bylaw shall not be interpreted to require that the deficiency be made up prior to the construction of any addition. However, no addition may be built and no change of use may occur, the effect of which would be to increase that deficiency.

(11) LOT DEVELOPMENT REQUIREMENTS

(a) ACCESS TO IMPROVED STREET:

No person shall erect any building or structure or use any lot in any zone unless access for vehicular traffic, in the form of an unobstructed driveway or passageway at least 3.05 metres in width, is provided from such lot to an improved street which abuts the said lot. This provision shall not apply to a lot on a registered plan of subdivision registered subsequent to the date of passing of this Bylaw.

(b) MORE THAN ONE USE ON A LOT:

When a lot contains more than one use, each such use shall conform to the provisions of this Bylaw for such use in the zone where it is located. Each such use shall be considered to be located on a separate lot for the purpose of determining zone provisions.

(c) MORE THAN ONE ZONE ON A LOT:

When a lot is divided into more than one zone, each such portion of the lot shall be used in accordance with the provisions of this Bylaw for the zone where such portion of the lot is located. Each such portion of the lot shall be considered as a separate lot for the purpose of determining zone provisions.

(12) NON-CONFORMING USES

(a) NON-CONFORMING USES:

Nothing in this Bylaw shall apply to prevent:

- (i) The use of any lot, building or structure for any purpose prohibited by this Bylaw if such lot, building or structure was lawfully used for such purposes on the day of passing of this Bylaw, and provided that it continues to be used for that purpose;

SECTION 5(12)(a)(ii)

GENERAL PROVISIONS

- (ii) The erection or use for a purpose prohibited by this Bylaw of a building or structure for which a permit has been issued by the Chief Building Official, prior to the day of passing of this Bylaw, pursuant to the Building Code Act, so long as the building or structure when erected is used and continues to be used for the purpose identified on the building permit, and provided the permit has not been revoked pursuant to the Building Code Act; or,
- (iii) The repair, replacement or strengthening to a safe condition, of any building or structure or part thereof which is used for a non-conforming use, provided such a repair, replacement or strengthening does not increase the height, size, floor area, or use of such building or structure beyond the original foundation walls of the building or structure.

(b) **NON-COMPLIANT USES:**

Nothing in this Bylaw shall apply to prevent the extension, enlargement, repair, strengthening or replacement of a use, building or structure which is non-compliant provided that:

- (i) The use or uses are permitted by this Bylaw; and,
- (ii) The extension, enlargement, repair, strengthening, or replacement does not further deviate from the required regulations established by this Bylaw.

(c) **LOTS REDUCED BY DEDICATION OR EXPROPRIATION:**

Notwithstanding any other provision of this bylaw, where any portion of a lot is dedicated or expropriated to the Town of Mono or other public authority for the purpose of road widening, turning lane or other similar use, the provisions of the bylaw shall apply to the whole of the lot as it existed prior to the land dedication or expropriation and accordingly, the lot and buildings, structures or uses thereon, shall not be considered a non-compliant use in accordance with the provisions of this bylaw.

(13) **NOXIOUS USES**

No use shall be permitted which, from its nature or the materials used therein, is declared to be a noxious trade, business or manufacture under the Public Health Act or regulations thereunder.

SECTION 5(13a)

GENERAL PROVISIONS

(13a) OCCUPATION OF UNCOMPLETED BUILDING

No building, or part of any building, shall be occupied until the whole of the exterior of such building has been completed according to the plans and specifications thereof filed with the Building Inspector, and the heating, plumbing and electrical facilities shown on the plans are connected and useable with the building permit issued by the Corporation, pursuant to Section 38 of the Planning Act, R.S.O. 1970, Chapter 349.

(14) PARKING REGULATIONS

(a) PARKING STANDARDS:

No person shall use any land, building or structure in any Zone for any purpose permitted by this Bylaw, unless parking spaces are provided on the same lot in accordance with the provisions of this Section. The number of parking spaces required shall be calculated in accordance with the standards set out in the Parking Standards Table.

SECTION 5(14)(b)

GENERAL PROVISIONS

(b) PARKING STANDARDS TABLE

RESIDENTIAL USES	REQUIRED PARKING
Single Family Dwelling House	2 spaces per dwelling unit
Accessory Apartments	1 space per dwelling unit
Home Occupations	1 space per home occupation
Secondary Dwelling	1 space per dwelling unit
NON-RESIDENTIAL USES	REQUIRED PARKING
Automobile Sales Establishment	4 spaces per service bay including spray painting plus, 1 space per 25 m ² GFA not devoted to the service bay(s), of which 25% must be for the exclusive use of customer parking
Automobile Service Station and Body Shop Repair	4 spaces per service bay, plus 1 space per 40 m ² of GFA not devoted to the service bay(s)
Financial Institution	1 space per 25 m ² of GFA plus a stacking lane for a drive through operation
Banquet Facility	10 spaces per 100 m ² of GFA
Building Supply Outlet	1 space per 30 m ² of GFA
Business Office	1 space per 20 m ² of GFA
Place of Worship	1 space per 15 m ² of GFA
Commercial Self Storage Facility	0.21 spaces per 100 m ² of GFA
Commercial School	1 space per 100 m ² of GFA
Club	1 space per 20 m ² of GFA
Day Care Facility	2 parking spaces per 30 m ² of GFA
Drive In Restaurant	1 space per 10 m ² of GFA
Fitness Club	1 space per 20 m ² of GFA
Funeral Home	1 space per 15 m ² of GFA
Gas Bar	1 space per gas pump
Golf Driving Range	1 space per tee pad
Hotel/Motel	1 space per guest room plus 1 additional space per 10 m ² of GFA or portion thereof for meeting, dining, and banquet facilities
Medical Office	1 space per 20 m ² of GFA
Fabricating, Processing or Manufacturing and Warehouse	1 parking space per 100 square metres of gross floor area for the first 5,000 square metres and then 1 parking space per 200 square metres of gross floor area for any remaining gross floor area
Neighbourhood Store	2.5 spaces per 100 m ² of GFA plus stacking lane where drive through window is permitted
Recreational Establishment	1 space per 10 m ² of GFA
Restaurant	1 space per 10 m ² of GFA
Retail Store or Outlet	1 space per 30 m ² of GFA
Shopping Centre or Supermarket	1 space per 20 m ² of GFA
Take-out establishment	1 space per 10 m ² of GFA
Transportation Depot	6 spaces per service bay plus 1 space per 100 m ² of GFA not devoted to the service bay(s)
All uses not referenced herein	1 space per 40 m ² of GFA

SECTION 5(14)(c)

GENERAL PROVISIONS

(c) **MORE THAN ONE USE ON A LOT:**

When a building, structure or lot accommodates more than one type of use, the parking space requirement for such building, structure or lot shall be the sum of the requirements for the separate uses thereof.

(d) **YARDS WHERE PERMITTED:**

Notwithstanding any yard provisions of this Bylaw to the contrary, uncovered surface parking areas shall be permitted as follows:

<u>ZONE</u>	<u>YARDS WHERE PARKING AREA PERMITTED</u>
Residential	All yards provided that no part of any parking area, other than a driveway, is located closer than the minimum required front yard depth to any street line.
Institutional, Commercial, Open Space, Rural	All yards provided that no part of any parking area, other than a driveway, is located closer than 0.92 metres to any street line.
Industrial	Interior side yards and rear yards only, except for visitor parking covering not more than 15% of the yard area in which it is located, provided that no part of any parking area, other than a driveway, is located closer than 0.92 metres to any street line.

(e) **PARKING SPACE SIZES:**

Required parking spaces shall have a minimum width and length as follows:

- (i) 2.75 m width x 6.7 m length for a parallel parking space;
- (ii) 2.75 m width x 11.0 m length for a tandem parking space;
- (iii) 2.75 m wide x 6.0 m long for all other parking spaces;
- (iv) Obstructions such as pillars or other ceiling supports, may project a maximum of 0.15 m into a required parking space.

SECTION 5(14)(f)

GENERAL PROVISIONS

(f) PARKING ACCESS:

Where three or more parking spaces are required herein, such spaces shall be located in a parking area, and access thereto shall be provided in accordance with the following regulations:

- (i) All parking areas shall have access to a street by means of a driveway;
- (ii) A two-way drive aisle with a minimum width of 6.0 m where the parking space angle is 90 degrees;
- (iii) A one-way drive aisle with a minimum width of 5.8 m where the parking space angle is between 75 and 90 degrees;
- (iv) A one-way drive aisle with a minimum width of 4.5 m where the parking space angle is less than 75 degrees; and,
- (v) No parking shall be permitted in drive aisles or driveways.

(g) SURFACE:

Each parking area and driveway connecting the parking area with a street shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles.

(h) ADDITION TO OR CHANGE OF EXISTING USE:

When, on the date of passing of this Bylaw, a building or structure has insufficient parking to conform to the requirements herein, this Bylaw shall not be interpreted to require that the deficiency be made up prior to the construction of any addition. However, no addition may be built and no change of use may occur, the effect of which would be to increase that deficiency.

(i) USE OF PARKING AREAS AND SPACES:

Where a parking area or parking space is permitted or required by this Bylaw in any Residential Zone, no person shall use such parking area or parking space for parking any motor vehicle unless such vehicle is used in operations incidental to the permitted uses in respect of which such parking area or parking space is provided, and unless such vehicle bears a motor vehicle license plate or sticker which is currently valid.

SECTION 5(14)(j)**GENERAL PROVISIONS****(j) RESTRICTIONS IN RESIDENTIAL ZONES:**

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

- (i) Not more than one vehicle per dwelling unit shall be a commercial motor vehicle as defined in The Highway Traffic Act.
- (ii) The capacity of any such commercial vehicle shall not exceed one ton manufacturer's rating.

(k) ACCESSIBLE PARKING OR BARRIER FREE PARKING:

Every owner or operator of a public parking area shall provide designated accessible parking spaces for the exclusive use of vehicles properly displaying an accessible parking permit as provided for in this bylaw. The minimum number of designated accessibility parking spaces which must be provided shall be calculated in accordance with the Accessible Parking Space Requirement Table.

(l) REGULATIONS FOR ACCESSIBLE PARKING:

- (i) An accessible parking space shall have a minimum width of 3.9 metres (including 1.5 metre aisle) with a minimum length of 5.6 metres and a minimum vertical clearance of 2.0 metres;
- (ii) For a single accessible space, the minimum width and length shall be 3.9 m and 5.6m respectively. For two adjacent accessible parking spaces, a common aisle of 1.5m shall be provided;
- (iii) Accessible parking spaces shall be provided in accordance with the following Accessible Parking Space Requirement Table, except that a minimum of 10 percent of all parking spaces at medical facilities shall be designated accessible parking spaces.

(m) ACCESSIBLE PARKING SPACE REQUIREMENT TABLE

NUMBER OF PARKING SPACES	REQUIRED DESIGNATED PARKING SPACES
Up to 25	1
Up to 50	2
Up to 75	3
Up to 100	4
Up to 200	6
Up to 300	8

SECTION 5(15)

GENERAL PROVISIONS

(15) PETROLEUM AND NATURAL GAS USES

- (a) The following uses are permitted within the General Industrial, Extractive Industrial and Rural Zones:

a building or structure incidental to exploration, drilling, pumping, extraction or storage of petroleum or natural gas, but only for as long as it is necessary for the work in progress, and until the work is completed or abandoned.

- (b) "Abandoned" in this subsection means the failure to proceed expeditiously with the work.

(16) PLANTING STRIPS

- (a) REQUIREMENTS:

Where a lot is used for a non-residential purpose and

- (i) the interior side lot line or rear lot line abuts a Residential use or undeveloped land in a Residential Zone, or
- (ii) where such lot is in an Industrial Zone and the front, side or rear lot line abuts a street line and the opposite street line abuts a Residential use or undeveloped land in a Residential Zone

then a strip of land immediately adjoining such abutting lot line, or portion thereof, shall be used for no purpose other than planting in accordance with the provisions of this subsection.

- (b) WIDTH:

Where in any zone land is required to be used for no purpose other than planting, such strip of land shall have a minimum width of 3.05 metres, unless otherwise provided herein.

SECTION 5(16)(c)

GENERAL PROVISIONS

(c) **CONTENTS:**

Except where it is required along a front lot line, or along a side lot line within 3.05 metres of a street line, a planting strip shall be used for no purposes other than planting a row of trees or a continuous unpierced hedgerow of evergreens or shrubs, not less than 1.53 metres high, immediately adjacent to the lot line or portion thereof along which such planting strip is required hereunder; the remainder of the strip shall be used for no purpose other than the planting of ornamental shrubs, flowering shrubs, flower beds, or a combination thereof.

Where required along a front lot line, a planting strip shall be used for no purpose other than trees, hedges, shrubs, flower beds, grass or a combination thereof.

(d) **INTERRUPTION FOR DRIVEWAY OR WALK:**

Where a driveway or walk extends through a planting strip, it shall be permissible to interrupt the planting strip within 3.05 metres of the edge of such driveway or within 1.53 metres of the edge of such walk.

(e) **LANDSCAPED OPEN SPACE:**

A planting strip referred to in this subsection may form part of any landscaped open space required by this Bylaw.

(17) **PUBLIC USES**

(a) **STREETS AND INSTALLATIONS:**

Nothing in this Bylaw shall prevent the use of land for a street or prevent the installation of a watermain, sanitary sewer main, storm sewer main, gas main, pipeline, lighting fixture, or overhead or underground electrical, telephone or television cable line provided that the location of such main or line has been approved by the Corporation.

(b) **GENERAL PROVISIONS:**

Every public use shall comply with the general provisions of this Bylaw as contained in Section 5 hereof.

SECTION 5(17)(c)

GENERAL PROVISIONS

(c) ZONES WHERE PERMITTED:

Except as otherwise provided in paragraph (a) hereof, no public use shall be permitted in any Residential Zone or in any Open Space Zone unless such use is listed specifically as a permitted use in such Zone.

(d) ZONE PROVISIONS:

Every public use shall comply with the zone provisions of the zone wherein such public use is located.

(e) PROVISIONS IN RESIDENTIAL ZONES:

Any above ground non-recreational public use which is located in a Residential Zone shall be enclosed in a building designed, located and maintained in general harmony with the permitted Residential buildings in such zone.

(f) Notwithstanding the above, public uses are not permitted within an Oak Ridges Moraine Natural Core Zone, Oak Ridges Moraine Natural Linkage Zone, Oak Ridges Moraine Countryside Zone and Oak Ridges Moraine Environmental Protection Zone, except by Amendment to this Bylaw and shall be subject to the provisions of Sections 21, 22, 23, and 24 of this Bylaw.

(18) SETBACKS

No person shall erect any building or structure in any zone unless such building or structure conforms to the following setback requirements:

- (a) Provincial Highway - 18.29 metres plus the minimum front yard depth required for such use in the zone where it is located
- (b) County Road - 15.25 metres plus the minimum front yard depth required for such use in the zone where it is located.
- (c) Other Streets - 10.06 metres plus the minimum front yard depth required for such use in the zone where it is located

SECTION 5(19)

GENERAL PROVISIONS

(19) SIGHT TRIANGLES

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

- (a) a building, structure or use which would obstruct the vision of drivers of motor vehicles
- (b) a fence, tree, hedge, bush, or other vegetation, the top of which exceeds 0.92 metres in height above the elevation of the street line;
- (c) a finished grade which exceeds the elevation of the street line by more than 0.61 metres.

(20) THROUGH LOTS

Where a lot, which is not a corner lot, has street access on more than one street, the front yard requirements of the zone or zones in which such lot is located shall apply on each street.

(21) YARD ENCROACHMENTS

(a) ORNAMENTAL STRUCTURES:

Notwithstanding any provisions of this Bylaw to the contrary, sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters or similar ornamental structures may project into any required yard a maximum distance of 0.61 metres.

(b) UNENCLOSED PORCHES, BALCONIES AND STEPS:

Notwithstanding any provisions of this Bylaw, unenclosed porches, steps, and balconies can extend/ project a maximum of 1.5 m into any required yard.

(c) PATIOS:

Notwithstanding any provisions of this Bylaw to the contrary, patios may project into any required rear yard provided that they are not more than 0.61 metres above finished grade.

(22) USE OF VEHICLES AS STRUCTURES

No vehicle or part thereof shall be used as a building or structure to contain or house any of the uses permitted by this Bylaw except as specifically permitted in this Bylaw.

SECTION 5(23)

GENERAL PROVISIONS

(23) OAK RIDGES MORAINES AREAS OF HIGH AQUIFER VULNERABILITY

With the exception of existing uses, buildings or structures as permitted in Section 5(26) of this Bylaw, the following new uses are prohibited on lands shown as Areas of High Aquifer Vulnerability on Schedule 2 Map 9:

- (a) Private hazardous, toxic or industrial liquid waste disposal, storage, handling, transfer, processing and/or recycling facilities;
- (b) Sewage treatment lagoons;
- (c) Snow and road salt storage and disposal facilities;
- (d) Organic conditioning sites;
- (e) Intensive livestock operations and associated manure storage and manure application operations;
- (f) Farming operations such as ginseng and tobacco production;
- (g) Abattoirs and rendering facilities;
- (h) Any use which includes underground or above-ground storage tanks not equipped with an approved secondary containment device; and,
- (i) Oak Ridges Moraine Home Industry that include an automotive wrecking and salvage yards; bulk tire storage; a contractors outdoor storage facility and/or repair yard, warehousing, storage or refining of petroleum-related products or chemicals; furniture refinishing; or, a paint shop.

(24) OAK RIDGES MORAINES LANDFORM CONSERVATION AREAS

Development site alteration on lands situated within the Oak Ridges Moraine Conservation Plan Area shall be subject to the following:

- (a) Development and site alteration shall be restricted to a maximum of 25% of the total area of the site within Oak Ridges Moraine Landform Conservation Area 1 as shown on Schedule 3 Map 10. The Oak Ridges Moraine Net Developable Area of the site that has impervious surfaces shall not exceed 15 percent of the total site area within the Oak Ridges Moraine Landform Conservation Area 1 as shown on Schedule 3 Map 10 Oak Ridges Moraine Landform Conservation Areas;
- (b) Development and site alteration shall be restricted to a maximum of 50% of the total area of the site within Oak Ridges Moraine Landform Conservation Area 2 as shown on Schedule 3 Map 10. The Oak Ridges Moraine Net Developable Area of the site that has impervious surfaces shall not exceed 20 percent of the total site area within the Oak Ridges Moraine Landform Conservation Area 2 as shown on Schedule 3 Map 10 Oak Ridges Moraine Landform Conservation Areas.

SECTION 5(25)

GENERAL PROVISIONS

(25) GREATER RESTRICTIONS

Where there is a conflict between this Bylaw and the *Oak Ridges Moraine Conservation Act, 2001*, or the Oak Ridges Moraine Conservation Plan, the *Oak Ridges Moraine Conservation Act, 2001* and Plan shall prevail. The Oak Ridges Moraine Conservation Plan and *Oak Ridges Moraine Conservation Act, 2001* are deemed to have come into effect on November 16, 2001.

(26) OAK RIDGES MORAINES EXISTING USES, BUILDINGS OR STRUCTURES

On all lands situated within the ORM Boundary as shown on Schedule 1 Oak Ridges Moraine Zoning Amendment, the following shall apply:

- (a) Legally established uses as of November 15, 2001 may continue until the use(s) cease(s);
- (b) Uses constructed in compliance with a building permit issued on or before November 15, 2001 under the *Building Code Act, 1992* may continue if the permit has not been revoked under subsection 8(10) of the *Building Code Act, 1992*, and the building or structure when erected is used and continues to be used for the purpose for which it was erected.
- (c) Expansion of an existing use, building or structure, with no change in use that is not in, or within 120 metres of an ORMEP Zone may be permitted, if the development, site alteration or, erection, alteration or use is not Oak Ridges Moraine Major Development.
- (d) Expansion of an existing use, building or structure, with no change in use that is in, or within 120 metres of an ORMEP Zone may be permitted if:
 - (i) The development, site alteration or, erection, alteration or use is not Oak Ridges Moraine Major Development.
 - (ii) The development, site alteration or, erection, alteration or use shall be subject to site plan approval, pursuant to the *Planning Act*, wherein the application shall demonstrate to the extent possible that the ecological integrity of the affected area will not be adversely affected.

SECTION 5(26)(e)

GENERAL PROVISIONS

- (e) Reconstruction within the same location and dimensions of an existing building or structure that is damaged or destroyed by causes beyond the owner's control is permitted, and the reconstructed building or structure shall be deemed to be an existing building or structure if there is no change in use and no intensification of the use.
- (f) Mineral aggregate operations and wayside pits existing as of November 15, 2001 may continue until the use(s) cease(s). Expansion to an existing mineral aggregate operation will require an amendment to the Zoning By-law. Associated facilities used in the extraction, transport, beneficiation, processing or recycling of mineral aggregate resources shall only be those uses permitted through an approved licence under the *Aggregate Resources Act*.
- (g) New agricultural buildings or structures related to an existing agricultural use which existed as of November 15, 2001, provided they are not situated in an Oak Ridges Moraine Environmental Protection Zone or any minimum vegetative protection zone.

