

THE CORPORATION OF THE TOWNSHIP OF PERTH EAST

ZONING BY-LAW NO. 30 - 1999

(As approved by the Ontario Municipal Board June 21, 1999)

OFFICE CONSOLIDATION



**Township of Perth East
Comprehensive Zoning By-law No. 30-1999
Consolidated July 1, 2026**

SECTION:	PAGE:
1 General	4
2 Administration, Enforcement and Penalties.....	6
3 Definitions	9
4 Zones and Interpretation	33
5 General provisions	36
6 Agricultural Zone (A)	57
7 Agricultural Commercial/Industrial Zone (ACM)	135
8 Mineral Aggregate Resources Zone (MAR)	157
9 Hamlet/Village Residential Zone (HVR)	160
10 Hamlet/Village Commercial Zone (HVC).....	179
11 Mobile/Modular Home Park Zone (MH).....	189
12 Milverton Residential Low Density (R1)	191
13 Residential Medium Density (R2).....	194
14 Residential High Density (R3)	201
15 Commercial (C1)	207
16 Highway Commercial Zone (C3)	214
17 Industrial Zone (M1)	222
18 Institutional Zone (IN).....	235
19 Park and Recreation Zone (PR).....	237
20 Natural Resources/Environment Zone One (NRE1).....	239
21 Natural Resources/Environment Zone Two (NRE2).....	241
22 Adjacent Land Zone and Overlay (AL)	245
23 Flood Plain Zone (FP)	249
24 Flood and Fill Constraint Area Overlay (FFCA).....	251
25 Future Development Zone (FD)	252
26 Holding Zone (H).....	257
27 Enactment	261
Consolidations.....	262
Schedule A.....	Index Map
Schedule A.....	Legend
Schedule A.....	Key Maps

**The Comprehensive Zoning By-law of the Corporation of the Township of Perth East
By-law No 30-1999**

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

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

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

SECTION 1 - GENERAL

1.1 TITLE

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

1.2 APPLICATION

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

1.3 CONFORMITY REQUIREMENTS

- 1.3.1 No person shall use any land or erect, locate, alter, or use any building, structure or part thereof within the boundaries of the Corporation of the Township of Perth East except in conformity with the provisions of this By-law.
- 1.3.2 No person shall use any building, structure or part thereof, erected, located, or altered in contravention of this By-law so long as such building, structure, or part thereof, continues to contravene the provisions of this By-law.
- 1.3.3 No lot shall be reduced in area by the conveyance, mortgage, or other alienation of a part thereof so that the area of such lot or the applicable site requirements contained in this By-law are less than that required by this By-law. If any such reduction occurs, such lot and any building or structure situated thereon shall not thereafter be used by any person unless and until the said lot area or other applicable site requirement of this By-law are complied with.
- 1.3.4 Subsection 1.3.3 above shall not apply to a lot reduced in area by the conveyance to, or expropriation by, the Corporation of the Township of Perth East or any other authority having the powers of expropriation.
- 1.3.5 No person shall change the purpose for which any lot, building, or structure is used, or erect, locate, alter, or use any building or structure, or sever any area from any existing lot, if the effect of such action is to cause the building, structure, or lot, whether original, adjoining, remaining, or new, to be in contravention of the provisions of this By-law.

1.4 REPEAL OF EXISTING BY-LAWS

From the coming into force of this By-law, all previous Zoning By-laws that have been adopted by the Council of the Corporation of the Township of Perth East or by the Councils of the former municipalities that joined to constitute the Township of Perth East shall be repealed, subject to the provisions of Section 1.6.

1.5 SEVERABILITY

If any section, clause, or provision of this By-law, including anything contained in Schedules “A”, “B”, and “C” attached hereto, is for any reason declared by a court of

competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any other part thereof other than the section, clause, or provision so declared to be invalid and it is hereby declared to be the intention that all remaining sections, clauses, or provisions of this By-law shall remain in full force and effect in the Corporation of the Township of Perth East until repealed, notwithstanding that one or more sections, clauses, or provisions thereof shall have been declared to be invalid.

1.6 UNLAWFUL USES

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

1.7 EFFECTIVE DATE

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

SECTION 2 - ADMINISTRATION, ENFORCEMENT, AND PENALTIES

2.1 ADMINISTRATION

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

2.2 PERMITS, CERTIFICATES, AND LICENCES

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

2.3 INSPECTION OF PREMISES

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

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

2.4 BUILDING PERMITS

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

2.5 MOVING OF BUILDINGS

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

2.6 VIOLATIONS AND PENALTIES

- 2.6.1 Every person who contravenes this By-law and, if the person is a corporation, every director or officer of the corporation who knowingly concurs in the contravention, is guilty of an offence and on conviction is liable.
- (a) On a first conviction to a fine of not more than \$25,000.00; and
 - (b) On a subsequent conviction to a fine of not more than \$10,000.00 for each day or part thereof upon which the contravention has continued after the day on which such person was first convicted.
- 2.6.2 Where a corporation is convicted under subsection 2.6.1, the maximum penalty that may be imposed is,
- On a first conviction a fine of not more than \$50,000.00; and
 - On a subsequent conviction to a fine of not more than \$25,000.00 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted, and not as provided in subsection 2.6.1.
- 2.6.3 Where a person who is guilty of an offence under the provisions of this By-law has been directed to remedy any violation and is in default of doing such matter or thing required, such matter or thing shall be done at his expense.
- 2.6.4 Where a person has refused or neglected to reimburse the Corporation for the cost of work, matter, or thing done, the cost may be recovered by the Corporation in the like manner as municipal taxes or other method as referred to in Section 427 of the Municipal Act, R.S.O. 1990, as amended.
- 2.6.5 Notwithstanding the above-noted provisions, if Section 67 of the Planning Act, R.S.O. 1990 is amended, the amended fines shall be deemed to apply to this By-law.

2.7 REMEDIES

In case any building or structure is to be erected, altered, reconstructed, extended or part thereof is to be used, or any lot is to be used, in contravention of any of the requirements of this By-law, such contravention may be restrained by action at the instance of any ratepayer or of the Corporation pursuant to the provisions of the Planning Act, and the Municipal Act, R.S.O. 1990, as amended.

2.8 CONFORMITY INFORMATION

- 2.8.1 Any person requiring written information from the Corporation as to whether a lot is being used or that the use and/or location of any buildings and structures situated thereon is in conformity with the provisions of this By-law shall provide the following to the Zoning Administrator:
- An application fee in an amount as established by Council for such written information.
 - A plan of survey signed by an Ontario Land Surveyor showing the

boundaries of the lot in question and the location of all buildings and structures situated on the lot.

- A statement or affidavit signed by the owner of the lot indicating the exact use of the lot and of all buildings and structures situated on the lot.
- Any other information as may be required by the Zoning Administrator to assist in determining whether the use of the lot and the use and location of the buildings and structures conform to the provisions of this By-law.

2.8.2 The Zoning Administrator has the authority and right to waive the requirement for any of the information referred to in Subsection 2.8.1 above if he determines that such is not necessary for him to satisfactorily respond to the request for conformity information.

SECTION 3 - DEFINITIONS

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

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

Adult Entertainment Parlour shall mean any premises or part thereof used, in pursuance of any trade, calling, business or occupation, for the purpose of a live performance, exhibition or activity designed to appeal to erotic or sexual appetites or inclinations, and includes, without limiting the generality of the foregoing, uses wherein a principal feature or characteristic is the nudity or partial nudity of any person, and in respect of which the word “nude”, “naked”, “topless”, “bottomless”, “sexy”, or any other word, picture, symbol or representation having like meaning or implication may be used in any sign, advertisement, or advertisement device, and without limiting the generality of the foregoing, includes any performance, exhibition, or activity involving striptease dancers, go-go dancers, exotic dancers, table dancers, wet clothing contests or best body parts contests. It shall also include an adult entertainment parlour as defined in Section 154 of the Municipal Act, S.O. 2001.

Agricultural Use means a use of land, building, or structure for the purpose of animal husbandry, bee-keeping, dairying, fallow, field crops, forestry, maple syrup production, fruit farming, horticulture, pasturage, poultry-keeping, or any other farming use, and includes the growing, raising, packing, treating, storing, and sale of produce produced on the premises.

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

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

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

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

Amusement Arcade means any building or portion thereof in which is used or provided four (4) or more amusement devices in pursuance of any trade, business, calling, occupation, or for hire.

Amusement Device means any machine, device or contrivance used for playing any game of chance or skill, or which is used to afford entertainment or amusement to the operator and, without limiting the generality of the foregoing, includes what is commonly known as a pinball game, an electronic game, and a video game, but shall not include any lottery machine or device licensed or approved by the provincial or federal government.

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

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

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

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

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

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

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

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

- a) Be clearly secondary to the main use of the dwelling for residential purposes and not change the character of the dwelling as a private residence;

- b) Satisfy all applicable requirements of the appropriate Health authority and all requirements for sanitary/septic systems approved by the appropriate authority;
- c) Have no external evidence that the bed and breakfast establishment exist with the exception of a single sign not greater than .85 m² in area;
- d) Be operated only by a person(s) residing in the dwelling;
- e) Comply with all applicable requirements of this By-law (including parking requirements), and all other applicable laws; and
- f) Not include a restaurant or eating establishment.

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

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

- a) In the case of a flat roof, the highest point of the roof surface or parapet, whichever is greater.
- b) In the case of a mansard roof, the roof deckline.
- c) In the case of a gable, hip, gambrel, or other roof type, the mean height between the eaves and the ridge.
- d) In the case of a building not having a roof, the top part of any building.
- e) The building height definition shall not apply to any ornamental dome, tower, cupola, steeple, church spire, chimney, smoke stack, ventilating device, air conditioning duct, skylight, aerial, transmission tower, satellite dish when located on the roof of a non-residential building, windmill, silo, or grain elevator.
- f) The building height definition shall not apply to photovoltaic panels or solar heating panels provided that such panels do not exceed the maximum allowable height for the building/structure they are affixed to by not more than 1.0 metre.

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

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

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

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

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

- a) Which is used for the temporary parking or storage of private passenger motor vehicles; and
- b) Wherein neither the servicing nor repairing of motor vehicles is carried on for remuneration or for commercial use.
- c) An attached carport shall be considered as part of the main building whereas a detached carport shall be considered as an accessory building or structure.

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

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

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

Church means a building dedicated to religious worship.

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

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

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

Community Centre means a building or structure owned and operated entirely by the Corporation or by the Corporation in conjunction with neighbouring municipalities and which provides social, recreational, or other facilities for use by the general public.

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

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

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

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

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

Corporation means the Corporation of the Township of Perth East

Council means the Municipal Council of the Corporation.

County means the Corporation of the County of Perth.

(Amended by By-law 201-2025)

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

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

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

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

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

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

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

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

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

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

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

Dwelling, Duplex means a separate building of two or more storeys divided horizontally into not more than two (2) dwelling units, each of which is completely on a separate storey(s) with an independent entrance either directly from the outside or through a common vestibule.

Dwelling, Garden Suite means a temporary, movable, detached dwelling unit situated on the lot with the main dwelling.

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

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

Dwelling, Non-Permanent means a dwelling that is designed, constructed, installed, and intended to be portable and capable of being easily transported from site to site. A non-permanent dwelling may be placed on a foundation wall, cement pad, or posts/piers, but shall not have a basement or cellar. A non-permanent dwelling shall include, but shall not be limited to, a mobile home. A non-permanent dwelling may include enclosed additions not exceeding 20 % of the floor area of the prefabricated dwelling unit.

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

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

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

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

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

(Added by By-law 201-2025)

Dwelling, Stacked Townhouse means a building that has been divided vertically and/or horizontally into three or more dwelling units, each of which has a separate and private entrance.

Dwelling, Triplex means a separate building of two or more storeys divided horizontally into not more than three (3) dwelling units, each of which is completely on a separate storey(s) with an independent entrance either directly from the outside or through a common vestibule.

(Revised by By-law No. 209-2002 & By-law No. 210-2022 and amended by 201-2025)

Dwelling Unit means one or more habitable rooms occupied or capable of being occupied in a permanent basis by one or more persons as an independent and separate housekeeping unit in which kitchen and sanitary facilities and sleeping accommodation are provided for the exclusive use of such person and persons. A Dwelling unit shall not be used to define an “Additional Residential Unit”.

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

(Revised by by-law 220-2008)

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

(Revised by by-law 220-2008)

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

Erect when used in this By-law includes building, constructing, and reconstructing, and without limiting the generality of the foregoing, also includes the following:

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

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

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

(Added by By-law 201-2025)

Farm means any agricultural use and includes: apiaries; aviaries, berry or bush crops; breeding, raising or training horses or cattle; commercial greenhouses; animal kennels; farms devoted to the hatching, raising and marketing of chickens, turkeys, or other fowl or game birds, animals, fish or frogs; flower, vegetable or specialty crops; field crops; research and/or breeding stations; mushroom farms; nurseries, orchards; riding stables; tree crops; wood lots; seasonal farm shows and such accessory uses or enterprises as are customarily carried on in the field of primary agriculture.

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

Farm Use means the use of a parcel of land for the purpose of agriculture having a lot area of not less than 33 hectares.

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

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

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

(added by By-law No. 209-2002)

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

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

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

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

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

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

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

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 greenhouse, but are sold directly from such lot at wholesale or retail.

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

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

- a) Such home occupation must be clearly secondary to the main use of the dwelling for residential purposes.
- b) Such home occupation must not change the character of the dwelling as a private residence.
- c) Such home occupation shall be conducted only by a person(s) residing in the dwelling.
- d) There shall be no external evidence of the home occupation from outside of the dwelling, including window displays, with the exception of a single sign measuring not greater than 0.85 m² in area.
- e) There shall be no external display or storage of goods, materials, wares or merchandise on the lot on which the dwelling containing the home occupation is located.
- f) No external alteration of the dwelling shall be permitted so as to accommodate a home occupation, such as the inclusion of any specialized structure, ramps, or oversize doorways which will tend to change the character of the dwelling as a private residence.
- g) Such home occupation shall not create nor become a nuisance or hazard to neighbours by reason of noise, vibration, dust, smoke, fumes, odour, heat, debris, refuse, fire, lighting interference, hours of operation, traffic, or parking.
- h) Not more than one home occupation is permitted in a dwelling unit and no home occupation shall occupy more than 25.0 m² of floor area or 25 % of the gross floor area of the dwelling (excluding an attached garage), whichever is lesser. The area of the dwelling not being used for home occupation must comply with the applicable floor area requirements of this By-law.
- i) No home occupation shall be carried on in an accessory building or structure or in an attached garage.
- j) Such home occupation shall meet all of the applicable requirements of this By-law, including parking requirements.
(revised by by-law 220-2008)

- k) For greater clarity, a home occupation shall include but not be limited to an office or consulting room for a professional person or agent; an office for a trade such as a builder, a plumber, an electrician; an office for a charitable organization; a workroom for a dressmaker or a tailor; a studio for a teacher of music, art, or academic subjects, a photographer or a commercial artist; a private-home day care; a hairdresser; a dog groomer and any other use of a similar nature which satisfies all of the criteria of this section of the By-law; but shall not include a kennel, the boarding of dogs overnight, a boarding house, a clinic, a workshop, a plant for any trade, or a retail store (except that a sales use accessory to a permitted home occupation shall be permitted provided that the area occupied by such accessory sales use does not exceed 15 % of the permitted home occupation floor area).

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

Hospital, Private means a house in which four or more patients are or may be admitted for treatment, other than:

- a) Hospital or other establishment or institution supported in whole or in part by provincial aid;
- b) An institution for the reclamation and cure of habitual drunkards established under the Municipal Act;
- c) A children's residence licensed under Part IX (Licensing) of the Child and Family Services Act; and
- d) A lodging house licensed under a municipal by-law.

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

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

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

(Revised by By-law No. 209-2002)

Institutional Use means the use of any land, buildings, or structures for some public purpose and may include governmental, religious, educational, charitable, hospital, other similar use, but shall not include any commercial or industrial use.

(Revised by by-law 220-2008)

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

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

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

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

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

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

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

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

Lot means:

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

only of the fact that a part or parts of it has or had been conveyed to or acquired by the Corporation, Her Majesty in Right of Ontario, or Her Majesty in Right of Canada.

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

Lot, Corner means:

- a) A lot situated at the intersection of two or more streets, or a lot abutting on one or more parts of the same street, in which an interior angle of less than 135 degrees is contained, between the front and side lot lines abutted by the said street or streets; or
- b) A lot located on the curve of a street where the angle of intersection of the projection of the tangents of the street line does not exceed 135 degrees and for which the corner of the lot shall be deemed to be the corner point of that part of the arc of the street line upon which the lot abuts.

(Revised by by-law 220-2008)

Lot Coverage means the area of a lot covered by buildings and structures, excluding overhanging structures which do not project more than 1 metre from the main wall, decks which are 0.61 m or less above the average grade, accessory buildings which are less than 10 m² and excluding uncovered swimming pools.

Lot Depth means the horizontal distance between the front and rear lot lines of a lot. Where these lines are not parallel, the lot depth shall be determined by calculating the length of a straight line joining the midpoints of the front and rear lot lines. Where there is no rear lot line, the lot depth shall be determined by calculating the length of a straight line joining the midpoint of the front lot line with the apex of the triangle formed by the intersection of the side lot lines.

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

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

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

Lot Line, Front means in the case of:

- a) An interior lot, the lot line that abuts the street;
- b) A corner lot, the shorter lot line abutting the street shall be the front lot line and the longer lot line abutting the street shall be the exterior side lot line;
 - i. Where the lot lines abutting the street are of equal length, the lot line that abuts the street governed by the government with the higher jurisdiction shall be the front lot line while the other lot line shall be the exterior side lot line.
 - ii. Where the lot lines abutting the street are of equal length and the abutting streets

are under the same jurisdiction, the lot line over which the principal means of access to the lot is obtained shall be the front lot line while the other lot line shall be the exterior side lot line.

- c) A through lot, the shorter lot line abutting a street shall be the front line and the longer of the lot lines abutting a street shall be the rear lot line;
 - i. Where the lot lines abutting the street are of equal length, the lot line that abuts the street governed by the government with the higher jurisdiction shall be the front lot line while the other lot line abutting a street shall be the rear lot line.
 - ii. Where the lot lines abutting the street are of equal length and are under the same jurisdiction, the front lot line shall be the front lot line as established in the block by prior construction while the other lot line abutting a street shall be the rear lot line.

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

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

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

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

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

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

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

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

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

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

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

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

(Amended by By-law 201-2025)

Mobile Home means any dwelling unit designed, built and/or manufactured to be made mobile for the purpose of providing a residence, for one or more persons and constructed:

- a) In accordance with the Requirement for a Mobile Home, CAN/CSA-Z240, in the applicable section of the Ontario Building Code,
- b) Limited to one-storey in height,
- c) Not be greater than two sections in size, where each section is no more than 4.88 m (16 feet) in width,
- d) Shall not contain a basement, and
- e) Additions are not permitted except for a minor enclosed porch or breezeway, which does not exceed 20% of the flood area of the Mobile Home but shall not include a modular home, motor home, travel trailer, tent trailer or trailer.

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

Mobile/Modular Home Site means an area of land described on a reference plan located within a mobile home/modular home community used for the placement of a mobile/modular home or a single-detached dwelling.

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

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

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

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

Non-Complying means an existing use, building, or structure permitted by the zone in which such use, building, or structure is located, but which does not meet one or more of the zone provisions with respect to lot area, lot frontage, yards, parking, or other provisions applicable to such zone.

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

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

Nutrient Unit (NU) means the amount of nutrients that give a fertilizer replacement value of the lower of 43 kilograms of nitrogen, or 55 kilograms of phosphate as nutrient (as defined in Ontario Regulation 267/03 made under the Nutrient Management Act, 2002) and as provided by the Minimum Distance Separation (MDS) Formulae approved by the Province of Ontario, as amended from time to time.

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

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

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

Parking Area means an area, whether covered or uncovered, which is provided for the temporary parking of licensed motor vehicles and may include ingress and egress driveways, aisles, and parking spaces.

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

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

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

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

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

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

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

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

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

- a) A certificate of approval for each plant must be obtained from the Ministry of Environment (MOE);
- b) Each plant shall comply with the minimum separation distances established by the MOE;

- c) Plant sites shall not be permitted in natural environment or environmentally sensitive areas within the "Agriculture" designation in the County of Perth Official Plan;
- d) Sites having previously been in agricultural use shall be rehabilitated back to their former agricultural use;
- e) Each plant shall be removed from the site upon completion of the public project; and
- f) Prior to locating a portable asphalt plant on productive agricultural land, consideration shall be given to the use of existing asphalt plants in the area, locating the portable asphalt plant in a licensed pit or a wayside pit, and locating the plant on lesser quality or inactive agricultural lands.

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

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

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

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

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

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

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

Recreational Use, Commercial means the commercial use of land, buildings or structures for the purpose of recreation or entertainment and shall include a cinema, bowling alley, billiard hall, fitness or health club, or other similar uses, but shall not include an amusement arcade.

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

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

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

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

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

(Added by By-law No. 210-2022, amended by By-law 201-2025)

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

(Added by By-law 201-2025)

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

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

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

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

School means:

a) The body of public-school pupils or separate school pupils or secondary school pupils

that is organized as a unit for educational purposes under the jurisdiction of the appropriate board, or

- b) The body of pupils enrolled in any of the elementary or secondary school courses of study in an educational institution operated by the Government of Ontario, and includes the teachers and other staff members associated with such unit or institution and the lands and premises used in connection therewith.

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

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

(revised by By-law 220-2008)

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

- a) Be secondary to the principal use of the farm property for farming purposes, with the principal farming use being conducted by the farm family residing on the farm property and who are actively involved in the farming operation on the farm property and not more than two employees (full-time equivalents) from off the farm;
- b) (Amended by By-law 215-2019) be limited to those uses involved in the manufacture or fabrication of goods; small-scale food processing operations; value added processing or packing operations; trades occupations (such as an electrician, plumber, carpenter, welder, painter); a craftsperson or artist; and occupations which are primarily and directly related to agriculture and farming;
- c) Not result in the loss of good and/or productive farm land; not occupy building area that is necessary for or essential to the farming operation; and in no way impede or interfere with the ability of the farmer to conduct the farming operation;
- d) Be conducted inside of buildings and/or structures and not occupy more than 375 m² total floor area; not include any outdoor storage exceeding 2000 m² in area, provided such outdoor storage is abutting the building containing the secondary farm occupation and is maintained in a neat and orderly fashion;
- e) Be accommodated in buildings and structures which are capable of being converted/reverted to a farming use that is appropriate for the farm property at such time that the secondary farm occupation ceases to exist, and which are located in proximity to the principal farm buildings (i.e. farm dwelling and livestock);
- f) Be small-scale and clearly secondary to the principal use of the farm for farming purposes, not be separate or independent from the farm operation, and be located on the same farm therewith;
- g) Be accessed by a driveway which serves the farm unit, and not accessed by a separate driveway serving only the secondary farm occupation;
- h) Not require municipal water or sewer services; and require the approval of the appropriate authority for the method of water supply and waste disposal;
- i) Be limited to not more than one secondary farm occupation use per farm lot; and
- j) Obtain a license and/or a statement of conformity from the municipality prior to the

establishment of the secondary farm occupation.

- k) The requirements of Section 3.133 shall apply, with necessary modifications, to permit a trades occupation (such as an electrician, plumber, carpenter, welder, painter) to be conducted accessory to an existing non-farm dwelling in the Agricultural Zone, provided that no outdoor storage is permitted where the lot area is less than 8000 m² (.8 ha). All other requirements of Sections 3.133 (a) through (j) shall apply with necessary modifications for a non-farm lot.

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

(Added by By-law 201-2025)

Short-term Rental means any dwelling or part of a dwelling used to provide sleeping accommodation for less than 28 days. Short-term rentals shall:

- a) Be clearly secondary to the main use of the dwelling for residential purposes and not change the character of the dwelling as a private residence;
- b) Satisfy all applicable requirements of the appropriate Health authority and all requirements for sanitary/septic systems approved by the appropriate authority;
- c) Have no external evidence that the short-term rental exists;
- d) Be operated only by a person(s) that owns the dwelling;
- e) Comply with all applicable requirements of this By-law (including parking requirements), and all other applicable laws.

Sight Triangle - see Daylight Triangle

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

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

Storey, One-Half means that portion of a building which is situated wholly or in part within a sloping roof and which has a minimum height of 2 m over 50 % of the floor area of the storey below.

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

(revised by By-law 220-2008)

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

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

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

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

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

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

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

Motor Home/Travel Trailer Campground means a lot whereon two or more sites are provided for parking or placing motor homes/travel trailers or tents on a temporary or seasonal basis.

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

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

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

Wayside Permit Aggregate Operation (Wayside Pit) means a temporary pit opened and used by a public road authority or its agent for the purpose of a particular project or contract of street construction.

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 4 - ZONES AND INTERPRETATION

4.1 Establishment of Zones

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

Section	Zone	Symbol
6	Agricultural	A
7	Agricultural Commercial/Industrial	ACM
8	Mineral Aggregate Resources	MAR
9	Hamlet/Village Residential	HVR
10	Hamlet/Village Commercial	HVC
11	Mobile/Modular Home Park	MH
12	Residential Low Density	R1
13	Residential Medium Density	R2
14	Residential High Density	R3
15	Commercial	C1
16	Highway Commercial	C3
17	Industrial	M1
18	Institutional	IN
19	Park and Recreation	PR
20	Natural Resources/ Environment One	NRE1
21	Natural Resources/ Environment Two	NRE2
22	Adjacent Land Overlay	AL
23	Flood Plain	FP
24	Flood and Fill Constraint Area Overlay	FFCA
25	Future Development	FD
26	Holding	-H

Various zoning requirements and/or regulations for the zones as established above are set out in this By-law. The zoning requirements and regulations set forth for the respective zones pertain to matters such as permitted uses, permitted buildings and

structures, minimum lot area, minimum lot frontage, maximum coverage, minimum front, side and rear yard requirements, maximum building height, landscaped open space requirements, parking requirements, and requirements for accessory buildings and structures.

4.2 Key Maps (revised by By-law No. 203-2011)

For the purpose of this By-law, Schedule “A”, consisting of a Key Map Index, and Key Maps 1 to 54, inclusive, is attached to this By-law and is hereby declared to form part of this By-law.

The Key Maps which are attached as Schedule “A” to this By-law indicate the zones for all of the lands in the Corporation of the Township of Perth East as established by this By-law. The zones are indicated through the use of the zone symbols identified for their respective zones in Section 4.1 above.

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

4.3 Use of Zones and Zone Symbols

The zones and symbols identified in Section 4.1 above shall be used when referring to land, buildings, and structures, and the uses thereof permitted by this By-law in said zones. Where the various zone symbols are shown on the Key Maps or Schedule “B”, such reference is intended to indicate that the lands on which the zone symbol is placed are located within the corresponding zones as established by Section 4.1 above and shall be subject to the applicable zone provisions as set forth in this By-law for that respective zone. Where a zone symbol applying to certain lands as shown on the Key Maps attached to this By-law on Schedule “A” is followed by a dash and a number (e.g. A-1), such dash and number are intended to indicate that such land is the subject of one or more special zone provisions. The special zone provisions can be determined by referring to the “special provisions” section for the applicable zone as set forth in this By-law. Lands zoned in this manner will be subject to all other provisions for the respective zone except as otherwise provided for by the special provisions.

4.4 Interpretation of Zone Boundaries

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

Administrator:

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

4.5 Interpretation of Certain Words

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

(revised by By-law 220-2008)

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

SECTION 5 - GENERAL PROVISIONS

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

5.1 Accessory Uses, Buildings and Structures (revised by By-law No. 209-2002)

5.1.1 Use

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

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

5.1.2 Time of Establishment

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

(Amended by By-law 201-2025)

5.1.3 Location and Size

Accessory buildings and structures:

- 1) Shall not be located in a front yard or exterior side yard;
- 2) Shall be no closer to the street line than the yard required for the main building;
- 3) Shall comply with the interior side yard and rear yard provisions of the zone, except:
 - (a) In a Residential Zone, accessory buildings or structures shall be no closer than 1.2 m to an interior side lot line or rear lot line;
 - (b) In an Agricultural Zone on a lot area less than 1-hectare, accessory buildings or structures (not including livestock barns) shall be no closer than 3 m to an interior side lot line or rear lot line; (see section 6.2 g))
 - (c) In a Commercial, Industrial, Mineral Aggregate Resource, or Institutional Zone, accessory buildings and structures shall be no closer than 3 m to an interior side lot line or rear lot line, provided the abutting lot is not in a Residential Zone.
- 4) Shall not exceed 5 m in height, except in an Agricultural, Agricultural Commercial Industrial, Mineral Aggregate Resources, or Industrial Zone, where accessory buildings and structures shall not exceed 6 m in height;
- 5) Shall not exceed 7.5% of the lot area, up to the combined maximum lot coverage

permissions of the underlying Zone.

- 6) Shall be separated from the main building by a minimum distance of 1.5 m and shall not be structurally attached to the main building in any way, except for unenclosed decks and/or steps which may be attached to the main building.
- 7) Where an additional residential unit is located within an accessory building or structure in a Residential Zone, it shall be separated from the main building by a minimum distance of 4 m.

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

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

5.3 Conflicting Regulations

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

5.4 Drainage

Suitable measures for surface and sub-surface drainage shall be required in respect to the use of all land and the use and/or erection of all buildings and structures.

5.5 Dwelling Units Below Grade

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

5.6 Existing Permitted Buildings and Uses

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

5.7 Exterior Lighting

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

5.8 Lots to Front on a Public Road

No lot shall be created and no person shall erect a building or structure and no person

shall use any land, building or structure unless the lot abuts or fronts on a public road of satisfactory construction and maintenance to permit the reasonable and safe passage of motor vehicles, provided that:

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

5.9 Loading Space Requirements

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

5.9.1 Number of Loading Spaces

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

<u>Gross Floor Area</u>	<u>Number of Loading Spaces</u>
▪ Less than 185 sq. m	0
▪ 185 sq. m to 3700 sq. m	1
▪ 3700 sq. m to 9300 sq. m	2
Plus 1 for each additional 9300 sq. m of gross floor area or fraction thereof.	

5.9.2 Loading Space Location

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

5.9.3 Loading Space Size

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

5.9.4 Loading Space Access

Access to a loading space shall be by means of an unobstructed driveway at least 6.0 m in width situated entirely on the lot upon which the loading spaces are located leading to a street or lane.

5.9.5 Loading Space Surface

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

5.9.6 Existing Buildings and Additions

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

5.10 Mobile Homes Prohibited (Repealed by By-law 201-2025)

5.11 Multiple Uses

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

5.12 Non-Conforming Uses, Buildings, and Structures

5.12.1 Existing Uses, Buildings, and Structures

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

5.12.2 Building Permit Issued

Nothing in this By-law shall apply to prevent the erection or use of a building or structure for a purpose not permitted in the zone in which such building or structure is located where a building permit has been lawfully issued under the Building Code Act, as amended from time to time, prior to the day of passing of this By-law, provided that the following are met:

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

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

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

(revised by by-law 220-2008)

- (a) The owner must make application to the Corporation for a building permit to replace the building or structure within two (2) year of the date on which the partial or total destruction occurred;

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

5.12.4 Building Repairs

Nothing in this By-law shall apply to prevent the strengthening or restoring to a safe condition of any lawfully established building or structure which is used for a purpose not permitted in the zone in which such building or structure is located provided that the following provisions are met:

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

5.12.5 Livestock facilities

The repair or replacement of livestock facilities shall be permitted provided it does not increase the amount of floor area used for housing livestock. These repairs or replacements may result in a change in the type of livestock and/or change in the number of livestock housed. Where a change in the type of livestock involves a change in the Factor "A" for livestock type in Table 1 of the MDS II, the livestock type change shall be permitted provided that the number of Nutrient Units decrease/increase is proportional to the Factor "A" change (illustrated in the following Table).

Proposed # of Nutrient Units = Factor A of Existing Type of Livestock

Existing # of Nutrient Units Factor A of Proposed Type of Livestock

[For Example, a farmer who currently has a barn housing 50 beef cattle cows (including calf to weaning) wants to convert to swine]

$$\frac{Z}{50} = \frac{0.7}{1.0}$$

$$1.0 \times Z = 50 \times 0.7 \quad \text{then} \quad Z = 35$$

Using this formula, the farmer could house 35 Nutrient Units having a 1.0 Factor "A", or in this example, (35 Nutrient Units x 5 sows and boars) means that 175 sows and boars can be accommodated by the barn)

5.13 Non-Complying Uses, Buildings and Structures

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

- (a) The enlargement, extension, reconstruction, repair or renovation does not further reduce the compliance of the use, building or structure with the provisions of this By-law to which such use, building or structure does not comply. Where such enlargement, extension, reconstruction, repair or renovation involves a livestock facility and where the livestock/poultry involves a change in Factor "A" for livestock type in Table I of the MDS II, the nutrient unit change shall be determined as illustrated in Section 5.12.5.
- (b) All other applicable provisions of this By-law are complied with;
- (c) In the case of a livestock building, the enlargement, extension, reconstruction, repair or renovation shall comply with the minimum distance separation requirements of this By-law, or shall result in the same or lesser minimum distance separation requirement as calculated for the existing building; for example, if the existing building results in a required separation distance of 200 m, but is located at a separation distance of 150 m, then any change (in capacity, livestock type, manure system, etc.) shall result in a calculated separation distance equal to or less than 200 m, in order for the change to occur at the existing separation distance of 150 m);
- (d) where a non-complying building or structure is removed or destroyed, such building or structure may be reconstructed in a different location on the lot than the original building or structure, provided that the new location complies with (a) and (b) above, and provided such reconstruction occurs within one (1) year of the date of destruction of the original building;
- (e) In the case of a rezoning or severance, the provisions of Section 5.13 shall continue to apply such that the said use, building or structure shall be deemed to comply with any applicable provisions of this By-law resulting from such rezoning or severance, except that this provision shall not exempt a new use from complying with all applicable requirements of this By-law (such as number of parking spaces) related to such new use, other than those provisions recognized

by Section 5.13; and

- (f) For the purpose of Section 5.13, a non-complying building or structure which existed on June 21, 1999 shall be considered as lawfully established.

5.14 Occupancy of Completed Buildings

Notwithstanding any of the provisions contained in this By-law, no person shall occupy any building for residential or eating establishment purposes unless the following provisions are met:

- (a) The building has been completed and finished in all respects in accordance with the plans and specifications filed with the Corporation at the time that the building permit was applied for, or the building has been completed to the satisfaction of the Chief Building Official in accordance with the Ontario Building Code; and
- (b) The building is serviced with a water supply system and a sewage treatment facility.

5.15 One Dwelling on One Lot (Repealed by By-law 201-2025)

5.16 Obstructions on Corner Lots (Daylight or Sight Triangle)

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

5.17 Parking Area and Space Requirements

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

(Amended by By-law No. 210-2022)

5.17.1 Number of Parking Spaces

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

Type of Use	Number of Spaces
Single-detached, semi-detached, duplex, converted, and accessory dwellings	2 per dwelling unit
Apartment dwelling and other multiple unit dwellings	1.5 per dwelling unit
Group home dwelling	1 per 3 residents
Group home dwelling	2 per dwelling unit plus 1 per 4 group home residents
Home for the aged, nursing home dwelling	1 per 3 beds
Bed and Breakfast establishment	1 per dwelling unit plus 1 per guest room for rent
Church	1 per 4 persons of maximum designed capacity of the sanctuary

Elementary School	the greater of 1.5 per classroom or 1 per 10 m ² of auditorium assembly area
Secondary School	the greater of 5 per classroom or 1 per 7.5 m ² of auditorium assembly area
Assembly Hall, Community Centre, Arena, Theatre, Sports Field	1 per 5 seats or 3 m of bench space of maximum seating capacity, or 1 per 230 sq. m of playing field area where no seating exists
Restaurant, eating establishment, tavern	1 per 4 persons of maximum designed capacity
Eating establishment, take-out	1 per 4 persons of maximum designed capacity
Clinic	5 per practitioner
Business or Professional Office	1 per 20 m ² of gross floor area
Retail store, department store, personal service shop	1 per 30 m ² of retail and/or customer service floor area
Bowling establishment	3 per bowling lane
Hotel or Motel	2 plus 1 per guest room
Supermarket, grocery store	1 per 15 m ² of retail floor area
Furniture store, Wholesale establishment	1 per 55 m ² of retail floor area
Automobile repair establishment, automobile service station, automobile sales and service establishment	4 plus 1 per repair bay
Uses permitted by this By-law other than those referred to above	1 per 40 m ² of gross floor area
Secondary Dwelling Unit	1 per secondary dwelling unit

Where the application of the above parking space requirements results in a number that is not a whole number, the number shall be rounded-up to the next whole number (e.g. 7.3 spaces would be rounded-up to 8).

5.17.2 Ingress and Egress

Ingress and egress to parking spaces required by this By-law shall be provided by a sufficient number of unobstructed driveways or passageways. Each driveway or passageway shall have a minimum width of at least 3 m and not greater than 10 m.

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

- (a) Up to the first 30 m of streetline - not more than 2 driveways;
- (b) For each additional 30 m of streetline - not more than 1 driveway.

5.17.3 Driveway Location

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

(Amended by By-law 201-2025)

5.17.4 Parking Area Location

- (a) All required parking spaces and areas shall be provided on the same lot as the building or structure is located, with the exception that required parking spaces and areas may be located on an adjacent lot provided that such lot is appropriately zoned so as to permit such parking use and provided that no part of such parking space or area is located further than 150 m from the lot on which the building or structure requiring the parking is located. The above exception shall not apply in the case of parking spaces required for a residential use in a Residential Zone.
- (b) Notwithstanding the yard provisions of this By-law to the contrary, uncovered surface parking areas may be permitted in all of the yards provided that no part of any parking area, other than the driveway, is located closer than 1 metre to any lot line.
- (c) Notwithstanding Section 5.17.4 (b) a 1 m setback is not required for a parking area along a common lot line where two abutting residential uses or two abutting non-residential uses provide a parking area on both sides of the common lot line, except for a parking area along a common lot line of two abutting non-compatible uses.
- (d) Notwithstanding Section 5.17.4 (b), where a use requires 5 or more parking spaces in a residential zone, the parking area shall not be located in a front or exterior side yard.

(Amended by By-law 201-2025)

5.17.5 Parking Space Access

All required parking spaces, except those required for a single-detached dwelling, semi-detached dwelling, duplex dwelling, and converted dwelling with not more than 3 dwelling units, an additional residential unit, and bed and breakfast establishments, shall be accessed only by an internal driveway and no direct access to a parking space from a street shall be permitted. Required parking spaces for a single-detached dwelling, for one unit of a semi-detached dwelling, for an additional residential unit, and for bed and breakfast establishments may be located in tandem.

5.17.6 Parking Area Surface

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

5.17.7 Parking Area Drainage

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

(Amended by By-law 201-2025)

5.17.8 Parking Space Size

Parking spaces required by this By-law shall have a minimum width of 2.8 m and a minimum length of 6.1 m.

5.17.9 Multiple Use of Buildings

Where a building or structure accommodates more than one type of use as set out in Section 5.17.1 above, the number of parking spaces required for the whole building shall be the sum of the number of parking spaces required for the separate parts of the building as occupied by the separate uses.

Where common space within a building serves more than one type of use as set out in Section 5.17.1 above, such common space shall be assessed against one use only and that use shall be the one with the greater parking requirement.

5.17.10 Multiple Use of Parking Areas

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

Where two or more uses utilize the same parking area and the periods of use for each of the uses do not occur at the same time, the parking requirements for the use requiring the greatest number of spaces shall apply.

5.17.11 Existing Buildings

The parking space provisions contained in Section 5.17.1 above shall not apply to any building that lawfully existed at the date of adoption of this By-law so long as the following provisions are met:

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

5.17.12 Additions to Existing Buildings

Where an addition is made to a building that lawfully existed at the date of adoption of this By-law, additional parking spaces equal to the number required for the addition as determined by the application of the provisions of Section 5.17.1 of this By-law shall be provided.

5.17.13 Changes/Intensification of Use

Where a change of use is made to a building lawfully existing at the date of adoption of

this By-law and where the new use requires a greater number of parking spaces than did the previously existing use, additional parking spaces equal to the difference in the number of spaces required for the new use and the previously existing use shall be provided.

5.17.14 Cash-in-lieu of Parking Spaces

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

5.18 Parking of Commercial Vehicles in Residential Zones

In any Residential Zone, not more than one commercial vehicle not exceeding 9 m in length, including any trailer which may be pulled by the vehicle, may be parked on the same lot as a dwelling unit by the owner or occupant of the dwelling unit. School buses parked in accordance with the foregoing may exceed 9 m in length. This provision shall not apply so as to prevent the stopping of any commercial vehicles making deliveries or collections or supplying services to the dwelling unit on the lot. Any commercial vehicle parked in a Residential Zone shall not be parked in the sight triangle on corner lots.

(Revised by by-law 220-2008)

5.19 Parking of Travel Trailers/Motor Homes, boats and Snowmobiles in Residential Zones

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

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

5.20 Permitted Encroachments into Required Yards

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

5.20.1 Ornamental Structures

Sills, belt courses, cornices, eaves, gutters, chimneys, parapets, bay windows, pilasters, pillars or other ornamental structures may project into any required yard or

may project beyond the minimum setback for the building or structure a distance of not more than 0.6 m.

(Revised by by-law 220-2008 & 201-2025)

5.20.2 Unenclosed Porches, Steps, Decks, Ramps and Patios

Steps, ramps, decks, patios, and balconies, covered or uncovered, and unenclosed porches and verandahs may project a maximum of 1.75 m into the required front or rear yard, provided that the floor level of such structure is not higher than 1.2 m above the finished grade.

5.20.3 Accessory Structures

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

5.20.4 Fire Escapes

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

5.20.5 Signs

Signs may be erected in accordance with the provisions of any sign by-law passed by the Corporation. Notwithstanding this, the home occupation provisions relating to signs as set out in Section 3 of this By-law must be met.

5.20.6 Gate Houses

In a non-residential zone, a gate house shall be permitted in any yard provided that such gate house is no closer than 0.6 m to any lot line and provided such gate house does not exceed 8 m² gross floor area.

5.20.7 Obstructions on Corner Lots

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

5.20.8 Exception to Front Yard and Exterior Side Yard Requirements

A main building may be erected closer to the front or exterior side lot line than required by the zone provisions provided that the building is not erected closer to the front or exterior side lot line than the established average setback of the main buildings on abutting lots along the same street on the date of passing of this By-law, and provided that on corner lots the building complies with the sight triangle requirements. Any further encroachment under Section 5.20.2 shall not be permitted except for uncovered steps or ramps in accordance with Section 5.20.2.

5.21 Planting Strip Requirements

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

5.21.1 Location

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

- (a) No planting strip shall be located in a sight triangle; and
- (b) No planting strip shall be located between the street line and the building line on the lot in such a manner as to impede or obscure the vision of the operator of a motor vehicle travelling on an adjacent street.

5.21.2 Height

The minimum height of trees and shrubs in a planting strip at the time of planting shall be 0.5 m and they must be of such a species or type so as to achieve a minimum height of 1.75 m at maturity.

5.21.3 Width

A required planting strip shall have a minimum width of 1.5 m.

5.21.4 Driveways and Walkways

In all cases where ingress and egress driveways and walkways extend through a planting strip, it shall be permissible to interrupt the planting strip within 3.0 m of the edge of such driveway or within 1.5 m of the edge of such walkway.

5.21.5 Alternatives

Subject to site plan approval, a fence or wall may be considered as an alternative to a planting strip. Where a solid fence or wall is deemed appropriate and is approved by the Corporation, such fence or wall must be of a type, construction and height to provide appropriate screening as set out in the site plan and/or agreement.

(Amended by By-law 220-2008 & 201-2025)

5.22 Prohibited Uses

- (a) Except as otherwise specifically permitted in this By-law, the following uses are prohibited in any zone established under this By-law:
 - i. A track for the racing of motor vehicles, motorcycles, go-carts, snowmobiles, all-terrain vehicles, motorized scale model vehicles, or other motorized vehicles.
 - ii. A trailer camp as defined in Section 164 of the Municipal Act, S.O. 2001, as amended from time to time;
 - iii. A junk yard, salvage or wrecking yard, or the collection, storage, or sale of junk, scrap metal, salvage, partially or completely dismantled motor

vehicles, trailers, or farm machinery and equipment.

- iv. Locating or storing on any land for any purpose any disused and/or discarded railway car, bus, street car, shipping container, truck box or truck body, whether or not same is situated on a foundation. In an agricultural, commercial or industrial zone, shipping containers, truck bodies/boxes and truck trailers which are maintained in good condition and appearance may be used for storage accessory to a main use subject to the requirements for accessory buildings. In residential zones, shipping containers, truck boxes, trailers, office trailers and similar structures or vehicles shall not be used as accessory buildings, except not more than one of such structures or vehicles may be used as an accessory building, subject to the requirements for accessory buildings, provided it does not exceed 10 m² gross floor area and provided it is maintained in good condition and appearance.
 - v. Amusement arcades and amusement devices. Notwithstanding the foregoing, not more than 3 amusement devices are permitted as an accessory use to a permitted commercial use in a commercial zone (e.g. accessory to a convenience store or hotel).
- (b) In addition to the uses prohibited by Clause (a) above, no land, building, or structure, except automobile service stations and duly licensed installations for bulk fuel storage of gasoline, lubricating and fuel oils, shall be used for commercial or industrial purposes which are likely to cause or create a danger to health, or danger from fire or explosion, and which, without limiting the generality of the foregoing, shall include the industrial manufacture of coal oil, fuel oil, burning liquid gas, naphtha, benzene, gasoline, dynamite, dualine, nitroglycerin, gunpowder, petroleum products, propane, and ammonia.
 - (c) In addition to the uses prohibited by Clauses (a) and (b) above, all uses of land and the erection or use of any building or structure for a purpose not permitted under the "Permitted Uses" sections of the various zones established by this By-law, except any use permitted as public uses in accordance with the provisions of Section 5.23 of this By-law, are and shall be deemed to be prohibited uses under the provisions of this By-law.
 - (d) In addition to the uses prohibited in Clauses (a), (b), and (c) above, the provisions of the Health Protection and Promotion Act, as amended from time to time, shall apply to prohibit those uses considered to be offensive trades or uses under such Act.
 - (e) Repealed by By-law 201-2025
 - (f) Any lot containing a dwelling unit may include a building or structure for the keeping of one horse, in which such horse provides the primary means of transportation for the occupants of the dwelling unit provided that the setbacks

comply with the underlying zone. The minimum distance separation (MDS II) requirements shall not apply.

5.23 Public Uses, Utilities, and Services

- (a) The provisions of this By-law shall not apply so as to prevent the use of any lot or the erection or use of any building or structure for the purposes of the public service by the Corporation, the County, a public utility, or by any local board of either the Corporation or the County as defined in the Municipal Affairs Act, as amended from time to time, any telephone or telegraph company, any natural gas distribution system serving lands within the Corporation and possessing all necessary powers, rights, licenses, and franchises, any Conservation Authority established in accordance with the Conservation Authorities Act, as amended from time to time, any department of the Province of Ontario or of the Government of Canada, provided that the following provisions are satisfied:
- i. Any building or structure erected shall be in substantial compliance with the provisions for the zone in which such building or structure is situated;
 - ii. No open storage of goods, materials, or equipment shall be permitted in any Residential Zone; and
 - iii. Any building or structure erected in a Residential Zone shall be designed, constructed, and maintained in general harmony, where possible, with the neighbouring residential buildings permitted in the zone.
- (b) The provisions of this By-law shall not apply so as to prevent any use, building, or structure of Ontario Hydro, subject to the limitations of control over Ontario Hydro imposed by Section 62 of the Planning Act, 1990. Any new electric power facilities, including all works as defined in the Power Corporation Act, shall be authorized pursuant to the Environmental Assessment Act, as amended from time to time, where such Act applies to undertakings of Ontario Hydro or other public authorities. Furthermore, the proponent of such facilities will be required to contact and consult with the Council prior to proceeding with plans involving such facilities.
- (c) Nothing in this By-law shall prevent the installation of a watermain, sanitary sewer main, storm sewer main, street lighting fixture, telephone or other supply line or communication line provided that Council is consulted by the proponent with the plans involving such facilities.
- (d) Nothing contained in Clauses (a), (b), and (c) above relieves any of the government bodies, agencies, and other authorities from the obligation of complying with all other applicable By-laws of the Corporation, and all applicable statutes, regulations, and requirements of other government bodies.

5.24 Setbacks from Railways

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

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

5.25 Satellite Dishes, Antennae, and Aerials

5.25.1 Structures such as satellite dishes, antennae, and aerials that are used for receiving or transmitting radio, television, telephone, or other similar communications in connection with a permitted use shall:

- (a) Not be located in the front or exterior side yard, except where the satellite dish, antennae or aerial is a minimum of 50 m from the street line; and
- (b) Be located no closer than 2 m from a lot line.

5.25.2 All satellite dishes in a Residential Zone shall be fixed to and located on the ground, except for satellite dishes not greater than 0.75 m in diameter which may be mounted on the roof or on any wall of a dwelling or accessory building, provided the satellite dish does not project more than 1 metre into any required yard.

5.25.3 deleted by By-law 220-2008

(Revised by By-law 201-2025)

5.25.4 Additional Residential Units

Additional residential units are permitted within any single detached dwelling, semi-detached dwelling unit, row-house or townhouse dwelling unit on an individual lot or within any building accessory to such a dwelling unit and on the same lot as the dwelling unit, subject to the regulations of the particular zone in which it is located, and provided that:

- (a) A total maximum of 2 additional residential units are permitted per individual lot, with a maximum of 2 additional residential units permitted in the principal dwelling, and a maximum of 1 additional residential unit permitted in an accessory building;
- (b) Conversions of or additions to accessory buildings for the purpose of accommodating additional residential units are permitted;
- (c) Additional residential units shall:
 - i) Have a gross floor area that does not exceed the lesser of:
 - (a) 50% of the total primary residential unit gross floor area or 125 m² (1,345 ft²), when located within the same building or structure as the primary residential unit; or;
 - (b) 75% of the total primary residential unit gross floor area or 125 m² (1,345 ft²), when located within an accessory building or structure; and
- (d) Additional residential units are not permitted:
 - i) Where a dwelling is only permitted as an accessory use to the main use of the property;

- ii) Within existing dwellings and accessory structures located within hazardous lands such as flooding hazard lands, erosions hazard lands, or hazardous sites;
- iii) To be located within the front yard or an exterior side yard if established within an existing accessory structure in any zone other than an Agricultural Zone;
- iv) On lots which do not meet the minimum lot area requirement of the Zoning By-law;
- v) Within dwelling units and existing accessory structures that do not comply with this Zoning By-law;
- vi) When the parking requirements of Section 5.17 are not met.

