



## **ZONING BY-LAW**

**No. 66-01**

**For the**

**Corporation of the Township of**

**Wellington North**

**May 2026 Consolidation**

**The Corporation of the Township of Wellington North**

**7490 Sideroad 7 West**

**Kenilworth, ON N0G 2E0**



# USER'S GUIDE TO THE TOWNSHIP OF WELLINGTON NORTH

## ZONING BY-LAW

### Purpose of a Zoning By-law

A comprehensive zoning by-law is a precise legal document used by a municipality to regulate the use of land and the buildings upon it. It states exactly what type of land uses are **permitted** in a specific area or **zone** and provides the requirements or **regulations** that apply to such land. Under Ontario's Planning Act, local municipalities can establish zoning by-laws to control the use of land and future development of their community. Zoning By-laws also protect property owners from the development of conflicting land uses. As such, any use of land or the construction or use of any building or structure not in compliance with the local Zoning By-law is prohibited. The Township of Wellington North Zoning By-law is also needed to help the community implement the goals and objectives of the Wellington County Official Plan, which became effective May 6, 1999.

### How to Use the By-law

For each **zone**, there is a list of **permitted uses** and a number of **regulations** such as lot size, frontage, and required yards. The location of each of the zones is shown on the Schedules (Zone Maps) which are found at the end of this By-law. The specific uses and regulations applicable to each zone are found in the relevant section(s) of the Zoning By-law, which bears the same zone name(s).

To determine the provisions of the Zoning By-law that affect your property, follow these steps:

1. Locate your property on one of the **Schedule "A"** (the Zone Maps) to find the applicable **zone(s)** that apply to your property (e.g. Residential R1A Zone).
2. Once you have identified the **zone(s)**, turn to the Table of Contents within the text of the By-law and locate the applicable zone provisions (For example, the R1A Zone is found under Section 9 on page 62.) Then go to the appropriate page in the By-law to determine the **permitted uses** and specific **regulations** that relate to that zone.
3. Review the **general provisions** (e.g. parking, accessory uses, etc.) contained under Section 6. The provisions contained in Section 6 apply to all land within the municipality and many will affect your property.
4. Section 5 – **Definitions** are useful when trying to understand the meaning of terminology used throughout the Zoning By-law.

Should you have difficulty reading the Schedules or understanding the text of this document, contact the Municipal Office at (519) 848-3620 for assistance.

**AMENDMENTS TO THE  
TOWNSHIP OF WELLINGTON NORTH ZONING BY-LAW  
BY-LAW NUMBER 66-01**

<b>BY-LAW NUMBER</b>	<b>DATE</b>	<b>O.L.T APPROVAL DATE</b>	<b>PURPOSE</b>
<b>04-02</b>	<b>Jan. 28/02</b>		Lot 23, Conc. 8 former Arthur Twp. Housekeeping changes to the site specific R1A-22 Zone for Wellington Acres
<b>09-02</b>	<b>Mar. 11/02</b>		Pt. Lot 15, Conc. 4. Former Arthur Twp; rezone retained parcel of B9/02 to recognize two residential dwellings and to permit the existing bank barn to be used as a hobby barn but limits the number of livestock.
<b>15-02</b>	<b>April 22/02</b>		Pt. Lot 9, Concession 2 former West Luther Twp; A to A-73 to permit a parochial school
<b>20-02</b>	<b>May 13/02</b>		Industrial Zone M1-32 to permit retail sale of motor vehicles reconditioned on site – Industrial Dr, Mt. Forest
<b>21-02</b>	<b>May 13/02</b>		Remove Holding symbol from Lots 9, 10 and 11, s/s of McDonald St (Murphy St) and part of McDonald St on Map 3
<b>37-02</b>	<b>June 24/02</b>		Remove Holding symbol and holding provisions from Pt. Lot 33, Conc. 1, Div. 1 on Map 3 (New Secondary School Site on Sligo Rd.
<b>32-02</b>	<b>June 10/02</b>		R2 to R2-33 to permit development of existing lots on private sewage treatment system – Martin St., Mt. Forest
<b>33-02</b>	<b>July 16/02</b>		Rezone to modified C5-30 zone to permit a contractor’s business involving installation of overhead doors.
<b>44-02</b>	<b>Aug. 12/02</b>		Rezone from R2- to R2-35 to permit condo. Development – John Plume
<b>45-02</b>	<b>Aug. 26/02</b>		R2 to R2-34 to permit fourplex dwelling with reduced rear yard requirement – David Kopp, Durham St., Mt. Forest
<b>49-02</b>	<b>Sept. 23/02</b>		Lot 3, Conc. 7, West Luther; NE to NE Exception zone to permit manure storage facility which is an improvement over existing system – Lennox

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<b>51-02</b>	<b>Sept. 23/02</b>		R3-16 to R2-23 to permit development of a Block on Plan of Subdivision for eight semi-detached residential dwelling units – Fabian Homes, Farrell Lane, Arthur
<b>55-02</b>	<b>Oct. 28/02</b>		Permit Propane Tank refurbishing operation, Damascus – Don Brown
<b>56-02</b>	<b>Nov. 4/02</b>		Remove Holding symbol from existing lots on Conestoga St – Arthur
<b>57-02</b>	<b>Nov. 12/02</b>		R2 to R3-31 to permit condo development with townhouses and apartments – Claylen Investments, Mt. Forest
<b>70/02</b>	<b>Dec. 16/02</b>		Changes and new subsections added to C4 Shopping Centre Commercial Zone to permit expansion of Foodland in Mt. Forest
<b>71-02</b>	<b>Dec. 16/02</b>		M1-36 to permit Mt. Forest Sewage Treatment Facility.
<b>76-02</b>	<b>Dec. 16/02</b>		R2-3 to R3-3 to permit a nursing home and seniors apartments; R2 to (H)IN-37 to permit home for the aged/rest home, nursing home and other residential uses catering primarily to seniors – Mt. Forest
<b>05-03</b>	<b>Jan 27/03</b>		Lot 5, Conc. 1, West Luther; Rezone A-51 to RIN-51 and A and revise A-51 exception zone – Copernicus
<b>06-03</b>	<b>Jan. 27/02</b>		R2 to R2-33 to permit existing lots to be developed with private sewage treatment system – Diane McDonald
<b>14-03</b>	<b>Feb. 17/03</b>		(H)M1 to M1 to permit mini-storage facility; Dan Cotton, Eliza St. Arthur
<b>22-03</b>	<b>Mar. 10/03</b>		Remove Holding Symbol on portion of Reeves Subdivision in Mt. Forest
<b>16-03</b>	<b>Mar. 19/03</b>		C1 to C1-38 Zone to permit a veterinarian clinic
<b>25-03</b>	<b>Mar. 24/03</b>		M1 to C2 to permit car wash; Dan Cotton; Eliza St. Arthur
<b>15-03</b>	<b>Mar. 25/03</b>		From A and C5-35 to Highway Commercial (C2-36) to permit a broader range of commercial uses

<b>BY-LAW NUMBER</b>	<b>DATE</b>	<b>O.L.T APPROVAL DATE</b>	<b>PURPOSE</b>
<b>17-03</b>	<b>Mar. 26/03</b>		A to A-77 to permit an aquaculture/greenhouse operation.
<b>36-03</b>	<b>April 28/03</b>		A to A Exception Zone to permit an accessory residential dwelling and hobby barn; Part of Lot 4, Concession 7.
<b>38-03</b>	<b>April 28/03</b>		(H)C1-11 to C1-11 to permit farmer's market; Charles St. Arthur
<b>57-03</b>	<b>June 23/03</b>		Various housekeeping amendments.
<b>72-03</b>	<b>Sept. 25/03</b>		Modifications to R3-20 zone to recognize certain deficiencies and introduction of R3-24 zone to permit multi-residential use.
<b>80-03</b>	<b>Sept. 24/03</b>		A to A-81 to permit a temporary garden suite
<b>91-03</b>	<b>Oct. 28/03</b>		A to A-82 to permit a woodworking home industry with an increased ground floor area and other regulations.
<b>96-03</b>	<b>Dec. 1/03</b>		Removal of holding provision on lots 82 through 85, McCord Street
<b>15-03</b>	<b>March 25/04</b>	<b>April 8/04</b>	To permit a broader range of commercial uses.
<b>1-04</b>	<b>Jan. 12/04</b>		To modify the Agricultural Exception Zone A-48 to permit an existing "Garden Suite" to be retained to provide temporary housing for a nanny for young children. Is a mobile home that was previously approved as a granny flat.
<b>2-04</b>	<b>Jan. 12/04</b>		Temporary garden suite extension.
<b>5-04</b>	<b>Feb. 2/04</b>		Removal of holding provision on Lots 37 to 46; 61 to 64, 61M-57, Mount Forest
<b>9-04</b>	<b>Oct. 6/04</b>		A to A-83 to permit a reduced lot area and an expanded A-61 Zone.
<b>14-04</b>	<b>March 1/ 04</b>		Removal of holding provision on Domville Street to allow industrial expansion
<b>23-04</b>	<b>Mar. 22/04</b>		FD to OS to allow open space uses, such as sports fields.
<b>29-04</b>	<b>April 19/04</b>		R1B to R1B-39 to permit an accessory apartment.

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31-04	May 20/04		A to A-84 to allow for a small scale milk processing facility.
41-04	June 8/04		A to A-78 to allow for temporary running of the bull event.
78-04	Nov. 8/04		A and A-2 to A-85 to permit a riding arena and increased floor area for a hobby barn.
84-04	Jan. 10/05		Expand Arthur Urban Centre, A-1 to C2 and FD-25 to permit veterinarian clinic.
1-05	Jan. 10/05		A to A-86 to permit a parochial school and accessory uses.
10-05	Feb. 28/05		RIN to RIN-87 to permit outdoor storage without a primary building.
25-05	Apr. 4/05		Removal of holding provision on Lots 1-7, 13-17 and 65 for 61M-57 (Reeves).
31-05	May 2/05		To “temporarily” rezone the subject property from Agricultural (A) to Agricultural Exception (A-78), in order to permit “running of the bull” special events and related minor accessory uses.
59-05	July 25/05		R2 to R2-40 to permit 5 townhouses with deficient lot area.
60-05	July 25/05		Expand C1-11 zone to ensure future use will be predominantly commercial.
76-05	Oct. 17/05		Removal of holding provision on Lots 26-36 and 66-67 for 61M-57 (Reeves).
78-05	Oct. 17/05		R2 to R2-41 to permit two street townhouse buildings with 4 units each.
80-05	Oct. 17/05		IN to A-88 to permit the conversion of an existing building to residential dwelling.
31-06	Mar. 20/06		R2 to R2-42 to permit a six unit single storey apartment building.
47-06	May 29/06		C2 to C2-89 to bring use of lands into conformity with zoning by-law.
62-06	Aug. 28/06		Housekeeping amendment to fix errors in by-law. Two existing gravel pits have been mapped in error for many years. The two are being relocated to reflect the actual pit locations.

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<b>63-06</b>	<b>July 24/06</b>		R2 to IN to permit the construction of a church and associated recreational facility.
<b>77-06</b>	<b>Sept. 18/06</b>		To rezone the subject land from Agricultural (A) Zone to Agricultural Exception (A-90) Zone in order to permit the applicant to construct a 2800 sq. ft building and to allow the sale of fabrics from this structure as a home business.
<b>81-06</b>	<b>Oct. 2/06</b>		To change zoning from Residential (R2) to Residential Exception (R2-43) to permit the establishment of a "Garden Suite" (Modular Home)
<b>91-06</b>	<b>Oct. 23/06</b>		To rezone subject lands from Natural Environment to Agricultural Exception (A-25) Zone in order to permit the facilitation of the construction of an accessory dwelling on portion of lands known as Flemington Property.
<b>22-07</b>	<b>March 19/07</b>		To rezone the eastern portion of the subject land from Future Development to Residential (R1C).
<b>23-07</b>	<b>April 23/07</b>		Rezone from R2 to IN with an exception for a reduction in Parking
<b>38-07</b>	<b>May 7/07</b>		Rezone lands from M1-32 to C4.
<b>43-07</b>	<b>June 4/07</b>		To allow a security contracting business.
<b>70-07</b>	<b>Sept. 24/07</b>		Site Specific to allow a waste transfer and recycling facility in the industrial area.
<b>73-07</b>	<b>Oct. 15/07</b>		Site Specific to allow a reduced side yard setback.
<b>14-08</b>	<b>Feb. 11/08</b>		Housekeeping – fibre optics/internet
<b>15-08</b>	<b>Feb. 11/08</b>		Housekeeping – reduced lot regulations Section 8.2.1 and 8.5
<b>34-08</b>	<b>April 14/08</b>		To allow Running of the Bulls.
<b>47-08</b>	<b>June 6/08</b>		R1B to R1C.
<b>66-08</b>	<b>Aug. 18/08</b>		Holding removal 740 Princess Street.
<b>67-08</b>	<b>Aug. 18/08</b>		Rezone to prohibit a residential use on an agricultural property.
<b>111-08</b>	<b>Dec. 15/08</b>		NE mapping technical error – to remove NE zone from an area that should be A.

<b>BY-LAW NUMBER</b>	<b>DATE</b>	<b>O.L.T. APPROVAL DATE</b>	<b>PURPOSE</b>
9-09	Mar. 2/09		Wind Energy (Schneider Power Inc). *Note: text of by-law 9-09 has not been incorporated within zoning by-law. Refer to by-law separately for regulations.
18-09	Mar. 23/09		Rezone to prohibit a residential use on an agricultural property
25-09	May 5/09		Site specific to allow residential and commercial on a property in Kenilworth.
31-09	July 6/09		Rezone severed manse of Faith Baptist Church from (IN) to (R2)
42-09	Aug. 12/09		Rezone from Industrial to Commercial C2
50-09	Aug. 21/09		Remove holding symbol from lands
57-09	Sept 21/12		Rezone from A-1 to R1A.
69-09	Oct. 5/09		Wind Energy removal of H, Schneider Power Inc.
77-09	Nov. 9/09		Various Housekeeping Amendments
91-09	Dec. 14/09		Rezone from (A) to (A-93) to prohibit a residential use on an agricultural property
92-09	Dec.14/09		Rezone to prohibit a residential use on an agricultural property and prohibit livestock in barn.
4-10	Jan. 11/10		Rezone from (A) to (A-59) and (A-95) to prohibit a residential use on an agricultural property and prohibit livestock and manure storage
31-10	Apr. 19/10		Rezone from (A) to (A-95) and (A-96) to prohibit a residential use on an agricultural property and restrict livestock
35-10	April 19/10		Rezone from (H)R1C-26 to (H)R2-29.
51-10	Jun. 28/10		Rezone from (A) to (A-97) and (A-98) prohibit a residential use on an agricultural property and regulate livestock
59-10	Aug. 9/10		Rezone from (A) to (A-100) to permit greenhouse operation and retail sale of plants.

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<b>63-10</b>	<b>Aug. 9/10</b>		Rezone from (A) to (AC-99) to permit expansion of farm equipment business on an agricultural property and to recognize the use is located within the MDS I arc of existing livestock facility
<b>64-10</b>	<b>Aug. 9/10</b>		Minor housekeeping revision. Rezone from (R1C-26 [H]) to (R2-29 [H]) to permit semi-detached dwellings and reduce minimum side yards. (Two files)
<b>70-10</b>	<b>Sept. 13/10</b>		Rezone to from (A-1) and (R1A) to (IN) to permit a parochial school, church, cemetery and related uses
<b>92-10</b>	<b>Dec. 6/10</b>		Rezone from (R2) to (R2-46) permit hospital administration offices and residential accommodation for medical students in the existing dwelling
<b>100-10</b>	<b>December 13/10</b>		Rezone from (A) to (A-101) prohibit a residential use on an agricultural property and (A) to (A-102) to allow an oversized accessory structure
<b>101-10</b>	<b>Dec. 13/10</b>		Remove the holding symbol (H)
<b>3-11</b>	<b>Jan. 10/11</b>		Rezone from (A) to (A-77) permit auto body repair and paint shop on the property and to prohibit outside storage of vehicles, parts or equipment
<b>4-11</b>	<b>Jan. 10/11</b>		Rezone from (M1-22) to (C2) to permit the use of trailer sales
<b>19-11</b>	<b>Mar. 21/11</b>		Rezone to permit the use of a tile draining business and storage in the existing accessory structure
<b>24-11</b>	<b>Apr. 4/11</b>		Rezone (A) to (A-105) to prohibit residential use on the agricultural portion of the lands and (A) to (A-106) to permit an oversized accessory structure on the residential portion of the lands
<b>29-11</b>	<b>Apr. 18/11</b>		Expand permitted uses to allow motor vehicle safety inspections to include the general public
<b>33-11</b>	<b>May 2/11</b>		Rezone to prohibit residential development.

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53-11	July 25/11		Rezone to site specific to prohibit residential use on the agricultural portion of the lands and to permit an oversized accessory structure on the residential portion of the lands
54-11	July 25/11		Permit a parochial school
78-11	Oct 17/11		Allow residential uses in commercial building
81-11	Nov. 7/11		Rezone from Extractive to Agricultural and Natural Environment
91-11	Dec. 12/11		Rezone from Industrial to Commercial (Arthur)
92-11	Dec 12/11		Rezone to site specific to prohibit residential use on the agricultural portion of the lands and to permit an oversized accessory structure on the residential portion of the lands
3-12	Feb 6/12		Allow two undersized parcels (R1A-113) and permit a living snow fence along rear lot line.
14-12	Mar 19/12		Rezone from (A) to (A-114) to prohibit future residential development on the property.
15-12	Mar 19/12		Rezone 0.77 ac from NE to A to permit the construction of a single family dwelling
26-12	May 28/12		Rezone from (A) to (A-115) to prohibit future residential development on the property.
35-12	May 28/12		Rezone to site specific to prohibit residential use on the agricultural portion of the lands and to permit an oversized accessory structure on the residential portion of the lands
36-12	May 28/12		Rezone to site specific to prohibit residential use on the agricultural portion of the lands and to permit an oversized accessory structure on the residential portion of the lands
45-12	July 9/12		Amend site-specific exemption.
46-12	July 9/12		Rezone to site specific to prohibit residential use on the agricultural portion of the lands and to permit an oversized accessory structure on the residential portion of the lands.
54-12	Aug. 13/12		Rezone to allow an Aggregate Pit.
62-12	Sept. 19/12		Second Dwelling on Agriculture.
63-12	Sept. 19/12		All Treat composting operation expansion.
64-12	Aug. 27/12		Rezone – R1B to R1C.

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<b>70-12</b>	<b>Sept. 10/12</b>		Rezone from M1 to C3 site specific to allow antique car sales.
<b>71-12</b>	<b>Sept. 10/12</b>		Rezone to site specific to prohibit residential use on the agricultural portion of the lands and to permit an oversized accessory structure on the residential portion of the lands.
<b>85-12</b>	<b>Oct. 15/12</b>		Rezone to allow a Cedar Post use.
<b>92-12</b>	<b>Nov. 27/12</b>		Rezone to site specific to prohibit residential use on the agricultural portion of the lands and to permit an oversized accessory structure on the residential portion of the lands.
<b>95-12</b>	<b>Dec. 11/12</b>		Rezone to site specific to prohibit residential use on the agricultural portion of the lands and to permit an oversized accessory structure on the residential portion of the lands.
<b>96-12</b>	<b>Dec. 11/12</b>		Rezone to site specific to prohibit residential use on the agricultural portion of the lands and to permit an oversized accessory structure on the residential portion of the lands.
<b>6-13</b>	<b>March 4/13</b>		Housekeeping.
<b>9-13</b>	<b>Feb. 11/13</b>		Rezone to site specific to prohibit residential use on the agricultural portion of the lands and to permit an oversized accessory structure on the residential portion of the lands.
<b>10-13</b>	<b>March 4/13</b>		Garden Suite – Temporary.
<b>17-13</b>	<b>March 4/13</b>		Rezone to allow a Gunsmith Repair shop.
<b>26-13</b>	<b>May 3/13</b>		Rezone from Residential to highway commercial (C2).
<b>27-13</b>	<b>May 15/13</b>		Rezone from Agricultural to Ag. Commercial.
<b>35-13</b>	<b>May 28/13</b>		Residential conversion amend wording.
<b>47-13</b>	<b>July 10/13</b>		Rezone to site specific to prohibit residential use on the agricultural portion of the lands and to permit an oversized accessory structure on the residential portion of the lands.
<b>48-13</b>	<b>July 10/13</b>		Rezone to allow a mini storage facility.
<b>49-13</b>	<b>July 10/13</b>		Rezone to prohibit residential use on agricultural lands.
<b>55-13</b>	<b>August 7/13</b>		Rezone to allow a welding shop.

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<b>56-13</b>	<b>August 7/13</b>		Rezone to site specific to prohibit residential use on the agricultural portion of the lands and to permit an oversized accessory structure on the residential portion of the lands.
<b>57-13</b>	<b>August 7/13</b>		Rezone to site specific to prohibit residential use on the agricultural portion of the lands and to permit an oversized accessory structure on the residential portion of the lands.
<b>58-13</b>	<b>August 7/13</b>		Rezone from NE to R3 holding.
<b>63-13</b>	<b>Sept/13</b>		Rezone to site specific to prohibit residential use on the agricultural portion of the lands and to permit an oversized accessory structure on the residential portion of the lands
<b>76-13</b>	<b>Oct 1/13</b>		Rezone to permit a contractor.
<b>87-13</b>	<b>Oct7/13</b>		Rezone to site specific to prohibit residential use on the agricultural portion of the lands and to permit an oversized accessory structure on the residential portion of the lands
<b>99-13</b>	<b>Nov 18/13</b>		Remove Holding to allow development.
<b>3-14</b>	<b>Jan 13/14</b>		Rezone to site specific to prohibit residential on agricultural portion and allow increased ground floor area for accessory structures.
<b>10-14</b>	<b>Mar 10/14</b>		Rezone residential portion to site specific A-160 to provide relief for an insufficient frontage, and rezone the agricultural portion to prohibit future residential, limit livestock and provide relief for an insufficient barn/shed sideyard.
<b>13-14</b>	<b>Mar 10/14</b>		Rezone to permit an auto body and auto repair shop for a temporary period of three years.
<b>16-14</b>	<b>April 2/14</b>		Rezone to site specific A-159 and NE-159 to prohibit residential use on the agricultural portion of the lands.
<b>32-14</b>	<b>April 28/14</b>		Rezone from FD to (H)R2-34 and M1-2 to OS to facilitate the proposed Draft Plan of Subdivision (23T-13001) (OPA2013-02).