27. WIND GENERATION SYSTEMS

(a) SITE REGULATIONS

Feature	Provisions/Regulation
“CWGS” Minimum Setback to: Rural Residential Cluster ^{Note 1} or lands designated Residential in an Official Plan	800 metres
“WGS” Minimum Setback to: Residential uses or structures designed for human habitation on the same lot as “WGS”	1.10 times the “Total WGS Height” ^{Note 2}
“WGS” Minimum Setback to: Municipal, County or Provincial road or highway	2.0 times the “Total WGS Height” from the right-of-way line
“WGS” Minimum Setback to: Front Yard or Exterior Side Yard	2.0 times the “Total WGS Height” from the property line
“WGS” Minimum Setback to: Interior Side Yard or Rear Yard	2.0 times the “Total WGS Height” from the property line
Minimum Setback for “Wind Generation System Accessory Facilities” (buildings and structures only)	15 metres from all lot lines or in accordance with the setback provisions for buildings/structures adjacent to a Provincial, County, or Municipal road, whichever is greater
Maximum “Total SWGS Height”	30.0 metres
Maximum “Total CWGS Height”	Maximum “Total CWGS Height”
Signs/Advertising/Logos/Lights/Reflectors	No third party advertising signs or logos will be permitted on any “WGS”. Lighting and reflectors are prohibited except where required by Transport Canada

Note 1 A “Rural Residential Cluster” means four (4) or more residential lots, each lot being equal to or less than 4.05 hectares in area, that share a common boundary including lots located across a roadway.

Note 2 “Total WGS Height” is measured from average grade to the uppermost extension of any blade, or the maximum height reached by any part of the turbine whichever is greater.

(28) DRIVE THROUGH FACILITIES

- (a) A minimum distance of 60 metres shall separate all points of the drive through facility, including the stacking lanes, to the edge of a lot line of any Residential Zone;
- (b) A drive through facility in combination with one or more permitted uses shall not be considered an accessory use and all provisions pertaining to each use shall apply;
- (c) Where a drive through facility is provided, a motor vehicle stacking lane must be provided both to and from each customer service window, kiosk or booth in accordance with the following:
 - (i) Stacking lane spaces shall be a minimum of 4 metres in width by 6 metres in length;
 - (ii) A maximum of 5 stacking lane spaces shall be permitted;
 - (iii) Stacking lanes or driveways cannot be located within view of the public street and/or sidewalk, and must be located at the rear and/or flank of the building; and,
 - (iv) At least two windows servicing a single stacking lane (i.e. order, payment or pick-up) should be provided to reduce idling.

(29) MINIMUM DISTANCE SEPARATION

The Minimum Separation Distance Requirements (MDS I and II) as currently used by the Ministry of Agriculture shall apply as set forth in the Agricultural Code of Practice in Appendix 1 of this document. The following shall also apply:

- (a) No dwelling shall be constructed on a lot adjacent to a property containing buildings or structures used for the purposes of raising livestock, except in accordance with the requirements stipulated in the Minimum Distance Separation Formula I included in Appendix 1;
- (b) No building or structure that will be used for the purposes of raising livestock shall be expanded except in accordance with the requirements delineated in Minimum Distance Separation Formula II included in Appendix 1; and,
- (c) Buildings or structures required for agricultural purposes are permitted in a side or rear yard only subject in accordance with the Minimum Distance Separation Formula in Appendix 1.

APPENDIX 1 – Page 1
Section 5(29) MINIMUM DISTANCE SEPARATION

This Appendix is based upon the Ministry of Agriculture, Food and Rural Affairs MDS Implementation Guidelines Publication 707. This Appendix may be subject to change due to updates, revisions, and amendments to this Publication and reference should be made to the most recent Publication of this document when calculating MDS.

1. Minimum Distance Separation

- 1.1 Notwithstanding any other yard or setback provisions of this By-law to the contrary, new development will comply with the Minimum Distance Separation (MDS I) Calculation using Section 2 below.
- 1.2 Notwithstanding any other yard or setback provisions of this By-law to the contrary, no livestock facility shall be erected or expanded unless it complies with the Minimum Distance Separation (MDS II) Calculation using Section 3 below.

2. Minimum Distance Separation I (MDS I)

- 2.1 Notwithstanding any other provisions of this By-law to the contrary, lands to be rezoned from an Agricultural Zone or a Rural Zone to any Residential, Institutional, Commercial, Industrial or Open Space Recreation Zone, will comply with the MDS I, calculated using this appendix.
- 2.2 Notwithstanding any other provisions of this By-law to the contrary, a residential use to be located upon an existing lot of record greater than 1.0 hectares in size and permitted by an Agricultural Zone or a Rural Zone, will comply with the MDS I, calculated using this appendix.
- 2.3 Notwithstanding any other provisions of this By-law to the contrary, a residential use to be located upon an existing lot of record 1.0 hectares or less in size and permitted by a Rural Residential Zone, will not be required to comply with the MDS I, calculated using this appendix.
- 2.4 The following is to be used to determine the required Minimum Distance Separation (MDS I) for a non-agricultural use establishing or expanding in proximity to livestock facilities.
- 2.5 Assessment of the Livestock Facility

To calculate Livestock Units, complete Table A below based on information in Table B below.

TABLE A - Total Livestock Units

Column 1 Type of Livestock	Column 2 Housing Capacity	Column 3 Number of Animals per Livestock Unit (7)	Column 4 Number of Livestock Units (Col. 2/Col. 3)
	(A) Total Livestock Units (sum of column 4)		(A)

If there are more than 300 livestock units, reference must be made to a full set of tables available from the Ontario Ministry of Agriculture.

APPENDIX 1 – Page 2
Section 5(29) MINIMUM DISTANCE SEPARATION

TABLE B - Animal Groups

Animal Group 1	Animal Group 2	Animal Group 3	Animal Group 4	Animal Group 5
1 Livestock Unit equals	1 Livestock Unit equals	1 Livestock Unit equals	1 Livestock Unit equals	1 Livestock Unit equals
200 Chicken Broilers 1 Horse ³	4 Adult Sheep ³ 1 Beef Cow 10 Feeder Lambs 100 Ducks 5 Emu 4 Adult Goats ³ 10 Feeder Goats 3 Ostrich 500 Pullets 50 Turkeys (>10kg) 75 Turkeys (5-10 kg) 100 Turkeys (<5kg)	1 Beef Cow ¹ Yard/Barn 2 Beef Feeder Yard/Barn 1 Dairy Cow ^{1,2} 2 Dairy Heifer Yard/Barn 40 Adult Rabbits ⁴ 3 Red Veal <300 kg 125 Chicken Breeder Layers 75 Turkey Breeder Layers	80 Adult Mink ⁴ 40 Adult Fox ⁴ 125 Caged Layers	4 Feeder Hogs 5 Sow/Boars 20 Weaners 4-30 kg 6 White Veal

¹ Includes calf to 150 kg

² Multiply the number of milking cows by 1.5 to account for dry cows, heifers and calves on the same farm

³ Includes offspring to market size

⁴ Breeding females (including males, replacements and market animals)

Select Animal Group 1 2 3 4 or 5, depending on type of animals on farm. If there are animals from different groups, select highest group number. The number is used when referring to 7.

2.6 Potential Livestock Units (Land Base Assessment) (B)

Calculate the potential livestock units on a property using the following calculation.

Number of tillable hectares* on site ____ x 5 = ____ (B) Potential Livestock Units
 * Maximum (B) is 150 Livestock Units.

2.7 Calculating Minimum Distance Separation from Livestock Facility

Enter the GREATER OF (A) Total Livestock Units OR (B) Potential Livestock Units. Use this figure to enter Column 1 of Table C

Read across appropriate line from Column 1 to respective Animal group and Land Use Type. This number is the Minimum Distance Separation requirement in metres from a livestock facility.

APPENDIX 1 – Page 3
Section 5(29) MINIMUM DISTANCE SEPARATION
TABLE C

Column 1	TYPE "A" LAND USE					TYPE "B" LAND USE				
	To permit:					To permit:				
	- Up to 3 rural residential lots, either by consent					- residential subdivision				
	or by plan of subdivision					- active recreational				
	- passive recreational					- commercial				
	- agriculturally related commercial					- urban expansion				
	- industrial					- multiple residential				
						- or result in a Rural Residential Cluster				
Greater of Lives tock	Animal Group					Animal Group				
Units (A) or Potential Livestock Units (B)	(1)	(2)	(3)	(4)	(5)	(1)	(2)	(3)	(4)	(5)
1-5	39	42	48	60	85	73	78	90	112	160
10	55	60	68	85	98	104	112	128	160	183
15	65	70	80	100	115	122	132	151	188	215
20	72	78	89	111	127	135	146	167	208	238
25	78	84	95	119	136	146	157	179	224	256
30	82	88	101	126	144	154	166	189	237	271
35	86	92	106	132	151	161	173	198	247	283
40	89	96	110	137	157	167	180	206	257	294
45	92	99	113	142	162	173	186	213	266	304
50	95	102	117	146	167	178	192	219	274	313
55	98	105	120	150	172	183	197	225	282	322
60	100	108	123	154	176	188	202	231	289	330
65	102	110	126	158	180	192	207	236	295	338
70	105	113	129	161	184	196	211	241	302	345
75	107	115	131	164	188	200	215	246	308	352
80	109	117	134	167	191	204	219	251	313	358
85	111	119	136	170	194	207	223	255	319	364
90	112	121	138	173	198	211	227	259	324	370
95	114	123	140	176	201	214	230	263	329	376
100	116	125	143	178	204	217	234	267	334	382
110	119	128	146	183	209	223	240	275	343	392
120	122	131	150	188	214	229	246	281	352	402
130	125	134	154	192	219	234	252	288	360	411
140	127	137	157	196	224	239	257	294	368	420
150	130	140	160	200	228	244	262	300	375	428
160	133	143	164	205	234	250	269	307	384	439
170	136	147	168	210	240	256	275	314	393	449
180	139	150	172	214	245	262	282	322	402	460
190	143	154	175	219	251	268	288	329	411	470
200	146	157	179	224	256	273	294	336	420	480
210	149	160	183	229	262	279	301	344	429	491
220	152	164	187	234	267	285	307	351	439	501
230	155	167	194	239	273	291	313	358	448	512
240	158	171	195	244	278	297	320	365	457	522
250	162	174	199	248	284	303	326	373	466	532
260	165	177	203	253	290	309	332	380	475	543
270	168	181	207	258	295	315	339	387	484	553
280	171	184	210	263	301	321	345	395	493	564
290	174	188	214	268	306	327	352	402	502	574
300	177	191	218	273	312	333	358	409	511	584

APPENDIX 1 – Page 4
Section 5(29) MINIMUM DISTANCE SEPARATION

2.8 Calculating Minimum Distance Separation from Manure Storage

The following Table D is used to calculate MDS requirements in metres from manure storage associated with livestock facilities. Using the resulting MDS distance from Table C, read across the appropriate line to Column 1, 2, 3 or 4. Select the distance under the appropriate Land Use Type. This is the MINIMUM DISTANCE SEPARATION REQUIREMENT from the manure storage of a livestock facility for the establishment of a non-farm use.

TABLE D

Manure Storage Distance								
Distance for Livestock Facility from 3.45.3.7 (m)	Column 1		Column 2		Column 3		Column 4	
	Covered Storage Systems (m)		Open Solid and Runoff Storage Systems (m)		Open Liquid Tank and Runoff Storage Systems (m)		Earthen Liquid and Runoff Storage Systems (m)	
	Type "A" Land Use	Type "B" Land Use	Type "A" Land Use	Type "B" Land Use	Type "A" Land Use	Type "B" Land Use	Type "A" Land Use	Type "B" Land Use
40	40	-	55	-	119	-	324	-
45	45	-	60	-	123	-	326	-
50	50	-	65	-	127	-	328	-
55	55	-	70	-	132	-	331	-
60	60	-	74	-	136	-	333	-
65	65	-	79	-	140	-	335	-
70	70	70	84	103	144	241	337	686
75	75	75	89	107	149	246	339	689
80	80	80	94	112	153	250	342	691
85	85	85	99	117	157	254	344	693
90	90	90	103	122	161	258	346	695
95	95	95	108	127	165	263	348	698
100	100	100	113	132	170	267	351	700
110	110	110	123	141	178	275	355	704
120	120	120	133	151	187	284	359	709
130	130	130	142	161	195	292	364	713
140	140	140	152	171	203	301	368	717
150	150	150	162	180	212	309	373	722
160	160	160	172	190	220	318	377	726
170	170	170	181	200	229	326	382	731
180	180	180	191	209	237	335	386	735
190	190	190	201	219	246	343	390	740
200	200	200	210	229	254	351	395	744
210	210	210	220	239	263	360	399	749
220	220	220	230	248	271	368	404	753
230	230	230	239	258	280	377	408	757
240	240	240	249	268	288	385	413	762
260	260	260	268	287	305	402	421	771
280	280	280	288	307	322	419	430	780
Continued on Page 5								

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Section 5(29) MINIMUM DISTANCE SEPARATION

TABLE D continued

Continued from Page 4								
300	300	300	307	326	339	436	439	788
320	320	320	327	346	356	453	448	797
340	340	340	346	365	372	470	457	806
360	360	360	366	385	389	487	466	815
380	380	380	385	404	406	504	475	825
400	400	400	404	423	423	521	483	833
450	450	450	453	472	465	563	506	855
500	500	500	501	520	508	605	528	877
550	550	550	550	569	550	648	550	899

Column 1: Roofed or any covered storages for manure, runoff, and milkhouse washwater. Includes any covered or roofed concrete, steel or earthen storages, in-barn solid manure packs, and storages under fully slatted floors.

Column 2: Open solid manure pile on concrete slab. Includes the runoff storages (concrete or earthen) used for capturing seepage liquids from solid manure storage or runoff liquids from yards. If yards are scraped into runoff storage, use column 3 when runoff storage is a concrete or steel tank and column 4 when runoff storage is earthen. Milkhouse washwater may be added to runoff storage.

Column 3: Open concrete or steel tanks used for storing liquid manure, milkhouse washwater, or yard runoff where yard is scraped into storage.

Column 4: Open earth-sided or earth-sided storage with concrete floor to be used for storing manure or yard runoff when yard is scraped into storage or milkhouse washwater.

APPENDIX 1 – Page 6
Section 5(29) MINIMUM DISTANCE SEPARATION

3. Minimum Distance Separation II (MDS II)

- 3.1 Notwithstanding any other provisions of this By-law to the contrary, a new or expanding livestock facility permitted by an Agricultural or Rural Zone, will comply with the MDS II calculated using this appendix.
- 3.2 Notwithstanding any other provisions of this By-law to the contrary, the MDS II calculated separation distances will be measured from the nearest point of an existing vacant lot of record (1.0 hectares) in size or less, to the nearest point of the proposed livestock facility. Residential use of the existing lot of record is permitted by an Agricultural, Rural and Rural Residential Zone and the proposed livestock facility is permitted by an Agricultural or Rural Zone.
- 3.3 The following is to be used to determine the minimum distance separation (MDS II) for livestock and poultry facilities within agricultural areas.

TABLE 1

Type of Livestock/Poultry	Existing Barn Capacity	Livestock Units	Additional Barn Capacity	Livestock Units	Total Barn Capacity	Livestock Units
Total 1		Total 2		Total 3		

Calculation of Percentage Increase: $\frac{\text{Total 1}}{\text{Total 2}} \times 100 = \text{_____} \%$

Factor A: Livestock/poultry to be added, See Table A Factor A:

Factor B: Total Number of livestock units, See Table B Factor B:

Factor C: Percentage increase, See Table C Factor C:

Factor D: Type of manure system, See Table D Factor D:

Building Base distance (AxBxCxD), See Table F Base Distance ‘F’:

Manure Storage Base Distance, See Table S Base Distance ‘S’:

APPENDIX 1 – Page 7
Section 5(29) MINIMUM DISTANCE SEPARATION
TABLE A

Animals per Livestock Unit			Factor A:	
BEEF	1	Beef Cow ¹	(barn confinement)	0.7
	1	“ “	(barn with yard)	0.8
	2	Beef Feeders	(barn confinement)	0.7
	2	“ “	(barn with yard)	0.8
CHICKEN	125	Caged Layers	(manure stored in barn)	1.0
	125	Caged Layers	(daily manure removal)	0.8
	125	Chicken Breeder Layers		0.8
	200	Chicken Broilers/Roasters		0.65
	500	Pullets (replacement layers)		0.7
DAIRY	1	Milking Cow ²	(tie-stall)	0.65
	1	“ “	(free-stall)	0.7
	2	Dairy Heifers	(barn confinement)	0.7
	2	“ “	(barn with yard)	0.8
DUCK	100	Ducks		0.7
EMU	5	Emu		0.7
FOX	40	Adult Fox ⁴		1.1
GOAT	4	Adult Goats ³		0.7
	10	Feeder Goats (>20 kg)		0.7
HORSE	1	Horse ³		0.65
MINK	80	Adult Mink ⁴		1.1
OSTRICH	3	Ostrich		0.7
RABBIT	40	Adult Rabbits ⁴		0.65
SHEEP	4	Adult Sheep ³		1.1
	10	Feeder Lambs (>20 kg)		0.7
SWINE	520	Sows/Boars Weaners (4-30 kg) ⁵		1.0
	4	Feeder Hogs (30-120 kg)		1.0
TURKEY	50	Meat Turkeys (>10kg)		0.7
	75	Meat Turkeys (5-10 kg)		0.7
	75	Turkey Breeder Layers		0.8
	100	Meat Turkeys (<5 kg)		0.7
	500	Pullets (replacement breeders)		0.7
VEAL	6	White Veal		1.0
	3	Red Veal (<300 kg)		0.8

¹ Cows, including calves to weaning (all breeds)

² On farms with 100 milking age cows (dry and milking) there are usually about 20 replacement calves and 80 replacement heifers

³ Including unweaned offspring

⁴ Including males, replacements, and market animals

⁵ Sows with litter, dry sows/boars

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Section 5(29) MINIMUM DISTANCE SEPARATION

TABLE B

Livestock		Factor	Livestock		Factor	Livestock		Factor	Livestock		Factor
Units		B	Units		B	Units		B	Units		B
5	-	107	95	-	313	500	-	578	1600	-	821
6	-	119	100	-	318	520	-	585	1650	-	829
7	-	129	110	-	327	540	-	592	1700	-	836
8	-	138	120	-	335	560	-	598	1750	-	844
9	-	145	130	-	343	580	-	605	1800	-	851
10	-	152	140	-	350	600	-	611	1850	-	858
12	-	164	150	-	357	620	-	617	1900	-	865
14	-	175	160	-	366	640	-	623	1950	-	872
16	-	183	170	-	374	660	-	629	2000	-	879
18	-	191	180	-	383	680	-	635	2100	-	892
20	-	198	190	-	392	700	-	640	2200	-	905
22	-	205	200	-	400	720	-	646	2300	-	917
24	-	210	210	-	409	740	-	651	2400	-	929
26	-	216	220	-	418	760	-	656	2500	-	941
28	-	221	230	-	426	780	-	661	2600	-	952
30	-	225	240	-	435	800	-	666	2700	-	963
32	-	230	250	-	444	850	-	679	2800	-	974
34	-	234	260	-	452	900	-	690	2900	-	985
38	-	241	280	-	470	1000	-	713	3200	-	1015
40	-	245	290	-	478	1050	-	723	3400	-	1034
45	-	253	300	-	487	1100	-	733	3600	-	1053
50	-	261	320	-	501	1150	-	743	3800	-	1071
60	-	275	360	-	522	1250	-	762	4200	-	1105
65	-	281	380	-	531	1300	-	771	4400	-	1121
70	-	287	400	-	540	1350	-	780	4600	-	1136
75	-	293	420	-	548	1400	-	789	4800	-	1152
80	-	298	440	-	556	1450	-	797	5000	-	1166
85	-	304	460	-	564	1500	-	805	7500	-	1326
90	-	309	480	-	571	1550	-	813	10000	-	1455

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Section 5(29) MINIMUM DISTANCE SEPARATION

TABLE C (Percentage Increase)

Livestock		Factor	Livestock		Factor	Livestock		Factor
Units		C	Units		C	Units		C
0-50	-	0.70	120	-	0.86	280	-	1.03
55	-	0.72	130	-	0.88	300	-	1.04
60	-	0.73	140	-	0.90	325	-	1.05
65	-	0.75	150	-	0.91	350	-	1.06
70	-	0.76	160	-	0.92	375	-	1.07
75	-	0.77	170	-	0.94	400	-	1.08
80	-	0.78	180	-	0.95	425	-	1.09
85	-	0.79	190	-	0.96	450	-	1.10
90	-	0.81	200	-	0.97	500	-	1.11
95	-	0.82	220	-	0.99	550	-	1.12
100	-	0.83	240	-	1.00	650	-	1.13
110	-	0.85	260	-	1.02	700	-	1.14

Note: For new Livestock farms or if the % increase is greater than 700 percent, use Factor C = Table C

APPENDIX 1 – Page 10
Section 5(29) MINIMUM DISTANCE SEPARATION
TABLE S

Manure Storage Basic Distance 'S'				
Minimum Base Distance 'F' for the Building (m)	Column 1	Column 2	Column 3	Column 4
	Covered Storage Systems (m)	Open Solid and Runoff Storage Systems (m)	Open Liquid Tank and Runoff Storage Systems (m)	Earthen Liquid and Runoff Storage Systems (m)
40	40	55	119	324
45	45	60	123	326
50	50	65	128	328
55	55	70	132	331
60	60	74	136	333
65	65	79	140	335
70	70	84	144	337
75	75	89	149	340
80	80	94	153	342
85	85	99	157	344
90	90	104	161	346
95	95	108	166	348
100	100	113	170	351
105	105	118	174	353
110	110	123	178	355
115	115	128	182	357
120	120	133	187	360
125	125	138	191	362
130	130	142	195	364
135	135	147	199	366
140	140	152	204	368
145	145	157	208	371
150	150	162	212	373
160	160	172	220	377
170	170	181	229	382
180	180	191	237	386
190	190	201	246	391
200	200	210	254	395
210	210	220	263	399
220	220	230	271	404
230	230	239	280	408
240	240	249	288	413
260	260	269	305	422
280	280	288	322	430
300	300	307	339	439
320	320	327	356	448
360	360	366	389	466
380	380	385	406	475
400	400	404	423	484
Continued on Page 11				

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Section 5(29) MINIMUM DISTANCE SEPARATION

TABLE S continued

Continued from Page 10				
420	420	424	440	492
440	440	443	457	501
480	480	482	491	519
500	500	502	508	528
550	550	550	550	550

- Column 1: Roofed or covered storages for manure, runoff, and milkhouse washwater. Includes any covered or roofed concrete, steel or earthen storages, in-barn solid manure packs, and storages under fully slatted floors.
- Column 2: Open solid manure pile on concrete slab. Includes the runoff storages (concrete or earthen) used for capturing seepage liquids from solid manure storage or runoff liquids from yards. If yards are scraped into runoff storage, use column 3 when runoff storage is a concrete or steel tank and column 4 when runoff storage is earthen. Milkhouse washwater may be added to runoff storage.
- Column 3: Open concrete or steel tanks used for storing liquid manure, milkhouse washwater or yard runoff where yard is scraped into storage.
- Column 4: Open earth-side or earth-sided storage with concrete floor to be used for storing liquid manure or yard runoff when yard is scraped into storage or milkhouse washwater.