5.25.4.1 Additional Residential Units within Accessory Buildings

Additional residential units located within an accessory building must meet the following regulations:

- (a) If located within a new building, it must meet the location and size requirements of Section 5.1;
- (b) The total floor area of the additional residential unit is less than that of the primary dwelling unit and does not exceed 125 m²;
- (c) The building or structure containing an additional residential unit must be within 45 m, but no closer than 4 m, of the building or structure containing the primary dwelling unit; and
- (d) If the additional residential unit is within an agricultural zone, it must meet MDS 1 requirements or be no closer to the neighboring livestock facility than the primary dwelling unit.

(Amended by By-law 201-2025)

5.26 Setbacks from Watercourses and Municipal Drains

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

- (a) No building or structure or swimming pool shall be permitted within an area regulated by the Conservation Authority's Fill, Construction, and Alteration to Waterways Regulation;
- (b) No building or structure or swimming pool shall be permitted within 15 m (49.2 ft.) of the top- of-bank of an open municipal drain or watercourse;
- (c) No building or structure or swimming pool shall be permitted within 5 m (16.40 ft.) of the centre line of an enclosed municipal drain.

5.27 Swimming Pools

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

5.27.1 Location

The swimming pool is located as follows:

- (a) In the side yard of a lot, where no part of the swimming pool is located closer to any lot line or street line than the minimum yard distance required by this By-law for the main building on the lot;
- (b) In an Agricultural Zone a swimming pool may be located in the front or side yard of any lot provided that no part of such pool is located closer to any lot line

than the minimum distance required for the principal dwelling located on the lot;

- (c) In the rear yard of a lot, where no part of the swimming pool is located closer to any lot line than the minimum yard distance required by this By-law for an accessory building on the lot.

5.27.2 Fencing

- (a) Every swimming pool shall be enclosed by a safety fence which has a minimum height of 1.5 m and which has a gate that is capable of being locked. The bottom of the fence shall be not more than 7.5 centim above grade at any location;
- (b) Where a swimming pool is immediately abutting a building situated on the lot, no fence shall be required along that part of the swimming pool abutting such building provided that the swimming pool is entirely enclosed by a fence/building combination;
- (c) An above ground pool shall be enclosed by a fence in accordance with Sections 5.27.2 (a) and (b), and/or where a fence is constructed on top of the pool wall or on top of an adjacent deck, the combined height of the pool wall/deck and fence shall be a minimum of 1.5 m above grade.

5.27.3 Other Requirements

Swimming pools shall also comply with any by-laws passed under the Municipal Act.

5.28 Temporary Uses (revised by By-law No. 209-2002)

Notwithstanding the permitted uses in each zone of this By-law, temporary uses such as construction office, storage or tool shed, scaffolds, or other buildings and structures (excluding those used for human habitation) incidental to and necessary on location for the work in progress shall be permitted so long as same are necessary for the construction work which has neither been completed nor abandoned. Abandoned shall mean failure to proceed expeditiously with the construction work. Temporary buildings shall meet the required rear yard provisions of the applicable zone.

Notwithstanding the permitted uses in each zone of this By-law, when an owner of land is replacing an existing detached dwelling with a new detached dwelling, two dwellings (i.e. the existing dwelling and the dwelling being constructed) may be located on one parcel of land for a maximum time limit of 6 months from the commencement of construction provided that the owner has entered into the required agreements with Council and the construction work has neither been completed nor abandoned (abandoned shall mean failure to proceed expeditiously with the construction work).

Notwithstanding the foregoing, a non-permanent dwelling in the form of a mobile home shall be permitted on a temporary basis on a property in an Agricultural Zone where the existing dwelling on the property has been destroyed by fire or other act of God and temporary living accommodation is required while the destroyed dwelling is being

replaced. Such mobile home shall only be permitted following the issuance of a building permit for a dwelling to replace the destroyed dwelling and in no case shall be permitted for a time period of more than one year from the date of issuance of building permit for the replacement dwelling.

5.29 Undersized Lots

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

- (a) The description of such parcel is the same as in a registered deed at the date of passing of this By-law;
- (b) Such parcel could have been conveyed legally on the date or the passing of this By-law by way of deed, transfer, mortgage, charge or agreement of sale and purchase without consent under Section 50 of the Planning Act, R.S.O. 1990;
- (c) Such parcel has a minimum frontage of 9.0 m;
- (d) All relevant regulations made under the Health Protection and Promotion Act, R.S.O. 1990, and all relevant requirements of the appropriate authority for septic systems/sanitary systems are complied with;
- (e) Suitable measures for the proper drainage of the parcel are or will be completed before occupancy;
- (f) All other requirements of this By-law, including the appropriate zone, are complied with;
- (g) In an Agricultural Zone, a dwelling shall not be established except on a lot area of 15 ha or larger and in accordance with the provisions of MDS I;
- (h) In Residential Zones, undersized lots shall be limited to a single-detached dwelling, where a single-detached dwelling is a permitted use. Multiple unit dwellings shall comply with the applicable zone provisions;

Notwithstanding the above, the minimum lot area of 33 hectares is required before any supplementary dwelling is permitted in accordance with the provisions of Section 6.2 of this By-law.

Explanatory Note: Existing lots of record in an Agricultural Zone which have a lot area less than 15 ha and do not contain a dwelling, shall not be permitted a dwelling except in accordance with Section 5.29, or unless the parcel is rezoned in accordance with Section 5.5.15 of the Perth County Official Plan.

5.30 Wayside Permit Aggregate Operations (Wayside Pit) and Portable Asphalt Plants

A wayside permit aggregate operation (wayside pit) for the extraction and processing of road building materials and portable asphalt plants for use in constructing public roads may be established in the “A” Zone provided that such operations comply with all other provisions of this By-law applicable thereto and further provided that this provision applies only to the Council of the Township of Perth East or a designated agent thereof, except that the County of Perth or designated agent thereof or a designated agent of the Ministry of Transportation may obtain a licence and operate a wayside pit or portable asphalt plant (in compliance with Sections 3.150 and 3.113 of the By-law) for the purposes herein stated.

5.31 Yard and Setback Requirements for Land Without Buildings

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

5.32 Use of Travel Trailers, etc.

No person shall use any travel trailer, tent trailer, motor home or similar vehicle or structure for temporary or permanent living accommodation in any zone:

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

5.33 Two or More Lots

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

5.34 Servicing Requirements (revised by By-law No. 209-2002)

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

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

5.35 Stratford Municipal Airport and Adjacent Area

Within the areas identified on Schedule “A” as being subject to Federal Zoning Regulations for the Stratford Municipal Airport, all development and land uses shall:

5.35.1 comply with the Stratford Municipal Airport Zoning Regulations, as amended, pursuant to the Canada Aeronautics Act (the regulations were established originally under the authority of Privy Council 1995-1720 of October 17, 1995); and

5.35.2 comply with all provisions of the underlying zone; and

5.35.3 comply with all other applicable provisions of this By-law.

Explanatory Note: The federal zoning regulations for the Stratford Municipal Airport regulate, within the defined area, the height of buildings, structures, objects and natural growth; and communication signals which may cause interference with an aircraft or the airport. The regulations apply to all lands within the defined area, including private property and municipal road allowances.

5.36 Oil and Gas Exploration/Drilling (added by By-law No. 209-2002)

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

SECTION 6 - AGRICULTURAL ZONE (A)

6.1 Permitted Uses

- (a) Farm uses, including farm residential uses in accordance with Section 6.2;
- (b) A secondary farm occupation in accordance with Section 3;
- (c) A home occupation in accordance with Section 3;
- (d) A bed and breakfast / farm vacation establishment in accordance with Section 3;
- (e) A grass airfield;
- (f) A kennel;
- (g) An existing institutional use;
- (h) An existing non-farm residential use;
- (i) Conservation;
- (j) Forestry;
- (k) Recreational trails;
- (l) Uses accessory to the permitted uses;
- (m) Wayside permit aggregate operations and portable asphalt plants (in accordance with Section 5.31).

(Amended by By-law 201-2025)

6.2 Permitted Buildings and Structures (*revised by By-law No. 209-2002*)

- (a) Farm Buildings and Structures, including:
 - i. One single-detached dwelling associated with an agricultural use on a minimum lot area of 33 hectares;
 - ii. Repealed by By-law 201-2025
- (b) Dwellings existing on the date of passing of this By-law;
- (c) A converted dwelling containing not more than two dwelling units shall be permitted on farms having a minimum lot area of 33 hectares provided that the converted dwelling serves one of the purposes set out in Sections 5.5.6.1 and 5.5.6.2 of the County of Perth Official Plan. Notwithstanding the provisions of Section 3.43.4 of this By-law to the contrary, an addition to the existing dwelling may be permitted when converting the existing dwelling for such purposes. No converted dwelling shall be permitted until the landowner has signed an agreement with the Township covering such matters as the occupancy of and duration for the unit;
- (d) Institutional buildings and structures existing on the date of passing of this By-law;
- (e) Buildings and structures for the permitted uses;
- (f) Buildings and structures accessory to the permitted uses.

(Added by By-law No. 203-2011)

- (g) On a lot in the "Agricultural Zone" with a lot area less than 1 hectare, buildings or structures (except for the principal residence) shall have a maximum gross floor area of 10 % of the lot area or 375 m² whichever is the lesser.

Explanatory Note: See Section 5.29 for permitted uses on existing undersized lots.

6.3 Zone Regulations

6.3.1 Lot Area (minimum)

For agricultural uses: 33 hectares

(Areas of the same lot zoned as NRE1, NRE2 or AL may be included in the calculation of lot area).

For other permitted uses: 1850 m²

6.3.2 Lot Frontage (minimum)

For agricultural uses: 200 m

For other permitted uses: 30 m

(Amended by By-law 201-2025)

6.3.3 Yard Requirements (minimum)

6.3.3.1 Buildings and structures for livestock and manure storage and buildings and structures accessory to an agricultural use:

The minimum yards shall not be less than:

Front Yard Depth: 15 m

Rear Yard Depth: 15 m

Side Yard Width: 10 m

Exterior Side Yard Width: 16.7 m

6.3.3.2 Other permitted buildings and structures, including a dwelling and buildings and structures accessory to a dwelling:

Front Yard Depth: 15 m

Rear Yard Depth: 7.5 m

Interior Side Yard Width: 3.7 m

Exterior Side Yard Width: 15 m

6.3.4 Lot Coverage (maximum): 30 %

(Revised by by-law 220-2008)

6.3.5 Building Height (maximum)

For agricultural buildings and structures: 40 m

For other permitted buildings and structures: 12 m

6.3.6 Supplementary Dwelling Unit

Any supplementary dwelling unit on a farm, where permitted by Section 6.2(a), shall be located no more than 45 m from the main dwelling on the farm. A supplementary

dwelling unit shall not contain a basement or cellar.

6.3.7 Floor Area

Single-detached dwelling (minimum):

Ground Floor Area:

1 or 1 ½ storey dwelling:	80 m ²
2 or 2 ½ storey dwelling:	65 m ²

Converted dwellings (minimum):

Floor Area per dwelling unit:	50 m ²
Mobile/Modular Home (minimum):	45 m ²
Mobile/Modular Home (maximum):	120 m ²

6.4 Minimum Distance Separation

6.4.1 Agricultural Uses

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

6.4.2 Residential and Institutional Uses

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

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

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

6.4.3 Kennels

New kennels and additions to existing kennels must be located at a distance of not less than 150 m from a dwelling or commercial, industrial, institutional, and park and recreation uses situated on adjacent lots and must be located at a distance of not less than 300 m from land zoned in a Residential Zone.

6.5 Manure Storage Structures (revised by By-law No. 209-2002)

6.5.1 Structures for the storage of liquid manure shall:

- (a) Be constructed of concrete or metal; and
- (b) Be of sufficient size to accommodate 240 days of manure generated by the livestock; and
- (c) Have walls extending a minimum of 0.3 m above grade for a covered tank or an open tank; and

- (d) For open tanks where the top of wall is less than 1.8 m above grade, a safety fence on top of or attached to the walls is required. Such safety fence and wall shall extend to a minimum of 1.8 m above grade and encircle the entire tank. The safety fence shall:
- i. Consist of pressure treated or painted wood (vertical), pre-painted or galvanized metal, heavy gauge chain link fence, or other suitable material approved by the Township;
 - ii. Be adequately and properly supported with solid posts which have a maximum of 1.8 m spacing on centre;
 - iii. Be fastened to the wall at 0.6 metre intervals between all posts (where a chain link fence is used);
 - iv. Is a maximum of 50 mm above the tank wall and have no openings that a spherical object greater than 50 mm maximum can pass through;
 - v. Here a ramp is used, gates and fencing having a minimum height of 1.5 m shall be installed for the full width of the ramp and 3.0 m beyond each side of the ramp.

6.5.2 Structures for the storage of dry manure shall:

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

6.5.3 All manure storage structures shall:

- Be no closer than 30 m from any watercourse, including an open municipal drain and a pond; and
- Be no closer than 15 m from any enclosed municipal drain and any field drainage tile;
- Comply with the Minimum Distance Separation formula II (MDS II) .

6.5.4 deleted by by-law 220-2008

6.7 Nutrient Management Plan

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

6.8 Woodlot Provisions

6.8.1 Clearing Prohibitions

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

6.8.2 Building Prohibition

The construction or placement of new buildings or structures in a woodlot (as defined in the County of Perth Tree Cutting By-law) shall be prohibited. Where a building or structure presently exists in a woodlot, a one-time enlargement of that building or structure shall be permitted provided such one-time enlargement does not exceed 25 % of the floor area of the existing building or structure.

6.9 Special Zones

6.9.1 A-1 (revised by By-law No. 212-2017), (amended by By-law 202-2019)

- (a) Location: All Lands within the "A-1" Zone as shown on Schedule "A" to this By-law.
- (b) Notwithstanding the provisions of Sections 6.1 and 6.2 of this By-law to the contrary, the only uses, buildings, and structures permitted on the land located in the "A-1" Zone shall be a non-farm residential use, in the form of a single-detached dwelling, a home occupation in accordance with Section 3, a bed and breakfast establishment in accordance with Section 3, and accessory uses, buildings, and structures in accordance with Sections 3 and 5.
- (c) Notwithstanding the provisions of Section 6.3.2 of this By-law to the contrary, if the frontage provided to a lot within the "A-1" Zone is limited to the width of a driveway providing access to that lot, the minimum lot frontage shall be the minimum and/or maximum width deemed necessary for access by the applicable road authority having jurisdiction over the road/highway.
- (d) All other provisions of this By-law, as amended, shall apply.

Explanatory Note: The "A-1" zone would apply to existing lots of record where: a) a site-specific rezoning has been approved in accordance with Section 5.5.15 of the Perth County Official Plan; or,
b) the County of Perth Land Division Committee has required regulations limiting uses on a lot to residential uses due to the approval of a land severance (generally as a result of the severance of a surplus farm dwelling from the farm).

6.9.2 A-2 (revised by By-law No. 209-2002)

- (a) Location: As shown on Schedule "A".
- (b) Notwithstanding any provisions of this By-law to the contrary, permitted uses in the "A-2" zone shall be limited to agricultural uses and buildings and structures necessary for the agricultural use, excluding any new single-detached dwelling.

Where the property in question is a farm property having a lot size of at least 33 hectares, a supplementary farm dwelling in the form of a non-permanent dwelling shall be permitted in accordance with the provisions of Section 6.2(a)(ii) and the applicable provisions of Sections 6.3 and 6.4 of By-law No. 30-1999.

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

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

6.9.3 A-3 (revised by By-law No. 208- 2001)

- (a) Location: Part of Lot 12, Concession 3, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a disused railroad car may be located and used for agricultural storage purposes on the land in the “A-3” zone as shown on Key Map 17 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 208-2001).
- (c) Notwithstanding the provisions of Section 6.3.3 of By-law No. 30-1999 to the contrary, the minimum front yard and/or interior side yard for the buildings and structures outlined below, which buildings and structures are to be erected or placed on the land in the “A-3” zone as shown on Key Map 17 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 208-2001), shall be as follows:
- 1.5 m for an agricultural building described as a stock building;
 - 1.5 m for a building and/or structure used for agricultural storage purposes;
 - 10.5 m for two agricultural structures described as granaries.
- (d) Notwithstanding the provisions of Section 6.3.3 of By-law No. 30-1999 to the contrary, the minimum front yard and/or interior side yard for an addition to an existing agricultural storage shed on the land in the “A-3” zone as shown on Key Map 17 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 208-2001), shall be 1.2 m.
- (e) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area for the land in the “A-3” zone together with the land in the “FP-2”, as shown on Key Map 17 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 208- 2001), shall be 21.4 hectares.
- (f) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.4 A-4

- (a) Location: Part Lot 6, Concession 14, Mornington Ward (formerly A-15)

- (b) Notwithstanding any provision of this By-law to the contrary, the only permitted uses on the land in the “A-4” zone are a golf driving range and accessory uses, subject to the requirements of Section 19.2.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.5 A-5 (Repealed by By-law No. 205-2002; Added by By-law 212-2017), (Amended by By-law 202-2019)

- (a) Location: All Lands within the “A-5” Zone.
- (b) Notwithstanding any provisions of this By-law to the contrary, no dwelling or mobile home shall be established in an “A-5” Zone.
- (c) All other applicable provisions of this By-law shall apply.

Explanatory Note: The A-5 zone applies to lands where the County of Perth Land Division Committee has required a prohibition of further residential development upon the lot due to the approval of a land severance (generally as a result of the severance of a surplus farm dwelling from the farm).

6.9.5.1 A-5₁ (Amended by By-law 203-2019, 206-2019, 208-2019, 210-2019, 214-2019, 219-2019, 220-2019, 201-2020, 205-2020, 207-2023)

- (a) Location: All lands within the A-5₁ Zone
- (b) Notwithstanding any provisions of this By-law to the contrary, no dwelling or mobile home shall be established in an “A-5₁” zone
- (c) Notwithstanding the provisions of Section 6.3.1 of this By-law to the contrary, the minimum lot area for lands within the “A-5₁” Zone of Schedule “A” to this By-law shall be as follows:
 - i. For lands described as South Part of Lot 32, Concession 11, Ellice Ward (Key Map 27): 20.7 ha
 - ii. For lands described as Part Lots 4 and 5, Concession 5, Ellice Ward (Key Map 39): 20.1 ha
 - iii. For lands described as West Part of Lot 2, Concession 5, Ellice Ward (Key Map 39): 19.7 ha
 - iv. For lands described as Part of Lot 11, Concession 1, South Easthope Ward (Key Map 50): 15.6 ha
 - v. For lands described as Part of Lot 10, Concession 10, North Easthope Ward (Key Map 34): 29.9 ha
 - vi. For lands described as Part of Lot 10, Concession 3, North Easthope

- | | | |
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| | Ward (Key Map 42): | 24.5 ha |
| vii. | For lands described as Part of Lots 14 & 15, Concession 2, Ellice Ward (Key Map 44): | 29.2 ha |
| viii. | For lands described as Part of Lot 26, Concession 3, Ellice Ward (Key Map 43): | 32.15 ha |
| ix. | For lands described as North Part of Lot 15, Concession 2, Ellice Ward (Key Map 44): | 31.2 ha |
| | In addition, the buildings/structures proposed to remain with the retained farm parcel as per Application B70/19 shall be no closer than 11.0 m to any newly established lot line. | |
| x. | For lands described as Part Lot 26, Concession 16, Ellice Ward (Key Map 22): | 16.59 ha |
| | (Areas of the same lot zoned as NRE1, NRE2 or AL may be included in the calculation of lot area). | |
| xi. | For the lands described as Part Lot 24, Concession 4, South Easthope Ward (Key Map 53): | Minimum Lot Area: 17.6 ha
Minimum Lot Frontage: 153.5 m |

- (d) All other applicable provisions of this By-law shall apply.

Explanatory Note: The A-5₁ zone applies to undersized lots of record where the County of Perth Land Division Committee has required a prohibition of further residential development upon the lot due to the approval of a land severance (generally as a result of the severance of a surplus farm dwelling from the farm).

6.9.6 A-6

- (a) Location: Part Lot 12, Concession 14, Mornington Ward (Part 1, Reference Plan 44R286) (formerly A-42B)
- (b) Notwithstanding any provision of this By-law to the contrary, the only livestock use permitted on the land in the "A-6" zone shall be a turkey breeding operation with a maximum of 56 livestock units, based on 125 25 lb. turkey toms equaling one livestock unit.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.7 A-7

- (a) Location: Part Lot 17, Concession 6, Mornington Ward (formerly A-49)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "A-7" zone may also be used for:
- A home occupation described as the retailing of baked goods produced on

the premises and honey extracted on the premises, as well as a butcher shop for the making and retailing of sausage, located in a 49 m² addition to the existing dwelling; and

- A second dwelling unit in the form of a 63 m² addition to the existing dwelling for the elderly parents of one of the owners, for persons involved in the farm operation and/or farm retirees.

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

6.9.8 A-8 (revised by By-law No. 210-2003)

(a) Location: Part Lot 6, Concession 6, Mornington Ward

(b) Notwithstanding the provisions of Section 6.1 of By-law No. 30-1999 to the contrary, a farm-related business use described as a harness manufacturing and sales business shall be permitted on the land in the "A-8" zone as shown on Key Map 7 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 210-2003). The permitted farm-related business use shall occupy a floor area of approximately 75 m² and shall be conducted in a part of the single-detached dwelling and in the attached garage on the subject land.

(c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.9 A-9

(a) Location: Part Lot 8, Concession 1, Mornington Ward (formerly A-51)

(b) Notwithstanding any provision of this By-law to the contrary, the land in the "A-9" zone may also be used for a contractor's shop and a repair shop within a detached garage having a maximum ground floor area of 125 m², provided that no outdoor storage shall be permitted.

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

6.9.10 A-10 (Amended by By-law 202-2022)

(a) Location: Part Lot 18, Concession 8, Mornington Ward (formerly A-55)

(b) Notwithstanding any provision of this By-law to the contrary, the land in the "A-10" zone may be used for a secondary farm occupation described as a "Welding/Assembly" shop as follows:

- i. A maximum welding/assembly shop combined floor area of 750 m²
- ii. The maximum number of off-farm employees is five.

(c) The welding/assembly shop and the associated secondary farm occupation area shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act.

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

6.9.11 A-11-T

- (a) Location: Part Lot 5, Concession 5, Mornington Ward (formerly A-60-T)
- (b) Notwithstanding any provision of this By-law to the contrary, a garden suite dwelling shall be permitted on the land in the "A-11-T" zone as secondary housing for a period of ten years from the day of passing of the Township of Mornington By-law 215-1997 (expires on July 15, 2007).
- (c) Upon the expiry of the time period during which the authorization of the temporary use is in effect, Section 34(9)(a) of the Planning Act, R.S.O. 1990, as amended, does not apply so as to permit the continued use of the land, buildings, or structures for the permitted temporary use.
- (d) Upon the expiry of the time period during which the authorization of the temporary use is in effect, the zone classification of the subject property shall be established as Agricultural Zone (A) in this By-law and shall thereafter be shown as "A" on Key Map 9 of Schedule "A" to this By-law and the provisions of Section 6 shall apply.
- (e) All other provisions of this By-law, as amended, shall apply.

6.9.12 A-12

- (a) Location: Part Lot 16, Concession 8, Mornington Ward (formerly A-61)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "A-12" zone may also be used for a secondary farm occupation subject to the following additional requirements:
 - Not more than two employees from off of the farm;
 - No storage of materials, containers, or finished products in the front or side yards; and
 - Not more than one business sign which does not exceed 0.61 m x 0.61 m in size.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.13 A-13

- (a) Location: Part Lot 41, Concession 1, North Easthope Ward (formerly A1-2)
Lot 16, Concession 2, South Easthope Ward (formerly A1-1)
Part Lot 16, Concession 1, South Easthope Ward (formerly A1-1)
Part Lot 10, Concession 7, Ellice Ward (formerly A1-2)
- (b) Notwithstanding any provision of this By-law to the contrary, a dwelling shall not be permitted in the "A-13" zone.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.14 A-14 (Amended by By-law 210-2011)

(a) Location: Part Lot 36, Concession 1, North Easthope Ward (formerly A1-5)

(b) Notwithstanding any provision of this By-law to the contrary, the extension or enlargement of land and buildings associated with a non-conforming use described as a metal fabricating, manufacturing and machining business shall be permitted in the "A-14" zone, subject to the following regulations:

Lot Area, Minimum	6,900 m ²
Lot Frontage, Minimum	110 m
Front Yard, Minimum	19 m
Interior Side Yard, Minimum	
Easterly side	15 m
Westerly side	32 m
Rear Yard, Minimum	8 m
Lot Coverage, Maximum	25 %
Height of Buildings, Maximum	10.5 m
Ground Floor Area, Maximum	1600 m ²

6.9.13 A-15 (revised by By-law No. 212- 2002)

(a) Location: Part of Lot 41, Concession 1, North Easthope Ward

(b) Notwithstanding the provisions of Section 6 of By-law No. 30-1999 to the contrary, permitted uses on the land in the "A-15" zone as shown on Key Map 47 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 212-2002) shall be as follows:

- The southerly portion of the subject property shall be used only for a building centre, hardware outlet, and building supply yard, and accessory uses, but not including a residential use. The southerly portion of the subject property is defined as that area located between the northerly limit of the Line 34 (Highway 7/8) road right-of-way and a point measured 158 m northerly therefrom. The approximate size of this southerly area is 1.66 hectares.
- The middle portion of the subject property shall be used only for storage associated with the building centre, hardware outlet, and building supply yard use referred to in Clause(b)(i) above. The middle portion of the subject property is defined as that area located north of the southerly portion of the subject property as defined in Clause(b)(i) above and measured back a further distance of 72.2 m northerly therefrom. The approximate size of this middle area is 0.76 hectares.
- the rear portion of the subject property (i.e. that area north of the middle portion as identified in Clause(b)(ii) above) shall be used only for agricultural uses, excluding any buildings and structures.

- (c) The provisions of Section 16.2 of By-law No. 30-1999 shall apply, except for the following additional provisions:
- The minimum front yard shall be 30 m.
 - The minimum interior side yard shall be 9 m, except that the minimum interior side yard for any building material storage structures erected on the middle portion of the subject property (as defined in Clause(b) (ii) above) shall be 6 m.
 - The minimum exterior side yard shall be 15 m.
 - The maximum rear yard shall be 162 m.
 - The maximum lot coverage shall be 20 %.
 - Outdoor storage is permitted only in a lumber/building material storage yard area located to the north of the rear of the main building on the subject property, which lumber/building material storage yard area shall be fenced in accordance with a site plan agreement pursuant to Section 41 of the Planning Act.
 - Landscaping shall be in accordance with a site plan agreement pursuant to Section 41 of the Planning Act.
 - The principal means or main access to the subject property shall be from Line 34 (Highway 7/8). Two additional accesses will be permitted from Road 111; however, such additional accesses shall be restricted accesses which are to be used only for emergency vehicle access and for farm vehicle access and which are controlled by gates.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.16 A-16

- (a) Location: Part Lot 2, Concession 1, North Easthope Ward (formerly A1-28)
- (b) Notwithstanding any provision of this By-law to the contrary, an automobile repair establishment shall be permitted in the "A-16" zone, subject to the following provisions:

Maximum ground floor area of all buildings and structures used for the automobile repair establishment shall be 380 m²

Front Yard, Minimum	36 m
West Side Yard, Minimum	30 m

East Side Yard, Minimum	
N-E corner of building	2.5 m

S-E corner of building 3.1 m

Rear Yard, Minimum 4 m
No further extension or enlargement of this automobile repair establishment shall be permitted.

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

6.9.17 A-17

- (a) Location: Part Lot 45, Concession 3, North Easthope Ward (formerly A2-1)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "A-17" zone may be used for a landscaping, garden centre and nursery use.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.18 A-18

- (a) Location: Part Lot 41, Concession 1, North Easthope Ward (formerly A2-2)
- (b) Notwithstanding any provision of this By-law to the contrary, the extension or enlargement of the existing buildings and structures associated with the existing use, and accessory buildings or structures are permitted within the southerly 230 m of the property, subject to the provisions of Section 16.2.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.19 A-19

- (a) Location: Part Lot 41, Concession 1, North Easthope Ward (formerly A2-3)
- (b) Notwithstanding any provision of this By-law to the contrary, the following uses shall be the only uses permitted in the "A-19" zone:
- i. Automobile repair shop including the repair, maintenance and storage of vehicles, products or equipment related to a permitted use but excluding a body or metal fabricating shop;
 - ii. Automobile sales establishment including small engine sales and motorized snow and water recreational vehicles sales but excluding boat sales;
 - iii. Airport transit/motor vehicle charter service licensed under a federal or provincial statute but excluding a taxi-cab business;
 - iv. Automobile service station except gasoline or oils may not be stored or kept for sale at retail;
 - v. Retail store related solely to the use permitted in clause (ii);

- vi. Personal service shop related solely to the use permitted in clause (iii);
- vii. Office use;
- viii. A single financial institution;
- ix. Accessory uses, buildings or structures, excluding any accessory residential uses.

- (c) Notwithstanding any provision of this By-law to the contrary, the following requirements shall apply in the "A-19" zone:

Lot Area, Minimum	14,100 m ²
Lot Frontage, Minimum	69 m
Front Yard, Minimum	24 m
Side yard, Minimum	West 6 m – East 3 m
Rear Yard, Minimum	50 m
Lot Coverage, Maximum	20 %

Maximum Gross Floor Area shall be 2,462 m² of which a maximum of 511 m² of gross floor area may be devoted to those uses permitted by subsection (b)(v) - (viii) inclusive.

Building Height, Maximum	9.2 m
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Landscaping Requirements - Landscaped open space in accordance with Section 3.71 shall be maintained in the areas adjacent to the front lot line, side lot lines, and rear lot line. The minimum width of the landscaped open space area adjacent to the front lot line shall be 7.5 m and adjacent to the side and rear lot lines shall be 3 m.

Servicing Requirements - Unless communal services are available, permitted uses shall be serviced by private on-site well and sewage treatment facilities to the extent permitted by the appropriate regulatory body.

Outdoor Storage - All outdoor storage areas associated with a permitted use shall be located to the rear of the front yard; except that the outdoor display of vehicles associated with an automobile sales establishment shall be permitted in the front yard provided it is set back 7.5 m from the front lot line.

- (d) Parking - Parking shall be permitted in all yards provided the following setbacks are maintained:
- i. Front Yard 7.5 m
 - ii. Side Yard 3 m
 - iii. Rear Yard 50 m
- (e) All other provisions of this By-law, as amended, shall apply.

6.9.20 A-20

- (a) Location: Part Lot 44, Concession 3, South Easthope Ward (formerly A1-2)
- (b) Notwithstanding any provision of this By-law to the contrary, the enlargement or extension of the existing non-conforming use described as a food and beverage vending business and accessory uses shall be permitted in the "A-20" zone, subject to the requirements of Section 7.2.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.21 A-21

- (a) Location: Part Lot 8, Concession 3, South Easthope Ward (formerly A1-10)
- (b) Notwithstanding any provision of this By-law to the contrary, the existing non-conforming use described as a salvage and wrecking yard shall be limited to the building area and storage yard area existing on the date of passing of this By-law, and the existing storage yard shall be enclosed by a totally closed board or metal fence with a minimum height of 2.4 m.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.22 A-22

- (a) Location: Part Lots 21 and 22, Concession 5, South Easthope Ward (formerly A1-26B and A2-7)
- (b) Notwithstanding any provision of this By-law to the contrary, an open top liquid manure storage tank shall be permitted on the land in the A-22 zone, subject to the following requirements for the subject manure storage tank:
 - Setback from Residential Zone Minimum 185 m
 - North Side Yard (from Line 29) Minimum 120 m
 - Maximum 150 m
 - The manure storage tank shall be sized to contain the total amount of manure generated in a 12month period by the agricultural operation on the subject property.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.23 A-23

- (a) Location: Part Lot 35, Concession 1, South Easthope Ward (formerly A1-12)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "A-23" zone shall be used only for farm uses (excluding a farm dwelling) and outdoor recreational uses consisting of a golf driving range, a miniature golf course, a recreation go-cart track, a baseball batting cage, and accessory uses to these specific outdoor recreational uses (i.e. parking, storage building, washroom facility). For the purpose of this provision, a miniature golf course is

defined as an area of land or a structure operated for profit or gain as a commercial place of amusement or recreation in which facilities, including “t”-off, putting, and fairway areas, are provided to stimulate the game of golf or any aspect of the game of golf on a small-scale, but does not include a regulation golf course, a par three golf course, or a golf driving range.

- (c) Notwithstanding any provision of this By-law to the contrary, the following site requirements shall apply to the outdoor recreational uses permitted in the “A-23” zone:
- i. Front Yard, Minimum
 - Buildings 35 m
 - Accessory Structures 30 m
 - ii. Side Yard, Minimum
 - Buildings 165 m for the easterly side yard - as existed on the day this By-law was adopted for the westerly yard
 - Accessory Structures 30 m
 - iii. Rear Yard, Minimum
 - Buildings 250 m
 - Accessory Structures 30 m
 - iv. Lot Coverage, Maximum 2.5 %
 - v. Height of Buildings, Maximum 12 m
 - vi. Size of Buildings, Maximum 370 sq. m. ground floor area (total)
 - vii. Parking Area Requirements
 - Golf Driving Range: 1 space per “t”-off pad
 - Miniature Golf Course: 1 space per golf hole
 - Baseball batting cage: 2 spaces
 - Recreational Go-cart Facility: 9 spaces
 - Employee Spaces: 2 spaces
 - viii. A miniature golf course and the recreation go-cart shall be setback a minimum of 15 m from the front lot line.
 - ix. The baseball batting cage shall be setback a minimum of 45 m from the front lot line.
- (d) Notwithstanding any provisions of this By-law to the contrary, the minimum lot area for the land in the “A-23” zone in combination with the abutting “A” zoned lands to the east (together which form one property for the purposes of Section 50 of the Planning Act) shall be 28.2 hectares.

- (e) The development/use of the land in the "A-23" zone shall be subject to a site plan agreement.
- (f) All other provisions of this By-law, as amended, shall apply.

6.9.24 A-24 (Amended by By-law 205-2015)

- (a) Location:
Lot 3 and Part of Lot 4, Concession 2, South Easthope Ward (formerly A1-15)

Part of Lot 14, Concession 12, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the land within the "A-24" zone as shown on Key Maps 50 and 3 of Schedule "A" to this By-law may contain two single-detached dwellings associated with an agricultural use.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.25 A-25

- (a) Location: Part of Lot 30, Concession 3, South Easthope Ward (formerly A1-18)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "A-25" zone may also be used for a farm-related business involving the manufacture of bale wagons, bale feeders, farm gates; the sand blasting of tractors and other farm equipment; the repair of small engines; the sale of calf huts; and the sale and repair of snowmobiles; subject to the following additional requirements:
 - i. The farm-related business shall be confined to an existing shop building with an area not exceeding 370 m² and an outdoor parking and storage area of approximately the same size. The outdoor parking and storage area shall be located immediately to the north of the existing shop building and approximately 75 m to the south of the existing dwelling.
 - ii. Not more than two people are permitted to work at the farm-related business.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.26 A-26

- (a) Location: Part Lot 39, Concession 7, South Easthope Ward (formerly A1-26A)
- (b) Notwithstanding any provision of this By-law to the contrary, no residential dwelling and no buildings or structures used for the housing of livestock and/or poultry shall be permitted on the land in the "A-26" zone.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.27 A-27

- (a) Location: Part Lot 44, Concession 3, South Easthope Ward (formerly A1-27)
- (b) (a) Notwithstanding any provision of this By-law to the contrary, the land in the "A-27" zone may be used for a building construction contracting business and yard; a parking lot and property maintenance business (e.g. snow removal, sanding, line painting, grading, grass mowing); and a truck cartage business involving not more than ten trucks; subject to the following additional requirements:
- The uses permitted by Clause (b) shall be confined to a 7,155 m² area located in the northeast corner of the property. This 7,155 sq. m area shall continue to be a part of the 17.5-hectare property.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.28 A-28

- (a) Location: Part Lot 46, Concession 3, South Easthope Ward (formerly A2-3)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "A-28" zone may be used only for a fruit and vegetable produce outlet; a bakery; a meat and cheese store; and accessory uses. The provisions of Section 6.3 shall apply, except for the following additional requirements:
- | | |
|-----------------------------|------|
| Front Yard, Minimum | 30 m |
| Interior Side Yard, Minimum | 15 m |
| Exterior Side Yard, Minimum | 30 m |
| Rear Yard, Minimum | 15 m |

The permitted uses shall be located in a single building with a gross floor area of not exceeding 840 m² with no single use occupying a gross floor area greater than 420 m².

A planting strip shall be provided in accordance with Section 5.21 adjacent to every portion of any lot line that abuts a residential lot.

No access driveway shall be located closer than 90 m from the intersection of County Road 21 and Lorne Avenue, and no parking space shall be located closer than 7.5 m from any lot line.

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

6.9.29 A-29

- (a) Location: Part Lot 46, Concession 3, South Easthope Ward (formerly A2-5)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "A-29" zone may be used for one single-detached dwelling with a minimum front yard of 2.1 m.

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

6.9.30 A-30 (revised by By-law No. 202- 2001 & 210-2008)

- (a) Location: Part Lot 8, Concession 1, Ellice Ward (formerly A1-8)
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, permitted uses on the land in the "A-30" zone as shown on Key Map 44 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 202-2001) shall be limited to the following:
- i. A restaurant, an ice cream parlour, a miniature golf course, and accessory uses, excluding any accessory residential use. The requirements of Section 10.2 of By-law No. 30-1999 shall apply to these permitted uses. In addition to the provisions of Section 10.2.10, a planting strip shall be required along the northerly 78 metre length of the westerly side lot line.
 - ii. (A mini-storage facility and accessory uses, excluding any accessory residential use. The requirements of Section 17.2 of By-law No. 30-1999 shall apply to these permitted uses. In addition to the provisions of Section 17.2.9, a planting strip shall be required along the northerly 78 metre length of the westerly side lot line.
 - iii. An animal clinic, including accessory office use and an accessory retail outlet, but excluding an accessory residential use. The requirements of Section 17.2 of By-law No. 30-1999 shall apply to these permitted uses. In addition to the provisions of 17.2.9, a planting strip shall be required along the northerly 78 metre length of the westerly side lot line.

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

6.9.31 A-31

- (a) Location: Part Lots 2 and 3, Concession 7, Ellice Ward (formerly A1-19)
Part Lot 13, Concession 3, Ellice Ward (formerly A1-26)
- (b) Notwithstanding any provision of this By-law to the contrary, in the "A-31" zone the existing buildings used for livestock/poultry may be enlarged/expanded without complying with Section 6.4.1 in relation to the closest dwelling on the abutting lot, provided that the existing separation distance between the livestock/ poultry building and the said dwelling is not reduced. All other minimum distance separations required by Section 6.4.1 shall apply.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.32 A-32

- (a) Location: Part Lot 34, Concession 4, Ellice Ward (formerly A1-20)
- (b) Notwithstanding any provision of this By-law to the contrary, the maximum number of livestock units to be housed in the area zoned "A-32" shall be 199.

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

6.9.33 A-33

- (a) Location: Part Lot 15, Concession 12, Ellice Ward (formerly A1-27)
- (b) Notwithstanding any provision of this By-law to the contrary, the maximum number of livestock units to be housed in the area zoned "A-33" shall be 99.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.34 A-34

- (a) Location: Lot 33, Concession 5, Ellice Ward (formerly A1-31)
- (b) Notwithstanding any provision of this By-law to the contrary, the maximum number of livestock units to be housed in the area zoned "A-34" shall be 411.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.35 A-35

- (a) Location: Part Lot 29, Concession 1, Ellice Ward (formerly A1-30)
- (b) Notwithstanding any provision of this By-law to the contrary, the existing buildings used for livestock/poultry may be enlarged/expanded without complying with Section 6.4.1 in relation to the closest dwelling on the abutting lot, provided that the existing separation distance between the livestock/poultry building and the said dwelling is not reduced, and provided that any enlargement/expansion does not increase the capacity of the barn beyond its current 60 livestock units. All other minimum distance separations required by Section 6.4.1 shall apply.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.36 A-36

- (a) Location: Part Lot 18, Concession 14, Mornington Ward (formerly A-35)
- (b) Notwithstanding any provision of this By-law to the contrary, an existing solid/semi-solid manure storage structure/system may be replaced with a liquid manure storage tank on land in the "A-36" zone to the rear of the existing dairy barn on land in the "A-36" zone provided such liquid manure storage tank is located a distance of not less than 95 m from the nearest neighbors' dwelling, not less than 95 m from an area zoned for industrial use, and not less than 95 m from an area zoned for residential use.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.37 A-37

- (a) Location: Part Lot 1, Concession 10, Mornington Ward (formerly A-65)
- (b) Notwithstanding any provision of this By-law to the contrary, a parochial school shall be permitted on a 0.6-hectare portion (exclusive of driveway area) of a larger farm property on land in the "A-37" zone. The 0.6 hectare portion on which the school is permitted is identified on a Site Plan Agreement under Section 41 of the Planning Act. The parochial school shall remain a part of the subject farm property and shall not be severed from it.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.38 A-38 (amended by By-law 215-2008)

- (a) Location: Part Lot 11, Concession 1, Ellice Ward (formerly ACM-26)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "A-38" shall be used only for a recreational vehicle and camping equipment sales, service, repair and storage business and accessory uses, including an existing single-detached dwelling subject to the following provisions:
 - i. A maximum of 3 entrances shall be permitted along Road 125, each with a maximum width of 10 m.
 - ii. One driveway entrance onto Perth Line 34 (Highway 7/8) shall be permitted for the existing house with a maximum width of 7.5 m, located a minimum of 27 m west of the original Road 125 road allowance.
 - iii. All internal access driveways and parking areas for customers and display of recreational vehicles shall be a minimum of 5.0 m from the dripline of the trees within the area zoned "NRE2".
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.39 A-39

- (a) Location: Part Lot 26, Concession 5, South Easthope Ward
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "A-39" zone may be used for public uses by the Township, including a municipal landfill site, recycling depot, and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.40 A-40

- (a) Location: Part Lot 14, Concession 7, Ellice Ward
- (b) Notwithstanding any provision of this By-law to the contrary, the only uses permitted in the "A-40" zone shall be existing uses described as a salvage or wrecking yard, an automobile repair/sales use, an existing dwelling, and

accessory uses. The permitted uses shall be subject to any salvage/wrecking yard passed by the Township pursuant to the Municipal Act.

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

6.9.41 A-41

- (a) Location: Part of Lot 8, Concession 7, Mornington Ward (formerly A-62)
- (b) Notwithstanding any provision of this By-law to the contrary, a minimum front yard requirement for an agricultural silo on the land in the "A-41" zone shall be 10.9 m. In addition, a 2.4 metre accessory building shall be permitted between the agricultural silo and the existing barn.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.42 A-42

- (a) Location: Part of Lot 17, Concession 14, Mornington Ward (formerly A-61)
- (b) Notwithstanding any provision of this By-law to the contrary, a home occupation (including any office and accessory uses to the home occupation) located in an existing dwelling on the land in the "A-42" zone shall be permitted to occupy a maximum of 30 m² of gross floor area. Further, the existing home occupation consisting of a fabric and material shop shall be recognized as a permitted use.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.43 A-43 (Amended by By-law 209-2019)

- (a) Location: Part Lot 35, Concession 1, South Easthope Ward
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "A-43" may also be used for a retail garden centre and a farm market including but not limited to meat processing, storage and packaging, the retail sale of meats, fruits, vegetables, dairy and other agricultural products, baked goods and ancillary retail sale of giftware and souvenirs as well as food and beverages for consumption on the premises and ancillary kitchen/bake room, produce cooler, office, staff and utility rooms, subject to sections 6.3.3.2, 6.3.4, 6.3.5 and the following:
- i. Maximum Gross Floor Area: 875 m²
 - ii. Maximum Retail Floor Area: 50% of Gross Floor Area
 - iii. Minimum Parking: 1 space per 15m² of retail floor area or 1 space per 40m² of gross floor area, whichever is greater
 - iv. Minimum Distance Separation formula I (MDS I) shall not apply
 - v. The processing of meat shall be limited to the final and/or custom

processing of previously butchered meats for retail purposes, and excludes the slaughtering and/or skinning of animals.

- (c) Notwithstanding Section 6.3.3.2, the existing dwelling on the lot shall be subject to the following
 - i. Minimum Rear Yard: existing
 - ii. Minimum Side Yard (west side): existing
- (d) All other provisions of this By-law, as amended, shall apply.

6.9.44 A-44 (added by By-law No. 209-1999)

- (a) Location: Part of Lot 45, Concession 3 (formerly in the Township of North Easthope)
- (b) Notwithstanding any provision of By-law No. 30-1999 to the contrary, a single-detached dwelling and buildings and structures accessory thereto shall be permitted on the land in the "A-44" zone as shown on Map 33 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 209-1999).
- (c) Notwithstanding any provision of By-law, No. 30-1999 to the contrary, the minimum lot area and minimum lot frontage for a parcel of land in the "A-44" zone as shown on Map 33 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 209-1999 shall be 4.2 hectares and 90 m, respectively.
- (d) The provisions of Section 6.3 of By-law No. 30-1999 shall apply to the single-detached dwelling use permitted by Clause (b) above.
- (e) The provisions of Section 5.1 and 6.3 of By-law No. 30-1999 shall apply to the buildings and structures accessory to single-detached dwelling uses permitted by Clause (b) above.
- (f) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.45 A-45 (added by By-law No. 209-1999)

- (a) Location: Part of Lot 45, Concession 3 (formerly in the Township of North Easthope)
- (b) Notwithstanding any provision of By-law No. 30-1999 to the contrary, a single-detached dwelling and buildings and structures accessory thereto shall be permitted on the land in the "A-45" zone as shown on Map 33 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 209-1999).
- (c) Notwithstanding any provision of By-law No. 30-1999 to the contrary, the minimum lot area and minimum lot frontage for a parcel of land in the "A-45" zone as shown on Key Map 39 of Schedule "A" to By-law No. 30-1999 (also

shown on Schedule "A" to By-law No. 209-1999) shall be 1.2 hectares and 100 m, respectively.

- (d) The provisions of Section 6.3 of By-law No. 30-1999 shall apply to the single-detached dwelling use permitted by Clause (b) above.
- (e) The provisions of Section 5.1 and 6.3 of By-law No. 30-1999 shall apply to the buildings and structures accessory to single-detached dwelling uses permitted by Clause (b) above, excepting that the minimum northerly side yard for an existing shed shall be 6.0 m.
- (f) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.46 A-46 (added by By-law No. 211-1999)

- (a) Location: Part of Lot 35, Concession 3 (formerly in the Township of South Easthope)
- (b) Notwithstanding any of the provisions of Section 6 of By-law No. 30-1999 to the contrary, an additional use described as a single-detached dwelling use and accessory uses shall be permitted on the land in the "A-46" zone as shown on Key Map 52 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 211-1999).
- (c) The provisions of Section 6.3 of By-law No. 30-1999 shall apply to the single-detached dwelling use permitted by Clause (b) above.
- (d) The provisions of Section 5.1 and 6.3 of By-law No. 30-1999 shall apply to the buildings and structures accessory to single-detached dwelling uses permitted by Clause (b) above.
- (e) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.47 A-47 (added by By-law No. 214-1999)

- (a) Location: Part Lot 7, Concession 3 (formerly in the Township of Mornington)
- (b) Notwithstanding any of the provisions of Section 6.1 of By-law No. 30-1999 to the contrary, the only uses permitted on the land in the "A-47" zone as shown on Schedule "A" to By-Law No. 30-1999 (also shown on schedule "A" to By-law No. 214-1999) shall be as follows:
 - i. The growing of crops;
 - ii. Access driveway, stormwater management area, and landscaping associated with the uses permitted on the abutting "RC-9" zoned land.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.48 A-48 (added by OMB Order No. 0154)

- (a) Location: Part Lot 3, Concession 5, Mornington Ward
- (b) Notwithstanding the provisions of Section 5.29(g) of this By-law to the contrary, a farm dwelling in the form of a single-detached dwelling shall be permitted on the land in the "A-48" zone.
- (c) All other provisions of the By-law, as amended, shall apply.

6.9.49 A-49 (added by By-law No. 202-2000/amended by By-law 220-2009)

- (a) Location: Part of Lot 31, Concession 1, Ellice Ward
- (b) Notwithstanding the provisions of Section 6 of By-law No.30-1999 to the contrary, the minimum lot area and minimum lot frontage requirements for the land in the "A-49" zone as shown on Key Map 43 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 220-2009) shall be 0.8 hectares and 67 m, respectively.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.50 A-50 (added by By-law No. 208-2000)

- (a) Location: Lot 23, Concession 6 (formerly in the Township of North Easthope)
- (b) Notwithstanding provisions of Section 6 of By-law No. 30-1999 to the contrary, an additional use described as the sale of farm produce/ products that are not grown and/or raised on the subject farm property shall be permitted on the land in the "A-50" zone as shown on Map 36 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 208-2000).
- (c) The additional use referred to in Clause (b) above must be complimentary to the sale of farm produce/products that are grown and/or raised on the subject property. The maximum gross floor area devoted to the sale of farm produce/products that are grown and/or raised on the subject farm property and the sale of farm produce/products that are not grown and/or raised on the subject farm property shall be 120 m².
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.51 A-51 (added by By-law No. 209-2000)

- (a) Location: Part of Lot 43, Concession 2 (formerly in the Township of North Easthope)
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area requirement for an agricultural use on the land in the "A-51" zone as shown on Key Map 46 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 209-2000) shall be 19.8 hectares.