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33-14	April 28/14		Rezone to site specific A-162 to prohibit residential use on the agricultural portion of the lands.
34-14	April 28/14		Rezone to extend a permit for a Garden Suite.
36-14	Dec 19/16		Rezone from R1B and R2 to R2-49.
37-14	May 12/14		Rezone A to AC.
66-14	Aug 11/14		Rezone a portion of property to permit a sawmill in a building 14approx. 2,240 ft <sup>2</sup> . Additionally, expansion to a home industry that fabricates wooden pallets is permitted.
74-14	Sept 8/14		Rezone A to A-166 and A to A-167.
80-14	Sept 29/14		Rezone to site specific to prohibit residential and the housing of livestock on the agricultural portion of the lands.
81-14	Sept 29/14		Rezone to site specific to prohibit residential on the agricultural portion and allow increased ground floor area for accessory structures on the residential portion.
94-14	Nov 10/14		Rezone to site specific to recognize an existing barn situated in the Agricultural (A-1) Zone.
05-15	Jan 12/15		Rezone to site specific A-173 to prohibit residential on agricultural portion and site specific A-172 to address a reduced frontage on the residential parcel.
14-15	March 9/15		Rezone to site specific A-174 to prohibit residential on agricultural portion and site specific A-175 to recognize an oversized accessory structure.
15-15	March 9/15		Rezone to site specific A-133 to prohibit residential on agricultural portion and to remove site specific zoning A-69.
16-15	March 9/15		Rezone from M1 to M1-50.
19-15	March 9/15		Rezone from C2 to R2
33-15	April 13/15		Rezone from FD to R1A
42-15	May 11/15		Rezone from R1C to R2
51-15	June 22/15		Rezone from IN and A-1 to AC
62-15	Aug 10/15		Add Holding (H) Zone

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66-15	Sept 14/15		Rezone to site specific A-155 to permit a parochial school.
67-15	Sept 14/15		Rezone to site specific C1-52 to permit an automotive sales.
70-15	Sept 28/15		Rezone from C2 to A
78-15	Nov 9/15		Rezone to site specific EI-176 to permit the recycling of used asphalt, concrete and blending with sand and gravel.
82-15	Nov 9/15		Rezone to site specific R1A-53 to permit a group home.
096-15	Dec 21/15		To correct errors in site specific numbering.
002-16	Jan 11/16		Rezone from A to (H)EI-177.
11-16	Feb 8/16		Rezone to site specific A-178 to prohibit residential dwelling and allow a reduced interior side yard setback to an existing shed.
17-16	Feb 29/16		Rezone from R1C and (H)R3 to Future Development FD Zone and Residential Exception R2-35.
33-16	Apr 18/16		Rezone to site specific A-180 to prohibit a residential dwelling and A-181 to allow a barn with a maximum floor area of 231.13 m <sup>2</sup> .
42-16	May 16/16		Rezone to site specific R3-54 to accommodate a single storey, 6 unit apartment development.
43-16	June 6/16		Rezone from M1-1 to C2 to facilitate the creation of a commercial lot for development.
47-16	June 6/16		Rezone to permit a second dwelling unit within a single detached dwelling.
48-16	June 6/16		Rezone to A-182 to prohibit residential dwelling.
64-16	Aug 15/16		Rezone to site specific A-184 to prohibit a residential dwelling and A-185 to allow a barn with a maximum floor area of 460 m <sup>2</sup> .
87-16	Nov 21/16		Rezone to site specific A-186 to prohibit a residential dwelling and A-187 to allow a barn with a maximum floor area of 222.55 m <sup>2</sup> .
		Dec 5/16	Wilson Quarry – OMB PL070333
11-17	Jan 23/17		Rezone from A to A-188 and A to A-189
		Feb 22/17	Ghent Pit – OMB PL160043 (By-law 002-16 revised).
19-17	Feb 27/17		Rezone from A to AC-99.
20-17	Feb 27/17		Rezone from A to A-190, to permit a Garden Suite

<b>BY-LAW NUMBER</b>	<b>DATE</b>	<b>O.L.T. APPROVAL DATE</b>	<b>PURPOSE</b>
22-17	Mar 27/17		Rezone from A to A-191. To allow the operation of a kennel.
27-17	Mar 27/17		Rezone A-106 to A and A-105 to A-106.
35-17	Apr 24/17		Rezone from NE to A-193.
37-17	May 8/17		To revise the current zoning on the property to permit the sales, service, and storage of golf carts.
41-17	Aug 14/17		To allow the operation of a kennel.
52-17	July 10/17		Rezone A to E1 to allow the operation of a gravel pit operation.
70-17	Aug 28/17		Rezone from FD to R2.
75-17	Sept 25/17		Rezone from M1 to R3
84-17	Nov 6/17		Rezone from R2 to R2-58.
04-18	Jan 9/18		Rezone from FD to R2.
19-18	Feb 12/18		Rezone to permit a reduced lot frontage and lot area.
036-18	Apr 24/18		Rezone from A to A-197.
038-18	Apr 24/18		Rezone from R2 to IN.
039-18	Apr 24/18		Rezone from FD to R3.
040-18	Apr 24/18		Rezone to permit outdoor storage of motor vehicles as primary use.
043-18	May 7/18		Source Protection area overlay updates.
060-18	Jun 14/18		Housekeeping
073-18	Sept 12/18		Rezone C2-14 to R1A to permit a single detached dwelling.
083-18	Sept 24/18		Rezone from RIN to RIN-199.
093-18	Nov 5/18		Rezone to restrict future residential development on agricultural parcel.
094-18	Nov 5/18		Remove (H) holding provision.
042-19	May 27/19		Rezone from C5 to R1A.
043-19	Apr 29/19		Rezone to permit the indoor cultivation of cannabis subject to approval by Health Canada.
044-19	Jun 24/19		Rezone from M1 to R2 to facilitate construction of street townhouse blocks.
048-19	May 13/19		Rezone to permit limited temporary overnight accommodations within existing learning centre.
049-19	May 13/19		Rezone to restrict future development on the retained agriculture parcel.

<b>BY-LAW NUMBER</b>	<b>DATE</b>	<b>O.L.T. APPROVAL DATE</b>	<b>PURPOSE</b>
054-19	Aug 12/19		To remove the holding symbol to allow for development of townhouse blocks and a long-term care facility.
061-19	Jun 24/19		Rezone to permit an accessory apartment and increase height for accessory structures.
067-19	Jul 22/19		Rezone to permit a residential plan of subdivision.
076-19	Aug 26/19		Rezone to permit a dog kennel
078-19	Sept 9/19		Rezone to prohibit a residential dwelling on retained agricultural portion and increase ground floor area on severed lands.
091-19	Sept 9/19		Rezone to restrict future residential development on retained agricultural lot and permit reduced lot frontage on severed land.
098-19	Nov 4/19		Rezone to prohibit a residential dwelling on retained agricultural portion and permit a reduced side yard setback and increased ground floor area for existing hobby barn on severed portion of property.
099-19	Nov 4/19		Remove holding symbol to permit construction of new shop for contractor's yard.
019-20	Feb 10/20		To permit a larger apartment block, rezone from R2 to R3-49 and from R3 to R3-49.
025-20	Feb 24/20		To rezone subject lands to permit a residential plan of subdivision.
061-20	Aug 10/20		Rezone from R2 to R3-54 to allow a 6 unit row house.
062-20	July 27/20		Rezone from A-100 to A to satisfy a condition of severance application B62/19.
066-20	Aug 10/20		Rezone from (H)R1C to R2 to permit semi-detached dwelling.
085-20	Oct 13/20		Rezone from R2 to R3 to permit a 6 unit street townhouse.
086-20	Oct 13/20		Rezone from (H)R2 to R2.
095-20	Nov 9/20		Rezone to restrict future residential development
097-20	Nov 9/20		Rezone to restrict future residential development and permit reduced side yard setback.
013-21	Feb 8/21		Rezone from AC-57 and A-1 to RIN-57 to permit expansion of facility.
024-21	Mar 8/21		To permit additional dwelling units located within a principal dwelling and/or within an accessory structure located on the same lot as the principal

<b>BY-LAW NUMBER</b>	<b>DATE</b>	<b>O.L.T. APPROVAL DATE</b>	<b>PURPOSE</b>
			dwelling. Changes proposed in response to Provincial Legislation Bill 108.
<b>025-21</b>	<b>Feb 8/21</b>		Rezone to permit a vehicle inspection station as accessory to existing liquid waste management facility.
<b>033-21</b>	<b>Mar 22/21</b>		Rezone to restrict future residential development. Condition of severance B97/20.
<b>034-21</b>	<b>Mar 22/21</b>		Rezone to restrict future residential development. Condition of severance B76/20.
<b>043-21</b>	<b>May 10/21</b>		Rezone to permit a dog kennel, from A to A-101.
<b>047-21</b>	<b>Apr 29/21</b>		Rezone from (H)A-195 to A-195 to facilitate construction of new detached dwelling.
<b>048-21</b>	<b>Apr 26/21</b>		Rezone from (H)R2 to R2 to permit construction of homes.
<b>051-21</b>	<b>May 10/21</b>		Rezone to permit an on farm diversified use.
<b>054-21</b>	<b>May 10/21</b>		Rezone lands to replace existing A-120 zoning on retained lands to remove the second dwelling provisions. Retained lands will be rezoned A-1 zone to prohibit new livestock operation.
<b>073-21</b>	<b>Jun 28/21</b>		Rezone from R1C, R2 and (H)R3 to (H)R1C-31.26, (H)R3-31.29 and OS.
<b>077-21</b>	<b>Aug 9/21</b>		Rezone to restrict future residential development.
<b>083-21</b>	<b>Oct 12/21</b>		Rezone from R2 to R3 to permit construction of apartment building.
<b>084-21</b>	<b>Aug 23/21</b>		Rezone to restrict future residential development.
<b>106-21</b>	<b>Nov 9/21</b>		Rezone from A to AC-24 to expand area of operation of existing Livestock Transport Facility.
<b>108-21</b>	<b>Nov 22/21</b>		Rezone from C2 and C4 to (H)C2-62, C4-63 and (H)C4-63 to facilitate development of new retail food store and restaurant with drive thru.
<b>121-21</b>	<b>Dec 13/21</b>		Rezone to permit an on farm diversified use.
<b>008-22</b>	<b>Feb 1/22</b>		Rezone to restrict residential development on retained agricultural parcel.
<b>013-22</b>	<b>Jan 24/22</b>		Rezone from (H)R2-8 to R2 to facilitate construction of new semi-detached residential dwelling.
<b>014-22</b>	<b>Jan 27/22</b>		Housekeeping
<b>026-22</b>	<b>Feb 22/22</b>		Rezone from (H)R2 to R2 to permit construction of homes.
<b>032-22</b>	<b>Feb 22/22</b>		Rezone from (H)M1-26 and (H)M1-27 and NE-28 to R1B, R1B-64, R1C-65, R2-66, R3-67 and OS to clear condition of subdivision 23T-13002.

<b>BY-LAW NUMBER</b>	<b>DATE</b>	<b>O.L.T. APPROVAL DATE</b>	<b>PURPOSE</b>
053-22	May 10/22		Rezone from C2-14 to R1A to permit single detached dwelling.
058-22	May 10/22		Rezone to permit commercial auto repair shop, auto sales and service establishment, and salvage yard.
059-22	May 10/22		To prohibit future residential development on retained agricultural portion of land, and to permit a reduced interior side yard setback for accessory building on severed lands.
060-22	May 9/22		Rezone to (H)RIN-16 to limited permitted uses.
062-22	Jun 2/22		Housekeeping
065-22	Jun 6/22		Rezone from (H)M1-24 to M1-24 to permit construction of shop/office building.
075-22	Jun 27/22		Amend Agricultural Site A-104 zone to permit an outdoor storage area for existing metal workshop.
080-22	Jul 11/22		Rezone to prohibit future residential development. Condition of consent application B88/21.
081-22	Jul 11/22		Rezone to restrict future residential development.
082-22	Jul 11/22		Rezone to restrict future residential development. Condition of consent application B116/21.
087-22	Jul 25/22		Rezone from A-1 to AC to permit development of facility for repair and sale of farm use equipment.
097-22	Sept 20/22		Rezone from A to A-91 to be used exclusively for a new septic system benefitting the abutting parcel.
099-22	Aug 29/22		Rezone from (H)R1C-26 to R1C-26 and (H)R3-29 to R3-29 to permit construction of a residential subdivision (Cachet).
102-22	Sept 12/22		Housekeeping to remove hotel as permitted use within C1 zone, and specific provision changes.
111-22	Oct 11/22		To prohibit future residential development on retained agricultural portion of subject lands. Also to rezone severed rural residential parcel to permit maximum ground floor area for all existing accessory structures.
125-22	Dec 6/22		Rezone from (H)C1 to (H)R3-22 and (H)C1-34 to facilitate construction of four storey apartment building.
139-22	Dec 19/22		Remove holding (H) from RIN-16 to permit proposed use for public works garage, yard, and future ambulance station.
006-23	Feb 6/23		Rezone from R2 to R3 to permit construction of an 18 unit cluster townhouse development.

<b>BY-LAW NUMBER</b>	<b>DATE</b>	<b>O.L.T. APPROVAL DATE</b>	<b>PURPOSE</b>
<b>010-23</b>	<b>Feb 6/23</b>		Rezone A-71 to A-114 with a holding provision to permit development of Agricultural Commercial and Rural Industrial uses.
<b>019-23</b>	<b>Mar 6/23</b>		Rezone from C5 to M1-115 to permit a self-storage facility.
<b>021-23</b>	<b>Mar 20/23</b>		Rezone to facilitate development of residential subdivision, rezone FD to R2-70 with Holding Provision (H), R3-72 with Holding provision (H), R2-73 with Holding Provision (H) and Open Space.
<b>032-23</b>	<b>May 8/23</b>		Rezone subject lands from R1C to (H)R3-36, (H)R3-37 & (H)R3-38 to permit construction of a 14-unit street townhouse and 20 cluster townhouse development.
<b>036-23</b>	<b>May 23/23</b>		Rezone R2 to R3-74 to permit 8 unit stacked townhouse development.
<b>037-23</b>	<b>May 23/23</b>		Rezone portion of subject lands from A to A-13 to expand area of operation of existing abattoir facility.
<b>038-23</b>	<b>May 23/23</b>		Rezone to restrict future residential development on retained agricultural parcel and recognize existing accessory structure on severed parcel.
<b>042-23</b>	<b>Jun 6/23</b>		Amend existing Site Specific Residential (R3-49) zone to permit a personal service shop and professional office.
<b>047-23</b>	<b>Jun 19/23</b>		Update and introduce new zoning regulations for cannabis related uses in the Township.
<b>058-23</b>	<b>Jul 10/23</b>		Rezone a portion of subject lands from A-1 to A-118 to permit a livestock facility (poultry barn).
<b>060-23</b>	<b>Jul 10/23</b>		Remove the Holding Provision on the subject lands to facilitate development of a new retail food store and restaurant with drive thru.
<b>073-23</b>	<b>Jul 14/23</b>		Rezone from A to A-121 to be used exclusively for a septic system benefiting the modular homes on the subject property.
<b>090-23</b>	<b>Oct 10/23</b>		Rezone from A to A-2 to prohibit future residential development.
<b>099-23</b>	<b>Oct 23/23</b>		Rezone from R1C to R2 to facilitate the construction of a semi-detached dwelling.
<b>109-23</b>	<b>Nov 20/23</b>		Rezone portion of subject lands from (H)R3 to R3 to permit construction of 9 street townhouses and 28 cluster townhouse development.
<b>118-23</b>	<b>Dec 11/23</b>		Rezone to facilitate a residential land lease community with 51 single detached dwellings, 12

<b>BY-LAW NUMBER</b>	<b>DATE</b>	<b>O.L.T. APPROVAL DATE</b>	<b>PURPOSE</b>
			townhouse units, and accessory uses including outdoor recreational vehicle storage, community gardens, recreation uses, greenhouses, solar panels, and a stormwater management pond.
<b>019-2024</b>	<b>Mar 11/24</b>		Rezone lands from Residential R1C to Site Specific High Density Residential R3-20 to facilitate the development of 28 stacked townhouse units.
<b>020-2024</b>	<b>Mar 12/24</b>		Rezone a portion of subject property from A to AC-123 to facilitate construction of farm equipment sales and service dealership.
<b>021-2024</b>	<b>Feb 23/24</b>	<b>Feb 23/24</b>	Rezone a portion of subject lands from FD to FD-09 to permit a single detached dwelling on private services.
<b>022-2024</b>	<b>Mar 11/24</b>		Restrict future residential development on retained agricultural parcel. Condition of consent file B79/23.
<b>023-2024</b>	<b>Mar 11/24</b>		Restrict future residential development on retained agricultural parcel. Condition of consent file B101/23.
<b>026-2024</b>	<b>Mar 25/24</b>		Rezone portion of property from A to A-124 to permit development of parochial school.
<b>029-2024</b>	<b>Apr 8/24</b>		Rezone to restrict future residential development on severed agricultural parcel. Condition of severance B90/23.
<b>034-2024</b>	<b>May 6/24</b>		Rezone subject lands to prohibit future residential development on retained portion of lands. Condition of consent file B148/22.
<b>050-2024</b>	<b>Jun 3/24</b>		Rezone subject lands from (H)R2 to (H)R3-75 to facilitate the development of a cluster townhouse development on a private street.
<b>058-2024</b>	<b>Jul 8/24</b>		Rezone subject lands from A-1 to A-127. Rezoning is to prohibit any future residential development. Condition of severance B13/24.
<b>059-2024</b>	<b>Jul 8/24</b>		Rezone from M1 and MU2 to MU2-76 to facilitate residential development with a 10-unit, 2 storey apartment. Condition of severance B3/22.
<b>063-2024</b>	<b>Jul 22/24</b>		Rezone a portion of subject lands from Holding Residential Site Specific (H)R1C-36 to R1C-26 to permit construction of single detached dwellings on the lots.
<b>073-2024</b>	<b>Aug 26/24</b>		Remove holding symbol (H) from subject lands to permit construction of stacked townhouses.

<b>BY-LAW NUMBER</b>	<b>DATE</b>	<b>O.L.T. APPROVAL DATE</b>	<b>PURPOSE</b>
079-2024	Sept 10/24		Rezone from M1 to M1-42 to facilitate the construction of a ready-mix concrete plant, and M1-43 to recognize reduced front yard setback resulting from proposed consent application and construction of access road.
080-2024	Sept 9/24		Rezone portion of subject lands from A to A-2 to prohibit residential development. Condition of consent file B38/24.
092-2024	Nov 5/24		Rezone from FD and R2 to High Density Residential Site Specific with a Holding (H)R3-77 zone to permit an 88-unit stacked townhouse development.
001-2025	Jan 13/25		Rezone from R1A to IN-128 to facilitate the construction of a church, cemetery and parochial school.
003-2025	Feb 24/25		Rezone from FD to OS to facilitate the construction of an outdoor public pool.
007-2025	Feb 10/25		Rezone from IN to C1-45 to facilitate operation of a small-scale research and development laboratory to create and formulate pet dental products.
016-2025	Mar 10/25		Rezone from R3-10 and C2-19 to Shopping Centre Commercial Site Specific C4-10.
022-2025	Apr 7/25		Rezone from FD to R3 to facilitate construction of street townhouses.
023-2025	Apr 7/25		Rezone to facilitate construction of a residential subdivision ensuring adequate municipal servicing is available prior to development.
025-2025	Apr 22/25		Rezone subject lands from R1C-26 to R2-46 to facilitate the construction of 3 townhouse units with site specific standards.
026-2025	Apr 22/25		Remove holding symbol (H) from subject lands to facilitate agricultural commercial and rural industrial uses.
045-2025	Jul 28/25		Rezone to prohibit future residential on the retained agricultural portion of the subject land. Condition of severance B19/24.
060-2025	Sept 22/25		Rezone from Agricultural (A) to permit the use of an agricultural related outdoor education program.
062-2025	Oct 6/25		Rezone the subject lands from R1C to R2-80 to facilitate construction of 4 street townhouse units.
066-2025	Oct 20/25		Removed (H) Holding Symbol to permit construction of stacked townhouses on the lot.
003-2026	Jan 12/26		Housekeeping

<b>BY-LAW NUMBER</b>	<b>DATE</b>	<b>O.L.T. APPROVAL DATE</b>	<b>PURPOSE</b>
<b>019-2026</b>	<b>Mar 9/26</b>		Rezone to facilitate a residential and commercial development. Associated with County files OP-2025-02 and 23T-25001.
<b>029-2026</b>	<b>Apr 7/26</b>		Rezone to prohibit future residential development on retained agricultural portion of subject lands. Condition of severance B63/25.
<b>031-2026</b>	<b>Apr 16/26</b>		Housekeeping amendments including restaurant use, commercial zone, illustrations and additional Holding Provision.
<b>033-2026</b>	<b>Apr 20/26</b>		Rezone to prohibit future residential on retained agricultural portion of lands. Condition of B79/25.
<b>036-2026</b>	<b>May 4/26</b>		Rezone a portion of subject lands from A-1 to A-127 to prohibit future residential development.

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# THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

## BY-LAW NUMBER

BEING A BY-LAW, UNDER THE PROVISIONS OF SECTION 34 OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, TO RESTRICT THE USE OF LANDS AND THE CHARACTER, LOCATION AND USE OF BUILDINGS AND STRUCTURES, AND TO PROHIBIT CERTAIN BUILDINGS AND STRUCTURES IN VARIOUS DEFINED AREAS OF THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH.

WHEREAS The Planning Act provides that the Council of a Municipal Corporation may pass By-laws to restrict the use of lands and the character, location and use of buildings or structures.

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

### **SECTION 1 – TITLE OF BY-LAW**

1.1 This By-law may be cited as the Zoning By-law of the Township of Wellington North.

### **SECTION 2 – INTERPRETATION**

2.1 In this By-law, unless the context clearly indicates the contrary, the expression “use” or “to use” shall include anything done or permitted by the owner or occupant of any land, building or structure, directly or indirectly or by or through any trustee, tenant, servant, or agent, acting with the knowledge or consent of such owner or occupant, for the purpose of making use of the said land, building or structure.

2.2 In this By-law, unless the context clearly indicates the contrary:

- Words in the present tense include the future;
- Words in the singular number include the plural, and the converse; and
- Words in the masculine gender shall include the feminine, and the converse.