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Section 5(29) Minimum Distance Separation Summary

TABLE F

		Building Base Distance	'F' [] Metres	Manure Storage Base Distance	'S' [] Metres
Column 1	Col. 2	Col. 3	Col. 4	Col. 5	Col. 6
Neighbouring land use or boundary					
Nearest Neighbour's Dwelling					
Areas zoned or designated Agriculturally related Commercial Use Passive Recreational or Industrial					
Nearest Side or Rear Lot Line					
Nearest Road Allowance (Side or Front Lot Line)					

* Rural Residential zoned lots are to be treated the same as a nearest neighbour's dwelling. Factor 1.0 is to be utilized.

SECTION 6

ZONES

(1) **ZONE CLASSIFICATION**

For the purpose of this Bylaw, all lands within the Corporation are divided into zones and are classified as follows:

<u>ZONES</u>	<u>SYMBOLS</u>
<u>Residential Zones</u>	
Suburban Residential Zone	RU
Hamlet Residential Zone	RH
Rural Estate Zone	RE
<u>Institutional Zones</u>	
Major Institutional Zone	I
Special Institutional Zone	IS
<u>Commercial Zones</u>	
Local Commercial Zone	CL
Plaza Commercial Zone	CP
Highway Commercial Zone	CH
Tourist Commercial Zone	CT
Commercial/Light Industrial	CM
<u>Industrial Zones</u>	
General Industrial Zone	M1
Extractive Industrial Zone	MX
Disposal Industrial Zone	MD
Special Light Industrial	ML
<u>Open Space Zone</u>	OS
<u>Environmental Protection Zone</u>	EP
<u>Rural Zone</u>	A
<u>Oak Ridges Moraine Zones</u>	
Oak Ridges Moraine Natural Core Zone	ORMNC
Oak Ridges Moraine Natural Linkage Zone	ORMNL
Oak Ridges Moraine Countryside Zone	ORMC
Oak Ridges Moraine Environmental Protection Zone	ORMEP

SECTION 6(2)

ZONES

(2) ZONE SYMBOLS

The symbols listed in Section 6(1) hereof may be used to refer to buildings and structures, the uses of lots, buildings and structures permitted by this Bylaw in the said zones; and whenever in this Bylaw the word "zone" is used, preceded by any of the said symbols, such reference shall mean any area within the Corporation and within the scope of this Bylaw, which is delineated on Schedule "A" and designated thereon by the said symbol.

(3) ZONE PROVISIONS

The uses permitted, the minimum lot area, the minimum lot frontage, the minimum required yard dimensions, the maximum lot coverage, the minimum landscaped open space, and all other zone provisions are set out herein for the respective zones.

(4) SPECIAL ZONES AND PROVISIONS

Where a zone symbol is followed by a dash and a number (for example "A-1"), the lands so designated shall be subject to all the provisions of the zone represented by such symbol except as otherwise provided by the special provisions of the special zone.

(5) SPECIAL POLICY AREA ONE

- (a) The area which is designated Niagara Escarpment Development Control Area (NEC) on Schedule "A" hereto comprises all lands within the corporate limits of the Town of Mono which are subject to the Niagara Escarpment Commission's restrictive development control powers pursuant to The Niagara Escarpment Planning and Development Act.
- (b) Notwithstanding any other provisions of this Bylaw, no development shall be permitted within the area designated Niagara Escarpment Development Control Area (NEC) on Schedule "A" hereto unless a development permit has been issued by the Niagara Escarpment Commission or unless such development is of a class exempted by Ontario Regulation 453/75, as amended.

SECTION 7

SUBURBAN RESIDENTIAL ZONE (RU)

(1) USES PERMITTED

No person shall within any RU Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RU uses, namely:

(a) RESIDENTIAL USES:

a detached single family dwelling house
an accessory apartment

(b) NON-RESIDENTIAL USES:

a home occupation;
a public park.

(2) ZONE PROVISIONS

No person shall within any RU Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(a) LOT AREA (minima):

- | | |
|---|-----------------------|
| (i) Lot served by only a communal water system but no sanitary sewer system | - 2,043.87 sq. metres |
| (ii) Lot with no public or communal services | - 2,043.87 sq. metres |

(b) LOT FRONTAGE (minima):

- | | <u>Corner Lot</u> | <u>Other Lot</u> |
|---|-------------------|------------------|
| (i) Lot served by only a communal water system but no sanitary sewer system | 39.63 metres | 36.58 metres |
| (ii) Lot with no public or communal services | 39.63 metres | 36.58 metres |

(c) FRONT YARD DEPTH (minimum): - 7.63 metres

(d) EXTERIOR SIDE YARD WIDTH (minimum): - 7.63 metres

(e) INTERIOR SIDE YARD WIDTH (minimum): - 1.22 metres

provided that on a lot where there is no attached private garage or attached carport, the minimum interior side yard width shall be 3.05 metres on one side and 1.22 metres on the other side.

SECTION 7(2)(f)**RU**

- (f) REAR YARD DEPTH (minimum): -7.63 metres
Notwithstanding the above 7.63 metre minimum, the rear yard for any Suburban Residential (RU) lot abutting the Environmental Protection (EP) Zone in the East Half of Lot 6, Concession 2 W.H.S. shall be - 14.94 metres
- (g) GROUND FLOOR AREA (minimum): - 130.07 sq. metres
provided that where at least 18.59 square metres of habitable room area is located either in a storey above the ground floor, other than in the attic, or in a finished portion of the basement where such portion has an exterior entrance above finished grade, then the minimum ground floor area shall be - 111.49 sq. metres,
and further provided that where at least 46.46 square metres of habitable room area is located in a storey above the ground floor, other than in an attic, the minimum ground floor area shall be - 83.62 sq. metres.
- (h) LANDSCAPED OPEN SPACE (minimum): - 30%
- (i) LOT COVERAGE (maximum): - 33%
- (j) HEIGHT OF BUILDING (maximum): - 9.15 metres
- (k) DWELLING HOUSES PER LOT (maximum): - 1 only
- (l) PARKING SPACES (minima):
In accordance with the provisions of Section 5(14) hereof.
- (m) PARKING AREA REGULATIONS:
In accordance with the provisions of Section 5(14) hereof.
- (n) OTHER GENERAL PROVISIONS:
In accordance with the provisions of Section 5 hereof.

(3) SPECIAL RU ZONES

- (a) PART OF EAST HALF LOT 6, CONCESSION 2 WHS (RU-1)

All provisions of Section 7(1) and (2) shall apply to the RU-1 Zone except that, notwithstanding Section 7(2)(b) to the contrary, the minimum lot frontage shall be 33.53 metres.

- (b) PART OF LOTS 2 & 3, CONCESSION 1 EHS (RU-3)

All provisions of Section 7(1) and (2) shall apply to the RU-3 Zone except that, notwithstanding Section 7(2)(b) to the contrary, the minimum lot frontage shall be 30.49 metres.

(c) PART OF THE EAST HALF OF LOT 7, CONCESSION 2 WHS (RU-4)

All provisions of Section 7(1) and (2) shall apply to the RU-4 Zone except that, notwithstanding Section 5(5)(d) to the contrary, the maximum lot coverage for an accessory building shall be 260.13 square metres.

(d) PART OF THE EAST HALF OF LOT 7, CONCESSION 2 WHS (RU-5)

All provisions of Section 7(1) and (2) shall apply to the RU-5 Zone except that, notwithstanding Section 7(2)(b) to the contrary, the minimum front yard depth shall be that existing on the date of registration of the lot.

(e) PART OF EAST HALF LOT 5, CONCESSION 2 WHS (RU-6)

Notwithstanding the provisions of Sections 4, 5, and 7:

(i) The following uses shall be permitted on all lands zoned RU-6:

- A maximum of 177 dwelling houses;
- A maximum of 5 model homes;
- A communal or municipal wastewater treatment facility;
- Accessory recreational areas;
- Private park;
- Home occupation;
- Public uses; and
- A public park

(ii) The provisions of subsections (7)(2)(j), (l), (m), and (n) shall apply;

(iii) For the purposes of this section the following uses shall be defined as set forth hereinafter:

“Dwelling House” shall mean a detached dwelling containing only one dwelling unit and occupied by not more than one family.

“Model Home” is defined as a single detached dwelling not yet serviced or provided with temporary services as approved by the Town and County and used in the interim as a display dwelling by the Owner/builder prior to the model home being permanently serviced and occupied pursuant to the terms of an Agreement or Subdivision Agreement(s) to be entered into between the Town and Owner.

- (iv) For the purposes of Section 4:
“Lot” shall include a unit of a vacant land plan of condominium registered in the Land Registry Office.

“Lot Frontage” means the distance measured in a straight line between the points where the Side Lot Lines are intersected by the street. In the case where the Front lot line is not a straight line or where the Side Lot Lines are not parallel, Lot Frontage means the distance between the Side Lot Lines measured along a straight line which is tangent to the midpoint of an arc or other line running parallel to the Front Lot Line a distance of 4.5 metres back from the Street Line.

“Street” shall include a private thoroughfare shown within the common elements on a vacant land plan of condominium registered in the Land Registry Office.

- (v) For the purposes of Section 5(14)(a) the minimum dimensions for a parking space shall be 2.75 metres by 5.5 metres.
- (vi) Section 5(18)(c) shall not apply.
- (vii) For the purposes of Section 7(2):
 - (a) The LOT AREA (minima) for a Lot served by both a communal water and a communal sanitary system shall be no less than 400 square metres.
 - (b) The LOT FRONTAGE (minima) for a Lot served by both a communal water and a communal sanitary system shall be no less than:
 - Corner Lot 15.0 metres
 - Other Lot 14.5 metres
 - (c) The FRONT YARD DEPTH (minimum) shall be 4.5 metres excepting that part of a building housing a garage which shall be 6.0 metres
 - (d) The EXTERIOR SIDE YARD WIDTH (minimum) shall be 4.5 metres.

SECTION 7(3)(e)(vii)(e)

RU

- (e) The INTERIOR SIDE YARD WIDTH (minimum) shall be 1.22 metres provided that on a lot where there is no attached private garage or attached carport, the minimum side yard width shall be 3.05 metres on one side and 1.22 metres on the other side.
- (f) The REAR YARD DEPTH (minimum) shall be 7.62 metres provided that where the rear yard for any Suburban Residential 6 (RU 6) lot abuts the Environmental Protection (EP) zone in the East Half of Lot 5, Concession 2, W.H.S. the minimum shall be 6.0 metres.
- (g) GROUND FLOOR AREA (minimum) shall be 111.45 square metres.
- (h) Home Occupation Restrictions:
 - (1) The floor area used for any home occupation use shall not exceed 13.94 square metres.
 - (2) No employees are permitted in the dwelling unit.
- (i) PARKING SPACES (minima) shall be 1 for each dwelling unit (with or without a permitted home occupation).
- (j) The measurement of Side or Rear Yard width and depth shall include any common element area abutting a Lot which is for the exclusive use of that Lot.

(f) PART OF WEST HALF OF LOTS 1 AND 2, CONCESSION 2 EHS (RU-7)

All provisions of Section 7(1) and (2) shall apply to the lands zoned “RU-7” on Schedule “A” of this Bylaw, with the following exceptions:

Minimum Lot Area	No Minimum
Minimum Lot Width	30.48 metres
Minimum Exterior Side Yard Width	4.57 metres

(g) PART OF WEST HALF OF LOTS 1 AND 2, CONCESSION 2 EHS (RU-8)

All provisions of Section 7(1) and (2) shall apply to the lands zoned “RU-8” on Schedule “A” of this Bylaw, with the following exceptions:

Minimum Lot Area	No Minimum
Minimum Lot Width	24.39 metres
Minimum Exterior Side Yard Width	4.57 metres
Lot Coverage – One storey houses*	40% maximum
Lot Coverage – All other houses	33% maximum

*For the purpose of this zone, any floor space located above the main floor in a one storey house shall be located entirely within the attic area. Attic shall mean that portion of a building situated wholly within the roof. An attic may contain habitable space provided it does not exceed 50% of the floor area of the storey next below.

(h) PART OF WEST HALF OF LOTS 1 AND 2, CONCESSION 2 EHS (RU-9)

All provisions of Section 7(1) and (2) shall apply to the lands zoned “RU-9” on Schedule “A” of this Bylaw, with the following exceptions:

Minimum Lot Area	No Minimum
Minimum Lot Width	22.87 metres
Minimum Exterior Side Yard Width	4.57 metres
Minimum Frontage	21.33 metres
Lot coverage – One storey houses*	45% maximum
Lot coverage – All other houses	33% maximum

*For the purpose of this zone, any floor space located above the main floor in a one storey house shall be located entirely within the attic area. Attic shall mean that portion of a building situated wholly within the roof. An attic may contain habitable space provided it does not exceed 50% of the floor area of the storey next below.

(i) PART OF WEST HALF OF LOTS 1 AND 2, CONCESSION 2 EHS (RU-10)

All provisions of Section 7(1) and (2) shall apply to the lands zoned “RU-10” on Schedule “A” of this Bylaw, with the following exceptions:

Minimum Lot Area	No Minimum
Minimum Lot Width	18.29 metres
Minimum Exterior Side Yard Width	4.57 metres
Lot Coverage – One storey houses*	50 % maximum
Lot Coverage – All other houses	33% maximum

*For the purpose of this zone, any floor space located above the main floor in a one storey house shall be located entirely within the attic area. Attic shall mean that portion of a building situated wholly within the roof. An attic may contain habitable space provided it does not exceed 50% of the floor area of the storey next below.

(j) PART OF WEST HALF OF LOTS 1 AND 2, CONCESSION 2 EHS

On lands zoned RU-7 to RU-10 inclusive, for the purposes of Section 7(2)(j) of this Bylaw, the following definition applies:

“HEIGHT OF BUILDING” means the height of building from finished floor elevation to the highest point of the structure proper, exclusive of any accessory roof construction such as chimneys, steeple, or antenna.

This definition of “Height of Building” measured from finished ground floor to top of roof, is intended to accommodate houses placed on building lots that slope rear to front where (due to grading) a significant portion of the basement will be exposed at the front of the house. For lots that are relatively flat or sloped front to rear, "raised" construction creating unnecessary exposure to the basement at the front of the house is not permitted. In all cases, house designs shall minimize the level of the finished first floor above grade at the front of the house.

SECTION 8

HAMLET RESIDENTIAL ZONE (RH)

(1) USES PERMITTED

No person shall within any RH Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RH uses, namely:

(a) RESIDENTIAL USES:

a detached single family dwelling house
an accessory apartment

(b) NON-RESIDENTIAL USES:

a home occupation;
a public use.

(2) ZONE PROVISIONS

No person shall within any RH Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (minimum): - 2043.87 square metres
- (b) LOT FRONTAGE (minimum): - 36.58 metres
- (c) FRONT YARD DEPTH (minimum): - 10.67 metres
- (d) EXTERIOR SIDE YARD WIDTH (minimum): - 10.67 metres
- (e) INTERIOR SIDE YARD WIDTH (minimum): - 1.22 metres,
provided that on a lot where there is no attached private garage or attached carport,
the minimum interior side yard width shall be 3.05 metres on one side and 1.22
metres on the other side.
- (f) REAR YARD DEPTH (minimum): - 7.63 metres
- (g) GROUND FLOOR AREA (minimum) - 130.07 square metres,
provided that where at least 18.59 square metres of habitable room area is located
either in a storey above the ground floor, other than in the attic, or in a finished
portion of the basement where such portion has an exterior entrance above finished
grade, then the minimum ground floor area shall be - 111.49 sq metres,
and further provided that where at least 46.46 square metres of habitable room area
is located in a storey above the ground floor, other than in an attic, the minimum
ground floor area shall be - 83.62 square metres
- (h) LANDSCAPED OPEN SPACE (minimum): - 30%
- (i) LOT COVERAGE (maximum): - 33%

SECTION 8(2)(j)**RH**

- (j) HEIGHT OF BUILDING (maximum): - 9.15 metres
- (k) DWELLING HOUSES PER LOT (maximum): 1 only
- (l) PARKING SPACES (minima):
In accordance with the provisions of Section 5(14) hereof.
- (m) PARKING AREA REGULATIONS:
In accordance with the provisions of Section 5(14) hereof.
- (n) OTHER GENERAL PROVISIONS:
In accordance with the provisions of Section 5 hereof.

(3) SPECIAL RH ZONES**(a) HAMLET OF ROSEMONT (RH-1):**

- (i) No person shall, on any lands designated RH-1 on Schedule "A" hereto, use any lot or erect, alter or use any building or structure for any purpose except in accordance with the uses permitted in Section 8(1) hereof.
- (ii) Notwithstanding Sections 8(2)(a) and 8(2)(b) hereof to the contrary, no person shall, on any lands designated RH-1 on Schedule "A" hereto, use any lot or erect, alter or use any building or structure except in accordance with all other RH Zone provisions hereof and the following special RH-1 provisions:

- (a) LOT AREA (minimum): 0.41 hectares
- (b) LOT FRONTAGE (minimum): 45.73 metres

(b) PART OF LOT 15 CONCESSION 2 WHS (RH-2)

Notwithstanding the provisions of Section 8(2)(d), the lands zoned RH-2 on Schedule "A" shall have an Exterior Side Yard Width (minimum) of 3.97 metres.

SECTION 9

RURAL ESTATE ZONE (RE)

(1) USES PERMITTED

No person shall within any RE Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RE uses, namely:

(a) RESIDENTIAL USES:

a detached single family dwelling house
an accessory apartment

(b) NON-RESIDENTIAL USES:

a home occupation;
a public park.