- (c) Notwithstanding the provisions of Section 6.3.3.1 of By-law No 30-1999 to the contrary, the minimum interior side yard for an existing agricultural shed on the land in the “A-51” zone as shown on Key Map 46 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 209-2000) shall be 3.5 m.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.52 A-52 (added by By-law No. 209-2000)

- (a) Location: Part of Lot 43, Concession 2 (formerly in the Township of North Easthope)
- (b) Notwithstanding the provisions of Sections 6.3.1 and 6.3.2 of By-law No. 30-1999 to the contrary, the minimum lot area and minimum lot frontage requirements for an existing non-farm residential use on the land in the “A-52” zone as shown on Key Map 46 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 209-2000) shall be 2,240 sq. m and 47.0 m, respectively.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.53 A-53 (added by By-law No. 201-2001)

- (a) Location: Part of Lot 18, Concession 7, Mornington Ward
- (b) Notwithstanding the provisions of Sections 6.1(c) and 3.63 of By-law No. 30-1999 to the contrary, a home occupation described as the making, display and sale of quilts on the land in the “A-53” zone as shown on Key Maps 7 and 7A of Schedule “A” to By-law No. 30-1999 (also shown on Schedules “A” and “B” to By-law No. 201-2001) shall be permitted in a recent building addition to the farm dwelling on the subject land and shall be permitted to occupy a floor area of not more than 30 m².
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.54 A-54 (added by By-law No. 206-2001)

- (a) Location: Part of Lots 2 and 3, Concession 3 and part of Lots 1, 2 and 3, Concession 4, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.3.2 of By-law No. 30-1999 to the contrary, the minimum lot frontage for agricultural uses on the land in the “A-54” zone as shown on Key Map 9 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 206-2001) shall be 119 m.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.55 A-55 (added by By-law No. 209-2001)

- (a) Location: Part of Lots 22 and 23, Concession 10, North Easthope Ward
- (b) Notwithstanding the provisions of Sections 6.3.3.1 and 6.5.3 of By-law No. 30-1999 to the contrary, the minimum easterly side yard for a liquid manure storage structure on the land in the “A-55” zone as shown on Key Map 32 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 209-2001) shall be 5 m.
- (c) Notwithstanding the provisions of Section 6.7 of By-law No. 30-1999 to the contrary, a Certificate of Compliance shall not be required for the liquid manure storage structure referred to in Clause (b) above.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.56 A-56 (added by By-law No. 210-2001)

- (a) Location: Part of Lot 21, Concession 10, North Easthope Ward
- (b) Notwithstanding the provisions of Sections 6.3.1 and 6.3.2 of By-law No. 30-1999 to the contrary, the minimum lot area and the minimum lot frontage for a non-farm residential lot on the land in the “A-56” zone as shown on Key Map 32 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 210-2001) shall be 1,940 m² and 60 m, respectively.
- (c) Notwithstanding the provisions of Section 6.4.2 of By-law No. 30-1999 to the contrary, a non-farm residential lot on the land in the “A-56” zone as shown on Key Map 32 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 210-2001) shall not be required to meet the MDS I separation distance from the barn located on the farmland directly to the west of the subject land but rather shall be permitted at a distance of not less than 168 m from the barn located on the farmland directly to the west of the subject land.
- (d) Notwithstanding the provisions of Section 6.3.3.2 of By-law No. 30-1999 to the contrary, the minimum westerly side yard for a single-detached dwelling on the land in the “A-56” zone as shown on Key Map 32 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 210-2001) shall be 36 m. This 36 metre westerly side yard requirement applies only to the dwelling and not to any attached garage or accessory building/structure.
- (e) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.57 A-57 (added by By-laws No. 213-2001 and 210-2007, Amended by 207-2020)

- (a) Location: Part of Lots 16 and 17, Concession 16, Ellice Ward
- (b) Notwithstanding any provisions of Section 6.1 of this By-law to the contrary, the extension or enlargement of an existing legal non-conforming use described as

an organic liquid waste and septic haulage business shall be permitted on the land in the "A-57" zone as shown on Key Map 23 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 207-2020) to include:

- i. On-site storage and processing;
 - ii. Truck wash and truck repair only for the trucks owned and operated by the subject business and with a maximum floor area of 1,858 m²; and
 - iii. An existing single-detached dwelling shall be considered an accessory use of the business.
- (c) The permitted extension or enlargement shall be subject to site plan control in accordance with Section 41 of the Planning Act, R.S.O. 1990.
- (d) All other provisions of this By-law, as amended, shall apply.

6.9.58 A-58 (added by By-law No. 214-2001)

- (a) Location: Part of Lot 6, Concession 1, Ellice Ward
- (b) Notwithstanding any provisions of Section 6.1 of this By-law to the contrary, an additional use described as an electrical contracting business that primarily serves the agricultural and farming community shall be permitted on the land in the "A-58" zone as shown on Key Map 32A of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 214-2001).
- (c) The location of the electrical contracting business permitted by Clause (b) above shall be limited to a 0.49-hectare area which is located in the south-east corner of the subject 12.0-hectare property. The location of the 0.49-hectare area is shown in a cross-hatched pattern on Schedule "A" to By-law No. 214-2001 and specific dimensions are identified thereon.
- (d) The minimum southerly side yard for buildings and structures used for the electrical contracting business permitted by Clause (a) above shall be 5.0 m.
- (e) The maximum ground floor area of all buildings and structures used for the electrical contracting business permitted by Clause (b) above shall be 580 m².
- (f) The outdoor storage of goods and materials associated with the electrical contracting business permitted by Clause (b) above shall be permitted only to the south of the main building associated with the electrical contracting business and in accordance with the provisions of the related Site Plan Agreement for the electrical contracting business.
- (g) All other provisions of this By-law, as amended, shall apply.

6.9.59 A-59 (added by By-law No. 216-2001)

- (a) Location: Part of Lot 45, Concession 3, North Easthope Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of this By-law to the contrary,

the minimum lot area for a farm use on the land in the “A-59” zone as shown on Key Map 39 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 216-2001) shall be 3.43 hectares provided that the subject land continues to form a part of a larger approximate 11.25 hectare property, which larger 11.25 hectare property is located in both the Township of Perth East and the City of Stratford.

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

6.9.60 A-60 (added by By-law No. 215-2001/ amended by 220-2009)

- (a) Location: Part of Lot 31, Concession 1, Ellice Ward
- (b) Notwithstanding the provisions of Section 6 of By-law No.30-1999 to the contrary, the minimum lot area and minimum lot frontage requirements for the land in the “A-60” zone as shown on Key Map 43 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 220-2009) shall be 0.45 hectares and 35 m, respectively.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply

6.9.61 A-61 (added by By-law No. 202-2002)

- (a) Location: Part of Lot 7, Concession 7 and part of Lots 7 and 8, Concession 8, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.2 of By-law No. 30-1999 to the contrary, a second supplementary farm-related dwelling shall be permitted on the land in the “A-61” zone as shown on Key Map 5 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 202-2002). This additional supplementary farm-related dwelling shall be used only to accommodate farm family members/labourers that are involved in the farm operation on the subject 70.8-hectare farm property, shall be in the form of a dwelling unit in a converted dwelling (i.e. principal farm dwelling and any building addition thereto), and it must comply with the policies of Section 5.5.6.4 of the County of Perth Official Plan.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.61A A-61A (added by By-law No. 203-2002)

- (a) Location: Part of Lot 7, Concession 12 in the Mornington Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum combined lot area for the land in the “A-61A” zone and the “FD-7” zone as shown on Key Maps 1 and 2 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 203-2002) shall be 18 hectares.
- (c) Notwithstanding the provisions of Sections 6 and 5.29 of By-law No. 30-1999 to

the contrary, a farm-related single-detached dwelling shall be permitted as part of a farm use on the land in the “A-61A” zone as shown on Key Maps 1 and 2 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 203-1999).

- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.62 A-62 (added by By-law No. 209-2002)

- (a) Location: Lot 25, Concession 11, formerly in the Township of Ellice
- (b) Notwithstanding the provisions of By-law No. 30-1999 to the contrary, the existing mobile home dwelling on the land in the “A-62” zone as shown on Key Map 27 of Schedule “A” to By-law No. 30-1999 shall be considered as a single-detached dwelling. In the event that the subject mobile home dwelling is destroyed or removed from the subject property, any replacement dwelling shall be in the form of a single-detached dwelling and not a mobile home.
- (c) All other provisions of By-law No. 30-1999 shall apply.

6.9.64 A-64 (added by By-law No. 204-2002)

- (a) Location: Part of Lot 9, Concession 5, Mornington Ward
- (b) Notwithstanding the provisions of Sections 6.3.3.1, 6.5.3, and 6.7 of By-law No. 30 1999 to the contrary, a shed/barn and related manure storage area shall be permitted with a minimum westerly side yard of 12.18 m on the land in the “A-64” zone as shown on Key Map 9 of Schedule “A” to By-law No. 30-1999, as amended. All other applicable MDS II provisions relating to the shed/barn and manure storage area must be satisfied.
- (c) Notwithstanding the provisions of Section 5.29 of By-law No. 30-1999 to the contrary, a farm dwelling shall be permitted on the approximate 9.2-hectare farm property in the “A-64” zone as shown on Key Map 9 of Schedule “A” to By-law No. 30-1999, as amended.
- (d) Notwithstanding the provisions of Section 6.1 of By-law No. 30-1999 to the contrary, a farm-related commercial and industrial activity described as a horse buggy manufacturing, repair, and sales business shall be permitted on the farm property in the “A-64” zone as shown on Key Map 9 of Schedule “A” to By-law No. 30-1999, as amended, in the shed/barn referred to in Clause (b) above and in an existing shed on the easterly portion of the subject property.
- (e) The barn and related manure storage area, farm dwelling, and horse buggy manufacturing, repair, and sales business permitted by Clauses (b), (c), and (d) above must satisfy all applicable regulations of the Grand River Conservation Authority.
- (f) All other provisions of the By-Law, as amended, shall apply.

6.9.65 A-65 (added by By-law No. 205-2002 and revised by By-law No. 216-2003, Amended by By-law 212-2021)

- (a) Location: Part of Lot 14, Concession 9, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.2 of By-law No. 30-1999 to the contrary, a supplementary farm-related dwelling shall be permitted on the land in the “A-65” zone as shown on Key Map 7 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 205-2002). This supplementary farm-related dwelling shall be used only to accommodate farm family members/labourers or farm retirees involved in the farm operation on the subject 20.9-hectare farm property, shall be in the form of a dwelling unit in a converted dwelling (i.e. principal farm dwelling and any building addition thereto), and must comply with the policies of Section 5.5.6.4 of the County of Perth Official Plan.
- (c) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the land in the “A-65” zone as shown on Key Map 7 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 216-2003) may also be used for a window manufacturing and sales business and the retail, wholesale, and processing of window/door glass and related products, subject to the following additional provisions:
 - i. The maximum ground floor area of buildings used in conjunction with the window manufacturing and sales business and the retail, wholesale, and processing of window/door glass and related products shall be 1,000 m²;
 - ii. The maximum gross floor area of the buildings used in connection with the window manufacturing and sales business and the retail, wholesale, and processing of window/door glass and related products shall be 1,290 m²; and
 - iii. Buildings described as a farm dwelling (including the permitted converted dwelling) and a barn on the subject property shall not be used in connection with the window manufacturing and sales business and the retail, wholesale, and processing of window/ door glass and related products.
 - iv. Expansion of the existing window manufacturing building shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act.
- (d) All other provisions of this By-law, as amended, shall apply.

6.9.66 A-66 (added by By-law No. 206-2002)

- (a) Location: Part of Lot 11, Concession 8, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.1 of By-law No. 30-1999 to the contrary, an additional use described as a farm-related construction business shall be permitted on the land in the “A-66” zone as shown on Key Map 7 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 206-2002). This permitted farm-related construction business shall occupy a

gross floor area of not more than 186 m².

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

6.9.67 A-67 (added by By-law No. 208-2002)

- (a) Location: Part of Lot 12, Concession 5, Mornington Ward
- (b) Notwithstanding the provisions of Sections 6.2 and 5.29 of By-law No. 30-1999 to the contrary, a farm-related single-detached dwelling shall be permitted on the approximate 14.6-hectare farm property in the “A-67” zone as shown on Key Map 17 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 208-1999).
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.68 A-68 (added by By-law No. 210-2002)

- (a) Location: Part of Lot 16, Concession 7, Mornington Ward
- (b) Notwithstanding the provisions of Sections 6.4.1 and 6.5 of By-law No. 30-1999 to the contrary, a new covered liquid manure storage tank for the manure from an existing poultry layer operation and the liquid run-off from the dry manure system for an existing hog operation shall be permitted on the land in the “A-68” zone as shown on Key Maps 7 and 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 210-2002). The new covered liquid manure storage structure shall be located to the north-east of the existing poultry layer barn on the subject land at a distance of no less than 86 m from the nearest area zoned or designated residential.
- (c) Notwithstanding the provisions of Section 6.7 of By-law No. 30-1999 to the contrary, a Certificate of Compliance shall not be required for the manure storage structure referred to Clause (b) above.
- (d) All other provisions of this By-law, as amended, shall apply.

6.9.69 A-69 (added by By-law No. 213-2002)

- (a) Location: Part of Lot 17, Concession 9, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.2 of By-law No. 30-1999 to the contrary, a supplementary farm-related dwelling shall be permitted on the land in the “A-69” zone as shown on Key Map 7 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 213-2002). This supplementary farm-related dwelling shall be used to accommodate a farm retiree(s), shall be in the form of a non-permanent dwelling, and must comply with the policies of Section 5.5.6.2 of the County of Perth Official Plan.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.70 A-70 (added by By-law No. 214-2002)

- (a) Location: Part of Lot 15, Concession 6, North Easthope Ward
- (b) Notwithstanding the provisions of Sections 5.1.3 and 6.3 of By-law No. 30-1999 to the contrary, the minimum front yard and the minimum westerly side yard for a building described as a detached garage accessory to an existing non-farm residential use on the land in the "A-70" zone as shown on Key Map 42 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 214-2002) shall be 24 m and 3 m, respectively.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.71 A-71 (added by By-law No. 215-2002)

- (a) Location: Part of Lot 14, Concession 1, South Easthope Ward
- (b) Notwithstanding the provisions of Sections 6.2 and 5.29 of By-law No. 30-1999 to the contrary, a farm-related single-detached dwelling shall be permitted on the approximate 14.06-hectare farm property in the "A-71" zone as shown on Key Map 50 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 215-2002).
- (c) Notwithstanding the provisions of Section 6 of By-law No. 30-1999 to the contrary, the following site regulations shall apply to buildings and structures that are established/erected on the property in the "A-71" zone as shown on Key Map 50 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 215-2002):
 - i. Front Yard, Minimum 90 m
 - ii. Interior Side Yard, Minimum 30 m
 - iii. Rear Yard, Minimum 30 m
 - iv. Except that the minimum rear yard for a dwelling shall be 120 m
 - v. The setback distance determined by the Minimum Distance Separation I formula (MDS I) shall apply to any dwelling established/erected on the subject property.
 - vi. The minimum yard requirements for agricultural buildings and structures as determined by the Minimum Distance Separation II formula (MDS II) shall apply in addition to the requirements of Paragraphs (i), (ii) and (iii), above.
- (d) All other provisions of this By-law, as amended, shall apply.

6.9.72 A-72 (added by By-law No. 216-2002)

- (a) Location: Part of Lots 34 and 35, Concession 3, North Easthope Ward

- (b) Notwithstanding the provisions of Section 6.1 of By-law No. 30-1999 to the contrary, an additional use described as a farm-related drainage business shall be permitted on the land in the “A-72” zone as shown on Key Map 40 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 216-2002).
- (c) Notwithstanding the provisions of By-law No. 30-1999 to the contrary, the farm-related drainage business permitted by Clause (b) above shall be conducted in a building with a maximum ground floor area of 530 m². The yard requirements for this building shall be as follows:
 - i. Front yard, minimum 30 m
 - ii. Interior side yard, minimum 15 m
 - iii. Rear yard, minimum 15 m
- (d) The farm-related drainage business and building for same as permitted by Clauses (b) and (c) above shall not be located in any of the woodlot area on the subject lands.
- (e) All other provisions of this By-law, as amended, shall apply.

6.9.73 A-73 (added by By-law No. 217-2002; changed by By-law No. 213-2014)

- (a) Location: West Part of Lot 34, Concession 1, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an addition to the existing single-detached dwelling shall be permitted on the land within the “A-73” zone as shown on Key Map 43 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 213-2014) at a distance of 231.0 m from the livestock facility located on the farm property to the east described as East Part Lot 34, Concession 1, in the Ellice Ward.
- (c) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area for an existing non-agricultural lot as enlarged through Consent Application No. B14/14 on the lands in the “A-73” zone as shown on Key Map 43 of Schedule “A” to By-law 30-1999 (also shown on Schedule “A” to By-law No. 213-2014) shall be 1.12 ha.
- (d) All other provisions of this By-law, as amended, shall apply.

6.9.74-74 (added by By-law No. 218-2002)

- (a) Location: Part of Lots 17 and 18, Concession 7, North Easthope Ward
- (b) Notwithstanding the provisions of Sections 6.3.1 and 6.3.2 of By-law No. 30-1999 to the contrary, the minimum lot area and minimum lot frontage for the land in the “A-74” zone in combination with the land in the “NRE2-2” zone as

shown on the Key Map 32 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 218-2002) shall be 15.34 hectares and 14.9 m, respectively. This 15.24-hectare lot shall be considered as an existing lot under the provisions of Section 5.29 of By-law No. 30-1999.

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

6.9.75 A-75 (added by By-law No. 219-2002)

- (a) Location: Part of Lots 36 and 37, Concession 5, North Easthope Ward

- (b) Notwithstanding the provisions of Sections 6.3.1 and 6.3.2 of By-law No. 30-1999 to the contrary, the minimum lot area and minimum lot frontage for an existing non-farm residential lot as enlarged through Consent Application No. B25/02 on the land in the "A-75" zone as shown on Key Map 39 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 219-2002) shall be 0.65 hectares and 135 m, respectively.

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

6.9.76 A-76 (added by By-law No. 223-2002)

- (a) Location: Part of Lot 7, Concession 7, Mornington Ward

- (b) Notwithstanding the provisions of Section 6.2 of By-law No. 30-1999 to the contrary, a supplementary farm-related dwelling shall be permitted on the land in the "A-76" zone as shown on Key Map 5 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 223-2002). This supplementary farm-related dwelling shall be used to accommodate farm labourers and/or farm retiree(s), shall be in the form of a non-permanent dwelling, and must comply with the policies of Sections 5.5.6.1 and/or 5.5.6.2 of the County of Perth Official Plan.

- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.77 A-77 (added by By-law No. 201-2003)

- (a) Location: Part of Lot 46, Concession 3, South Easthope Ward

- (b) Notwithstanding the provisions of By-law No. 30-1999 to the contrary, the minimum front yard requirement for a new single-detached dwelling to replace the existing single-detached dwelling on the land in the "A-77" zone as shown on Key Map 51 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 201-2003) shall be 15 m.

- (c) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the replacement of an existing shop building which is used for an existing legal non-conforming construction business on the land in the "A-77" zone as shown on Key Map 51 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 201-2003) with a new shop building to be used for

the same purpose shall be permitted.

- (d) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the following provisions shall apply to the new shop building permitted by Clause (c) above:
- i. Minimum Front Yard 75 m
 - ii. Minimum Side Yards 7.5 m
 - iii. Minimum Rear Yard 30 m
 - iv. Maximum Building Height 10 m
 - v. Maximum Ground Floor Area 700 m²
- (e) All other provisions of this By-law, as amended, shall apply.

6.9.78 A-78 (added by By-law No. 203-2003)

- (a) Location: Part of Lots 22 and 23, Concession 3, South Easthope Ward
- (b) Notwithstanding the provisions of Section 6.3.3.1 of By-law No. 30-1999 to the contrary, the following westerly side yard requirements shall apply to existing identified agricultural buildings and structures on the land in the "A-78" zone as shown on Key Map 53 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 203-2003):
- i. Existing drive shed 14 m
 - ii. Existing bin (immediately south of drive shed) 14 m
 - iii. Existing silo/bins immediately north, south, and east of silo
 - iv. m
- (c) Notwithstanding the provisions of Sections 6.1 and 6.2 of By-law No. 30-1999 to the contrary, the most easterly barn on the land in the "A-78" zone as shown on Key Map 53 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 203-2003), which barn has been used as a hog barn, shall be used only for agricultural storage purposes and shall not be used for the housing or sheltering of livestock.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.79 A-79 (added by By-law No. 207-2003)

- (a) Location: Part of Lot 30, Concession 2 and part of Lot 29, Concession 1, South Easthope Ward
- (b) Notwithstanding the provisions of Section 6.3.1 and Section 6.3.2 of By-law No. 30-1999 to the contrary, the minimum lot area and the minimum lot frontage for

an agricultural use on the land in the "A-79" zone as shown on Key Map 48 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 207-2003) shall be 24.3 hectares and 9 m, respectively.

- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.80 A-80 (added by By-law No. 211-2003)

- (a) Location: Part of Lot 4, Concession 4, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.1 of By-law No. 30-1999 to the contrary, an additional use described as a farm-related construction business shall be permitted on the land in the "A-80" zone as shown on Key Map 9 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 211-2003). This permitted farm-related construction business shall occupy a gross floor area of not more than 240 m².
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.81 A-81 (added by By-law No. 214-2003)

- (a) Location: Part of Lot 15, Concession 4, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area for an existing non-farm residential lot as enlarged through Consent Application No. B40/03 on the land in the "A-81" zone as shown on Key Map 17 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 214-2003) shall be 1,855 m².
- (c) Notwithstanding the provisions of Section 6.4.2 of By-law No. 30-1999 to the contrary, a non-farm residential lot as enlarged through Consent Application No. B40/03 on the land in the "A-81" zone as shown on Key Map 17 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 214-2003) shall not be required to meet the MDS I separation distance from the barn located on the farmland directly to the west of the subject land but rather shall be permitted at a distance of not less than 210 m from the barn located on the farmland directly to the west of the subject land.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.82 A-82 (added by By-law No. 214-2003)

- (a) Location: Part of Lot 15, Concession 4, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area for a farm use on the land in the "A-82" zone as shown on Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 214-2003) shall be 29.5 hectares.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.83 **A-83** (added by By-law No. 215-2003)

- (a) Location: Part of Lot 15, Concession 11, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.1 of By-law No. 30-1999 to the contrary, a farm-related business use described as the manufacture and sale of barn windows and natural ventilation systems shall be permitted on the land in the "A-83" zone as shown on Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 215-2003).
- (c) The maximum gross floor area for buildings used for the farm-related business use permitted by Clause (b) above shall be 375 m².
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.84 A-84 (added by By-law No. 202-2004)

- (a) Location: Part of Lot 15, Concession 3, Mornington Ward
- (b) Notwithstanding the provisions of Section 5.11, Section 6.1, and Section 6.3 of By-law No. 30-1999 to the contrary, a shed used for storage purposes accessory to the abutting existing dwelling located in the “Hamlet/Village Residential Zone (HVR)” zone to the east shall be permitted on a parcel of land with a minimum frontage of 45 m and a minimum area of 0.3 hectares and located in the “A-84” zone as shown on Key Map 18 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 202-2004).
- (c) Notwithstanding the provisions of Section 6.3.3.2 of By-law No. 30-1999 to the contrary, the following site regulations shall apply to a shed used for storage purposes accessory to the abutting existing dwelling as described in paragraph (b) above:
- | | |
|------------------------------------|-------|
| i. Front yard, minimum | 15 m |
| ii. Rear yard, minimum | 7.5 m |
| iii. Side yard (westerly), minimum | 7.5 m |
| iv. Side yard (easterly), minimum | 3.5 m |
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.85 **A-85** (added by By-law No. 204-2004)

- (a) Location: Part of Lot 20, Concession 6, North Easthope Ward
- (b) Notwithstanding the provisions of Section 6.1 of By-law No. 30-1999 to the contrary, a tile bed and septic system and other uses accessory to the existing dwelling located in the "Hamlet/Village Residential Zone (HVR)" to the west shall be permitted on a parcel of land with a minimum frontage of 10 m and a

minimum area of 430 m² and located in the "A-85" zone as shown on Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 204-2004).

- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.86 A-86 (added by By-law No. 205-2004)

- (a) Location: Part of Lot 13, Concession 1, Mornington Ward

- (b) Notwithstanding the provisions of Section 6.4.3 of By-law No. 30-1999 to the contrary, a dog kennel use shall be permitted in an existing barn building with outdoor run areas to the north of the existing barn and east of two existing silos on land in the "A-86" zone as shown on Key Map 20 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 205-2004) at a distance of 129 m from the nearest neighbouring dwelling (i.e. directly to the west).

- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.87 A-87 (added by By-law No. 209-2004)

- (a) Location: Part of Lot 16, Concession 3 and part of Lot 16, Concession 4, Mornington Ward

- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area for a farm use on the land in the "A-87" zone as shown on Key Map 17 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 209-2004) shall be 9.5 hectares.
- (c) Notwithstanding the provisions of Section 6.3.3 of By-law No. 30-1999 to the contrary, the minimum northerly side yard for an existing poultry barn on the land in the "A-87" zone as shown on Key Map 17 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 209-2004) shall be 28 m.
- (d) Notwithstanding the provisions of Section 6.3.3 of By-law No. 30-1999 to the contrary, the minimum northerly side yard for that portion of the existing poultry barn referred to in Clause (c) above which is not used for the housing of poultry shall be 18 m.

- (e) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.88 A-88 (added by By-law No. 209-2004)

- (a) Location: Part of Lot 16, Concession 3 and part of Lot 16, Concession 4, Mornington Ward

- (b) Notwithstanding the provisions of Section 6.3.3 of By-law No. 30-1999 to the contrary, the minimum southerly side yard for an existing building on the land in the "A-88" zone as shown on Key Map 17 of Schedule "A" to By-law No. 30-

1999 (also shown on Schedule "A" to By-law No. 209-2004), which existing building is used for storage associated with an agricultural use, shall be 13 m.

- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.89 A-89 (added by By-law No. 204-2005)

- (a) Location: Part of Lot 19, Concession 1, North Easthope Ward
- (b) Notwithstanding any provisions of Section 6.1 of By-law No. 30-1999 to the contrary, the following uses shall be permitted on the land in the "A-89" zone as shown on Key Maps 48 and 49 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 204-2005):
- i. A farmer's market (including but not limited to the sale of meats and baked goods and the retail of giftware/souvenirs);
 - ii. A farm/agri-tourism education centre;
 - iii. A farm animal exhibit;
 - iv. Festivals/public events;
 - v. Small private events/gatherings;
 - vi. Accessory uses (including a snack bar).
- (c) The location of the uses permitted by Clause (b) above shall be limited to an approximate 2.0-hectare area located in the area of the existing buildings and structures in the south-west corner of the subject property, the westerly limit of which is defined by an existing tree row and a post and wire fence located west and north-west of the dwelling on the subject property. The approximate 2.0-hectare area is identified on a site plan drawing prepared by McNeil Surveying Ltd. And dated July 4, 2005 (File No. 8610 (ML)).
- (d) Notwithstanding the provisions of Section 6.3.4 of By-law No. 30-1999 to the contrary, the maximum lot coverage for the uses permitted by Clause (b) above shall be limited to the lot coverage that existed (i.e. area of existing buildings and structures) on the day that By-law No. 204-2005 was adopted.
- (e) Notwithstanding the provisions of By-law No. 30-1999 to the contrary, driveway access to the subject property shall be by the two driveways as they existed on the day that By-law No. 204-2005 was adopted.
- (f) The use of the subject property for the uses permitted by Clause (b) above shall be subject to a Site Plan Agreement pursuant to Section 41 of the Planning Act, R.S.O. 1990.
- (g) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.90 A-90 (added by By-law No. 209-2005)

- (a) Location: Part of Lot 5, Concession 9, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.3.3.1 of By-law No. 30-1999 to the

contrary, the minimum easterly side yard for an existing barn on the parcel of land zoned "A-90" as shown on Key Map 4 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 209-2005) shall be 16.75 m.

- (c) Notwithstanding the provisions of Section 6.4.1 of By-law No. 30-1999 to the contrary, the minimum easterly side yard for an existing barn located on the parcel of land zoned "A-90" as shown on Key Map 4 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 209-2005) shall be 16.75 m.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.91 A-91 (added by By-law No. 208-2005)

- (a) Location: Part of Lot 1, Concession 11, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.1 and 5.29 of By-law No. 30-1999 to the contrary, a single-detached dwelling and accessory buildings and structures shall be permitted on the approximate 3.3-hectare parcel of land zoned "A-91" as shown on Key Map 1 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 208-2005).
- (c) Notwithstanding the provisions of Section 6.3.3.2 of By-law No. 30-1999 to the contrary, the single-detached dwelling permitted by Clause (b) above shall be located such that it is no further than 120 m from the southerly lot line of the subject property and no closer than 60 m to the front lot line of the subject property.
- (d) Notwithstanding the provisions of Section 5.1.3.1 of By-law No. 30-1999 to the contrary, an existing shed shall be permitted in the front yard of the single-detached dwelling permitted by Clause (b) above.
- (e) Notwithstanding the provisions of Sections 6.1 and 3.133(k) of By-law No. 30-1999 to the contrary, any permitted secondary farm occupation use permitted on the land in the "A-91" zone as shown on Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 208-2005) shall be limited to a trades occupation where the primary activities of the trades occupation are conducted off the subject property and where the trades occupation use activities on the subject property are limited to accessory aspects of the trades occupation (i.e. office use, storage of supplies and materials necessary for the trades occupation (i.e. office use, storage of supplies and materials necessary for the trades occupation)).
- (f) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.92 A-92 (added by By-law No. 215-2005)

- (a) Location: Part of Lot 5, Concession 6, North Easthope Ward

- (b) Notwithstanding the provisions of Sections 6.1 and 5.29 of By-law No. 30-1999 to the contrary, a single-detached dwelling and accessory buildings and structures shall be permitted on the approximate 2,435 m² parcel of land zoned “A-92” as shown on Key Map 42 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 215-2005).
- (c) Notwithstanding the provisions of Section 6 to By-law No. 30-1999 to the contrary, the conversion of an existing institutional use building to a single-detached dwelling shall be permitted. The existing front yard and the existing exterior side yard for the institutional use building shall be the minimum front yard and the minimum exterior yard, respectively, for any building additions to the converted residential use building.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.93 A-93 (Added by By-law 201-2006)

- (a) Location: Part of Lot 1, Concession 10, Mornington Ward
- (b) Notwithstanding the provisions of Section 6 of By-law No. 30-1999 to the contrary, a wind turbine structure (i.e. small wind energy generation system) shall be permitted as a part of the farm use on the land in the “A-93” zone as shown on Key Map 5 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 201-2006) subject to the following:
 - i. Minimum yard requirements - 67 m
 - ii. Maximum height (measured to top of blade tip) - 45 m
 - iii. Minimum distance from nearest neighbouring dwelling and from neighbouring institutional use 240 m
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.94 A-94

- (a) Location: Part of Lot 1, Concession 1, North Easthope Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area for the land shown in the “A-94” zone as shown on Key Map 50 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 205-2006) shall be 25.5 hectares.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply

6.9.95 A-95-T (added by By-law 206-2006)

- (a) Location: Part of Lot 1, Concessions 11 and 12, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.1 and 6.2 of By-law No. 30-1999 to the contrary, a garden suite in the form of a non-permanent dwelling shall be permitted as secondary housing on the land in the “A-95-T” zone as shown on Key Map 1 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A”

to By-law No. 206-2006) for a period of not more than ten years from the day of passing of By-law No. 206-2006 (i.e. March 21, 2006).

- (c) Upon the expiry of the time period during which the authorization for the use described in Clause (b) above is in effect, Section 34(9)(a) of the Planning Act, R.S.O. 1990, does not apply so as to permit the continued use of land, buildings, or structures for the proposed temporary use.
- (d) Upon the expiry of the time period during which the authorization for the use described in Clause (b) above is in effect, the zone classification of the subject property shall revert to the "Agricultural Zone (A)" of this By-law, shall be shown as "A" on Key Map 1 of Schedule "A" to By-law No. 30-1999, and shall be subject to the provisions of Section 6 of By-law No. 30-1999.
- (e) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.96 A-96 (Added by By-law No.210-2006)

- (a) Location: Part of Lot 12, Concession 14, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area for an agricultural use on the land in the "A-96" zone as shown on Key Map 3 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 210-2006) shall be 32.25 hectares.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.
- (d) The provisions of Section 6.9.6 of By-law No. 30-1999 are hereby deleted.

6.9.97 A-97 (Added by By-law 210-2006)

- (a) Location: Part of Lot 12, Concession 14, Mornington Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area for an agricultural use on the land in the "A-97" zone as shown on Key Map 3 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 210-2006) shall be 32.25 hectares.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.98 A-98 (Added by By-law 214-2006)

- (a) Location: Part of Lot 16, Concession 7, North Easthope Ward (Key Map 32)
- (b) Notwithstanding the provisions of Sections 6.1 and 5.29 (g) of By-law No. 30-1999 to the contrary, a single-detached dwelling and accessory buildings and structures shall be permitted on the approximate 6.6-hectare parcel of land zoned "A-98" as shown on Key Map 32 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 214-2006).

- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.99 A-99 (Added by By-law 217-2006)

- (a) Location: Part of Lot 18, Concession 7, Mornington Ward (Key Map 7)
- (b) Notwithstanding the provisions of Sections 6.1 and 6.2 of By-law No. 30-1999 to the contrary, an additional use described as a farm market shall be permitted on the land zoned “A-99” as shown on Key Map 7 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 217-2006). The permitted farm market shall be operated on a seasonal basis (i.e. spring to fall).
- (c) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the permitted farm market use shall be located no closer than 3.0 m to any abutting property line.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.100 A-100 (Amended by By-law 221-2006)

- (a) Location: Part of Lot 21, Concession 1, Ellice Ward (Key Map 43).
- (b) Notwithstanding the provisions of Sections 6.1 and 6.2 of By-law No. 30-1999 to the contrary, a new non-farm residential use, consisting of a single-detached dwelling and accessory buildings and structures, and a tree farm/nursery use shall be permitted on the land zoned “A-100” as shown on Key Map 43 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 221-2006).
- (c) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot area for the above-noted non-farm residential use and tree nursery use shall be 1.2 hectares.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.101 A-101 (Added by By-law 201-2007)

- (a) Location: Part of Lot 1 and 2, Concession 2, South Easthope Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot frontage for an agricultural use on the land in the “A-101” zone as shown on Key Map 50 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 201-2007) shall be 145.0 m.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

a. **6.9.102 A102** (Added by By-law 201-2007)

- (d) Location: Part of Lot 1 and 2, Concessions 1 and 2, South Easthope Ward
- (e) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the

contrary, the minimum lot area and lot frontage for an agricultural use on the land in the “A-102” zone together with lands zoned NRE2 on Lot 2, Concession 2, as shown on Key Map 50 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 201-2007) shall be 32.0 hectares and 160.0 m respectively.

- (f) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.103 A-103 (Added by By-law 204-2007, Amended by By-law 203-2020)

- (a) Location: Part of Lot 15, Concession 9, Mornington Ward
- (b) Notwithstanding the provisions of Sections 6.4.1 of By-law No. 30-1999 to the contrary, an expanded livestock facility and an associated liquid manure storage tank shall be permitted on the land in the “A-103” zone as shown on Key Map 7 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No.’s 204-2007 and 203-2020), subject to the following:
- i. The expanded livestock operation (existing and new housing facilities) is limited to housing:
 - 10 Large Frame Dairy Calves;
 - 40 Large Frame Dairy Heifers, and
 - 72 Large Frame Milking-age Cows (or equivalent total nutrient units), and shall be located at a distance of not less than 128.0 m from the existing structure (Type B land use) located on adjacent lands,
- (c) The expanded livestock operation and associated liquid manure storage tank described in (b) above, and recommended mitigation measures for same, shall be subject to site plan control/development agreement executed in accordance with the Planning Act, as amended.
- (d) All other provisions of this By-law, as amended, shall apply.

6.9.104 A-104 (Added by By-Law 211-2007)

- (a) Location: Part of Lot 4, Concession 7, Mornington Ward
- (b) Notwithstanding any provision of this By-law to the contrary, a parochial school shall be permitted on a 0.4-hectare portion of a larger farm property on land in the “A-104” zone. The parochial school shall remain a part of the subject farm property and shall not be severed from it.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.105 A-105 (Added by By-law 213-2007)

- (a) Location: Part of Lot 20, Concession 2, North Easthope Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area and frontage of an existing non-farm residential lot as enlarged through Consent Application No. B15/07 on the lands in the “A-

105” zone as shown on Key Map 48 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 213-2007) shall be 2780 m² and 38.0 m respectively.

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

6.9.106 A-106-T (added by By-law 214-2007)

- (a) Location: Part of Lot 5, Concession 9, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a mobile home may be used as the principal dwelling for a period not to exceed three years from the date of passing of this By-law, on the lands in the “A-106-T” zone as shown on Key Map 5 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 214-2007).
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.107 A-107 (added by By-law 216-2007)

- (a) Location: Part of Lot 8 Concession 4, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a single detached residence may be located on the lands in the “A-107” zone as shown on Key Map 11 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 216-2007).
- (c) Prior to the issuance of a building permit for the proposed residence, the property owner shall enter into an agreement with the Township of Perth to address access, maintenance and financial contribution for future upgrades to Cobalt Street.
- (d) All other provisions of this By-law, as amended, shall apply.

6.9.108 A-108 (added by By-law 201-2008 and 204-2013)

- (a) Location: Part of Lot 5 Concession 3, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a single detached residence may be located on the lands created through consent application B03/08 in the “A-108” zone with a lot frontage of 45.0 m, a lot area of 2143 m², a front yard setback of 14.0 m and an easterly side yard setback of 1.2 m, as shown on Key Map 39 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 204-2013).
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.109 A-109 (added by By-law 204-2008)

- (a) Location: part of Lot 1, Concession 4, Ellice Ward

- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a Public Works Yard shall be a permitted use within the area zoned “A-109”, as shown on Key Map 39 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 204-2008), subject to the following provisions:
 - i. All buildings and structures shall be set back 7.5 m from all property lines save and except the southerly side yard which shall have a 10.0 metre setback from the lot line abutting the adjacent woodland.
 - ii. For purposes of MDS II requirements this public works facility shall be considered a Type A land Use.

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

6.9.110 A-110 (added by By-law 205-2008)

- (a) Location: Part of Lots 16 and 17, Concession 1 in the South Easthope Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum combined lot area and minimum lot frontage for the land in the “A-110” zone in combination with the land in the “NRE2” zone as shown on Key Map 48 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 205-2008) shall be 24 hectares and 9 m respectively.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.111.1 A-111 (added by By-law 205-2008), (Amended by 201-2019)

- (a) Location: Part of Lot 16, Concession 1 in the South Easthope Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area for the land in the “A-111” zone as shown on Key Map 48 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 205-2019) shall be 9.7 hectares.
- (c) Notwithstanding the provisions of Section 6.3.3.1 of By-law No. 30-1999 to the contrary, the minimum southerly side yard for farm buildings and structures on the land in the “A-111” zone as shown on Key Map 48 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law 201-2019) shall be 6 m
- (d) All other provisions of this By-law, as amended, shall apply.

6.9.111.2 A-111(A)-T (added by By-law 207-2008)

- (a) Location: Part of Lot 39, Concessions 4, South Easthope Ward
- (b) Notwithstanding the provisions of Section 6.1 and 6.2 of By-law No. 30-1999 to the contrary, a garden suite in the form of a non-permanent dwelling shall be permitted as secondary housing on the land in the “A-111-T” zone as shown on Key Map 51 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 207-2008) for a period of not more than ten years from the day of passing of By-law No. 207-2008 (i.e. July 15, 2008).

- (c) Upon the expiry of the time period during which the authorization for the use described in Clause (b) above is in effect, Section 34(9)(a) of the Planning Act, R.S.O. 1990, does not apply so as to permit the continued use of land, buildings, or structures for the proposed temporary use.
- (d) Upon the expiry of the time period during which the authorization for the use described in Clause (b) above is in effect, the zone classification of the subject property shall revert to the "Agricultural Zone (A)" of this By-law, shall be shown as "A" on Key Map 51 of Schedule "A" to By-law No. 30-1999, and shall be subject to the provisions of Section 6 of By-law No. 30-1999.
- (e) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.112 A-112 (added by By-law 212-2008)

- (a) Location: Part of Lot 15, Concession 6, Mornington Ward
- (b) Notwithstanding any provision of By-law No. 30-1999 to the contrary, the area zoned "A-112" as shown on Key Map 8 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 212-2008) shall be used for farm uses including a single detached dwelling, a home occupation in accordance with Section 3 and a bed and breakfast/farm vacation establishment in accordance with Section 3, subject to the following provisions:
 - i. Minimum lot area of 8.0 hectares.
 - ii. Minimum lot frontage of 20.0 m.
 - iii. No building or structure shall be located greater than 95 m from the northerly lot line of the retained land created by consent application B21/08.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.113 A-113 (added by By-law 213-2008)

- (a) Location: Part of Lot 41 Concession 2, South Easthope Ward
- (b) Notwithstanding any provision of By-law No. 30-1999 to the contrary, the minimum lot area for an agricultural use on the lands in the "A-113" zone, as shown on Key Map 46 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 213-2008) shall be 7.0 hectares.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.114 A-114 (added by By-law 217-2008)

- (a) Location: Part of Lot 11, Concession 1, Ellice Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, in addition to the uses permitted by Section 6.1 the lands in the "A-114" zone as shown on Key Map 44 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 217-2008) may be used for a

communal septic bed servicing the Crystal Lake Mobile Home Court development only.

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

6.9.115 A-115 (added by By-law 218-2008)

- (a) Location: Part of Lot 8, Concession 3, Ellice Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area and frontage of the non-farm residential lots created through Consent Application No. B37/08 on the lands in the "A-115" zone as shown on Key Map 44 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 218-2008) shall be 1770 m² and 29.0 m respectively.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.116 A-116 (added by By-law 204-2009)

- (a) Location: Part of Lot 20, Concession 10, North Easthope Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area and frontage of an existing non-farm lot as enlarged through Consent Application No. B43/08 on the lands in the "A-116" zone as shown on Key Map 32 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 204-2009) shall be 5100 m² and 50.0 m respectively.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.117 A-117 (added by By-law 201-2009)

- (a) Location: Lot 22, Concession 1, North Easthope Ward
- (b) Notwithstanding any provisions of Section 6 of By-law No. 30-1999 to the contrary, no new residential buildings shall be permitted on these lands.
- (c) Notwithstanding any provisions of Section 6 of By-law No. 30-1999 to the contrary, the minimum lot frontage requirement for lands in the A-117 zone as shown on Key Map 48 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 201-2009) shall be 27 m.
- (d) All other provisions of this By-law, as amended, shall apply.

6.9.118 A-118 (added by by-law 206-2009)

- (a) Location: Part of Lot 40, Concessions 1 and 2, South Easthope Ward
- (b) Notwithstanding any other provisions of By-law No. 30-1999 to the contrary, a single detached dwelling shall be permitted on the existing non-farm lot and the

minimum lot area and frontage on the lands in the “A-118” zone as shown on Key Maps 47 and 39A of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 206-2009) shall be 5400 m² and 67 m respectively.

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

6.9.119 A-119 (added by By-law 208-2009)

- (a) Part of Lot 15, Concession 5, South Easthope Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area for the land shown in the “A-119” zone as shown on Key Map 47 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 208-2009) shall be 8.0 hectares; and
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.120 A-120 (added by By-law 210-2009 approved by OMB)

- (a) Location: Part of Lot 6, Concession 12, Mornington
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a dwelling shall be permitted on the 4.0-hectare parcel of land zoned “A-120” as shown on Key Map 1 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 210-2009). A new dwelling shall be constructed in accordance with the following regulations:
- i. Minimum side yard (south side) 7.5 m
 - ii. Minimum side yard (north side) 50 m
 - iii. Minimum front yard 125 m
 - iv. Minimum rear yard 250 m
- (c) All of yard and setback provisions of section 6.3.3.2 of by-law 30-1999 shall apply.
- (d) All other provisions of By-law 30-1999, as amended shall apply.

6.9.121 A-121 (added by By-law 214-2010)

- (a) Location: Part of Lot 46, Concession 3, South Easthope Ward
- (b) Notwithstanding any provision of By-law No. 30-1999 to the contrary the area zoned “A-121” as shown on Key Map 51 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 207-2009 and By-law 214-2010) shall be used only for a single detached dwelling, a home occupation, bed and breakfast and accessory uses subject to the following provisions:
- i. Minimum lot frontage of 18 m
 - ii. Minimum lot area of 7500 m²
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.122 A-122 (added by By-law 207-2009)

- (a) Location: Part of Lot 46, Concession 3, South Easthope Ward
- (b) Notwithstanding any provision of By-law No. 30-1999 to the contrary the area zoned “A-122” as shown on Key Map 51 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 207-2009) shall be used only for a single detached dwelling, a home occupation, bed and breakfast and accessory uses subject to the following provisions:
 - i. Minimum lot frontage of 18 m
 - ii. Minimum lot area of 8000 m²
 - iii. Minimum front yard setback for all buildings and structures of 130 m (to preserve woodlot area on site as defined in County of Perth Forest Conservation By-law No. 2927)
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.123 A-123 (added by By-law 207-2009)

- (a) Location: Part of Lot 46, Concession 3, South Easthope Ward
- (b) Notwithstanding any provision of By-law No. 30-1999 to the contrary the area zoned “A-123” as shown on Key Map 51 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 207-2009) shall be used only for a single detached dwelling, a home occupation, bed and breakfast and accessory uses subject to the following provisions:
 - i. Minimum lot frontage of 36 m
 - ii. Minimum lot area of 2600 m²
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.124 A-124 (added by By-law 215-2009)

- (a) Location: Part of Lots 17 and 18, Concession 13, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the required easterly side yard for a single detached dwelling shall be a minimum of 2.8 m for the parcel of land zoned “A-124” as shown on Key Map 23 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 215-2009).
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.125 A-125 (added by By-law 216-2009)

- (a) Location: Part of Lot 30, Concession 4, South Easthope Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area for the land shown in the “A-125” zone as shown on Key Map 52 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 216-2009) shall be 29.0 hectares.

- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.126 A-126 (added by By-law 216-2009)

- (a) Location: Part of Lot 30, Concession 4, South Easthope Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area and minimum frontage for the land shown in the “A-126” zone as shown on Key Map 52 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 216-2009) shall be 31.0 hectares and 175 m respectively.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.127 A-127 (added by By-law 220-2009)

- (a) Location: Part of Lot 31, Concession 1, Ellice Ward
- (b) Notwithstanding the provisions of Section 6 of By-law No.30-1999 to the contrary, the minimum lot area and minimum lot frontage (measured along Road 145) requirements for the land in the “A-127” zone as shown on Key Map 43 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 220-2009) shall be 0.5 hectares and 30 m, respectively.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.128 A-128 (added by By-law 201-2010)

- (a) Location: Part of Lot 10 Concession 1, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a single detached dwelling shall be permitted on the existing non-farm lots zoned “A-128” as shown on Key Map 32 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 201-2010) subject to the following special provisions:
- i. Minimum lot area 0.13 hectares
 - ii. Minimum lot frontage 25.0 m
 - iii. Minimum side yard 4.5 m
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply

6.9.129 A-129 (added by By-law 204-2010)

- (a) Location: Part of Lot 10, Concession 10, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot area and lot frontage for an existing non-farm residential lot enlarged through consent application B23/09 on the lands in the “A-129” zone, together with the land zoned NRE2 as shown on Key Map 7 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 204-2010) shall be 1.4 hectares and 94 m respectively.

- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.130 A-130 (added by by-law 209-2010)

- (a) Location: Part of Lot 6, Concession 2, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the following uses shall be the only uses permitted in the “A-130” zone as shown on Key Map 19 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 209-2010):
- i. A stone cutting and fabrication business, including the shearing, cutting, polishing and processing of stone for building and landscape uses.
 - ii. A contractor’s yard
 - iii. Accessory sales, and
 - iv. Accessory uses
- (c) Notwithstanding any provisions of this by-law to the contrary, the following requirements shall apply in the “A-130” zone:
- i. Lot Area minimum 2.0 hectares
 - ii. Lot Frontage minimum 84 m
 - iii. Front Yard, minimum 20 m
 - iv. Side Yard, south 10 m
 - v. Side Yard, north 15 m (no buildings, structures or outdoor storage shall be permitted in northerly side yard. The northerly side yard is to be maintained as a landscaped buffer in accordance with this by-law)
 - vi. Rear Yard 20 m
 - vii. Lot Coverage, maximum 40 %
 - viii. Building height, maximum 12 m
- (d) Outdoor Storage of products for processing and sales shall be permitted on this lot in any yard, except for the two landscaped areas specified in this amendment.
- (e) Notwithstanding any other provisions of this By-law to the contrary, a 5.0 m wide landscape strip shall be maintained along the entire frontage on Perth Road 131. No storage, display or sale of the products or materials shall be permitted in this landscaped strip.
- (f) All other provisions of this By-law, as amended, shall apply.

6.9.131 A-131 (added by By-law 213-2010)

- (a) Location: Part of Lot 8, Concession 12, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a new replacement residence shall be permitted on the land in the “A-131” zone as shown on Key Map 1 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 213-2010). The new residence may be permitted

no closer than 230 m from the livestock facility on Part Lot 9, Concession 13 (4489 Line 83).