2.3 In this By-law, the word “shall” is construed as always mandatory.

2.4 The word “use”, when used as a noun, shall mean the purpose for which a lot or a building or structure or any combination thereof is designated, arranged, intended, occupied, or maintained and “uses” shall have a corresponding meaning. When used as a verb, the word “use” or “to use” shall have a corresponding meaning.

Uses not listed as permitted in a zone or otherwise provided for in this By-law shall be prohibited in such zone except as provided for under Section 6.21 (Non-conforming uses) of this By-law.

- 2.5 In the regulations, dimensions are provided in both metric and imperial to make the By-law more “user-friendly”. Where a significant difference is present between the two values for any regulations, as a result of a numerical conversion, the least restrictive dimension shall prevail. In this By-law, m<sup>2</sup> shall be construed to mean square metres and ft<sup>2</sup> shall be construed to mean square feet unless the context clearly indicates the contrary.
- 2.6 The Natural Environment (NE) zone boundaries identified on the schedules to this By-law are intended to generally identify the location of potentially hazardous environmental features. During review of development applications and building permit applications, if necessary, the boundaries of the NE zone shall be more precisely determined in consultation with the Conservation Authority or other agencies having jurisdiction in the area. Where detailed resource mapping and/or site inspection results in a re-interpretation of the limits of the NE zone boundary, all requirements of this by-law shall be reviewed relative to the revised interpretation of the NE Zone boundary, including any applicable setbacks.

## **SECTION 3 – APPLICATION OF THE BY-LAW**

### **3.1 LAND SUBJECT TO BY-LAW**

The provisions of this By-law shall apply to all land within the boundaries of the Corporation of the Township of Wellington North.

### **3.2 CONFORMITY REQUIREMENTS**

- 3.2.1 No person shall use any land, or construct, alter or use any building or structure or part thereof within the limits of the Township of Wellington North except in conformity with the provisions of this By-law.
- 3.2.2 No building, structure, or part thereof constructed or altered in contravention of this By-law shall be used by any person so long as such building, structure, or part thereof, continues to contravene the provisions of this By-law.
- 3.2.3 No lot shall be reduced in area by conveyance, severance, mortgage or other alienation of a part thereof so that any remaining yard or other open space is less than required by this By-law. If any such reduction occurs, such lot and any building or structure thereon shall not thereafter be used by any person unless and until the said yard or requirements of this By-law are complied with.
- 3.2.4 Subsection 3.2.3 shall not apply to a lot reduced in area by the conveyance to or severance or expropriation by the Corporation of the Township of Wellington North or any other authority having the powers of expropriation.

- 3.2.5 No person shall change the purpose for which any lot, building or structure is used, or construct, alter, or use any building or structure, or sever any lands from any existing lot, if the effect of such action is to cause the original, remaining or new building, structure or lot to be in contravention of this By-law.

### **3.3 APPLICATION OF OTHER BY-LAWS AND REGULATIONS**

Nothing in this By-law shall relieve any person from the obligation to comply with the requirements of the Ontario Building Code Act or any other By-law of the Municipality or County in force from time to time or the obligation to obtain any license, permit, or approval lawfully required under any regulation or By-law of the Municipality, County or by a governmental authority having jurisdiction to make such restrictions.

### **3.4 CONFLICTS WITH OTHER MUNICIPAL BY-LAWS**

In the event of any conflict or inconsistency between this By-law and any other By-law of the Corporation, the provisions of this By-law shall prevail.

### **3.5 CONFLICTING REGULATIONS**

Where a combination of permitted uses results in conflicting regulations, the most restrictive regulations shall apply.

## **SECTION 4 – ADMINISTRATION, ENFORCEMENT AND PENALTIES**

### **4.1 ADMINISTRATION**

Unless otherwise specified, this By-law shall be administered by the Chief Building Official and/or Building Inspector and/or their designate, acting on the direction of the Council of the Township of Wellington North.

### **4.2 BUILDING AND OTHER PERMITS**

**4.2.1** Notwithstanding the provisions of any other by-laws of the Township of Wellington North, the Chief Building Official shall not issue any Building Permit or any other permit where the proposed building or any part thereof, use or occupancy would be in violation of any provisions of this By-law.

**4.2.2** It shall be prohibited for any person(s) to use or permit to use or cause a change in use of any building or part thereof, hereafter erected or altered until such Building Permit or Change of Use Permit has been issued and certified by the Chief Building Official in accordance with the Ontario Building Code Act and Building By-law.

### **4.3 ENTRY AND INSPECTION**

The Zoning Administrator, Chief Building Official, an appointed Municipal By-law Officer, or any inspector appointed under the Building Code Act, 1992 are each assigned the responsibility of enforcing the zoning by-law for the purposes of Section 49 of the Planning Act.

### **4.4 PENALTIES**

Any person convicted of a breach of any provision of this By-law shall be subject to such penalties or orders as provided for in Section 67 of The Planning Act, as amended.

### **4.5 ADDITIONAL 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 requirement of this By-law, such contravention may be restrained by action at the instance of any rate-payer or of the Corporation of the Township of Wellington North pursuant to the provisions of The Municipal Act or The Planning Act as amended from time to time.

### **4.6 VALIDITY**

If any section, clause or provision of this By-law including anything contained in the Schedules 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 part thereof other than the section, clause or provision so declared to be invalid and it is hereby declared to be the intention that all the remaining sections, clauses or provisions of this By-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.

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## **SECTION 5 - DEFINITIONS**

In this By-law, unless the context requires otherwise, the following definitions and interpretations shall apply. Illustrations depicting definitions are provided for clarification and convenience only and do not form a part of the By-law. The illustrations can be found in the Appendices to this By-law.

**ABATTOIRS**, means a **building or structure or part thereof**, designed and used, for the commercial slaughtering of animals.

**ABUTTING**, means a lot line that has any point in common with another lot line that is not part of a street line or lane; or where two or more parcels share a common boundary of at least one (1) point or a building or structure that share a common wall.

**ACCESSORY**, when used to describe a **use, building or structure**, means a use, building or structure, which is incidental, subordinate, and exclusively devoted to the **main use**, building, or structure located on the same lot and in the same **Zone** as such use, building or structure and which is not used or intended for use as human habitation unless permitted by the provisions of certain Zones of this By-law.

**ADDITION(S)**, when used in reference to a **seasonal recreational travel trailer**, means a structure(s) which is attached to and used in conjunction with, and may be divided into more than one room.

**ADULT ENTERTAINMENT PARLOUR** means any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, goods or services appealing to or designed to appeal to erotic or sexual appetites or inclinations. In this definition:

- a) **“Goods”** includes books, magazines, pictures, slides, film, videos, phonograph records, prerecorded magnetic tape, compact disks and any other reading, viewing or listening matter.
- b) **“To Provide”**, when used in relation to “goods”, includes to sell, offer to sell or display for sale, by retail or otherwise such goods, and “providing” and “provision” have corresponding meanings.
- c) **“To Provide”**, when used in relation to “services”, includes to furnish, perform, solicit, or give such services and “providing” and “provision” have corresponding meanings.
- d) **“Services”** includes activities, facilities, performers, exhibitions, viewings and encounters.

- e) **“Services Designed to Appeal to Erotic or Sexual Appetites or Inclinations”** includes,
- (i) Services of which a principal feature or characteristic is the nudity or partial nudity of any person;
  - (ii) services in respect of which the word “nude”, “naked”, “topless”, “bottomless”, “sexy”, or any other word or any picture, symbol or representation having like meaning or implication is used in any advertisement.

**AGRICULTURAL**, means a use of land, building or structure for the purpose of animal husbandry, raising of **livestock** and other animals for food or fur including poultry, bee-keeping, fish, aquaculture and dairy, the growing of field crops, vegetables, agro-forestry, forestry, fruit farming, sod farming, greenhouses and horticulture crops, pasturage, fallow, maple syrup production or any other farming use; and includes the growing, raising, packing, treating, storing, and sale of agricultural products produced on the premises but does not include an **abattoir**, the growing of **cannabis**, the processing of **cannabis** and **cannabis** derivatives including but not limited to **cannabis** seeds and **cannabis** oils, **cannabis-related-use – indoor, cannabis-related use – outdoor, industrial hemp-related use – indoor, industrial hemp-related use – outdoor**, a **kennel** or a rendering plant, **commercial greenhouse and/or nursery** or **garden centre**. For kennel requirements, local Dog Control By-laws should be consulted.

**AGRICULTURALLY RELATED USE**, means a **commercial** or **industrial use** directly related to agriculture and requiring proximity to farm operations and may include such uses as animal husbandry services, produce or grain storage/processing facilities, farm machinery sales and service outlets, feed and seed warehouse and retail outlets.

**AIR CONDITIONERS AND HEAT PUMPS**, means equipment designed to heat or cool the interior of buildings and structures and which are normally located outside or on a roof.

**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 there to.

When used in reference to a lot, the word “alter” means a change in use, or a decrease or increase in the width, depth, or area thereof or to decrease or increase the width, depth, or area of any required **yard, building setback, landscaped area** 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.

**AMENITY AREA**, means an area situated on a residential lot that is intended for recreational purposes, and may include landscaped open spaces, patios, balconies, communal play areas, lounges, decks and other similar uses but shall not include a swimming pool or areas occupied at grade by service areas, parking areas, aisle or access driveways associated with the residential development or use. A Private Amenity Area means an amenity area, excluding a walkway, play area or other communal area, which is accessory to and outside of a dwelling unit, and is for the exclusive use of the occupants of the dwelling unit. A Common Amenity Area means an amenity area which is available for the use and enjoyment of the residents and guest of a residential development in common.

**ANIMAL SHELTER**, shall mean a building or part thereof, with or without related structures, wherein domestic household pets including, but not so as to limit the generality of the foregoing, dogs, cats, caged birds and specialty fish, but excluding any animals kept primarily for the purpose of providing food or skins, are given temporary shelter and accommodation or are treated or kept for treatment by a registered veterinarian, and includes the office of a registered veterinarian, but does not include any establishment engaged primarily in the retail sale of animals or in breeding animals for gain or profit, or a veterinarian's clinic as defined herein.

**ANTIQUÉ STORE/MARKET**, means the use of land, buildings or structures for the sale of old and authentic objects of personal property which has a unique appeal and enhanced value mainly because of its age, or because of public demand, has attained value in a recognized commercial market which is in excess of its original value.

**ARCADE**, means a place of business where an individual, association, partnership or corporation maintains three or more coin operated machines for public use such as pinball machines, video games or other similar player-operated amusement devices.

**ART GALLERY**, means a use, building or structure where paintings, sculptures or other works of art are exhibited or sold.

**ARTISANS MARKET**, means the use of a building or structure or part thereof as the workplace of a photographer, craftsman or artist and may include the display and sale of their products along with accessory items.

**ASPHALT OR CONCRETE PLANT**, means an industrial facility that has equipment designed to heat and dry aggregate and to mix mineral aggregate with bituminous asphalt, concrete and concrete products and/or other similar materials, and includes stockpiling and storage of bulk materials used in the process or finished products manufactured on the premises and the storage and maintenance of equipment, but does not include the retail sale of finished asphalt or concrete products.

**ASPHALT PLANT, TEMPORARY PORTABLE**, means a facility which meets all of the following:

- a) has equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process;
- b) Is not of permanent construction, but is designed to be dismantled and moved to another location as required; and,
- c) Is associated with a specific contract for work undertaken by or on behalf of a public road authority.

**ASSEMBLY HALL**, see BANQUET HALL.

**ATTACHED**, means a building or structure otherwise complete in itself, which depends upon a division wall or shared common wall with an adjacent building or structure for structural support or complete enclosure.

**ATTIC**, see STOREY.

**AUCTION FACILITY**, means a building or structure or land used for the storage of goods and materials which are to be sold on the premises by public auction, and for the sale of goods and materials by public auction and on an occasional basis. An auction facility may include an auction barn where **livestock** are kept on a temporary basis for sale by public auction.

**AUTOMOTIVE ACCESSORIES SHOP**, means a building or part of a building used for the sale of vehicle parts, accessories and tools, but does not include an **Automotive Use**.

**AUTOMOTIVE BODY REPAIR SHOP**, means a building or other structure where repairs to and/or bodywork, painting of or reconditioning of **motor vehicles** is carried on, but does not include an **automotive sales establishment**, an **automotive service station**, or **salvage or wrecking and recycling yard**.

**AUTOMOTIVE SALES AND SERVICE ESTABLISHMENT**, means a lot, building or structure used for the display and sale of new or new and used **motor vehicles** and may include the servicing, repair, cleaning, polishing, and lubrication of motor vehicles; the sale of automotive accessories and related products; and the leasing or renting of motor vehicles.

**AUTOMOTIVE SERVICE STATION**, means a lot, building or other structure where goods are sold and/or services and repairs are provided, which are essential to the operation of **motor vehicles**, but does not include a **retail store**, **automotive body repair shop**, **automotive sales establishment** nor an **automotive washing establishment** as defined in this By-law. The incidental sale of refreshments to the travelling public may be permitted.

**AUTOMOTIVE USE**, means an **automotive service station**, an **automotive body repair shop**, an **automotive sales establishment** or an **automotive washing establishment** as defined in this By-law.

**AUTOMOTIVE WASHING ESTABLISHMENT**, means a building or structure used for the washing or cleaning of **motor vehicles** by automatic or self-serve washing equipment.

**BAKERIES**, means the use of land, buildings or structures for producing, mixing, compounding or baking bread, biscuits, ice cream cones, cakes, pies, buns, or any other bakery product of which flour or meal is the main ingredient, but does not include a restaurant or other premises where any such product is made for consumption on the premises and does not include a bake shop.

**BAKESHOP**, means a **retail store** where baked goods, which may be consumed on or off the premises are offered for sale. Incidental baking of products for retail sale may be permitted in association with a bakeshop.

**BANQUET HALL**, means a building, or part thereof, in which facilities are provided for such purposes as the gathering together of, entertaining or catering to a large group of people for functions such as meetings, charitable events, civic, cultural, educational, political, religious, or social purposes.

**BASEMENT**, see STOREY.

**BED AND BREAKFAST ESTABLISHMENT**, means a single detached residential dwelling in which the proprietor resides and supplies furnished rooms and may serve breakfast on a temporary basis to overnight guests for monetary gain. It does not include a **restaurant, hotel, motel, motor hotel, and boarding, lodging or rooming establishment** or any other form of residential dwelling as defined by this By-law.

**BODY-RUB PARLOUR** means any premises or part thereof where a body-rub is performed, offered, or solicited in pursuance of a trade, calling, business or occupation, but does not include any premises or part thereof where the body-rubs performed are for the purpose of medical or therapeutic treatment and are performed or offered by persons otherwise duly qualified, licensed or registered so to do under the laws of the Province of Ontario.

**BOARDING, LODGING OR ROOMING ESTABLISHMENT**, means a residential dwelling where rooms are regularly let, with or without the provision of meals, for a consideration to three or more persons, other than the owner, lessee or tenant of the residential dwelling.

**BUFFER AREA OR STRIP**, means a landscaped area intended to obstruct or reduce the noise, lighting glare, unsightly views or any other nuisance of one land use or property onto another and may include such screening features as a continuous row of trees or hedge row of evergreens or shrubs, a berm, a wall, or an opaque fence. (*see illustrations*).

**BUILDING**, means any structure temporary or permanent, which is used or intended to be used for the shelter, accommodation or enclosure of persons, animals or chattels, and shall include a tarped/coverall structure, but does not include a lawful boundary wall or fence.

**BUILDING AREA/ENVELOPE** means the greatest horizontal area of a building above finished grade within the outside surface of exterior walls and the centre line of firewalls.

**BUILDING INSPECTOR**, means a person appointed by the municipality, who is charged with enforcing the provisions of the Building Code, Building By-law, Zoning By-law and other local By-laws, as required.

**BUILDING, MAIN**, means a building designated or used for the principal use of the lot.

**BUILDING OFFICIAL, CHIEF** means a person appointed or constituted by the Council of a Municipality who is charged with the duty of enforcing the provisions of the Ontario Building Code, the Building By-law, the Zoning By-law and other local By-laws, as may be amended.

**BUILDING SETBACK**, means the least horizontal distance permitted by this By-law as measured between a **lot line** of a **lot** and the nearest portion of any building, structure or open storage area, excluding permitted architectural projections/encroachments.

**BUILDING SUPPLY OUTLET**, means a building, structure or parts thereof where building, construction or other home improvement materials are stored for the purpose of wholesale or retail and may include accessory facilities for the cutting of the finished lumber products.

**BUSINESS OR PROFESSIONAL OFFICE**, means a building, structure or parts thereof in which one or more persons are employed in the management, direction or conducting of a business, or where professionally qualified persons and their staff serve clients or patients who seek advice, consultation or treatment and may include the administrative offices of a not for profit or charitable organization.

**BUS DEPOT**, means the use of land, building or structures for the transient housing and parking of buses, and the boarding and disembarking of passengers, and may include accessory uses such as ticket offices, luggage checking, rest areas and similar uses.

**CAMPGROUND**, means a public or privately operated facility offering overnight camping experiences from tent sites to serviced trailer sites, including accessory administrative offices, convenience store, laundry facilities, sanitary facilities and associated recreational uses, that cater to short-term guests, not to year round residents, whose accommodation is a tent, tent trailer, travel **trailer**, **motor home**, camper van, camper pick-up.

**CANNABIS**, shall mean a genus of flowering plants in the family Cannabaceae as defined by the federal Cannabis Act and Regulations as amended. Synonyms include but are not limited to

marijuana, and marihuana. This definition also includes hemp, agricultural hemp and industrial hemp as defined by the federal Industrial Hemp Regulations as amended.

**CANNABIS-RELATED USE – INDOOR**, means those activities authorized in accordance with the Federal Cannabis Regulations SOR-2018-144 as amended that are carried out within an enclosed building or structure including, but not limited to, **greenhouse structures** and **hoop house structures**.

**CANNABIS-RELATED USE – OUTDOOR**, means those activities authorized in accordance with the Federal Cannabis Regulations SOR-2018-144 as amended that only involve the growing and harvesting of **cannabis** outdoors.

**CANOPY**, means a roof that is free of enclosing walls over an entrance to a building, structure or gasoline pump island/kiosk.

**CARPORT**, means a building or structure with a roof and not more than two walls, or a roof supported by columns or piers, attached to a residential dwelling, which is used for the temporary parking of passenger **motor vehicles**.

**CATERER’S ESTABLISHMENT**, means a building, structure or parts thereof in which food products and beverages are prepared for consumption off the premises and are not served to customers on the premises or for take out.

**CELLAR**, see STOREY.

**CEMETERY**, means land set aside to be used for the interment of human remains and includes a **columbarium**, **mausoleum** or other structure intended for the interment of human remains, and may also include a **crematorium**.

**CHURCH**, means a building or part thereof used for public worship and may include a church hall, church auditorium, Sunday School, convent or parish hall or church day nursery within this By-law the term church and Place of Worship shall have corresponding meanings.

**CLINIC, MEDICAL** means a building or part thereof used by qualified physicians, dentists, osteopaths, or other drugless practitioners, including their staff and patients, for the purpose of consultation, diagnosis and office treatment. A medical clinic may include accessory uses such as waiting and treatment rooms, laboratories, dispensaries and administrative offices. A medical clinic does not include accommodation for overnight patient care or operating room facilities.

**CLINIC, VETERINARIAN**, means a building, structure or parts thereof where one or more registered veterinarian surgeons including associated staff provide examinations and surgical or medical treatment to domestic pets, animals or livestock, and may include treatment rooms, laboratories, dispensaries, pharmacy and associated office. Facilities for the overnight care of

animals undergoing treatment may be permitted indoors and is considered incidental to the hospital use. A kennel is not permitted in association with a Veterinarian Clinic.

**CLUB, COMMERCIAL**, means any club other than a “private club”.

**CLUB, PRIVATE**, means a building or part of a building used as a meeting place for members of a chartered organization, not operated for profit, and may include a lodge, a service club, and a fraternal organization.

**COMMERCIAL GREENHOUSE AND/OR NURSERY**, means the use of land, buildings or structures for the growing and/or storing of flowers, fruit trees, ornamental trees, vegetable plants, shrubs, trees and similar vegetation for the purpose of transplanting, for use as stock or grafting, and includes the retail sale or wholesale distribution of such items directly from the premises/lot including the sale of associated items such as soil, mulch, planting mediums, fertilizers and similar materials. A commercial greenhouse and/or nursery use does not include the growing or processing of **cannabis**.

**COMMERCIAL MOTOR VEHICLE**, means any motor vehicle having permanently attached thereto a truck or delivery body and includes ambulances, hearses, tow trucks and small buses but excludes **motor homes** and **recreational trailers** as defined elsewhere in the by-law.

**COMMERCIAL SCHOOL OR STUDIO**, means a building, structure, or parts thereof where instruction is given for gain, but without limiting the generality of the foregoing, includes a school of fine art, dance, music, business, trade, vehicle driving and martial arts.

**COMMERCIAL USE**, means the use of land, building or structure for the purpose of buying and selling commodities, and supplying of services as distinguished from **industrial uses** as defined in this By-law.

**COMMUNITY CENTRE**, means the use of land, buildings, or structures for community activities of a social, cultural or recreational nature and operated on a non-profit basis by the municipality, local board or agency thereof, but does not include any use specifically defined in this By-law.

**COMPANION ANIMAL OFFICE**, means a building or part of a building wherein the diagnosis or consultation of small domestic animals and pets by a registered veterinarian is conducted and may include treatment rooms, laboratories, dispensaries, offices and facilities for a pet groomer but does not include facilities for the overnight care of animals undergoing treatment, general anesthesia, surgery or x-ray facilities.

**COMPUTER PROGRAMMING ESTABLISHMENT** means a use, building or structure or parts thereof where computer programs are designed and/or distributed and which may also provide for the computer training for groups or individuals, and may include accessory office uses.

**CONSERVATION**, means uses and use of land complementary to and compatible with the wise management, stewardship, protection and preservation of the natural environment, along with any of its significant biophysical features and ecological functions. Conservation may include uses such as reforestation, **forest management, fish and wildlife management, erosion control and flood control**.

**CONSTRUCT**, means to build, place, erect, reconstruct, relocate, or alter by means of an addition, enlargement or extension, or structural change; and includes any preliminary physical operation preparatory to such work including, but not limited to, excavating, filling, **grading** or drainage; and any work which requires a building permit. Constructed and construction have corresponding meanings.