(2) ZONE PROVISIONS

No person shall within any RE Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- | | | |
|-----|--|----------------------|
| (a) | LOT AREA (minimum): | - 0.81 hectares |
| (b) | LOT AREA (maximum):
or lots created by consent of
the Committee of Adjustment: | - no maximum |
| | for a group of lots created by
registered plan of subdivision: | - 3.24 hectares |
| (c) | LOT AREA (minimum average):
for lots created by consent of
the Committee of Adjustment | - no minimum average |
| | for a group of lots created by
registered plan of subdivision | - 1.22 hectares |
| (d) | LOT FRONTAGE (minimum): | - 60.97 metres |
| (e) | FRONT YARD DEPTH (minimum): | - 19.82 metres |
| (f) | EXTERIOR SIDE YARD WIDTH (minimum): | - 19.82 metres |
| (g) | INTERIOR SIDE YARD WIDTH (minimum): | - 9.15 metres |
| (h) | REAR YARD DEPTH (minimum): | - 9.15 metres |

SECTION 9(2)(i)**RE**

- (i) **GROUND FLOOR AREA (minimum):** - 130.07 sq metres
provided that where at least 18.59 square metres of habitable room area is located either in a storey above the ground floor, other than in the attic, or in a finished portion of the basement where such portion has an exterior entrance above finished grade, then the minimum ground floor area shall be - 111.49 sq metres,
and further provided that where at least 46.46 square metres of habitable room area is located in a storey above the ground floor, other than in an attic, the minimum ground floor area shall be - 83.62 sq metres.
- (j) **LANDSCAPED OPEN SPACE (minimum):** - 25%
- (k) **LOT COVERAGE (maximum):** - 15%
- (l) **HEIGHT OF BUILDING (maximum):** - 9.15 metres
- (m) **DWELLING HOUSES PER LOT (maximum):** - 1 only
- (n) **PARKING SPACES (minima):**
In accordance with the provisions of Section 5(14) hereof.
- (o) **PARKING AREA REGULATIONS:**
In accordance with the provisions of Section 5(14) hereof.
- (p) **OTHER GENERAL PROVISIONS:**
In accordance with the provisions of Section 5 hereof.

(3) SPECIAL (RE) ZONES**(a) PART OF THE EAST HALF OF LOT 23, CONCESSION 3 WHS (RE-1)**

Any dwelling or structure erected on any lands designated RE-1 on Schedule "A" hereto, shall be flood proofed with the placement of fill to an elevation of 475.7 metres G.S.C. out a minimum distance of 2 metres from all exterior walls. No openings shall be located below an elevation of 476.0 metres G.S.C.

SECTION 10

MAJOR INSTITUTIONAL ZONE (I)

(1) **USES PERMITTED**

No person shall within any I Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following I uses, namely:

(a) **RESIDENTIAL USES:**

- an accessory dwelling house;
- an accessory dwelling unit;
- a multiple dwelling monastery.

(b) **NON-RESIDENTIAL USES:**

- an auditorium
- a cemetery
- a fire hall
- a municipal office
- a parking lot
- a private club
- a public use
- a religious institution or place of worship
- a school

(2) **ZONE PROVISIONS**

No person shall within any I Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) **LOT AREA (minima):**
 - (i) accessory dwelling house - 2043.87 square metres
 - (ii) other uses - 0.41 hectares
 - (b) **LOT FRONTAGE (minimum):** - 45.73 metres
 - (c) **FRONT YARD DEPTH (minimum):** - 19.82 metres
 - (d) **EXTERIOR SIDE YARD WIDTH (minimum):** - 19.82 metres
 - (e) **INTERIOR SIDE YARD WIDTH (minimum):** - 7.63 metres
 - (f) **REAR YARD DEPTH (minimum):** - 7.63 metres
- Provided that where the rear lot line abuts a zone other than a Commercial or Institutional Zone, the minimum rear yard depth shall be: - 10.67 metres

SECTION 10(2)(g)

I

- (g) ACCESSORY DWELLING UNIT (minimum) - 111.49 square metres
- (h) GROUND FLOOR AREA (minimum):
Accessory dwelling house - 130.07 square metres
provided that where at least 18.59 square metres of habitable room area is located either in a storey above the ground floor, other than in the attic, or in a finished portion of the basement where such portion has an exterior entrance above finished grade, then the minimum ground floor area shall be – 111.49 sq. metres,
and further provided that where at least 46.46 square metres of habitable room area is located in a storey above the ground floor, other than in an attic, the minimum ground floor area shall be - 83.62 square metres
- (i) LANDSCAPED OPEN SPACE (minimum): - 30%
- (j) DWELLING UNITS PER LOT (maximum): - 1 only
- (k) PARKING SPACES (minima):
In accordance with the provisions of Section 5(14) hereof.
- (l) PARKING AREA REGULATIONS:
In accordance with the provisions of Section 5(14) hereof.
- (m) OTHER GENERAL PROVISIONS:
In accordance with the provisions of Section 5 hereof.

(3) SPECIAL (I) ZONES

- (a) PART OF THE WEST HALF OF LOT 32, CONCESSION 2 WHS (I-1)

Notwithstanding the uses permitted in Section 10(1) to the contrary, the following uses are permitted in the I-1 Zone:

local or regional police station

SECTION 10A SPECIAL INSTITUTIONAL ZONE (IS)

(1) USES PERMITTED

No person shall within any IS Zone use any lot or erect alter or use any building or structure for any purpose, except one or more of the following IS uses, namely:

(a) RESIDENTIAL USES:

prohibited

(b) NON-RESIDENTIAL USES:

a private school

(2) ZONE PROVISIONS

No person shall within any IS Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (minima): - 2.03 hectares
- (b) LOT FRONTAGE (minimum): - 106.69 metres
- (c) FRONT YARD DEPTH (minimum): - 19.82 metres
- (d) EXTERIOR SIDE YARD WIDTH (minimum): - 19.82 metres
- (e) INTERIOR SIDE YARD WIDTH (minimum): - 7.63 metres
- (f) REAR YARD DEPTH (minimum): - 7.63 metres
provided that where the rear lot line abuts a zone other than a
Commercial or Institutional Zone,
the minimum rear yard depth shall be - 10.67 metres
- (g) LANDSCAPED OPEN SPACE (minimum): - 30%
- (h) PARKING SPACES (minima):
In accordance with the provisions of Section 5(14) hereof.
- (i) PARKING AREA REGULATIONS:
In accordance with the provisions of Section 5(14) hereof.
- (j) OTHER GENERAL PROVISIONS:
In accordance with the provisions of Section 5 hereof.

SECTION 11

LOCAL COMMERCIAL ZONE (CL)

(1) USES PERMITTED

No person shall within any CL Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following CL uses, namely:

- (a) **RESIDENTIAL USES:**
 - an accessory dwelling house
 - an accessory dwelling unit

- (b) **NON-RESIDENTIAL USES:**
 - a business office
 - a clinic
 - a commercial or private school
 - a computer or telecomputing facility
 - a day care centre
 - a financial institution
 - a fitness club
 - a gas bar
 - a hotel or motel
 - a laundromat
 - a local handicraft shop
 - a medical office
 - a merchandise service shop
 - a parking lot
 - a neighbourhood store
 - a public use
 - a restaurant
 - a retail store
 - a shopping centre
 - a wholesale use accessory to a permitted use
 - an open storage area for goods or materials accessory to a permitted CL use

(2) ZONE PROVISIONS

No person shall within any CL Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) **LOT AREA (minimum):**
 - (i) Accessory Dwelling House - 2.03 hectares
 - (ii) Other Uses - 2043.87 square metres

SECTION 11(2)(b)

CL

- (b) LOT FRONTAGE (minima):
 - (i) Gas bar - 45.73 metres
 - (ii) Other Uses - 36.58 metres
 - (c) FRONT YARD DEPTH (minimum): - 19.82 metres
 - (d) EXTERIOR SIDE YARD WIDTH (minimum): - 19.82 metres
 - (e) INTERIOR SIDE YARD WIDTH (minimum): - 7.63 metres
 - (f) REAR YARD DEPTH (minimum): - 7.63 metres
- provided that where the rear lot line abuts a zone other than a Commercial Zone, the minimum rear yard depth shall be - 10.67 metres
- (g) (i) ACCESSORY DWELLING UNIT (minimum): - 111.49 square metres
 - (ii) GROUND FLOOR AREA (minimum)
 - ACCESSORY DWELLING HOUSE - 130.07 square metresprovided that where at least 18.59 square metres of habitable room area is located either in a storey above the ground floor, other than in the attic, or in a finished portion of the basement where such portion has an entrance above finished grade, then the minimum ground floor areas shall be:
 - 111.49 square metresand further provided that where at least 46.46 square metres of habitable room area is located in a storey above the ground floor, other than in an attic, the minimum ground floor area shall be: - 83.62square metres
- (h) LANDSCAPED OPEN SPACE (minimum): - 20%
- (i) HEIGHT OF BUILDING (maximum): - 10.67 metres
- (j) DWELLING UNITS PER LOT (maximum) - 1 only
- (k) GASOLINE PUMP ISLAND LOCATION:

Notwithstanding any other provisions of this Bylaw to the contrary, a gasoline pump island accessory to a permitted use may be located within any front yard or exterior side yard provided:

 - (i) The minimum distance between any portion of the gasoline pump island and any lot line shall be 7.32 metres;
 - (ii) Where the lot is a corner lot, no portion of any gasoline pump island shall be located closer than 3.05 metres to a sight triangle.
- (l) OPEN SPACE:

No open storage of goods or materials shall be permitted except in a rear yard where such storage is concealed from public view by a fence, wall or similar structure.
- (m) PARKING SPACES (minima):

In accordance with the provisions of Section 5(14) hereof.
- (n) PARKING AREA REGULATIONS:

In accordance with the provisions of Section 5(14) hereof.
- (o) OTHER GENERAL PROVISIONS:

In accordance with the provisions of Section 5 hereof.

(3) SPECIAL CL ZONES**(a) PART OF LOT 4 AND PART OF LOT 5, CONCESSION 2 WHS (CL-1)**

- (i) Notwithstanding Section 11(1) hereof to the contrary, no person shall, on any lands designated CL-1 on Schedule "A" hereto, use any lot or erect, alter or use any building or structure for any purposes except one or more of the following special CL-1 permitted uses, namely:

an automobile sales establishment
a commercial garage

- (ii) No person shall, on any lands designated CL-1 on Schedule "A" hereto, use any lot or erect, alter or use any building or structure except in accordance with the provisions of Section 11(2) hereof.

(b) PART OF LOT 16, CONCESSION 2 WHS (CL-2)

- (i) Notwithstanding Section 11(1) hereof to the contrary, no person shall, on any lands designated CL-2 on Schedule "A" hereto, use any lot or erect, alter or use any building or structure, for any purpose except one or more of the following special CL-2 permitted uses, namely:

a local handicraft shop
a neighbourhood store
a tea room
a fresh produce outlet

- (ii) No person shall, on any lands designated CL-2 on Schedule "A" hereto, use any lot or erect, alter or use any building or structure except in accordance with the provisions of Section 11(2) hereof.

- (iii) For the purposes of Section 11(3)(b)(i) a tea room means a building or part of a building where non-alcoholic beverages, sandwiches and desserts are prepared and offered for retail sale to the public for consumption on the premises. This definition shall not include the preparation or sale of full course meals.

(c) EAST HALF OF LOT 13, CONCESSION 8 EHS (CL-4)

- (i) Notwithstanding Section 11(i) hereof to the contrary, no person shall, on any land designated CL-4 on Schedule “A” hereto, use any lot or erect, alter or use any building or structure, for any purpose except one or more of the following special CL-4 permitted used, namely:
- an antique store
 - an art studio and/or gallery
 - a gift shop
 - a handicraft shop
 - a personal service shop
 - a professional office
 - a public use
 - a restaurant,
- and the building or buildings containing the above uses shall not exceed a total area of 743.22 square metres.

- (ii) No person shall, on any lands designated CL-4 on Schedule “A” hereto, use any lot or erect, alter or use any building or structure except in accordance with the provisions of Section 11(2) hereof, except that, as a provision of Section 11(2)(o) the planting strip required in Section 5(16) General Provisions shall have a minimum width of 18.29 metres x 36.58 metres where abutting the existing residential use to the East known as Parts 1 and 2, Plan 7R-2102 Dufferin County.

(d) PART OF LOT 32, CONCESSION 4 EHS (CL-7)

All provisions of Section 11(1) and 11(2) shall apply to the CL-7 Zone except that, in addition to the uses permitted in Section 11(1)(b) an automobile service station is also a permitted use.

(e) PART OF LOT 4, CONCESSION 2 WHS (CL-8)

- (i) Notwithstanding Section 11(1) hereof to the contrary, no person shall on any lands designated CL-8 on Schedule "A" hereto, use any lot or erect, alter or use any building or structure, for any purpose except the following Special CL-8 permitted use, namely:
- an automobile sales establishment;
 - a retail store; and,
 - a food service truck, for a temporary time period to expire on May 31st, 2016.
- (ii) All provisions of Section 11(2) shall apply to the CL-8 Zone except that:
INTERIOR SIDE YARD (minimum) same as existing building.

SECTION 11(3)(g)

CL

(f) PART WEST HALF LOT 5, CONCESSION 1 WHS (CL-9)

All provisions of Section 11(1) and 11(2) shall apply to the CL-9 Zone except that, in addition to the uses permitted in Section 11(1)(b) a Commercial Garage is also a permitted use.

(g) PART WEST HALF LOT 16, CONCESSION 1 WHS (CL-10)

(i) Notwithstanding Section 11 (1)(a) and (b) hereto to the contrary, no person shall, on any land designated CL-10 on Schedule “A” hereto, use any lot or erect, alter or use any building or structure, for any purpose except one or more of the following special CL-10 permitted uses, namely:

a detached single family dwelling house
an accessory residential unit to a commercial use below:

- an antique store
- a bed and breakfast
- a business office
- a clinic
- a computer or telecomputing facility
- a day care centre
- a local handicraft shop
- a public use

(ii) Notwithstanding the requirements of Section 11 (2)(a) to 11 (2)(f) to the contrary, no person shall, on any land designated CL-10 on Schedule “A” hereto, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- | | | |
|-----|------------------------------------|-------------------------|
| (1) | LOT AREA (minimum): | - 2043.87 square metres |
| (2) | LOT FRONTAGE (minima): | - 36.58 metres |
| (3) | FRONT YARD DEPTH (minimum) | - 2.66 metres |
| (4) | EXTERIOR SIDE YARD WIDTH (minimum) | - 2.70 metres |
| (5) | INTERIOR SIDE YARD WIDTH (minimum) | - 7.63 metres |
| (6) | REAR YARD DEPTH (minimum) | - 3.81 metres |
- provided that where the rear yard line abuts a zone other than a Commercial Zone, the minimum rear yard depth shall be - 10.67 metres

- (h) PART OF EAST HALF OF LOT 5, CONCESSION 2 WHS, BEING PART 1 ON PLAN 7R-6117 (CL-11) – ('H')
- (i) Notwithstanding Section 11(1) hereto to the contrary, the following uses are permitted in the CL-11 – H Zone:
- an automobile sales establishment and accessory commercial garage;
 - a business office
 - a clinic
 - a commercial or private school
 - a computer or telecomputing facility
 - a day care centre
 - a financial institution
 - a fitness club
 - a hotel or motel
 - a laundromat
 - a local handicraft shop
 - a medical or professional office
 - a merchandise service shop
 - a parking lot, accessory to a permitted use
 - a neighbourhood store
 - a public use
 - a restaurant
 - a retail store
 - a shopping centre
 - a wholesale use accessory to a permitted use
 - an open storage area for goods or materials accessory to a permitted CL-11 use.
- (ii) All other provisions of Section 11 shall apply.
- (iii) Section 5 (16) of Zoning Bylaw 78-1 – Planting Strips – shall be applicable to these lands.
- (iv) Prior to enacting a Bylaw to delete the holding ('H') symbol in accordance with the provisions of Section 36 of the Planning Act, Council shall be satisfied that:
- That the site plan, landscape plan, and building elevation plans have been reviewed and approved by the Town Design Control Architect, including consideration of compatibility of building and lot design with the existing residential community to the west, incorporating appropriate building design elements from the Watermark architectural design guidelines, as applicable.

SECTION 12

PLAZA COMMERCIAL ZONE (CP)

(1) USES PERMITTED

No person shall within any CP Zone use any lot or erect, alter or use any building or structure for any purpose except a shopping centre containing one or more of the following CP uses, namely:

(a) RESIDENTIAL USES

prohibited

(b) NON-RESIDENTIAL USES

an auditorium
an automobile service station
a building supply outlet
a business office
a clinic
a club
a commercial or private school
a computer or telecomputing facility
a day care centre
a department store
a dry cleaning or laundry outlet
a financial institution
a fitness club
a furniture shop
a funeral home
a laundromat
a medical office
a merchandise service shop
a parking lot
a public use
a recreational establishment
a restaurant
a retail store
a shopping centre
a supermarket
a theatre
a wholesale establishment

(2) ZONE PROVISIONS

No person shall within any CP Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (minimum): - 2.03 hectares
- (b) LOT FRONTAGE (minimum): - 60.97 metres
- (c) FRONT YARD DEPTH (minimum): - 22.87 metres
- (d) EXTERIOR SIDE YARD WIDTH (minimum): - 22.87 metres
- (e) INTERIOR SIDE YARD WIDTH (minimum): - 7.63 metres
provided that where the interior side lot line abuts a Residential Zone, the minimum interior side yard shall be - 22.87 metres
- (f) REAR YARD DEPTH (minimum): - 15.25 metres
provided that where the rear lot line abuts a residential Zone, the minimum rear yard depth shall be - 22.87 metres
- (g) LANDSCAPED OPEN SPACE (minimum) - 10%
- (h) HEIGHT OF BUILDING (maximum): - 10.67 metres
- (i) OPEN STORAGE:
No open storage of goods or materials shall be permitted.
- (j) PARKING SPACES (minima):
In accordance with the provisions of Section 5(14) hereof.
- (k) PARKING SPACE LOCATION:
No part of any parking space shall be located closer than:
 - (i) 1.53 metres to any street line; or
 - (ii) 4.58 metres to any lot line which abuts a Residential Zone or abuts a lot having a Residential use situated thereon.
- (l) OTHER PARKING AREA REGULATIONS:
In accordance with the provisions of Section 5(14) hereof.
- (m) OTHER GENERAL PROVISIONS:
In accordance with the provisions of Section 5 hereof.

SECTION 13

HIGHWAY COMMERCIAL ZONE (CH)

(1) USES PERMITTED

No person shall within any CH Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following CH uses, namely:

(a) RESIDENTIAL USES:

- an accessory dwelling house
- an accessory dwelling unit

(b) NON-RESIDENTIAL USES:

- an animal hospital
- an art gallery
- an auctioneer's establishment
- an automobile sales establishment
- an automobile service station
- a building supply yard
- a commercial or private school
- a commercial nursery
- a commercial garage
- a computer or telecomputing facility
- a day care centre
- a drive-in restaurant
- a farm produce outlet
- a farm supply dealer
- a fitness club
- a furniture shop
- a gas bar
- a golf driving range
- a medical office
- a miniature golf course
- a motel
- an open air farmers' market
- a public use
- a restaurant
- a retail outlet
- a shopping centre
- a veterinary clinic
- a wholesale establishment
- an open storage area for goods or materials accessory to a permitted CH use

(2) ZONE PROVISIONS

No person shall within any CH Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (minima):
- (i) Auctioneer's establishment, an accessory dwelling house - 2.03 hectares
 - (ii) Automobile Service Station - 0.41 hectares
 - (iii) Other Uses - 2787.10 square metres
- (b) LOT FRONTAGE (minimum) - 60.97 metres
- (c) FRONT YARD DEPTH (minimum) - 24.39 metres
- (d) EXTERIOR SIDE YARD WIDTH (minimum) - 24.39 metres
- (e) INTERIOR SIDE YARD WIDTH (minimum) - 7.63 metres
provided that where the interior side lot line abuts a zone other than a Commercial Zone, the minimum interior side yard width shall be - 10.67 metres
- (f) REAR YARD DEPTH (minimum) - 7.63 metres
provided that where the rear lot line abuts a zone other than a Commercial Zone, the minimum rear yard depth shall be - 10.67 metres
- (g) (i) ACCESSORY DWELLING UNIT (minimum) - 111.49 square metres
- (ii) GROUND FLOOR AREA (minimum)
ACCESSORY DWELLING HOUSE - 130.07 square metres
provided that where at least 18.59 square metres of habitable room area is located either in a storey above the ground floor, other than in the attic, or in a finished portion of the basement where such portion has an entrance above finished grade, then the minimum ground floor area shall be:
- 111.49 square metres
and further provided that where at least 46.46 square meters of habitable room area is located in a storey above the ground floor, other than in an attic, the minimum ground floor area shall be: - 83.62 square metres
- (h) LANDSCAPED OPEN SPACE (minimum) - 20%
- (i) HEIGHT OF BUILDING (maximum) - 10.67 metres
- (j) DWELLING UNITS PER LOT (maximum) - 1 only
- (k) HABITABLE ROOM WINDOW:
Where the exterior wall of a tourist establishment building contains a first storey habitable room window, such wall shall be located no less than 9.15 metres from any interior side lot line or rear lot line.
- (l) DISTANCE BETWEEN BUILDINGS:
Where more than one tourist establishment building is erected on the same lot, the minimum distance between buildings shall be not less than 15.25 metres; provided that where 2 external walls facing and parallel to each other contain no openings or windows to habitable rooms, the distance between such 2 walls may be reduced to 3.05 metres.

SECTION 13(2)(I)continued

CH

For the purpose of the foregoing, such external walls having an angle of divergence not more than 85 degrees shall be deemed to face and be parallel to each other.

In the above paragraph, "angle of divergence" means the interior acute angle formed by and lying between such 2 external walls or their projection.