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

6.9.132 A-132 (Added by By-law 205-2011)

- (a) Location: Part of Lot 35, Concession 11, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a dwelling shall be permitted on the 10.0 hectares parcel of land zoned "A-132" as shown on Key Map 27 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 205-2011) subject to the following special provisions:
- i. That the minimum front yard setback for a residence from the southerly lot line shall be 800 m
 - ii. That the minimum side yard setback for a residence from the northerly lot line shall be 50 m.

- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.133 A-133 (Added by By-law 206-2011)

- (a) Location: Part of Lot 4, Concession 6, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a dwelling shall be permitted on the 6.0 hectares parcel of land zoned "A-133" as shown on Key Map 9 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 206-2011).
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.134 A-134 (Added by By-law 207-2011)

- (a) Location: Part of Lot 15, Concession 5, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a rear yard setback of 15.0 m for agricultural related buildings shall be permitted on the land zoned "A-134" as shown on Key Map 17 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 207-2011).
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.135 A-135 (Added by By-law 209-2011)

- (a) Location: Part of Lot 36, Concession 1, North Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a westerly side yard setback of 1.4 m for an addition to a residence shall be permitted on the land zoned "A-135" as shown on Key Map 47 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 209-2011).

- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.136 A-136 (Added by By-law 213-2011)

- (a) Location: Part of Lot 21, Concession 4, North Easthope Ward
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area and lot frontage for an agricultural use on the land in the “A-136” zone together with lands zoned NRE2 on Part of Lot 21, Concession 4, as shown on Key Map 41 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 213-2011) shall be 3.0 hectares and 100.0 m respectively.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.137 A-137 (Added by By-law 215-2011)

- (a) Location: Part of Lot 1, Concession 12, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a single detached dwelling shall be permitted on the 10.0-hectare parcel of land zoned “A-137” together with the area zoned “NRE2” as shown on Key Map 1 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 215-2011) subject to the following special provisions.
- (c) A single detached dwelling and any new accessory buildings shall only be located within the existing open area in the pine plantation subject to the following provisions:
 - i. Minimum front yard setback 150 m
 - ii. Minimum southerly side yard setback 30 m
 - iii. Minimum northerly side yard setback 80 m
 - iv. Minimum rear yard setback 400 m
- (b) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.137 A-138 (Added by By-law 216-2011)

- (a) Location: Part of Lot 10, Concession 4, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, in addition to those uses permitted in 6.1 the following additional use shall be permitted on the land in the “A-138” zone as shown on Key Map 17 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 216-2011):
 - i. A bulk pet food wholesale business
- (c) Notwithstanding any provisions of this By-law to the contrary the following additional provisions shall apply to any use, buildings and structures permitted by clause b) above:

- i. The bulk pet food wholesale business shall be permitted only in conjunction with a licensed dog kennel operation/use conducted on the subject property;
- ii. The bulk pet food wholesale business shall be limited to the storage, wholesaling and distribution of pet food (no retail sales are permitted);
- iii. The bulk pet food wholesale business shall be conducted only by the farmer/farm family members residing on the farm property; and
- iv. The maximum gross floor area permitted for the bulk pet food wholesale business shall be 375 m² (4036 square feet). Any building(s) that is used for this use shall be capable of being converted back to agricultural use.

6.3.139 A-139 (Added by By-law 202-2012)

- (a) Location: Lot 19, Concession 6 and part of lot 18, Concessions 5 and 6, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an addition to the existing hog barn shall be permitted on the land in the “A-139” zone as shown on Key Map 38 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 202-2012). The expanded livestock facility shall be limited to 1900 feeder hogs and shall be permitted a distance of 342 m from the residence at 4657 Line 42, 284 m from the residence at 4700 Line 42 and 550 m from the Wartburg settlement area boundary.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.140 A-140 (added by By-law 204-2012)

- (a) Location: Part of Lot 11, Concession 15, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a front yard setback of 18.0 m for an agriculturally related storage shed shall be permitted on the land zoned “A-140” as shown on Key Map 23 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 204-2012).
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.141 A-141 (added by By-law 207-2012)

- (a) Location: Part of Lot 34, Concession 3, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, no new dwelling shall be permitted on the land zoned “A-141” as shown on Key Map 43 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 207-2012).
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.142 A-142 (added by by-law 211-2012, amended by by-law 212-2024)

- (a) Location: Part of Lot 8, Concession 3, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a single detached dwelling shall be permitted on the existing non-farm lot zoned “A-142” as shown on Key Map 44 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 212-2024) subject to the following special provisions:
 - i. Minimum lot area 0.19 hectares
 - ii. Minimum lot frontage 30.0 m
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.143.1 A-143

- (a) Location: Part of Lot 5, Concession 3, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the following uses shall be the only uses permitted in the “A-143” zone as shown on Key Map 9 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 208-2012):
 - i. Small scale industrial uses which are primarily involved in manufacturing, assembling, processing, constructing, printing, preparing, finishing, treating, repairing, shipping, wholesaling, storing, or warehousing;
 - ii. A building supply outlet;
 - iii. A contractor’s yard or shop;
 - iv. A parking lot;
 - v. An equipment sales/rental establishment;
 - vi. Office uses and retail outlets accessory to the permitted uses and carried on in the same building;
 - vii. Uses accessory to the above permitted uses
- (c) Notwithstanding any provisions of this by-law to the contrary, the following requirements shall apply in the “A-143” zone:
 - i. Lot Area minimum 0.4 hectares
 - ii. Lot Frontage minimum 30 m
 - iii. Front Yard, minimum 15 m
 - iv. Side Yard 6 m
 - v. Rear Yard 10 m
 - vi. Lot Coverage, maximum 40 %
 - vii. Building height, maximum 12 m
- (d) The outdoor storage or display of goods or materials shall be permitted only in the interior side or rear yard of the main building provided that the following provisions are satisfied:
 - i. The outdoor storage or display area is accessory to the use of the main building on the lot;
 - ii. Such outdoor storage complies with the yard requirements when abutting

- iii. a Residential Zone or a residential lot with a dwelling;
Any portion of the lot area used for outdoor storage shall be completely concealed from view from the street or an abutting lot in a Residential Zone or a residential lot with a dwelling, by a planting strip, fence, decorative masonry wall, or existing building on the lot, or combination thereof.
- iv. Such outdoor storage or display area is kept in a neat and attractive manner.

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

6.9.143.2 A-143(A) (added by By-law 213-2012)

- (a) Location: West half of Lot 12 and East half of Lot 13, Concession 10, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a single-detached dwelling shall be permitted on the land shown in hatching on Key Map 29 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 213-2012) at a distance of 161.5 m from the dairy barn and manure storage area located on the farm property to the north at Lot 13, Concession 11 in the Ellice Ward.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.144 A-144 (added by by-law 214-2012)

- (a) Location: Part of Lot 33, Concession 13, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a supplementary farm retirement dwelling may be permitted within 52 metre of the main dwelling on the 12-hectare parcel of land zoned “A-144” on Key Map 22 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 214-2012).
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.145 A-145 (added by By-law 219-2012, amended by By-law 213-2019)

- (a) Location: Part of Lot 25, Concession 6, South Easthope Ward
- (b) Notwithstanding the provisions of Section 6.1(h) and 6.4.2 of By-law No. 30-1999 to the contrary, a new non-farm residential use is permitted to be established on the vacant (severed) parcel created through County of Perth Consent Application No. B47/19 (Part 2, 44R-4991).
- (c) Notwithstanding the provisions of Section 6.3.3.2 of By-law No. 30-1999 to the contrary, the new non-farm residential use (including any accessory structures) permitted in (b) above shall have the following minimum yard requirements:
 - i. Northerly: Principle Dwelling: 7.5 m

- ii. Accessory Structures: 1.5 m
 - iii. Easterly: 2.0 m
 - iv. Southerly: Principle Dwelling: 7.5 m
 - v. Accessory Structures: 1.5 m
 - vi. Westerly: Principle Dwelling: 7.5 m
 - vii. Accessory Structures: 2.0 m
- (d) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area and frontage of the non-farm residential parcels created through Consent Application No. B47/19 on the lands in the “A-145” zone as shown on Key Map 53 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 213-2019) shall be:
- i. Severed Parcel/ 2,400 m² and 30 m
Pt. 2, 44R-4991: respectively
 - ii. Retained Parcel/ 2,000 m² and 0.0 m
Pt. 1, 44R-44R-4991: respectively
- (e) All other provisions of this By-law, as amended, shall apply.

6.9.146 A-146 (added by By-law 205-2013)

- (a) Location: Part of Lot 12, Concession 11, North Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot area and frontage of the non-farm residential lots expanded through Consent Application No. B18/12 on the lands in the “A-146” zone as shown on Key Map 34 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 205-2013) shall be 3700 m² and 78 m respectively.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.147 A-147 (added by By-law 208-2013)

- (a) Location: Part of Lot 15, Concession 2, North Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a non-farm residence and accessory uses shall be permitted on the subject lands, and the minimum lot area and frontage of the non-farm residential lot expanded through Consent Application No. B01/13 on the lands in the “A-147” zone shall be 1890 m² and 50 m respectively as shown on Key Map 50 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 208-2013).
- (c) Notwithstanding any other provision of the by-law to the contrary the existing non-complying MDS I setback from the barn to the east is reduced from 62 m to 47 m.
- (d) All other provisions of this By-law, as amended, shall apply

6.9.148 A-148 (added by By-law 211-2013)

- (a) Location: Part of Lots 18 and 19 Concession 3, North Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the easterly side yard setback for a proposed addition to the existing drive shed, as shown on Key Map 41 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 211-2013) shall be a minimum of 10 m.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.149 A-149 (added by By-law 212-2013)

- (a) Location: Part of Lot 17, Concession 5, South Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an additional use described as the sale of produce/products that are not grown and/or raised on the subject farm property shall be permitted on the land in the "A-149" Zone as shown on Key Map 53 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 212-2013).
- (c) The additional use referred to in clause (b) above must be complimentary and accessory to the sale of farm produce/products that are grown or raised on the subject farm property.
- (d) Notwithstanding any provisions of By-law 30-1999 to the contrary the maximum gross floor area of all buildings and structures that can be used for the uses described in clauses (b) and (c) above shall be 250 m².
- (e) All other provisions of this By-law, as amended, shall apply.

6.9.150 A-150 (added by By-law 217-2013)

- (a) Location: Part of Lot 2 Concession 6, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the westerly side yard setback for a proposed new replacement drive shed, as shown on Key Map 9 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 217-2013) shall be a minimum of 4.5 m.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.151 A-151 (added by By-law 220-2013, Amended by By-law 206-2026)

- (a) Location: E Part of Lot 3, Concession 9, 44R3497 Part 15, Mornington Ward, Township of Perth East (Key Map 5)
- (b) Notwithstanding any provisions of By-law to the contrary, on lands zoned "A-151", the following provisions shall apply:
 - a. Maximum gross floor area of a secondary farm occupation welding business – 700 m²

- b. Minimum number of parking spaces for an on-farm diversified use – 2 spaces
 - c. Minimum exterior side yard width to an on-farm diversified use – 20m
- (c) That the secondary farm occupation and the associated secondary farm occupation land use are shall be subject to Site Plan Control, pursuant to Section 41 of the *Planning Act*
- (d) All other provisions of this By-law, as amended, shall apply.

6.9.152.1 A-152 (added by By-law 218-2013)

- (a) Location: Part of Lot 15 Concession 7, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot area and minimum lot frontage for the proposed retained lands created by consents (B15/13 and B16/13) as shown on Key Maps 7 and 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 217-2013) shall be 9.0 hectares and 56 m respectively.
- (c) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a single detached dwelling shall be permitted on these lands.
- (d) Notwithstanding and provisions of By-law 30-1999 to the contrary, a dwelling permitted in section (c) above on the lands in the “A-152” zone as shown on key maps 7 and 8 of Schedule “A” to By-law Number 30-1999 (also shown on schedule “A” to By-law 217-2013) shall not be required to meet the MDS I separation distance from the barn located on the farmland directly to the east of the subject land, but rather shall be permitted a distance of not less than 100 m from the barn located on the farm directly to the east of the subject lands.
- (e) All other provisions of this By-law, as amended, shall apply.

6.9.152.2 A-152A (added by By-law 224-2013)

- (a) Location: Lot 20, Concession 5, North Easthope Ward
- (b) Notwithstanding any other provisions of By-law No. 30-1999 to the contrary, in addition to the uses permitted in Section 6.1 a single detached dwelling shall be permitted on the non-farm lot on the lands in the “A-152” zone as shown on Key Map 41 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 224-2013). The lot and dwelling shall be subject to the following regulations:
 - i. Lot frontage, minimum 60.0 m
 - ii. Lot area, minimum 0.6 hectares
 - iii. Front yard setback, minimum 15.0 m
 - iv. Exterior side yard setback, minimum 8.5 m
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.153 A-153 (added by By-law 219-2013, revised by By-law 212-2018)

- (a) Location: Part of Lot 5, Concession 3, Mornington Ward
- (b) Notwithstanding Section 6.1 of By-law No. 30-1999 to the contrary, permitted uses within the “A-153” zone shall include:
- i. Light industrial uses which are primarily involved in manufacturing, assembling, processing, constructing, printing, preparing, finishing, treating, repairing, shipping, wholesaling, storing, or warehousing;
 - ii. A building supply outlet;
 - iii. A contractor’s yard or shop;
 - iv. A fire hall;
 - v. A laboratory or research facility;
 - vi. A motor vehicle washing establishment;
 - vii. A parking lot;
 - viii. A recycling depot;
 - ix. A window or plate glass establishment;
 - x. An equipment sales/rental/distribution establishment;
 - xi. A truck and/or automobile repair establishment;
 - xii. Office uses and retail outlets accessory to the permitted uses and carried on in the same building;
 - xiii. Public works/utility buildings and yard;
 - xiv. Uses accessory to the above permitted uses.
- (c) Notwithstanding any provisions of this by-law to the contrary, the following requirements shall apply in the “A-153” zone:
- i. Lot Area minimum 1.5 hectares
 - ii. Lot Frontage minimum 60 m
 - iii. Front Yard, minimum 15 m
 - iv. Side Yard 6 m
 - v. Rear Yard 10 m
 - vi. Lot Coverage, maximum 40 %
 - vii. Building height, maximum 12 m
- (d) The outdoor storage or display of goods or materials shall be permitted only in the interior side or rear yard of the main building provided that the following provisions are satisfied:
- The outdoor storage or display area is accessory to the use of the main building on the lot;
 - Such outdoor storage complies with the yard requirements when abutting a Residential Zone or a residential lot with a dwelling;
 - Any portion of the lot area used for outdoor storage shall be completely concealed from view from the street or an abutting lot in a Residential Zone or a residential lot with a dwelling, by a planting strip, fence, decorative masonry wall, or existing building on the lot, or combination thereof.

- Such outdoor storage or display area is kept in a neat and attractive manner.

6.9.153(A) A-153(A) (added by By-law 225-2013)

- (a) Location: Part of Lot 35 and Part of Creek Street, Plan 291, Mornington Ward
- (b) Notwithstanding any other provisions of By-law No. 30-1999 to the contrary, a single detached dwelling and accessory buildings shall be permitted on the non-farm lot on the lands in the “A-153” zone as shown on Key Map 18 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 225-2013). The lot and dwelling shall be subject to the following regulations:
- | | | |
|------|-----------------------------|--------------|
| i. | Lot frontage, minimum | 60.0 m |
| ii. | Lot area, minimum | 0.2 hectares |
| iii. | Front yard setback, minimum | 2.0 m |
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.154 A-154 (added by By-law 228-2013)

- (a) Location: Part of Lot 38 Concessions 1 and 2, South Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the westerly side yard setback for a proposed new drive shed, as shown on Key Map 46 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 228-2013) shall be a minimum of 14 m.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.155 A-155 (added by By-law 229-2013)

- (a) Location: Part Lot 15, Concession 7, North Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot area for an agricultural use on the lands in the A-155 Zone, together with the lands zoned “NRE2” on this lot and shown on Key Map 34 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 229-2013) shall be 23.0 hectares.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.156 A-156 (added by By-law 202-2014)

- (a) Location: Part of Lot 9, Concession 14, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot area and frontage of the non-farm residential lots expanded through Consent Application No. B37/13 on the lands in the “A-156” zone as shown on Key Map 1 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 202-2014) shall be 4000 m² and 70 m respectively.

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

6.9.157 A-157 (added by By-law 226-2013)

- (a) Location: Part of Lot 41, Concession 1, South Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the following uses shall be the only uses permitted on the land in the “A-157” zone as shown on Key Map 47 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 226-2013):
- i. A business or professional office
 - ii. A medical clinic
- (c) Notwithstanding any provisions of this by-law to the contrary, the following requirements shall apply in the “A-157” zone:
- | | | |
|-------|-------------------------------|--|
| i. | Lot Area minimum | 0.9 hectares |
| ii. | Lot Frontage minimum | 73.0 m |
| iii. | Maximum gross floor area | 929 m ² |
| iv. | Front Yard setback, minimum | 15.0 m |
| v. | Side Yard setback, west | 6.0 m |
| vi. | Side Yard setback, east | 6.0 m |
| vii. | Rear Yard setback, minimum | 20 m |
| viii. | Lot Coverage, maximum | 35 % |
| ix. | Building height, maximum | 10 m |
| x. | Minimum landscaped open space | 15 % |
| xi. | Parking, minimum | 1 space per 20 m ² of gross floor area. |
- (d) All other provisions of this By-law, as amended, shall apply.

6.9.158 A-158 (added by By-law 205-2014)

- (a) Location: West part of Lot 14, Concession 13, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an addition to the existing single-detached dwelling shall be permitted on the land shown in hatching on Key Map 3 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 205-2014) at a distance of 175.0 m from the poultry barns located on the farm property to the west at Lot 12, Concession 14 in the Mornington Ward.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.159 A-159 (added by By-law 206-2014)

- (a) Location: Part Lot 16, Concession 5, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum side yard for a dwelling shall be 7.3 m, and the minimum side yard for

accessory buildings and structures shall be 1.8 m, and an accessory building is permitted in the front yard on the lands in the “A-159” zone as shown on Key Map 7 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 206-2014).

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

6.9.160 A-160 (added by By-law 207-2014)

- (a) Location: East Part of Lot 9, Concession 6, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot area for lands within the “A-160” zone as shown on Key Map 6 and 9 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 207-2014), shall be 24 ha.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.161 A-161 (added by By-law 211-2014)

- (a) Location: East Part of Lot 14, Concession 13, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an addition to the existing single-detached dwelling shall be permitted on the land shown in hatching on Key Map 23 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 211-2014) at a distance of 215.0 m from the unenclosed liquid manure storage tank and 205.0 m from the livestock facility both located on the farm property to the west at Part Lot 14 and Part Lot 15, Concession 13 in the Ellice Ward.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.162 A-162 (added by By-law 214-2014)

- (a) Location: North Part of Lot 15, Concession 5, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, one single-detached dwelling shall be permitted on the land shown in hatching on Key Map 17 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 214-2014) subject to the following additional provisions:
- i. The Front Yard shall be established from the easterly property boundary;
 - ii. Front Yard, east (minimum) 30 m
 - iii. Interior Side Yard, south (minimum) 250 m
 - iv. Interior Side Yard, north (minimum) 7.5 m
 - v. Rear Yard, west (minimum) 455 m
 - vi. Access to this parcel from Perth Road 121 shall be provided by an existing Right-of-Way;
- (c) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the single-detached dwelling referenced in (b) shall be permitted at a distance of

335 m from the livestock facility and 375 m from the permanent manure storage area located on the farm property to the south at Part of Lot 15, Concession 5 in the Mornington Ward.

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

6.9.163 A-163 (added by By-law 202-2015)

- (a) Location: Part of Lot 45, Concession 3, with Right-of-Way, North Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a single-detached residential dwelling and accessory uses, buildings and structures shall be permitted on the land within the “A-163” zone as shown on Key Map 39 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 202-2015) subject to the following additional provisions:
- i. The Front Yard shall be established from the south-easterly property boundary, being approximately 56 m in length;
 - ii. Front Yard, east (minimum) 30 m
 - iii. Access to this parcel from Perth Road 119 shall be provided by an existing Right-of-Way;
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.164 A-164 (added by By-law 207-2015)

- (a) Location: Part of Lot 31, Concession 12, North Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an additional use described as a farm produce sales outlet shall be permitted on the land in the “A-164” Zone as shown on Key Map 24 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 207-2015) subject to the following additional provisions:
- i. The sale of produce/products that are not grown and/or raised on the subject farm property shall be permitted;
 - ii. The amount of total interior gross floor area open to the public shall be limited to one greenhouse that shall not exceed 240 m² and one retail store that shall not exceed 135 m²; and
 - iii. The permitted use shall be subject to site plan control.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.165 A-165 (added by By-law 216-2015)

- (a) Location: S. Part of Lot 11, Concession 2, South Easthope Ward, Lot 7, Plan 456, Mornington Ward
- (b) Notwithstanding that sections 5.29 and 6.2 (c) of this By-law requires a minimum lot area of 33 hectares before any supplementary dwelling is permitted, a second dwelling unit shall be permitted on the land within the “A-

165” Zone as shown on Key Map 50 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 216-2015).

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

6.9.166 A-166 (added by By-law 217-2015)

- (a) Location: Part of Lot 46, Concession 3, South Easthope Ward
- (b) Notwithstanding Sections 5.29, 6.1, and 6.3.3.2 of By-law No. 30-1999 to the contrary, the area zoned “A-166” as shown on Key Map 51 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 217-2015) shall be used only for a single detached dwelling, a home occupation, bed and breakfast and accessory uses subject to the following provisions:
- i. Minimum Lot Area 2,500m²
 - ii. Minimum Side Yard 3m

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

6.9.167 A-167 (added by By-law 217-2015)

- (a) Location: Part of Lot 46, Concession 3, South Easthope Ward
- (b) Notwithstanding Sections 5.29, 6.1, and 6.3.2 of By-law No. 30-1999 to the contrary, the area zoned “A-167” as shown on Key Map 51 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 217-2015) shall be used only for a single detached dwelling, a home occupation, bed and breakfast and accessory uses subject to the following provisions:
- i. Minimum Lot Area 9,000m²
 - ii. Minimum Lot Frontage 21m

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

6.9.168 A-168 (added by By-law 201-2016)

- (a) Location: North Part of Lot 5, Concession 6, Mornington Ward
- (b) Notwithstanding Section No. 6.2(a)(i) of By-law No. 30-1999 to the contrary, one single-detached dwelling with accessory buildings and uses shall be permitted on the land shown in hatching on Key Map 9 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 201-2016) subject to the following additional provisions:
- i. Interior Side Yard, east 75 m
 - ii. Rear Yard 575 m

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

6.9.169 A-169 (added by By-law 202-2017)

- (a) Location: Part of Lot 5, Concession 3, (being Part 2 on R.P. 44R-5107)

Mornington Ward

- (b) Notwithstanding Section 6.1 of By-law No. 30-1999 to the contrary, permitted uses within the “A-169” zone shall include:
- (c) Light industrial uses which are primarily involved in manufacturing, assembling, processing, constructing, printing, preparing, finishing, treating, repairing, shipping, wholesaling, storing, or warehousing;
 - i. A building supply outlet;
 - ii. A contractor’s yard or shop;
 - iii. A fire hall;
 - iv. A laboratory or research facility;
 - v. A motor vehicle washing establishment;
 - vi. A parking lot;
 - vii. A recycling depot;
 - viii. A window or plate glass establishment;
 - ix. An equipment sales/rental establishment;
 - x. Automobile repair establishment;
 - xi. Office uses and retail outlets accessory to the permitted uses and carried on in the same building;
 - xii. Public works/utility buildings and yard;
 - xiii. Uses accessory to the above permitted uses.
- (d) Notwithstanding any provisions of this by-law to the contrary, the following requirements shall apply in the “A-169” zone:
 - i. Lot Area minimum 3,900 m²
 - ii. Lot Frontage minimum 30 m
 - iii. Front Yard, minimum 15 m
 - iv. Side Yard 5 m
 - v. Rear Yard 10 m
 - vi. Lot Coverage, maximum 40 %
 - vii. Building height, maximum 12 m
 - viii. The outdoor storage or display of goods or materials shall be permitted only in the interior side or rear yard of the main building provided that the following provisions are satisfied:
 - ix. The outdoor storage or display area is accessory to the use of the main building on the lot;
- (e) Such outdoor storage complies with the yard requirements when abutting a Residential Zone or a residential lot with a dwelling;
- (f) Any portion of the lot area used for outdoor storage shall be completely concealed from view from the street or an abutting lot in a Residential Zone or a residential lot with a dwelling, by a planting strip, fence, decorative masonry wall, or existing building on the lot, or combination thereof.
- (g) Such outdoor storage or display area is kept in a neat and attractive manner.

6.9.170 A-170 (added by By-law 207-2017)

- (a) Location: All Lands within the “A-170” zone as shown on Schedule “A” to By-law No. 30-1999.
- (b) Notwithstanding any provisions of this By-law to the contrary, no dwelling or mobile home shall be established in an “A-170” zone, as shown on Schedule “A” to this By-law.
- (c) All other applicable provisions of this By-law, as amended, shall apply.

Explanatory Note: The “A-170” zone applies to land where the Land Division Committee has required a prohibition of further residential development, generally as a result of the severance of a surplus farm dwelling.

6.9.171 A-171 (added by By-law 205-2018)

- (a) Location: Lot 33, Concession 4, South Easthope Ward.
- (b) Notwithstanding any the corresponding provisions of By-law No. 30-1999 to the contrary, a new dairy barn shall be permitted on the lands in the “A-171” zone as shown on Key Map 52 of Schedule “A” to By-law No. 30-1999. The property shall be limited to 300 milking-age cows, 50 large frame calves, and 15 medium-framed horses. The new barn shall be permitted an MDS II setback of 200 m from the dwelling located on property described as Lot 32, Concession 4, South Easthope (2666 Line 29). The new barn shall be permitted an MDS II setback of 245 m from the dwellings located on properties described as Lot 32, West Part Lot 31, Concession 5, South Easthope Ward (2671 Line 29) and East Part Lot 34, Concession 4, South Easthope Ward (2724 Line 29).
- (c) Notwithstanding any the corresponding provisions of By-law No. 30-1999 to the contrary, a new manure storage tank shall be permitted on the lands in the “A-171” zone as shown on Key Map 52 of Schedule “A” to By-law No. 30-1999. The new manure storage tank shall be permitted an MDS II setback of 243 m from the dwelling located on property described as Lot 32, Concession 4, South Easthope (2666 Line 29). The new manure storage tank shall be permitted an MDS II setback of 280 m from the dwellings located on properties described as Lot 32, West Part Lot 31, Concession 5, South Easthope Ward (2671 Line 29) and East Part Lot 34 Concession 4, South Easthope Ward (2724 Line 29).
- (d) All other provisions of this By-law, as amended, shall apply.

6.9.172 A-172 (added by By-law 206-2018)

- (a) South Part Lot 10, Concession 9, Mornington Ward (Key Map 7);
- (b) Notwithstanding the corresponding provisions of By-law No. 30-1999 to the contrary, a supplementary farm dwelling unit in the form of a non-permanent dwelling for farm labour is permitted to be constructed more than 45 m from the

primary dwelling but not more than 45 m from the west side of the existing livestock barn.

- (a) The non-permanent dwelling shall be exempt from MDS I requirements due to Flood Plain constraints.
- (d) All other provisions of this By-law, as amended, shall apply.

6.9.173 A-173 (added by By-law 208-2018)

- (a) South Part Lot 12, Concession 2, and Part South St., Plan 291, Mornington Ward (Key Map 20);
- (b) Notwithstanding the corresponding provisions of By-law No. 30-1999 to the contrary, a manure storage tank is permitted to be constructed within 194 m from the dwelling located on the property described as West Part Lot 13, Concession 2 (6313 Road 124) and within 35 m of the road allowance of the Perth East Road 124.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.174 A-174 (added by By-law 209-2018)

- (a) Location: Part of Lots 42 & 43, Concession 2, South Easthope Ward (Key Map 46);
- (b) Notwithstanding the corresponding provisions of Section 6.3 of By-law No. 30-1999 to the contrary, the minimum lot area for lands in the “A-174” zone, as shown on Key Map 46 of Schedule “A” to this By-law, shall be 12.9 hectares.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.175 A-175 (added by By-law 209-2018)

- (a) Location: Part of Lots 42 and 43, Concession 2, South Easthope Ward (Key Map 46);
- (b) Notwithstanding the corresponding provisions of Section 6.3 of By-law No. 30-1999 to the contrary, the minimum lot frontage for lands in the “A-175” Zone, as shown on Key Map 46 of Schedule “A” to this By-law, shall be 20 m.
- (c) All other provisions of this By-law, as amended, shall apply.

6.9.176 A-176 (added by By-law 211-2018, revised by By-law 214-2018)

- (a) Location: Part of Lot 30, Concession 13, North Easthope Ward (Key Map 24).
- (b) Notwithstanding the corresponding provisions of Section 6.3 of By-law No. 30-1999 to the contrary, the minimum lot area for the lands in the “A-176” Zone, as shown on Key Map 24 of Schedule “A” to this By-law, shall be 19.87 hectares.

(c) Notwithstanding any provisions of this By-law to the contrary, no dwelling or mobile home shall be established in the "A-176"

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

6.9.177 A-177 (added by By-law 211-2019)

(a) Location: Part of Lot 39, Concession 3, North Easthope Ward (Key Map 39)

(b) Notwithstanding the corresponding provisions of Section 3.133 (b) of By-law No. 30-1999 to the contrary, a use described as an automobile service and/or repair establishment shall be permitted as a Secondary Farm Occupation on the lands in the "A-177" Zone, as shown on Key Map 39 of Schedule "A" to this By-law.

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

6.9.177A: A-177(A) (added by By-law 219-2020)

(a) All Lands within the "A-177A" Zone as shown on Schedule "A" to this By-law.

(b) Notwithstanding any provisions of By-law 30-1999 to the contrary, permitted uses in the "A-177A" zone shall be limited to uses permitted in the A-1 Zone. Further, the existing non-farm residential dwelling shall not be required to meet the MDS I separation distance from the existing horse barn located immediately east of subject lands on the abutting farmland.

(c) All other applicable provisions of this Bu-law shall apply.

6.9.178: A-178 (added by By-law 202-2020)

(a) Location: West Part Lot 5; Concession 1 (being Part 2 on RP 44R-2946), South Easthope Ward (Key Map 50)

(b) Notwithstanding the corresponding provisions of Section 5.29 (g) of By-law No. 30-1999 to the contrary, a single-detached residential dwelling and accessory uses, buildings and structures shall be permitted on the land within the "A-178" zone as shown on Key Map 50 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to the By-law No. 202-2020) subject to the following additional provisions:

i.	Front Yard West (minimum)	137 m
ii.	Interior Side Yard, Northerly (minimum)	186 m
iii.	Interior Side Yard, Southerly (minimum)	7.5 m
iv.	Rear Yard, Easterly (minimum)	7.5 m

(c) Notwithstanding that Sections 5.29 and 6.2 (c) of By-law No. 30-1999 requires a minimum lot area of 33 hectares before any supplementary dwelling is permitted, a second, permanent dwelling unit shall be permitted on the land within the "A178" zone as show on Key Map 50 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 202-2020).

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

6.9.178A: A-178(A) (added by By-law 215-2020)

- (a) All Lands within “A-178” Zone as shown on Schedule “A” to this By-law.
- (b) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area requirement for an agricultural use on the land in the “A-178” zone as shown on Key Map 23 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 215-2020) shall be 30 hectares.
- (c) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a single-detached residence may be located on the lands in the “A-178” zone as shown on Key Map 23 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 215-2020).
- (d) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a building permit for the construction of a new farm residence on the proposed severed lot on the lands in the “A-178” zone as shown on Key Map 23 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 215-2020) shall not be issued until substantial completion of farm-related buildings or structures are completed or substantially completed to carry out the proposed agricultural use.
- (e) All other applicable provisions of this By-law shall apply.

6.9.178B: A-178(B) (added by By-law 220-2020)

- (a) Location: Lot 12, Concession 1 less highway widening and Part Lot 11, Concession 1, Ellice Ward
- (b) Notwithstanding Section 6.3.2 to the contrary, for the area zoned A-178(B), the lot frontage requirements shall be a minimum of 23 m.
- (c) All other provisions of the By-law, as amended, shall apply.

6.9.179: A-179-T (added by By-law 212-2020)

- (a) Location” Part of Lot 6, Concession 2, Mornington Ward (Key Map 19)
- (b) Notwithstanding any provisions of Section 6.1 of By-law No. 30-1999 to the contrary, the construction of a building to be used for a use described as an equipment maintenance building associated with an excavation and construction business shall be permitted for a period of three (3) years from the day of passing of By-law No. 212-2020 (September 15, 2020) on the land within the “A-179-T” zone as shown on Key Map 19 of Schedule “A” to By-law No. 212-2020.
- (c) Upon the expiry of the time period during which the authorization of the temporary use described in Clause (b) above is in effect, Section 34 (s. 9) of the Planning Act, R.S.O. 1990 does not apply so as to permit the continued use of the land,

buildings, or structures for the permitted temporary use.

- (d) Upon the expiry of the time period during which the authorization of the temporary use described in Clause (b) above is in effect, the zone classification of the subject property shall be established as “Agricultural Zone (A)” of By-law No. 30-1999 and shall then be shown as “A” on Kay Map 19 of Schedule “A” to this By-law and the applicable provision of this by-law shall apply.
- (e) All other provisions of this By-law, as amended, shall apply.

6.9.179A: A-179(A) (added by By-law 204-2021)

- (a) Location: South Part Lot 18, Concession 11, Mornington Ward
- (b) Notwithstanding Section 6.2 c) to the contrary, for the lands zoned A-179, a converted dwelling with not more than three dwelling units shall be permitted.

6.9.180: A-180 (added by By-law 204-2022)

- (a) Location: Concession 6, South Part of Lot 15, Concession 5, North Part of Lot 15, Mornington Ward
- (b) Notwithstanding the provision of Section 3.133 of Zoning By-law 30-1999 to the contrary, a “Sawmill” secondary farm occupation is permitted as follows:
 - i. A maximum sawmill operation combined floor area of 615 m²
 - ii. The maximum sawmill accessory outdoor storage area is 2,122 m²
 - iii. The minimum sawmill side yard setback is 26 m
- (c) The sawmill and accessory outdoor storage shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act.

6.9.181: A-181 (added by By-law 209-2022)

- (a) Location: Lot 11, Concession 7, Mornington Ward
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the “A-181” zone may be used for a secondary farm occupation described as a “Manufacturing/ Welding” shop as follows:
 - i. A maximum manufacturing/welding shop combined floor area of 929 m²
 - ii. A maximum outside storage space of 3,898 m²
 - iii. The maximum number of off-farm employees is five.
- (c) The welding/assembly shop and the associated secondary farm occupation area shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act.

6.9.181: A-182 (added by By-law 205-2022)

- (a) Location: Con 2 PT Lot 29 as RP 44R1065, Part 2 to Part 4, North Easthope Ward

- (b) Notwithstanding the uses permitted in the Agricultural Zone (A) by Section 6.1 of By-law No. 30-1999, the uses permitted in the A-182 Zone, as shown on Key Map 48 of Schedule “A” to By-law No. 30-1999 (and also shown on Schedule “A” to By-law No. 205-2022), shall also permit the following uses:
 - (i) Retail store for the sale of food prepared on-site
 - (ii) Commercial kitchen with a maximum gross floor area of 100 m²
 - (iii) Restaurant (indoor, seated) with a maximum gross floor area of 200 m²
 - (iv) Restaurant (outdoor) within a temporary structure, with a maximum gross floor area of 100 m²
 - (v) Accessory Retail use to the permitted uses, with a maximum gross floor area of 100 m²
- (c) Minimum Lot Area: 16 hectares
- (d) Minimum Lot Frontage: 160 m
- (e) Notwithstanding any provision of By-law No. 30-1999 to the contrary, no loading space is required to be provided.
- (f) All other provisions of By-law No. 30-1999, as amended, shall apply.

6.9.182: A-182 (added by By-law 215-2022)

- (a) Location: Part Lot 3, Concession 6, North Easthope Ward
- (b) For the area zoned A-182, a winery shall be permitted accessory to an agricultural use.

A winery shall mean a building, cluster of buildings or part of a building where wines are produced and may include storage, display, processing wine tasting and retail, administrative facilities and outdoor patio area. Wine tasting and sale of locally-grown/produced food samples is considered part of the winery activity. A winery does not include commercial cooking equipment on-site for the preparation of food. A restaurant or banquet facility shall not be permitted. It shall also include uses that are normally incidental and accessory to the permitted uses.

The winery and related uses shall not exceed 2% of the total lot area. The gross indoor floor area of the buildings for the winery shall not exceed 2,900 ft² (270 m²).

- (c) All other provisions of this By-law No. 30-1999, as amended, shall apply

6.9.183: A-183 (added by By-law 204-2023)

- (a) Location: Concession 6, Part South, Part Lot 12, Mornington Ward

- (b) Notwithstanding the corresponding provisions of Section 5.29 (g) and 6.2 (a) of By-law No. 30-1999 to the contrary, a single-detached residential dwelling and accessory uses, buildings and structures and a far building and structure shall be permitted on the land within the “A-183” zone as shown on Key Map 17 of Schedule “A” to the By-law No. 30-1999 (also shown on Schedule “A” to the By-law No. 204-2023) subject to the following additional provision:
 - i. Interior Side Yard, Northerly (minimum) 13.72 m
 - ii. Interior Side Yard, Southerly (minimum) 17.07 m
- (c) Notwithstanding the provisions of Section 6.3.1 of By-law No. 30-1999 to the contrary, the minimum lot area requirement for an agricultural use on the land in the “A-183” zone as shown on Key Map 17 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to the By-law No. 204-2023) shall be 1.11 hectares;
- (d) All other provisions of this By-law No. 30-1999, as amended, shall apply.

6.9.184: A-184 (added by By-law 208-2023)

- (a) Location: Concession 6, Concession 5, Mornington Ward
- (b) Notwithstanding the corresponding provisions of Section 6.2 (a) of By-law No. 30-1999 to the contrary, a non-permanent residential dwelling without a principal farm dwelling shall be permitted on the land within the “A-184” zone as shown on Key Map 9 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to the By-law No. 208-2023).
- (c) All other provisions of this By-law No. 30-1999, as amended, shall apply.

6.9.184B: A-184B (added by By-law 209-2023)

- (a) Location: Concession 2, Part Lot 13, Plan 291, Park Lots 10-12 (4229 Line 61), Mornington Ward
- (b) Notwithstanding any provisions of this By-law to the contrary, the following reduction in the MDS II formulae requirements shall apply in the “A-184” zone with regards to the construction of a 1,579.3 m² (17,000 ft²) hog finishing barn:
 - i. Minimum Distance Separation II established from the proposed barn to the property line of Fairhaven Cemetery, located at 4233 Line 61 be 391 m;
 - ii. Minimum Distance Separation II established from the proposed barn to the property line of Fairhaven Church and School at 4186 Line 61 be 600 m;
 - iii. Minimum Distance Separation II established from the proposed barn to the residence at 4187 Line 61 be 274 m

- (c) All other provisions of this By-law No. 30-1999, as amended, shall apply.

6.9.185: A-185 (added by By-law 202-2024)

- (a) Location: Part Lot 21, Concession 11, North Easthope Ward (2208 Line 47)
- (b) Notwithstanding the corresponding provisions of Section 5.29 (g), 6.2 (a) and 6.3 of By-law No. 30-1999 to the contrary, a single-detached residential dwelling and accessory uses, buildings and structures shall be permitted on the land within the “A-185” zone as shown on Key Map 25 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to the By-law No. 204-2023) subject to the following additional provision:
- i. Lot area for other permitted uses 1,770 m²
 - ii. Front Yard minimum to residential dwelling 8 m
 - iii. Rear Yard minimum to residential dwelling 6.5 m
 - iv. Minimum Distance Separation I established from the existing building to the livestock barn at 5171 Perth Road 107 be 226 m
 - v. Minimum Distance Separation I established from the existing building to the manure storage at 5171 Perth Road 107 be 276 m
 - vi. Minimum Distance Separation I established from the existing building to the livestock barn at 5168 Perth Road 107 be 105 m
 - vii. Minimum Distance Separation I established from the existing building to the livestock barn at 5168 Perth Road 107 be 88 m

- (c) Notwithstanding the provisions of Section 6.1 of By-law

6.9.186: A-186 (added by By-law 203-2024)

- (a) Location: S Part Lot 23 & South Part Lot 24, Concession 5, North Easthope Ward (2324 Line 40)
- (b) Notwithstanding the provisions of section 3.16 and 6.1 of By-law No. 30-1999 to the contrary, the following additional use described as a Bed and Breakfast / Farm Vacation Establishment within an accessory building is also permitted on the land in the “A-186” zone as shown on Key Map 41 of Schedule “A” to By-law No. 30-1999 as amended.
- (c) Notwithstanding the corresponding provisions of Section 6.4.2 of By-law No. 30-1999 to the contrary, a Bed and Breakfast / Farm Vacation Establishment within an accessory building shall be permitted on the land within the “A-186” zone as show on Key Map 41 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to the By-law No. 203-2024) subject to the following additional provision:

- i. Minimum Distance Separation I established from the existing building to the livestock barn at 2340 Line 40 be 181 m
- ii. Minimum Distance Separation I established from the existing building to the manure storage at 2340 Line 40 be 202 m.

6.9.187: A-187 (added by By-law 207-2024)

- (a) Location: S Part Lot 7, Concession 6, Mornington Ward (6901 Road 131)
- (b) Notwithstanding the provisions of Section 6.1 of By-law No. 30-1999 to the contrary, the following additional use described as a livestock assembly yard accessory to a farm use is also permitted on the land in the “A-187” zone as shown on Key Map 9 of Schedule “A” to By-law No. 30-1999 as amended.

6.9.188: A-188 (added by By-law 206-2024)

- (a) Location: Part Lot 15, Concession 6, North Easthope Ward
- (b) Notwithstanding the corresponding provisions of Section 5.29 (g) and 6.2(a) of By-law No. 30-1999 to the contrary, a single-detached residential dwelling and accessory uses, buildings and structures shall be permitted on the land within the “A-188” zone as shown on Key Map 42 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to the By-law No. 206-2024) subject to the following additional provision:
 - i. Minimum Distance Separation I established from a single detached dwelling to the manure storage at 4626 Road 106 be 452 m

6.9.189: A-189 (added by By-law 209-2024)

- (a) Location: West Part Lot 234, Concession 4, South Easthope Ward
- (b) Notwithstanding the corresponding provisions of Section 5.29 (g) and 6.2 (a) of By-law No. 30-1999 to the contrary, a single-detached residential dwelling and accessory uses, buildings and structures shall be permitted on the land within the “A-189” zone as shown on Key Map 52 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to the By-law No. 209-2024) subject to the following additional provision:
 - i. Minimum Distance Separation I established from a single detached dwelling to the livestock barn and manure storage at 2724 Line 29 be 326 m.

6.9.190: A-190 (added by By-law 218-2024)

- (a) Location: Part Lot 39, Concession 3, North Easthope Ward
- (b) Notwithstanding the provisions of Section 6.1 and 6.2 of this By-law to the contrary, the only uses, buildings, and structures permitted on the land located in the “A-190” Zone shall be a non-farm residential use, in the form of a single-detached dwelling, a home occupation in accordance with Section 3, a bed and breakfast establishment in accordance with Section 3, and accessory uses, buildings and structures in accordance with Section 3 and 5.

- (c) Notwithstanding the provisions of Section 6.3.1 of this By-law to the contrary, the minimum lot area for other permitted uses is 1,490 m².
- (d) Notwithstanding the provisions of Section 6.3.3.2 of this By-law to the contrary, the minimum interior side yard width requirements for other permitted buildings and structures, including a dwelling and buildings and structures accessory to a dwelling be 4.4 m.

6.9.191: A-191 (added by By-law 209-2025)

- (a) Location: Part Lot 12, Concession 8, Mornington Ward
- (b) Notwithstanding the provisions of Section 3.1333 of By-law No. 30-1999 to the contrary, the following provisions shall apply to the land in the A-191 Zone as shown on Key Map 7 of Schedule "A" to By-law No. 30-1999:
 - i. Maximum gross floor area of a secondary farm occupation welding business – 900 m²
- (c) The secondary farm occupation and the associated secondary farm occupation land use area shall be subject to Site Plan Control, pursuant to Section 41 of the *Planning Act*

6.9.192: A-192 (added by By-law 202-2026)

- (a) Location: North Part Lot 17, Concession 10, Mornington Ward, 4023 Line 80 (Key Map 7)
- (b) Notwithstanding the provisions of this By-law, to the contrary, no person shall within any A-192 Zone, use any lot, or erect, alter or use any building or structure for purpose except for the following:
 - i. All uses permitted in Section 6.1 this By-law;
 - ii. A laser cutting business
- (c) Notwithstanding any provision of this By-law to the contrary, no person shall within any A-192 use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:
- (d) Laser Cutting Business
 - i. Maximum floor area: 1,003.5 m²
 - ii. Maximum area used for business: 7,519m²
 - iii. Minimum Number of Parking Spaces: 10
 - iv. Maximum Number of off-farm employees" 5

6.9.193: A-193 (added by By-law 203-2026)

- (a) Location: Part Lot 13 and Part Lot 14, Concession 11, Mornington Ward, 4230 Line 80 (Key Map 3)
- (b) Notwithstanding the provisions of this By-law, to the contrary, no person shall within any A-193 Zone, use any lot, or erect, alter or use any building or structure for purpose except for the following:
 - i. All uses permitted in Section 6.1 this By-law;
 - ii. A woodworking business
- (c) Notwithstanding any provisions of this By-law to the contrary, no person shall within any A-193 use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:
- (d) Woodworking Business
 - i. Maximum floor area: 840 m²
 - ii. Maximum area used for business: 4,194 m²
 - iii. Minimum Number of Parking Space: 9
 - iv. Maximum Number of off-farm employees: 4

6.9.194: A-194 (added by By-law 205-2025)

- (a) Location: Part Lot 8, Concession 7, North Easthope Ward (Key Map 34)
- (b) Notwithstanding the provisions of this By-law, to the contrary, on lands zoned “A-194” shall be used only for a non-farm residential use and the following provisions shall apply to the land in the “A-194” Zone as shown on Key Map 34 of Schedule “A” to By-law No. 30-1999:
 - i. Minimum Lot Frontage: 6m

6.9.195: A-195 (added by By-law 210-2025)

- (a) Location: Lot 24 & 25, Concession 6, North Easthope Ward
- (b) Notwithstanding the provisions of Section 6.1 of By-law No. 30-1999 to the contrary, on lands zoned “A-195” shall be used only for a farm worker accommodation accessory to a farming operation for a maximum of 12 employees as shown on Key Map 41 of Schedule “A” to By-law No. 30-1999.

6.9.196: A-196 (added by By-law 201-2026)

- (a) Location: N Part Lot 9, Concession 8, Mornington Ward

- (b) Notwithstanding the provisions of Sections 5.25 and 6.3.6 of By-law No. 30-1999 to the contrary, the area zoned “A-196” shall permit an additional residential unit in an accessory building and the following provisions shall apply to the land in the “A-196” Zone as shown on Key Map 5 of Schedule “A” to By-law No. 30-1999:
- i. Maximum distance from the principal dwelling 90m
 - ii. Maximum building floor area 225 m²

7.2.3 Front Yard, Minimum 15 m

7.2.4 Interior Side Yard, Minimum 7.5 m
or one-half of the height of the building or structure, whichever is greater.

7.2.5 Exterior Side Yard, Minimum 15 m

7.2.6 Rear Yard, Minimum 7.5 m

7.2.7 Lot Coverage, Maximum 40 %

7.2.8 Building Height, Maximum 30 m

7.2.9 Planting Strip Requirements

A planting strip shall be provided in accordance with Section 5.21 adjacent to every portion of any lot line that abuts a Residential Zone or abuts an existing residential lot.

7.2.10 Servicing Requirement

Any agricultural commercial/industrial use shall be a “dry” use where the only waste water discharges in addition to storm drainage are from ancillary facilities/operations such as washrooms, cooling of machinery, and the pressure testing of equipment. An agricultural commercial/industrial use shall not be permitted if it produces liquid effluent or if it requires the direct consumption of water.

7.2.11 Open Storage

Open storage shall be permitted in all yards other than the front yard, but in no case shall be permitted closer than 3 m to a lot line. Notwithstanding the foregoing, the display of farm machinery shall be permitted in a front yard provided such display is no closer than 3 m from the front lot line.

7.2.12 Parking Requirements

As contained in Section 5.17 of this By-law.

7.2.13 Supplementary Requirements

The establishment of any new, or the enlargement of an existing agricultural commercial/industrial use outside of a designated Settlement Area as identified in the Perth County Official Plan shall either satisfy the minimum distance separation requirements as determined through the application of the MDS I OR shall be no closer to existing livestock barns or manure storage structures on adjacent lots than the existing farm-related commercial or industrial use building.

7.3 Special Zones

7.3.1 ACM-1

(a) Location: Part Lot 7, Concession 6, Mornington Ward (formerly M1-26)

- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "ACM-1" shall be used only for a farm-related machine shop and accessory uses.

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

7.3.2 ACM-2

- (a) Location: Part Lot 13, Concession 14, Mornington Ward (formerly RC-8)

- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "ACM-2" shall be used only for farm uses and a farm equipment sales and repair business and accessory uses, excluding any accessory residential use.

- (c) The area to be used in conjunction with the business use shall not exceed 2.12 hectares and shall form part of the larger farm property.

- (d) Access to the business use shall be provided from the road allowance between Lots 12 and 13 only.

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

7.3.3 ACM-3

- (a) Location: Part Lot 7, Concession 7, Mornington Ward (formerly RC-1)

- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "ACM-3" zone shall be used only for a farm machinery and equipment sales and service business, an agriculturally-related establishment for the processing and packaging of materials for the spills absorbent market, and accessory uses.

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

7.3.4 ACM-4

- (a) Location: Part Lot 15, Concession 12, Mornington Ward (Hesson) (formerly RC-6)
Part Lot 3, Concession 10, Mornington Ward (formerly M1-2) (amended by By-law 211-2009 and 206-2015)
Part Lot 6, Concession 3, Mornington Ward (formerly M1-5)

- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "ACM-4" zone shall be used only for a feed supply and/or farm supply business and accessory uses.