**CONTRACTOR'S YARD**, means uses, buildings or structure or parts thereof used for the storage of building and construction materials including the storage and maintenance of heavy machinery or equipment such as cranes, ploughs, farm tractors and road making equipment; and must include a permanent building for the administration or management of the business, but does not include wholesale or retail sale of building or home improvement supplies or the parking of **tractor/transport trucks** and/or transport trailers.

**CONVENIENCE STORE**, means an establishment where food stuff, tobacco, patent medicines, periodical/newspapers, stationary, sundries, hardware and other similar items of household convenience are kept for sale to the public.

**COUNCIL**, means the Council of the Corporation of the Township of Wellington North.

**COUNTY**, means the Corporation of the County of Wellington.

**COURT**, when used to describe an architectural element, means an open and uncovered space appurtenant to any building and bounded by at least two walls of the building or buildings on the lot.

**CRAWL SPACE**, see STOREY.

**CREMATORIUM**, means a building, structure or part thereof fitted with the appliances for the purpose of cremating human remains, and includes everything incidental or ancillary thereto.

**CULTURAL ENTERTAINMENT FACILITY**, means a building, structure or part thereof designed or utilized for presentation to the public of live theater or dance performances, musical concerts, cinemas, lectures, exhibits, various forms of art, exhibits of a cultural, academic or scientific nature and are not characterized by any emphasis on specific anatomical areas or sexual activities.

**CUSTOM WORKSHOP**, means a building, structure or part thereof, which is used by a trade, craft or guild for the manufacture, of small quantities, of made-to-measure clothes or articles and

includes upholstering but does not include woodworking or furniture manufacture, or any other factory or shop production otherwise defined in this By-law. For the purposes of this By-law, a “custom workshop” is not a home occupation as defined by this By-law.

**DATA PROCESSING ESTABLISHMENT**, means a use, building or structure or part thereof used for the processing of facts or concepts either manually or by automated means, and may include accessory office uses.

**DAY LIGHTING (SIGHT) TRIANGLE**, means an area on a corner lot which is free of buildings, structures, or other features, including natural features, which may obstruct the vision of drivers and vehicles. Day lighting triangle is determined by measuring, from the point of intersection of the **street lines** on a **corner lot**, the distance required by this By-law along each such street line and joining such points with a straight line. The triangular shaped land between the intersecting street lines and the straight line joining the points the required distance along the street lines forms the Day Lighting Triangle.

**DAY NURSERY**, means a use, building or structure, or parts thereof duly licensed by the Province of Ontario pursuant to The Day Nurseries Act, as amended. This definition does not include **private home day care** as defined elsewhere in this By-law.

**DECK**, means a structure abutting or attached to a dwelling with no roof, canopy or walls except for visual partitions and railings which are constructed on piers or a foundation located above finished grade for use as outdoor living space.

**DRIVE-THRU SERVICE FACILITY**, means the use of a building or structure or a part thereof accessed by a designated stacking lane, where goods, products or services are offered to the public within a parked or stationary vehicle by way of a service window or kiosk. Service kiosks for parking control within a parking structure or parking are not considered to be drive-thru service facilities.

**DRIVEWAY**, shall mean a portion of a lot used to provide vehicular access from a street or lane to a parking space or off-street parking area or loading area located on the same lot.

**DRY CLEANING DEPOT**, means a building or part thereof used for the purposes of receiving and distributing articles or apparel to be dry-cleaned or otherwise treated elsewhere.

**DRY CLEANING/LAUNDRY PLANT**, means a building or part thereof used for the purpose of dry-cleaning, cleaning, dyeing, pressing or other similar treatment of articles or apparel and may include a dry cleaning depot for receiving and distributing said articles.

**DUMP** means a waste disposal site where waste is deposited without cover material being applied at regular intervals.

**DWELLING**, see RESIDENTIAL DWELLING.

**DWELLING, STACKED TOWNHOUSE**, see RESIDENTIAL DWELLING, STACKED TOWNHOUSE.

**DWELLING UNIT**, see RESIDENTIAL DWELLING UNIT,

**EROSION CONTROL**, means land use practices or structures necessary for the reduction or prevention of soil erosion.

**EXISTING**, shall mean “legally” existing on the date of the passing of this By-law.

**FACTORY OUTLET**, means a building or part thereof where products manufactured by a permitted industrial use are kept for wholesale or retail sale.

**FAIRGROUNDS**, means the use of land, buildings or structures for the purpose of holding agricultural fairs where farm produce is displayed for judging and sale, and includes exhibit areas, livestock shows, horse shows and events, and where other sports events may be held, and may include associated uses such as a midway or places of amusement, bleachers, bandstand areas, and **picnic areas**. On occasion, fairgrounds may be used for auctions, **flea markets**, concession stands and temporary overnight accommodations.

**FARM**, means a parcel of land, which the predominant activity is agricultural and includes associated buildings and structures such as residential dwellings, livestock facilities, farm implement structures, silo’s, granaries and similar buildings and structures.

**FARM BUILDING CLUSTER**, means the close grouping of the main buildings and structures on a farm contained within a limited area so that the remaining land is used for agriculture. Buildings and structures within the cluster may share a common driveway.

**FARM IMPLEMENT SALES AND SERVICE**, means the use of land, buildings or structures for the sale, storage and repair of agricultural implements, equipment and machinery that are directly associated with the operation of a farm and may include the sale of accessory items.

**FARMER’S MARKET**, means the use of land, buildings, structures or parts thereof for the purpose of selling seasonal fresh produce by independent vendors.

**FINANCIAL OFFICE**, means the premises of a bank, credit union, trust company, finance company, loan or mortgage company, investment firm or financial consultants.

**FINISHED GRADE**, means the average elevation of the finished surface of the ground as measured at ground level on any side of a building or structure.

**FISH AND WILDLIFE MANAGEMENT**, means the management of species native to the immediate area. This may include stream enhancement, planting of browse or shelter species, nesting boxes, nesting islands, ponds, dugouts and den trees.

**FLEA MARKET**, means an occasional or periodic sales activity where groups of individual vendors offer goods, new and used, for sale to the public. This does not include private garage sales.

**FLOOD CONTROL**, means land use practices or structures deemed necessary by the Conservation Authority for the reduction or prevention of flooding.

**FLOOD FRINGE**, means that portion of the floodplain located between the floodway and the limit of the **Regional Storm Flood Event**. *(See illustrations)*.

**FLOODPLAIN**, means an area of land, usually low lands, adjoining a watercourse, which has been or may be subject to flooding. *(See illustrations)*

**FLOOD PROOFING**, means a combination of structural changes and/or adjustments that are incorporated into the basic design and construction or alteration of buildings, structures or properties that are subject to flooding in order to reduce or eliminate possible flood damages.

**FLOODWAY** means the channel of a **watercourse** and that area of the **floodplain** required to pass deep, fast flowing flood waters such that it may pose a potential threat to life and damage to property. The appropriate Conservation Authority determines the limits of the floodway. *(See illustrations)*.

**FLOOR AREA**, with reference to a building or structure, means the total floor area within a building or structure, which area is measured between the exterior faces of the exterior walls or from the centre line of a common or party wall, but excluding any **private garage**, breezeway, porch, verandah, balcony, sun room, **attic**, **basement** or **cellar**.

**FLOOR AREA, GROUND**, means that area of a lot covered or intended to be covered by the **main building(s)** on the lot, exclusive of porches, decks, accessory buildings, terraces, steps, indoor parking areas and normal building projections.

**FLOOR AREA, GROSS**, in the case of a residential dwelling, means the total area of all year-round **habitable rooms** located above finished grade and measured between the exterior faces of the exterior walls, but does not include garages, breezeways, and unenclosed porches, sunrooms and verandas. In the case of a building other than a **residential dwelling**, means the aggregate of the area of all floors devoted to retail sales, customer service and office use, industrial uses, recreational uses, institutional uses, as measured from the exterior faces or the exterior walls but not including mezzanine areas, mechanical rooms, common halls, stairwells, garbage and electrical rooms and parking structures.

**FLOOR AREA, GROSS LEASABLE (GLFA)**, shall mean in the case of a commercial or industrial building, the aggregate of the area of all floors devoted to retail sales, customer service and/or office use measured from the outside face of exterior walls but excluding storage, mezzanine areas, mechanical rooms, parking structures and similar uses ancillary to the main use.

**FLOOR AREA, RETAIL**, means the **floor area** of a commercial building devoted to retail purposes.

**FOREST MANAGEMENT**, means the management of forest resources for the production of a wide range of values including wood fibre production, erosion control, fish and wildlife habitat, rare species habitat, passive recreation, visual amenity, and education and research. This shall not include a permanent on-site sawmill.

**FUEL DEPOT**, means the use of land, building or structures or parts thereof for the bulk surface or underground storage of propane, petroleum products, chemicals, gases or similar products and may include the distribution of same.

**FUNERAL HOME**, means a building or part thereof used for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for internment or cremation, and may include a **place of worship**.

**GARAGE, PRIVATE**, means an accessory building or that part of a main building used for the temporary parking of a private **motor vehicle(s)** of the owner, tenant(s), occupant(s) of the lot upon which such garage is located but does not include a **carport**.

**GARAGE SALE**, shall mean an occasional use sale, conducted on a residential property by an occupant of such residential property, of household goods belonging to the occupier thereof and includes a yard sale and the like.

**GARDEN CENTRE**, means the use of land, buildings, structures, or parts thereof for the purpose of buying or selling lawn and garden equipment, furnishings and supplies.

**GARDEN SUITE** (i.e. Granny Flat), means a one-unit detached residential dwelling containing bathroom and kitchen facilities that is accessory to an existing **single detached residential dwelling** and is designed to be portable. A garden suite is intended to serve the “temporary” needs of physically or mentally challenged adult, children or elderly parents.

**GAS BAR**, means one or more fuel pump islands, each consisting of one or more fuel pumps, which may include a canopy/kiosk and which may be used for the sale of automotive fluids and small accessories for motor vehicles but shall not be used for repairs, oil changes, or greasing.

**GOLF COURSE**, means the use of land, buildings and structures for the purpose of playing golf and may include a clubhouse, pro shop, restaurant, driving range(s), putting greens **but not a miniature golf course(s)**.

**GOLF COURSE, MINATURE**, means the use of land, buildings and structures as a commercial place of amusement in which facilities are provided to simulate the game of golf or any aspect of the game on a small scale, but does not include a **golf course** or **golf driving range**.

**GOLF DRIVING RANGE**, means a public or private area operated for the purpose of developing golfing techniques but does not include a **golf course** or **miniature golf course**.

**GRAVEL PIT**, shall mean any open excavation made for the removal of any soil, earth, clay, marl, sand, gravel or unconsolidated rock or mineral to supply such material for construction, industrial or manufacturing purposes. This definition does not include any excavation incidental to the construction of a building or structure for which a building permit has been issued; or any asphalt plant, cement manufacturing plant or concrete batching plant.

**GREENHOUSE**, means the use of land, buildings or structures for the growing of flowers, plants, shrubs, trees and similar vegetation, which may be transplanted outdoors on the same lot, and/or used as stocks for building or grafting and may include the limited sale of products primarily produced on site. A greenhouse use does not include the growing or processing of **cannabis**.

**GREENHOUSE STRUCTURE**, means a building having metal, wood, or other framing enclosed with glass, plastic, polyurethane, or similar material for the growing, drying, or processing of plants and designed such that the building can be ventilated to the open air.

**GROUP HOME** shall mean a single dwelling unit in a free standing building in which a range of three to ten residents (excluding staff or the receiving family) live under supervision and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being.

**HABITABLE ROOM**, means a room, located within a residential dwelling unit, designed for living, sleeping, eating or sanitary facilities and can be used at all times throughout the year. A habitable room shall not be located within a cellar. A habitable room does not include any room specifically defined herein as a non-habitable room.

**HAZARDOUS SUBSTANCES**, means any substance, which individually or in combination with other substances are normally considered to pose a danger to public health, safety and the environment and may include substances that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

**HEAVY EQUIPMENT SALES AND RENTAL**, means the use of land, buildings or structures in which heavy machinery and equipment are offered or kept for sale, rent, lease or hire directly from said lot.

**HEIGHT or BUILDING HEIGHT**, when used in reference to a building or structure, means the vertical dimension of a building or structure measured from the average grade of the **finished grade** to,

- a) In the case of a flat roof, the highest point of the roof surface or parapet wall, whichever is higher. A one-slope roof having a slope of less than 20 degrees from the horizontal shall be considered a flat roof for the purposes of this By-law;
- b) In the case of a mansard roof, the deck roof line;
- c) In the case of a gabled, hip, gambrel or other type of pitched roof, the average height between the eaves and ridge;
- d) In the case of a structure not having a roof, the top part of such structure;
- e) In the case of a structure having a rounded roof, two-thirds (2/3) of the average height of the structure;
- f) Where a combustible exterior wall extends above the top of the roof of a building, the topmost part of such exterior wall. (*See illustrations*)

**HOBBY BARN**, means a building or structure designed, intended or used to house animals including the boarding of horses, but excludes kennels.

**HOME FOR THE AGED, REST HOME**, means a “home” as defined under The Homes for the Aged and Rest Homes Act, as amended. The Act specifies that a “home for the aged” is generally for persons over the age of 60 and that a “rest home” is generally for persons over the age of 18. It does not include a “Nursing Home” as defined elsewhere in this By-law.

**HOME IMPROVEMENT CENTRE**, shall mean a garden centre; a furniture sales and service establishment, a floor covering sales and service establishment, a wall covering sales and service establishment, a lighting sales and service establishment, an electronics sales and service establishment, a major appliance sales and service establishment, or a swimming pool sales and service establishment.

**HOME INDUSTRY**, means a small scale occupation or business conducted for gain or profit as a secondary use to the main permitted use.

**HOME OCCUPATION**, means an occupation or business, which is conducted for gain or profit as a secondary use within a permitted residential dwelling, a residential dwelling unit, or a detached accessory building. A home occupation may include a profession or occupation such as an accountant, architect, auditor, engineer, realtor, insurance agent, planner, lawyer, doctor, dentist; a personal service such as a barber, hairdresser, beautician, seamstress, dressmaker, photographer, pet groomer, caterer’s establishment, and similar occupations or businesses.

**HOOP HOUSE STRUCTURE**, means a non-permanent building or structure, including a tent structure having metal, wood or other framing covered with plastic, polyurethane or similar material used for the growing, drying, or processing of plants.

**HOSPITAL** means a hospital as defined in **The Private Hospitals Act**, as amended from time to time.

**HOTEL**, means a building, part of a building, or a group of buildings used for gain or profit for the purposes of catering to the needs of the travelling public by supplying them with sleeping accommodation, with or without meals, but without private cooking facilities with a minimum of 6 guest rooms, and further provided that each guest room shall only be entered from the interior of the building. Without limiting the generality thereof, a hotel may include accessory uses such as dining, dancing, convention, parking and recreational. A hotel does not include a **boarding, lodging or rooming establishment, bed and breakfast establishment or a motel or motor hotel.**

**INDUSTRIAL HEMP-RELATED USE – INDOOR**, means those activities authorized in accordance with the Federal Industrial Hemp Regulation SOR-2018-145 as amended that are carried out within an enclosed building or structure including, but not limited to, **greenhouse structures and hoop house structures.**

**INDUSTRIAL HEMP-RELATED USE – OUTDOOR**, means those activities authorized in accordance with the Federal Industrial Hemp Regulation SOR-2018-145 as amended that only involve the growing and harvesting of hemp outdoors.

**INDUSTRIAL MALL**, means a building or a group of buildings designed, developed, owned and managed as a unit in which separate spaces are leased or occupied by permitted industrial uses. No more than 30 percent of the gross floor area of an industrial mall shall be devoted to accessory office or related commercial uses.

**INDUSTRIAL USE**, means, without limiting the generality thereof, the manufacturing, assembling, making, producing, preparing, inspecting, grading, ornamenting, finishing, treating, cleaning, washing, altering, repairing, restoring, processing, polishing, refinishing, packing, adapting for sale, warehousing, storing, breaking up or demolishing of goods, substances, articles or things or any part or parts thereof; or the production or storage of building or construction equipment or materials.

**INDUSTRY, DRY**, means an industry, which by nature of its operation, process, or fabrication of raw materials or services rendered does not require a significant water supply and does not produce waste water as part of the industrial process.

**INSTITUTIONAL USE**, means the use of land, buildings or other structures operated by a group, organization or society for the promotion of a public, social, scientific, educational or similar purpose, but does not include a **church, school, private or commercial club** as defined in this By-law.

**JUNK YARD**, means any parcel of land, building or structure for which the principal or accessory use is the abandonment, collection, demolition, dismantlement, keeping, storage, salvage or sale of used, discarded, worn out or scrapped machinery, motor vehicles, vehicle parts, scrap metal, chains, used pipes, waste paper, rags enamelware, furniture, bottles, cans, rope, iron, copper or any other scrap or discarded materials.

**KENNEL**, means a place where more than 3 dogs are housed, groomed, bred, boarded, trained, sold or kept for hunting and includes both Boarding Kennels and Breeding Kennels, on a lot or parcel which is 25 acres or greater in size within an Agricultural Zone and which are licensed by the Township of Wellington North under the provisions of the By-law to Regulate and Provide for the Keeping, Control and Licensing of Dogs within the Township of Wellington North.

**LANDFILL**, means the use of land, licensed by the Ministry of the Environment, upon, into, or through which waste is deposited, processed, treated, and covered under controlled conditions and includes land, which is being used for a leachate buffer area and or gas buffer area.

**LANDFILLING** means the disposal of waste by deposit, under controlled conditions, on land or on land covered by water, and includes compaction of the waste into a cell and covering the waste with cover materials at regular intervals.

**LAND DISPOSAL** within the meaning of Section 1 of Regulation 347 (General – Waste Management) made under the Environmental Protection Act means, with respect to waste, the deposit or disposal of the waste upon, into, in or through land, including,

- a) The deposit of the waste at a dump,
- b) The landfilling of the waste,
- c) The discharge of the waste into a geological formation by means of a well, and
- d) The land farming of the waste, in the case of a petroleum refining waste.

**LAND FARMING** means the biodegradation of petroleum refining wastes by naturally occurring soil bacteria by means of controlled application of the wastes to land followed by periodic tilling.

**LAND LEASE COMMUNITY HOME**, means any residential dwelling that is a permanent structure where the owner of the residential dwelling leases the land used or intended for use as the site for the residential dwelling. Such dwelling may be modular, prefabricated or traditionally constructed but does not include a **mobile home**.

**LAND LEASE COMMUNITY HOME SITE**, shall mean the area of land within a Land Lease Community that is leased for the purposes of locating a **land lease community home**.

**LANDSCAPED AREA**, means an open space area comprised of lawn, flowers, shrubs, trees or other natural vegetation. This area may include space occupied by paths, courtyards and patios, but shall not include **loading spaces** or **parking areas**, traffic aisles, driveways, ramps, or outdoors storage areas.

**LANE**, means a walkway, emergency access or any other passageway or right-of-way, other than a street, which is open from ground to sky and provides a secondary means of access to abutting lots, and which is not intended for general traffic circulation, but is dedicated to public use, or legally dedicated as a right-of-way for use in common by adjacent land owners.

**LAUNDROMAT**, means a building or part thereof, where self-serve coin operated clothes washing equipment are located and may contain one or more washers, dryers or other incidental equipment.

**LIBRARY**, means a library, branch library or library distributing station that is approved under The Public Libraries Act, as amended.

**LIVESTOCK**, a type of domestic animal kept on a farm for use on the farm, for propagation, for profit or for gain, and without limiting the generality thereof, may include dairy, beef and veal cattle, horses, swine, sheep, goats, mink, rabbits, poultry and fowl.

**LIVESTOCK FACILITIES**, means barns, buildings or structures where animals or poultry are housed and shall also include beef feedlots and the associated manure storage facilities, but shall not include a **hobby barn** as defined elsewhere in this By-law.

**LIVESTOCK HOUSING CAPACITY** means the total maximum number of **livestock** that can be accommodated in a **livestock facility** at any one time.

**LIVESTOCK UNIT**, means the equivalent values for various types of animals and poultry based upon manure production and production cycles.

**LOADING SPACE**, means an off-street space on the same lot with a building or on a lot contiguous to a building or group of buildings which is used for the temporary parking of a commercial vehicle while loading or unloading of merchandise or materials.

**LOT**, means a parcel or tract of land

- a) i) Which is a whole lot as shown on a Registered Plan of Subdivision, but a Registered Plan of Subdivision for the purposes 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 pursuant to The Planning Act, as amended; or
- ii) Is a separate parcel of land without any abutting lands being owned by the same owner or owners; or
- iii) The description of which is the same as in a deed which has been given consent pursuant to The Planning Act, as amended; or
- iv) Is the whole remnant remaining to an owner or owners after a conveyance made with consent to The Planning Act, as amended.
- b) For the purpose of this subsection, 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 have been conveyed to or

acquired by the Municipality, the County of Wellington, His Majesty in the Right of Ontario, His Majesty in the Right of Canada, the Grand River Conservation Authority, the Saugeen Valley Conservation Authority and the Maitland Valley Conservation Authority, or Ontario Hydro.

**LOT AREA**, means the horizontal area within the boundary lines of a lot.

**LOT CORNER**, means a lot situated at the intersection of and abutting upon two or more streets; or abutting on two or more parts of the same street, the sides of which street (in the case of a curved corner, the tangents at the street extremities of the side lot lines) contain an interior angle of less than one hundred and thirty-five degrees (135 degrees). In the case of a curved corner, the corner of the lot shall be deemed to be the point of the street line nearest the point of intersection of the said tangents. *(see illustrations)*

**LOT COVERAGE**, means the percentage of the total lot area covered by all building(s) and structure(s), including accessory buildings and structure(s), which are located on or above ground level. The area of an outdoor swimming pool, open and unenclosed porches, uncovered decks, balconies and steps shall not be calculated in determining lot coverage.

**LOT DEPTH**, means the horizontal distance between the front and rear lot lines.

- a) When the front and rear lot lines are not parallel, depth is determined by the length of a straight line joining the middle of the front lot line with the middle of the rear lot line.
- b) When there is no rear lot line, depth is determined by the length of a straight line joining the middle of the front lot line with the apex of the triangle formed by the side lot lines. *(See illustrations)*

**LOT FRONTAGE**, means the horizontal distance between the side lot lines measured along the front lot line, but 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 measured by a line 6.0 metres (19.7 ft) back from and parallel to the chord of the lot frontage, and for the purpose of this paragraph the chord of the lot frontage is a straight line joining the two points where the side lot lines intersect the front lot line.