(m) GASOLINE PUMP ISLAND LOCATION:

Notwithstanding any other provisions of this Bylaw to the contrary, a gasoline pump island accessory to a permitted use may be located within any front yard or exterior side yard provided:

- (i) the minimum distance between any portion of the gasoline pump island and any lot line which abuts a street shall be 45.73 metres; and
- (ii) the minimum distance between any portion of the gasoline pump island and any interior or rear lot line shall be 10.67 metres.

(n) DRIVEWAYS FOR AUTOMOBILE SERVICE STATIONS:

Notwithstanding any provisions of this Bylaw to the contrary, the following provisions shall apply to driveways on any lot used as an automobile service station:

- (i) The maximum width of a driveway, measured along the street line shall be 9.15 metres.
- (ii) The minimum distance between driveways measured along the street line intersected by such driveway shall be 7.63 metres.
- (iii) The minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by such driveway, shall be 9.15 metres.
- (iv) The minimum distance between an interior side lot line and any driveway shall be 3.05 metres.
- (v) The interior angle, formed between the street line and the centre line of any driveway, shall not be less than 45 degrees.

(o) PARKING SPACES (minima):

In accordance with the provisions of Section 5(14) hereof

(p) PARKING AREA REGULATIONS:

In accordance with the provisions of Section 5(14) hereof.

(q) OTHER GENERAL PROVISIONS:

In accordance with the provisions of Section 5 hereof.

(3) SPECIAL CH ZONES

(a) PART OF THE WEST HALF OF LOT 1, CONCESSION 3 EHS (CH-1)

In addition to the permitted uses in Section 13(1), the following additional uses are permitted:

- A business office;
- A clinic;
- A farm implement sales establishment;
- A merchandise service shop;
- A private club;
- A retail outlet accessory to a permitted CH-1 use;
- A retail store;
- An open storage area for goods or materials accessory to a permitted CH-1 use

(b) PART OF LOT 7, CONCESSION 1 WHS (CH-2)

(i) Notwithstanding Section 13(1) to the contrary the following uses shall be permitted in the CH-2 Zone:

(1) RESIDENTIAL USES:

Two accessory dwelling units having a minimum square footage of 130.07 square metres to be utilized by the owner or caretaker of the property;

(2) NON-RESIDENTIAL USES:

- an auctioneer's establishment
- an automobile sales establishment
- a banquet facility
- a building supply yard and outlet, not to exceed 5575 m²
- a business office, not to exceed 1500 m²
- a clinic
- a commercial or private school
- a day care centre
- a display area for nurseries, greenhouses and automobile sales establishments and open storage area for building supply yards and automobile sales establishment
- an equipment rental business
- a farm produce outlet

SECTION 13(3)(b)(i)(2)continued

CH

- a farm supply dealer
- a furniture shop
- a funeral home
- a gas bar
- a manufacturing or assembly plant accessory to a permitted retail use, provided the total building square footage does not exceed 1500 m², and a minimum of 20% of the building floor area is devoted to the retail use
- a merchandise service shop
- a motel or hotel
- a nursery or greenhouse
- a printing or publishing facility
- a private club
- a public use
- a recreational establishment
- a restaurant, including drive through or drive in
- a retail store, not to exceed 1500 m²
- a retail outlet accessory to a permitted CH-2 use
- a variety or convenience store
- a warehouse
- a wholesale use accessory to a permitted CH-2 use.

(c) PART OF THE WEST HALF OF LOT 24, CONCESSION 1 WHS (CH-3)

All provisions of Section 13(1) and (2) shall apply to the CH-3 Zone except that, in addition to the uses permitted in 13(1)(b) a water extraction, processing, bottling and distribution facility is also a permitted use.

(d) PART OF THE EAST HALF OF LOT 5, CONCESSION 2 WHS, being Blocks 2 and 28 on Plan 7M-41 and Part 1 on Plan 7R-5697 (CH-4)

- (i) Notwithstanding the requirements of Section 13(1)(b), the following uses shall be permitted on the subject lands:

- arena
- automated teller machines facility
- banquet hall
- business office
- building supply outlet
- clinic
- commercial or private school
- commercial recreational establishment

SECTION 13(3)(d)(i)continued

CH

day care centre
drive-through facility
dry cleaning or laundry outlet
equipment rental establishment
garden centre
general or variety store
financial institutions
fitness club
hair care establishment
hotel, motel or tourist lodging establishment
marine sales and service
medical office
neighbourhood store
personal service establishment
public use
restaurant
retail store not otherwise listed except those listed in (ii) below
shopping centre
veterinary clinic
video film outlet
wholesale outlets

- (ii) In addition to the uses permitted in clause (i), on the southern portion of the property, as noted on Schedule A-1 attached hereto, the following uses are permitted:

automotive sales and leasing dealership
automobile service station
automotive supply outlet
commercial garage
gas bar
accessory car wash

- (iii) Schedule A-1 attached hereto, referred to in clause (ii) above, divides the subject lands laterally into two portions, each portion of land is permitted various uses, as outlined above.

- (iv) For the purposes of this section, the following uses shall be defined as set forth hereinafter:

“ARENA” shall mean a building or structure used for the purpose of sporting, athletic performing events or activities and may include uses accessory thereto including, a pro shop, equipment rental or service area, refreshment or snack bar and amusement arcade.

“AUTOMATED TELLER MACHINES FACILITY” shall mean automated banking facilities which includes automatic teller machines accessible from either the interior or exterior of the premises.

“BANQUET HALL” means premises used for the assembly of persons for charitable, civic, cultural, educational, fraternal, political, recreational, social or like events or purposes and may include the consumption of food and beverages on the premises, whether prepared on the premises or not.

“BUILDING SUPPLY OUTLET” means premises used for the sale of goods, products, materials and supplies associated with the construction, repair or maintenance of buildings and structures, including unenclosed areas, appropriately screened, for the outdoor display, storage and sale of new goods and materials.

“BUSINESS OFFICE” means premises used for the provision of professional services or for business or administrative offices provided that the aggregate floor area for such uses on the lands affected by this Subsection 13(3)(d) shall not exceed 1500 m².

“COMMERCIAL RECREATIONAL ESTABLISHMENT” means a building or structure for the purpose of recreating and shall include such uses as, but not limited to, bowling, rock climbing, batting cages, driving range, mini-golf, etc.

“FITNESS CLUB” means premises where facilities are provided for the purpose of exercise or physical improvement or services are provided designed for the improvement or maintenance of the body.

“GARDEN CENTRE” means premises for the storage and sale, in enclosed or unenclosed areas, of plants, trees, nursery stock, flowers, bulbs, seeds, garden supplies, hardware, ornaments, crafts, seasonal wares and pottery.

“HOTEL, MOTEL OR TOURIST LODGING ESTABLISHMENT” shall mean premises where sleeping accommodation is provided to the travelling public, with or without meals, together with meeting facilities, recreational facilities, and the accessory retailing of newspapers, periodicals, books, tobacco, confectionery, souvenirs and other items for the convenience of the travelling public.

“PERSONAL SERVICE ESTABLISHMENT” means use of office building for purposes of a hair salon, barbershop, nail salon, spa, etc.

“SHOPPING CENTRE” means one or more permitted uses within a single building.

“WHOLESALE OUTLET” means a facility for the sale and distribution of goods or material for resale purposes only.

- (e) PART OF THE WEST HALF OF LOT 13, CONCESSION 1 WHS (CH-5)
All provisions of Section 13(1) and (2) shall apply to the CH-5 Zone, except that, in addition to the uses permitted in 13(1)(b) a “commercial self storage facility” is also a permitted use.
- (f) PART OF THE WEST HALF OF LOT 1, CONCESSION 2 EHS (CH-6)
All provisions of Section 13(1) and (2) shall apply to the CH-6 Zone, except that, in addition to the uses permitted in 13(1)(b) a “commercial self storage facility” is also a permitted use to a maximum building height of 14.5 metres.

SECTION 13A

COMMERCIAL-LIGHT INDUSTRIAL ZONE (CM)

(1) USES PERMITTED

No person shall within any CM Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following CM uses, namely:

(a) RESIDENTIAL USES

An accessory dwelling unit

(b) NON-RESIDENTIAL USES

an auctioneer's establishment

a banquet facility

a building supply yard

a business office

a clinic

a commercial garage

a display area for nurseries, greenhouses and automobile sales establishments

and open storage areas for building supply yards and automobile sales establishments

an equipment rental business

a farm produce outlet

a farm supply dealer

a financial institution

a manufacturing or assembling plant

a merchandise service shop

a funeral home

a motel or hotel

a nursery or greenhouse

a printing or publishing facility

a private club

a public use

a recreational establishment

a restaurant

a retail store

a retail outlet accessory to a permitted CM use

a variety or convenience store

a warehouse

a wholesale use accessory to a permitted CM use

SECTION 13A(2)

CM

(2) ZONE PROVISIONS

No person shall within any CM Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (minima):
 - (i) Auctioneer's establishment - 2.03 hectares
 - (ii) Other uses - 2043.87 square metres
- (b) LOT FRONTAGE (minima)
 - (i) Interior lot - 36.58 metres
 - (ii) Corner lot - 45.73 metres
- (c) FRONT YARD DEPTH (minimum) - 19.82 metres
- (d) EXTERIOR SIDE YARD WIDTH (minimum) - 19.82 metres
- (e) INTERIOR SIDE YARD WIDTH (minimum) - 7.63 metres
- (f) REAR YARD DEPTH (minimum) - 7.63 metres
provided that where the rear lot line abuts a zone other than a Commercial Zone or Industrial Zone, the minimum rear yard depth shall be - 10.67 metres
- (g) ACCESSORY DWELLING UNIT (minimum) - 111.49 square metres
- (h) LANDSCAPED OPEN SPACE (minimum) - 20%
- (i) HEIGHT OF BUILDING (maximum) - 10.67 metres
- (j) DWELLING UNITS PER LOT (maximum) - 1 only
- (k) OPEN STORAGE:
No open storage of goods or materials shall be permitted except in a rear yard where such storage is concealed from public view by a fence, wall or similar structure, landscaping or combination thereof.
- (l) PARKING SPACES (minima):
In accordance with the provisions of Section 5(14) hereof.
- (m) PARKING AREA REGULATIONS:
In accordance with the provisions of Section 5(14) hereof.
- (n) OTHER GENERAL PROVISIONS:
In accordance with the provisions of Section 5 hereof.

(3) SPECIAL CM ZONES

- (a) PART WEST HALF OF LOT 1 CONCESSION 2 EHS
(14 COLES CRESCENT) (CM-1)

All provisions of Section 13A(1) and 13A(2) shall apply to the CM-1 Zone except that, in addition to the uses permitted in Section 13(A) a body shop is also a permitted use.

SECTION 13A(3)(b)

CM

- (b) PART WEST HALF OF LOT 1 CONCESSION 2 EHS
(23 FRENCH DRIVE) (CM-2)
 - (i) All provisions of Section 13A(1) and 13A(2) shall apply to the CM-2 Zone except that, in addition to the uses permitted in Section 13(A), personal storage units are a permitted use.
 - (ii) All provisions of Section 13A(1) and 13A(2) shall apply to the CM-2 Zone except that, in addition to the uses permitted in Section 13(A) the temporary use of outdoor storage is a permitted use, for a period of 3 years from the passing of this bylaw (April 22, 2003), in accordance with Sections 39(2) and (3) of the Planning Act.

SECTION 14

TOURIST COMMERCIAL ZONE (CT)

(1) USES PERMITTED

No person shall within any CT Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following CT uses, namely:

(a) RESIDENTIAL USES:

an accessory dwelling house
an accessory dwelling unit

(b) NON-RESIDENTIAL USES:

a golf driving range
a home occupation
a hotel
a miniature golf course
a motel
a private club
a public or private park
a public use
a restaurant
a retail store
a ski establishment
a take-out restaurant
an open storage area for goods or materials accessory to a permitted CT use

(2) ZONE PROVISIONS

No person shall within any CT Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- | | | |
|-----|---|-----------------|
| (a) | LOT AREA (minimum) | - 4.05 hectares |
| (b) | LOT FRONTAGE (minimum) | - 45.73 metres |
| (c) | FRONT YARD DEPTH (minimum) | - 24.39 metres |
| (d) | EXTERIOR SIDE YARD WIDTH (minimum) | - 24.39 metres |
| (e) | INTERIOR SIDE YARD WIDTH (minimum) | - 7.63 metres |
| | provided that where the interior side lot line abuts a zone other than a Commercial Zone, the minimum interior side yard width shall be | - 10.67 metres |
| (f) | REAR YARD DEPTH (minimum) | - 7.63 metres |
| | provided that where the rear lot line abuts a zone other than a Commercial Zone, the minimum rear yard depth shall be | - 10.67 metres |

SECTION 14(2)(g)**CT**

- (g) ACCESSORY DWELLING UNIT (minimum) - 111.49 square metres
- (h) GROUND FLOOR AREA (minimum)
Accessory dwelling house - 130.07 square metres
provided that where at least 18.59 square metres of habitable room area is located either in a storey above the ground floor, other than in the attic, or in a finished portion of the basement where such portion has an exterior entrance above finished grade, then the minimum floor area shall be -111.49 square metres
and further provided that where at least 46.46 square metres of habitable room area is located in a storey above the ground floor, other than in an attic, the minimum ground floor area shall be - 83.62 square metres
- (i) GUEST ROOMS PER LOT (maximum) - 30
- (j) LANDSCAPED OPEN SPACE (minimum) - 20%
- (k) HEIGHT OF BUILDING (maximum) - 10.67 metres
- (l) DWELLING UNITS PER LOT (maximum) - 1 only
- (m) HABITABLE ROOM WINDOW:
where the exterior wall of a tourist establishment contains a first storey habitable room window, such wall shall be located no less than 9.15 metres from any interior side lot line or rear lot line.
- (n) DISTANCE BETWEEN BUILDINGS:
Where more than one tourist establishment building is erected on the same lot, the minimum distance between buildings shall not be less than 15.25 metres; provided that where 2 external walls facing and parallel to each other contain no openings or windows to habitable rooms, the distance between such 2 walls may be reduced to 3.05 metres.
For the purpose of the foregoing, such external walls having an angle of divergence not more than 85 degrees shall be deemed to face and be parallel to each other.
In the above paragraph, "angle of divergence" means the interior acute angle formed by and lying between such 2 external walls or their projection.
- (o) OPEN STORAGE:
No open storage of goods or materials shall be permitted except in a rear yard where such storage is concealed from public view by a fence, wall or similar structure; and the total lot coverage of such storage shall not exceed 35% of the lot area.
- (p) PARKING SPACES (minima):
In accordance with the provisions of Section 5(14) hereof.
- (q) PARKING AREA REGULATIONS:
In accordance with the provisions of Section 5(14) hereof.
- (r) OTHER GENERAL PROVISIONS:
In accordance with the provisions of Section 5 hereof.

(3) SPECIAL CT ZONES

(a) PART OF LOT 32, CONCESSION 1 WHS (CT-2)

- (i) Notwithstanding any provisions of Section 14(1) hereof to the contrary, no person shall, on any lands designated CT-2 on Schedule "A" hereto, use any land or erect, alter or use any building or structure for any purpose except the following special CT-2 permitted use, namely:

a tourist trailer camp containing a maximum of 140 trailer sites which existed at the date of passing of this Bylaw.

- (ii) No person shall, on any lands designated CT-2 on Schedule "A" hereto, use any land or erect, alter or use any building or structure except in accordance with the provisions of Section 14(2) hereof.

(b) WEST HALF OF LOT 11, CONCESSION 1 WHS (CT-3):

- (i) Notwithstanding any provisions of Section 14(1) hereof to the contrary, no person shall, on any lands designated CT-3 on Schedule "A" hereto, use any land or erect, alter or use any building or structure for any purposes except one or more of the following special CT-3 permitted uses, namely:

a restaurant and a tourist camping ground containing a maximum of 35 trailer sites which existed at the date of passing of this Bylaw.

- (ii) No person shall, on any lands designated CT-3 on Schedule "A" hereto, use any land or erect, alter or use any building or structure except in accordance with the provisions of Section 14(2) hereof.

(c) PART OF WEST HALF OF LOT 20, CONCESSION 7 EHS (CT-4)

(i) USES PERMITTED

Notwithstanding any provisions of Section 14(1) or 14(2) hereof to the contrary, no person shall within the lot comprising the CT-4 Zone designated on Schedule "A" hereto use any land or erect, alter or use any building or structure for any purpose except one or more of the following uses, namely:

(1) RESIDENTIAL USES

Maximum of thirteen (13) detached single-family dwelling houses

(2) NON-RESIDENTIAL USES

a private club limited to forty (40) members.

(ii) ZONE PROVISIONS

No person shall within the CT-4 Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

- | | | |
|-----|---|------------------------|
| (1) | LOT AREA (minimum) | - N/A |
| (2) | FRONTAGE (minimum) | - N/A |
| (3) | LOT FRONT YARD DEPTH (minimum) | - 19.82 metres |
| (4) | SETBACK FROM THE CENTRE LINE OF A PRIVATE ROAD (minimum) | - 30.18 metres |
| (5) | EXTERIOR SIDE YARD WIDTH (minimum) | - 19.82 metres |
| (6) | INTERIOR SIDE YARD WIDTH (minimum) | - 9.15 metres |
| (7) | BUILDING SEPARATION WIDTH BETWEEN TWO BUILDINGS (minimum) | - 18.29 metres |
| (8) | REAR YARD DEPTH (minimum) | - 9.15 metres |
| (9) | GROUND FLOOR AREA (minimum) | - 130.07 square metres |
- provided that where at least 18.59 square metres of habitable room area is located either in a storey above the ground floor, other than in the attic, or in a finished portion of the basement where such portion has an exterior entrance above finished grade, then the minimum ground floor area shall be
- 111.49 square metres
- and further provided that where at least 46.46 square metres of habitable room area is located in a storey above the ground floor, other than in an attic, the minimum ground floor area shall be
- 83.62 square metres
- | | | |
|------|--|---------------|
| (10) | LANDSCAPED OPEN SPACE (minimum) | - 25% |
| (11) | LOT COVERAGE (maximum) | - 15% |
| (12) | HEIGHT OF BUILDINGS (maximum) | - 9.15 metres |
| (13) | DWELLING HOUSES PER LOT (maximum) | - 13 only |
| (14) | PARKING SPACES (minima): | |
| | In accordance with the provisions of Section 5(14) hereof. | |
| (15) | PARKING AREA REGULATIONS: | |
| | In accordance with the provisions of Section 5(14) hereof. | |

(16) **OTHER GENERAL PROVISIONS:**

In accordance with the provisions of Section 5 hereof.

(iii) **DEFINITIONS**

(1) “Private Club” means a recreational club which is not operated for gain or profit, providing facilities for golf, tennis, badminton, volleyball, archery, swimming, fishing, skiing, and club house and accessory buildings.

(2) “Building Separation” means the distance between two dwelling houses.

(iv) Where this Section 14(3)(d) and Section 5 conflict, the specific provisions of this Section 14(3)(d) shall prevail.

(d) **PART OF WEST HALF OF LOT 32, CONCESSION 1 WHS (CT-5)**

(i) Notwithstanding any provisions of Section 14(1)(b) hereof to the contrary, no person shall on any lands zoned CT-5 on Schedule "A" hereto, use any land or erect, alter or use any building or structure for any purpose except the following special CT-5 permitted uses, namely:

- a home occupation
- a restaurant
- a retail store
- a take-out restaurant
- a miniature golf course
- a golf driving range
- a motel
- a hotel
- a public use.

(ii) No person shall, on any lands designated CT-5 on Schedule "A" hereto, use any land or erect, alter or use any building or structure except in accordance with the provisions of Section 14(2) hereof.

(iii) Notwithstanding the requirements of Section 14(2)(a) the LOT AREA (minimum) in the CT-5 Zone shall be 2.43 hectares.