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

7.3.5 ACM-5

- (a) Location: Part Lot 9, Concession 5, Mornington Ward (formerly M1-3)

- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "ACM-5" zone shall be used only for industrial uses described as the building and repair of buggies, a sawmill, and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.6 ACM-6

- (a) Location: Part Lot 7, Concession 4, Mornington Ward (formerly M1-6)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "ACM-6" zone shall be used only for:
 - i. A single-detached dwelling;
 - ii. A service station for farm-related equipment, and vehicles, including the sale of parts and accessories, located in the existing shed and enlargements thereto;
 - iii. Agricultural uses existing at the date of passing of this By-law;
 - iv. Uses accessory to the foregoing permitted uses.
- (c) No outdoor storage shall be permitted.
- (d) All other provisions of this By-law, as amended, shall apply.

7.3.7 ACM-7

- (a) Location: Part Lot 24, Concession 1, North Easthope Ward (formerly RC-1)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "ACM-7" zone may be used only for a truck repair and servicing business and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.8 ACM-8

- (a) Location: Part Lot 39, Concession 1, North Easthope Ward
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "ACM-8" zone may be used only for a farm equipment and/or farm supply business, a furniture and appliance retail store (excluding any liquidation and/or inventory clearance use), and accessory uses.
- (c) The furniture retail store as permitted by clause (b) above shall have a maximum gross floor area of 930 m².
- (d) The development of this land for the uses permitted in Clause (b) above shall be done with the land remaining as a single property. The minimum lot area and lot frontage requirements for this land shall be 1.2 hectares and 100 m respectively

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

7.3.9 ACM-9

- (a) Location: Part Lot 1, Concession 1, North Easthope Ward (formerly RC-3)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "ACM-9" zone may be used only for a farm equipment sales and service business and accessory uses, excluding any accessory residential use, subject to the following additional requirements:
- A minimum side yard of 75 m shall be required along the northerly side lot line; and
 - The permitted uses shall maintain a minimum setback of 126 m from the adjacent livestock buildings.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.10 ACM-10

- (a) Location: Part Lot 19, Concession 6, North Easthope Ward (formerly RC-5)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "ACM-10" zone may be used only for the following permitted uses:
- i. A vehicle repair garage;
 - ii. A farm machinery/equipment repair shop;
 - iii. A farm implement/equipment sales and service business;
 - iv. A farm produce outlet;
 - v. A farm supply and service business;
 - vi. A veterinarian's office;
 - vii. A small engine repair shop;
 - viii. A farm-related welding operation;
 - ix. A farm fuel supply business;
 - x. Accessory uses, excluding any accessory residential use.
- (c) Notwithstanding any provision of this By-law to the contrary, the following additional requirements shall apply:
- i. Maximum Ground Floor Area of all buildings and structures
420 m²
 - ii. Rear Yard, Minimum 16 m
 - iii. Minimum Setback from the closest milk barn on the abutting land to the south
56 m
- (d) All other provisions of this By-law, as amended, shall apply.

7.3.11 ACM-11

- (a) Location: Part Lot 21, Concession 4, North Easthope Ward (formerly M1-1)

- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "ACM-11" zone shall be used only for a farm-related industrial use described as a fabricating and machine shop and accessory uses.

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

7.3.12 ACM-12

- (a) Location: Part Lot 20, Concession 9, North Easthope Ward (formerly M1-2)

- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "ACM-12" zone shall be used only for a farm-related industrial use described as a contractor's yard and shop and accessory uses, excluding any accessory residential use. Notwithstanding any provision of this By-law to the contrary, a replacement dwelling shall not be permitted on the land in the "ACM-12" zone.

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

7.3.13 ACM-13

- (a) Location: Part Lot 6, Concession 3, Ellice Ward (formerly ACM-23)

- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "ACM-13" shall be used only for an auction facility.

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

7.3.14 ACM-14

- (a) Location: Part Lot 10, Concession 8, North Easthope Ward (formerly M1-4) Part Lot 20, Concession 3, South Easthope Ward (formerly ACM-1)

- (b) Notwithstanding any provision of this By-law to the contrary, the land in the ACM-14 zone shall be used only for an abattoir and butcher shop and accessory uses.

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

7.3.15 ACM-15

- (a) Location: Part Lot 39, Concession 1, North Easthope Ward (formerly M1-10)

- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "ACM-15" zone shall be used only for the following permitted uses:
- Farm implement and machinery sales and service establishments; farm produce retail outlets; animal clinics; fuel supply depots; grain and seed storage, drying and cleaning facilities; operations providing animal husbandry services; processing facilities for agricultural products; a farm drainage tile business (including manufacture, sale and storage);
 - Industrial uses which are primarily involved in repairing, servicing,

- processing, manufacturing, constructing, transporting (excluding livestock or poultry trucking), shipping, or wholesaling;
 - Warehousing and storage uses;
 - Accessory uses, including an office use and an accessory retail outlet.
- (c) Notwithstanding any provision of this By-law to the contrary, the following additional requirements shall apply:
- Only one building shall be permitted, and such building shall not exceed 1,160 m² gross floor area.
 - Any open air or outdoor storage shall be accessory to a permitted use and shall be located on the asphalt surfaced area measuring approximately 49 m by 43 m located to the south of the existing building, the area to the south of this asphalt surfaced area and west of the access driveway, and/or the area to the north-west of the asphalt surfaced and building areas. The outdoor storage areas to the south of the existing building shall be fenced with a chain link fence and with a planting strip located along the south-westerly, southerly, and south-easterly boundaries of the fenced area. The most southerly outdoor storage area shall be setback a minimum of 22.8 m from the front lot line of the subject property. The maximum height of product stored in the outdoor storage areas shall be 3.5 m.
- (d) All other provisions of this By-law, as amended, shall apply.

7.3.16 ACM-16

- (a) Location: Part Lot 35, Concession 4, South Easthope Ward (formerly ACM-2)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "ACM-16" shall be used only for a farm-related industrial use described as a metal machine and welding shop and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.17 ACM-17

- (a) Location: Part Lot 10, Concession 4, South Easthope Ward (formerly ACM-3)
Part Lot 44, Concession 3, South Easthope Ward (formerly ACM-10)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "ACM-17" shall be used only for a livestock assembly and sales yard and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.18 ACM-18 (revised by By-law No. 220-2002 and By-law No. 202-2003)

- (a) Location:
- i. Part Lot 20, Concession 5, South Easthope Ward (formerly ACM-5)

- ii. Part Lot 20, Concession 1, South Easthope Ward (formerly ACM-6)
 - iii. Part Lots 22 and 23, Concession 1, South Easthope Ward (formerly ACM-11)
 - iv. Part Lot 18, Concession 1, Ellice Ward (Sebringville) (formerly ACM-16)
 - v. Part Lot 1, Concession 16, Ellice Ward (Topping) (formerly ACM-24)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "ACM-18" may be used for permitted "ACM" uses, except the keeping, holding, assembly or sale of livestock; new feed mills; new grain and seed storage, drying and/or cleaning facilities; and feed and/or fertilizer blending operations shall not be permitted.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.19 ACM-19 (revised by By-law No. 221-2002)

- (a) Location:
- i. Part Lot 11, Concession 9, North Easthope Ward (formerly M1-3)
 - ii. Part Lot 39, Concession 1, South Easthope Ward (formerly ACM-9)
 - iii. Part Lot 41, Concession 2, South Easthope Ward (formerly ACM-12)
 - iv. Part Lot 41, Concession 2, South Easthope Ward (formerly ACM-4)
 - v. Part Lot 18, Concession 7, Ellice Ward (formerly ACM-10)
 - vi. Part Lot 3, Concession 7, Ellice Ward (formerly ACM-22)
 - vii. Part Lot 5, Concession 4, Ellice Ward (formerly ACM-22)
 - viii. Part Lot 31, Concession 1, Ellice Ward
 - ix. Part Lot 4, Concession 4, Ellice Ward (formerly ACM-21)
 - x. Part Lot 36, Concession 3, South Easthope Ward (formerly ACM-15)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "ACM-19" shall be used only for a farm-related industrial use described as a contractor's yard and shop and accessory uses, including one single-detached dwelling existing on the date of passing of this By-law.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.20 ACM-20 (revised by By-law No. 212-2004 and By-law 209-2012)

- (a) Location: Part of Lot 33, Concession 1, South Easthope Ward
- (b) Notwithstanding any provisions of this By-law to the contrary, the area zoned ACM-20 shall be used only for a farm machinery sales and service business and accessory uses, subject to the following additional requirements:
- The maximum gross floor area of all buildings and structures shall be 20% of the area zoned ACM-20.
 - A minimum front yard depth of 18 m across the entire width of the property shall be maintained as landscaped open space and shall not be used as an open storage or display area.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

- 7.3.22 ACM-22 (H)** (revised by By-law No. 211-2004/209-2009)

- 145 | Page

- Westerly lot line 15.25 m
- Area of Buildings/Structures, Maximum 2950 sq.m
- iii. Buildings/Structures Height, Maximum
 - Elevator/conveyor equipment 41.2 m
 - Overhead storage bins 30.5 m
 - Minimum number of parking spaces 18

(c) All other provisions of By-law No. 30-1999, as amended, shall apply.

7.3.23 ACM-23 (amended by By-law 203-2013)

(a) Location: Part of Lot 17, Concession 1, South Easthope Ward

- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the area zone “ACM-23” may also be used for a farm-related industrial use involving the manufacturing, sales and service of ventilations systems for farm buildings subject to the following special provision:
- i. The westerly side yard setback for a natural gas fuel filling station shall be 3.0 m.

(c) All other provisions of By-law No. 30-1999, as amended, shall apply.

7.3.24 ACM-24

(a) Location: Part Lot 30, Concession 7, Ellice Ward (formerly ACM-9)

- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned “ACM-24” shall be used only for a livestock assembly yard, a farm-related trucking business and accessory uses including one single-detached dwelling.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.25 ACM-25

(a) Location: Part Lot 9, Concession 1, Ellice Ward (formerly ACM-2)

- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned “ACM-25” shall be used only for a farm equipment sales and service establishment, and industrial uses which are primarily involved in the repairing, servicing, assembling, manufacturing, constructing, transporting, wholesaling, warehousing, or storing operations primarily and directly related to agriculture.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.26 ACM-26

(a) Location: Part Lot 11, Concession 4, Ellice Ward (formerly ACM-5)

- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned “ACM-26” may be used only for a farm-related contractor’s yard and shop, a farm

equipment repair establishment, and accessory uses including one single-detached dwelling.

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

7.3.27 ACM-27

- (a) Location: Part Lot 15, Concession 16, Ellice Ward (formerly ACM-19)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "ACM-27" shall be used only for the following uses:
- Storage, drying and sale of farm commodities, fertilizer and farm supplies;
 - A cement batching operation;
 - A truck terminal for farm commodities;
 - A farm implement repair establishment; and
 - Accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.28 ACM-28 (revised by By-law No. 208-2003 and By-law 218-2012)

- (a) Location: Part Lot 34, Concession 3, Ellice Ward (formerly ACM-6)
- (b) Notwithstanding the provisions of Section 7.1 of By-law No. 30-1999 to the contrary, the land in the "ACM-28" zone as shown on Key Map 43 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 218-2012) shall be used only for corn and grain drying, storage, and handling business, seed sales and storage, farm chemical sales and storage, fertilizer sales and storage, and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.29 ACM-29

- (a) Location: Part Lot 4, Concession 4, Ellice Ward (formerly ACM-8)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "ACM-29" shall be used only for a farm equipment repair establishment.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.30 ACM-30 (revised by By-laws 221-2006 and 216-2014) (Amended by By-law 207-2019)

- (a) Location: Part Lot 21, Concession 1, Ellice Ward (formerly A1-1)
Part of Lot 87, Reg. Comp. Plan 511, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the lands within the "ACM-30" zone as shown on Key Maps 43 and 45 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No.'s 216-2014 and

207-2019) shall be used only for a farm-related industrial/commercial use described as the manufacturing of farm equipment and distribution of farm-related products, and accessory uses.

- (c) The uses permitted in the “ACM-30” zone shall be subject to the following additional requirements:
- Open Storage shall not be permitted in either the required front yard or in the required exterior side yard
 - Parking requirements, Minimum 1.25 spaces per employee on the largest shift
- (d) The following additional requirements shall apply to the lands legally described as Part Lot 21, Concession 1, Ellice Ward:
- Front Yard, Minimum (abutting Line 34 (Hwy. 8)): 30 m
 - Exterior Side Yard, Minimum (abutting Perth Rd 135): 15 m
 - Notwithstanding the provisions of Section 7.1 of By-law No. 30-1999 to the contrary, the growing of trees associated with a tree farm/nursery use shall be permitted in the north-east corner of the “ACM-30” zoned area adjacent to an abutting property which is zoned “A-100”.
- (e) The following additional requirements shall apply to the lands legally described as Part of Lot 87, Reg. Comp. Plan 511, Ellice Ward:
- i. Northerly Interior Side Yard, Minimum: 75 m
(Note: the northerly interior side yard shall be measured from the northerly extent of the area within the “ACM-30” zone as shown on Schedule “A” to By-law Bo. 207-2019)
 - ii. Open Storage shall not be permitted in the required northerly interior side yard except in accordance with a Site Plan approved as per Section 41 of the Planning Act R.S.O. 1990, c. P.13.
- (f) All other provisions of this By-law, as amended, shall apply.

7.3.31 ACM-31 (revised by By-law No. 209-2002, 206-2003, 218-2007, and 227-2013, Amended by 218-2020)

- (a) Location: Part Lot 9, Concession 14, Mornington Ward (formerly M1-9, in part)
- (b) Notwithstanding the provisions of Section 7 of By-law No. 30-1999 to the contrary, the “ACM-31” zoned area shall be used only for the manufacturing and repair of farm-related equipment, and accessory uses, including office and retail uses, and shall acknowledge the legal non-conforming use of the manufacturing and sales of snow removal equipment, subject to the following:
- i. Area zoned “ACM-31”, Maximum 13.4 hectares
 - ii. Building Height, Maximum 15.5 m
 - iii. Gross Floor Area, Maximum 22,000 m²
 - iv. Parking Requirement, Minimum 190 spaces
 - v. Minimum setback of parking, weeping bed area, and outdoor storage from

- any livestock building on an adjacent lot 130 m
- vi. A building described as a coverall and which is situated in the north-west corner of the "ACM-31" zoned area shall be used for the permitted "ACM-31" use identified in Clause (b) above and for agriculturally-related storage associated with the farm use on the abutting farmland at part of Lot 9, Concession 14 in the Township of Perth East, formerly the Township of Mornington.
- (c) Notwithstanding the provisions of Section 5.17.2 of By-law No. 30-1999 to the contrary, the most southerly of the two driveways serving the permitted uses on the land in the "ACM-31" zoned area shall be permitted to have a maximum width of 48 m at the westerly edge of the Line 129 road right-of-way.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

7.3.32 ACM-32

- (a) Location: Part Lot 21, Concession 1, Ellice Ward (formerly ACM-27)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "ACM-32" shall be used only for a farm-related construction and contractor's yard, accessory office and retail uses, and accessory uses.
- (c) Notwithstanding the provisions of Section 7.2.4, the minimum interior side yard for buildings and structures on the "ACM-32" land shall be 3.0 m.
- (d) All other provisions of this By-law, as amended, shall apply.

7.3.33 ACM-33 (Amended by By-law 211-2011)

- (a) Location: Part of Lot 18, Concession 5, South Easthope Ward
- (b) Notwithstanding any provisions of this By-law to the contrary, the land in the "ACM-33" zone shall be used only for a farm machinery and equipment sales and service business and accessory uses. All vehicle parking areas shall be maintained in a gravelled and graded or paved condition; only one access driveway (maximum width of 7.5 m) to the street is permitted; and vehicle parking and equipment storage areas shall be setback 6.0 m from the front lot line.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.34 ACM-34 (added by By-law 203-2007)

- (a) Location: Part Lot 20, Concession 1, Ellice Ward (formerly ACM-7)
- (b) Notwithstanding any provisions of this By-law to the contrary, the area zoned "ACM-34" shall be used only for a livestock trucking business and sales of new and used livestock trucking trailers, including the temporary holding of livestock on the site prior to shipping, and accessory uses, including the washing of

transport vehicles associated with the operation and a constructed wetland for waste water treatment. Buildings and structures for the permitted use shall be limited to a gross floor area of 4,200 m².

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

7.3.35 ACM-35 (added by By-law No. 214- 1999)

- (a) Location: Part Lot 7, Concession 3 (formerly in the Township of Mornington)
- (b) Notwithstanding any of the provisions of Section 7.1 of By-law No. 30-1999 to the contrary, the only permitted uses on the land in the “ACM-35” zone as shown on Schedule “A” to By-Law No. 30-1999 (also shown on schedule “A” to By-law No. 214-1999) shall be as follows:
- i. A grain elevator use, consisting of drying, conditioning, processing, grading, storage, packaging, distribution, and sales operations;
 - ii. Farm feed processing, packaging, storage, distribution, and sales operations;
 - iii. Crop production uses, consisting of storage, processing, packaging, custom application, and distribution and sales of fertilizers, pesticides, seeds, etc.;
 - iv. Petroleum uses, consisting of storage, distribution, sales of petroleum products and other energy products. On-site fuel sales shall be limited to a card-lock sales system;
 - v. A farm supplies use (i.e. sales and distribution of agricultural-related consumer goods to supply community needs as opposed to general retail);
 - vi. A veterinary clinic (for treatment of animal and/or demonstration plots; and
 - vii. Uses related to and/or accessory to the above uses.
- (c) Notwithstanding the provisions of Section 7.2 of By-law No. 30-1999 to the contrary, the following site provisions shall apply to the uses permitted by Clause (b) above:
- i. Front Yard, Minimum (abutting Line 61) 25 m
 - ii. Interior side Yard, Minimum 7.5 m
 - iii. Exterior side Yard, Minimum (abutting Perth Road 131)
 - iv. 25 m
 - v. Rear yard, Minimum 10 m
 - vi. Lot Coverage, Maximum 25 %
 - vii. Building Height, Maximum 30 m
- (d) The uses permitted by Clause (b) above must satisfy all applicable requirements and regulations of the Ministry of the Environment.
- (e) All other provisions of By-Law No. 30-1999, as amended, shall apply.

7.3.36 ACM-36 (added by By-law No. 220-2002 and revised by By-law No. 208-2004)

- (a) Location: Part of Lot 11, Concession 16, Ellice Ward

- (b) Notwithstanding any provision of By-law No. 30-1999 to the contrary, the permitted uses on the land in "ACM-36" zone as shown on Key Map 21 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 220-2002) shall be:
- i. The uses permitted in the "ACM" zone (Section 7.1), excepting the keeping, holding, assembly or sale of livestock, new feed mills, new grain and seed storage, drying and/or cleaning facilities, and feed and/or fertilizer blending operations;
 - ii. Small-scale industrial operations, including uses such as a woodworking/carpentry business (excluding a pallet manufacturing/restoration business), a small engine sales and/or service shop, a clothing manufacturing and warehousing business, and a welding business. Permitted small-scale industrial operations must be conducted inside of the buildings in the "ACM-36" zone (except for parking and loading spaces, driveways, and maneuvering areas) and must be such that they do not cause or generate nuisances such as dust, odour, and/or noise.
 - iii. A yard area for the parking of not more than four trucks, excluding the parking of transport trucks. This permitted truck parking area shall be located to the west of the buildings on the land in the "ACM-36" zone.
 - iv. One small-scale retail outlet, occupying a floor area of not more than 205 m².
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.37 ACM-37 (added by By-law No. 221-2002)

- (a) Location: Part of Lot 23, Concession 7, Ellice Ward
- (b) Notwithstanding the provisions of Section 7.1 of By-law No. 30-1999 to the contrary, the only permitted uses on the land in the "ACM-37" zone as shown on Key Map 35 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 221-2002) shall be a farm-related industrial use described as a contractor's yard and shop and accessory uses, including an existing single-detached dwelling.
- (c) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a 9.75-metre-wide landscaped/grass area shall be required along the easterly limit of the northerly portion of the "ACM-37" zoned area (i.e. northerly 80 metre depth) and a 4.5-metre-wide landscaped/grass area shall be required along the northerly limit of the "ACM-37" zoned area. These landscaped/grass areas shall be kept free of buildings, structures, outdoor storage, and vehicle parking and/or maneuvering areas. Any MDS II measurement for a future livestock building proposal on the abutting property to the east shall be measured to the inside edge of these 9.75 metre and 4.5 metre landscaped/grass areas.
- (d) All other provisions of this By-law, as amended, shall apply.

7.3.37A ACM-37A (added by By-law No. 202-2003)

- (a) Location: Part of Lot 20, Concession 7, Ellice Ward
- (b) Notwithstanding any provision of By-law No. 30-1999 to the contrary, the permitted uses on the land in “ACM-37” zone as shown on Key Map 37 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 202-2003) shall be:
 - i. The uses permitted in the “ACM” zone (Section 7.1), excepting the keeping, holding, assembly or sale of livestock; new feed mills; new grain and seed storage, drying and/or cleaning facilities; and feed and/or fertilizer blending operations; and
 - ii. A use described as the retail and storage of new and used building supplies and materials and household goods and materials. This use shall be conducted within buildings/ structures, with the exception of outdoor storage confined to an area between two quonset hut structures that are situated on the subject property.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.38 ACM-38 (added by By-law No. 207-2004)

- (a) Location: Part of Lot 15, Concession 5, North Easthope Ward
- (b) Notwithstanding the provisions of Section 7.1 of By-law No. 30-1999 to the contrary, the only permitted uses in the “ACM-38” zone as shown on Key Map 42 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 207-2004) shall be a grain and seed elevator, storage, sales, drying and/or cleaning facility, a feed and/or fertilizer blending operation, a small-scale farm supplies outlet, and accessory uses.
- (c) Notwithstanding the provisions of Section 7.2.2 of By-law No. 30-1999 to the contrary, the minimum lot frontage for the land in the “ACM-38” zone as shown on Key Map 42 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 207-2004) shall be 17 m.
- (d) Notwithstanding the provisions of Section 7.2.4 of By-law No. 30-1999 to the contrary, the minimum interior side yard for existing buildings situated in the north-west corner of the land in the “ACM-38” zone as shown on Key Map 42 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 207-2004) shall be 2.3 m.
- (e) All other provisions of By-law No. 30-1999, as amended, shall apply.

7.3.39 ACM-39 (added by By-law No. 212-2005)

- (a) Location: Part of Lot 15, Concession 16, Ellice Ward
- (b) Notwithstanding the provisions of Section 7.1 of By-law No. 30-1999 to the contrary, the area zoned “ACM-39” shall be used only for the following uses:

- i. Storage, drying, processing, and sale of farm commodities, fertilizer, and feeds;
 - ii. Sale of farm supplies;
 - iii. A truck terminal for farm commodities;
 - iv. A farm equipment and implement sales, service, and repair establishment;
 - v. An industrial use that involves the recycling of tires;
 - vi. Accessory uses.
- (c) The industrial use permitted by Clause (b)(v) shall be subject to the provisions of Section 7.2 of By-law No. 30-1999 and the following provisions:
 - i. All applicable requirements of the Ministry of the Environment shall apply, including obtaining any necessary approvals and/or Certificates of Approval;
 - ii. The outdoor storage of tires shall not be permitted.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

7.3.39 ACM-39(A) (added by By-law 205-2006)

- (a) Location: Part of Lot 1, Concession 1, North Easthope Ward
- (b) Notwithstanding the provisions of Section 7.1 of By-law No. 30-1999 to the contrary, uses described as a livestock auction facility, a livestock assembly yard, and a livestock trucking depot shall not be permitted on the land in the “ACM-39” zone as shown on Key Map 50 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 205-2006).
- (c) Notwithstanding the provisions of Section 7.2.2 of By-law No. 30-1999 to the contrary, the minimum lot frontage for the land in the “ACM-39” zone as shown on Key Map 50 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 205-2005) shall be 20 m.
- (d) Notwithstanding the provisions of Section 7 of By-law No. 30-1999 to the contrary, the processing equipment associated with a feedmill operation on the land in the “ACM-39” zone as shown on Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 205-2006) shall be located a minimum of 160 m west of the easterly limit of Lot 1, Concession 1 in the North Easthope Ward of the Township of Perth East.
- (e) All other provisions of By-law No. 30-1999, as amended, shall apply.

7.3.40 ACM-40 (added by By-law 208-2009 and By-law 202-2013)

- (a) Location: Part of Lots 14 and 15, Concession 5, South Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the maximum building height for silos/storage bins shall be 40 m, the required easterly side yard setback minimum shall be 7.5 m and the minimum parking requirement for a feedmill, a grain and seed storage, drying and/or cleaning facility and a feed and/or fertilizer blending operation on the land in the “ACM-40” zone as shown on Key Map 47 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A”

to By-law No. 208-2009, and 202-2013) shall be 60 parking spaces.

- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

7.3.41 ACM-41 (added by By-law 206-2010)

- (a) Location: Part of Lot 15, Concession 7, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the only permitted uses on the land in the “ACM-41” zone as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 206-2010) shall be as follows:
- i. A farm supply outlet
 - ii. A farm related storage/warehousing business
 - iii. Accessory uses, buildings, and structures, including an accessory office use and an accessory retail outlet, but excluding any accessory residential use.
- (c) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an ACM use as defined in section (b) above on the land in the “ACM-41” zone as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 206-2010) shall not be required to meet the MDS I separation distance from the barn located on the farmland directly to the east of the subject land but rather shall be permitted at a distance of not less than 90 m from the barn located on the farmland directly to the east of the subject land.
- (d) All other provisions of this By-law, as amended, shall apply.

7.3.42 ACM-42 (added by By-law 201-2011)

- (a) Location: Part of Lot 15, Concession 7, North Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the only permitted uses on the land in the “ACM-42” zone as shown on Key Map 34 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 201-2011) shall be as follows:
- i. A seed treating business which shall mean the application of chemicals approved under the Pesticides Act (Federal and Provincial) and includes products registered under the Fertilizer Act (Federal);
 - ii. A crop spraying business (pesticides, fertilizers);
 - iii. A seed/fertilizer sales business;
 - iv. A seed/fertilizer storage facility;
 - v. Accessory uses, but not including seed cleaning;
 - vi. An office use in conjunction with the permitted uses in clauses i through iv; and
 - vii. Indoor storage of agricultural vehicles, equipment and agricultural products other than seed and grain.
- (c) Notwithstanding any provisions of Section 7.2 By-law No. 30-1999 to the

contrary the following additional provisions shall apply to any buildings and structures permitted by clause b) above:

- i. A minimum exterior side yard of 27 m
- ii. A maximum building and structure height of 24 m
- iii. Maximum coverage for all buildings and structure of 20 % of the area zoned ACM-42.
- iv. The minimum setback for all buildings and structures shall be 10.0 m from the centre line of the enclosed municipal drain.
- v. Northerly driveway a maximum of 15.24 m in width
- vi. Long term chemical storage shall be permitted only in the existing 801 sq.m. chemical storage building on the south west corner of the property.
- vii. No outdoor storage shall be permitted within the area zoned ACM-42.
- viii. Except on an easterly wall, no exhaust or aeration fans, openings or other means of venting the buildings and structures that may release dust, odours or chemical vapours shall be permitted within the buildings and structures used for seed treating and seed storage. Windows, person doors, loading doors and conveyor systems shall be permitted.
- ix. Within the area shown in cross hatching on schedule "A", no buildings and structures, parking areas and driveways associated with the uses permitted by clause (b) above, shall be permitted.
- x. The permitted uses shall be conducted only inside the permitted buildings and structures, and no more than 25% of the total floor area of the permitted buildings and structures shall be used for the uses set out in clause (b) items i through v above, or to storage associated with such uses, excluding storage in vehicles.

(d) All other provisions of By-law No. 30-1999, as amended, shall apply.

7.3.43 ACM-43 (added by By-law 202-2011)

(a) Location: Part of Lot 18, Concession 14, Mornington Ward

(b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the only permitted uses on the land in the "ACM-43" zone as shown on Key Map 3 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 202-2011) shall be as follows:

- i. Farm equipment repair
- ii. Farm related welding and fabrication
- iii. Accessory uses, including an office use

(c) Notwithstanding any provisions of Section 7.2 By-law No. 30-1999 to the contrary the following additional provisions shall apply to any buildings and structures permitted by clause b) above:

- i. Minimum setbacks and yard provisions shall be as existing at the date of passing of this by-law.
- ii. A maximum building foot print as existing at the date of the passing of this by-law (3645 square feet)
- iii. Outdoor storage shall not be permitted in the ACM-43 zone.

- (d) Notwithstanding any provisions of this by-law to the contrary the existing stable on site may be used for the housing of a horse provided such horse provides the primary means of transportation for the occupants of the building and all manure shall be contained in an enclosed building and manure shall be removed from the property at regular intervals to a suitable location in an Agricultural Zone.
- (e) All other provisions of By-law No. 30-1999, as amended, shall apply.

7.3.44 ACM-44 (Added by By-law 208-2011, Amended by 211-2023)

- (a) Location: Lot 27 and Part of Lot 26, Concession 10, North Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the only permitted uses on the land in the “ACM-44” zone as shown on Key Map 32 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 208-2011) shall be as follows:
 - i. A grain and seed storage, drying and/or cleaning facility
 - ii. Accessory uses, buildings, and structures
 - iii. Fuel storage depot
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.45 ACM-45 (Added by By-law 207-2013)

- (a) Location: Part of Lot 1, Concession 4, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the only permitted uses on the land in the “ACM-45” zone as shown on Key Map 9 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 207-2013) shall be as follows:
 - i. A farm supply outlet
 - ii. A grain and seed storage facility
 - iii. A feed blending operation
 - iv. Accessory uses, buildings, and structures, including an accessory office use and an accessory retail outlet.
- (c) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an ACM use as defined in section (b) above on the land in the “ACM-45” zone as shown on Schedule “A” to By-law No. 207-2013 shall be limited to a maximum gross building floor area of not more than 560 m².
- (d) All other provisions of this By-law, as amended, shall apply.

7.3.46 ACM-46 (added by By-law No. 217-2014)

- (a) Location: Lot 21 on Registered Plan 455, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the land

within the "ACM-46" Zone as shown on Key Map 6 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 217-2014) shall be used only for a furniture/woodworking, finishing, storage and wholesale shop, and accessory uses.

- (c) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a structure described as a Horse Drawn Vehicle Parking and Shelter Shed shall be permitted subject to the following requirements:
- i. The structure shall be used for the temporary parking of horses during normal business hours;
 - ii. The structure shall be appropriately buffered/screen from neighbouring land uses;
 - iii. The horses provide the primary means of transportation for the employees of the use described in clause (b) above;
 - iv. The horses produce no more than 5 nutrient units; and,
 - v. All manure shall be contained within the enclosed structure and manure shall be removed from the property at regular intervals to a suitable location in an Agricultural Zone.
- (d) All other provisions of this By-law, as amended, shall apply.

7.3.47 ACM-47 (added by By-law No. 215-2014, amended by By-law No. 204-2015 & By-law No. 201-2023)

- (a) Location: North-Half of Part of Lot 9, Concession 9, Mornington Ward.
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the land within the "ACM-47" Zone as shown on Key Map 5 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 215-2014) shall be used only for a livestock trucking depot, and accessory uses, and be subject to the following additional provisions:
- i. Front Yard, Minimum 31 M
 - ii. Shall be subject to site plan control;
 - iii. Shall be limited to a maximum gross building floor area of 5,584 m²; and,
 - iv. Shall not reduce the existing minimum distance separation from the existing vacant livestock facility located at North Part of Lot 10, Concession 9, Mornington Ward, as of the date of passing of this By-law.
- (c) All other provisions of this By-law, as amended, shall apply.

7.3.48 ACM-48 (added by By-law No. 219-2014)

- (a) Location: Part of Lot 18, Concession 1, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the only permitted uses, buildings and structures located on the land in the "ACM-48" zone as shown on Key Map 20 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. 219-2014) shall be as follows:
- i. A feed mill;
 - ii. A feed and/or fertilizer blending operation;

- iii. A farm related storage/warehousing business;
- iv. A business for the processing of farm products; and,
- v. Accessory uses, buildings, and structures, including an accessory office use and an accessory residential use.

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

7.3.49 ACM-49 (added by By-law No. 208-2017)

- (a) Location: Part of Lot 20, Concession 5, North Easthope Ward
- (b) Notwithstanding any provisions of this By-law to the contrary, an additional use described as a grain and seed storage, drying, cleaning and/or processing facility so permitted on land in the “ACM-49” zone, as shown on Key Map No. 41 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. 208-2017).
- (c) Notwithstanding any provisions of this By-law to the contrary, the above-noted use may be constructed at a distance of approximately 150 m from the closest livestock facility on the neighbouring property to the west.
- (d) All other applicable provisions of this By-law, as amended, shall apply.

7.3.50 ACM-50 (added by By-law No. 206-2021)

- (a) Location: Part Lot 15, Concession 11, Mornington Ward
- (b) Notwithstanding the permitted uses in Section 7.1, for the area zoned ACM-50 the only permitted use shall be a farm equipment sales and/or service establishment and accessory uses, buildings and structures including an accessory office use, and accessory retail outlet and a permanent accessory residence.
- (c) Notwithstanding section 5.17 to the contrary, for the land zoned ACM-50, ten parking spaces shall be required.
- (d) Notwithstanding section 7.2.4 to the contrary, for the west lot line, the required interior side yard setback shall be 3.5 m.

7.3.51 ACM-51 (added by By-law No. 222-2024)

- (a) Location: Part Lot 4, Concession 7, Ellice Ward
- (b) Notwithstanding the provisions of Section 7.1 of By-law No. 30-1999 to the contrary, the area zoned “ACM-51” shall be used only for a farm equipment repair establishment as an agriculture-related use and the following provision shall apply to the land in the “AMC-51” Zone as shown on Key Map 7 of Schedule “A” to By-law No. 30-1999
- (c) The agriculture-related use shall be subject to Site Plan Control, pursuant to Section 41 of the *Planning Act*

SECTION 8 - MINERAL AGGREGATE RESOURCES ZONE (MAR)

8.1 Permitted Uses

- (a) Extraction of mineral resources from the earth including sand, gravel, stone, rock;
- (b) Processing of mineral resources, including screening, sorting, washing, crushing, stockpiling, and other similar operations associated with an extractive operation;
- (c) Asphalt plants and concrete mix equipment, portable and/or permanent;
- (d) Farm uses, excluding dwellings and farm buildings and structures;
- (e) Uses accessory to the permitted uses.

8.2 Permitted Buildings and Structures

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

8.3 Aggregate Resources Act (revised by By-law No. 209-2003)

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

8.3A Yard Requirements for Buildings and Structures

8.3A.1 Front Yard, Minimum 15 m

8.3A.2 Interior Side Yard, Minimum

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

8.3A.3 Exterior Side Yard, Minimum 15 m

8.3A.4 Rear Yard, Minimum 7.5 m

8.3A.5 Lot Coverage, Maximum 35 %

8.3A.6 Building Height, Maximum

- (a) Main buildings 12 m
- (b) Accessory buildings and structures 9 m

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

8.4 Special Zones

8.4.1 MAR-1

- (a) Location: Part Lot 9, Concession 4, Ellice Ward (formerly M2-3)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "MAR-1" may also be used for a corn and grain drying establishment and accessory uses, subject to the zone regulations of Section 7.2.
- (c) All other provisions of this By-law, as amended, shall apply.

8.4.2 MAR-2

- (a) Location: Part Lot 8, Concession 1, Ellice Ward (formerly M2-4)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "MAR-2" shall not be used for portable or permanent asphalt plants and concrete mix equipment.
- (c) All other provisions of this By-law, as amended, shall apply.

8.4.3 MAR-3 (Amended by By-law 218-2006)

- (a) Location: Part of Lots 8 and 9, Concession 3 and part of Lot 8, Concession 4, Ellice Ward
- (b) Notwithstanding any provisions of this By-law to the contrary, the area zoned "MAR-3" may be used for a truck and equipment repair and service business in a building in the extreme south-west corner of the subject property, which building is permitted a maximum gross floor area of 930 m². The sale of trucks shall be permitted provided that such sales are accessory to the truck and equipment repair and service business.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

8.4.4 MAR (Added by By-law 208-2021)

- (a) Location: Part of Lot 25, Concession 3 and 4m in the former Township of North Easthope, and known municipality as 4283, Side Road 108
- (b) Notwithstanding Section 8.1 c) to the contrary, the area zoned "MAR-4" shall not be used for portable or permanent asphalt plants and concrete mix equipment
- (c) Notwithstanding Section 8.1 d) to the contrary, a single-detached dwelling, farm buildings and structures shall be permitted
- (d) All other provisions of this By-law, as amended shall apply.

SECTION 9 - HAMLET / VILLAGE RESIDENTIAL ZONE (HVR)

9.1 Permitted Uses

- (a) A single-detached dwelling;
- (b) A semi-detached dwelling;
- (c) A duplex dwelling;
- (d) A converted dwelling containing not more than 2 dwelling units;
- (e) A group home dwelling;
- (f) A home occupation in accordance with Section 3;
- (g) A bed and breakfast establishment in accordance with Section 3;
- (h) A public park;
- (i) Uses, buildings and structures accessory to the permitted uses.

9.2 Zone Regulations (revised by By-law No. 209-2002)

9.2.1 Lot Area (minimum)

The minimum lot area shall be sufficient to accommodate a septic system approved by the appropriate authority, as well as the dwelling and accessory buildings, and such lot area shall not be less than the following:

Single-detached dwelling	2250 m ²
Semi-detached dwelling	1500 sq. m per dwelling unit
Duplex dwelling	3000 m ²
Converted dwelling	2500 m ²

9.2.2 Lot Frontage (minimum)

Single-detached dwelling:

- (a) Interior lot: 27.5 m
- (b) Corner lot: 30 m

Semi-detached dwelling: 15 m per dwelling unit, except that 21 m shall be required for a corner lot unit.

Duplex dwelling	30 m
Converted dwelling	23 m

9.2.3 Front Yard (minimum) 7.5 m

9.2.4 Interior Side Yard (minimum)

3 m on one side and 1.2 m on the other side, except that no side applies to the common

wall or lot line separating the two dwelling units which constitute a semi-detached dwelling. The minimum side yard on the side opposite the common wall of a semi-detached dwelling shall be 3 m.

9.2.5 Exterior Side Yard (minimum) 7.5 m

9.2.6 Rear Yard (minimum) 7.5 m

9.2.7 Lot Coverage (maximum) 30 %

9.2.8 Building Height (maximum) 10 m

9.2.9 Landscaped Open Space (Minimum) 30 %

9.2.10 Floor Area (minimum)

Single-detached dwelling:

Ground Floor Area

1 or 1 1/2 storey dwelling: 80 m²

2 or 2 1/2 storey dwelling: 65 m²

Semi-detached dwelling:

Ground Floor Area per dwelling unit

1 or 1 1/2 storey dwelling: 70 m²

2 or 2 1/2 storey dwelling: 50 m²

Duplex, Converted dwellings:

Floor Area per dwelling unit: 50 m²

9.3 Group Home Dwellings

A group home in accordance with Section 3.43.7 is permitted in a single-detached dwelling provided the minimum separation distance between group homes is 200 m.

9.4 Special Zones

9.4.1 HVR-1

- (a) Location: This zone applies where single-detached dwellings comprise the principal use in newer subdivisions in the villages and hamlets, and in urban fringe and infilling areas.
- (b) Notwithstanding any provision of this By-law to the contrary, a lot zoned "HVR-1" shall be limited to one single-detached dwelling, a home occupation, a bed and breakfast establishment and accessory buildings and structures.
- (c) All other provisions of this By-law, as amended, shall apply.

9.4.2 HVR-2

- (a) Location: Part Lot 15, Concession 7, Mornington Ward (Millbank) (formerly A-3)

- (b) Notwithstanding any provision of this By-law to the contrary, a maximum of 6 livestock units, which livestock units shall be restricted to horses, may be kept on the land in the "HVR-2" zone.
- (c) All other provisions of this By-law, as amended, shall apply.

9.4.3 HVR-3

- (a) Location: Lots 179 to 188 inclusive, Registered Plan 261, (Millbank) Mornington Ward (formerly R-4)
- (b) Notwithstanding any provision of this By-law to the contrary, the keeping of not more than two driving horses shall be permitted in an accessory building on the land in the "HVR-3" zone.
- (c) Notwithstanding any provision of this By-law to the contrary, any dwelling erected on the land in the "HVR-3" zone shall be erected in the easterly 60 m of the "HVR-3" zone.
- (d) All other provisions of this By-law, as amended, shall apply.

9.4.4 HVR-4

- (a) Location: Block Z, Registered Plan 261, (Millbank) Mornington Ward (formerly R-5)
- (b) Notwithstanding any provision of this By-law to the contrary, a dwelling located in the "HVR-4" zone shall have a maximum setback from Victoria Street of 10 m.
- (c) All other provisions of this By-law, as amended, shall apply.

9.4.5 HVR-5

- (a) Location: Part Lot 7, Concession 12, (Carthage) Mornington Ward (formerly R-6)
- (b) Notwithstanding any provision of this By-law to the contrary, a use described as a commercial/industrial storage business shall be permitted on the land in the "HVR-5" zone, provided that the following provisions shall apply to such commercial/industrial storage business:
- (c) Permitted Buildings: A single building with a gross floor area of not greater than 143 m²;
 - Front Yard, Minimum: 45 m;
 - North Interior Side Yard, Minimum: 24 m;
 - South Interior Side Yard, Minimum: 3 m;
 - Rear Yard, Minimum: 15 m;
 - Building Height: A single storey building with a height of not greater than 4.5 m;
 - Outdoor Storage shall not be permitted;
 - A planting strip shall be provided in accordance with Section 5.21 adjacent to

every portion of any lot line that abuts a lot zoned or used for a dwelling.

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

9.4.6 HVR-6

- (a) Location: Part Lot 16, Concession 2, (Poole) Milverton Ward (formerly R-7)
- (b) Notwithstanding any provision of this By-law to the contrary, a ceramic business shall be permitted on the land in the "HVR-6" zone, provided that the ceramic business shall be conducted in a single building with a gross floor area not exceeding 55 m².
- (c) All other provisions of this By-law, as amended, shall apply.

9.4.7 HVR-7

- (a) Location: Part Lot 9, Concession 7, (Newton) Mornington Ward (formerly R-8)
- (b) Notwithstanding any provision of this By-law to the contrary, access from Crescent Avenue to the land in the "M1-14" zone shall be obtained through the land in the "HVR-7" zone.
- (c) All other provisions of this By-law, as amended, shall apply.

9.4.8 HVR-8

- (a) Location: Lot 1, Registered Plan 455, (Newton) Mornington Ward (formerly R-12)
- (b) Notwithstanding any provision of this By-law to the contrary, the keeping of not more than 2 driving horses shall be permitted in an existing barn on the land in the "HVR-8" zone.
- (c) All other provisions of this By-law, as amended, shall apply.

9.4.9 HVR-9

- (a) Location: Part Lot 11, Concession 1, (Brunner) Mornington Ward (formerly R-13)
- (b) Notwithstanding any provision of this By-law to the contrary, the minimum southerly interior side yard for a residential building or structure on the land in the "HVR-9" zone shall be 7.5 m.
- (c) All other provisions of this By-law, as amended, shall apply.

9.4.10 HVR-10

- (a) Location: Part Lot 17, Concession 12, (Nithburg) North Easthope Ward (formerly R-3)

- (b) Notwithstanding any provision of this By-law to the contrary, the minimum lot frontage in the "HVR-10" zone shall be 7.5 m.
- (c) All other provisions of this By-law, as amended, shall apply.

9.4.11 HVR-11-T (Amended by By-law 214-2011)

- (a) Location: Part Lot 20, Concession 11, North Easthope Ward
- (b) Notwithstanding any provisions this by-law to the contrary, a garden suite in the form of a non-permanent dwelling shall be permitted as secondary housing on the land in the "HVR-11-T" zone as shown on Key Map 28 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 214-2011) for a period of not more than eleven years from the day of passing of By-law No. 214-2011 (i.e. October 18, 2011).
- (c) Upon the expiry of the time period during which the authorization of the temporary use described in Clause (b) above is in effect, Section 34 (9)(a) of the Planning Act, R.S.O. 1990, does not apply so as to permit the continued use of the land, buildings, or structures for the proposed temporary use.
- (d) Upon the expiry of the time period during which the authorization for the use described in Clause (b) above is in effect, the zone classification of the subject property shall revert to the "Hamlet Village Residential Zone (HVR)" of this By-law, shall be shown as "HVR" on Key Map 28 of Schedule "A" to By-law No. 30-1999, and shall be subject to the provisions of Section 9 of By-law No. 30-1999.
- (e) All other provisions of By-law No. 30-1999, as amended, shall apply.

9.4.12 HVR-12

- (a) Location: Part Lot 40, Concession 1, South Easthope Ward (formerly R-4)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "HVR-12" shall be limited to uses permitted in the "HVR-1" zone, and a home occupation dance studio shall be permitted in an accessory building.
- (c) All other provisions of this By-law, as amended, shall apply.

9.4.13 HVR-13 (deleted by By-law 208-2010)

9.4.14 HVR-14

- (a) Location: Part Lot 18, Concession 1, Ellice Ward (Sebringville) (formerly R1-5)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "HVR-14" may be used for a 6-unit apartment building.
- (c) All other provisions of this By-law, as amended, shall apply.

9.4.15 HVR-15 (revised by By-law No. 201-2005 and 217- 2007)

- (a) Location: Part of Lot 20, Concession 6, Ellice Ward (Wartburg) (formerly R1-8)
- (b) Notwithstanding the provisions of Section 9.2.2 of By-law No. 30-1999 to the contrary, the minimum lot frontage for the land in the "HVR-15" zone as shown on Key Map 37 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 201-2005) shall be 18.5 m.
- (c) Notwithstanding the provisions of Section 9.2.4 of By-law No. 30-1999 to the contrary, the minimum westerly side yard for all buildings and structures on the land in the "HVR-15" zone as shown on Key Map 37 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 201-2005) shall be 18 m.
- (d) Notwithstanding the provisions of Section 9.2.6 of By-law No. 30-1999 to the contrary, the minimum rear yard for all buildings and structures on the land in the "HVR-15" zone as shown on Key Map 37 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 201-2005) shall be 30 m.
- (e) All other provisions of By-law No. 30-1999, as amended, shall apply.

9.4.16 HVR-16

- (a) Location: Part Lot 6, Concession 1, Ellice Ward (formerly R1)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "HVR-16" shall be used only for uses permitted in the "HVR-1" zone and a contractor's shop and yard. The permitted contractor's shop use shall be limited to a gross floor area of not more than 140 m².
- (c) All other provisions of this By-law, as amended, shall apply.

9.4.17 HVR-17

- (a) Location: Part Lot 38, Concession 1, South Easthope Ward (formerly R-7)
- (b) Notwithstanding any provision of this By-law to the contrary, a lot zoned "HVR-17" shall be limited to one single-detached dwelling, a home occupation, a bed and breakfast establishment, and accessory buildings and structures.
- (c) Notwithstanding any provisions of this By-law to the contrary, a 7.5-metre-wide strip consisting of one row of coniferous trees and one row of deciduous trees shall be maintained on the land in the "HVR-17" zone adjacent to the rear lot line of the lots in this zone. Accessory buildings and structures may be permitted within this buffer strip provided that they don't interfere with the required trees.
- (d) All other provisions of this By-law, as amended, shall apply.

9.4.18 HVR-18 (added by By-Law No. 200-2000)

- (a) Location: Lot 7 and the north part of Lot 8, Registered Plan No. 260 (formerly Township of Mornington)
- (b) Notwithstanding the provisions of Section 9.1 of By-law No. 30-1999 to the contrary, an additional use described as the breeding, raising, and sale of birds (e.g. canaries, finches, budgies, cockatiels) shall be permitted on the land in the “HVR-18” zone as on Key Map 8 of Schedule “A” to By-law No.30-1999 (also shown on Schedule “A” to By-law No. 200-2000).
- (c) The additional use permitted by Clause (b) above shall be confined to a frame garage building having a floor area of approximately 35 m².
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

9.4.19 HVR-19 (added by By-law No. 204-2001)

- (a) Location: Part of Lot 20, Concession 5 (also described as part of Block B, Registered Plan No. 329), South Easthope Ward
- (b) Notwithstanding the provisions of Section 9.1 of By-law No. 30-1999 to the contrary, a use described as a contractor’s shop for a carpentry/ woodworking business shall be permitted in conjunction with a residential use on the land in the “HVR-19” zone as shown on Key Map 54 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 204-2001).
- (c) Notwithstanding the provisions of By-law No. 30-1999 to the contrary, the contractor’s shop for a carpentry/woodworking business as permitted by Clause (b) above shall be subject to the following:
 - i. Minimum front yard 45 m
 - ii. Minimum southerly side yard 2.3 m
 - iii. Maximum floor area for the contractor’s shop and all other accessory buildings/ structures on the subject property: 245 m²
 - iv. Outdoor storage of materials and goods associated with the carpentry/ woodworking business shall not be permitted.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

9.4.20 HVR-20 (added by By-law No. 203-2001)

- (a) Location: Lots 174, 175, 176, 191, 192, and 193, part of Lots 177, 178, and 190, part of Sharman Street (closed), part of Victoria Street (closed), part of Wellington Street (closed), and part of 1.006 metre reserve (closed), Registered Plan No. 261 in the Mornington Ward.
- (b) Notwithstanding the provisions of Section 9.2.2 of By-law No. 30-1999 to the contrary, the minimum lot frontage for a single-detached dwelling residential use on the land in the “HVR-20” zone as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 203-2001) shall be

18.6 m.