**LOT THROUGH**, means a lot other than a **corner lot** having separate frontages on two streets.

**LOT LINE**, means any line defining the boundary of a lot.

**LOT LINE, FRONT**, means:

- a) The line that divides the lot from the **street**; or

- b) In the case of a **Corner Lot**, the shorter street line shall be deemed to be the front lot line and the longer line shall be deemed to be the exterior side lot line; or in the case of a Corner Lot with two equal lot lines either street line may be designated as the Front Lot Line; or
- c) In the case of a Through Lot, the shorter street line shall be deemed to be the front lot line and the longer line shall be deemed to be the rear lot line; or in the case of a Through Lot with two equal lot lines either street line may be designated as the Front Lot Line.

**LOT LINE, REAR**, means the lot line farthest from and opposite to the front lot line. In the case of a lot having four (4) or more lot lines, the lot line farthest from and opposite to the front lot line shall be the rear lot line. If a lot has less than four (4) lot lines, there shall be deemed to be no rear lot line.

**LOT LINE, SIDE**, means a lot line other than a front or a rear lot line

**LOT LINE, EXTERIOR SIDE**, means a side lot line that is also a street line

**LOT LINE, INTERIOR SIDE**, means any side lot line other than an exterior side lot line.

**MACHINE SHOP**, means a workshop in which work is machined to size and assembled.

**MAIN BUILDING**, means the building designed or used for the principal use on a lot.

**MAIN USE**, means uses, buildings, structures or parts thereof, which constitute the principal use(s) of a lot and which is specifically listed as a permitted use by this By-law. An **accessory** use or **home occupation** or **home industry** shall not constitute the main use of a lot.

**MAIN WALL**, means an exterior front, side, or rear wall of a building, and all structural members essential to the support of a fully enclosed space or roof.

**MAUSOLEUM**, means a building or structure or part thereof, other than a columbarium, used as a place of interment of human remains in sealed crypts or compartments.

**MINI-STORAGE FACILITY**, means a building containing separate, individual self-storage units divided from floor to ceiling by a wall with an independent entrance from the exterior of the building, designed to be rented or leased on a short-term basis to the general public for private storage of personal goods, materials and equipment; but shall not include the storage of hazardous chemicals, flammable substances or toxic materials.

**MOBILE HOME**, means any dwelling that is designed or intended to be made mobile, constructed or manufactured on its own chassis, designed and equipped for year-round accommodation for

one or more persons, but does not include a **recreational travel trailer** or tent trailer or **trailer** otherwise designed.

**MOBILE HOME PARK**, means an area of land zoned, designed and intended to accommodate mobile homes to be used as residential dwelling units together with accessory uses such as offices, laundry facilities, storage areas, etc.

**MOBILE HOME SITE**, means a defined area of land within a **Mobile Home Park** intended for the location of one mobile home for the exclusive use of the occupant.

**MODULAR RESIDENTIAL DWELLING UNIT**, means a residential dwelling unit designed in one or more modules or boxes that can be joined together at the construction site to form a completed house. The modules contain interior walls with insulation, plumbing and electrical work installed at the factory, along with wall finishes, floor coverings, cabinetry, moldings and electrical and plumbing fixtures in place. A modular residential dwelling unit is intended to be made mobile on a temporary basis but constructed or manufactured to provide year-round accommodation. A modular residential dwelling unit does not include a **mobile home, recreational seasonal travel trailer or motor home** as defined herein.

**MOTEL/MOTOR HOTEL**, means a building, part of a building or a group of buildings used for the purpose of catering to the needs of the travelling public by providing sleeping accommodation with or without supplying food or other refreshments for not less than 6 guest rooms which may contain private cooking facilities and further provided that each guest room may be entered directly from the exterior of the building. A motel does not include a **boarding, lodging or rooming establishment, a bed and breakfast establishment** or a **hotel**.

**MOTOR HOME**, means any **motor vehicle** so constructed as to be self-contained, self-propelled unit capable of being utilized for the temporary living, sleeping or eating accommodation of persons and for the purposes of this By-law shall include a camper pick-up or camper van.

**MOTOR VEHICLE**, means an automobile, pick-up truck, motorcycle, or motorized snow or all-terrain vehicle, but does not include the cars of electric or steam railways, or other vehicles running only on rails, or on traction engine, self-propelling farm machinery or road building machinery. It also does not include a **commercial motor vehicle** or **tractor/transport truck** and/or transport trailer.

**MUNICIPAL DRAIN**, means a drainage works as defined by the Ontario Drainage Act, as amended from time to time.

**MUNICIPALITY**, means the Township of Wellington North

**MUSEUM**, means a building or parts thereof, used for the purpose of acquiring, conserving, studying, interpreting, assembling and exhibiting to the public such things as collections of paintings, works of art, artifacts of historical interest and significance; mechanical, scientific

and/or philosophical inventions, instruments, models, designs; and together with any libraries, reading rooms, laboratories and offices.

**NATURAL ENVIRONMENT**, means land which is essentially “non-developable”, due to inherent environmental hazards such as wetlands, poor drainage, organic soils, susceptibility to flooding and/or erosion, steep slopes and other physical conditions severe enough to pose a risk of loss of life, property damage, and environmental or social disruption if developed.

**NEIGHBOURHOOD STORE**, means a retail store which provides convenience goods and services to the immediate and surrounding neighbourhood.

**NON-COMPLYING**, means a use, building or structure, which is permitted by the zone in which such use, building or structure is located, but which does not comply with some or all of the specific zone regulations of that Zone or any other applicable regulation of this By-law.

**NON-CONFORMING**, means a use, building, or structure which is not a permitted use of the specific zone(s) in which such use, building, or structure is located.

**NON-HABITABLE ROOM**, means any room located within a dwelling unit that is not a habitable room, including, but not so as to limit the generality of the foregoing, a laundry room, a pantry, a lobby, a corridor, a stairway, a closet, a sunroom, a verandah, a recreation room, a porch, a balcony, a private garage, an unfinished attic, a cellar, crawlspace, a boiler room and any space used for the service and maintenance of such dwelling or for vertical travel between storeys.

**NURSERY**, means a place where trees, shrubs or plants are grown or stored for the purpose of transplanting, for use as stocks for building or grafting, or for the purpose of retail or wholesale, together with the sale of soil, planting materials, fertilizers or similar materials and includes a greenhouse. A nursery use does not include the growing or processing of **cannabis**.

**NURSING HOME**, means a nursing home as defined under The Nursing Home Act, as amended, and does not include a **Home for the Aged, Rest Home** as defined in this By-law.

**OFFICIAL PLAN**, means the County of Wellington Official Plan.

**ONE IN ONE HUNDRED (1:100) YEAR FLOOD** means a flood based upon an analysis of precipitation, snow melt or a combination thereof, having a return period of 100 years on average or having a one percent (1%) chance of occurring or being exceeded in any given year. The Conservation Authority determines the elevation of the 1:100 year flood.

**OUTDOOR STORAGE**, means the use of land for outdoor storage of equipment, goods or materials in the open air. It does not include storage in transport truck trailers.

**PARK**, means an open space area operated by a **public agency**, which may include areas for baseball diamonds, outdoor tennis courts, outdoor swimming pool, playground and similar uses,

and **public** storm water management facilities, but shall not include a **mobile home park** or **campground**.

**PARKING AISLE**, means a portion of a **parking area** or **parking lot** which on one or more sides abuts **parking spaces** and which provides access to and from a parking space, to and from a **street** or **lane** and which is not used for the parking of **motor vehicles**.

**PARKING AREA**, means an area, whether or not within a building or structure, used for the temporary parking of licensed **motor vehicles** and may include aisles, parking spaces, and related entrances and exits but shall not include any part of a **street** or **lane**, nor any area wherein motor vehicles are kept or stored for sale or repair.

**PARKING LOT**, means a **Parking Area** forming the main use of a lot, but does not include the parking or **tractor/transport trucks**, transport trailers and **commercial motor vehicles**.

**PARKING SPACE**, means a space, which may be within a parking area or parking lot, and which is provided and maintained for the temporary parking of motor vehicles.

**PARKING SPACE ANGLED**, means the orientation of a parking space in such a manner that the side of a motor vehicle, when parked, is at an angle other than parallel to the driver aisle, driveway, lane, or street which gives direct access to such parking space.

**PARKING SPACE, BARRIER FREE ACCESSIBLE**, means a parking space provided for the use of persons with disabilities pursuant to the Accessibility for Ontarians with Disabilities Act.

**PARKING SPACE, PARALLEL**, means the orientation of a parking space in such a manner that the side of a motor vehicle, when parked, is parallel to the drive aisle, driveway, lane, or street which gives direct access to such parking space.

**PARKING SPACE, TANDEM**, means the arrangement of two parking spaces such that it is necessary to traverse one parking space to gain access to the other from a lane, drive aisle, driveway, or street.

**PARKING SPACE, VISITOR**, means a parking space for the exclusive use of visitors to a premise.

**PERSON**, means an individual, association, firm, partnership, incorporated company, corporation, agent or trustee, and the heirs, executor or other legal representative of a person to whom the context applies according to law.

**PERSONAL SERVICE SHOP**, means a building or part of a building in which persons are employed in providing services and otherwise administering to the individual and personal needs of persons, and includes such establishments as barber shops, beauty parlours, hairdressing shops, shoe repair and shoe shine shops, and **dry cleaning or laundry depots**.

**PHARMACY**, means a retail store that dispenses drugs by description

**PIT**, means a place where unconsolidated gravel, stone, 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, industrial or manufacturing, but does not include a wayside pit.

**PIT, WAYSIDE**, means a temporary pit opened and used by a public road authority solely for the purpose of a particular project or contract or road construction and not located on the road right-of-way.

**PLACE OF ENTERTAINMENT**, means a motion picture or other theatre, arena, auditorium, public hall, billiard or pool room, bowling alley, ice or roller skating rink or other similar forms of entertainment, which are contained within an enclosed building or structure; but does not include an adult entertainment or body rub parlour.

**PLACE OF RECREATION**, means the use of land for such uses as public or private parks, playgrounds, playfields, racquetball club, tennis courts, lawn bowling greens, indoor and outdoor skating rinks, curling facilities, hockey arenas, athletic fields, field houses, recreational trails, snowmobile trails, picnic areas, swimming pools, wading pools, day camps, skiing, fishing, hunting, and similar uses, together with necessary and accessory buildings and structures, but does not include a track for the racing of animals, motor vehicles, snowmobiles, all-terrain vehicles or motor cycles.

**PLACE OF WORSHIP**, means a building dedicated to religious worship and may include churches, chapels, temples, parish halls and synagogues, and may include accessory uses such as administrative offices, nursery schools, a school of religious education, convents, seminaries, monasteries and rectories.

**PLANTING STRIP**, means an area of landscaped open space located immediately adjacent to a lot or portion thereof and on which is situated one or more of the following screening devices: a continuous row of trees, a continuous row of evergreens or shrubs; a berm.

**POSTAL OR COURIER OUTLET**, shall mean the provision of postal and courier pick-up and drop-off services for letters and small parcels, but does not include a postal or courier distribution or terminal facility.

**POULTRY PROCESSING FACILITY**, means the use of land, buildings or structures, or parts thereof, wherein poultry – all domestic fowl including small game birds such as Cornish hen and large birds such as EMU – are slaughtered, washed, cleaned, treated or otherwise prepared, processed and packaged, and from which such produce is shipped to a **wholesale** or **retail outlet**.

**PREFABRICATED RESIDENTIAL DWELLING**, means a building which is capable of being occupied exclusively as a permanent residential dwelling and which is comprised of components that are manufactured off-site, transported to the building site and constructed on a lot. A prefabricated

residential dwelling is not designed nor intended to be made mobile or temporary and does not include a **modular residential dwelling unit, and mobile home or park model trailer**.

**PRINT SHOP**, means a **retail store** that provides duplicating services using photocopy, blueprint and offset printing equipment, including collating of booklets and reports.

**PRINTING ESTABLISHMENT**, means an industrial facility used for blueprinting, engraving, electrotyping, printing or typesetting and may include a duplicating shop or letter-shop.

**PRIVATE HOME DAY CARE**, means the use of a building, structure or part thereof operated for gain or profit by providing temporary care for children within a private residence other than the home of a parent or guardian of any such child and does not include a **day nursery** as defined elsewhere in this By-law.

**PUBLIC**, in this By-law, means a use, building or structure used and/or owned by a **public agency** to provide a service to the general public.

**PUBLIC AGENCY**, means

- a) The Government of Canada, the Government of Ontario or any municipal corporation;
- b) Any ministry, department, commission, corporation, authority, board but does not include a **school** as defined elsewhere in this by-law, or other agency established from time to time by the Government of Canada, the Government of Ontario or any municipal corporation;
- c) Any **public utility**; or
- d) Any railway company authorized under The Railway Act, as amended, or any successor thereto.

**PUBLIC BUILDING**, means any building, structure or part thereof, which is owned, leased, or occupied by the Corporation of the Township of Wellington North, the Corporation of the County of Wellington, the Province of Ontario or the Government of Canada.

**PUBLIC UTILITY**, means any agency, corporation, board, or commission providing electricity, gas, water, telegraph, telephone or television service including a communications tower, drainage, sewage or waste collection and disposal services to the public; or a use pertaining to any such agency, corporation, board or commission.

**PUBLIC WORKS YARD**, means a municipal, county or provincial facility used for the servicing of road construction and maintenance equipment, and storage of materials including buildings or structures for such purposes.

**QUARRY**, means a place where consolidated rock has been or is being removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes, but does not include a **wayside quarry** or open pit metal mine.

**QUARRY, WAYSIDE**, means a temporary **quarry** opened and used by a public road authority solely for the purpose of a particular project or contract or road construction and not located on the road right-of-way.

**RECREATIONAL, ACTIVE**, means a recreational use or activity with buildings or requires alteration of soil or topography and includes such activities as golf courses, playing fields, trailer parks, campgrounds and conservation areas involving built structures.

**RECREATIONAL, PASSIVE**, means a non-intensive activity or use of land carried out for recreational purposes, which does not require the construction of buildings or the alteration of soil or topography and includes open space and environmental areas. Passive Recreational uses may include nature interpretation, hiking, cross-country skiing, fishing and hunting.

**REGIONAL FLOODPLAIN**, means the area of land that would be inundated by floodwater under a **Regional Storm Flood Event**.

**REGIONAL STORM FLOOD EVENT**, means a major storm of record used for flood regulation purposes. The rainfall actually experienced during Hurricane Hazel combined with local conditions is used by the Conservation Authority to establish the Regional Floodplain.

**REGULATORY FLOOD**, means the approved standard(s) used in a particular watershed to define the limit of the floodplain and level to be applied for flood proofing purposes. (In the former Town of Harriston, the Regulatory Flood is the **Regional Storm Flood Event**.)

**RENTAL OUTLET**, means a building or part thereof where residential, industrial and commercial equipment is kept for rental to the public and may include such items as power tools, appliances, office machines, recreation equipment, lawn and garden equipment and tools, flooring cleaning equipment, masonry tools, painting and decorating equipment and tools, moving equipment and tools, and similar items, but does not include a video rental outlet or the rental of motor vehicles, trailers or industrial equipment.

**RESERVE**, for the purpose of this By-law, means a 0.3 m (1.0 ft.) wide parcel of land held by the Corporation of the Township of Wellington North, the County of Wellington or the Province of Ontario as a means of restricting access to a public highway or street. Where such a reserve is required, it shall be deemed not to eliminate the street line or front lot line of said lot and therefore, not compromise the calculation of lot frontage.

**RESIDENTIAL**, means the use of land, buildings or structures for human habitation.

**RESIDENTIAL DWELLING** means a building or portion thereof designed, intended, occupied or capable of being occupied as one or more **Residential Dwelling Unit(s)** and may include a traditionally constructed or prefabricated home but does not include a **hotel, motel, institutional**

**use, boarding, lodging or rooming house, bed and breakfast establishment, mobile home, trailer, or a motor home as defined in this By-law.**

**Additional Dwelling Unit (Attached)**, means the use of a single detached dwelling, semi-detached dwelling unit or street townhouse dwelling unit where a separate self-contained dwelling unit is located within the principal building.

**Additional Dwelling Unit (Detached)**, means the use of a building where a separate self-contained dwelling unit is located in a detached accessory building on the same lot as an associated single detached dwelling, semi-detached dwelling unit, or street townhouse dwelling unit. (Subject to 6.1)

**Apartment**, means a residential dwelling that contains five or more residential dwelling units, which have a common entrance from street level and are served by a common corridor or hallway from inside.

**Apartment, Seniors**, means an apartment designed for, intended for and occupied exclusively by senior citizens.

**Bachelor**, means a residential dwelling unit with a bedsitting room combination providing therein living, sleeping, eating, food preparation, and separate sanitary facilities. Other essential facilities and services may be shared with other residential dwelling units.

**Converted**, means a single-detached residential dwelling existing at the time of passing of this By-law which, because of size or design, can be converted by partition and the addition of sanitary and cooking facilities into more than one residential dwelling unit.

**Duplex**, means a two storey residential dwelling divided horizontally into two residential dwelling units, each of which is completely on a separate storey with an independent entrance either directly from the outside or through a common vestibule.

**Fourplex**, means a residential dwelling divided vertically and horizontally to provide four residential dwelling units, each having independent entrances either directly from the outside or through a common vestibule.

**Link or Twin Attached**, means two single-detached residential dwellings of similar size and style that are completely separate from the other above finished grade, but are connected to each other below finished grade by common footings.

**Semi-Detached**, means two single-detached residential dwellings, divided in whole or part by a common vertical wall, each of which may be held in separate ownership, and having independent entrance either directly from the outside or through a common vestibule.

**Single-Detached**, means a residential dwelling situated on a separate lot, and is not attached by any means to any other residential dwelling. For the purposes of this By-law, single-detached shall not include a mobile home or modular residential dwelling unit, unless otherwise specifically provided for in this By-law.

**Split-Level**, means a single detached or semi-detached residential dwelling in which the first floor above the finished grade is so constructed as to create two or more different levels, the vertical distance between such levels being always less than the full storey. For the purpose of this By-law, split-level shall be considered as a one-storey residential dwelling.

**Townhouse, Cluster**, means a residential dwelling divided vertically to provide three or more residential dwelling units. Individual residential dwelling units do not require frontage on a public street.

**Townhouse, Stacked**, means a residential dwelling divided horizontally and vertically to provide three or more units. Each unit shall have an independent entrance at grade, which may be from a shared vestibule. Individual residential dwelling units do not require frontage on a public street. A stacked townhouse shall not be considered an apartment.

**Townhouse, Street**, means a residential dwelling divided vertically to provide three or more residential dwelling units. Each residential dwelling unit shall have frontage directly on a public street and shall have independent entrances to a front and rear yard immediately abutting the front and rear walls of each dwelling unit.

**Triplex**, means a three storey residential dwelling divided horizontally into three separate residential dwelling units each having independent entrances either directly from the outside or through a common vestibule.

**RESIDENTIAL DWELLING UNIT**, means one or more habitable rooms designed, intended, occupied or capable of being occupied as a permanent residence by one or more individuals and provided with separate kitchen, sanitary facilities and sleeping accommodations and having a private entrance either from the outside of the building or through a common hallway or stairway inside the building.

**RESIDENTIAL, NON-FARM**, means a residential dwelling not located on the same lot as a farm.

**RESTAURANT**, means a building or part thereof, other than a **tavern**, where food or refreshments are prepared and offered for retail sale to the public for immediate consumption either on or off the premises and may include uses such as a bistro, coffee shop, dairy bar, deli, diner, ice cream parlour, snack bar, tea house, or refreshment stand. **Dining Restaurant, Drive-In Restaurant, Drive-Thru Restaurant** and **Take-Out Restaurant** are defined below for the purposes of calculating off-street parking requirements as required by Section 6.27 of this By-law.

**DINING RESTAURANT**, means a building or part thereof where food and drink is prepared then sold to the public for immediate consumption within the dining room of such establishment.

**DRIVE-IN/DRIVE-THRU RESTAURANT**, means a building or part thereof where food and drink are prepared then sold to the public for immediate consumption either within an eating area inside or outside of the building or within the patron's own motor vehicle onsite, or for elsewhere off the premises.

**TAKE-OUT RESTAURANT**, means a building or part of a building where food and beverages are prepared and sold to the public for consumption off the premises. The consumption of food in the building or in the patron's motor vehicle on the premises is not permitted.

**RETAIL FOOD STORE**, means a building, structure or part thereof in which foodstuff, goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail, but does not include any establishment otherwise defined or classified herein.

**RETAIL STORE**, means a building, structure, or part thereof in which goods, wares, merchandise, substances, articles or things are offered or kept for retail sale directly to the public, but does not include any establishment otherwise classified or defined herein.

**RUNNING OF THE BULL**, means a cultural/religious event where a mature bull is induced to charge by people waving towels, umbrellas, etc. The bull is restrained by a leather collar, attached to a rope, held by a sufficient number of men. After twenty minutes of this activity, the bull is released back to his stall. Other than the restraining collar, no physical contact is made with the bull.

**SALVAGE OR WRECKING AND RECYCLING FACILITY**, means the use of land, buildings or structures for the wrecking, dismantling, storing and/or selling of used vehicles, farm equipment and parts thereof, including tires and other goods, wares or materials.

**SCHOOL**, means an academic school authorized under The Education Act, as amended.

**SEASONAL AGRICULTURAL PRODUCE STAND**, means a structure that is accessory to a farm and is used for the display and selling of fruit, vegetables, flowers or other farm produce, which is grown on that same **farm**.

**SEASONAL RECREATION SITE**, means a numbered and specified designated area of land to be used for the placement of one **seasonal recreational travel trailer** and other accessory approved structures.

**SECONDHAND STORE**, means a building or part thereof, where used clothing, books, household goods and similar articles are offered or kept for sale and may include an **antique or flea market**

or pawn shop but does mean a **wrecking or salvage and recycling yard**. New products may be included as a portion of the merchandise being offered for sale.

**SENSITIVE LAND USE**, includes lands designated and/or zoned for residential uses, existing residential dwellings in any zone, vacant agricultural lots less than 10.1 ha (25.0 ac) in size, nursing homes and assisted care facilities, retirement homes, hotels, inns, motels, parks, community centres, libraries, daycare centres, hospitals and medical clinics, places of worship, cemeteries, schools, fairgrounds, trailer parks, campgrounds, golf courses or any other place where people regularly gather or sleep.