SECTION 14(3)(e)

CT

(e) EAST HALF LOT 13, CONCESSION 8 EHS (CT-6)

(i) Notwithstanding any provisions of Section 14(1) hereof to the contrary, no person shall on any lands zoned CT-6 on Schedule “A” hereto, use any land or erect, alter or use any building or structure for any purpose except the following special CT-6 permitted uses, namely:

- a recreation club

(ii) No person shall, on any lands designated CT-6 on Schedule “A” hereto, use any land or erect, alter or use any building or structure except in accordance with the provisions of Section 14(2) hereof except that the LOT AREA (minimum) shall be - 1.83 hectares

(iii) For the purposes of this Bylaw a “Recreation Club” shall mean a recreational club located on private lands, operated for profit, providing recreation/athletic facilities, including outdoor and indoor tennis courts, squash courts, a swimming pool and fitness facilities, and may include a dining room or beverage room. The recreational club building shall not exceed 1672.26 square metres in area not including enclosed tennis courts

SECTION 15

GENERAL INDUSTRIAL ZONE (MI)

(1) USES PERMITTED

No person shall within any MI Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following MI uses, namely:

- (a) RESIDENTIAL USES:
prohibited

- (b) NON-RESIDENTIAL USES:
an auctioneer's establishment
an automobile sales establishment
a banquet facility
a body shop
a building supply yard
a business office
a clinic
a commercial garage
a concrete batching plant
a contractor's shop or yard
a display area for nurseries, greenhouses and automobile sales establishments
and open storage areas for building supply yards and automobile sales establishments
an equipment rental business
a farm produce outlet
a farm supply dealer
a feed or grain storage use
a financial institution
a funeral home
a fuel storage tank
a manufacturing or assembling plant
a merchandise service shop
a motel or hotel
a nursery or greenhouse
an open storage area for goods or materials accessory to a permitted MI use
a printing or publishing facility
a private club
a public use
a recreational establishment
a restaurant
a retail store

SECTION 15(1)(b)continued

MI

- a retail outlet accessory to a permitted MI use
- a variety or convenience store
- a warehouse
- a welding shop
- a wholesale use accessory to a permitted MI use

(2) ZONE PROVISIONS

No persons shall within any MI Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(a)	REQUIRED YARDS (minima)	abutting Industrial <u>Zone</u>	abutting any other <u>Zone</u>
	(i) Front yard depth	24.39 metres	24.39 metres
	(ii) Exterior side yard width	24.39 metres	24.39 metres
	(iii) Interior side yard width	7.63 metres	15.25 metres
	(iv) Rear yard depth	7.63 metres	15.25 metres

provided that no interior side yard or rear yard is required along any portion of a lot line which abuts a railroad right-of-way.

- (b) LANDSCAPED OPEN SPACE (minimum) - 10%
- (c) LOT COVERAGE (maximum) - 70%
- (d) OPEN STORAGE AREA (maximum) - 35% of lot area
- (e) PARKING SPACES (minima):
In accordance with the provisions of Section 5(14) hereof.
- (f) PARKING AREA REGULATIONS:
In accordance with the provisions of Section 5(14) hereof.
- (g) OTHER GENERAL PROVISIONS:
In accordance with the provisions of Section 5 hereof.

(3) SPECIAL MI ZONES

- (a) PART OF LOT 21, CONCESSION 2 WHS (MI-1)
 - (i) Notwithstanding Section 15(1)(b) hereof to the contrary no person shall, on any lands designated MI-1 on Schedule "A" hereto, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following special MI-1 permitted uses, namely:

SECTION 15(3)(a)(i)continued

MI

the manufacturing of prefabricated patio enclosures;
the warehousing and enclosed storage of prefabricated patio enclosures and materials for their construction;
a retail sales outlet for prefabricated patio enclosures manufactured on the premises.

- (ii) Notwithstanding Section 15(2)(a)(i) hereof to the contrary the front yard shall be 16.16 metres.
- (iii) Notwithstanding Section 15(2)(a)(ii) hereof to the contrary the exterior side yard width shall be 21.34 metres.
- (iv) Notwithstanding Section 15(2)(d) hereof to the contrary an open storage area is not permitted on any lands designated MI-1 on Schedule "A" hereto.
- (v) Notwithstanding Section 15(2)(e) hereof to the contrary the minimum number of parking spaces shall be 20 spaces.
- (vi) All other provisions of Section 15(2) shall apply to the MI-1 Zone.

(b) PART OF EAST HALF OF LOT 32, CONCESSION 8 EHS (MI-2)

- (i) Notwithstanding Section 15(1)(b) hereof to the contrary no person shall, on any lands designated MI-2 on Schedule "A" hereto, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following special MI-2 permitted uses, namely:
 - a building supply yard
 - a business office
 - an equipment rental business
 - a farm produce outlet
 - a farm supply dealer
 - a manufacturing or assembly plant
 - a nursery or greenhouse
 - a retail store
 - a warehouse
 - a wholesale use accessory to a permitted MI-2 use.

(4) (a) USES PERMITTED

No person shall within any ML Zone use any lot or erect, alter or use any building or structure for any purpose except a shopping centre containing one or more of the following ML uses, namely:

(i) RESIDENTIAL USES:

prohibited

(ii) NON-RESIDENTIAL USES

All uses permitted in CM Zone (b) plus the following:

a body shop
 a contractor's shop or yard
 a fabricating shop
 a fuel storage tank
 a machine shop
 a welding shop

(b) ZONE PROVISIONS amended Bylaw No. 96-25

(i) REQUIRED YARDS (minima)	Abutting Industrial <u>Zone</u>	Abutting any other <u>Zone</u>
(1) front yard depth	12.20 metres	12.20 metres
(2) exterior side yard width	12.20 metres	12.20 metres
(3) interior side yard width	7.63 metres	15.25 metres
(4) rear yard depth	7.63 metres	15.25 metres

provided that no interior side yard or rear yard is required along any portion of a lot line which abuts a railroad right-of-way.

- | | |
|--|-------------------|
| (ii) LANDSCAPED OPEN SPACE (minimum) | - 10% |
| (iii) LOT COVERAGE (maximum) | - 70% |
| (iv) OPEN STORAGE AREA (maximum) | - 35% of lot area |
| (v) PARKING SPACES (minima):
In accordance with the provisions of Section 5(14) hereof. | |
| (vi) PARKING AREA REGULATIONS:
In accordance with the provisions of Section 5(14) hereof. | |
| (vii) OTHER GENERAL PROVISIONS:
In accordance with the provisions of Section 5 hereof. | |

SECTION 16

EXTRACTIVE INDUSTRIAL ZONE (MX)

(1) **USES PERMITTED**

No person shall within any MX Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following MX uses, namely:

(a) **RESIDENTIAL USES:**

prohibited

(b) **NON-RESIDENTIAL USES:**

an aggregate screening operation;
a concrete batching plant
a crushing plant;
a gravel pit
an open storage area for materials accessory to a permitted MX use;
a public use;
a stone quarry.

(2) **ZONE PROVISIONS**

No person shall within any MX Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(a) REQUIRED YARDS (minima):	Abutting Industrial <u>Zone</u>	Abutting any other <u>Zone</u>
(i) Front yard depth	30.49 metres	30.49 metres
(ii) Exterior side yard width	30.49 metres	30.49 metres
(iii) Interior side yard width	15.25 metres	30.49 metres
(iv) Rear yard depth	15.25 metres	30.49 metres

(b) **LOCATION OF GRAVEL PITS:**

Notwithstanding any other provisions of this Bylaw to the contrary, no gravel pit excavation shall be established or made within 121.93 metres of any lot line or portion thereof which abuts a zone other than an Industrial Zone.

SECTION 16(2)(c)

MX

(c) **LOCATION OF STONE QUARRIES AND PROCESSING OPERATIONS:**

Notwithstanding any other provisions of this Bylaw to the contrary, no stone quarry excavation shall be made or established and no concrete batching plant, crushing plant or aggregate screening operation shall be located within 213.37 metres of any lot line or portion thereof which abuts a zone other than an Industrial Zone.

(d) **SCREEN PLANTING:**

No land in any MX Zone shall be used for any other purpose than for planting grass, shrubs, trees or similar uses within:

- (i) 30.49 metres of any zone other than an Industrial Zone; or
- (ii) 21.34 metres of any street line.

(e) **PARKING AREA REGULATIONS:**

In accordance with the provisions of Section 5(14) hereof.

(f) **OTHER GENERAL PROVISIONS:**

In accordance with the provisions of Section 5 hereof.

(3) **SPECIAL MX ZONES**

(a) **PART OF EAST HALF OF LOT 22, CONCESSION 2 WHS (MX-1)**

- (i) No person shall, on any lands zoned MX-1 on Schedule "A" hereto, use any lot or erect, alter or use any building or structure for any purpose except in accordance with the uses permitted in Section 16(1) of Bylaw 78-1 as amended, and the following use:

a farm

- (ii) Notwithstanding Sections 16(2)(b) and 16(2)(d) hereto to the contrary, no person shall, on any lands designated MX-1 on Schedule "A" hereto, use any lot or erect, alter or use any building or structure except in accordance with all other MX Zone provisions hereof and the following special MX-1 provisions:

SECTION 16(3)(a)(ii)(1)

MX

(1) **LOCATION OF GRAVEL PIT:**

Notwithstanding any other provisions of this Bylaw to the contrary, no gravel pit excavation shall be established or made within 15 metres of any lot line or portion thereof which abuts a zone other than an Industrial Zone, in the MX-1 Zone.

(2) **SCREEN PLANTING:**

No land in the MX-1 Zone shall be used for any other purpose than for planting grass, shrubs, trees or similar uses within:

- (a) 15 metres of any zone other than an Industrial Zone.

(b) **PART OF THE WEST HALF OF LOT 5, CONCESSION 2 WHS (MX-2)**

- (i) Notwithstanding Section 16(1) hereto to the contrary, no person shall, on any lands zoned MX-2 on Schedule "A" hereto, use any lot or erect, alter or use any building or structure for any purpose except the following uses:

a municipal pit;
an aggregate screening operation accessory to a municipal pit;
a crushing plant accessory to a municipal pit;
an open storage area for material accessory to a permitted use;
a public park;
a park.

- (ii) Notwithstanding Section 16(2)(b) hereto to the contrary, no person shall, on any lands designated MX-2 on Schedule "A" hereto, use any lot or erect, alter or use any building or structure except in accordance with all other MX-2 Zone provisions hereof and the following special MX-2 provisions:

(1) **LOCATION OF GRAVEL PIT:**

Notwithstanding any other provisions of this Bylaw to the contrary, no gravel pit excavation shall be established or made within 30 metres of any lot line in the MX-2 Zone.

SECTION 16(3)(c)

MX

(c) PART OF THE EAST HALF OF LOT 5, CONCESSION 1 WHS (MX-3)

(i) No person shall, on any lands zoned MX-3 on Schedule “A” hereto, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following MX-3 uses, namely:

(1) RESIDENTIAL USES:

prohibited

(2) NON-RESIDENTIAL USES

- a gravel pit;
- an aggregate screening operation accessory to a gravel pit;
- a portable crushing plant accessory to a gravel pit;
- an open storage area for materials accessory to a gravel pit;
- a public use.

(ii) Notwithstanding Sections 16(2)(a), 16(2)(b), and 16(2)(d) hereto to the contrary, no person shall, on any lands designated MX-3 on Schedule “A” hereto, use any lot or erect, alter or use any building or structure except in accordance with all other Zone provisions hereof and the following special MX-3 provisions:

(1) LOCATION OF GRAVEL PIT

Notwithstanding any other provisions of this Bylaw to the contrary, no gravel pit excavation shall be established or made within 15.25 metres of any lot line or portion thereof which abuts a zone other than an Industrial Zone, or within 30.49 metres of any street line in the MX-3 Zone.

(2) SCREEN OR BUFFER

No land in the MX-3 Zone shall be used for any other purpose than for planting grass, shrubs, trees or similar uses within:

- (a) 15.25 metres of any zone other than an Industrial Zone;
- (b) 30.49 metres of any street;

SECTION 16(3)(d)

MX

- (d) PART OF THE WEST HALF OF LOT 5, CONCESSION 1 EHS (MX-4)
 - (i) Notwithstanding the other provisions of Bylaw 78-1 no person shall, within the MX-4 Zone, use any land or erect, alter or use any building or structure for any purpose other than the following:
 - (1) The making, establishment and operation of a pit in accordance with the requirements of the Aggregate Resources Act, R.S.O. 1990, Chapter A.8 including aggregate storage and processing but not including the manufacture of concrete or asphalt.
 - (2) In the existing log house
 - (a) a residence or:
 - (b) an office used in conjunction with the operation of the pit.
- (e) PART OF THE WEST HALF OF LOT 4, CONCESSION 1 EHS (MX-5)
 - (i) Notwithstanding Section 16 of Bylaw 78-1, the following provisions shall apply:
 - (1) Uses permitted
 - An aggregate extraction operation, licensed pursuant to the *Aggregate Resources Act*, as amended (excluding a quarry), including extraction and processing activities
 - Open storage of materials extracted on-site
 - Detached single-family dwelling house, existing at the date of adoption of this Bylaw
 - Offices accessory to a licensed aggregate extraction operation within a detached single-family dwelling house, existing at the date of adoption of this Bylaw.
 - (2) Uses prohibited
 - Extraction below the water table
 - Permanent or temporary concrete batching plant
 - Permanent or temporary asphalt manufacturing plant
 - Quarry

SECTION 16(3)(e)(i)(3)

MX

- (3) (a) **Zone Provisions**
Required Front, Side and Rear Yards (minimum)
30 metres, except where adjacent lands are in an MX Zone, in which case 0 metres
- (b) **Location of Gravel Pit**
No aggregate extraction shall occur within 30 metres of any lot line or portion thereof
No aggregate processing operations shall occur within 510 metres of any lot line or portion thereof which abuts a Residential Zone.
- (c) **Screen Planting**
No lands in an MX-5 Zone shall be used for any other purpose other than for planting grass, shrubs, trees or similar uses within 15 metres of any lot line, except where adjacent lands are in an MX Zone, in which case no screen planting shall be required.
The minimum height of any berm located within a required screen planting area shall be 3.0 metres, except where the lands abut a Residential Zone, in which case the minimum height shall be 4.5 metres.

SECTION 17

DISPOSAL INDUSTRIAL ZONE (MD)

(1) **USES PERMITTED**

No person shall within any MD Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following MD uses, namely:

(a) **RESIDENTIAL USES:**

prohibited

(b) **NON-RESIDENTIAL USES:**

- a public use;
- a salvage yard;
- a sanitary landfill site;
- a waste disposal area.

(2) **ZONE PROVISIONS**

No person shall within any MD Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(a) **REQUIRED YARDS (minima):**

		Abutting Industrial <u>Zone</u>	Abutting any other <u>Zone</u>
(i)	Front yard depth	24.39 metres	30.49 metres
(ii)	Exterior side yard width	24.39 metres	30.49 metres
(iii)	Interior side yard width	15.25 metres	30.49 metres
(iv)	Rear yard depth	15.25 metres	30.49 metres

(b) **LOCATION OF SANITARY LANDFILL SITES:**

Notwithstanding any other provisions of this Bylaw to the contrary, no sanitary landfill site shall be established or made within:

- (i) 114.31 metres of any waterbody; or
- (ii) 365.77 metres of any Residential, Institutional or Tourist Commercial use on another lot.

(c) **PARKING AREA REGULATIONS:**

In accordance with the provisions of Section 5(14) hereof.

(d) **OTHER GENERAL PROVISIONS:**

In accordance with the provisions of Section 5 hereof.

SECTION 18

OPEN SPACE ZONE (OS)

(1) **USES PERMITTED**

No person shall within any OS Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following OS uses, namely:

(a) **RESIDENTIAL USES:**

an accessory dwelling house;
an accessory dwelling unit.

(b) **NON-RESIDENTIAL USES:**

a conservation area;
a forestry use;
a golf course;
a public or private park;
a public use;
a youth camp.

(2) **ZONE PROVISIONS**

No person shall within any OS Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) **LOT AREA (minima):**
 - (i) Accessory Dwelling house - 2043.87 square metres
 - (ii) Other uses - 0.41 hectares
- (b) **LOT FRONTAGE (minima):** - 45.73 metres
- (c) **FRONT YARD DEPTH (minimum):** - 19.82 metres
- (d) **EXTERIOR SIDE YARD WIDTH (minimum):** - 19.82 metres
- (e) **INTERIOR SIDE YARD WIDTH (minimum):** - 7.63 metres
- (f) **REAR YARD DEPTH (minimum):** - 7.63 metres
- (g) **ACCESSORY DWELLING UNIT (minimum)** - 111.49 square metres
- (h) **ACCESSORY DWELLING HOUSE**
GROUND FLOOR AREA (minimum): - 130.07 square metres
provided that where at least 18.59 square metres of habitable room area is located either in a storey above the ground floor, other than in the attic, or in a finished portion of the basement where such portion has an exterior entrance above finished grade, then the minimum ground floor area shall be
- 111.49 square metres,

SECTION 18(2)(h)continued

OS

and further provided that where at least 46.46 square metres of habitable room area is located in a storey above the ground floor, other than in an attic, the minimum ground floor area shall be - 83.62 square metres.

- (i) LANDSCAPED OPEN SPACE (minimum): - 50%
- (j) LOT COVERAGE (maximum): - 20%
- (k) PARKING SPACES (minima):
In accordance with the provisions of Section 5(14) hereof.
- (l) PARKING AREA REGULATIONS:
In accordance with the provisions of Section 5(14) hereof.
- (m) OTHER GENERAL PROVISIONS:
In accordance with the provisions of Section 5 hereof.
- (n) DWELLING UNITS PER LOT (maximum) - 1 only

(3) SPECIAL OS ZONES

(a) PART OF WEST HALF OF LOT 6, CONCESSION 2 WHS (OS-1)

- (i) Notwithstanding any provisions of Section 18(1) hereof to the contrary, no person shall, on any lands designated OS-1 on Schedule "A" hereto, use any land or erect, alter or use any building or structure except for the following special OS-1 permitted use, namely:

a tourist trailer camp, containing a maximum of 30 trailer sites, accessory to the main recreational use, existing at the date of passing of this Bylaw, which included a club house and target shooting ranges.

- (ii) No person shall, on any lands designated OS-1 on Schedule "A" hereto, use any land or erect, alter or use any building or structure, except in accordance with the provisions of Section 18(2) hereof.

(b) PART OF THE WEST HALF OF LOT 8, CONCESSION 3 WHS (OS-2)

Notwithstanding the provisions of Section 18(1) hereof to the contrary, no person shall on any lands designated OS-2 on Schedule A hereto, use any land or erect, alter or use any building or structure except for the following special OS-2 permitted uses:

SECTION 18(3)(b)continued

OS

A 9 hole golf course;

A golf course clubhouse facility, not to exceed a maximum area of 464.52 square metres.

The residential uses, including the accessory dwelling house and accessory apartment existing on the date of passing of the bylaw.

Except where noted above, the provisions of Section 18(2) shall apply.

Within the OS-2 zone, illumination on the property shall be installed with the light directed downward and deflected away from adjacent lots and streets. Such lighting fixtures shall be not more than 6 metres about ground and no closer than 4.5 metres to any street line.

(c) PART OF THE WEST HALF OF LOT 9, CONCESSION 3 WHS (OS-3)

Notwithstanding the provisions of Section 18(1) hereof to the contrary, no person shall on lands designated OS-3 on Schedule A hereto, use any land or erect, alter or use any building or structure except for the following Special OS-3 permitted uses:

A Driving Range/Golf Practice Facility

(d) PART OF WEST HALF OF LOTS 1 AND 2, CONCESSION 2 EHS (OS-4)

(i) Notwithstanding the provisions of Section 18(1) hereof to the contrary, no person shall on any lands zoned “OS-4” on Schedule A hereto use any land, or erect, alter or use any building or structure except for the following uses:

- A public use;
- A public park;
- A conservation area;
- A forestry use.

(ii) All provisions of Section 18(2) shall apply to the lands zoned “OS-4” on Schedule A of this Bylaw, with the following exceptions:

Minimum Lot Area	No minimum
Minimum Lot Frontage	No minimum
Minimum Exterior Side Yard Width	4.58 metres

SECTION 19

ENVIRONMENTAL PROTECTION ZONE (EP)

(1) USES PERMITTED

No person shall within any EP Zone erect any building; and no person shall within any EP Zone use any lot or erect, alter or use any structure for any purpose except one or more of the following EP uses, namely:

(a) RESIDENTIAL USES:

prohibited

(b) NON-RESIDENTIAL USES:

a farm;
a forestry use
a golf course
a parking lot
a public or private park
a public use

(2) ZONE PROVISIONS

No person shall within any EP Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) FRONT YARD DEPTH (minimum) - 19.82 metres
- (b) EXTERIOR SIDE YARD WIDTH (minimum) - 19.82 metres
- (c) INTERIOR SIDE YARD WIDTH (minimum) - 7.63 metres
- (d) REAR YARD DEPTH (minimum) - 7.63 metres
- (e) PARKING SPACES (minima):
In accordance with the provisions of Section 5(14) hereof.
- (f) PARKING AREA REGULATIONS:
In accordance with the provisions of Section 5(14) hereof.
- (g) OTHER GENERAL PROVISIONS:
In accordance with the provisions of Section 5 hereof.

(3) SPECIAL EP ZONES

(a) PART OF WEST HALF OF LOT 22, CONCESSION 3 WHS (EP-1)

Notwithstanding the provisions of Sections 19(1) and (2), the only permitted uses in this zone will be limited to conservation uses.

(b) PART OF THE EAST HALVES OF LOTS 2 AND 3, CONCESSION 1 EHS (EP-2)

- (i) Notwithstanding the provisions of Section 19 hereof to the contrary, the lands zoned "EP-2 on Schedule "A" shall be a depth of 5.0 metres from the lot line and shall form part of the residential lot area.
- (ii) No person shall, on any lands zoned "EP-2" on Schedule "A" hereto, erect, alter or use any buildings or structures of any kind, including accessory buildings, swimming pools, tennis courts or any like recreational facilities, other than that required for flood and/or erosion management and fencing.