- (c) Notwithstanding the provisions of Section 9.1 of By-law No. 30-1999 to the contrary, a use described as a storage building for a contractor's business shall be permitted in conjunction with a single-detached dwelling residential use on the land in the "HVR-20" zone as shown on Key Map 8 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 203-2001). The maximum ground floor area (i.e. building area measured at ground level) for the permitted storage building shall be 230 m². No outdoor storage shall be permitted in connection with the permitted contractor's business storage building use. The maximum building height for the permitted storage building shall be 5.75 m.
- (d) Notwithstanding the provisions of By-law No. 30-1999 to the contrary, the minimum northerly side yard, the minimum southerly side yard, and the minimum westerly yard for the contractor's business storage building permitted by Clause (c) above shall be 35 m, 25 m, and 7.5 m, respectively. The westerly yard measurement is to be measured from the westerly edge of the contractors shop storage building to the boundary between the "HVR-20" and "FD-7" zones.
- (e) All other provisions of By-law No. 30-1999, as amended, shall apply.

9.4.21 HVR-21 (added by By-law No. 211-2001)

- (a) Location: Lot 5, Registered Plan No. 503, Ellice Ward
- (b) Notwithstanding the provisions of By-law No. 30-1999 to the contrary, the uses permitted on the land in the "HVR-21" zone as shown on Key Map 21 of By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 211-2001) shall be limited to one single-detached dwelling, a home occupation, a bed and breakfast establishment, and accessory buildings and structures.
- (c) Notwithstanding the provisions of Clause (b) above and the related definition sections of By-law No. 30-1999 to the contrary, a building described as a storage shed shall be permitted on the land in the "HVR-21" zone as shown on Key Map 21 of By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 211-2001) prior to the construction of a single-detached dwelling on the subject land. Until such time that a single-detached dwelling is constructed on the land in the "HVR-21" zone, the permitted storage shed shall function only as an accessory building to the single-detached dwelling residential use situated on the abutting lot to the west (i.e. Lot 6, Registered Plan No. 503).
- (d) Notwithstanding the provisions of Section 9.2.3 of By-law No. 30-1999 to the contrary, the minimum front yard for the storage shed permitted by Clause (c) above shall be 40 m.
- (e) Notwithstanding the provisions of Section 9.2.5 of By-law No. 30-1999 to the contrary, the minimum exterior side yard for the storage shed permitted by Clause (c) above shall be 28.5 m.

- (f) All other provisions of By-law No. 30-1999, as amended, shall apply.

9.4.22 HVR-22 (added by By-law No. 207-2002)

- (a) Location: Part of Lot 17, Concession 6, Mornington Ward
- (b) Notwithstanding the provisions of Sections 9.2.1 and 9.2.2 of By-law No. 30-1999 to the contrary, the only dwelling type permitted on the land in the “HVR-22” zone as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 207-2002) shall be a single-detached dwelling.
- (c) Notwithstanding the provisions of Sections 9.2.3, 9.2.4, and 9.2.5 of By-law No. 30-1999 to the contrary, all buildings and structures to be erected and/or established on the land in the “HVR-22” zone as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 207-2002) must satisfy all applicable regulations and requirements of the Grand River Conservation Authority, including a 22 metre setback from the crest of the adjacent valley slope.
- (d) All other provisions of this By-law, as amended, shall apply.

9.4.23 HVR-23 (added by By-law No. 204-2003)

- (a) Location: Lot 63, Plan No. 511, Ellice Ward
- (b) Notwithstanding the provisions of Section 3.63 (h) and (k) of By-law No. 30-1999 to the contrary, an antique sales business shall be permitted as a home occupation in a 29 m² portion of the existing single-detached dwelling on the land in the “HVR-23” zone as shown on Key Map 45 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 204-2003). This permitted home occupation use shall meet all other applicable requirements of Section 3.63 of By-law No. 30-1999. A minimum of one off-street parking space shall be provided for the permitted home occupation use in addition to the parking required for the single-detached dwelling on the subject property.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

9.4.24 HVR-24 (added by By-law No. 208-2004)

- (a) Location: Block 10, Registered Plan No. 503, Ellice Ward
- (b) Notwithstanding the provisions of Section 9.2.2 of By-law No. 30-1999 to the contrary, the minimum lot frontage for the land in the “HVR-24” zone as shown on Key Map 21 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 208-2004) shall be 11.4 m.
- (c) A planting strip in accordance with the requirements of Section 5.21 of By-law No. 30-1999 shall be established and maintained along the northerly side lot line of the land in the “HVR-24” zone as shown on Key Map 21 of Schedule “A” to By-

law No. 30-1999 (also shown on Schedule “A” to By-law No. 208-2004).

- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

9.4.25 HVR-25 (added by By-law No. 202-2005)

- (a) Location: Part of Lot 15, Concession 6, Mornington Ward
- (b) Notwithstanding the provisions of Section 9.2.2 of By-law No. 30-1999 to the contrary, the minimum lot frontage for the land in the “HVR-25” zone as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 202-2005) shall be 20 m.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

9.4.26 HVR-26 (Added by By-law No. 207-2006 and amended by By-law 211-2008)

- (a) Location: Part of Lots 199, 200, 201, 202, and 203, part of Wellington Street (closed), and part of Perth Street (closed), Registered Plan No. 261, Mornington Ward
- (b) Notwithstanding the provisions of Section 9.1 of By-law No. 30-1999 to the contrary, the permitted uses on the land in the “HVR-26” zone as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 211-2008) shall be a maximum of 5-residential dwelling units in the form of single detached, semi-detached or townhouse dwellings
- (c) Notwithstanding the provisions of Section 9 of By-law No. 30-1999 to the contrary, the minimum lot area and lot frontage for the land in the “HVR-26” zone shall be 3,900 m² and 35 m, respectively.
- (d) Notwithstanding the provisions of Section 9 of By-law No. 30-1999 to the contrary, the minimum front yard (measured from Elgin Street), minimum northerly side yard, minimum southerly side yard, and minimum rear yard for a 5-unit residential building shall be 40 m, 3.0 m, 7.5 m, and 7.5 m, respectively.
- (e) All other provisions of By-law No. 30-1999, as amended, shall apply.

9.4.27 HVR-27(added by By-law 207-2006 and amended by By-law 211-2008)

- (a) Location: Lots 164, 165, 166, 167, and 168, part of Lots 199, 200, 201, 202, and 203, and part of Perth Street (closed), Registered Plan No. 261, Mornington Ward
- (b) Notwithstanding the provisions of Section 9.1 of By-law No. 30-1999 to the contrary, the permitted uses on the land in the “HVR-27” zone as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 211-2008) shall be a maximum of 5-residential dwelling units in the form of single detached, semi-detached or townhouse dwellings.
- (c) Notwithstanding the provisions of Section 9 of By-law No. 30-1999 to the contrary, the minimum lot area and lot frontage for the land in the “HVR-27” zone shall be 4,170 m² and 37 m, respectively.

- (d) Notwithstanding the provisions of Section 9 of By-law No. 30-1999 to the contrary, the minimum front yard (measured from Elgin Street), minimum northerly side yard, minimum southerly side yard, and minimum rear yard for a 4-unit residential building and a community building shall be 40 m, 7.5 m, 3.0 m, and 7.5 m, respectively.
- (e) All other provisions of By-law No. 30-1999, as amended, shall apply

9.4.28 HVR-28 (Deleted by By-law 208-2010)

9.4.29 HVR-29 (Deleted by By-law 208-2010)

9.4.30 HVR-30 (added by By-law 223-2006)

- (a) Location: Part of Lot 16, Concession 6, more particularly described as part of Parts 2, 3, 4, and 5, Plan 44R-3489 and part of Part 4, Plan 44R-4401.
- (b) Notwithstanding the provisions of Section 9, By-law 30-1999 to the contrary, the minimum lot area and the minimum lot frontage for the land in the “HVR-30” zone together with the land in “FP-3” zone, as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999, shall be 1819.0 m² and 15.0 m respectively.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

9.4.31 HVR-31 (added by By-law 205-2007)

- (a) Location: Part of Lot 15, Concession 2, Mornington Ward
- (b) Notwithstanding the provisions of Section 9.1 of By-law No. 30-1999 to the contrary, an additional use described as a three-unit apartment building shall be permitted on the land in the “HVR-31” zone as shown on Key Map 18 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 205-2007).
- (c) Notwithstanding the provisions of Section 9.2 to the contrary the permitted front and exterior side yards shall be 3.3 m and 1.7 m respectively.
- (d) Notwithstanding Section 5.17.5 to the contrary, the required parking for the three-unit apartment building may gain access directly from Line 61.
- (e) Notwithstanding Section 5.20.2 to the contrary an unenclosed porch may be located 0.18 m from the exterior side yard.
- (f) All other provisions of this By-law, as amended, shall apply.

9.4.32 HVR-32 (added by By-law 202-2007)

- (a) Location: Part of Lot 15, Registrars Compiled Plan 480, Mornington Ward
- (b) Notwithstanding the provisions of Section 9.2 of By-law No. 30-1999 to the

contrary the minimum lot area shall be 1315 sq.m. and the minimum lot frontage shall be 27.0 m on the land in the “HVR-32” zone as shown on Key Map 4 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 202-2007).

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

9.4.33 HVR-33 (added by By-law 212-2008)

- (a) Location: Part of Lot 15, Concession 6, Mornington Ward
- (b) Notwithstanding the provisions of Section 9.2.2 of By-law No. 30-1999 to the contrary the minimum lot frontage of the area zoned “HVR-33” as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 212-2008) shall be 23.0 m.
- (c) All other provisions of this By-law, as amended, shall apply.

9.4.34 HVR-34 (added by By-law 212-2008)

- (a) Location: Part of Lot 15, Concession 6, Mornington Ward
- (b) Notwithstanding the provisions of Section 9.2.2 of By-law No. 30-1999 to the contrary, the minimum lot frontage of the area zoned “HVR-34” as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 212-2008) shall be 19.0 m.
- (c) All other provisions of this By-law, as amended, shall apply.

9.4.35 HVR-35 (added by By-law 208-2008)

- (a) Location: part of lots 123, 124, 128 and 129, Registered Plan 260, Mornington Ward
- (b) Notwithstanding the provisions of By-law No. 30-1999 to the contrary the minimum lot area of the lands zoned “HVR-35” together with the area zoned “FP” as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 208-2008) shall be 1370 m².
- (c) All other provisions of this By-law, as amended, shall apply.

9.4.36 HVR-36 (added by By-law 214-2008)

- (a) Location: Part of Lot 21, Concession 10, Ellice Ward
- (b) Notwithstanding any provision of By-law No. 30-1999 to the contrary, the area zoned “HVR-36” as shown on Key Map 28 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 214-2008) shall be subject to the following provisions:
 - i. Minimum lot frontage of 25.0 m.

ii. Minimum front yard setback of 2.9 m.

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

9.4.37 HVR-37 (added by By-law 214-2008)

(a) Location: Part of Lot 21, Concession 10, Ellice Ward

(b) Notwithstanding the provisions of Section 9.2 of By-law No. 30-1999 to the contrary the minimum northerly side yard of the area zoned “HVR-37” as shown on Key Map 28 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 214-2008) shall be 27.5 m as measured from the southerly side lot line of the lot created by consent application B20/08.

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

9.4.38 HVR-38 (added by By-law 214-2008)

(a) Location: Part of Lot 21, Concession 10, Ellice Ward

(b) Notwithstanding the provisions of Section 9.2 of By-law No. 30-1999 to the contrary, the area zoned “HVR-38” as shown on Key Map 28 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 214-2008) shall be subject to the following provisions:

- i. Minimum lot frontage of 26.0 m.
- ii. Minimum southerly side yard setback of 7.5 m.

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

9.4.39 HVR-39 (added By By-law 205-2009)

(a) Location: Part of Lot 6, Plan 480 and part of lot 15, Concession 13, in the Mornington Ward

(b) Notwithstanding the provisions of Section 9.2.1 of By-law No. 30-1999 to the contrary, the minimum lot frontage for a residential lot as created through Consent Application No. B04/09 on the lands in the “HVR-39” zone as shown on Key Map 4 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 205-2009) shall be 4.8 m.

(c) Notwithstanding any other provisions of By-law 30-1999 to the contrary, no buildings or structures (including wells and septic systems) shall be permitted within an area commencing 112 m from the front lot line and ending 142 m from the front lot line (to ensure that a part of the lot remains undeveloped for future development.)

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

9.4.40 HVR-40 (added by By-law 214-2009)

(a) Location: Part of Lot 36, Concession 9, North Easthope Ward

- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary for the parcel of land zoned “HVR-40” as shown on Key Map 31 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 214-2009), the following special provisions shall apply:
 - i. Lot Area, minimum 620 m²
 - ii. Lot Frontage, minimum 22 m
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

9.4.41 HVR-41 (added by By-law 218-2009)

- (a) Location: Part of lot 33 and Lot 34, Registered Plan 260, Mornington Ward
- (b) Notwithstanding the provisions of Section 9.2 of By-law No. 30-1999 to the contrary the minimum lot area shall be 1000 sq. m. and the minimum lot frontage shall be 27.0 m on the land in the “HVR-41” zone as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 218-2009).
- (c) All other provisions of this By-law, as amended, shall apply.

9.4.42 HVR-42 (added by By-law 202-2010)

- (a) Location: Part Lot 15 Concession 2, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an additional use described as the sewing and fabricating of tarps and covers for recreational vehicles, (i.e. boats, trailers etc.) shall be permitted on the lands in the “HVR-42”, as shown on Key Map 18 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 202-2010).
- (c) All other provisions of this By-law, as amended, shall apply.

9.4.43 HVR-43 (added by By-law 207-2010, amended by By-law No. 212-2015)

- (a) Location: Lot 4, Registered Plan 393, South Easthope Ward
- (b) Notwithstanding Section 5.1.3.5 of By-law No. 30-1999 to the contrary, the maximum lot coverage for all accessory buildings, with the exception of open swimming pools, on the lands within the “HVR-43” as shown on Key Map 47 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 212-2015) shall be 10%.
- (c) All other provisions of this By-law, as amended, shall apply.

9.4.44 HVR-44 (Added by By-law 217-2011)

- (a) Location: Part of Lot 69, Plan 511, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum

lot frontage shall be 27.5 m and the minimum lot area shall be 1300 m² for the lands in the "HVR-44" zone shown on Key Map 45 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 217-2011).

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

9.4.45 HVR-45 (added by By-law 212-2012)

- (a) Location: Part of Lot 6, Plan 480 and part of lot 15, Concession 13, in the Mornington Ward
- (b) Notwithstanding the provisions of any section of By-law No. 30-1999 to the contrary, a use described as an electrical contracting business shall be permitted in conjunction with a residential use on the lands within the "HVR-45" zone as shown on Key Map 4 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 212-2012).
- (c) Notwithstanding any other provisions of By-law 30-1999 to the contrary, no more than 30% of the buildings or structures shall be used for the electrical contracting business. Small scale outdoor storage accessory to the electrical contractor use shall be permitted within the area zoned HVR-45.
- (d) All other provisions of this By-law, as amended, shall apply.

9.4.45A HVR-45A (added by By-law 209-2013)

- (a) Location: Part of Lot 20, Concession 6, in the Ellice Ward
- (b) That the area shown in stippling on the attached map, Schedule "A", and described as part of Lot 20, Concession 6 in the Township of Perth East, formerly in the Township of Ellice, shall be removed from "Future Development (FD)" Zone and placed in the "Hamlet Village Residential (HVR-45) Zone" of By-law No. 30-1999 and notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot frontage on the lands in the "HVR-45A" zone shall be 10 m as shown on Key Map 37 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 209-2013).
- (c) All other provisions of by-law No. 30-1999, as amended, shall apply.

9.4.46 HVR-46 (added by By-law 21-2013)

- (a) Location: Part of Lot 1, Concession 10, in the Ellice Ward
- (b) That the area shown in stippling on the attached map, Schedule "A", and described as part of Lot 1, Concession 10 in the Township of Perth East, formerly in the Township of Ellice, shall be removed from "Future Development (FD) Zone" and Agricultural (A) Zone" and placed in the "Hamlet Village Residential (HVR-46) Zone" of By-law No. 30-1999 and notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot frontage on the lands in the "HVR-46" zone as shown on Key Map 31 of Schedule "A" to By-law No. 30-1999 (also

shown on Schedule “A” to By-law No. 210-2013) shall be 17 m.

- (c) All other provisions of by-law No. 30-1999, as amended, shall apply

9.4.46 HVR-46A (added by By-law 213-2013)

- (a) Location: Lot 73, Plan 276, North Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the rear yard setback for the single detached dwelling on the lands in the HVR-46A Zone, as shown on Key Map 26 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 213-2013) shall be 2.5 m.
- (c) All other provisions of this By-law, as amended, shall apply.

9.4.46 HVR-46B (added by By-law 206-2017)

- (a) Location: Part of Lot 1, Concession 10, as RP 44R5037, Parts 1 & 2, (Andy St. Gads Hill), in the Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot frontage on the lands in the “HVR-46B” zone as shown on Key Map 31 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 206-2017) shall be 8.8 m.
- (c) All other provisions of by-law No. 30-1999, as amended, shall apply

9.4.47 HVR-47 (added by By-law 214-2013)

- (a) Location: Part of Lot 81, Plan 511, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot frontage for the lands in the “HVR-47” zone shown on Key Map 45 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 214-2013) shall be 15.0 m.
- (c) All other provisions of this By-law, as amended, shall apply.

9.4.48 HVR-48 (added by By-law 223-2013)

- (a) Location: Part of Lot 46, Registrars Compiled Plan 511, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot area and minimum lot frontage for the lands in the HVR-48 zone as shown on Key Map 45 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 223-2013) shall be 1300 m² and 17 m respectively.
- (c) All other provisions of this By-law, as amended, shall apply.

9.4.49 HVR-49 (added by By-law 201-2014)

- (a) Location: Part Lot 68, Plan 511, Ellice Ward

- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot area and lot frontage for the residential use on the lands in the “HVR-49” and shown on Key Map 45 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 201-2014) shall be 900 m² and 22.0 m respectively.
- (c) All other provisions of this By-law, as amended, shall apply.

9.4.50 HVR-50 (added by By-law 201-2014)

- (a) Location: Part Lot 68, Plan 511, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot frontage for the residential use on the lands in the “HVR-50” and shown on Key Map 45 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 201-2014) 15.0 m.
- (c) All other provisions of this By-law, as amended, shall apply.

9.4.51 HVR-51 (added by By-law 216-2019)

- (a) Location: Lots 26 & 27, and Part Lot 22, Plan N. 511, Ellice Ward (Sebringville)
- (b) Notwithstanding Section 3.63 of By-law No. 30-1999 to the contrary, a use described as a “furniture design, sculpture and manufacturing studio” shall be permitted as a Home Occupation on the land in the “HVR-51” zone, subject to the following provisions:
 - i. The maximum gross floor area of the Home Occupation shall not exceed 50% of the total floor area of the dwelling (inclusive of the attached garage/workshop)
 - ii. A maximum of one employee that does not reside in the dwelling may be employed as part of the Home Occupation; and
 - iii. The Home Occupation shall only be operated within the existing approximately 84m² (900 sq. ft) attached garage/workshop on the subject property and in accordance with the “Acoustic Assessment Report” dated March 2019 prepared by E.K. Gillin & Associates Inc.
- (c) All other provisions of this By-law, as amended, shall apply.

9.4.52 HVR-52 (added by By-law 221-2019)

- (a) Location: Lots 84 and 85, Registered Plan 260, Mornington Ward
- (b) Notwithstanding the provisions of Section 9.2 of By-law No. 30-1999 to the contrary the minimum lot area shall be 995 sq. m. and the minimum lot frontage shall be 24.0 m on the land in the “HVR-52” zone as shown on Key Map 8 of Schedule “A” by By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 218-2009).
- (c) All other provisions of this By-law, as amended, shall apply.

9.4.53 HVR-53 (added by By-law 227-2021)

- (a) Location: Lot 18, Concession 7, Mornington Ward, Part 2 44R-1409, Ellice Ward (3942 Line 72, Millbank)
- (b) Notwithstanding provisions of this By-law to the contrary, an accessory use described as a home industry for the storage, package and distribution of hay bales shall be permitted in the HVR-51 zone as shown on Key Map 7, Detail Map A of Schedule "A" to By-law No. 30-1999 as amended
- (c) The following provisions shall apply to such home industry:
- Permitted buildings: A single building with a gross floor area of 430 m²
 - Minimum Front Yard: 20 m
 - Minimum Side Yard 20 m
 - Minimum Rear Yard: 18 m
 - Maximum Building Height: 5 m
 - Outdoor storage shall not be permitted
 - Maximum Number of Off-Site Employees: 1
 - Minimum Number of Off-Street Parking Spaces: 1
 - A planting strip shall be provided in accordance with Section 5.21, where an abutting lot zoned or used for a dwelling aligns with a wall of the accessory building
 - Accessory uses, buildings and structures shall not exceed 8% of the total lot coverage.

9.4.54 HVR-54 (added by By-law 219-2024)

- (a) Location: Concession 7, Part Lot 16, Mornington Ward
- (b) Notwithstanding any provisions of Bylaw No. 30-1999 to the contrary, a single detached dwelling including accessory residential structures shall be permitted on the subject lands, subject to the following special provisions:
- i. Minimum rear yard depth of 5 m
 - ii. Minimum lot frontage of 10 m

9.4.55 HVR-55 (added by By-law 223-2024)

- (a) Location: Part Lot 21, Lot H, Concession 5, Plan 329, South Easthope Ward
- (b) Notwithstanding the provisions of Section 9.2.1 and 9.2.2 of By-law No. 30-1999 to the contrary, the following provisions shall apply to the land in the HVR-55 Zone as shown on Key Map 54 of Schedule "A" to By-law No. 30-1999:
- a. Minimum Lot Area: 680 m²
 - b. Minimum Lot Frontage: 16.9 m

9.4.56 HVR-56 (added by By-law 204-2025)

- (a) Location: Part Lot 21, Concession 10, Ellice Ward

- (b) Notwithstanding the provision of Sections 9.2.1 of By-law No. 30-1999 to the contrary, the following provisions shall apply to the land in the HVR-56 Zone as shown on Key Map 28 of Schedule “A” to By-law No. 30-1999:
 - a. Minimum Lot Area – single detached dwelling: 2045 m²

SECTION 10 - HAMLET / VILLAGE COMMERCIAL ZONE (HVC)

10.1 Permitted Uses (revised by By-law No. 209-2002)

Explanatory Note: See the servicing limitations of Sections 10.2.11 and 5.34.

- A bakery;
- A bank or financial establishment;
- A beer/liquor store, including an on-premises brewing/ wine-making establishment;
- A bus depot;
- A business or professional office;
- A commercial or private school;
- A commercial recreational use;
- A convenience store;
- A day nursery;
- A department store;
- A dressmaking or tailor shop;
- A drug store;
- A dry-cleaning depot or establishment;
- A farm produce sales outlet;
- A farmers' market;
- A film processing establishment;
- A florist shop;
- A funeral home;
- A government office;
- A grocery store;
- A home occupation in accordance with Section 3;
- A hotel;
- A laundromat;
- A medical clinic;
- A movie video rental/sales establishment;
- A parking lot or area;
- A personal service shop;
- A pet shop;
- A post office;
- A printing establishment;
- A private club;
- A public building;
- A public park;
- A rental shop;
- A repair shop;
- A retail store;
- A tavern;
- A taxi stand;
- A theatre;
- An art, dance, music or photography studio;
- An assembly hall;
- An automobile repair establishment;

- An automobile sales and service establishment;
- An automobile service station;
- An eating establishment, restaurant or take-out;
- An emergency vehicle depot/office;
- An existing dwelling subject to Section 9;
- An institutional use;
- Dwelling units in the rear and/or on the upper floor(s) of a commercial building;
- Uses, buildings and structures accessory to the permitted uses.

10.2 Zone Regulations

10.2.1 Lot Area, Minimum

The minimum lot area shall be sufficient to accommodate a septic system approved by the appropriate authority, and such lot area shall not be less than 1400 m².

10.2.2 Lot Frontage, Minimum 23 m

10.2.3 Front Yard, Minimum 3 m

10.2.4 Interior Side Yard, Minimum 3 m,
except no side yard is required where a side lot line abuts a commercial zone.

10.2.5 Exterior Side Yard, Minimum 3 m

10.2.6 Rear Yard, Minimum 7.5 m

10.2.7 Lot Coverage, Maximum 35 %

10.2.8 Building Height, Maximum 10 m

10.2.9 Landscaped Open Space, Minimum 30 %

10.2.10 Planting Strip

A planting strip shall be provided in accordance with Section 5.21 adjacent to every portion of any lot line that abuts a Residential Zone or an existing residential lot.

10.2.11 Servicing Requirements

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

10.2.12 Accessory Residential Uses

Accessory residential uses shall be permitted only in a part of a commercial use building (i.e. no detached dwelling unit) and only to the rear of and/or above the commercial use.

Where an accessory residential use is provided, the lot area shall be sufficient to accommodate a septic system approved by the appropriate authority.

10.2.13 Outdoor Storage

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

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

10.2.14 Outdoor Display Area

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

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

10.2.15 Loading Space Requirements, Parking Requirements, etc.

In accordance with Section 5.

10.3 Additional Requirements for an Automobile Service Station

10.3.1 Fuel Pump and Storage Tank Location

- (a) Fuel pumps shall not be located closer than 4.5 m to any street line or within a radius of 15 m of the corner of intersecting streets on a corner lot.
- (b) Fuel storage tanks shall not be located closer than 1.5 m to a lot line.

10.3.2 Driveway Requirements

Ingress or egress driveways shall:

- (a) Not exceed 9 m in width measured at the lot line;

- (b) Not be located closer than 7.5 m to any other driveway on the same lot, measured at the lot line;
- (c) Not be located closer than 3 m to any interior side or rear lot line, except where two abutting commercial lots share a driveway;
- (d) Not be located closer than 15 m to the corner of intersecting streets on a corner lot;
- (e) Be surfaced with a hardtop material with adequate provision for drainage;
- (f) Be limited to the number of driveways permitted by Section 5.17.2.

10.4 Special Zones

10.4.1 HVC-1

- (a) Location: Part Lot 16, Concession 2, Mornington Ward (Poole) (formerly M1-23)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "HVC-1" shall be used only for an automobile repair establishment, a post office, and dwelling unit in a portion of the non-residential building, and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

10.4.2 HVC-2

- (a) Location: Part of Lots 20 through 26, Registered Plan 261, (Millbank) Mornington Ward (formerly HC-3)
- (b) Notwithstanding any provision of this By-law to the contrary, in addition to the uses permitted by Section 10.1, the area zoned "HVC-2" may be used for a woodworking business and one-horse subject to the following additional requirements:
 - The maximum gross floor area used for the woodworking business shall be 168 m².
 - Outdoor storage associated with the woodworking business shall not be permitted on the subject property with the exception that the outdoor display of finished wood products shall be permitted in the area directly to the east of the existing garage. Such display area shall be in line with the existing garage and shall not exceed 6 m in width by 9.3 m in depth.
- (c) Notwithstanding the provisions of Section 5.22(f) of this By-law to the contrary, the keeping of one horse may occur in the existing building containing the woodworking business.
- (d) All other provisions of this By-law, as amended, shall apply.

10.4.3 HVC-3

- (a) Location: Lots 9 and 20, Registered Plan 260, (Millbank) Mornington Ward (formerly HC-7)
- (b) Notwithstanding any provision of this By-law to the contrary, in addition to the uses permitted by Section 10.1, the area zoned “HVC-3” may be used for a garden centre and a furniture manufacturing establishment.
- (c) All other provisions of this By-law, as amended, shall apply.

10.4.4 HVC-4 (revised by By-law No. 210- 2000, Amended by By-law No. 214-2020)

- (a) Location: Lot 74, Part of Lots 76, 77 and 78, Part of John Street (closed), and Part of Waterloo Street (closed), Registered Plan No. 260 (Millbank) (formerly Township of Mornington) (formerly HC-9)
- (b) Notwithstanding the provisions of Section 10.1 of By-law No. 30-1999 to the contrary, additional permitted uses described as follows shall be permitted on the land in the “HVC-4” zone as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 210-2000 and By-law No. 214-2020):
 - i. A foam insulation contracting business;
 - ii. General contracting, warehousing and/or wholesaling uses;
 - iii. Uses listed under Section 17.1 of this By-law in accordance with Section 26.5 of this By-law (Explanatory Note: Industrial uses may be established in the HVC-4 zone provided it is demonstrated that there will be no adverse impact to nearby residential uses); and
 - iv. Accessory uses
- (c) Notwithstanding the provisions of Section 10.2.7 of By-law No. 30-1999 to the contrary, the maximum lot coverage permitted on the land in the “HVC-4” zone shall be 45 %.
- (d) Notwithstanding the provisions of Section 10.2.9 of By-law No. 30-1999 to the contrary, the minimum landscaped open space requirement for the land in the “HVC-4” zone shall be 22 %.
- (e) Notwithstanding the provisions of Section 10.2.15 of By-law No. 30-1999 to the contrary, a minimum of 1 loading space shall be required for the permitted uses provided in (b) above and the location of such loading space(s) shall be as shown in the related Site Plan Agreement pertaining to the subject land.
- (f) Notwithstanding the provisions of Section 5.17 of By-law No. 30-1999 to the contrary, a minimum of 8 parking spaces shall be required for the permitted uses provided in (b) above (Explanatory Note: the parking space requirements of Section 5.17 of this By-law shall be met for uses permitted by Section 10.1 and 17.1 of this By-law).

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

10.4.5 HVC-5

- (a) Location: Part of Waterloo Street (closed), Part of John Street (closed), Lots 66, 67 and Part of Lots 64 and 65, Registered Plan 260, (Millbank) Mornington Ward (formerly HC-10)
- (b) Notwithstanding any provision of this By-law to the contrary, in addition to the uses permitted by Section 10.1, the area zoned "HVC-5" may be used for a furniture manufacturing establishment, subject to the following additional requirement:
- A minimum of 16 parking spaces are required.

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

10.4.6 HVC-6 (deleted by By-law 208-2010– rezoned to C1-2)

10.4.7 HVC-7 (deleted by By-law 208-2010- rezoned to C1-3)

10.4.8 HVC-8 (deleted by By-law 208-2010- rezoned to C1-4)

10.4.9 HVC-9 (deleted by By-law 208-2010-rezoned to C1-5)

10.4.10 HVC-10 (deleted by By-law 208-2010-rezoned to C1-6)

10.4.11 HVC-11

- (a) Location: Part of Lot 10, Concession 6, Mornington Ward (Newton) (formerly M1-28)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "HVC-11" zone shall be used only for a use described as a carpentry business. Permitted buildings shall be limited to a maximum gross floor area of 300 m² and no open storage is permitted in any yard.
- (c) All other provisions of this By-law, as amended, shall apply.

10.4.12 HVC-12

- (a) Location: Part of Lot 15, Concession 1, Ellice Ward (formerly C-1)
- (b) Notwithstanding any provision of this By-law to the contrary, an additional use described as a recreational vehicle sales and rental business shall be permitted in the "HVC-12" zone and a use described as an automobile service station shall not be permitted in the "HVC-12" zone.
- (c) All other provisions of this By-law, as amended, shall apply.

10.4.13 HVC-13 (deleted by By-law 208-2010— rezoned to C1-7)

10.4.14 HVC-14

- (a) Location: Part of Lot 17, Concession 1, (Lot 28, Plan 511), Ellice Ward (Sebringville) (formerly C-9)
- (b) Notwithstanding any provisions of Section 10.3.1 of this By-law to the contrary, the minimum distance between the most southerly fuel pump island on land in the “HVC-14” zone and the front lot line of the subject property shall be 2.92 m. Further, the minimum distance between a weather canopy over the fuel pumps on the subject property and the front lot line of the subject property shall be 1.52 m.
- (c) All other provisions of this By-law, as amended, shall apply.

10.4.15 HVC-15 (added by By-law No. 205-2001)

- (a) Location: Part of Lot 9, Concession 7, Mornington Ward
- (b) Notwithstanding the provisions of Section 10.1 of By-law No. 30-1999 to the contrary, the following use provisions shall apply in addition to those set out in Section 10.1 for the land in the “HVC-15” zone as shown on Key Map 6 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 205-2001):
 - i. An additional use described as a small equipment sales, service, and rental business shall be permitted on the subject land.
 - ii. Any permitted residential use shall be limited to one accessory dwelling unit located in the rear and/or upper floor of a commercial building.
- (c) Notwithstanding the provisions of Section 10.2.3 of By-law No. 30-1999 to the contrary, the minimum front yard for the land in the “HVC-15” zone as shown on Key Map 6 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 205-2001) shall be 7.5 m.
- (d) Notwithstanding the provisions of Section 10.2.3 of By-law No. 30-1999 to the contrary, the minimum side yard for all buildings and structures on the land in the “HVC-15” zone as shown on Key Map 6 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 205-2001), excepting accessory buildings and structures, shall be 7.5 m. The minimum side yard for accessory buildings and structures shall be 3.5 m.
- (e) All other provisions of By-law No. 30-1999, as amended, shall apply.

10.4.16 HVC-16 (added by By-law No. 203-2004)

- (a) Location: Part of Lot 9, Concession 7, Mornington Ward
- (b) Notwithstanding the provisions of Section 10.1 of By-law No. 30-1999 to the contrary, an additional use described as a wooden wall panel assembly and manufacturing operation and accessory uses shall be permitted on a parcel of

land located in the “HVC-16” zone as shown on Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 203-2004).

- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

10.4.17 HVC-17 (added by By-law No. 213-2005)

- (a) Location: Part of Lot 15, Concession 7, Mornington Ward
- (b) Notwithstanding the provisions of Section 10.1 of By-law No. 30-1999 to the contrary, the land in the “HVC-17” zone as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 213-2005) shall be used only for a shop for buggy repair and the sale of buggy parts and a single-detached dwelling use.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

10.4.17(A) HVC-17(A) (added by By-law 216-2006 OMB Approved)

- (a) Location: Part of Lot 16, Concession 7 (described as Pt. 1 on RP 44R-2371, Millbank), formerly in the Township of Mornington;
- (b) Notwithstanding the provisions of Section 10 of By-law No. 30-1999 to the contrary, an additional permitted use a wind turbine structure (i.e. small wind energy generation system) shall be permitted on the land in the “HVC-17” zone as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 216-2006) subject to the following provisions:
- i. Minimum front yard requirement 110 m
 - ii. Minimum side and rear yard requirements 15.24 m
 - iii. Maximum height (measured to top of blade tip) 50 m
- (c) Prior to the issuance of a building permit for the proposed wind turbine structure, the property owner shall obtain all necessary permits and approvals from the Ministry of the Environment for the proposed wind turbine structure, including a Certificate of Approval for Noise, and submit same to the Township of Perth East.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

10.4.18 HVC-18 (deleted by By-law 208-2010-rezoned to C1-8)

10.4.19 HVC-19 (added by By-law 214-2009)

- (a) Location: Part of Lot 36, Concession 9, North Easthope Ward;
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary for the parcel of land zoned “HVC-18” as shown on Key Map 31 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 214-2009), the following special provisions shall apply: at the date of the passing of this by-law.
- i. Rear Yard, minimum 5.0 m
 - ii. Landscaped open space, minimum: as existing at the date of passing of

- iii. this by-law
 Lot area, minimum 1250 m²

(c) All other provisions of By-law No. 30-1999, as amended, shall apply.

10.4.20 HVC-20 (added by By-law 217-2009)

(a) Location: Part Lot 8 registrars compiled plan 511, Ellice Ward;

(b) Notwithstanding any provisions of this By-law to the contrary, the permitted uses shall be in accordance with Section 10.1, except the following uses shall not be permitted:

- Bus depot, automobile repair establishment and automobile service station.

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

10.4.21 HVC-21 (added by By-law 211-2015, amended by 205-2017)

(a) Location: Part of Lot 12, Plan 484, Mornington Ward;

(b) Notwithstanding Section 10.1 of By-law No. 30-1999 to the contrary, permitted uses within the “HVC-21” zone shall include:

- i. an antique store;
- ii. Barber shop or hair dresser;
- iii. A beer parlour or cocktail bar;
- iv. A boutique;
- v. A caterer’s establishment;
- vi. A club, private;
- vii. A convenience business service establishment;
- viii. A convenience (or variety store);
- ix. A department store;
- x. A dress maker or tailor;
- xi. An eating establishment, restaurant;
- xii. An eating establishment, takeout or fast food;
- xiii. A florist;
- xiv. Government administrative office;
- xv. A home decorating store;
- xvi. A home improvement store;
- xvii. A liquor, beer, or wine store;
- xviii. An office;
- xix. An office, business;
- xx. An office service;
- xxi. A personal service establishment;
- xxii. A pharmacy;
- xxiii. A place of entertainment;
- xxiv. A post office;
- xxv. A rental establishment;
- xxvi. A repair shop;
- xxvii. A retail store;

- xxviii. A service commercial centre;
- xxix. a taxi establishment;
- xxx. a variety store;
- xxxi. Industrial uses limited to:
- xxxii. Warehousing;
- xxxiii. Cold heading/manufacturing of fasteners in accordance with the Acoustic Impact Assessment prepared by R.J. Burnside and Associates Limited (project no. 300040895.0000); and,
- xxxiv. An accessory residential use being a single-detached dwelling as existing on the date of passing of this by-law, with additions/alterations thereto.

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

SECTION 11 - MOBILE / MODULAR HOME PARK ZONE (MH)

11.1 Permitted Uses

- (a) Residential mobile and/or modular home park;
- (b) Home occupations;
- (c) Accessory uses, buildings, and structures.

11.2 Permitted Buildings and Structures

- (a) Mobile homes and/or modular homes;
- (b) Accessory buildings and structures such as an administrative or rental office, a sales office, a recreation centre, a tuck shop to serve the day to day commercial needs of the residents.

11.3 Requirements for Mobile/Modular Home Parks

11.3.1 Lot Area, Minimum 4 hectares

11.3.2 Lot Frontage, Minimum 45 m

11.3.3 Front Yard, Minimum 18 m

11.3.4 Interior Side Yard, Minimum 7.5 m

11.3.5 Exterior Side Yard, Minimum 18 m

11.3.6 Rear Yard, Minimum 7.5 m

11.3.7 Density, Maximum 20 units/hectare

11.3.8 Landscaped Open Space, Minimum 5 %

11.3.9 Park or Playground Area, Minimum 5 % of total lot area

11.3.10 Building Height, Maximum 10.5 m

11.3.11 Parking Requirements: As contained in Section 5 of this By-law.

11.3.12 Planting Strip

A planting strip in accordance with Section 5.21 shall be provided around the perimeter lot lines of the mobile/modular home park.

11.3.13 Servicing

Individual mobile and/or modular home sites shall be serviced by a communal water supply system and a communal sanitary sewage facility.

Notwithstanding the foregoing, the Mobile/Modular Home Park on Part Lot 11, Concession 1, Ellice Ward may be serviced by individual septic systems on each site, subject to the requirements of the appropriate authority for sewage disposal.

11.4 Requirements for Mobile Home Sites/Modular Home Sites

11.4.1 Site Area, Minimum	420 m ²
11.4.2 Site Frontage, Minimum	13.5 m
11.4.3 Site Front Yard, Minimum	6 m
11.4.4 Site Side Yard, Minimum	2 m
11.4.5 Site Rear Yard, Minimum	6 m
11.4.6 Site Coverage, Maximum	35 %
11.4.7 Floor Area of Unit, Minimum	65 m ²

SECTION 12 – RESIDENTIAL ZONE 1 (R1)

12.1 Permitted Uses

- (a) A single-detached dwelling;
- (b) A home occupation in accordance with Section 3;
- (c) A bed and breakfast establishment in accordance with Section 3;
- (d) A group home dwelling;
- (e) A public park;
- (f) Uses, buildings and structures accessory to the permitted uses.

12.2 Zone Regulations (revised by By-law No. 209-2002)

12.2.1 Lot Area (minimum):

- | | |
|-------------------|--------------------|
| (a) Interior lot: | 460 m ² |
| (b) Corner lot: | 560 m ² |

12.2.2 Lot Frontage (minimum):

- | | |
|------------------|------|
| (a) Interior lot | 15 m |
| (b) Corner lot | 18 m |

12.2.3 Front Yard (minimum) 7.5 m

(Amended by By-law 201-2025)

12.2.4 Interior Side Yard Width (minimum): 1.7 m

(Amended by By-law 201-2025)

12.2.5 Exterior Side Yard Width (minimum) 4.2 m

12.2.6 Rear Yard Width (minimum) 7.5 m

(Amended by By-law 201-2025)

12.2.7 Lot Coverage for all Dwellings and Accessory Buildings/Structures (maximum): 45 %

12.2.8 Building Height (maximum) 10 m

12.2.9 Landscaped Open Space (min.) 30 %

12.2.10 Ground Floor Area (minimum):

- | | |
|--------------------------|-------------------|
| 1 or 1 ½ storey dwelling | 80 m ² |
| 2 or 2 ½ storey dwelling | 65 m ² |

12.3 Lots Not Serviced with Sanitary Sewers

Notwithstanding Section 12.2.1, existing residential uses not serviced with sanitary sewers shall maintain a minimum lot area sufficient to accommodate a septic system approved by the appropriate authority, as well as the dwelling and accessory buildings, and such lot area shall not be less than 1,000 m².

12.4 Group Home Dwellings

A group home in accordance with Section 3.43.7 is permitted in a single-detached dwelling provided the minimum separation distance between group homes is 200 m.

12.5.1 R1-1 (added by By-law No. 217- 1999)

(a) Location; Lot 237, registered Plan no. 363, Milverton Ward

(b) Notwithstanding the provisions of section 12.2.4 to the contrary, the minimum side yard along the southerly side lot line of the property in the "R1-1" zone and shown on Key Map No. 12 of Schedule "A" to By-law No. 30-1999 (also shown on schedule "A" to By-law no. 217-1999) for an attached garage shall be 0.99 m. The attached garage must have door accesses from both the west and east sides sufficient to permit vehicle access to the rear yard of the subject property.

(c) All other provisions of By-law No. 30-1999, as amended, shall apply.

12.5.2.1 R1-2 (added by By-law 203-2012)

(a) Location: Lot 227, Registered Plan 363, Milverton Ward

(b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an addition to the existing residence with an exterior side yard setback of 2.5 m shall be permitted on the land in the "R1-2" zone as shown on Key Map 12 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 203-2012).

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

12.5.3 R1-3 (added by By-law No. 204-2016) (Registered Plan No. 44M-53, Windale Estates Subdivision, Milverton Ward)

(a) Location: Lots 1-126 Draft Plan No. PE-14-01, Milverton Ward;

(b) Notwithstanding Section 12.2.4 of By-law No. 30-1999 to the contrary, the minimum required interior side yard shall be, where an attached garage or carport is provided, 1.2 m for a one-storey dwelling and 1.7 m for a two-storey dwelling. Where no attached garage or carport is provided, the minimum side yard on one side of the dwelling shall be 3.65 m. When determining which side yard requirement should apply, the maximum height of that part of the dwelling nearest the side lot line shall prevail.

(c) Notwithstanding Section 12.2.5 of By-law No. 30-1999 to the contrary, the minimum required exterior side yard shall be 6.0 m

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

SECTION 13 – RESIDENTIAL ZONE 2 (R2)

(Amended by By-law 201-2025)

13.1 Permitted Uses

- (a) A single-detached dwelling in accordance with Section 12;
- (b) A semi-detached dwelling;
- (c) A duplex dwelling;
- (d) A triplex dwelling;
- (e) A converted dwelling containing not more than 3 dwelling units;
- (f) A boarding or lodging dwelling in a single-detached dwelling, in accordance with Section 12;
- (g) A group home dwelling in accordance with Section 12;
- (h) A home occupation in accordance with Section 3;
- (i) A bed and breakfast establishment in accordance with Section 3;
- (j) A public park;
- (k) Uses, buildings and structures accessory to the permitted uses.

(Amended by By-law 201-2025)

13.2 Zone Regulations (revised by By-law No. 209-2002)

13.2.1 Lot Area (minimum):

- a) 1 unit of a semi-detached dwelling:
 - Interior lot 325 m²
 - Corner lot 500 m²
- b) Triplex dwelling 750 m²

13.2.2 Lot Frontage Depth (minimum):

- a) Duplex dwelling:
 - Interior lot 18 m
 - Corner lot 22.5 m
- b) 1 unit of a semi-detached dwelling:
 - Interior lot 9 m
 - Corner lot 13.5 m

13.2.3 Front Yard Depth (minimum) 7.5 m

13.2.4 Interior Side Yard Width (minimum):

Semi-detached dwelling 1.7 m

Except that no side yard applies to the common wall or lot line separating the two dwelling units which constitute a semi-detached dwelling.

- (b) Duplex dwelling 1.7 m
- (c) Triplex dwelling, Converted dwelling 1.7 m

13.2.5 Exterior Side Yard Width (minimum) 4.2 m

13.2.6 Rear Yard Depth (minimum) 7.5 m

**13.2.7 Lot Coverage for all Dwellings and Accessory Buildings/Structures
(maximum) 45 %**

13.2.8 Building Height (maximum) 10 m

13.2.9 Landscaped Open Space (minimum) 30 %

13.2.10 Floor Area (minimum):

Semi-detached Dwelling

Ground Floor Area per dwelling unit

1 or 1 ½ storey dwelling 70 m²

2 or 2 ½ storey dwelling 50 m²

Duplex, Triplex, Converted Dwellings

Floor Area per dwelling unit 50 m²

13.3 Lots Not Serviced with Sanitary Sewers

Section 12.3 shall apply.

13.4 Converted Dwellings

Notwithstanding the yard and lot coverage provisions of Section 13.2, where an existing dwelling has a deficient front, side or rear yard and/or lot coverage, such dwelling may be converted to contain no more than 3 dwelling units provided that any existing deficiency in yards or lot coverage is not further reduced and provided all other applicable provisions are complied with, including lot area, lot frontage and parking requirements.

13.5 Exterior Stairways

No exterior stairway to a second storey shall be located in a front or exterior side yard.

13.6 Special Zones

13.6.1 R2-1

(a) Location: Lots 14 and 15, Registered Plan _____, (draft plan 31T92001), Milverton Ward (formerly R2-119)

(b) Notwithstanding Section 13.2.3 to the contrary, the minimum front yard in the "R2-1" zone shall be 0.9 m measured from the closest boundary of the turning circle block, and shall be 7.5 m from the south side of the turning circle block.

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

13.6.2 R2-2

(a) Location: Part Lot 217, Registered Plan 363, Milverton Ward; Lot 231, Registered Plan 363, Milverton Ward

(b) Notwithstanding any provision of this By-law to the contrary, the land in the "R2-2"

zone may also be used for an animal clinic.

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

13.6.3 R2-3

- (a) Location: Lots 18 and 21, Registered Plan _____, (draft plan 31T92001) Milverton Ward (formerly R2-120)
- (b) Notwithstanding Section 13.2.3 to the contrary, the minimum front yard in the "R2-3" zone shall be 6.3 m measured from the closest boundary of the turning circle block, and shall be 7.5 m from the north side of the turning circle block.
- (c) All other provisions of this By-law, as amended, shall apply.

13.6.4 R2-4

- (a) Location: Lot 262, Registered Plan 363, Milverton Ward (formerly R-107)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "R2-4" zone may also be used for parking and access purposes associated with the uses permitted on abutting land zoned "M1" and described as Lot 252, Registered Plan 363.
- (c) All other provisions of this By-law, as amended, shall apply.

13.6.5 R2-5 (added by By-law 202-2008)

- (a) Location: Lot 112 Plan 363, Milverton Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum front yard setback for all buildings and structures shall be 2.75 m, as shown on Key Map 12 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 202-2008).
- (c) All other provisions of this By-law, as amended, shall apply.

13.6.6 R2-6 (added by By-law 202-2009)

- (a) Location: Part Lot 411 Plan 363, Milverton Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the following regulations shall apply to these lands for all buildings and structures, as shown on Key Map 10 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 202-2009):
- | | | |
|------|----------------------------|--------------------|
| i. | Minimum Lot Area | 500 m ² |
| ii. | Minimum Interior Side Yard | 0.5 m |
| iii. | Minimum Rear Yard | 6.8 m |
- (c) All other provisions of this By-law, as amended, shall apply.

13.6.7 R2-7 (Added by By-law 212-2011)

- (a) Location: part of Lots 12 and 14 and all of Lot 13, Plan 278, in the North Easthope Ward
- (b) Notwithstanding any provisions of this By-law to the contrary, in addition to those residential uses permitted in the R2 zone a retail store shall be permitted within the residence as an accessory use to a residence on the land in the “R2-7” zone.
- (c) All other provisions of this By-law, as amended, shall apply.

13.6.8 R2-8 (Added by By-law 214-2014)

- (a) Location: Lot 17, Plan 333, South Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an apartment dwelling containing a maximum of four dwelling units shall be permitted on the lands in the “R2-8” zone as shown on Key Map 49 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 204-2014) subject to the following requirements:

i.	Minimum lot area	1000 m ²
ii.	Front Yard, minimum	7.5 m
iii.	Side yard, minimum	5.0 m
iv.	Rear yard, minimum	7.5 m
v.	Lot Coverage, maximum	40 %
vi.	Building height, maximum	10 m
vii.	Landscaped open space, minimum	20 %
viii.	Parking, minimum	1.5 spaces per unit
- (c) All other provisions of this By-law, as amended, shall apply.