**SERVICE INDUSTRY**, means a business or trade, not otherwise defined or classified in this By-law, which provides cleaning, maintenance, installation, renovation, or other similar non-personal services to the public, and may include a printing establishment; plumbing, welding, sheet metal, woodworking or machine shop; or vehicle inspection station.

**SERVICE OR REPAIR SHOP**, means a building or part thereof for the repair or service of household articles including radio, television and electronic equipment, and small household appliances, and may include small engine repair, but does not include an **industrial use** or **automotive body repair shop** or **automotive service station**.

**SEWAGE TREATMENT FACILITY**, means a use, building, structure or parts thereof, approved by the Ministry of the Environment for the treatment and disposal of domestic and industrial waste, and storm water, and includes a system of underground pipes/conduits and wastewater lagoons.

**SEWAGE TREATMENT SYSTEM, PRIVATE**, means a facility designed to provide sewage treatment on a lot normally comprised of, but not limited to, a septic tank and tile weeping beds. A private sewage treatment system also includes any other means of collecting and treating of sewage effluent, acceptable to Ministry standards and approved by the municipality.

**SHOPPING CENTRE**, means a group of commercial uses, planned, developed, owned, managed as a unit, with common off-street parking areas and other joint facilities all provided on the same lot.

**SHOPPING MALL**, means a shopping centre, which provides access for the public to each individual commercial unit either from the outside through a common entrance(s) and/or from the inside through a common covered aisle(s).

**SIGN**, means any device, lettering, figure, symbol, emblem or picture, which is affixed to or represented directly or indirectly upon a use of land, building or structure, and which directs attention to, identifies or advertises any object, product, place, activity, persons, products, organizations, institutions or businesses in such a way as to be visible to the public on any street, lane or thoroughfare.

**SIGNIFICANT DRINKING WATER THREAT** means a drinking water threat that, according to a risk assessment, poses or has the potential to pose a significant risk (*Clean Water Act*).

**SOURCE PROTECTION PLAN** means a drinking water source protection plan prepared under the *Clean Water Act* (*Clean Water Act*).

**STACKING LANE**, means a continuous on-site queuing lane that includes stacking spaces for motor vehicles which is separated from other vehicular traffic and pedestrian circulation by barriers, markings, or signs.

**STACKING SPACE**, means a rectangular space that may be provided in succession and is designed to be used for the temporary queuing of a motor vehicle in a stacking lane.

**STOREY**, means a horizontal division of a building from a floor to the ceiling directly above such floor, but does not include any mezzanine, gallery, balcony or other overhang, the floor area of which does not exceed 40 percent of the least dimension of the room in which the said overhang is located, and does not include a basement or cellar as defined in this By-law.

- a) **ATTIC**, means the space between the roof and the ceiling of the top storey; or between a dwarf wall (i.e. a wall less than 2.3 m (7.5 ft.) and a sloping roof of a dwelling.
- b) **BASEMENT**, means that portion of a building below the first storey, but having less than one-half its clear height above the average **finished grade**; or has at least one wall from the finished floor to finished ceiling exposed above the finished grade and where a permanent point of access is provided in said wall.
- c) **CELLAR**, means that portion of a basement which is more than 60 percent below finished grade, measured from finished floor to finished ceiling.
- d) **CRAWL SPACE**, means that portion of a basement which is less than 1.8 metres (5.9 ft.) measured from finished floor to finished ceiling.
- e) **FIRST STOREY or GROUND FLOOR**, means the storey having its floor level closest to the finished grade and its ceiling more than 1.8 metres above grade.
- f) **SECOND STOREY or SECOND FLOOR**, means the storey directly above the first storey.

**STREET**, means a public right-of-way which shall be constructed and opened and improved and maintained year round, and assumed by the municipality, county or province or other public road authority for public use. A street does not include a lane or any other private right-of-way.

**STREET LINE**, means the dividing line between a street and any lot.

**STRUCTURE**, means anything constructed either permanent or temporary, the use of which requires location on or an attachment to something having location on the ground. Manure storage/handling facilities and associated pits and lagoons are structures for the purposes of this By-law. Fences, pavement, curbs, walkways, retaining wall or signs are not considered structures for the purposes of this By-law.

**SWIMMING POOL**, means any body of water located outdoors or indoors, contained by artificial means and used and maintained for the purpose of swimming, wading, diving or bathing.

**TAVERN**, means a “tavern” as defined by the Liquor License Act, as amended.

**TERRACE**, means an open, uncovered, level space at ground level that is either natural or man-made.

**TILLABLE HECTARES**, means the total area of land including pasture that can be worked or cultivated.

**TRAILER CAMP OR PARK**, means any land upon which two or more trailers are used or intended to be used for human occupation on a temporary basis.

**TRAILER, PARK MODEL**, means a prefabricated residential dwelling unit designed and constructed in accordance with CSA requirements which is towed on its own chassis and its running gear may be removed. It is designed and equipped for year-round occupancy containing suitable sanitary facilities including a flush toilet, shower or bathtub.

**TRAILER, RECREATIONAL**, means any portable structure or vehicle designed, intended and used exclusively for the temporary or seasonal living, sleeping or eating accommodation of persons therein, during travel, recreation and vacation and which is either capable of being drawn by a motor vehicle or is self-propelled, and may include **seasonal recreational travel trailers**, tent trailers, camper vans, **motor homes**, camper pick-up and similar transportable accommodation but not a **mobile home** or a **park model trailer**.

**TRAILER, RECREATIONAL SALES AND SERVICE ESTABLISHMENT**, means the use of land, buildings or structures or parts thereof for the display and sale of **recreational trailers**, **seasonal recreational travel trailers**, tent trailers, camper vans, camper pick-ups and **motor homes**, and includes the servicing and repair of such trailers.

**TRAILER, SEASONAL RECREATIONAL TRAVEL**, means a structure built on a single chassis mounted on wheels designed to facilitate relocation from time to time and used primarily as living quarters for seasonal camping and connected to utilities necessary for operation or installed fixtures and appliances.

**TRAILER, TRACTOR/TRANSPORT TRUCK**, means a **motor vehicle** consisting of a self-propelled cab and which may have temporarily attached thereto a trailer consisting of one or more axles designed to be pulled by the cab for the purpose of carrying goods or materials. This does not include a **commercial motor vehicle** as defined herein.

**TRANSPORT ESTABLISHMENT**, means the use of land, buildings, structures or parts thereof, where commercially licensed **tractor/transport trucks**, tractor trailers and buses are rented, leased, loaded or unloaded, serviced or repaired, kept for hire, stored or parked for dispatching as common carriers or where goods are temporarily stored for further shipment. A permanent building for the administration or management of the business must be included on site.

**U-BREW ESTABLISHMENT**, means a building or part thereof used for the sale of ingredients and/or kits for beer, cider and wine making and includes the brewing and bottling of the same by the public on the premises.

**USE**, means the purpose for which a lot, building or structure, or any combination thereof, is designed, arranged, intended, occupied, or maintained and “uses” shall have a corresponding meaning. “Use” when used as a verb, or “to use”, shall have a corresponding meaning.

**WAREHOUSE**, means a building or part thereof used for packaging, storage and distribution of goods, wares, merchandise, foodstuff, substances or articles and may include wholesale outlet but does not include a **mini-storage establishment** or **transport establishment**.

**WATERCOURSE**, means the natural or altered channel for a stream or water body and for the purpose of this By-law, includes the channel for intermittent streams. Isolated farm or recreational ponds, without an inlet or outlet stream, are excluded from this definition.

**WATER TREATMENT FACILITY**, means a building or structure approved by the Ministry of the Environment, where water is treated for human consumption and use, and includes a water pumping station.

**WELLHEAD PROTECTION AREA** means an area that is related to a wellhead and within which it is desirable to regulate or monitor drinking water threats (*Ontario Regulation 287/07*).

**WHOLESALE OUTLET**, means a building, structure or part thereof used for the storage, distribution and sale of goods, wares, articles or merchandise to other wholesalers, retailers, industrial, institutional or professional users.

**YARD**, means a space appurtenant/adjacent to a building, structure or excavation, located on the same lot as the building, structure or excavation, and which space is open, uncovered and unoccupied from the ground to the sky except for such **accessory** buildings, structures, or uses or **yard encroachments** as are specifically permitted elsewhere in this By-law.

**FRONT**, means a yard extending from **side lot line** to side lot line between the **front lot line** of the lot and to the nearest **main wall** of any building or structure (existing or proposed) on the lot.

**REAR**, means a yard extending from side lot line to side lot line between the **rear lot line** (or apex of the side lot lines) to the nearest **main wall** of any building or structure (existing or proposed) on the lot.

**REQUIRED**, means a yard having the minimum **building setback** as required by the zone provisions of this By-law. A required side yard shall extend from the required front yard to the required rear yard.

**SIDE**, means a yard extending from the front yard to the rear yard and from the side lot line of the lot to the nearest **main wall** of any building or structure (existing or proposed) on the lot.

i) **EXTERIOR**, means a side yard immediately adjoining a street.

ii) **INTERIOR**, means a side yard other than an exterior side yard.

**ZONE**, means an area delineated on the Zoning Maps included in this By-law designated for a specific use and regulated by the specific zone provisions of this By-law.

**ZONING ADMINISTRATOR**, means the officer(s) or employee(s) of the **municipality** charged with the duty of administering and enforcing this By-law.

## **SECTION 6 – GENERAL PROVISIONS**

The provisions of this Section shall apply to all zones except as otherwise indicated in this By-law.

### **6.1 ACCESSORY USES**

#### **6.1.1 USE**

Where this By-law provides that a lot may be used or a building or structure may be constructed, altered, or used for a purpose, that purpose may include any accessory building or structure or accessory use, but shall not include:

- a) Any occupation for gain or profit conducted within a residential zone, except as may be permitted by this By-law;
- b) An accessory dwelling unit, except as may be specifically permitted by this By-law.

#### **6.1.2 LOCATION**

- a) Any accessory building or structure excluding a **private sewage treatment system** which is not an integral part of the main building shall not be located in a required front or exterior side yard and shall comply with all other yard requirements of the zone in which such building or structure is situated.
- b) In any R1A, R1B, R1C, R2 or R3 Zones, all accessory buildings and structures shall be located in a rear yard or interior side yard provided it is not closer than 1.0 m (3.3 ft.) to the interior or the rear lot line or any other building or structure on the property.
- c) Notwithstanding Section 6.1.2.b), in any ER Zone or a lot subject to the reduced lot regulations of the A Zone, all accessory buildings and structures shall not be located in a required front or required exterior side yard and shall not be located closer than 3.0 m (9.8 ft.) to the rear or interior lot line.
- d) Where an accessory building or structure is on a corner lot, it shall be subject to the regulations specified in Section 6.7 and Section 6.37 (f) of this By-law.
- e) Notwithstanding Section 6.1.2 (a), (b) or (c), where a property is adjacent to a provincial highway, any setback regulations of the Ministry of Transportation shall prevail.

### **6.1.3 HEIGHT**

- a) In any residential zone and in the C1 – Central Commercial Zone, the height of an accessory use building or structure shall not exceed 4.57 m (15 ft)
- b) On a lot subject to the reduced lot regulations of subsection 8.5, the maximum height of an accessory use, building or structure shall not exceed 6.7 m (22 ft). The above provisions shall not apply to agricultural buildings such as but not limited to silos, grain bins, and corn cribs as permitted in Section 8.1 and further defined in Section 6.4.

### **6.1.4 LOT COVERAGE**

- a) The combined total lot coverage of all accessory buildings and structures on a lot shall not exceed 10% of the lot area, and the percentage of lot coverage for accessory buildings and structures shall be included in and contribute to the maximum lot coverage permitted in the individual zone regulations.
- b) Provided the maximum lot coverage is not exceeded for an accessory building or structure, the combined maximum floor area for all accessory buildings or structures not including a hobby barn or home industry in any residential zone including a lot subject to the reduced lot regulations of Section 8.5 shall not exceed 185.8 m<sup>2</sup> (2,000.0 ft<sup>2</sup>) ground floor area for any lot 0.4 hectares (1.0 acres) or less in size. For each additional 0.4 hectares (1.0 acres) of lot area, an additional 41.8 m<sup>2</sup> (450 ft<sup>2</sup>) of ground floor area may be added to the accessory building, to a maximum ground floor area of 464.5 m<sup>2</sup> (5,000 ft<sup>2</sup>).
- c) The area of an outdoor swimming pool, open unenclosed porches, uncovered decks, balconies and steps shall not be calculated in determining lot coverage.

### **6.1.5 ESTABLISHMENT OF AN ACCESSORY BUILDING OR USE**

- a) No accessory building or accessory use shall be established on any lot or site until the main building has commenced construction except as permitted by the “Temporary Use” regulations set out in Section 6.32 of this By-law, and as set out below.
- b) Notwithstanding Section 6.1.5 a), a tool shed, scaffold or other building or structure incidental to construction on the lot where the construction is permitted, may be established but only for so long as it is necessary for the work in progress and until the work is completed or abandoned. “Abandoned” shall mean the failure to proceed with construction within the time period required by the building permit.

- c) A tarped/coverall structure when used as an accessory structure shall be required to comply to Section 6.1 accessory uses.

#### **6.1.6 OPEN SWIMMING POOLS**

Notwithstanding anything contained in this By-law to the contrary, a swimming pool is a permitted accessory use within any zone except within a Natural Environment Zone, subject to the following regulations:

- a) May be located in any side yard including a required interior side yard and/or required exterior side yard;
- b) May be located in the rear yard, but not closer to any lot line than the minimum distance required for an accessory building located on such lot;
- c) Facilities for changing clothes, pumping, filtering or similar accessory use shall be in accordance with the regulations applicable to accessory buildings on such lot.

**Explanatory Note (Not Part of the By-law): The Township of Wellington North has a separate By-law relating to swimming pools. You are encouraged to contact the municipality to review this regulation.**

#### **6.1.7 AIR CONDITIONERS, HEAT PUMPS, POOL PUMPS, FILTERS AND HEATERS**

Air conditioners, heat pumps, filters and heaters are permitted in conjunction with a permitted use provided:

- a) They are not located in the front yard;
- b) They are located a minimum of 1 m from the interior side lot line and no closer than the required exterior side yard for the main building, and;
- c) They are located no closer to a Residential Zone boundary than the minimum setback required for main buildings in Non-Residential Zones from Residential Zone boundaries.

### **6.2 BED AND BREAKFAST ESTABLISHMENT (B&B)**

Within those zones where bed & breakfast establishments are permitted, such uses shall be in accordance with the provisions for such zones and shall also comply with the following regulations:

- a) No more than 2 guest rooms shall be provided within Class 1 B&B and no more than 5 guest rooms shall be provided in a Class 2 B& B.

- b) Any exterior stairways required for a B&B shall be located in a side or rear yard; and
- c) All new B&B establishments shall comply with the requirements of this Zoning By-law, including the regulations of Section 6.29 – Additional Dwelling Unit, other local By-laws, and any applicable provincial regulations such as the Ontario Building Code and Fire Code, as amended.

### 6.3 BUFFER AREA

Where a lot is within a Commercial or Industrial zone and the interior side and/or rear lot line, or portion thereof abuts any Residential or Institutional Zone or where a lot is within the R3-Residential Zone and the interior side and/or rear lot line or portion thereof abuts any residential zone except another R3 zone, then a buffer area shall be provided on the R3 – Residential, Commercial or Industrial lot, in accordance with the following provisions. It shall:

- a) Have a minimum width throughout of not less than 1.5 m (5.0 ft) and shall be in addition to any other yard requirement.
- b) Consist of a **planting strip** maintained at an ultimate height of not less than 1.8 m (5.9 ft.) immediately adjacent to the lot line or portion thereof along which the Buffer Area is required other than along a street line.
- c) Be kept free of parking spaces, buildings or structures except for a legal boundary partition and used only for the placement of trees, shrubs, similar vegetation, fencing and landscaping features.
- d) Be landscaped and maintained by the owner of land on which such buffer area is required.
- e) Notwithstanding the above and subject to site plan approval, a solid fence, wall, or other landscaping feature of equivalent height may be considered in place of a continuous planting strip. When considering such an alternative buffer, regard shall be given to the location, height, materials, finishing and porosity of the wall or fence, as well as the site's characteristics.

### 6.4 BUILDING HEIGHT EXCEPTIONS

The maximum height regulations of this By-law shall not apply to prevent the construction and/or use of an ornamental dome, church spire, a belfry, cupola, steeple, a flag pole, a clock tower, a chimney, storage silos, livestock facility including a hobby barn, grain elevator, a water storage tank, an air conditioner duct, an elevator penthouse, a solar collector, or an electric or communication tower, antenna, ventilator, windmill or similar device.

**6.5 COMMERCIAL KENNELS AND PET BOARDING ESTABLISHMENTS**

As per Section 6.35.2 of this By-law, a kennel is a restricted use in all zones within the Township of Wellington North. Kennels are prohibited uses unless specifically permitted by an amendment to this By-law. Where specifically permitted by an amendment to this By-law, no land, building or structure shall be used for a kennel, unless the land, building and structure is in compliance with the approved By-Law to Operate and License Kennels in The Township of Wellington North as may be amended or updated.

**6.6 COMMON AMENITY AREA**

Where this By-law requires the establishment of a common amenity area, such an area shall be provided within the boundaries of the development and in accordance with the following provisions:

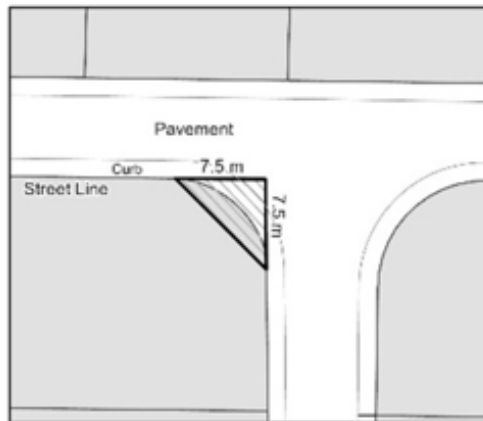
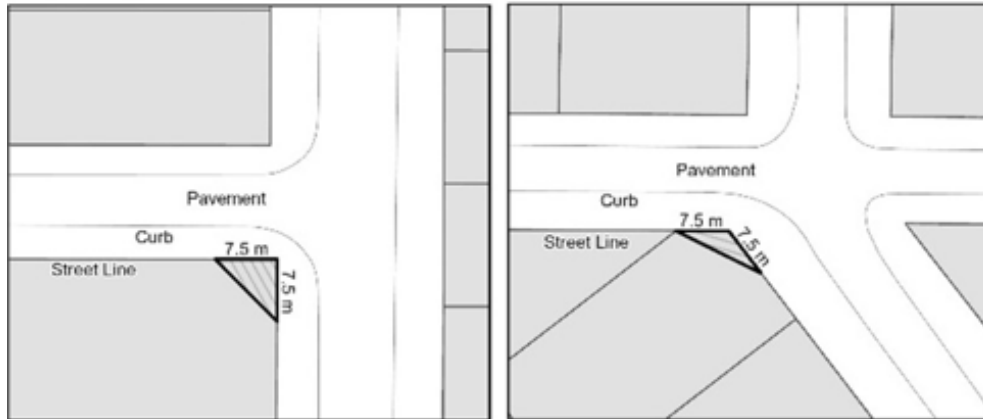
- a) An amenity area is an area comprised of common space designed for active or passive recreational use and may include patios, swimming pools, play areas and open landscaped areas;
- b) The minimum amenity area required shall be an aggregated amount not less than 9.3 m<sup>2</sup> (100.0 ft<sup>2</sup>) per dwelling unit for each unit up to 10. For each additional unit, not less than 4.6 m<sup>2</sup> (49.5 ft<sup>2</sup>) of amenity area shall also be provided;
- c) Amenity areas shall be designed and located so that the length does not exceed four (4) times the width;
- d) Amenity areas shall have direct access to/from the residential use; and
- e) Amenity areas may be located within any yard other than a required front yard.

**6.7 DAY LIGHTING (SIGHT) TRIANGLE**

- a) On a corner lot, the triangular space formed by the street lines and a line drawn from a point on one street line to a point on the other street line is determined by a point measuring 7.5 m (24.6 ft) along the street line from the point of intersection of the said street lines.
- b) Where the two street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the tangents to the street lines.
- c) The provisions of this section shall also apply to land which abuts one or more unopened streets or lanes.
- d) Within any sight-line triangle, the following uses shall be prohibited:

- i) A building or structure;
  - ii) A fence, wall, hedge, bush or **any other obstruction** that impedes vision above a height of 0.8 m (2.6 ft.) above the centerline grade of the street or streets abutting a sight-line triangle.
  - iii) Any portion of a loading or parking space.
- e) The provisions of this Section shall not apply to land zoned Central C1 Commercial.

### Illustration of Sight Triangles



 Sight Triangle

## 6.8 DEVELOPMENT ON FULL SERVICES

- a) No development of any kind within the urban areas of Mount Forest and Arthur shall be permitted within any zone, except as outlined in 6.8 b), unless serviced by municipal sewage collection facilities and municipal water supply, except that this provision shall not apply to any public use or utility which by its nature does not require such services.
- b) Notwithstanding the above, existing lots within the Unserviced Residential Zone (R1A) and Future Development Zone (FD), in the urban areas of Mount Forest and Arthur may be serviced by **private sewage treatment facility** and private water supply subject to the approval of the municipality.
- c) No new private wells shall be installed, to serve as a primary or an accessory water source, on any lands where a municipal water distribution system is available within a road allowance, or otherwise, abutting the property.

## 6.9 EXTERNAL LIGHTING

Lighting fixtures providing exterior illumination shall be so arranged as to direct light to the building face, parking area or vicinity of site. Such fixtures shall not cast glare onto adjacent properties nor onto nearby streets.

## 6.10 FRONTAGE ON STREET

Unless specifically permitted by this By-law, no lot shall be created and no person shall use any land, building or structure, and no person shall construct any building or structure on a lot unless said lot fronts or abuts a public street or unless said lot abuts a **reserve** which on the opposite side is a street and that said lot has legal access to the street.