SECTION 20

RURAL ZONE (A)

(1) USES PERMITTED

No person shall within any A Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following A uses, namely:

(a) RESIDENTIAL USES:

- a detached single-family dwelling house
- a detached accessory dwelling house
- an accessory apartment
- a secondary dwelling unit

(b) NON-RESIDENTIAL USES:

- a farm
- a farm produce outlet
- a forestry use, excluding a sawmill
- a home industry
- a home occupation
- a private landing field for aircraft
owned only by the owner of such field
- a public use
- a specialized farm
- a wayside pit

(2) ZONE PROVISIONS

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

(a) LOT AREA (minima)

- (i) Dwelling house accessory to,
or located on the same lot as,
a permitted farm, specialized
farm or forestry use - 19.43 hectares
- (ii) A secondary dwelling unit - 10.00 hectares
- (iii) All other dwelling houses - 0.41 hectares
- (iv) Home occupation - 0.41 hectares
- (v) All other uses - 19.43 hectares

(b) LOT FRONTAGE (minima)

- (i) Residential uses - 45.73 metres
- (ii) All other uses - 304.90 metres

SECTION 20(2)(c)**A**

- | | | |
|-----|---|------------------------|
| (c) | FRONT YARD DEPTH (minimum) | - 19.82 metres |
| (d) | EXTERIOR SIDE YARD WIDTH (minimum) | - 19.82 metres |
| (e) | INTERIOR SIDE YARD WIDTH (minima) | |
| | (i) Accessory private garage | - 4.58 metres |
| | (ii) All other buildings or structures | - 9.15 metres |
| (f) | REAR YARD DEPTH (minima) | |
| | (i) Accessory private garage | - 4.58 metres |
| | (ii) All other buildings or structures | - 9.15 metres |
| (g) | DWELLING HOUSE | |
| | GROUND FLOOR AREA (minimum) | - 130.07 square metres |
| | provided that where at least 18.59 square metres of habitable room area is located either in a storey above the ground floor, other than in the attic, or in a finished portion of the basement where such portion has an exterior entrance above finished grade, then the minimum ground floor area shall be | |
| | | - 111.49 square metres |
| | and further provided that where at least 46.46 square metres of habitable room area is located in a storey above the ground floor, other than in an attic, the minimum ground floor area shall be | - 83.62 square metres |
| (h) | LOT COVERAGE (maximum) | - 15% |
| (i) | DWELLING HOUSES PER LOT (maxima) | |
| | (i) Where dwelling house is the main use on the lot or is accessory to a permitted non-residential use other than a farm, specialized farm or forestry use | - 1 per lot |
| | (ii) Where dwelling house is accessory to, or is located on the same lot as a permitted farm, specialized farm or forestry use | - 2 per lot |
| (j) | DWELLING HOUSE LOCATION | |
| | No new residential lot shall be created, and no residential building shall be erected within 304.90 metres of any feed lot area, any manure storage area or any building or structure on a specialized farm which is used to house animals or fowl unless such residential building is located on the same lot therewith. In addition to the above, Minimum Distance Separation (MDS) and Minimum Distance Separation II (MDS II), where applicable, shall be utilized to determine setbacks to structures on specialized or intensive livestock operations when new residential lots or new residential buildings are being erected in proximity to a specialized or intensive livestock operation, and the greater of 304.90 metres or MDS II shall be utilized as the setback. | |

SECTION 20(2)(k)

A

(k) FARM USE LOCATION

No building or structure on a farm or specialized farm or specialized or intensive livestock operation which is used to house animals or fowl and no manure storage area shall be located except in accordance with the following:

(i) FARM:

- (1) 152.41 metres of any residential building on another lot;
- (2) 91.45 metres of the centreline of any street; or
- (3) 106.69 metres of any side or rear lot line.

(ii) SPECIALIZED FARM:

- (1) 304.90 metres of any residential building on another lot;
- (2) 152.41 metres of the centreline of any street; or
- (3) 106.69 metres of any side or rear lot line.

(iii) SPECIALIZED OR INTENSIVE LIVESTOCK OPERATION:

- (1) minimum setbacks shall be determined through Minimum Distance Separation II (MDS II) and shall be applied, unless any of those setbacks is less than the standard contained within Section 20(2)(k)(ii)(1) or (2) or (3), in which case, the greater of the standard applies.

(l) OPEN STORAGE

No open storage of goods or materials related to a home industry use shall be permitted except in a rear yard where such storage is concealed from public view by a fence, wall or similar structure.

(m) PARKING SPACES (minima):

In accordance with the provisions of Section 5(14) hereof.

(n) PARKING AREA REGULATIONS:

In accordance with the provisions of Section 5(14) hereof.

(o) OTHER GENERAL PROVISIONS:

In accordance with the provisions of Section 5 hereof.

SECTION 20(3)

A

(3) SPECIAL A ZONES

(a) PART OF THE EAST HALF OF LOT 30, CONCESSION 2 WHS (A-3)

(i) Notwithstanding any provisions of Section 20(1) hereof to the contrary, no person shall, on any lands designated A-3 on Schedule "A" hereto, use any land or erect, alter or use any building or structure except for the following special A-3 permitted uses, namely:

- a nursery or garden centre

(ii) For the purposes of Section 20(3)(a)(i) a nursery or garden centre means land, buildings or structures used for storage, display and sale of nursery stock, bedding plants, soil and additives, fertilizers, insecticides, fungicides, patio and walkway surface materials, garden tools, planters, pots, lawn ornaments, fresh fruits and vegetables.

(b) PART OF THE EAST HALF LOT 20, CONCESSION 2 WHS (A-5)

(i) Notwithstanding Section 20(1) hereof to the contrary, no person shall on any lands designated A-5 on Schedule "A" hereto, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following Special A-5 permitted uses, namely:

- a detached single family dwelling
- a woodworking shop in the existing accessory building staffed by the owner and a maximum of one other person
- a woodworking showroom with a maximum gross floor area of 58.07 square metres

(ii) No person shall, on any lands designated A-5 on Schedule "A" hereto use any lot or erect, alter or use any building or structure except in accordance with the provisions of Section 20(2) except for the following:

- (2)(a)(iv) the minimum lot area shall be 0.27 hectares
- (2)(b)(ii) the minimum lot frontage shall be 47.86 metres
- (2)(c) notwithstanding the minimum front yard requirement of 19.82, metres a 58.07 square metre showroom is permitted with a minimum front yard of 16.16 metres from County Road No. 11 and 12.81 metres from the line joining County Road No. 11 and Highway 10/24.
- (2)(d) the exterior minimum side yard width shall be 7.02 metres

SECTION 20(3)(c)

A

(c) PART OF THE EAST HALF LOT 10, CONCESSION 2 WHS (A-6)

(i) Notwithstanding any provisions of Section 20(1) hereof to the contrary no person shall, on any lands designated A-6 on Schedule "A" hereto, use any land or erect, alter or use any building or structure except for the uses permitted in Section 20(1) plus the following uses:

- sales, servicing or repair of new or used small engine equipment
- sales, servicing or repair of small agricultural equipment with maximum 25 horsepower engine

(d) PART OF EAST HALF LOT 11, CONCESSION 1 WHS (A-8)

(i) Notwithstanding Section 20(1) hereof to the contrary, no person shall on any lands zoned A-8 on Schedule "A" hereto, use any lot or erect, alter or use any building or structure except one or more of the following special A-8 uses, namely:

- a detached single family dwelling
- a carpet sales showroom, related office and storage uses within an accessory building

(ii) A maximum of one person, other than members of the family, shall be employed in the business.

(iii) Notwithstanding the provisions of Section 5(1)(c) the accessory building lot coverage on any lands zoned A-8 on Schedule "A" hereto, shall not exceed 243.41 square metres.

(e) PART OF WEST HALF LOT 21, CONCESSION 8 EHS (A-9)

(i) Notwithstanding Section 20(1) hereof to the contrary, no person shall on any lands designated A-9 on Schedule "A" hereto, use any lot or erect, alter or use any building or structure for any purpose except for the following Special A-9 use, namely:

- a detached single family dwelling house

SECTION 20(3)(e)(ii)

A

- (ii) No person shall, on any lands designated A-9 on Schedule "A" hereto use any lot or erect, alter or use any building or structure except in accordance with the provisions of Section 20(2) and the following:

(2)(a)(iv)	Minimum lot area	0.08 hectares
(2)(b)(ii)	Lot frontage	35.06 metres
(2)(c)	Front yard depth (minimum)	3.36 metres
(2)(e)(ii)	Interior side yard (minimum)	5.80 metres
(2)(f)(ii)	Rear yard depth (minimum)	1.53 metres
(2)(g)	Minimum ground floor area	102.20 square metres

- (f) PART OF EAST HALF LOT 11, CONCESSION 2 WHS (A-10)

Notwithstanding Section 20(1) hereof to the contrary, no person shall on any lands designated A-10 on Schedule "A" hereto, use any lot or erect, alter or use any building or structure except for the uses permitted in Section 20(1) plus the following use:

- a golf driving range
- a miniature golf course

- (g) PART OF EAST AND WEST HALVES OF LOT 32 CONCESSION 6 EHS (A-11)

- (i) Notwithstanding Section 20(1) hereof to the contrary, no person shall on any lands designated A-11 on Schedule A hereto use any lot or erect, alter, or use any building or structure for any purpose except for the following Special A-11 uses, namely:

- a specialized or intensive livestock operation, having a maximum 1,500 livestock units
- a detached accessory dwelling house
- a detached single family dwelling house
- an existing agricultural processing establishment which is to be operated accessory to the specialized or intensive livestock operation on the lot.

SECTION 20(3)(g)(ii)

A

- (ii) Notwithstanding Section 20(2)(k)(ii) hereof to the contrary, no person shall on any lands designated A-11 on Schedule A hereto use any land or erect, alter or use any building or structure except in accordance with the following Special A-11 Zone provisions:
 - (1) Existing setbacks from existing buildings used to house animals to residential buildings on another property are deemed to be in conformity with this bylaw, on the date of passing of this Bylaw; and,
 - (2) Any further development on the property shall meet the requirements of Section 15(3)(d) Policies for Specialized and Intensive Livestock Operations in Rural Areas of the Official Plan.

- (h) PART OF THE EAST HALF OF LOT 31, CONCESSION 6 EHS (A-12)
 - (i) Notwithstanding Section 20(2)(j) to the contrary, the existing setbacks of the residential use to buildings used to house animals on another property shall be deemed to be in conformity with this Bylaw, on the date of passing of this Bylaw.

- (i) PART OF THE WEST HALF OF LOT 16, CONCESSION 3 WHS (A-13)
 - (i) In addition to the permitted uses of Section 20(1), the following use will be permitted:

An agricultural processing establishment, having a maximum building size of 4645.16 square metres.
 - (ii) And further that Site Plan Control shall apply to those lands zoned Special Rural Zone (A-13), in accordance with Section 5(3)(d) of the Official Plan and Section 41 of the Planning Act, 1990.

- (j) ALL OF EAST AND WEST HALVES OF LOT 29, CONCESSION 5 EHS CONTAINING 200 ACRES (A-14)
 - (i) Notwithstanding Section 20(2)(i), a family compound of 5 detached single family dwelling houses will be permitted on this property;
 - (ii) All other provisions of Section 20 shall apply;

SECTION 20(3)(j)(iii)

A

- (iii) Notwithstanding Section 5(1)(c) of the General Provisions, accessory building construction shall be governed by the Development Agreement with the Town required under Official Plan Amendment No. 40.

(k) PART OF THE EAST HALF OF LOT 3, CONCESSION 5 EHS (A15)

- (i) Notwithstanding Section 20(1) hereof to the contrary, no person shall on any lands designated A-15 on Schedule “A” hereto, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following Special A-15 permitted uses, namely:
 - A detached single family dwelling;
 - A home occupation (veterinary clinic) within a 362 sq m (3900 sq ft) accessory building, including two horse stalls, offices, and a garage.
- (ii) A maximum of one person, other than members of the family, shall be employed in the business.
- (iii) Notwithstanding the provisions of Section 5(1)(c)(ii), the accessory building lot coverage on any lands zoned A-15 on Schedule “A” hereto shall not exceed 502 sq m (5400 sq ft).
- (iv) Notwithstanding Section 20(4)(b)(i), the minimum lot size for 2 animal units of Animal Class 1 shall be 1.58 hectares (3.9 acres).

(l) PART OF THE EAST HALF OF LOT 11 CONCESSION 2 WHS (A16)

- (i) Notwithstanding Section 20(1) hereof to the contrary, no person shall on any lands designated A-16 on Schedule “A” hereto, use any lot or erect, alter or use any building or structure except for the uses permitted in Section 20(1) plus the following uses:
 - A Commercial Nursery
 - Commercial Greenhouse
- (ii) For the purposes of Section 20(3)(l)(i), on any lands zoned A-16 on Schedule “A” hereto, a commercial nursery means land, buildings or structures used for a seasonal garden centre which includes: locally baked goods/beverages, nursery stock, bedding plants and related products for domestic garden purposes as its primary business but does not permit unscreened or open storage of any related bulk materials, products, or items.

SECTION 20(3)(l)(ii) continued

A

For the purposes of Section 20(3)(l)(i), on any lands zoned A-16 on Schedule “A” hereto, a Commercial Greenhouse means a “Greenhouse, Commercial” as defined in Section 4(81) of the Town of Mono Zoning Bylaw 78-1.

(iii) Notwithstanding any provisions of Section 20(2) hereof to the contrary, on any lands zoned A-16 on Schedule “A” hereto, for the purposes of Section 20(3)(l)(i), the following special provisions shall collectively apply:

- Existing Residential Dwelling Minimum Parking Spaces - 2
- Commercial Nursery Parking Spaces - 1/30 m² GFA+ 2 accessible spaces
- Commercial Greenhouse Parking Spaces - 1/250m² GFA + 2 accessible spaces
- Maximum Number of Loading Spaces - 2
- Maximum Interior (GFA) Floor Area for a Nursery or Garden Centre - 150 m²
- Maximum Total (GFA) Floor Area for a Commercial Greenhouse - 1,684 m²

(iv) Site Plan Control shall apply to those lands zoned Special Rural -16 (A-16), in accordance with Section 5(3)(e) of the Official Plan and Section 41 of the Planning Act, R.S.O.1990.

(m) PART OF THE EAST HALF OF LOT 18 CONCESSION 8 EHS (A17)

(ii) Notwithstanding Section 20(2)(a)(v), a specialized farm will be permitted on this property with a reduced acreage of 10.92 hectares (26.99 acres);

(iii) The specialized farm shall be exclusively the raising or boarding of a maximum of 10 dogs for which a Class 2 Kennel Licence will be required.

(n) PART OF THE EAST HALF OF LOT 21, CONCESSION 5 EHS (A-18)

(i) In addition to the permitted uses of Section 20(1), the following use shall be permitted:

One (1) micro-brewery having one (1) maximum building size of 300 square metres and one (1) maximum covered porch / patio area of 150 square metres

- (ii) For the purposes of the (A-18) Zone a micro-brewery means “a building used for the making of beer on a small scale, that complies with the Definition under Section 4, but may also include accessory tasting and dining facilities and/or the retail display and sale of related Items, in compliance with all valid LLBO permit(s) and shall be limited to a production capacity not exceeding 5,030 litres / day and not exceeding 1,267,5601 litres / year.”
- (iii) That notwithstanding any requirement under Section 20(2), a minimum of 20 parking stalls to a maximum of 25 on-site stalls, including two (2) handicapped stalls, be provided in compliance per applicable provisions under Section 5 (14).
- (iv) That the provisions of Section 20(2) respecting setbacks apply.
- (v) That maximum height shall be no more than 8.5 metres.
- (vi) That a maximum of one (1) loading space is permitted.
- (vii) That the front yard setback shall be a minimum of 28 metres
- (viii) That the interior side yard setback shall be a minimum of 75 metres.
- (ix) That the exterior side yard setback shall be a minimum of 245 metres.
- (x) That any landscaping elements shall be in accordance with a Council approved site plan control agreement per Section 41 of the Planning Act, including, but not limited to all required screening, aesthetics, soft landscaping, hard landscaping, fencing, paving, lighting and signage.
- (xi) Subject to a Holding (H) Provision, to be lifted, at the sole cost of the owner, and at the sole discretion of Council, after any Council approved site plan control agreement is registered against title to property known as 388113 Mono Centre Road.
- (xii) That no roadside activities associated with the micro-brewery operation(s) and/or use(s) shall be permitted.

SECTION 20(4)

A

(4) SMALL LOT EXEMPTIONS

(a) **USES PERMITTED**

Notwithstanding any provisions of Section 20(1) and (2) hereof to the contrary, but subject to the provisions of this subsection, a lot under 19.43 hectares within any A Zone may be used for one or more of the following purposes, accessory to an existing residential use, namely:

- the keeping and raising of beef and dairy cattle;
- the keeping and raising of horses and ponies;
- the keeping and raising of sheep;
- the keeping and raising of goats;
- the keeping and raising of swine;
- the keeping and raising of fowl;
- the keeping and raising of rabbits;
- a building or structure accessory to one or more of the foregoing permitted uses, subject to Section 20(4)(d) and (e).

(b) **SPECIAL PROVISIONS**

No person shall within any A Zone use any lot under 19.43 hectares or erect, alter or use any building or structure for any of the purposes permitted in Section 20(4)(a) hereof except in accordance with the following provisions:

(i) **ANIMAL CLASS & ANIMAL UNITS PERMITTED (maximum)**

LOT SIZE	ANIMAL CLASS PERMITTED	ANIMAL UNITS PERMITTED
1.62 hectares or more but less than 2.43 hectares	Animal Class 1	2 animal units
2.43 hectares or more but less than 3.24 hectares	Animal Class 2	3 animal units
3.24 hectares or more but less than 4.05 hectares	Animal Class 2	4 animal units
4.05 hectares or more but less than 4.46 hectares	Animal Class 3	5 animal units
for each 0.405 hectare in excess of 4.05 hectares	Animal Class 3	0.5 additional animal units

SECTION 20(4)(b)(ii)

A

(ii) Notwithstanding the provisions of Section 20(4) the keeping and raising of not more than 20 fowl or mature rabbits (plus litters) shall be a permitted use on a lot of less than 1.62 hectares but not less than 0.41 hectares. This provision shall not be considered in the determination of the number of animals and fowl permitted by way of the animal class and animal unit method contained in this section.

(iii) Nothing in Section 20(4) is intended to prohibit or regulate the keeping and raising of bees or fish on any lot.

(iv) LOT AREA (minimum) - 1.62 hectares

(v) LOT FRONTAGE (minimum) - 60.97 metres

(c) ANIMAL CLASS AND ANIMAL UNITS (definitions)

For the purposes of Section 20(4)(b) hereof, "animal class" and "animal unit" shall be interpreted in accordance with the following:

(i) ANIMAL CLASS 1

1 horse or pony (plus foal) = 1 animal unit

(ii) ANIMAL CLASS 2

1 horse or pony (plus foal) = 1 animal unit

30 fowl = 1 animal unit

30 mature rabbits (plus litters) = 1 animal unit

4 sheep (plus lambs) = 1 animal unit

4 goats (plus kids) = 1 animal unit

(iii) ANIMAL CLASS 3

1 horse or pony (plus foal) = 1 animal unit

50 fowl = 1 animal unit

50 mature rabbits (plus litters) = 1 animal unit

4 sheep (plus lambs) = 1 animal unit

4 goats (plus kids) = 1 animal unit

1 dairy or beef cattle (plus calf) = 1 animal unit

2 swine (plus litters to weaning) = 1 animal unit

SECTION 20(4)(d)

A

(d) ACCESSORY BUILDING LOCATION

- (i) No building or structure which is used to house any animals and fowl permitted in Section 20(4)(a) hereof shall be located within:
 - (1) 91.45 metres of any residential building on another lot;
 - (2) 91.45 metres of the centre line of any public street; or
 - (3) 27.44 metres of any side or rear lot line.

(e) MANURE STORAGE AREA

- (i) No building, structure, pit or area which is used to store the manure produced by any animals and fowl permitted in 20(4)(a) hereof shall be located within:
 - (1) 91.45 metres of any residential building on another lot;
 - (2) 91.45 metres of the centre line of any public street; or
 - (3) 27.44 metres of any side or rear lot line.
- (ii) No manure storage shall be established within a direct sight distance of less than 152.41 metres from an existing residential building on another lot.
- (iii) Manure shall not be allowed to accumulate on any lot for any substantial period of time. All winter manure shall be removed or dispersed by the 31st day of May each year and all summer manure shall be removed or dispersed by the 30th day of November each year. In addition, between the dates of May 31st and November 30th of each year, any accumulation of manure shall be removed or dispersed a minimum of two times at regular intervals.

(5) FLOOD PROOFING

- (a) Any dwelling or structure erected on that Part of the West Half of Lot 24, Concession 3 W.H.S. shall be flood proofed with the placement of fill to an elevation of 475.7 metres G.S.C. out a minimum distance of 2 metres from all exterior walls. No openings shall be located below an elevation of 476.1 metres G.S.C.