13.6.9 R2-9 (Added by By-law 218-2014) (Murray Ct. Subdivision)

- (a) Location: Part of Former Registered Plan 489, Milverton Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the only permitted uses, buildings and structures located on the land in the “R2-9” zone as shown on Key Map 13 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. 218-2014) shall be as follows:
 - i. A single-detached dwelling in accordance with Section 12;
 - ii. A home occupation in accordance with Section 3;
 - iii. A group home dwelling in accordance with Section 12;
 - iv. A bed and breakfast establishment in accordance with Section 3;
 - v. A public park; and
 - vi. Uses, buildings and structures accessory to the permitted uses.
- (c) Notwithstanding the provisions of Section 12.2 or 13.2 of By-law No. 30-1999 to the contrary, the following zone provisions shall apply to the land in the “R2-9” zone as shown on Key Map 13 of Schedule “A” to this By-law (also shown on

Schedule “A” to By-law No. 218-2014):

i.	Lot Area, interior (minimum)	380 m ²
ii.	Lot Area, exterior (minimum)	480 m ²
iii.	Lot Frontage, interior (minimum)	11 m
iv.	Lot Frontage, exterior (minimum)	16 m
v.	Interior Side Yard (minimum)	1.5 m
vi.	Exterior Side Yard (minimum)	6 m

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

13.6.10 R2-10 (Added by By-law 218-2014) (Murray Ct. Subdivision)

(a) Location: Part of Former Registered Plan No. 489, Milverton Ward

(b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the only permitted uses, buildings and structures located on the land in the “R2-10” zone as shown on Key Map 13 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. 218-2014) shall be as follows:

- i. A single-detached dwelling in accordance with Section 13.6.9;
- ii. A semi-detached dwelling;
- iii. One dwelling unit of a semi-detached dwelling;
- iv. A home occupation in accordance with Section 3;
- v. A public park; and
- vi. Uses, buildings and structures accessory to the permitted uses.

(c) Notwithstanding the provisions of Section 13.2 of By-law No. 30-1999 to the contrary, the following zone provisions shall apply to the land in the “R2-10” zone as shown on Key Map 13 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. 218-2014):

- i. Lot Area, interior (minimum):

Semi-detached dwelling on one lot	540 m ²
One unit of a semi-detached dwelling	270 m ²
- ii. Lot Area, exterior (minimum):

Semi-detached dwelling on one lot	630 m ²
One unit of a semi-detached dwelling	360 m ²
- iii. Lot Frontage, exterior (minimum):

Semi-detached dwelling on one lot	21 m
One unit of a semi-detached dwelling	12 m
- iv. Interior Side Yard (minimum) 2 m
Except that no side yard applies to the common wall or lot line separating the two dwelling units which constitute a semi-detached dwelling.

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

13.6.11 R2-11 (Added by By-law 218-2015) (Lindner Ct. Subdivision, Shakespeare)

- (a) Location: Lots 2, 14 and 15, Registered Plan 44M-57, (Draft Plan No. PE-15-01), North Easthope Ward.
- (b) Notwithstanding Section 13.2.3 or 12.2.3 of By-law No. 30-1999 to the contrary, the minimum front yard in the "R2-9" zone shall be 3 m measured from the closest boundary of a turning circle block, and shall be 7.5 m from the side of a turning circle block which abuts a public street.
- (c) Notwithstanding Section 3.56 and 3.57 of By-law No. 30-1999 to the contrary, the minimum front yard for an Attached Garage and/or a Detached Garage shall be 6 m measured from the closest boundary of a turning circle block.
- (d) All other provisions of this By-law, as amended, shall apply.

13.6.12 R2-12 (added by By-law No. 218-2015) (Lindner Ct. Subdivision, Shakespeare) (amended by By-law No. 202-2016) (Wilson St. Subdivision, Shakespeare)

- (a) Locations: Lots 12 and 13, Registered Plan 44M-57, North Easthope Ward; Lot 17, Registered Plan _____, (Draft Plan No. PE-16-01), South Easthope Ward;
- (b) Notwithstanding Section 13.2.4 or 12.2.4 of By-law No. 30-1999 to the contrary, the minimum interior side yard which abuts Block 16, Registered Plan 44M-57, shall be 7.5 m.
- (c) Notwithstanding Section 13.2.4 or 12.2.4 of By-law No. 30-1999 to the contrary, the minimum southerly interior side yard for Lot 17, Registered Plan _____, (Draft Plan No. PE-16-01) shall be 7.5 m.
- (d) All other provisions of this By-law, as amended, shall apply.

13.6.13 R2-13 (added by By-law No. 218-2019)

- (a) Location: Lots 19-24 (inclusive) and Lots 29-34 (inclusive), Draft Plan No. PE-14-01 (Last Revised December 2, 2019), Milverton Ward;
- (b) Notwithstanding Section 13.2.4 of By-law No. 30-1999 to the contrary, the minimum required interior side yard for a semi-detached dwelling shall be 1.2 m for a one-storey semi-detached dwelling and 1.7 m for a two-storey semi-detached dwelling, except that no side yard applies to the common wall or lot line separating the two dwelling units which constitute a semi-detached dwelling.
- (c) Notwithstanding Section 13.2.5 of By-law No. 30-1999 to the contrary, the minimum required exterior side yard shall be 6.0 m.
- (d) All other provisions of this By-law, as amended, shall apply.

13.6.14 R2-14 (added by By-law No. 212-2022)

- (a) Location: Lot 6, Concession 3, Milverton Ward

- (b) Notwithstanding the corresponding provisions of Section 13.2 of By-law No. 30-1999 to the contrary, the following provisions shall apply to the land in the R2-14 Zone as shown on Key Map 15 of Schedule “A” to this By-law (also shown on Schedule “A” to the By-law No. 212-2024):
 - a. Minimum Interior Lot Frontage for single-detached dwellings on Lots 13, 14, 16: 11.0 m
 - b. Minimum Interior Lot Area for semi-detached dwellings: 620 m²
 - c. Minimum Interior Side Yard for single and semi-detached dwellings: 1.5 m
 - d. Minimum Exterior Side Yard: 4.5 m
 - e. Minimum Distance Separation Reduction of 45 m for Lots 10 to 15 from 41 Mill Street, Milverton
- (c) All other provisions of this By-law, as amended, shall apply.

13.6.15 R2-15 (added by By-law No. 205-2024)

- (a) Location: Lots 21 & 22, Plan 331, South Easthope Ward
- (b) Notwithstanding the provision of Sections 13.6.15 of By-law No. 30-1999 to the contrary, the following provisions shall apply to the land in the R2-15 Zone as shown on Key Map 49 of Schedule “A” to By-law No. 30-1999:
 - a. Minimum Side Yard Width: 1.2 m
- (c) All other provisions of this By-law, as amended, shall apply

SECTION 14 - RESIDENTIAL ZONE (R3)

14.1 Permitted Uses

- (a) An apartment dwelling;
- (b) Row or townhouse dwellings;
- (c) A nursing home, home for the aged or rest home;
- (d) A home occupation in accordance with Section 3;
- (e) A public park;
- (f) Uses, buildings and structures accessory to the permitted uses.

14.2 Zone Regulations (revised by By-law No. 209-2002)

14.2.1 Lot Area (minimum)

- (a) Apartment dwelling: 700 m² for the 1st dwelling unit plus 100 m² for each additional dwelling unit
- (b) Row/townhouse dwelling: 200 m² per dwelling unit
- (c) Nursing home, home for the aged, rest home: 700 m² plus 50 m² per bed

14.2.2 Lot Frontage (minimum)

30 m, except that street-front townhouse units on individual lots shall provide a minimum lot frontage of 7 m for each dwelling unit.

14.2.3 Front Yard (minimum) 7.5 m

14.2.4 Interior Side Yard (minimum) 6 m except that no side yard applies to the common wall or lot line separating two dwelling units within a row or townhouse dwelling.

(Amended by By-law 201-2025)

14.2.5 Exterior Side Yard Width (minimum)

Row or Townhouse Dwellings 4.2 m
All other permitted uses 7.5 m

14.2.6 Rear Yard (minimum) 7.5 m

(Amended by By-law 201-2025)

14.2.7 Lot Coverage for all Dwellings and Accessory Buildings/Structures (maximum) 45%

14.2.8 Building Height (maximum) 10 m

14.2.9 Landscaped Open Space (minimum) 30 %

14.2.10 Floor Area (minimum)

Apartment dwelling:

Floor Area per dwelling unit: 55 m²

Row or Townhouse dwelling:

Ground Floor Area per dwelling unit

1 or 1 ½ storey dwelling: 70 m²

2 or 2 ½ storey dwelling: 50 m²

14.2.11 More Than One Dwelling Permitted on a Lot

More than one building containing dwelling units may be located on one lot provided that:

(a) The separation distances between buildings shall be in accordance with the Building Code; and

(b) All other requirements are complied with.

14.2.12 Planting Strip

A planting strip shall be provided in accordance with Section 5.21 adjacent to every portion of any lot line that abuts an "R1" or "R2" zone or an existing residential lot with a dwelling thereon.

14.3 Special Zones

14.3.1 R3-1

(a) Location: Part Lots 390, 391 and 392, R.P. 363, Milverton Ward (formerly RM-106)

(b) Notwithstanding any provision of this By-law to the contrary, the maximum number of dwelling units on the land in the "R3-1" zone shall be 22.

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

14.3.2 R3-2 (Revised by By-law No. 206-2023)

(a) Location: Blocks 28 and 29, Lots 30 to 35, 38, 39, 41, 44, 45 and 46, Blocks 36, 37, 40, 42 and 43 Registered Plan----- (Draft Plan 31T-92001), Milverton Ward, Township of Perth East

(b) Units, which as described in deed or other document legally capable of conveyable an interest in land and which is on record in the Land Registry Office may front onto private roads, provided they connect to a Public Road.

(c) Required lot area, lot frontage, lot coverage, setbacks and landscaped open space shall be calculated based on the total land area that is subject to registered

Site Plan Approval under the Planning Act.

- (d) Interior Side Yard width between two end walls that are not common walls shall be a minimum of 3.0 meters.
- (e) All other provisions of By-law No. 100-1998, as amended, shall apply.

14.3.3 R3-3

- (a) Location: Lot 11 & Pt. Lot 25, R.P. 363 (Milverton Ward)
- (b) Notwithstanding any provisions of this By-law to the contrary, the land in the "R3-3" zone may also be used for uses described as a rental/storage business, an automobile repair business, a sign painting business, a tool and dye business, an automobile sales business and an equipment repair business. Such business uses are permitted to the extent that they don't conflict with any use on the subject property permitted by Section 14.1. The site requirements of Section 16 shall apply to the permitted business uses.
- (c) All other provisions of this By-law, as amended, shall apply.

14.3.4 R3-4

- (a) Location: Lot 22 and part of Block 26, Registered Plan 535, Milverton Ward (formerly RM-126)
- (b) Notwithstanding any provisions of this By-law to the contrary, the land in the "R3-4" zone shall be used only for one four-unit residential building and uses, buildings, and structures accessory thereto.
- (c) All other provisions of this By-law, as amended, shall apply.

14.3.5 R3-5 (Added by by-law 213-2006)

- (a) Location: Lot 398 and part of Lot 399, Registered Plan No. 363, Milverton Ward
- (b) Notwithstanding the provisions of Section 14.1 of By-law No. 30-1999 to the contrary, an additional use described as a medical office and clinic shall be permitted in a portion of the nursing home building situated on the land in the "R3-5" zone as shown on Key Map 10 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 213-2006).
- (c) Notwithstanding the provisions of Section 14.2.4 of By-law No. 30-1999 to the contrary, the minimum northerly side yard for a nursing home/long term care building on the land in the "R3-5" zone as shown on Key Map 10 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 213-2006) shall be 0.0 m.
- (a) Notwithstanding the provisions of Section 14.2.6 of By-law No. 30-1999 to the contrary, the minim rear yard for a nursing home/long term care building on the land in the "R3-5" zone as shown on Key Map 10 of Schedule "A" to By-law No. 30-1999

(also shown on Schedule "A" to By-law No. 213-2006) shall be 7.0 m.

- (b) Notwithstanding the provisions of Section 5.17.4 of by-law No. 30-1999 to the contrary, there shall be no parking area setback along the common side lot line between the land in the "R3-5" zone and the land in the "R3-6" zone as shown on Key Map 10 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 213-2006).
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

14.3.5A R3-5A (added by By-law No. 215-2004)

- (a) Location: Part of Block 26, Registered Plan No. 535, Milverton Ward
- (b) Notwithstanding the provisions of Section 14.2.1 of By-law No. 30-1999 to the contrary, the maximum number of dwelling units permitted on the land in the "R3-5" zone as shown on Key Map 13 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 215-2004) shall be eight dwelling units.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

14.3.6 R3-6 (added by By-law No. 218-2014)

- (a) Location: Part of Former Registered Plan No. 489, Milverton Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the only permitted uses, buildings and structures located on the land in the "R3-6" zone as shown on Key Map 13 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. 218-2014) shall be as follows:
 - i. A single-detached dwelling in accordance with Section 13.6.9;
 - ii. A semi-detached dwelling in accordance with 13.6.10;
 - iii. One dwelling unit of a semi-detached dwelling in accordance with 13.6.10;
 - iv. Row or townhouse dwellings;
 - v. A home occupation in accordance with Section 3;
 - vi. A public park; and
 - vii. Uses, buildings and structures accessory to the permitted uses.
- (c) Notwithstanding the provisions of Section 14.2 of By-law No. 30-1999 to the contrary, the following zone provisions shall apply to the land in the "R3-6" zone as shown on Key Map 13 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. 218-2014):
 - i. Interior Side Yard (minimum) 2 m (except that no side yard applies to the common wall or lot line separating two dwelling units within a row or townhouse dwelling)
- (d) All other provisions of this By-law, as amended, shall apply.

14.3.7 R3-7 (added by By-law No. 218-2014)

- (a) Location: Part of Former Registered Plan No. 489, Milverton Ward

(b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an apartment dwelling within the “R3-7” zone shall not exceed 12 dwelling units.

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

14.3.8 R3-8 (added by By-law No. 218-2014)

(a) Location: Registered Plan No. 489, Milverton Ward

(b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an apartment dwelling within the “R3-8” zone shall not exceed 6 dwelling units.

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

14.3.9 R3-9 (added by By-law No. 203-2016) (Draft Plan No. PE-16-02, Milverton Ward)

(a) Location: Block 6, Registered Plan _____, (Draft Plan No. PE-16-02), Milverton Ward;

(b) Notwithstanding Section 14.1 of By-law No. 30-1999 to the contrary, the only permitted uses within the “R3-9” zone shall be limited to:

- i. A street-front row or townhouse dwelling;
- ii. Uses, buildings and structures accessory to the permitted uses.

(c) Notwithstanding Section 14.2.1 (b) of By-law No. 30-1999 to the contrary, the minimum lot area for a row or townhouse dwelling within the “R3-9” zone shall be:

- i. 250m² per interior dwelling unit;
- ii. 600m² per exterior dwelling unit;

(d) Notwithstanding Section 14.2.2 of By-law No. 30-1999 to the contrary, the minimum front yard for a street-front row or townhouse dwelling within the “R3-9” zone shall be 6m.

(e) Notwithstanding Section 14.2.10 of By-law No. 30-1999 to the contrary, the minimum gross floor area for a street-front row or townhouse dwelling within the “R3-9” zone shall be 100m².

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

14.3.10 R3-10 (added by By-law No. 212-2022)

(a) Location: Lot 6 Concession 3, Milverton Ward

(b) Notwithstanding the corresponding provisions of Section 14.3 of By-law No. 30-1999 to the contrary, the following provisions shall apply to the land in the R3-10 Zone as shown on Key Map 15 of Schedule “A” to this By-law (also shown on Schedule “A” to the By-law No. 212-2024):

- a. Minimum Exterior Side Yard for Row or Townhouses: 4.5 m
- b. Minimum Interior Side Yard for Row or Townhouses: 1.5 m
- c. Maximum Lot Coverage for Row or Townhouses: 50%

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

14.3.11 R3-11 (added by By-law No. 215-2024)

- (a) Location: Lot 31, Plan 363, Milverton Ward
- (b) Notwithstanding the provisions of Section 15.2, 5.17 and 5.20 of By-law No. 30-1999 to the contrary, the following provisions shall apply to the land in the C1-10 Zone as shown on Key Map 12 of Schedule “A” to By-law No. 30-1999:
 - i. Minimum Lot Frontage: 1.0 m
 - ii. Minimum Interior Side Yard: 0 m
 - iii. Minimum Exterior Side Yard: 0 m
 - iv. Minimum Read Yard: 0.5 m
 - v. Maximum Building Height: 12 m
 - vi. Minimum Parking Spaces per residential dwelling unit: 1
 - vii. Minimum Parking Spaces for all commercial uses: 6
 - viii. Minimum front yard setbacks for Unenclosed Porches, Steps, Decks, Verandahs, Balconies, Ramps and Patios: 0 m
 - ix. Minimum Uncovered Surface Parking Area setback: 0 m

14.3.13 R3-13 (added by By-law No. 205-2026)

- (a) Location: Plan 363, Part Lot 88, RP 44R-6235, Part 1, Milverton Ward
- (b) Notwithstanding the provisions of this By-law to the contrary, on lands zoned “R3-13”, the following provisions shall apply:
 - i. Minimum lot frontage – street-front townhouse dwelling unit – 6.5m
 - ii. Minimum interior side yard (north) – street-front townhouse dwelling: 2.0m
 - iii. Minimum interior side yard (south) – street-front townhouse dwelling: 3.4m
 - iv. Required parking spaces for street-front townhouse dwellings do not need to be accessible independently and may be located end to end within a driveway

SECTION 15 - COMMERCIAL (C1)

15.1 Permitted Uses

- A bakery;
- A bank or financial establishment;
- A beer/liquor store, including an on-premises brewing/ wine-making establishment;
- A bus depot;
- A business or professional office;
- A commercial or private school;
- A commercial recreational use;
- A convenience store;
- A day nursery;
- A department store;
- A dressmaking or tailor shop;
- A drug store;
- A dry-cleaning depot or establishment;
- A farm produce sales outlet;
- A farmers' market;
- A film processing establishment;
- A florist shop;
- A funeral home;
- A government office;
- A grocery store;
- A home occupation in accordance with Section 3;
- A hotel;
- A laundromat;
- A medical clinic;
- A movie video rental/sales establishment;
- A parking lot or area;
- A personal service shop;
- A pet shop;
- A post office;
- A printing establishment;
- A private club;
- A public building;
- A public park;
- A rental shop;
- A repair shop;
- A retail store;
- A tavern;
- A taxi stand;
- A theatre;
- An art, dance, music or photography studio;
- An assembly hall;
- An automobile repair establishment, sales and service establishment; and/or service station;

- An eating establishment, restaurant or take-out;
- An emergency vehicle depot/office;
- An existing dwelling subject to Section 13;
- An institutional use;
- Dwelling units in the rear and/or on the upper floor(s) of a commercial building;
- Uses, buildings and structures accessory to the permitted uses.

15.2 Zone Regulations (amended by By-law 208-2010)

15.2.1 Lot Area (minimum) 200 sq. m

15.2.2 Lot Frontage (minimum) 6.0 m

15.2.3 Front Yard (minimum) 3.0 m

15.2.4 Interior Side Yard (minimum) 1.2 m except where a side lot line abuts a residential zone the minimum side yard shall be 3 m.

15.2.5 Exterior Side Yard (minimum) 3.0 m

15.2.6 Rear Yard (minimum) 6.0 m except where a rear lot line abuts a residential zone the minimum rear yard shall be 7.5 m.

15.2.7 Lot Coverage (maximum) No Maximum

15.2.8 Building Height (maximum) 10 m

15.2.9 Landscaped Open Space No Minimum

15.2.10 Planting Strip

A planting strip shall be provided in accordance with Section 5.21 adjacent to every portion of any lot line that abuts a residential zone.

15.2.11 Outdoor Storage

In accordance with Section 10.2.13.

15.2.12 Outdoor Display Area

In accordance with Section 10.2.14.

15.2.13 Automobile Service Station

In accordance with Section 10.3.

15.2.14 Exemption from Sight Triangle

The sight triangle requirements of Section 5.16 shall not apply in the "C1" zone.

15.3 Special Zones

15.3.1 C1-1 (added by By-law 203-2010)

- (a) Location: Part Lot 113 Plan 363, Milverton Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an additional use described as a single detached dwelling shall be permitted, as shown on Key Map 11 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 203-2010).
- (c) Notwithstanding any provisions of By-law 30-1999 to the contrary, the regulations outlined in section 12.2 shall apply to residential uses on these lands.
- (d) All other provisions of this By-law, as amended, shall apply.

15.3.2 C1-2 (added by by-law 208-2010)

- (a) Location: Lot 7, Registered Plan 435 and Part Lot 22, Concession 1, North Easthope Ward (Shakespeare) (formerly HC-7)
- (b) Notwithstanding any provision of this By-law to the contrary, a shopping centre containing no more than four businesses located in a single building having a maximum ground floor area of 480 m² shall be permitted in the "C1-2" zone.
- (c) Permitted uses shall be in accordance with Section 15.1, except the following uses shall not be permitted:
 - Restaurant uses, with the exception that one of the four businesses may be a coffee shop type restaurant, defined as a business which prepares, serves and sells for immediate consumption on-site or for take-out light lunches (i.e. sandwiches, salads, soups only and no fried or grilled food); foods such as donuts, muffins, croissants, cookies; non-alcoholic beverages; ice-cream and similar products, and including a drive-through or take-out window.
 - Automobile repair establishment, automobile sales and service establishment, and automobile service station, except that one of the four businesses may be an auto glass and sunroof installation business;
 - A hotel; and
 - A funeral home.
- (d) All other provisions of this By-law, as amended, shall apply.

15.3.3 C1-3 (added by By-law 208-2010)

- (a) Location: Part of Lot 20, Concession 1, North Easthope Ward (Shakespeare) (formerly M1-7)
- (b) Notwithstanding any provision of this By-law to the contrary, in addition to the uses permitted by Section 15.1, the land in the "C1-3" zone may be used for a

contractor's yard and shop.

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

15.3.4 C1-4 (added by By-law 208-2010)

- (a) Location: Part of Lot 20, Concession 1, North Easthope Ward (Shakespeare) (formerly M1-8)
- (b) Notwithstanding any provision of this By-law to the contrary, in addition to the uses permitted by Section 15.1, the land in the "C1-4" zone may be used for a transportation terminal.
- (c) All other provisions of this By-law, as amended, shall apply.

15.3.5 C1-5 (added by By-law 208-2010)

- (a) Location: Part of Lot 20, Concession 1, North Easthope Ward (Shakespeare) (formerly HC-1)
- (b) Notwithstanding any provision of this By-law to the contrary, the following additional requirements shall apply in the "C1-5" zone:
- | | | |
|------|--|-------|
| i. | Front Yard, Minimum | 19 m |
| ii. | East Interior Side Yard, Minimum | 4.5 m |
| iii. | West Interior Side Yard, Minimum | 7.5 m |
| iv. | Rear Yard, Minimum (from North Hill Drive) | 12 m |
- (c) All other provisions of this By-law, as amended, shall apply.

15.3.6 C1-6 (added by By-law 208-2010)

- (a) Location: Part of Lot 20, Concession 1, North Easthope Ward, (Part 3, Plan 44R-1741) (Shakespeare) (formerly HC-8)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "C1-6" zone may be used for permitted uses and for a retirement home provided the residential accommodation component of such retirement home is located within the existing building, subject to the following additional requirements:
- | | | |
|------|--|-------|
| i. | Front Yard, Minimum | 19 m |
| ii. | East Interior Side Yard, Minimum | 4.5 m |
| iii. | West Interior Side Yard, Minimum | 7.5 m |
| iv. | Rear Yard, Minimum (From North Hill Drive) | 12 m |
- (c) All other provisions of this By-law, as amended, shall apply.

15.3.7 C1-7 (added by By-law 208-2010)

- (a) Location: Part of Lots 10 and 11, Registered Plan 333, South Easthope Ward (formerly C-14)

- (b) Notwithstanding any provisions of this By-law to the contrary, the land in the "C1-7" zone shall be used only for a use described as dry storage. Such dry storage shall be confined to indoor storage only and it does not include storage of chemicals, solvents, or cleaning substances of any kind.
- (c) All other provisions of this By-law, as amended, shall apply.

15.3.8 C1-8 (added by by-law 219-2008 and 208-2010)

- (a) Location: Lot 4 and Part of Lot 5, Registered Plan 333, South Easthope Ward
- (b) Notwithstanding any provisions of Section 15 of By-law No. 30-1999 to the contrary, in addition to the uses permitted by Section 15.1 a single detached dwelling shall be a permitted use.
- (c) Notwithstanding any provisions of Section 15 of By-law No. 30-1999 to the contrary, the minimum lot area and minimum lot frontage requirement for lands in the C1-8 zone as shown on Key Map 49 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 219-2008) shall be 640 m² and 20 m respectively.
- (a) All other provisions of this By-law, as amended, shall apply.

15.3.9 C1-9 (added by By-law 206-2022)

- (a) Location: Lots 1, 2 and 3, Plan 334, South Easthope Ward (Shakespeare)
- (b) Notwithstanding the uses permitted in the C1 Zone by Section 15.1 of By-law No. 30-1999, the uses permitted in the C1-9 Zone, as shown on Key Map 49 of Schedule "A" to By-law No. 30-1999 (and also shown on Schedule "A" to By-law No. 206-2022), shall be limited to the following uses:
 - i. A business or professional office;
 - ii. A home occupation in accordance with Section 3 of By-law No. 30-1999;
 - iii. A person service shop;
 - iv. A rental shop;
 - v. A retail store;
 - vi. An art studio or a photography studio, but not a dance studio or a music studio;
 - vii. A retail use that is accessory to an art studio or a photography studio; and
 - viii. Dwelling units on the upper floors of a commercial building
- (c) Notwithstanding any provision of By-law No. 30-1999 to the contrary, the outdoor storage of foods and materials shall not be permitted.
- (d) Notwithstanding any provision of By-law No. 30-1999 to the contrary, outdoor display areas shall not be permitted
- (e) Notwithstanding any provisions of Section 15 of By-law No. 30-1999 to the contrary, the minimum rear yard setback in the C1-9 Zone shall be 3.0 m.

- (f) Notwithstanding, the provisions of Section 5.17 of By-law No. 30-1999 to the contrary, parking spaces in the C1-9 Zone shall be provided as follows:
 - i. The minimum number of parking spaces required for uses in the C1-9 Zone shall be:
 - For permitted residential uses, 1.5 parking spaces per dwelling unit; and
 - For permitted non-residential uses, 1 parking space per 30 m² of gross commercial floor area.
 - ii. An uncovered surface parking area in the C1-9 Zone may be permitted in the interior side yard provided that no part of that parking area, other than the driveway, is located closer than 0.3 m to any lot line.
 - iii. A required parking space for a residential use may be provided as a parking space within an attached garage.
- (g) Notwithstanding any provision of By-law No. 30-1999 to the contrary, no loading space is required to be provided.
- (h) All other provisions of By-law No. 30-1999, as amended, shall apply.

15.3.10 C1-10 (added by By-law 214-2024)

- (a) Location: Lot 301, Plan 363, Milverton Ward
- (b) Notwithstanding the provisions of Sections 15.2, 5.17 and 5.20 of By-law No. 30-1999 to the contrary, the following provisions shall apply to the land in the C1-10 Zone as shown on Key Map 12 of Schedule “A” to By-law No. 30-1999:
 - a. Minimum Lot Frontage: 1.0 m
 - b. Minimum Interior Side Yard: 0 m
 - c. Minimum Exterior Side Yard: 0 m
 - d. Minimum Rear Yard: 0.5 m
 - e. Maximum Building Height: 12 m
 - f. Minimum Parking Spaces per residential dwelling unit: 1
 - g. Minimum Parking Spaces for all commercial uses: 6
 - h. Minimum front yard setback for Unenclosed Porches, Steps, Decks, Verandahs, Balconies, Ramps and Patios: 0 m
 - i. Minimum Uncovered Surface Parking Area setback: 0 m

15.3.11 C1-11 (added by By-law 203-2025)

- (a) Location: Plan 363, Part Lot 303 and Plan 363, Lot 289, Lot 305, Milverton Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a contractor's yard shall be permitted on the subject lands, in addition to the permitted uses of the C1 zone.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply

SECTION 16 - HIGHWAY COMMERCIAL ZONE (C3)

16.1 Permitted Uses

Explanatory Note: See the servicing limitations of Sections 16.2.11 and 5.34.

- A beer/liquor store, including an on-premises brewing/ wine-making establishment;
- A building supply outlet and related hardware sales;
- A bus depot;
- A commercial recreational use;
- A convenience store;
- A dry-cleaning depot or establishment;
- A farm equipment sales, service, and repair establishment;
- A farm produce sales outlet;
- A farm supplies outlet;
- A farmers' market;
- A funeral home;
- A furniture and/or appliance store;
- A garden centre and nursery establishment;
- A laundromat;
- A lawn and garden equipment sales, service, and repair establishment;
- A medical clinic;
- A motel;
- A movie video rental/sales establishment;
- A parking lot;
- A personal service shop;
- A public building;
- A public park;
- A recreational vehicle sales, service, and repair establishment;
- A steel and equipment distributor;
- A taxi stand;
- A truck depot;
- A truck sales, service, and repair establishment;
- An animal clinic;
- An auction sales facility;
- An automobile gas bar;
- An automobile parts distributor;
- An automobile repair establishment;
- An automobile sales and service establishment;
- An automobile service station;
- An eating establishment, restaurant or take-out;
- An equipment sales and rental establishment;
- An existing dwelling subject to Section 13;
- An institutional use;
- An outdoor miniature golf establishment;
- Uses, buildings and structures accessory to the permitted uses, including an accessory office use and an accessory retail outlet.

16.2 Zone Regulations

16.2.1 Lot Area, Minimum 1000 m²

Except where sanitary sewers are not available, the minimum lot area shall be sufficient to accommodate a septic system approved by the appropriate authority, and such lot area shall not be less than: 1850 m²

16.2.2 Lot Frontage, Minimum 30 m

16.2.3 Font Yard, Minimum 10 m

16.2.4 Interior Side Yard, Minimum 6 m

16.2.5 Exterior Side Yard, Minimum 10 m

16.2.6 Rear Yard, Minimum 7.5 m

16.2.7 Lot Coverage, Maximum 40 %

16.2.8 Building Height, Maximum 10 m

16.2.9 Landscaped Open Space, Minimum 20 %

16.2.10 Planting Strip

A planting strip shall be provided in accordance with Section 5.21 adjacent to every portion of any lot line that abuts a Residential Zone or an existing residential lot with a dwelling thereon.

16.2.11 Servicing Requirements

- (a) Where municipal water and/or sewage services are not available, no highway commercial use shall be permitted which requires municipal water and/or sewage services.
- (b) No highway commercial use shall be permitted unless all requirements of the appropriate authority for sewage disposal are complied with.

16.2.12 Automobile Service Station

In accordance with Section 10.3.

16.2.13 Loading Space Requirements, Parking Requirements, etc.

In accordance with Section 5.

16.2.14 Outdoor Storage

In accordance with Section 10.2.13.

16.2.15 Outdoor Display Area

In accordance with Section 10.2.14.

16.3 Special Zones

16.3.1 C3-1 (formerly C3) (revised by By-law No. 204-2000)

- (a) Location: Lots 25, 26, 28 and 29, Registered Plan ____ (draft plan 31T92001), Milverton Ward
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the “C3-1” zone may also be used for the following uses, in addition to the uses permitted in the “C3” zone:
- A mini-storage establishment;
 - A millwrighting operation;
 - A cold storage plant;
 - An assembly hall;
 - A private or commercial club;
 - A custom workshop.
- (c) Notwithstanding the provisions of Section 16.2.8 of By-law No. 30-1999 to the contrary, the maximum building height for the land described as part of Lot 416, Registered Plan No. 363 in the Milverton Ward of the Township of Perth East, more particularly described as Lots 25 and 26 on the draft approved plan of subdivision identified as Draft Plan 31T92001, which land is shown in hatching on the attached map, Schedule “A” (Schedule “A” to By-law No. 204-2000), shall be 15 m.
- (d) Notwithstanding the provisions of Section 16.2.6 of By-law No. 30-1999 to the contrary, the minimum rear yard for the land described as part of Lot 416, Registered Plan No. 363 in the Milverton Ward of the Township of Perth East, more particularly described as Lots 25 and 26 on the draft approved plan of subdivision identified as Draft Plan 31T92001, which land is shown in hatching on the attached map, Schedule “A” (Schedule “A” to By-law No. 204-2000), shall be 7.5 m or equal to building height, whichever is the greater.
- (e) Notwithstanding the provisions of Section 5.17.2 of By-law No. 30-1999 to the contrary, one of the permitted ingress/egress driveways along Mill Street to the land described as Lot 416, Registered Plan No. 363 in the Milverton Ward of the Township of Perth East, more particularly described as Lots 25 and 26 on the draft approved plan of subdivision identified as Draft Plan 31T92001, which land is shown in hatching on the attached map, Schedule “A” (Schedule “A” to By-law No. 204-2000), shall have a maximum width of not greater than 30 m.
- (f) All other provisions of this By-law, as amended, shall apply.

16.3.2 C3-2 (revised by By-law No. 213-2003)

- (a) Location: Part Lot 16, Concession 7, (Millbank) Mornington Ward (formerly RC-3)

- (b) Notwithstanding the provisions of By-law No. 30-1999 to the contrary, the land in the “C3-2” zone shall be used only for a farm machinery and equipment sales and service establishment, a transport terminal, a fuel sales outlet, and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

16.3.3 C3-3 (revised by By-laws 209-2002 and 203-2015)

- (a) Location: Part of Lot 16, Concession 7, (Millbank) Mornington Ward (formerly HC-11)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the “C3-3” zone shall be used only for retail stores, personal service shops, financial institutions, business or professional offices, clinics, a carpentry workshop, one residential unit, and accessory uses, including indoor storage.
- (c) Notwithstanding any provision of this By-law to the contrary, the minimum required Exterior Side Yard shall be 6 m.
- (d) All other provisions of this By-law, as amended, shall apply.

16.3.4 C3-4

- (a) Location:
 - Part Lot 40, Concession 1, South Easthope Ward (formerly C-2)
 - Part Lot 41, Concession 1, South Easthope Ward (formerly C-6)
 - Part Lot 41, Concession 1, South Easthope Ward (formerly M1-3)
 - Part Lot 6, Concession 1, Ellice Ward (formerly C-6)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned “C3-4” shall be used only for an automobile sales and service establishment, an automobile repair establishment and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

16.3.5 C3-5

- (a) Location: Part Lot 39, Concession 1, South Easthope Ward (formerly C-3)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned “C3-5” shall be used only for a tourist establishment, a single-detached dwelling, a home occupation, and a bed and breakfast establishment.
- (c) All other provisions of this By-law, as amended, shall apply.

16.3.6 C3-6

- (a) Location: Part Lot 41, Concession 1, South Easthope Ward (formerly C-13)

- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned “C3-6” shall be used only for a personal service shop, a business or professional office, a repair shop, small engine repair, a contractor’s shop, storage and wholesale not including any retail, a model railroad hobby business, a single-detached dwelling, and a home occupation, provided that all non-residential uses shall be conducted within the existing 111.5 m² building situated on the southerly portion of the property.
- (c) All other provisions of this By-law, as amended, shall apply.

16.3.7 C3-7

- (a) Location:
Part Lot 15, Concession 1, Ellice Ward (formerly C-1)
Part Lot 15, Concession 1, Ellice Ward (formerly M1-5)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned “C3-7” shall be used only for a recreational vehicle sales and service establishment, an automobile sales and service establishment and an automobile repair establishment, but shall not include an automobile service station as a main use or associated with any other permitted use.
- (c) All other provisions of this By-law, as amended, shall apply.

16.3.8 C3-8

- (a) Location: Part Lot 6, Concession 1, Ellice Ward (formerly C-2)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned “C3-8” shall be used only for a business or professional office.
- (c) All other provisions of this By-law, as amended, shall apply.

16.3.9 C3-9

- (a) Location:
Part Lot 6, Concession 1, Ellice Ward (formerly C-7)
Part Lot 6, Concession 1, Ellice Ward (formerly C-8)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned “C3-9” shall be used only for a retail store, a personal service shop, a clinic, a business or professional office, an automobile service station, an automobile sales and service establishment, a parking lot, and accessory uses including dwelling units in a portion of the non-residential building provided the commercial use is not an automobile service station or an automobile sales and service establishment.
- (c) All other provisions of this By-law, as amended, shall apply.

16.3.10 C3-10

- (a) Location: Part Lot 6, Concession 1, Ellice Ward (formerly C)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned “C3-10” shall be used only for a garden centre and nursery establishment, commercial greenhouses, a retail store, and one single-detached dwelling.
- (c) All other provisions of this By-law, as amended, shall apply.

16.3.11 C3-11

- (a) Location: Part of Lot 1, Concession 3, Ellice Ward (formerly C-3)
Part of Lot 1, Concession 3, Ellice Ward (formerly C-4)
- (b) Notwithstanding any provision of this By-law to the contrary, the permitted uses on the land in the “C3-11” zone shall be an automobile sales establishment, automobile service station, retail stores, personal service shops, public garages, financial institutions, business or professional offices, clinics, eating establishments, hotels, and funeral homes.
- (c) All other provisions of this By-law, as amended, shall apply.

16.3.12 C3-12

- (a) Location: Part of Lot 1, Concession 3, Ellice Ward (formerly C3-5)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the “C3-12” zone shall be used only for an automobile sales establishment, a carpentry shop/woodworking business, and accessory uses, excluding any accessory residential use. The permitted carpentry shop/woodworking business shall have a maximum gross floor area of 200 m² and shall not be permitted any outdoor storage of material or goods.
- (c) All other provisions of this By-law, as amended, shall apply.

16.3.13 C3-13 (added by By-law No. 212- 2001)

- (a) Location: Part of Lot 41, Concession 1, South Easthope Ward
- (b) Notwithstanding the provisions of Sections 16.1 of By-law No. 30-1999 to the contrary, the only permitted uses on the land in the “C3-13” zone as shown on Key Map 47 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 212-2001) shall be an automobile sales and service establishment, an automobile repair establishment, a woodworking/cabinet making and paint shop business, and accessory uses.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

16.3.14 C3-14 (added by By-law No. 214-2004 and revised by By-law 203-2017)

- (a) Location: Lot 11 and part of Lot 25, Plan No. 363, Milverton Ward
- (b) Notwithstanding the provisions of Section 16.1 of By-law No. 30-1999 to the contrary, the following uses shall be permitted on the land in the “C3-14” zone as shown on Key Map 13 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 214-2004):
 - i. A mixed-use commercial and townhouse/apartment residential development. Driveway access to any residential use developed on the Lot 25 portion of the subject land shall be by a driveway to Main Street through the Lot 11 portion of the subject land and the residential use shall be subject to the provisions of Section 14 of By-law No. 30-1999, excepting Section 14.2.2.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

16.3.15 C3-15 (added by By-law No. 212-2009)

- (a) Location: Lot 7, Plan 393, South Easthope Ward
- (b) Notwithstanding the provisions of Section 16 of By-law No. 30-1999 to the contrary, the only permitted uses on the land in the “C3-15” zone as shown on Key Map 47 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 212-2009) shall be a single dwelling unit, a business or professional office (not including a medical clinic, massage therapist, veterinary clinic or similar use) and accessory uses.
- (c) Notwithstanding any other provisions of this by-law to the contrary a minimum of 14 parking spaces shall be provided on the lands in the “C3-15” zone as shown on Key Map 47 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 212-2009).
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

16.3.16 C3-16 (added by By-law 212-2010)

- (a) Location: Part of Lot 222 and part of Church Alley, Plan 363, Milverton Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an accessory residential unit may be permitted within the existing building, in the “C3-16” zone as shown on Key Map 12 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 212-2010).
- (c) Notwithstanding any other provisions of this By-law to the contrary, an accessory residential unit shall only be permitted provided that the commercial use in the building is not an automobile/vehicle repair establishment, an automobile/vehicle body repair and painting establishment or a farm or small implement repair facility.
- (d) All other provisions of this By-law, as amended, shall apply.

16.3.17 C3-17 (added by By-law 205-2016)

- (a) Location: Part of Lot 16, Concession 7 (described as Pt. _____ on RP 44R-_____, Millbank) (formerly Township of Mornington)
- (b) Notwithstanding the provisions of Section 17.1 of By-law No. 30-1999 to the contrary, additional permitted uses described as follows shall be permitted on the land in the “C3-17” zone as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 205-2016):
- i. A furniture warehousing and retailing business;
 - ii. A home decorating store;
 - iii. A home improvement store;
 - iv. Accessory uses.
- (c) Notwithstanding the provisions of Section 16.2 of By-law No. 30-1999 to the contrary, manufacturing and/or finishing/refinishing of furniture associated with an existing furniture warehousing and retailing business on the same lot shall be permitted in accordance with the “Millbank Family Furniture Feasibility Study” dated February 23rd, 2017 prepared by R.J. Burnside & Associates Limited, and subject to the following Minimum Yard Requirements:
- i. To any lot line: 10m
 - ii. To any lot line that abuts a Residential Zone: 30m
- (d) All other provisions of this By-law, as amended, shall apply.

16.3.18 3-18 (added by By-law 208-2025)

- (a) Location: Part Park Lot 1, eg. Plan 321, South Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the area zoned “C3-18” shall be used only for the following permitted uses:
- A business or professional office;
 - A commercial recreation use;
 - A convenience store;
 - A farm equipment sales, service, and repair establishment;
 - A farm produce sales outlet;
 - A farmers’ market;
 - A furniture and/or appliance store;
 - A lawn and garden equipment sales, service, and repair establishment;
 - A personal service shop;
 - A recreational vehicle sales, service, and repair establishment;
 - An auction sales facility;
 - An automobile parts distributor;
 - An automobile repair establishment;
 - An automobile sales and service establishment;
 - An equipment sales and rental establishment

- An institutional use;
 - A school, commercial;
 - A day nursery;
 - A retail store;
 - An eating establishment, restaurant;
 - The manufacturing of custom cabinetry and related products, an accessory retail outlet, and retail store and accessory uses.
- (c) Notwithstanding the provisions of Sections 5.17 of By-law No. 30-1999 to the contrary, the following provisions shall apply to the land in the C3-18 Zone as shown on Key Map 47 of Schedule “A” to By-law No. 30-1999:
- a. Minimum Number of Parking Spaces
 - Business or Professional Office – 1 per 30 m² of gross floor area

SECTION 17 - INDUSTRIAL ZONE (M1)

17.1 Permitted Uses, Buildings and Structures

- Industrial uses which are primarily involved in manufacturing, assembling, processing, constructing, printing, preparing, finishing, treating, repairing, shipping, wholesaling, storing, or warehousing;
- A building supply outlet;
- A contractor's yard or shop;
- A fire hall;
- A laboratory or research facility;
- A motor vehicle washing establishment;
- A parking lot;
- A recycling depot;
- A window or plate glass establishment;
- An auction establishment, including a livestock auction facility;
- An equipment sales/rental establishment;
- Automobile repair establishment;
- Office uses and retail outlets accessory to the permitted uses and carried on in the same
- Building;
- Public works/utility buildings and yard;
- Uses accessory to the above permitted uses.

17.2 Requirements for Permitted Uses

17.2.1 Lot Area, Minimum 1850 sq. m

17.2.2 Lot Frontage, Minimum 30 m

17.2.3 Front Yard, Minimum 15 m

17.2.4 Interior Side Yard, Minimum 6 m

Except when abutting a Residential Zone or a residential lot containing a dwelling, the minimum side yard shall be 10 m.

17.2.5 Exterior Side Yard, Minimum 15 m

17.2.6 Rear Yard, Minimum 6 m

Except when abutting a Residential Zone or a residential lot containing a dwelling, the minimum rear yard shall be 10 m.

17.2.7 Lot Coverage, Maximum 40 %

17.2.8 Building Height, Maximum 12 m

17.2.9 Planting Strip

A planting strip shall be provided in accordance with Section 5.21 adjacent to every portion of any lot line that abuts any Residential Zone or existing residential lot with a dwelling thereon.

17.2.10 Servicing Requirement

Any industrial use shall be a “dry” industrial operation where the only waste water discharges in addition to storm drainage are from ancillary facilities such as employee washrooms, the indirect cooling of machinery, and the pressure testing of equipment, and the industrial operation shall not produce liquid effluent from its processing nor require the direct consumption of water. This provision shall not apply where municipal approval is granted for the use of municipal water and/or sanitary sewer services.

17.2.13 Outdoor Storage

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

- (a) The outdoor storage is accessory to the use of the main building on the lot;
- (b) Such outdoor storage complies with the yard requirements when abutting a Residential Zone or a residential lot with a dwelling;
- (c) Any portion of the lot area used for outdoor storage shall be completely concealed from view from the street or an abutting lot in a Residential Zone or a residential lot with a dwelling, by a planting strip, fence, decorative masonry wall, or existing building on the lot, or combination thereof.

17.2.14 Outdoor Display Area

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

- (a) Such outdoor display area is accessory to the main use on the lot;
- (b) Such outdoor display area shall be set back a minimum distance of 2 m from a front or exterior side lot line, and such outdoor display shall comply with the interior side and rear yard requirements for the main building when abutting a Residential Zone or a residential lot with a dwelling;
- (c) No outdoor display area shall be permitted in a required sight triangle on corner lots;
- (d) Such outdoor storage shall not block-off or restrict access to the lot;
- (e) Such outdoor display area is kept in a neat and attractive manner.

17.2.15 Loading Space Requirements, Parking Requirements, etc.:

In accordance with Section 5.

17.2.16 Sales Area

No sales area or retail area accessory to a permitted industrial use shall exceed 10 % of the gross floor area of the building.

17.3 Special Zones

17.3.1 M1-1 (Stratford Municipal Airport)

- (a) Location: Lots 40 & 41, Part of Lot 39, and the Closed Road Allowance Between Lots 40 & 41, Concession 5; Lot 38 and Part of Lots 39, 40, and 41, Concession 6, North Easthope Ward (formerly A1-9)
- (b) Notwithstanding any provision of this By-law to the contrary, the permitted uses in the area zoned "M1-1" shall be limited to a federally licensed and/or certified airport and related airport activities and/or uses. The permitted airport activities and/or uses shall be limited to an airport terminal building; airport administrative offices; customs offices; airport coffee shop; flying school; flying club; weather forecasting office and equipment; aircraft navigational office and equipment; aircraft refueling service area with underground fuel storage tanks; temporary air freight storage in a municipally owned building (maximum floor area of 240 m²); aircraft charter rental and leasing service; aircraft storage hangars and aircraft tie-down areas; aircraft maintenance, repair, and service, including engine repair; airport maintenance equipment building; airport electrical building; airport beacon and other navigational equipment; garbage storage area; vehicle parking areas; and accessory uses to these airport related activities and/or uses.
- (c) The airport related activities and/or uses shall be located on the southerly portion of Lots 40 and 41, Concession 5 and shall be subject to the following setbacks:
 - i. Minimum front yard - 20 m;
 - ii. Minimum easterly side yard - 100 m;
 - iii. Minimum westerly side yard - 100 m;
 - iv. Minimum setback of 490 m from neighbouring livestock and/or poultry buildings and structures.
- (d) All other provisions of this By-law, as amended, shall apply.

17.3.2 M1-2

- (a) Location: Lot 219, Registered Plan 363, Milverton Ward
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "M1-2" zone may also be used for a funeral home.
- (c) All other provisions of this By-law, as amended, shall apply.

17.3.3 M1-3

- (a) Location: Part Lot 315, Registered Plan 363, Milverton Ward

(b) Notwithstanding any provision of this By-law to the contrary, the land in the "M1-3" zone may also be used for one accessory dwelling unit not exceeding 45 m² gross floor area.

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

17.3.4 M1-4

(a) Location: Part Lots 16 and 17, Concession 6, (Millbank) Mornington Ward (formerly RC-2)

(b) Notwithstanding any provision of this By-law to the contrary, the land in the "M1-4" zone shall be used only for a blacksmith shop and accessory uses including one accessory dwelling unit.

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

17.3.5 M1-5

(a) Location: Lots 159 to 163, Registered Plan 260, (Millbank) Mornington Ward (formerly RC-4)

(b) Notwithstanding any provision of this By-law to the contrary, the land in the "M1-5" zone shall be used only for the storage and sale of farm machinery and equipment, a welding shop and accessory uses.

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

17.3.6 M1-6

(a) Location: Part Lot 6, Concession 14, Mornington Ward (formerly M1-1)

(b) Notwithstanding any provision of this By-law to the contrary, the land in the "M1-6" zone shall be used only for a truss manufacturing business and accessory uses.

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

17.3.7 M1-7

(a) Location:
Part Lot 6, Concession 3, Mornington Ward (formerly M1-30)
Part Lot 6, Concession 3, Mornington Ward (formerly M1-21)
Part Lot 6, Concession 3, Mornington Ward (formerly M1-22)

(b) Notwithstanding any provision of this By-law to the contrary, the land in the "M1-7" zone shall be used only for a contractor's shop and yard, including the storing and retailing of related materials, warehousing, and accessory uses including one accessory dwelling unit.

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

17.3.8 M1-8 (revised by By-law No. 209-2002)

- (a) Location: Part Lot 7, Concession 3, Mornington Ward (formerly M-13)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the “M1-8” zone shall be used only for an automobile repair establishment and accessory uses, buildings and structures, including one accessory dwelling unit in a portion of the non-residential building which existing at the date of passing of this By-law and the enlargement thereof.
- (c) All other provisions of this By-law, as amended, shall apply.

17.3.9 M1-9

- (a) Location: Part Lots 1 and 2, Registered Plan 287, (Newton) Mornington Ward (formerly M1-14) Part Lot 20, Concession 5, South Easthope Ward (Sebastopol) (formerly M1-1)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned “M1-9” shall be used only for an automobile repair establishment and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

17.3.10 M1-10

- (a) Location: Lots 58 to 60 inclusive, Registered Plan 260 and part of land described by Instrument No. 165870 (Millbank) Mornington Ward (formerly M1-15)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned “M1-10” shall be used only for the manufacturing of machinery and equipment related to the forest industry, and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

17.3.11 M1-11 (provisions deleted by By-law 215-2018)

17.3.12 M1-12

- (a) Location:
Part Lot 9, Concession 6, (Newton) Mornington Ward (formerly M1-11)
Part Lot 9, Concession 7, (Newton) Mornington Ward (formerly M1-18)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned “M1-12” shall be used only for a millwrighting business, a metal/steel fabricating shop, a welding shop and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

17.3.13 M1-13 (Modified by 209-2017)

- (a) Location: Part Lot 15, Concession 6, (Millbank) Mornington Ward (formerly M1-24)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "M1-13" shall be used only for a feed mill, farm supply outlet and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

17.3.14 M1-14

- (a) Location: Part Lot 9, Concession 7, (Newton) Mornington Ward (formerly M1-25)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "M1-14" shall be used only for a contractor's yard and shop and accessory uses, subject to the following additional requirements:
 - i. Lot Frontage, Minimum 0 m
 - ii. Provided that access from Crescent Avenue shall be obtained over the land in the "HVR-7" zone.
 - iii. Lot Coverage, Maximum 10 %
 - iv. Planting Strip - The provisions of Section 17.2.9 shall also apply to any lot line abutting any HVC zone.
- (c) All other provisions of this By-law, as amended, shall apply.