## 6.11 GARBAGE STORAGE AREAS

Where this By-law requires a garbage storage area, or where one is being proposed, such an area shall be provided in accordance with the following provisions:

- a) No garbage or refuse shall be stored on any lot in any zone except within:
  - i) The main building; or
  - ii) Any accessory building or structure on such lot; or
  - iii) A container in the side yard or rear yard of such lot and side or rear yard requirement of applicable zone shall apply.
- b) All garbage or refuse storage areas other than underground containers (e.g. Molok Bins), including any garbage loading or unloading areas, which are visible from an adjoining site in a residential, commercial, institutional or open space zone, or

from a public street, shall have a visual screen consisting of a fence that is a minimum of 2.0 m (6.6 ft) in height;

- c) All dumpsters or garbage containers shall be regulated in the same manner as an accessory building or structure in the zone in which it is located

## **6.12 GARDEN SUITES**

A garden suite may be permitted within the Agricultural Zone, R1A, R1B, R1C, R2 and ER Zones where single detached residential dwellings are permitted and pursuant to Section 39 of the Planning Act (Temporary Use Regulation). Upon successfully receiving a temporary use rezoning from the municipality, the establishment of a garden suite shall be subject to the following regulations:

- a) Only one garden suite may be established per lot on which a single-detached residential dwelling exists. A garden suite is not permitted on a lot which has 2 Additional Dwelling Units (attached) or 1 Additional Dwelling Unit (detached).
- b) Garden suites in a Residential Zone shall be located in either a side yard or rear yard, and located behind or even with the front wall of the single-detached residential dwelling. A minimum interior side and rear yard of 1.5m (4.9 ft) and a minimum exterior side yard of 7.6 m (24. 9 ft.) is required;
- c) Garden suites in an Agricultural (A) Zone shall follow all the regulations and provisions that apply to the establishment of Second Residential Dwelling as specified in Section 8.4.3 of this By-law;
- d) Driveway access to both the main residence and the garden suite shall be limited to one so that no new entrance from the street shall be created;
- e) The maximum floor area of a garden suite shall be 92.9 m<sup>2</sup> (1,000.0 ft<sup>2</sup>);
- f) The maximum height of a garden suite shall be one storey or 4.5 m (14.76 ft) whichever is less;
- g) No garden suite shall be located closer than 3.0 m (9.8 ft) to the main residence on the lot;
- h) All garden suites shall be constructed upon suitable foundation, caissons or piers;
- i) All garden suites shall be connected to municipal water and sewage disposal systems;
- j) Notwithstanding the above, garden suites may be permitted with a private sewage treatment system in the Agricultural Zone and R1A Zone subject to the

minimum lot area requirements of the specific zone and the approval of the municipality for the proposed servicing;

- k) All garden suites shall be of a portable, pre-fabricated or modular nature and shall not include a mobile home;
- l) Notwithstanding item k), Mobile homes may be used as garden suites only in the Agricultural Zone (A) subject to the requirements of Sections 8.2 and 8.5 of this By-law as applicable;
- m) Pursuant to Section 39 of the Planning Act, Council may require a development agreement with the owner of the Garden Suite to deal with, among other things, the installation, maintenance and removal of the unit, the period of occupancy, the deposit of a performance bond or security, and rehabilitation of the site to its pre-garden suite condition.

## **6.13 GROUP HOMES**

### **6.13.1 PERMITTED GROUP HOMES**

Group homes, as defined by this By-law and as specifically mentioned below, are considered appropriate residential uses and are permitted within the R1B, R1C, R2 and R3 Zones without rezoning. The following group homes may be established in the Agricultural Zone within an existing single detached dwelling.

- Homes for the physically and mentally challenged
- Children's residences (not including Young Offenders)

All other group homes, including those associated with provincial correctional facilities or federal penitentiaries, such as Halfway Houses for Ex-offenders or Community Resource Centres, are not permitted within any residential zone and may only be established by an amendment to this By-law.

### **6.13.2 GROUP HOME REGULATIONS**

No land, building or structure shall be used and no building or structure shall be constructed, altered, enlarged or maintained for the purposes of a group home, unless in accordance with the regulations specified in that zone for the type of residential building in which the group home is to be established and in accordance with the following regulations:

- a) A group home shall be separated by a minimum liner distance of 300.0 m (984.3 ft) from another group home. This distance shall be measured at the closest points on the property lines of the two lots;

- b) A group home shall have a minimum of 2 parking spaces for the first 1-3 beds. 1 additional parking space shall be provided for every 3 additional beds or fraction thereof.
- c) A group home shall have a minimum gross floor area of 18.0 m<sup>2</sup> (193.8 ft<sup>2</sup>) for each resident 16 years of age or older, and 9.0 m<sup>2</sup> (96.9 ft<sup>2</sup>) for each resident who is less than 16 years of age. For the purposes of this section, a group home resident includes staff and/or receiving family;
- d) A group home shall provide a minimum common amenity area of 12.0 m<sup>2</sup> (129.2 ft<sup>2</sup>) for each resident. For the purposes of this section, a group home resident includes staff and/or receiving family; and
- e) Each group home shall be subject to all applicable Provincial and Municipal requirements.
- f) Each group home shall be connected to an adequate potable water supply and an adequate private sewage treatment facility.

#### **6.14 HOME INDUSTRY REGULATIONS**

Home industries, where listed as a permitted use, are subject to the following regulations:

- a) It is secondary to the main use on a lot greater than 10.1 ha (25 ac) and does not create a traffic hazard or nuisance;
- b) It may include such uses as a carpentry shop, a welding shop, a machine shop, furniture fabrication, assembly and repair; a tool and repair shop, and a small engine repair shop but shall not include auto body repairs or automobile sales, service and repair; automotive washing establishment, the sale of gas, or a wrecking yard;
- c) There is no outside storage of materials, containers, or finished products;
- d) The maximum square footage of any or all buildings or structures or part of a building or structure used for a home industry shall not exceed 232.25 m<sup>2</sup> (2,500.0 ft<sup>2</sup>) of floor area, which shall include but is not limited to: generator room, lunch room, office, mechanical room basement area and inside storage area'
- e) At no time may any home industry employ on-site more than two people who do not reside on the lot on which such home industry is conducted;
- f) There shall be no advertising other than a non-illuminating sign, which has a maximum size of one m<sup>2</sup> (10.8 ft<sup>2</sup>); and,

- g) No building or structure used for a home industry shall be located within 22.8 m (74.8 ft) of a lot line, nor within 121.9 m (400.0 ft) of a lot line of a vacant lot (less than 4.1 ha (10 ac) in size) or within 121.9 m (400.0 ft) of a residence on a separate lot;
- h) The use of the premises in connection with such home industry shall in no way be offensive, obnoxious or dangerous to the neighbours or the area by reason of: the emission of light, heat, fumes, noise, vibration, gas, dust, smoke, fire, odour, air or water borne waste or pollution; interference with radio or television; or, the significant increase in vehicle traffic due to frequency of deliveries by commercial carriers or patron parking.

### **6.15 HOME OCCUPATIONS**

Home Occupations, where listed as a permitted use, are subject to the following regulations:

- a) A home occupation shall be clearly incidental and secondary to the main residential use to which it is accessory. No exterior alterations of the dwelling unit shall be permitted in connection with such occupation which will change the character of the residential building or premises.
- b) The use of the premises in connection with such home occupation shall in no way be offensive, obnoxious or dangerous to the neighbours or the area by reason of: the emission of light, heat, fumes, noise, vibration, gas, dust, smoke, fire, odour, air or water borne waste or pollution; interference with radio or television; or, the significant increase in vehicle traffic due to frequency of deliveries by commercial carriers or patron parking.
- c) There shall be no machinery or mechanical equipment of any kind used on the premises in connection with such home occupation, except what is customarily used for household, office purposes or occupations permitted by definition.
- d) A home occupation shall be for the exclusive use of the householder. No employees shall be permitted.
- e) No more than twenty-five percent (25%) of the ground floor or basement area of a main residence may be used for the home occupation.
- f) There shall be no outdoor storage of goods or materials in support of such home occupation.
- g) In all Residential Zones except R1A, there shall be no advertising other than a plate or sign which has a maximum size 0.2 m<sup>2</sup> (2.0 ft<sup>2</sup>) and which is attached flat to the residential dwelling.

- h) In Agricultural (A), Unserviced Residential (R1A) and Estate Residential (ER) Zones, there shall be no advertising other than a non-illuminating sign, which has a maximum size of 1.0 m<sup>2</sup> (10.8 ft<sup>2</sup>).
- i) There shall be no external display of goods, materials, wares or merchandise visible from the street.
- j) There shall be no retail sale of any goods or items other than those constructed, assembled, produced, created and finished in conjunction with the home occupation.
- k) A home occupation may be permitted within an accessory building and shall be no larger than 76.2 m<sup>2</sup> (250 ft<sup>2</sup>). The regulations under Section 6.1 Accessory Uses shall apply to the accessory structure the home occupation is located within. A home occupation in an accessory building is not permitted if there is a home occupation in the main residence on the property.

## 6.16 LOADING REGULATIONS

Where required by this By-law, the owner or occupant of any lot, building or structure used or constructed for any purpose involving the receiving, shipping, loading and unloading of goods, wares, merchandise or raw materials, shall provide and maintain on the same lot as occupied, not on a street or lane, and within the zone in which such use is located, space for the standing, loading or unloading of vehicles in accordance with the following regulations.

- a) A loading space shall be 15.2 m (50.0 ft.) long, 3.6 m (11.8 ft.) wide and have a minimum vertical clearance of 4.3 m (14.0 ft.).
- b) All loading spaces shall be so arranged as to avoid interference with the movement of traffic on public streets. No loading spaces shall occupy any required front or required exterior side yard, any required daylighting (sight) triangle, nor be situated upon any street, lane or required parking space.
- c) All loading spaces and driveways providing access thereto shall be constructed of a stable surface and treated to prevent erosion and the escape of dust and loose particles. Surface cover may consist of asphalt, approved granular material, paving brick, concrete or similar hard-surfaced materials.
- d) All loading spaces and driveways shall be graded and drained so as to prevent the pooling of surface water on them or the flow of surface water onto adjacent lots.
- e) Each loading space shall be provided with one or more unobstructed driveways of not less than 3.5 m (11.5 ft.) in width. Such driveway shall be contained within the

lot on which the spaces are located and are accessible from a street or lane. No part of such driveway shall be used for the parking or temporary storage of commercial or motor vehicles.

- f) Off-street loading space(s) shall be provided and maintained in accordance with the following schedule:

**Table No. 1 – Loading Space Requirements**

<b>INDUSTRIAL ZONES</b>	<b>MINIMUM SPACES REQUIRED</b>
0 to 464.5 m <sup>2</sup> (5,000 ft <sup>2</sup> )	0 space
464.5 m <sup>2</sup> (5,000 ft <sup>2</sup> ) to 2,322.5 m <sup>2</sup> (25,000 ft <sup>2</sup> )	1 space
2,322.5 m <sup>2</sup> (25,000 ft <sup>2</sup> ) to 10,000 m <sup>2</sup> (107,643 ft <sup>2</sup> )	2 spaces
Each additional 10,000 m <sup>2</sup> (107,643 ft <sup>2</sup> ) or portion thereof in excess of 10,000 m <sup>2</sup> (107,643 ft <sup>2</sup> )	1 additional space
<b>COMMERCIAL ZONES</b>	<b>MINIMUM SPACES REQUIRED</b>
0 to 185.8 m <sup>2</sup> (2,000 ft <sup>2</sup> )	0 space
185.8 m <sup>2</sup> to 929.0 m <sup>2</sup> (10,000 ft <sup>2</sup> )	1 space
Each additional 929.0 m <sup>2</sup> (10,000 ft <sup>2</sup> ) or portion thereof	1 additional space

- g) Notwithstanding the loading space regulations herein, any use, building or structure that was lawfully established prior to the passing of this By-law, shall not be subject to the above provisions so long as the floor area as existing at such date is not increased. Any subsequent alteration to the building or structure, which increases the floor area, shall necessitate the number of loading spaces that is required for such addition or change in use.
- h) Unless otherwise provided in this By-law, the Loading Regulations of this Section do not apply to land within the Central Commercial (C1) ZONE.

## **6.17 MINIMUM DISTANCE SEPARATION – MDS I AND MDS II**

### **6.17.1 MDS I – NEW NON-FARM USES**

Notwithstanding any other yard or setback provisions of this By-law to the contrary, no residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within the A Zone or any zone in which agricultural uses are permitted, shall be erected or altered unless it complies with the Minimum Distance Separation (MDS I), as amended from time to time by the Province of Ontario. Notwithstanding, the above provisions shall not apply to lots existing as of the date of the passing of this By-law, which are less than 4 hectares (ha) (9.9 acres (ac)), in area.

### **6.17.2 MDS II – NEW OR EXPANDING LIVESTOCK FACILITIES AND MANURE STORAGE FACILITIES**

Notwithstanding any other yard or setback provisions of this By-law to the contrary, no **livestock facility** or manure storage facility shall be erected or expanded unless it complies with the Minimum Distance Separation (MDS II), as amended from time to time by the Province of Ontario.

## **6.18 MOBILE HOMES**

The use of a mobile home for the purposes of residential, business, industrial or institutional, either temporarily or permanently, is prohibited within the municipality unless “mobile home” is listed as a permitted use within a particular zone of this By-law. The following regulations will then apply to the construction of a mobile home.

- a) The construction of all mobile homes shall meet the Ontario Building Code requirements;
- b) Shall be connected to an adequate sewage treatment system and to an adequate potable water supply; and
- c) Meet all other regulations of the zone within which the mobile home is permitted.

## **6.19 MORE THAN ONE USE PERMITTED**

Where a lot is divided into two or more zones, buildings and structures may be constructed and used thereon provided the separate zone requirements are satisfied for each use. Where the lot is partially within the Agricultural Zone and partially within the Natural Environment Zone that portion of the lot within the Natural Environment Zone may be used in calculating the total lot area, lot frontage and yard setbacks provided the land outside of the Natural Environment Zone meet the requirements for a private sewage treatment system.

## 6.20 NATURAL ENVIRONMENT AND MUNICIPAL DRAIN SETBACKS

### 6.20.1 Natural Environment Zone Setbacks

- a) No building or structure, including a private sewage treatment system and any associated tile weeping bed, shall be constructed closer than 30.0 m (98.4 ft.) from the limit of a Natural Environment NE zone.
- b) Notwithstanding the required setbacks in subsection (a) above:
  - i) Accessory buildings/structures to existing residential dwellings, or enlargements of existing buildings/structures, and reconstruction of existing buildings/structures **including environmental improvements to manure storage systems associated with an existing livestock facility but not a hobby barn**, are permitted provided that a setback of 3.0 m (9.8 ft.) from the NE zone boundary is maintained.
  - ii) Where a vacant building lot was existing on the day of passing of this By-law, a building permit may be issued for permitted buildings or structures **except for new agricultural uses, buildings and structures** provided:
    - That there is no other suitable location on the lot outside of the 30.0 m (98.4 ft.) setback and;
    - That a setback of at least 3.0 m (9.8 ft.) from the NE zone boundary is maintained.
- c) Interpretation of the limits of the NE zone boundaries is governed by regulations contained in Section 2.6 of this By-law. The location of the 30.0 m (98.4 ft.) NE “setback” boundaries shall be adjusted accordingly in the event that the NE “zone” boundary is re-interpreted.

### 6.20.2 Municipal Drain and Watercourse Setback

- a) No building or structure shall be constructed closer than 30.0 m (98.4 ft.) from the edge of an opened municipal drain or 15.0 m (49.2 ft.) from the edge of an enclosed municipal drain.
- b) Notwithstanding this section, in the case of a vacant building lot existing on the day of passing of this By-law, no building or structure shall be constructed closer than 15.0 m (49.2 ft.) from the edge of an opened municipal drain.

- c) No building or structure shall be constructed closer than 15 m (49.2 ft.) to the top of the bank of any other watercourse that is not situated within the Natural Environment Zone or a municipal drain.
- d) Notwithstanding this section, improvements to manure storage facilities, associated with an existing livestock facility (excluding a hobby barn), that result in a net water quality improvement in the drain are permitted, provided that a setback of 3.0 m (9.8 ft.) from the drain is maintained.

**EXPLANATORY NOTE (Not Part of this By-law): Property owners are strongly encouraged to consult with the Conservation Authority having jurisdiction in the area in order to determine the most appropriate location for development.**

## **6.21 NON-CONFORMING USES**

- a) This By-law shall not apply to prevent the use of any land, building or structure for any purpose prohibited by this By-law if such land, building or structure was lawfully used for such purpose on the day of passing of this By-law, and provided that it continues to be used for that purpose.
- b) This By-law shall not apply to prevent the construction or use of any building or structure for a purpose prohibited by this By-law, the plans for which have prior to the day of passing of this By-law been approved by the Chief Building Official, so long as a building permit has been issued under Section 8 of the Building Code (and not revoked under subsection 8 (10) of the Act) and the building or structure when constructed is used and continues to be used for the purpose for which it was constructed.
- c) Nothing in this By-law shall prevent the strengthening or restoration of a non-conforming building or structure to a safe condition so long as the strengthening or restoration does not alter the height, area, size or volume of the building or structure or change its use to other than a conforming one.
- d) Nothing in this By-law shall prevent a non-conforming building or structure, which is partially or fully destroyed by fire, flood or Act of God from being restored or reconstructed provided yard depths, height, area size or volume of the building or structure as it existed at the time prior to the destruction are maintained or compliance with the regulations of the Zone in which the building or structure is located is not further reduced.
- e) Where, for any reason, a non-conforming use has ceased and is not resumed within a twelve (12) month period from the date of ceasing, such non-conforming use shall not be permitted to resume and any future use of land, building or structure shall thereafter conform to the permitted uses of the zone relating to the subject land.

## 6.22 NON-COMPLYING USES

- a) Where a use, building or structure has been lawfully established prior to the passing of this By-law, and the use, building or structure is permitted in the Zone in which such use, building or structure is located, but the use, building or structure does not comply with some or all of the specific zone regulations of that Zone such as lot area and frontage and yard setbacks, or any other applicable regulations of this By-law, then nothing in this By-law shall prevent such a non-complying use, building or structure from being enlarged, extended (either vertically or horizontally), reconstructed, repaired or renovated provided that the enlargement, extension, reconstruction, repair or renovation does not further reduce the compliance of the use, building or structure with any provision of this By-law. Notwithstanding the above, new additions must be in compliance with the regulations of the Zone in which the building or structure is located.
  
- b) **Continuance of Legal Non-Complying Status**  
Where an existing building or structure is non-complying under the provisions of Section 6.22, and where the lot containing such building or structure is the subject of a rezoning or consent application, the provisions of Section 6.22 shall continue to apply such that said building or structure shall be deemed to comply with any applicable zoning provisions resulting from such rezoning or severance provided said rezoning or consent does not further reduce the non-compliance of the use, building or structure with any provision of said by-law, The provisions of this Section shall not exempt a new use from providing the required number of parking spaces or from satisfying the sight triangle requirements of Section 6.7.
  
- c) Notwithstanding anything in this By-law to the contrary, within a residential Zone in the urban centres of Mount Forest, Arthur, Kenilworth, Damascus and Conn, on any vacant lot between two abutting lots which already contain residential dwellings, and further that the existing residential dwellings are situated between the street line and the required front yard setback as established in this By-law, a new residential dwelling may be constructed provided the front wall of the new residential dwelling is in line with the front wall of the existing residential dwelling having the yard setback or building line closest to that required by the applicable zone of this By-law.
  
- d) Notwithstanding anything in this By-law to the contrary, where an existing residential dwelling encroaches into the required front or exterior yard setback as established in this By-law, additions to the existing building may be permitted to the line of occupation, subject to all other applicable regulations of this By-law.

**6.23 NUTRIENT MANAGEMENT PLANS**

No livestock operation or manure storage facility shall be established or enlarged until a nutrient management plan is completed where required by a Nutrient Management By-law or relevant legislation.

**6.24 ONE MAIN BUILDING PER LOT**

No more than one main building shall be constructed on a lot except for the following:

- a) Permitted buildings within a commercial, institutional, or industrial zone; and,
- b) Cluster Townhouses or Apartment dwellings located within the R3-Residential zone.
- c) Agricultural buildings permitted in an A-Agricultural Zone.

**6.25 OUTDOOR DISPLAY AREAS**

In a Highway Commercial Zone, Industrial Zone or Agricultural Commercial Zone, the outdoor display of goods, materials and equipment, which is accessory to the main use of the lot, shall be permitted in accordance with the following regulations:

- a) Shall not be located in any required yard, nor any required daylighting triangle.
- b) Not comprise more than 40% of the total lot area.
- c) Not obstruct or occupy any required parking area.
- d) Be constructed of a stable surface and treated to prevent erosion and the escape of dust and loose particles. Surface cover may consist of asphalt, approved granular material, paving brick, concrete or similar hard-surfaced material.
- e) Be graded and drained so as to prevent the pooling of surface water on them or the flow of surface water onto adjacent lots.

**6.26 OUTDOOR STORAGE AREAS**

In a Highway Commercial Zone, Agricultural Commercial Zone, Industrial Zone, and Rural Industrial Zone, the outdoor storage of goods, materials and equipment, which is accessory to the main use of the lot, shall be permitted in accordance with the following regulations:

- a) Such storage area shall not be located in any required yard nor within a required daylighting triangle,
- b) Such storage area shall not comprise more than 40% of the total lot area,

- c) Such storage area shall be visually screened from view from the street and from any abutting land zoned or used for residential, institutional or open space by a buffer area or strip in accordance with the applicable regulations of Section 6.3 of this By-law.
- d) Not obstruct or occupy any required parking area.

## 6.27 PARKING REGULATIONS

No building or structure shall be erected, enlarged or used in any zone unless facilities are provided for off-street parking in accordance with the following regulations:

### 6.27.1 Size of Parking Spaces

Parking Space Type	Minimum Dimensions	
	Width	Length
Angled	2.8 m (9.0 ft)	5.5 m (18 ft)
Parallel	2.7 m (8.8 ft)	6.5 m (21.3 ft)
Private Garage (excluding parking garages)	3 m (9.8 ft)	6 m (19.6 ft)

### 6.27.2 Access to Parking Spaces

Access to parking areas shall be provided from a street.

All driveways and parking aisles shall have a minimum unobstructed width of 6 m (19.6 ft) where two-way traffic is permitted and 3 m (9.8 ft) where one-way direction of traffic flow is permitted, which is clearly indicated by signs, pavement markings or both.

Notwithstanding the above, the minimum width required for any driveway accessory to a single detached, semi-detached or street townhouse dwelling shall be 2.5 metres.