SECTION 21 OAK RIDGES MORaine NATURAL CORE (ORMNC) ZONE

(1) USES PERMITTED

No person shall within any ORMNC Zone use any lot, or undertake development or site alteration with respect to land, or erect, alter or use any building or structure for any purpose except for one or more of the following uses, namely:

(a) RESIDENTIAL USES:

One Oak Ridges Moraine single dwelling on an existing lot of record if the dwelling was permitted in the Zoning Bylaw as of November 15, 2001.

(b) NON-RESIDENTIAL USES

Fish and wildlife management

Conservation, flood and erosion control projects

Oak Ridges Moraine agricultural use, including a farm produce outlet and the manufacture of products from produce from the agricultural use as accessory uses thereto

Oak Ridges Moraine bed and breakfast establishment

Oak Ridges Moraine farm vacation home

Oak Ridges Moraine forest management

Oak Ridges Moraine home business

Oak Ridges Moraine home industry

Oak Ridges Moraine trail

Oak Ridges Moraine unserviced parks

(c) OTHER USES

Uses legally established through a development application commenced prior to November 17, 2001 and approved after that date

(d) ACCESSORY USES

Oak Ridges Moraine Accessory Use to a principal use permitted by sub-sections (a) through (c) inclusive if it would have been permitted by the applicable Zoning Bylaw as of November 15, 2001.

(2) USES PROHIBITED

Oak Ridges Moraine rapid infiltration basin

Oak Ridges Moraine rapid infiltration column

Any use set out in Section 5 (23) for lands shown as Areas of High Aquifer Vulnerability on Schedule 2 Map 9 Oak Ridges Moraine Areas of Aquifer Vulnerability.

SECTION 21(3)**ORMNC****(3) ZONE PROVISIONS**

No person shall, within any ORMNC Zone, use any lot, or undertake development or site alteration with respect to land, or erect, alter or use any building or structure except in accordance with the following provisions:

(a) SETBACKS TO AN OAK RIDGES MORAINÉ ENVIRONMENTAL PROTECTION ZONE

- (i) No development, site alteration or, erection, alteration or use of any building or structure shall be permitted within 121.93 metres of an ORMNC Zone unless in accordance with the Oak Ridges Moraine Conservation Plan.
- (ii) All development, site alteration or, erection, alteration or use of any building or structure within 121.93 metres of an ORMNC Zone shall be subject to site plan approval pursuant to the *Planning Act*.

(b) LOT AREA (minima)

- | | |
|--|----------------|
| (i) Oak Ridges Moraine Agricultural use | 19.43 hectares |
| (ii) Oak Ridges Moraine single dwelling | 0.41 hectares |
| (iii) Oak Ridges Moraine Home Business and
Oak Ridges Moraine Home Industry | 0.41 hectares |
| (iv) All other permitted uses | 19.43 hectares |

(c) LOT FRONTAGE (minima)

- | | |
|--|--------------|
| (i) Oak Ridges Moraine single dwelling | 15 metres |
| (ii) All other permitted uses | 304.9 metres |

(d) FRONT YARD DEPTH (minima) 19 metres**(e) EXTERIOR SIDE YARD WIDTH (minima) 19 metres****(f) INTERIOR SIDE YARD WIDTH (minima)**

- | | |
|--|-------------|
| (i) Accessory private garage | 4.5 metres |
| (ii) All other buildings or structures | 9.15 metres |

(g) REAR YARD DEPTH (minima)

- | | |
|--|-------------|
| (i) Accessory private garage | 4.5 metres |
| (ii) All other buildings or structures | 9.15 metres |

SECTION 21(3)(h)**ORMNC**

- | | | |
|-----|--|--|
| (h) | LOT COVERAGE (maxima) | 15 % |
| (i) | SITE ALTERATION (maxima) | In accordance with Section 5(24) |
| (j) | PARKING SPACES (minima) | |
| | (i) Oak Ridges Moraine single dwelling | 1 space per lot |
| | (ii) Oak Ridges Moraine Home business | The greater of 2 spaces, or 1 space per 18.59 square metres of floor area devoted to the home business |
| | (iii) Oak Ridges Moraine Home Industry | The greater of 2 spaces, or 1 space per 37.17 square metres of floor area devoted to the home industry |
| | (iv) Oak Ridges Moraine Bed and Breakfast Establishment | 1 space for the single-family dwelling house plus 1 space for each guest room |
| | (v) Oak Ridges Moraine Farm vacation home | 1 space for the single-family dwelling house plus 1 space for each guest room |
| | (vi) Oak Ridges Moraine Unserviced park | 1 space for 15 square metres of gross floor area |
| (k) | OPEN STORAGE | Prohibited in a front, interior side or exterior side yard |
| (l) | EXPANSIONS TO EXISTING USES | |
| | Where the existing use, building or structure is permitted in accordance with Section 5(26), any expansions thereto shall comply with all relevant provisions of this Bylaw. | |
| (m) | BUILDING OR STRUCTURE SIZE (maxima) | 500 m ² |
| | (i) Oak Ridges Moraine Major Development in excess of 500 m ² shall require an amendment to the Zoning Bylaw | |
| (n) | SPECIAL ORMNC ZONES | |
| | None | |

SECTION 22 OAK RIDGES MORaine NATURAL LINKAGE (ORMNL) ZONE

(1) USES PERMITTED

No person shall within any ORMNL Zone use any lot, or undertake development or site alteration with respect to land, or erect, alter or use any building or structure for any purpose except for one or more of the following uses, namely:

(a) RESIDENTIAL USES

One Oak Ridges Moraine single dwelling on an existing lot of record if the dwelling was permitted in the Zoning Bylaw as of November 15, 2001.

(b) NON-RESIDENTIAL USES

- Fish and wildlife management
- Conservation, flood and erosion control projects
- Oak Ridges Moraine agricultural use, including a farm produce outlet and the manufacture of products from produce from the agricultural use as accessory uses thereto
- Oak Ridges Moraine bed and breakfast establishment
- Oak Ridges Moraine farm vacation home
- Oak Ridges Moraine forest management
- Oak Ridges Moraine home business
- Oak Ridges Moraine home industry
- Oak Ridges Moraine trail
- Oak Ridges Moraine unserviced parks

(c) OTHER USES

Uses legally established through a development application commenced prior to November 17, 2001 and approved after that date

(d) ACCESSORY USES

Oak Ridges Moraine Accessory Use to a principal use permitted by sub-sections (a) through (c) inclusive, if it would have been permitted by the applicable Zoning Bylaw as of November 15, 2001.

(2) USES PROHIBITED

- Oak Ridges Moraine rapid infiltration basin
- Oak Ridges Moraine rapid infiltration column
- Any use set out in Section 5(23) for lands shown as Areas of High Aquifer Vulnerability on Schedule 2 Map 9 Oak Ridges Moraine Areas of Aquifer Vulnerability.

SECTION 22(3)**ORMNL****(3) ZONE PROVISIONS**

No person shall, within any ORMNL Zone use any lot, or undertake development or site alteration with respect to land, or erect, alter or use any building or structure except in accordance with the following provisions:

(a) SETBACKS TO AN OAK RIDGES MORAINÉ ENVIRONMENTAL PROTECTION ZONE

- (i) No development, site alteration or, erection, alteration or use of any building or structure shall be permitted within 121.93 metres of an ORMEP Zone unless in accordance with the Oak Ridges Moraine Conservation Plan.
- (ii) All development, site alteration or, erection, alteration or use of any building or structure within 121.93 metres of an ORMEP Zone shall be subject to site plan approval pursuant to the *Planning Act*.

(b) LOT AREA (minima)

- | | |
|--|----------------|
| (i) Oak Ridges Moraine Agricultural Use | 19.43 hectares |
| (ii) Oak Ridges Moraine single dwelling | 0.41 hectares |
| (iii) Oak Ridges Moraine Home Business and
Oak Ridges Moraine Home Industry | 0.41 hectares |
| (iv) All other permitted uses | 19.43 hectares |

(c) LOT FRONTAGE (minima)

- | | |
|--|--------------|
| (i) Oak Ridges Moraine single dwelling | 15 metres |
| (ii) All other permitted uses | 304.9 metres |

(d) FRONT YARD DEPTH (minima) 19.82 metres**(e) EXTERIOR SIDE YARD WIDTH (minima) 19.82 metres****(f) INTERIOR SIDE YARD WIDTH (minima)**

- | | |
|--|-------------|
| (i) Accessory private garage | 4.5 metres |
| (ii) All other buildings or structures | 9.15 metres |

(g) REAR YARD DEPTH (minima)

- | | |
|--|-------------|
| (i) Accessory private garage | 4.5 metres |
| (ii) All other buildings or structures | 9.15 metres |

SECTION 22(3)(h)

ORMNL

- (h) LOT COVERAGE (maxima) 15%
- (i) SITE ALTERATION (maxima) In accordance with Section 5(24)
- (j) PARKING SPACES (minima)
 - (i) Oak Ridges Moraine single dwelling 1 space per lot
 - (ii) Oak Ridges Moraine Home business The greater of 2 spaces, or 1 space per 18.59 square metres of floor area devoted to the home business
 - (iii) Oak Ridges Moraine Home Industry The greater of 2 spaces, or 1 space per 37.17 square metres of floor area devoted to the home industry
 - (iv) Oak Ridges Moraine Bed and Breakfast Establishment 1 space for the single-family dwelling house, plus 1 space for each guest room
 - (v) Oak Ridges Moraine Farm vacation home 1 space for the single-family dwelling house, plus 1 space for each guest room
 - (vi) Oak Ridges Moraine Unserviced park 1 space per 15 square metres of gross floor area
- (k) BUILDING OR STRUCTUR SIZE (maxima) 500 m²
 - (i) Oak Ridges Moraine Major Development in excess of 500 m² shall require an amendment to the Zoning Bylaw
- (l) OPEN STORAGE Prohibited in a front, interior side or exterior side yard

(4) EXPANSIONS TO EXISTING USES

Where the existing use, building or structure is permitted in accordance with Section 26, any expansions thereto shall comply with all relevant provisions of this Bylaw.

(5) SPECIAL ORMNL ZONES

None

SECTION 23

OAK RIDGES MORAINÉ COUNTRYSIDE (ORMC) ZONE

(1) USES PERMITTED

No person shall within any ORMC Zone use any lot, or undertake development or site alteration with respect to land, or erect, alter or use any building or structure for any purpose except for one or more of the following uses, namely:

(a) RESIDENTIAL USES

One Oak Ridges Moraine single dwelling on an existing lot of record if the dwelling was permitted in the Zoning Bylaw as of November 15, 2001.
Temporary, mobile or portable second dwelling unit for seasonal or permanent farm help as an accessory use to an Oak Ridges Moraine agriculture use.

(b) NON-RESIDENTIAL USES

Fish and wildlife management
Conservation, flood and erosion control projects
Oak Ridges Moraine agricultural use, including roadside sale of produce, the manufacture of products from produce from the agricultural use as accessory uses thereto
Oak Ridges Moraine bed and breakfast establishment
Oak Ridges Moraine farm vacation home
Oak Ridges Moraine forest management
Oak Ridges Moraine home business
Oak Ridges Moraine home industry
Oak Ridges Moraine trail
Oak Ridges Moraine unserviced parks

(c) OTHER USES

Uses legally established through a development application commenced prior to November 17, 2001 and approved after that date.

(d) ACCESSORY USES

Oak Ridges Moraine Accessory Use to a principal use permitted by sub-sections (a) through (c) inclusive if it would have been permitted by the applicable Zoning Bylaw as of November 15, 2001.

SECTION 23(2)

ORMC

(2) USES PROHIBITED

Oak Ridges Moraine rapid infiltration basin

Oak Ridges Moraine rapid infiltration column

Any use set out in Section 5(23) for lands shown as Areas of High Aquifer Vulnerability on Schedule 2 Map 9 Oak Ridges Moraine Areas of Aquifer Vulnerability.

(3) ZONE PROVISIONS

No person shall, within any ORMC Zone use any lot, or undertake development or site alteration with respect to land, or erect, alter or use any building or structure except in accordance with the following provisions:

(a) SETBACKS TO AN OAK RIDGES MORAINÉ ENVIRONMENTAL PROTECTION ZONE

- (i) No development, site alteration or, erection, alteration or use of any building or structure shall be permitted within 121.93 metres of an ORMEP Zone unless in accordance with the Oak Ridges Moraine Conservation Plan
- (ii) All development, site alteration or, erection, alteration or use of any building or structure within 121.93 metres of an ORMEP Zone shall be subject to site plan approval pursuant to the *Planning Act*.

(b) LOT AREA (minima)

- | | |
|--|----------------|
| (i) Oak Ridges Moraine Agricultural Use | 19.43 hectares |
| (ii) Oak Ridges Moraine single dwelling | 0.41 hectares |
| (iii) Oak Ridges Moraine Home Business and
Oak Ridges Moraine Home Industry | 0.4 hectares |
| (iv) All other permitted uses | 19.43 hectares |

(c) LOT FRONTAGE (minima)

- | | |
|--|--------------|
| (i) Oak Ridges Moraine single dwelling | 15 metres |
| (ii) All other permitted uses | 304.9 metres |

(d) FRONT YARD DEPTH (minima) 19.82 metres

(e) EXTERIOR SIDE YARD WIDTH (minima) 19.82 metres

SECTION 23(3)(f)**ORMC**

- | | | |
|-----|---|--|
| (f) | INTERIOR SIDE YARD WIDTH (minima) | |
| | (i) Accessory private garage | 4.5 metres |
| | (ii) All other buildings or structures | 9.15 metres |
| (g) | REAR YARD DEPTH (minima) | |
| | (i) Accessory private garage | 4.5 metres |
| | (ii) All other buildings or structures | 9.15 metres |
| (h) | LOT COVERAGE (maxima) | 15% |
| (i) | SITE ALTERATION (maxima) | In accordance with Section 5(24) |
| (j) | BUILDING OR STRUCTURE SIZE (maxima) | 500m ² |
| | (i) Oak Ridges Moraine Major Development in excess of 500 m ² shall require an amendment to the Zoning Bylaw | |
| (k) | PARKING SPACES (minima) | |
| | (i) Oak Ridges Moraine single dwelling | 1 space per lot |
| | (ii) Oak Ridges Moraine Home Business | The greater of 2 spaces, or 1 space per 18.59 square metres of floor area devoted to the home business |
| | (iii) Oak Ridges Moraine Home Industry | The greater of 2 spaces, or 1 space per 37.17 square metres of floor area devoted to the home industry |
| | (iv) Oak Ridges Moraine Bed and Breakfast Establishment | 1 space for the single-family dwelling house, plus 1 space for each guest room |
| | (v) Oak Ridges Moraine Farm vacation home | 1 space for the single-family dwelling house, plus 1 space for each guest room |

SECTION 23(3)(k)(vi)

ORMC

(vi) Oak Ridges Moraine Unserviced park

1 space per 15 square metres of gross floor area

(1) OPEN STORAGE

Prohibited in a front, interior side or exterior side yard

(4) EXPANSIONS TO EXISTING USES

Where the existing use, building or structure is permitted in accordance with Section 5(26), any expansions thereto shall comply with all relevant provisions of this Bylaw.

(5) SPECIAL ORMC ZONES

None

**SECTION 24 OAK RIDGES MORaine ENVIRONMENTAL PROTECTION
(ORMEP) ZONE**

(1) **USES PERMITTED**

No person shall within any ORMEP Zone use any lot, or undertake development or site alteration with respect to land, or erect, alter or use any building or structure for any purpose except for one or more of the following uses, namely:

(a) **RESIDENTIAL USES**

One Oak Ridges Moraine single dwelling on an existing lot of record if the dwelling was permitted in the Zoning Bylaw as of November 15, 2001.

(b) **NON-RESIDENTIAL USES**

Fish and wildlife management

Oak Ridges Moraine bed and breakfast establishment only within an Oak Ridges Moraine single dwelling permitted under Sub-section (a) above

Oak Ridges Moraine farm vacation home only within an Oak Ridges Moraine single dwelling permitted under Sub-section (a) above

Conservation, flood and erosion control projects

Oak Ridges Moraine forest management

Oak Ridges Moraine home business only within an Oak Ridges Moraine single dwelling permitted under Sub-section (a) above

Oak Ridges Moraine home industry only within an Oak Ridges Moraine single dwelling permitted under Sub-section (a) above

Oak Ridges Moraine trail

Oak Ridges Moraine unserviced parks

(2) **ACCESSORY USES**

Oak Ridges Moraine Accessory Use to a principal use permitted by Sub-sections (a) and (b) inclusive if it would have been permitted by the applicable Zoning Bylaw as of November 15, 2001.

(3) **USES PROHIBITED**

Oak Ridges Moraine rapid infiltration basin

Oak Ridges Moraine rapid infiltration column

Any use set out in Section 5(23) for lands shown as Areas of High Aquifer Vulnerability on Schedule 2 Map 9 Oak Ridges Moraine Areas of Aquifer Vulnerability.

(4) EXPANSIONS TO EXISTING USES

Where the existing use, building or structure is permitted in accordance with Section 5(26), any expansions thereto shall comply with all relevant provisions of this Bylaw

(5) ZONE PROVISIONS

No person shall, within any ORMEP Zone use any lot, or undertake development or site alteration with respect to land, or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) Development within an Oak Ridges Moraine Environmental Protection Zone
 - (i) No development, site alteration or, erection, alteration or use of any building or structure shall be permitted within an ORMEP Zone unless in accordance with the Oak Ridges Moraine Conservation Plan.
 - (ii) All development, site alteration or erection, alteration or use of any building or structure in an ORMEP Zone shall be subject to site plan approval pursuant to the *Planning Act*.
- (b) The provisions of Section 21(3)(b) through (k) and (m) shall apply where not in conflict with Section 24(6)(a) above.

SECTION 25

ADMINISTRATION

(1) ZONING ADMINISTRATOR

This bylaw shall be administered by the Zoning Administrator.

(2) DEVELOPMENT AGREEMENTS

Notwithstanding any provisions of the Ontario Building Code Regulations or any other bylaws to the contrary, no building permits shall be issued in respect of development or redevelopment of lands or buildings in any area designated as a site plan control area by a bylaw passed pursuant to the Planning Amendment Act, 1979 until the owner of such lands or buildings has entered into a Development Agreement with the Corporation.

(3) APPLICATION FOR BUILDING PERMIT

Except as required in Ontario Building Code Regulations, every application for a building permit to erect a new building or structure or an addition to any existing building or structure, shall be accompanied by the following:

- (a) Two copies of a site plan (one copy of which shall be retained by the Building Inspector), drawn to scale and properly dimensioned. Such site plan shall show:
 - (i) the true dimensions of the lot to be built upon or otherwise used;
 - (ii) the location and dimensions of all existing buildings or structures and the location of all existing uses on such lot;
 - (iii) the location and dimensions of any proposed building or structure and the location of any proposed use on such lot;
 - (iv) the location and dimensions of all proposed yards, landscaped open spaces, parking areas, loading spaces and access drives.
- (b) A statement, signed by the owner, disclosing the exact use proposed for each building, structure or yard on the lot to be built upon and containing all information necessary to determine if such existing or proposed building, structure or use conforms to the requirements of this bylaw.

SECTION 25(4)

ADMINISTRATION

(4) ISSUANCE OF BUILDING PERMIT

Notwithstanding any provisions of Ontario Building Code Regulations or any other bylaw to the contrary, 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.

(5) CERTIFICATE OF OCCUPANCY

No change may be made in the type of use of any lot or of any building or structure until a Certificate of Occupancy has been issued by the Zoning Administrator to the effect that the proposed use conforms to this bylaw as to permitted uses and zone provisions.

(6) INSPECTION

The Zoning Administrator, Building Inspector or any officer or employee of the Corporation, acting under the direction of the Council, is hereby authorized to enter, at all reasonable hours, upon any property or premises for the purpose of carrying out his duties under this bylaw.

(7) VIOLATIONS AND PENALTIES

Every person who uses any lot, or erects or uses any building or structure or any part of any lot, building or structure in a manner contrary to any requirements of this bylaw, or who causes or permits such use or erection, or who violates any provision of this bylaw or causes or permits a violation, shall be guilty of an offence and upon conviction therefor, shall forfeit and pay a penalty not exceeding One Thousand Dollars (\$1,000.00) exclusive of costs for each such offence, and every such penalty shall be recoverable under The Municipal Act and The Summary Convictions Act. Each day of violation shall constitute an offence. Any building or structure which contravenes any requirement of this bylaw may be removed or altered at the instance of the Corporation, pursuant to the provisions of The Municipal Act.

(8) 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 requirements of this bylaw, 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 or The Municipal Act in that behalf.

SECTION 25(9)

ADMINISTRATION

(9) VALIDITY

If any section, clause or provision of this bylaw, including anything contained in Schedule “A” 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 bylaw as a whole or any 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 the remaining sections, clauses or provisions of this bylaw shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.

(10) EXISTING BYLAWS

All bylaws passed under Section 35 of The Planning Act or a predecessor, are hereby repealed.