17.3.15 M1-15

- (a) Location:
 - Part Lot 40, Concession 1, South Easthope Ward (formerly M1-4)
 - Part Lot 40, Concession 1, South Easthope Ward (formerly M1-10)
 - Part Lot 20, Concession 10, Ellice Ward (formerly M1-2)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned M1-15 shall be used only for a salvage or wrecking yard, an automobile repair establishment, an automobile sales and service establishment and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

17.3.16 M1-16

- (a) Location:
 - Part Lot 16, Concession 2, Mornington Ward (Poole) (formerly M1-8)
 - Part Lot 40, Concession 1, South Easthope Ward (formerly M1-5)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "M1-16" shall be used only for a contractor's yard and shop, and a single-detached dwelling.
- (c) All other provisions of this By-law, as amended, shall apply.

17.3.17 M1-17 (deleted by By-law 212-2009)

17.3.18 M1-18 (revised by By-law No. 211- 2002)

- (a) Location: Part Lot 22, Concession 1, South Easthope Ward (formerly M1-7)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned “M1-18” shall be used only for a building supply outlet and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

17.3.18A M1-18A (deleted by By-law No. 215-2006)

17.3.19 M1-19 (amended by by-law 205-2012)

- (a) Location: Part of Park Lot 1, Plan 321, South Easthope Ward (formerly M1-9)
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the area zoned “M1-19” shall be used only for the manufacture of custom cabinetry and related products, an accessory retail outlet, and retail store and accessory uses on the lands zoned “M1-19” as shown on Key Map 47 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 205-2012).
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

17.3.20 M1-20

- (a) Location: Part Lot 21, Concession 5, South Easthope Ward (Sebastopol) (formerly M1-11)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned “M1-20” shall be used only for a bulk fuel supply and storage depot and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

17.3.21 M1-21

- (a) Location: Part Lot 40, Concession 1, South Easthope Ward (formerly M1-14)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned M1-21 shall be used only for a contractor’s shop, an existing single-detached dwelling, and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

17.3.22 M1-22

- (a) Location:
 - Part Lot 12, Concession 16, Ellice Ward (formerly M1-1)
 - Part Lot 12, Concession 16, Ellice Ward (formerly M1-6)

- (b) Notwithstanding any provision of this By-law to the contrary, in addition to the uses permitted by Section 17.1, the area zoned M1-22 may be used for a farm equipment sales and service establishment, an automobile sales and service establishment and an animal clinic.
- (c) All other provisions of this By-law, as amended, shall apply.

17.3.23 M1-23 (revised by By-law No. 203-2005)

- (a) Location: Lot 4, Registered Plan No. 503, Ellice Ward (formerly M1-4)
- (b) Notwithstanding any provisions of this By-law to the contrary, the area zoned "M1-23" as shown on Key Map 21 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 203-2005) shall be used only for a contractor's yard and shop, a clothing manufacturing and wholesaling business, a warehousing and storage use, and accessory uses, including an office use, retailing, and a residential use.
- (c) The accessory residential use as permitted by Clause (b) above shall be in the form of an apartment dwelling located within the existing industrial building on the subject property. The apartment dwelling shall have a minimum floor area of 55 m².
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

17.3.24 M1-24 (revised by By-law No. 206-2004)

- (a) Location: Part of Lot 1, Concession 3 and part of Lot 1, Concession 4, Ellice Ward
- (b) Notwithstanding the provisions of Section 17.2 of By-law No. 30-1999 to the contrary, the only permitted uses on the land in the "M1-24" as shown on Key Map 39 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 206-2004) shall be an equipment storage and repair business (including heavy equipment such as cranes); indoor storage and warehousing uses; a contractor's shop; light industrial uses that are conducted indoors and which do not require municipal water or sewage services; and accessory uses (including an office use carried on in the same building as the main use).
- (c) Notwithstanding the provisions of Section 17.2.3 of By-law No. 30-1999 to the contrary, the minimum front yard for the land in the "M1-24" zone as shown on Key Map 39 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 206-2004) shall be 22.5 m.
- (d) Notwithstanding the provisions of Section 17.2.7 of By-law No. 30-1999 to the contrary, the maximum ground floor area of buildings permitted on the land in the "M1-24" zone as shown on Key Map 39 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 206-2004) shall be 1,350 m².

- (e) Notwithstanding the provisions of Section 17.2.13 of By-law No. 30-1999 to the contrary, the outdoor storage of goods or materials used in connection with the permitted uses on the land in the "M1-24" zone as shown on Key Map 39 Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 206-2004) shall be limited to the rear yard area of the main building.
- (f) All other provisions of By-law No. 30-1999, as amended, shall apply.

17.3.25 M1-25

- (a) Location: Part Lot 6, Concession 1, Ellice Ward (formerly M1-11)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "M1-25" shall be used only for the extraction of sand and gravel and a contractor's yard and shop.
- (c) All other provisions of this By-law, as amended, shall apply.

17.3.26 M1-26 (revised by By-law No. 209-2002)

- (a) Location: Part Lot 15, Concession 1, Ellice Ward (formerly M1-5)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "M1-26" shall be used only for an automobile repair shop and accessory uses, including an accessory single-detached dwelling.
- (c) All other provisions of this By-law, as amended, shall apply.

17.3.27 M1-27

- (a) Location: Part Lot 41, Concession 1, South Easthope Ward (formerly M1-2)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "M1-27" shall be used only for a furniture repair and upholstery business and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

17.3.28 M1-28 (added by By-law No. 211-2000)

- (a) Location: Part of Lot 20, Concession 5 (also described as Part of Lot 5, Registered Plan No. 329), South Easthope Ward
- (b) Notwithstanding the provisions of Section 17.1 of By-law No. 30-1999 to the contrary, the following use provisions shall apply in addition to those set out in Section 17.1 for the land in the "M1-28" zone as shown on Key Map 54 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 211-2000):
 - i. Additional Permitted Uses: a business or professional office, a government office, a parking lot or area, a private club, a public building, a rental shop,

a repair shop, an automobile repair establishment, an automobile sales and service establishment, an emergency vehicle depot/office, and one dwelling unit in the rear and/or on the upper floor of a commercial building.

- ii. Additional Prohibited Uses: feedmills, grain drying/processing operations, livestock trucking establishment, and livestock assembly and/or auction facility.
- (c) Notwithstanding the provisions of Section 17.2.4 of By-law No. 30-1999 to the contrary, the minimum northerly side yard for the land in the “M1-28” zone as shown on Key Map 54 of By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 211-2000) shall be 7.5 m.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

17.3.29 M1-29 (deleted by By-law No. 211-2015)

17.3.30 M1-30 (Added by By-law 208-2006)

- (a) Location: Part of Lot 15, Concession 6, Mornington Ward
- (b) Notwithstanding the provisions of Section 17.1 of By-law No. 30-1999 to the contrary, the land in the “M1-30” zone as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 208-2006) shall be used only for a use described as a construction/contractor shop and yard.
- (c) Notwithstanding the provisions of By-law No. 30-1999 to the contrary, the requirements of Sections 17.2.4 and 17.2.9 shall be applied as if the northerly boundary of the “M1-30” zone was a lot line.
- (d) Notwithstanding the provisions of Section 17.2.13 of By-law No. 30-1999 to the contrary, any outdoor storage associated with the construction/contractors shop and yard area shall be limited to the rear yard area of “M1-30” zoned area and shall not be permitted in any required front or interior side yard area. A planting strip shall be established along the southerly, westerly, and northerly sides of “M1-30” zoned area in accordance with the requirements of the Site Plan Agreement that is required for the permitted use of the subject property.
- (e) Notwithstanding the provisions of Sections 17.3.1 and 17.3.2 of By-law No. 30-1999 to the contrary, the minimum lot area and minimum lot frontage requirements for the “M1-30” zoned area together with the abutting “HVR-28” zoned area shall be 5,900 m² and 83 m, respectively.
- (f) All other provisions of By-law No. 30-1999, as amended, shall apply.

17.3.31 M1-31 (Added by by-law 215-2006) (Amended by By-law 205-2019)

- (a) Location: Part of Lots 2, 3, and 4, Registered Plan No. 321, Part of Lots 1 and 2, Registered Plan No. 393, and Part of Lot 40, Concession 1, South Easthope Ward
- (b) Notwithstanding the provisions of Section 17.1 of By-law No. 30-1999 to the

contrary, the only permitted use on the land in the “M1-31 zone as shown on Key Map 47 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 215-2006) shall be uses described as an antique and collectibles sales, storage, warehousing, furniture sales, appliance sales and repair business, an indoor/covered public storage use, and accessory uses, excluding any accessory residential use.

- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

17.3.31 M1-31(A) (added by By-law No. 220-2006)

- (a) Location: Lots 48 and 49 and part of Lots 34 and 35, Registered Plan No. 333 in the South Easthope Ward.
- (b) Notwithstanding the provisions of Section 17.1 of By-law No. 30-1999 to the contrary, the permitted uses on the land in the “M1-31” zone as shown on Key Map 49 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 220-2006) shall be a contractor’s shop and yard, a carpentry/cabinet making business and industrial uses where industrial use activities are limited to inside operations.

- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

17.3.32 M1-32 (Added by By-law 214-2015)

- (a) Location: Part of Lots 348 & 417, Plan 363, Milverton Ward
- (b) Notwithstanding the provisions of Section 17.1 of By-law No. 30-1999 to the contrary, industrial uses which are primarily involved in manufacturing, assembling, processing, and constructing shall not be permitted in the “M1-32” zone as shown on Key Map 10 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 214-2015).
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

17.3.33 M1-33 (Added by By-law 209-2017)

- (a) Lot 10, Registered Plan 484 (Newton)
- (b) Notwithstanding any provisions of this By-law to the contrary, the area zoned “M1-33” on Key Map 6 to By-law No. 30-1999 (also shown in hatching on Schedule “A” to By-law No. 209-2017) may only be used for:
- i. An industrial use within the existing shed, and expansion thereto; and
 - ii. An accessory residential use being a single-detached dwelling, and accessory buildings, subject to the provisions of Section 9.2 regarding single-detached dwellings.
- (a) All other provisions of this By-law, as amended, shall apply.

17.3.34 M1-34 (Added by By-law 207-2021)

- (a) Location: Part Lot 9, Concession 7, Part 1 of Reference Plan 44R-3903,

Mornington Ward, Township of Perth East (4478 Perth Line 72, Newton)

- (b) Notwithstanding provisions of this By-law to the contrary, the area zoned M1-34 as shown on Key Map 6, to the By-law No. 30-1999 may only be used for:
- An industrial use for the manufacturing of roofing materials including the assembly, processing, constructing, finishing, shopping, wholesaling, storing or warehousing;
 - A building supply outlet
 - A contractor's yard or shop
 - An equipment sales/rental establishment
 - Office uses and retail outlet accessory to the permitted uses and carried on in the same building
 - Uses accessory to the above permitted uses
- (c) An acoustic barrier of at least 1.8 m high and 30 m long is required on the East side of the property as specified in the Noise Impact Assessment report (April 2021) prepared by R.J. Burnside and Associates for the subject property is required.
- (d) One parking space is required per 80 m² of gross floor area.

17.3.35 M1-35 (Added by MZO, November 21, 2021)

- 1) This section applies to lands located in the area shown as Industrial Zone (M1-35). Location: Part Lot 6, Concession 2, Mornington Ward, Township of Perth East
- 2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,
- (a) Uses identified within the Industrial Zone (M1) of the Zoning By-law;
 - (b) Uses identified within the Agricultural Commercial/Industrial Zone (ACM) of the Zoning By-law;
 - (c) An animal clinic providing animal husbandry services;
 - (d) A farm equipment establishment;
 - (e) A farm supply outlet; and
 - (f) A storm water management facility.
- 3) The zoning requirements set out for the Industrial Zone (M1) in the Zoning By-law apply to the uses permitted under clause (2) (a).
- 4) The zoning requirements set out for the Agricultural Commercial/Industrial Zone (ACM) in the Zoning By-law apply to the uses permitted under clauses (2) (b) to (e).
- 5) The zoning requirements set out for the Industrial Zone (IN) in the Zoning By-law apply to the uses permitted under clause (2) (f).

SECTION 18 - INSTITUTIONAL ZONE (IN)

18.1 Permitted Uses, Buildings and Structures

- (a) Institutional uses;
- (b) Accessory uses, buildings, and structures.

18.2 Requirements for Permitted Uses, Buildings, and Structures

18.2.1 Lot Area, Minimum 900 sq. m

18.2.2 Lot Frontage, Minimum 15 m

18.2.3 Front Yard, Minimum 7.5 m

18.2.4 Interior Side Yard, Minimum 4.5 m

18.2.5 Exterior Side Yard, Minimum 7.5 m

18.2.6 Rear Yard, Minimum 7.5 m

18.2.7 Lot Coverage, Maximum 40 %

18.2.8 Building Height, Maximum 12 m

18.2.9 Landscaped Open Space, Minimum 30 %

18.2.10 Parking Requirements:

In accordance with Section 5.

18.2.11 Supplementary Requirements - Existing Institutional Uses

The enlargement of existing institutional uses located outside of a designated Settlement Area as identified in the County of Perth Official Plan shall satisfy the minimum distance separation requirements from adjacent livestock facilities as determined through the application of the MDS I.

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

18.3 Special Zones

18.3.1 IN-1

- (a) Location: Part Lot 15, Concession 13, Mornington Ward (Hesson) (formerly I-5)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "IN-1" shall be used only for institutional uses described as a church, a school, a cemetery, and accessory uses, excluding any accessory residential use. The

minimum lot frontage for this land shall be 24 m.

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

18.3.2 IN-2 (added by By-law No. 205-2003)

- (a) Location: Part of Lot 21, Concession 7, Ellice Ward

- (b) Notwithstanding the provision of Section 18.2.5 of By-law No. 30-1999 to the contrary, the minimum exterior side yard for the enlargement of an existing Church on the land in "IN-2" zone as shown on Key Map 37 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 205-2003) shall be 2.7 m.

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

18.3.3 IN-3 (added by By-law No. 215-2015)

- (a) Location: Part of Lot 208, Plan 363, Milverton Ward

- (b) Notwithstanding Section 18.1 of By-law No. 30-1999 to the contrary, an additional use described as a funeral reception center shall be permitted on the land within the "IN-3" Zone as shown on Key Map 11 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 215-2015) subject to the following additional provisions:

- Other uses associated with a funeral home, such as the preparation of a dead human body for interment or cremation, shall be prohibited.

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

18.3.4 IN-4 (added by By-law No. 206-2020)

- (a) Location: Part of Lot 58, Registered Plan 511, and RP 44R-4168, Parts 1 & 2, Ellice Ward)

- (b) Notwithstanding Section 18.1 of By-law No. 30-1999 to the contrary, additional uses being:
- 3 residential dwelling units; and
 - Commercial music/recording studio shall be permitted on the land within the "IN-4" zone as shown on Key Map 45 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 206-2020) subject to a site plan agreement pursuant to the provisions of Section 41 of the Planning Act, R.S.O. 1990

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

SECTION 19 - PARK AND RECREATION ZONE (PR)

19.1 Permitted Uses, Buildings and Structures

- (a) Recreational uses;
- (b) Conservation areas;
- (c) Community centres;
- (d) Arenas and/or baseball diamond facilities and/or sports fields;
- (e) A parking area;
- (f) Accessory uses, buildings and structures.

19.2 Requirements for Permitted Uses, Buildings, and Structures

In accordance with Section 18.2.

19.3.1 PR-1 (added by By-law No. 219-2001)

- (a) Location: Lots 108, 130, 131, 132, 139, 140, 141, 162, 163, and 164, and parts of the closed Fraser (James), Wellington, and West Streets, Registered Plan No. 333.
- (b) Notwithstanding the provisions of Section 19.1 of By-law No. 30-1999 to the contrary, the area zoned "PR-1" as shown on Key Map 49 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 219-2001) shall be used only for outdoor recreational uses consisting of a baseball diamond, soccer field, toboggan hill, passive park, playground, and accessory uses, excluding any accessory parking lot or parking area. Provision for the required parking area and parking spaces for the permitted recreational use shall be made by the Optimist Club of Shakespeare on the neighbouring community centre lands.
- (c) A Site Plan Agreement pursuant to the provisions of Section 41 of the Planning Act shall be required prior to the development or use of the subject lands for the permitted uses as noted above.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

19.3.2 PR-2 (added by By-law No. 211-2005)

- (a) Location: Part of Lot 3, Concession 2, Ellice Ward
- (b) Notwithstanding the provisions of Sections 19.2 and 18.2.8 of By-law No. 30-1999 to the contrary, the maximum building height for the buildings on the land zoned "PR-2" shall be 14 m.
- (c) Notwithstanding the provisions of Sections 19.2 and 18.2.9 of By-law No. 30-1999

to the contrary, the minimum landscaped open space requirement for the land in the "PR-2" zone shall be 27 %.

- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

19.3.3 PR-3 (added by By-law 205-2010)

- (a) Location: Part of Lot 14, Concession 2, North Easthope Ward
- (b) Notwithstanding any provisions of this By-law to the contrary, the existing residence shall be recognized as a permitted use and the extension or enlargement of an existing permanent residence associated with a camp and retreat centre shall be permitted on the land in the "PR-3" zone as shown on Key Map 50 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 205-2010).
- (c) Notwithstanding any provisions of this By-law to the contrary, a second dwelling unit shall be permitted as an accessory use to the permitted camp and retreat centre on the lands in the "PR-3" zone as shown on Key Map 50 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 205-2010). If the camp and retreat centre use ceases this second dwelling shall be removed from the property or the building may be converted to a permitted use.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

19.3.4 PR-4 (added by By-law No. 218-2014)

- (a) Location: Part of Former Registered Plan No. 489, Milverton Ward
- (b) Notwithstanding the provisions of Section 19.1 of By-law No. 30-1999 to the contrary, a storm water management area for use in conjunction with the surrounding lands shall be permitted on the lands within the "PR-4" zone as shown on Key Map 13 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 218-2014).
- (c) All other provisions of this By-law, as amended, shall apply.

SECTION 20 - NATURAL RESOURCES / ENVIRONMENT ZONE ONE (NRE1)

Explanatory Note: The “NRE1” zone classification applies to Provincially Significant Natural Resource/Environment Areas (e.g. Provincially Significant Wetlands, Significant Wildlife Habitat, and Significant Areas of Natural and Scientific Interest (Life Science) as identified in the County of Perth Official Plan.

20.1 Permitted Uses

- Conservation;
- Uses existing on the date of passing of this By-law.

20.2 Permitted Buildings and Structures

Buildings and structures existing on the date of passing of this By-law.

20.3 Regulations

20.3.1 General

The minimum front, rear and side yards, the maximum lot coverage and building height of buildings and structures existing at the date of passing of this By-law shall constitute the minimum or maximum requirements, as the case may be, for such existing buildings and structures.

20.3.2 Woodlot Provisions

20.3.2.1 Clearing Prohibition

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

20.3.2.2 Building Prohibition

The construction or placement of new buildings or structures in a woodlot (as defined in the County of Perth Tree By-law) shall be prohibited. Where a building or structure presently exists in a woodlot, a one-time enlargement of that building or structure shall be permitted provided such on-time enlargement does not exceed 25 % of the floor area of the existing building or structure.

20.4 Special Zones

20.4.1 NRE1-1 (added by By-law 203-2011)

- (a) Location: Part of Lots 38, 39, 40 and 41, Concessions 5 and 6, North Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the area zoned NRE1-1 is subject to the Stratford Municipal Airport Zoning regulations registered as instrument number 358214. The “NRE1-1” Zone shall not preclude the trimming or removal of trees that have grown into or are located within the

approach surface, transitional surface, outer surface or as otherwise defined and permitted in the Federal Zoning Regulation for these lands as shown on Key Map 39 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "B" to By-law No. 203-2011).

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

SECTION 21 - NATURAL RESOURCES / ENVIRONMENT ZONE TWO (NRE2)

Explanatory Note: The “NRE2” zone applies to locally significant natural areas identified in the Perth County Official Plan.

21.1 Permitted Uses

- Conservation;
- Forestry;
- Maple syrup production;
- Recreational trails existing on the date of passing of this By-law;
- Uses existing on the date of passing of this By-law.

21.2 Permitted Buildings and Structures

Buildings and structures existing on the date of passing of this By-law.

21.3 Regulations

Section 20.3 (NRE1) shall apply.

21.4 Special Zones

21.4.1 NRE2-1 (added by By-law No. 206-2000)

- (a) Location: Part of Lot 21, Concession 10, Ellice Ward
- (b) Notwithstanding the provisions of Section 21 of By-law No. 30-1999 to the contrary, one vehicle access trail shall be permitted in the woodlot area on the land in the “NRE2-1” zone as shown on Key Map 28 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 206-2000). This vehicle access trail is permitted in order to provide access to the rear of the subject land.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

21.4.2 NRE2-2 (added by By-law No. 218-2002)

- (a) Location: Part of Lot 17, Concession 7, North Easthope Ward
- (b) Notwithstanding the provisions of Section 21 of By-law No. 30-1999 to the contrary, the minimum lot area and lot frontage for the land in the “NRE2-2” zone in combination with the land in the “A-74” zone as shown on the Key Map 32 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 218-2002) shall be 15.34 hectares and 14.9 m, respectively. This 15.34-hectare lot shall be considered as an existing lot under the provisions of Section 5.29 of By-law No. 30-1999.

21.4.3 NRE2-3 (added by By-law No. 205-2005)

- (a) Location: Part of Lot 15, Concession 4, North Easthope Ward
- (b) Notwithstanding the provisions of Section 21 of By-law No. 30-1999 to the contrary, a building described as a storage shed accessory to an existing single-detached dwelling shall be permitted in an existing clearing in the woodlot area located on the land zoned "NRE2-3" as shown on Key Map 42 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 205-2005). The permitted storage shed and all construction activity associated with the storage shed shall be setback a minimum of 2 m from the tree drip-line for the woodlot area that surrounds the above-noted clearing.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

21.4.4 NRE2-4 (added by By-law 203-2011)

- (a) Location: Part of Lots 38, 39, 40 and 41, Concessions 5 and 6, North Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the area zoned "NRE2-4" is subject to the Stratford Municipal Airport Zoning regulations registered as instrument number 358214. The "NRE2-4" zone shall not preclude the trimming or removal of trees that have grown into or are located within the approach surface, transitional surface, outer surface or as otherwise defined and permitted in the Federal Zoning Regulation for these lands as shown on Key Map 39 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "B" to By-law No. 203-2011).
- (c) All other provisions of this By-law, as amended, shall apply.

21.4.5 NRE2-5 (added by By-law 220-2012)

- (a) Location: Part of Lot 5, Concession 7, North Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a single detached residence shall be a permitted use within the area zoned NRE2-5, as shown on Key Map 34 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 220-2012), subject to the following provisions:
 - The single detached residence, septic system and driveway shall only be permitted within a building envelope described as beginning at the south easterly corner of the lot, with a depth of 85 m to the west, then 24 m northerly, perpendicular to the southerly lot line, then 32 m to the east, then 9.0 m to the south, then 35 m to the east, and then 14.0 m to the south-east, ending 10.5 m north of the point of commencement, and subject to the following additional provisions:
 - Minimum front yard setback of 40 m for residence.

- Minimum southerly side yard setback of 2.75 m for residence.
- Maximum southerly side yard setback of 24 m for residence.
- Maximum front yard setback shall be 86 m for any part of all buildings and structures as measured along the southerly lot line.
- No accessory buildings or structures shall be permitted on any part of this lot.
- The maximum building footprint for the residence shall be 370 m².
- Only one driveway entrance shall be permitted to this property and driveway shall only be located at the southerly end of the property.

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

21.4.6 NRE2-6 (added by By-law 212-2014)

(a) Location: Part of Lot 40, Concession 4, North Easthope Ward

(b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a use described as a storage building shall be a permitted use within the area zoned NRE2-6, as shown on Key Map 39 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 212-2014), subject to the following provisions:

- The storage building, driveways, and septic system shall only be permitted within a clearing of the woodlot as established by this By-law, in compliance with the Edge Management Plan prepared July 11, 2014 by Dougan and Associates Ecological Consulting and Design, and subject to the following additional provisions:
 - Minimum Lot Area: 2.45 hectares
 - Maximum Woodlot Clearing Area: 0.22 hectares
 - Minimum Front Yard: 58 m
 - Minimum Southerly Side Yard: 52 m
 - Minimum Northerly Side Yard: 29 m
 - Minimum Rear Yard: 126 m
 - Maximum Ground Floor Area for the permitted use shall be 581 m².
 - The storage building may contain an accessory dwelling unit.
 - No accessory buildings or structures shall be permitted on any part of this lot.
 - No future enlargement of the permitted use shall be permitted.
 - No home occupation/secondary farm occupation shall be permitted.

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

21.4.7 NRE2-7 (added by By-law 207-2017)

- (a) Location: Part of Lot 15, Concession 7, in the Ellice Ward
- (b) Notwithstanding any provisions of this By-law to the contrary, the only uses, buildings, and structures permitted on the land located in the “NRE2-7” zone shall be a non-farm residential use, in the form of a single-detached dwelling, a home occupation in accordance with Section 3, a bed and breakfast establishment in accordance with Section 3, and accessory uses, buildings, and structures in accordance with Sections 3 and 5.
- (c) All other provisions of by-law No. 30-1999, as amended, shall apply.

21.4.8 NRE2-8 (added by By-law 204-2018)

- (a) Location: Part Lot 28 and 29, Concession 14, North Easthope Ward.
- (b) Notwithstanding the corresponding provisions of Section 21 of By-law No. 30-1999 to the contrary, no agricultural uses shall be permitted on lands shown as “NRE2-8” on Schedule “A” to By-law No. 30-1999.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

SECTION 22 - ADJACENT LAND OVERLAY AREA (AL)

The “AL” area is an “overlay” that is intended to apply to areas surrounding the following Natural Resource/Environment features: Provincially Significant Wetlands; Significant Habitat for Threatened or Endangered Species; Significant Wildlife Habitat; Areas of Natural and Scientific Interest (Life Science); and lands adjacent to watercourses and Municipal Drains. The “AL” overlay boundaries are intended to implement the policies of Section 11.5 of the County of Perth Official Plan. The provisions of the “AL” overlay as established by this By-law are to be applied in conjunction with the zone provisions for the “underlying” zones as established by this By-law.

22.1 Permitted Uses, Buildings and Structures in Accordance with the County of Perth Official Plan

In the “AL” overlay, Section 5.26 (Setbacks of Buildings and Structures Along Watercourses and Municipal Drains) shall apply in addition to the provisions of the underlying zone. The permitted uses, buildings, and structures in the “AL” overlay shall be the same as those that are permitted in the applicable “underlying” zone, but must satisfy the policies of Section 11.5 of the County of Perth Official Plan before they are to be permitted and before any required permits will be issued.

22.2 Adjacent Land Features

The areas surrounding Natural Resource/Environment features identified in the County of Perth Official Plan include: Provincially Significant Wetlands; Significant Habitat for Threatened or Endangered Species; Significant Wildlife Habitat; Areas of Natural and Scientific Interest (Life Science); and lands adjacent to watercourses and Municipal Drains.

When these features are in close proximity to each other, the adjacent lands will be identified with the appropriate combination of overlays (e.g. AL1/AL2).

22.2.1 AL1

- (a) Location: 120 Metre Adjacent Land Area Surrounding Provincially Significant Wetlands
- (b) Notwithstanding the provisions of Section 22.1 of this By-law to the contrary, development and site alteration may be permitted in an area within the “AL1” overlay. An environmental impact study or other appropriate study shall be undertaken to assess the impact on the development and site alteration, in accordance with Section 11.5.1.1 of the County of Perth Official Plan.
- (c) Notwithstanding paragraph (b) above, agricultural activities including plowing, seeding, harvesting, grazing, animal husbandry, and existing buildings associated with farming activities are permitted on lands within the “AL1” overlay without the need for an environmental impact study or

other appropriate study.

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

22.3 Special Zones

22.3.1. AL1-1

- (a) Location: Part Lot 11, Concession 14, Ellice Ward
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "AL1-1" may be used for a municipal landfill site and accessory uses.
- (c) All other provisions of this By-law, as amended, shall apply.

22.3.2 AL2

- (a) Location: 50 Metre Adjacent Land Area Surrounding Habitat for Threatened or Endangered Species
- (b) Notwithstanding the provisions of Section 22.1 of this By-law to the contrary, development and site alteration may be permitted in an area within the "AL2" overlay. An environmental impact study or other appropriate study shall be undertaken to assess the impact on the development and site alteration, in accordance with Section 11.5.2 of the County of Perth Official Plan.
- (c) Notwithstanding paragraph (b) above, agricultural activities including plowing, seeding, harvesting, grazing, animal husbandry, and existing buildings associated with farming activities are permitted on lands within the "AL2" overlay without the need for an environmental impact study or other appropriate study. In the case of new livestock facilities, corn dryers or other similar structures, an appropriate study may be required to show that such development will not negatively affect natural features of the ecological function of the habitat area.
- (d) All other applicable provisions of this By-law, as amended, shall apply.

22.3.3 AL3

- (a) Location: 30 Metre Adjacent Land Area Surrounding Significant Wildlife Habitats
- (b) Notwithstanding the provisions of Section 22.1 of this By-law to the contrary, development and site alteration may be permitted in an area within the "AL3" overlay. An environmental impact study or other appropriate study shall be required to assess the impact of the development and site alteration, in accordance with Section 11.5.3 of the County of Perth Official Plan.

- (c) Notwithstanding paragraph (b) above, agricultural activities including plowing, seeding, harvesting, grazing, animal husbandry, and existing buildings associated with farming activities are permitted on lands within the "AL3" overlay without the need for an environmental impact study or other appropriate study. In the case of new livestock facilities, corn dryers or other similar structures, an appropriate study may be required to show that such development will not negatively affect natural features of the ecological function of the habitat area.
- (d) All other applicable provisions of this By-law, as amended, shall apply.

22.3.4 AL4

- (a) Location: 30 Metre Adjacent Land Area Surrounding Areas of Natural and Scientific Interest (Life Science)
- (b) Notwithstanding the provisions of Section 22.1 of this By-law to the contrary, development and site alteration may be permitted in an area within the "AL4" overlay. An environmental impact study or other appropriate study shall be required to assess the impact of the development and site alteration, in accordance with Section 11.5.4 of the County of Perth Official Plan.
- (c) Notwithstanding paragraph (b) above, agricultural activities including plowing, seeding, harvesting, grazing, animal husbandry, and existing buildings associated with farming activities are permitted on lands within the "AL4" overlay without the need for an environmental impact study or other appropriate study. In the case of new livestock facilities, or corn dryers or other similar structures, an appropriate study may be required to show that such development will not negatively affect natural features of the ecological function of the Area of Natural and Scientific Interest (Life Science).
- (d) All other applicable provisions of this By-law, as amended, shall apply.

22.3.5 AL1-5 (added by By-law 203-2011)

- (a) Location: Part of Lots 38, 39, 40 and 41, Concessions 5 and 6, North Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the area zoned AL1-5 is subject to the Stratford Municipal Airport Zoning regulations registered as instrument number 358214. The "AL1-5" Zone shall not preclude the trimming or removal of trees that have grown into or are located within the approach surface, transitional surface, outer surface or as otherwise defined and permitted in the Federal Zoning Regulation for these lands as shown on Key Map 39 of Schedule "A" to By-law No. 30-

1999 (also shown on Schedule “B” to By-law No. 203-2011).

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

SECTION 23 - FLOOD PLAIN ZONE (FP)

Explanatory Note: The FP Zone applies to the flood plain (which includes the floodway and the flood fringe) where studies and detailed mapping have been approved by the appropriate Conservation Authority.

23.1 Permitted Uses

- (a) A public park;
- (b) Conservation;
- (c) Forestry;
- (d) Recreational trails;
- (e) Public works and utility facilities.

23.2 Permitted Buildings and Structures

The floodway portion of the flood plain shall be used only for buildings and structures necessary for flood or erosion control or for necessary municipal services, subject to the approval of the appropriate Conservation Authority.

The flood fringe portion of the flood plain may be used for buildings and structures for permitted uses, and may be used for uses, buildings and structures permitted in the applicable abutting zone, subject to the approval of the appropriate Conservation Authority.

23.3 Special Zones

23.3.1 FP-1

- (a) Location: Part of Lots 16 & 17, Concession 6, Mornington Ward (Millbank) (formerly EP-7)
- (b) Notwithstanding any provision of this By-law to the contrary, a residential use consisting of a single-detached dwelling shall be permitted on an approximate 4,400 metre portion of the FP-1 zoned area which is situated above the regulatory flood elevation as determined by the Grand River Conservation Authority. Such dwelling shall be setback a minimum of 20 m from the top of bank on the northeast side of the dwelling and a minimum of 8 m from the top of bank on all other sides of the dwelling. The septic tank and weeping tile system and the well to serve this dwelling shall be located above the regulatory floodline elevation as determined by the Grand River Conservation Authority and in accordance with the requirements of the appropriate approval agencies.
- (c) All other provisions of this By-law, as amended, shall apply.

23.3.2 FP-2 (added by By-law No. 208- 2001)

- (a) Location: Part of Lot 12, Concession 3, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot area for the land in the “FP-2” zone together with the land in the “A-3”, as shown on Key Map 18 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 208- 2001), shall be 21.4 hectares.

SECTION 24 - FLOOD AND FILL CONSTRAINT AREA OVERLAY (FFCA)

Explanatory Note: The FFCA Overlay applies to areas of natural hazards (other than those identified as flood plain), including areas susceptible to flooding, natural slopes (fill lines), unstable soils and wetlands, in accordance with Section 14 and Schedule “C” of the Perth County Official Plan.

24.1 Permitted Uses, Buildings, and Structures

Permitted uses, buildings and structures shall be those permitted by the applicable underlying zone, subject to the provisions of Section 5.26 and subject to the approval of the appropriate Conservation Authority and in accordance with Section 14 of the Perth County Official Plan.

SECTION 25 - FUTURE DEVELOPMENT ZONE (FD)

25.1 Permitted Uses, Buildings, and Structures

- (a) Uses, buildings, and structures lawfully existing on the date of passing of this By-law;
- (b) Agricultural uses, excluding buildings and structures;
- (c) Accessory uses, buildings, and structures lawfully existing on the date of passing of this By-law.

25.2 Site and Building Requirements

- (a) The minimum lot area, lot frontage, front yard, interior side yard, exterior side yard, and rear yard, and the maximum building height and lot coverage shall remain as they lawfully existed on the date of passing of this By-law.
- (b) Notwithstanding the foregoing, the enlargement of an existing single-detached dwelling and the enlargement or establishment of buildings and structures accessory thereto shall be permitted, subject to the provisions of Section 13.2.

25.3 Special Zones

25.3.1 FD-1

- (a) Location: Part of Lot 9, Concession 1, Mornington Ward (Newton) (formerly A-5)
- (b) Notwithstanding any provisions of this By-law to the contrary, the area zoned "FD-1" may also be used for use described as an electrical contracting business with an accessory dwelling. The site requirements of Section 17 shall apply to this use.
- (c) All other provisions of this By-law, as amended, shall apply.

25.3.2 FD-2

- (a) Location: Part of Block 26, Registered Plan 535, Milverton Ward (formerly D-127)
- (b) Notwithstanding any provisions of this By-law to the contrary, the only uses permitted on the land in the "FD-2" zone shall be existing uses and a storm water retention area.
- (c) All other provisions of this By-law, as amended, shall apply.

25.3.3 FD-3

- (a) Location: Part Lot 41, Concession 1, South Easthope Ward (formerly A2-7)

- (b) Notwithstanding any provisions of this By-law to the contrary, the permitted uses on the land in the “FD-3” zone shall be limited to one single-detached dwelling and accessory buildings and structures on one lot. Development for the permitted uses shall be by plan of subdivision.
- (c) All other provisions of this By-law, as amended, shall apply.

25.3.4 FD-4

- (a) Location: Part of Lot 16 & 17, Concession 6 (Morningside Ward) (Millbank) (formerly EP-7)
- (b) Notwithstanding any provision of this By-law to the contrary, a detached shed/garage to serve the single-detached dwelling permitted in the “FP-1” zone shall be permitted in the “FD-4” zone provided that such shed/garage is situated above the regulatory floodline elevation in a location approved by the Grand River Conservation Authority. The provisions of Section 6 of this By-law or buildings such as detached sheds/garages shall apply.
- (c) All other provisions of this By-law, as amended, shall apply.

25.3.5 FD-5 (added by By-law No. 206-2000)

- (a) Location: Part of Lot 21, Concession 10, Ellice Ward
- (b) Notwithstanding the provisions of Section 25.2 of By-law No. 30-1999 to the contrary, the minimum area for the land in the “FD-5” zone as shown on Key Map 28 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 206-2000) along with the remainder of the abutting land (zoned “NRE2-1” and “HVR”) which constitutes a single lot shall be 1.4 hectares.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

25.3.6 FD-6 (added by By-law No. 207- 2000)

- (a) Location: Part of Lot 15, Concession 6 (formerly Township of Morningside)
- (b) Notwithstanding the provisions of Section 25.2 of By-law No. 30-1999 to the contrary, the minimum lot area for the land in the “FD-6” zone as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 207-2000) along with the abutting property (which is zoned “Agricultural Zone (A)” and “Natural Resources/Environment Zone Two (NRE2)”) and which together constitute a single lot under the Planning Act shall be 59 hectares.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

25.3.7 FD-7 (added by By-law No. 203- 2001)

- (a) Location: Lots 169, 170, 171, 172, 173, 194, 195, 196, 197, and 198, part of Sharman Street (closed), part of Victoria Street (closed), part of Wellington Street (closed), and part of 1.006 metre reserve (closed), Registered Plan No. 261 in the Mornington Ward.
- (b) Notwithstanding the provisions of Section 25.2 of By-law No. 30-1999 to the contrary, the minimum lot area and the minimum lot frontage for the land in the “FD-7” zone in combination with the land in the “HVR-20” zone as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 203-2001) shall be 1.62 hectares and 18.6 m, respectively.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

25.3.7A FD-7A (removed by By-law No.210-2004)

25.3.8 FD-8 (added by By-law No. 202-2005, removed by By-law No.208-2006)

25.3.9 FD-9 (Added by By-law 202-2006)

- (a) Location: Part of Lot 399, Registered Plan No. 363, Milverton Ward
- (b) Notwithstanding the provisions of Section 25.2 of By-law No. 30-1999 to the contrary, the minimum lot area and the minimum lot frontage for the land in the “FD-9” zone as shown on Key Map 10 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 202-2006) shall be as they exist following the approval of Consent Application No. 32/05 by the County of Perth Land Division Committee.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

25.3.10 FD-10 (Added by By-law 215-2007)

- (a) Location: Part of Lot 17, Concession 6, Mornington Ward
- (b) Notwithstanding the provisions of Section 25.2(a) of By-law No. 30-1999 to the contrary, the minimum lot area and the minimum lot frontage for the land in the “FD-10” zone as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 215-2007) shall be as they exist following approval of consent applications B17/07 and B18/07 by the County of Perth land Division Committee.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

25.3.11 FD-11 (Added by By-law 204-2011)

- (a) Location: Part of Lots 97 and 147, Plan 363, Milverton Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a single residence and accessory buildings and structures shall be permitted on the land in the “FD-11” zone as shown on Key Map 11 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 204-2011)
- (c) Notwithstanding any provisions of By-law No. 30-1999 to the contrary the following additional provisions shall apply to any buildings and structures permitted by clause (b) above:
 - i. Minimum setback from the northerly property line of 80.0 m.
 - ii. Minimum setback from the easterly property line of 250 m
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

25.3.12 FD-12 (Added by By-law 201-2009)

- (a) Location: Lot 22, Concession 1, North Easthope Ward
- (b) Notwithstanding any provisions of Section 25 of By-law No. 30-1999 to the contrary, an existing single detached dwelling and accessory garage shall be a permitted use.
- (c) Notwithstanding any provisions of Section 25 of By-law No. 30-1999 to the contrary, the minimum lot area and minimum lot frontage requirement for lands in the FD-12 zone as shown on Key Map 41 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 201-2009) shall be 7600 m² and 70 m respectively.
- (d) All other provisions of this By-law, as amended, shall apply.

25.3.13 FD-13 (added by By-law 223-2013)

- (a) Location: Part Lot 46, Registrars Compiled Plan 511, Ellice Ward
- (b) Notwithstanding any provisions of Section 25 of By-law No. 30-1999 to the contrary, the minimum lot area for lands in the FD-13 zone in combination with the abutting “A” and “FP” zoned lands on Key Map 45 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 223-2013) shall be 36.0 hectares.
- (c) Notwithstanding any provisions of Section 25 of By-law No. 30-1999 to the contrary the minimum lot frontage for lands in the FD-13 zone in combination with the abutting “A” and “FP” zoned lands on Key Map 45 of Schedule “A” to By-law 30-1999 (also shown on Schedule “A” to By-law No 223-2013) shall be 20 m.

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

SECTION 26 - HOLDING ZONE (-H)

26.1 Permitted Uses, Buildings, and Structures

Uses, buildings and structures lawfully existing on the date of passing of the By-law which applies the Holding Symbol “(-H)”;

26.2 Zone Requirements

No new development and no enlargement of existing uses, buildings, and structures shall be permitted in a “(-H)” zone unless Council has passed a Zoning By-law to remove the holding symbol “(-H)”.

26.3 Site Specific Holding Provisions

26.3.1 -H1 (added by By-law No. 201-2000)

- (a) Location: Part of Lot 20, Concession 10, Ellice Ward
- (b) The land in the “HVR-H1” zone as shown on Key Map 20A of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 201-2000) shall not be used for any of the permitted “HVR” zone uses until such time that the current auto storage/wrecking yard use on the subject land is removed and an environmental report from a qualified environmental consultant indicating that the subject land is suitable for the permitted “HVR” zone uses is obtained and submitted to the Township. Should the report indicate that specific actions must be undertaken prior to the subject land being used for any of the permitted “HVR” zone uses, such actions must take place before the residential use of the subject land is established.
- (c) Prior to the establishment of any of the permitted “HVR” zone uses on the subject land, the “(-H1)” holding symbol must be removed through a further By-law amendment passed in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1999. A By-law amendment to remove the “(-H1)” holding symbol shall not be considered by the Township of Perth East Council until the provisions of Clause (b) above have been satisfied.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

26.3.2 -H3(a) (added by By-law No. 211-2004, amended by By-law No. 209-2009)

- (a) Location: Part of Lot 22, Concession 1, South Easthope Ward
- (b) Prior to the removal of the “-H2” provisions as established by this By-law, the owner of the land within the “ACM-22-H3(a)” zone shall:
 - i. Enter into a conditional building permit agreement with the Township of Perth East to address matters related to obtaining a certificate of approval prior to occupancy of the proposed building. The

conditional building permit agreement shall be registered on title to these lands.

- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

26.3.3 -H3 (added by By-law No. 204-2014)

- (a) Location: Lot 17, Plan 333, South Easthope Ward
- (b) Prior to the removal of the “-H3” provisions as established by this By-law, the owner of the land within the “R2-8-H3” zone shall:
- i. Enter into a Site Plan Agreement with the Township of Perth East for the conversion of the existing building to a multi-unit residential building.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

26.3.4 -H4 (added by By-law No. 201-2015)

- (a) Location: Part of Lot 73, Registrar’s Compiled Plan No. 363, Milverton Ward
- (b) Prior to the removal of the “-H4” provisions as established by this By-law, the owner of the land within the “R1-H4” zone shall:
- i. Provide the Township of Perth East the required financial securities and parkland fees in accordance with the Subdivision Agreement authorized by the Township of Perth East January 6th, 2015.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

26.3.5 -H4 (added by By-law No. 207-2019)

- (a) Location: Part of Lot 87, Reg. Comp. Plan 511, Ellice Ward
- (b) Prior to the removal of the “-H” provisions as established by this By-law, the owner of the land within the “AM-30-H5” zone shall:
- i. Provide the Township of Perth East the required justifying impact assessment (i.e. a “Feasibility Analysis” prepared in accordance with the Ministry of Environment, Conservation and Parks (MOECP) D-6 Guideline and which details a use specific evaluation of the industrial processes and the potential for off-site impacts on existing and proposed sensitive land uses); and
 - ii. Enter into a Site Plan agreement with the Township of Perth East as per Section 41 of the Planning Act R.S.O. 1990, c. P.13 which implements and/or secures any of the recommendations as specified by the justifying impact assessment as required by i) above.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

26.3.6 H-6 (added by By-law No. 221-2019)

- (a) Location: Lot 85, Registered Plan 260, Mornington Ward
- (b) Prior to the removal of the “-H6” provisions as established by the By-law, the owner of the land within the “HVR-52-H6” zone on Lot 85, Registered Plan 260, shall;
 - i. Provide a lot grading and drainage plan demonstrating the acceptable handling of drainage to the satisfaction of the Township of Perth East, and;
 - ii. Provide confirmation from a qualified professional, to the satisfaction of the Township of Perth East, that private individual water and sewage servicing can be provided prior to the construction of any residence/dwelling.
 - iii. All other provisions of By-law No. 30-1999, as amended, shall apply.

26.3.7 H-7 (added by By-law No. 214-2020)

- (a) Location: Any lands within the Township subject to the Holding “-H7” symbol.
- (b) To address concerns of site compatibility, prior to the removal of the Holding “-H7” provisions as established by this By-law, a Site Plan Agreement in accordance with Section 41 of the Planning Act, R.S.O. 1990 shall be executed with the Township addressing compatibility concerns with any nearby sensitive land use(s).
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply

26.3.8 H-8 (added by By-law No. 211-2020)

- (a) Location: Part Lot 10, Concession 2, Ellice Ward, in the Township of Perth East
- (b) Prior to the removal of the “-H8” provisions are established by this By-law, the owner of the land within the “A-H8” zone shall:
 - i. Demonstrate that a licensed archaeologist in the Province of Ontario was present during any on-site excavation work for the construction of a single detached dwelling, prior to the Township of Perth East releasing a Building Permit for construction works beyond the foundation. A foundation permit is permitted to be issued by the Township of Perth East, prior to the lifting of Holding Provision.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

26.3.9 H-9 (added by By-law No. 218-2022)

- (a) Location: Part Lot 9, Concession 14, Mornington Ward (formerly M1-9, in part)

- (b) Prior to the removal of the “-H-9” provision as established by this By-law, the owner of the land within the “ACM-31-H-9” zone shall:
 - i. Amend the existing Site Plan and Site Plan Agreement with the Township of Perth East to reflect the expansion of the existing facility on the subject property. Notwithstanding the holding provision, all existing uses shall continue to be permitted.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

26.3.10 H-10 (added by By-law No. 209-2024)

- (a) Location: Lots 16 & 17, Concession 4, Ellice Ward
- (b) Prior to the removal of the “A-H-10” zone shall:
 - i. Complete a flood study to the satisfaction of Upper Thames River Conservation Authority
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply

26.3.11 H-11 (added by By-law No. 212-2022)

- (a) Location: Lot 6 Concession 3, Milverton Ward
- (b) Prior to the removal of the “-H-11” provisions as established by this By-law, the owner of the land within the “M1-H-11” zone shall:
 - a. Complete and implement a Land Use Compatibility Study and a Scoped Traffic Brief prior to the approval of a Site Plan Application to assess the site-specific proposed use on the property
- (c) All other provisions of this By-law, as amended, shall apply.

26.3.12 H-12 (added by By-law No. 212-2022)

- (a) Location: Lot 6 Concession 3, Milverton Ward
- (b) Prior to the removal of the “-H-12” provisions as established by this By-law, the owner of the land within the “C3-H-12” zone shall:
 - a. Complete and implement a Land Use Compatibility Study and a Scoped Traffic Brief prior to the approval of a Site Plan Application to assess the site-specific proposed use on the property
- (c) All other provisions of this By-law, as amended, shall apply.

SECTION 27
ENACTMENT

This By-law shall come into force pursuant to Section 34(21) of The Planning Act, R.S.O. 1990.

Read a first and second time this 21st day of June, 1999.

Read a third time and finally passed this 21st day of June, 1999.

George Wicke, Mayor
George Wicke, Mayor

Constance J. Flanagan, Clerk
Constance J. Flanagan, Clerk

March 1, 2019

Consolidation History

Date	By-law Numbers Updated	Key Maps Updated
July 1, 2023	208-2021	41
	202-2023	24
	204-2023	17
	207-2023	53
October 1, 2023	206-2023	10
	208-2023	9
	225-2023	44
January 1, 2024	201-2023	5
	209-2023	20
	205-2023	52
April 1, 2024	211-2023	44
	213-2023	42
July 1, 2024	201-2024	43
	202-2024	25
	206-2024	42
	207-2024	9
	208-2024	44
	212-2022	15
	203-2024	41
October 11, 2024	209-2024	52
	210-2024	43
	214-2024	12
	215-2024	49
	212-2024	44
January 1, 2025	217-2024	27
	218-2024	39
	Zoning Order	19
	216-2024	43
April 1, 2025	219-2024	8
	221-2024	43
	223-2024	54
	201-2025	
October 1, 2025	205-2024	49
	203-2025	12
	204-2025	28
January 1, 2026	206-2025	51
	207-2025	43
April 1, 2026	222-2024	39
	208-2025	47
	209-2025	7
July 1, 2026	210-2025	41
	201-2026	5
	202-2026	7

203-2026	3
204-2026	14
205-2026	14
206-2026	5
207-2026	35