### 6.27.3 Parking Surfaces

All parking spaces and areas shall be constructed of a stable surface and treated to prevent erosion and the escape of dust and loose particles. Surface cover shall consist of asphalt, concrete, approved granular material, paving brick, or similar hard-surfaced materials.

All parking spaces and areas shall be graded and drained so as to prevent the pooling of surface water on them or the flow of surface water onto adjacent lots.

All parking areas shall be provided with curbing, wheel stops, or other devices to prevent motor vehicles from being parked or driven within required setback areas or onto required landscaped open spaces.

#### **6.27.4 Location of Parking Areas and Spaces**

- i) All parking spaces within a residential zone shall be to the rear of the front wall of the main building, except that a driveway leading directly from the street to a required parking space may be used for the temporary parking of motor vehicles. A driveway in an exterior side yard accessing a parking space in the rear yard may also be used for the temporary parking of motor vehicles.
- ii) Parking may also be permitted within any required interior side yard or any required rear yard beyond the front wall of the building of a residential zone.
- iii) Unless otherwise provided for elsewhere in this by-law, no parking space shall be located in any required exterior side yard or any required front yard.
- iv) Notwithstanding the above, a parking area for cluster townhouses, stacked townhouses, and apartments is not permitted within the required front yard setback, but is permitted within the required interior side yard and required exterior side yard, except that the parking area shall not be located within 1.5 m (4.9 ft) of a street line. Tandem parking is also permitted.
- v) All parking spaces within a commercial, industrial or institutional zone may also be located within a required front yard, required interior side yard, and required exterior side yard, except that no parking area and/or space shall be located within 1.5 m (4.9 ft) of a street line, or within 4.5 m (14.8 ft) of any lot or zone containing a residential use.

#### **6.27.5 Barrier Free Parking**

Where the parking requirement for any land use is 4 or more spaces, barrier free parking spaces shall be provided in accordance with the following:

- a) A minimum width of 4.0 m (13.0 ft) and minimum length of 5.5 m (18 ft);
- b) Each space shall be hard-surfaced and level;
- c) Each space shall be located near and accessible to an entrance; and,
- d) Each space shall be appropriately identified for its intended use by persons with limited mobility or other disabilities, by a sign, which is clearly posted and visible at all times and which contains the International Symbol of

Accessibility. Such sign shall be posted in a visible location other than on the parking surface.

The number of barrier free spaces shall be determined in accordance with Table 2 below.

**Table # 2 – SPECIAL PARKING REQUIREMENTS FOR BARRIER FREE PARKING SPACES**

<b>Total Required Parking Spaces</b>	<b>Number of Spaces that must be Barrier Free</b>
4-25	1
26-50	3
51-75	4
76-100	6
101-150	8
151-200	10
201-300	13
301-400	15
401-500	17
501-1000	20
Greater than 1000	2% of total

Notwithstanding the above, two barrier free accessible parking spaces may be share between two spaces, with the following requirements:

- i) Each parking space shall have a minimum width of 2.4 m (7.8 ft)
- ii) Each two spaces shall have an adjacent/shared access aisle of 2 m (6.5 ft)
- iii) The access aisles shall be marked with high tonal contrast diagonal lines, which discourage parking in them, where the surface is asphalt, concrete or some other dust-free hard surface; and,
- iv) Each space shall be appropriately identified for its intended use by persons with limited mobility or other disabilities, by a sign, which is clearly posted and visible at all times and which contains the International Symbol of Accessibility. Such sign shall be posted in a visible location other than on the parking surface.

**6.27.6 Parking for More than One Use in a Building**

Where a building or structure accommodates more than one type of use, the parking space requirements for the whole building shall be the sum of the requirements of the separate parts of the building so occupied.

**6.27.7 Parking Requirements for the Central Commercial (C1) Zone**

The Parking Regulations of this Section do not apply to land within the CENTRAL COMMERCIAL (C1) ZONE unless such land is used for a permitted residential use,

in which case off-street parking spaces shall be provided on-site in accordance with the provisions herein.

**6.27.8 Calculation of Parking Regulations**

Where a part of a parking space is required in accordance with this By-Law for a use listed in Table 3, such part shall be considered one parking space for the purpose of calculating the total parking requirements for the said use.

In addition, where the number of parking spaces required in accordance with this By-law is based upon the capacity of a building or structure, such capacity shall be deemed to be the same as the maximum capacity for such building or structure permitted by the Ontario Building Code, the Ontario Fire Code, or where applicable, the Liquor Licensing Board of Ontario, whichever capacity is the lesser.

Where, on the date of passing of this By-law, a use of a lot does not comply with number of parking spaces required by this section, this By-law shall not be interpreted to require that the deficiency be made up prior to the construction of any addition or change of use except that any additional parking spaces required for the addition or change of use are provided in accordance with all provisions of Section 6.27 of this By-law.

**Table #3 – Number of Parking Spaces Required**

TYPE OF USE	MINIMUM NUMBER OF PARKING SPACES
<b>RESIDENTIAL</b>	
Single detached	1/residential dwelling unit
Semi/Duplex	1/residential dwelling unit
Triplex/Fourplex	1.5/residential dwelling unit
Additional Dwelling Unit	1/parking space per unit and may be tandem
Apartment Dwellings	1.5/unit
Townhouses/ Cluster	1 space per dwelling unit; plus 1 space for each 2 dwelling units for visitors only (also see section 6.27.9 Tandem Parking)
Townhouses/ Street	1/unit
Senior Citizens Apartments	1/ residential dwelling unit
Bed & Breakfast	1/guest room + 1/proprietor
Boarding/Rooming/Lodging Establishments	1/building + 1/guest room
Group Home	2 spaces for the first 1-3 beds and 1 additional space for every 3 additional beds or a fraction thereof

<b>TYPE OF USE</b>	<b>MINIMUM NUMBER OF PARKING SPACES</b>
<b>INSTITUTIONAL</b>	
Day Nursery	3/classroom
Elementary School	1/classroom plus the applicable parking requirement for places of assembly where the school includes an auditorium or gymnasium
Secondary School	3/classroom plus the applicable parking requirements for places of assembly where the school includes an auditorium or gymnasium
Nursing Home/Rest Homes/ Home for the Aged/Hospital	1/4 beds + 1/4 employees
Places of Worship	Greater of 1/5 person or 1/9.3 m <sup>2</sup> (1/100 ft <sup>2</sup> ) G.F.A

<b>TYPE OF USE</b>	<b>MINIMUM NUMBER OF PARKING SPACES</b>
<b>INDUSTRIAL</b>	
Automotive Body/Repair	4/bay (Minimum 6 spaces)
Cannabis-Related Use - Indoor	1/90 m <sup>2</sup> (1/969 ft <sup>2</sup> )
Industrial Hemp-Related Use - Indoor	1/90 m <sup>2</sup> (1/969 ft <sup>2</sup> )
Industrial Use	1/90 m <sup>2</sup> (1/969 ft <sup>2</sup> ) G.F.A a minimum of 5 spaces and a maximum of 3 visitor spaces for the first 15m (49.2ft) of front wall of the main building.
Industrial Mall	1/33 m <sup>2</sup> (1/355 ft <sup>2</sup> ) G.F.A
Warehouse	1/200 m <sup>2</sup> (1/2153 ft <sup>2</sup> ) G.F.A
Wholesale	1/80 m <sup>2</sup> (1/861 ft <sup>2</sup> ) G.F.A
Truck Terminal	1/50 m <sup>2</sup> (1/538 ft <sup>2</sup> ) G.F.A

<b>TYPE OF USE</b>	<b>MINIMUM NUMBER OF PARKING SPACES</b>
<b>COMMERCIAL</b>	
Automotive Sales	1/46.5 m <sup>2</sup> (1/501 ft <sup>2</sup> ) G.F.A
Automotive Service Station	4/bay (Min 6)
Automotive Car wash manual	2 spaces; plus 2 spaces for each bay and all spaces shall be in line
Automotive Car wash automatic	6 waiting spaces in line
Automotive Gas Bar	1/fuel pump island + 1/18 m <sup>2</sup> (1/194 ft <sup>2</sup> ) of retail commercial/food G.F.A.

TYPE OF USE	MINIMUM NUMBER OF PARKING SPACES
<b>COMMERCIAL</b>	
Billiards Parlours	1 / table
Bowling Alleys	3/ lane
Commercial Schools/Studios Trade School	1/20 m <sup>2</sup> (1/215 ft <sup>2</sup> ) G.F.A
Dry cleaning/Depot	1/33 m <sup>2</sup> (1/355 ft <sup>2</sup> ) G.F.A
Funeral Homes	1/5 seats or 1/10 m <sup>2</sup> (1/108 ft <sup>2</sup> ) G.F.A as place of assembly
Hotel/Motel/Motor Hotel	1.5/ guest room + additional spaces for restaurant
Medical Clinic/ Veterinary Clinic	4/practitioner/Min 6 spaces
Offices <ul style="list-style-type: none"> <li>• Banks/Financial</li> <li>• Business/Professional</li> </ul>	<ul style="list-style-type: none"> <li>• 1/15 m<sup>2</sup> (1/162 ft<sup>2</sup>) G.F.A</li> <li>• 1/28 m<sup>2</sup> (1/301 ft<sup>2</sup>) G.F.A</li> </ul>
Places of Assembly	The greater of 1/5 person or 1/9.3 m <sup>2</sup> (1/100 ft <sup>2</sup> ) G.F.A
Post Offices/Museums/Art Gallery/Library	1/27.9 m <sup>2</sup> (1/300 ft <sup>2</sup> ) G.F.A
Recreational Uses (Active)	1/9.3 m <sup>2</sup> (1/100 ft <sup>2</sup> ) G.F.A
Restaurant/Tavern	<ul style="list-style-type: none"> <li>• <b>Dining</b> 1/4 person capacity</li> <li>• <b>Drive-in/Drive-Thru</b> Minimum 5 spaces + 1/4 person capacity</li> <li>• <b>Take- out (no seating capacity)</b> <ul style="list-style-type: none"> <li>• Minimum 5 spaces or 1/20.0 m<sup>2</sup> (215 ft<sup>2</sup>) of <b>G.F.A</b></li> </ul> </li> <li>• <b>Tavern/Bar</b> 1 / 4 person capacity</li> </ul>
Retail Commercial	1/18m <sup>2</sup> (1/194 ft <sup>2</sup> )
Retail Food	1/18m <sup>2</sup> (1/194 ft <sup>2</sup> )
Retail Sales/Service	<ul style="list-style-type: none"> <li>• Furniture/appliance 1/33 m<sup>2</sup> (1/355 ft<sup>2</sup>) G.F.A</li> <li>• Audio/Electronic 1/20.0 m<sup>2</sup> (1/215 ft<sup>2</sup>) G.F.A</li> </ul>
Retail Lumber/ Building Supply	<ul style="list-style-type: none"> <li>• Retail floor area 1/ 27.9 m<sup>2</sup> (1/300 ft<sup>2</sup>)</li> <li>• Interior warehouse 1/50 m<sup>2</sup> (1/538 ft<sup>2</sup>)</li> </ul>
Theaters	1/5 seats or 1/10 m <sup>2</sup> (1/108 ft <sup>2</sup> ) G.F.A
All other commercial uses	<ul style="list-style-type: none"> <li>• Plaza 1/20.0 m<sup>2</sup> (1/215 ft<sup>2</sup>) G.F.A</li> <li>• Uses not Retail 1/28 m<sup>2</sup> (1/302 ft<sup>2</sup>) G.F.A</li> <li>• All others 1/46.5 m<sup>2</sup> (1/501 ft<sup>2</sup>) G.F.A</li> </ul>

### 6.27.9 Tandem Parking

- a) Every four tandem parking spaces provided for cluster townhouses, stacked townhouses, and apartments shall be deemed to equal one visitor parking space required by this By-law, provided that there must be a minimum of 1 visitor parking space for each 4 dwelling units and such spaces shall be identified as being reserved for the exclusive use of such visitors.
- b) Notwithstanding Section 6.27.4 ii) a tandem parking space for an additional dwelling unit may be permitted in front of the front wall of a single detached, semi detached, and street townhouse dwelling. For further clarity, Section 6.27.4 iii) shall continue to apply and the tandem space can not be located within the required exterior side yard and required front yard.

## 6.28 PARKING/STORAGE OF COMMERCIAL & RECREATIONAL VEHICLES IN A RESIDENTIAL ZONE

- a) Within any Residential Zone, no person shall use any lot, building or structure for the parking or storing of a **commercial motor vehicle** unless he is the owner or occupant of such lot building or structure in which case one commercial motor vehicle which does not exceed 2,721.6 kilograms (6,000 lbs.) gross vehicle weight may be parked or stored on a lot.
- b) Within any Residential Zone, the parking or storing of a **tractor trailer/transport truck** is prohibited.
- c) Within the Agricultural Zone, a maximum of two school buses, which are operable and licensed, may be parked or stored on any lot.
- d) No person shall, within any Residential Zone, use any lot for the parking or storage of a **motor home**, boat, travel trailer, tent trailer, snowmobile, all-terrain vehicle, unmounted truck camper, or accessory trailer except in accordance with the following:
  - i) The owner or occupant of any lot or building shall not store or park more than three of the vehicles listed above;
  - ii) The storing or parking of vehicles listed above shall only be permitted in a carport or driveway but not in a required front yard or exterior side yard;
  - iii) Notwithstanding the provisions of 6.28 d) i), the limitations imposed therein shall not restrict the number of vehicles that are fully enclosed

within a garage or accessory building provided that such vehicles are owned by the occupant of such lot.

## **6.29 RESIDENTIAL ADDITIONAL DWELLING UNIT (ADU)**

### **6.29.1 Additional Dwelling Unit (Attached)**

Notwithstanding any other provision of this by-law to the contrary, in any zone where a single detached, semi-detached, or street townhouse dwelling is a permitted use, Additional Dwelling Unit(s) (Attached) are permitted subject to the following:

- a) Up to two Additional Dwelling Units (Attached) may be located within a single detached, semi-detached or street townhouse dwelling where an Additional Dwelling Unit (Detached) is not also located within an accessory building, on the lot;
- b) Only one Additional Dwelling Unit (Attached) may be located on a lot in a single detached, semi-detached, or street townhouse dwelling where an Additional Dwelling is also located within an accessory building, or there is a garden suite on the lot.
- c) Each Additional Dwelling Unit (Attached) shall have one parking space that is provided and maintained for the sole use of the occupant of the Additional Dwelling (Attached). A parking space that is provided and maintained for the sole use of the occupant of an Additional Dwelling Unit may be a tandem parking space in accordance with Sections 6.27.4 and 6.27.9;
- d) Driveway access to both the main dwelling and the Additional Dwelling Unit (Attached) shall be limited to one access so that no new entrance from the street shall be created;
- e) Shall be permitted subject to the satisfaction of the Township of Wellington North, that the water and sewer service is capable of accommodating the Additional Dwelling Unit(s) or demonstrate that there are adequate services available for the additional unit(s).
- f) An Additional Dwelling Unit is not permitted in a second residential dwelling as provided in Section 8.4;

### **6.29.2 Additional Dwelling Unit (Detached)**

Notwithstanding any other provision of this by-law to the contrary, in any zone where a single detached, semi-detached or street townhouse dwelling is a permitted use, an Additional Dwelling Unit (Detached) shall be permitted subject to the following:

- a) 1 Additional Dwelling Unit (Detached) may be located on the same lot as a single detached dwelling, semi-detached dwelling unit, or street townhouse dwelling where no more than 1 Additional Dwelling Unit (Attached) exists in the main dwelling;

- b) An Additional Dwelling Unit (Detached) shall not be severed from the lot containing the single detached dwelling, semi-detached dwelling, or street townhouse dwelling;
- c) An Additional Dwelling Unit (Detached) shall be located in an accessory building or structure and is required to meet the accessory structure provisions of Section 6.1;
- d) An Additional Dwelling Unit (Detached) shall have one parking space that is provided and maintained for the sole use of the occupant of the Additional Dwelling Unit (Detached). A parking space that is provided and maintained for the sole use of the occupant of an Additional Dwelling Unit may be a tandem parking space in accordance with Sections 6.27.4 and 6.27.9;
- e) Driveway access to both the main dwelling and the Additional Dwelling Unit (Detached) shall be limited to one access so that no new entrance from the street shall be created;
- f) Shall be permitted subject to the satisfaction of the Township of Wellington North, that the water and sewer service is capable of accommodating the Additional Dwelling Unit or demonstrate that there is adequate services available for the additional unit(s).
- g) An Additional Dwelling Unit (Detached) shall be located within 60 m (196.8 ft) of the main dwelling but not closer than 1.2 m (4.0 ft).
- h) Minimum Distance I Setbacks shall be met where applicable in accordance with the Provincial MDS Guidelines.
- i) An Additional Dwelling Unit (Detached) is not permitted on a lot which also has a garden suite.

### **6.30 RESIDENTIAL SETBACKS FROM SEWAGE TREATMENT PLANT**

No new residential dwellings shall be constructed within 100.0 m (328.0 ft.) of any sewage treatment facility.

### **6.31 STREET SETBACK STANDARDS**

**6.31.1** Where the regulations of a Zone include a requirement that the minimum yard of a lot or parcel of land shall be a specific number of metres “plus any applicable distance as specified in Section 6.31”, such applicable distance shall be either:

- a) 18.0 m (59.0 ft.) for Provincial Highways, or
- b) 15.0m (49.2 ft.) for Wellington Roads, or
- c) 10.0m (32.8 ft.) for all Township of Wellington North Roads

And, this applicable distance shall be measured at right angles to the centerline of the street abutting such yard and commencing from the centerline in the direction of the applicable yard or such lot or parcel of land.

**EXPLANATORY NOTE (Not Part of this By-law): Any development adjacent to a Provincial Highway will be carried out in accordance with the setback and frontage requirements along with access and building permit controls of the Ministry of Transportation. Any proposed access to a Provincial Highway will be subject to the prior approval of the Ministry of Transportation. Permits from the Ministry must be obtained prior to any construction and/or grading being undertaken on the site.**

### **6.32 TEMPORARY USES, BUILDINGS AND STRUCTURES**

- a) Nothing in this By-law shall prevent the use of any land, or the construction or use of any building, mobile home, or structure for a construction camp, work camp, temporary accommodation, tool shed, scaffold or other building or structure incidental to and necessary for construction work on the lot, but only for as long as such use, building or structure is necessary for such construction work which has not been finished or abandoned for a period of one year, whichever is lesser. The temporary use shall be subject to the retention of a valid Building Permit.
- b) A temporary commercial use, building or structure within a commercial zone which is established for a duration of less than six (6) months may be permitted with the permission of Council. An agreement or license and a site plan with the municipality may be required for the establishment of such temporary use, building or structure.
- c) A temporary building or trailer for conducting sales of new dwellings units is permitted in any Zone provided the sales building or trailer is located within a development site. The sales building or trailer shall be setback 30 metres from the lot line of any existing residential use abutting the development site and parking areas associated with the sales building or trailer shall be setback 6 m from any existing residential use abutting the development site.

### **6.33 UNDERSIZED LOTS**

Where a lot having a lesser lot area or frontage or both than required under this By-law is held in distinct and separate ownership from abutting lots as shown by the registered conveyance in the Registry or Lands Title Office at the day of the passing of this By-law, or where such lot is created by expropriation, such lot may be used and a building or structure may be constructed, altered or used on such undersized lot provided that all other requirements of this By-law are met.

If, as a result of the legal widening of a street, a lot area is reduced so as to have the effect of creating an undersized lot, or a required front or exterior yard setback is reduced, said lot and any buildings or structures existing at the time of the legal widening shall be deemed to comply with the affected regulations of said zone.

### 6.34 USES PERMITTED IN ALL ZONES

- a) The use of land for a street or a public railway, including any installations, structures, appurtenant thereto.
- b) The use of any land for a **park**, public playground, public walkway or as a site for a public memorial or ornamental structure including, but not so as to limit the generality of the foregoing, a statue, a monument, a cenotaph or a fountain.
- c) Nothing contained in this By-Law shall prevent the Corporation, any telephone or telegraph company, any cable T.V. company, any natural gas company, any transportation system owned or operated by or for the Corporation, any Department of the Federal or County Government, or Ministry of the Provincial Government, a local hydro-electric service provider, any railway company and any local or County Board or Commission from installing or maintaining of the following utilities and services:
  - water main, well, water tower, including any associated water treatment facility
  - sanitary sewer main, pumping station
  - gas main and pipeline
  - storm water management facility, storm sewer main
  - lighting fixture, overhead or underground electrical services
  - cable television, internet, telegraph and telephone lines (including those of coaxial cable, twisted pair copper and fibre optics) and services (including associated tower, transformer and telecommunications shelter)
  - communication or cellular telephone towers and antennas

Together with any installations or structures appurtenant thereto. Where a building is required for the above utilities and services, that building shall be subject to Section 6.34 (d) below.

- d) Where such a public building or structure is located above ground in a Residential Zone:
  - i) No goods, materials or equipment shall be stored in the open. However, an emergency generator required to provide continued services during power outages is permitted, provided it is properly sound-proofed and in compliance with items (ii) and (iii) below.
  - ii) The lot coverage and yard regulations prescribed for the zone in which the use is situated shall be complied with.

- iii) Any building erected under the authority of this section shall not be used for the purpose of an office and shall be designed and maintained in general harmony with residential buildings of the type permitted in such zone.

## **6.35 USES RESTRICTED IN ALL ZONES**

### **6.35.1 Noxious Uses Prohibited**

Notwithstanding any other provision of this By-law to the contrary, no use shall be permitted anywhere within the municipality which, from its nature, materials used therein or emissions issuing therefrom, is declared to be a noxious trade, business or manufacture under The Health Protection and Promotion Act, as amended.

### **6.35.2 Restricted Uses**

The following uses are prohibited throughout the Township, either alone or in conjunction with other uses, unless such use is specifically permitted in a zone or by an amendment to this By-law:

- an abattoir, stockyard, livestock exchange, or dead stock depot;
- a track or course for the racing and/or testing of automobiles, motorcycles, dirt bikes, snowmobiles or any other motorized vehicles;
- a video or amusement arcade;
- land disposal of:
  - a) Petroleum refining waste
  - b) Hazardous waste, liquid industrial waste or processed liquid industrial waste
  - c) Liquid industrial waste
  - d) Industrial waste or commercial waste
  - e) Municipal waste;
- a food and/or meat processing facility;
- a salvage or wrecking and recycling facility;
- a mobile home used as a dwelling unit or for commercial use;
- a trailer or motor home used for human habitation other than for temporary accommodation in a permitted trailer park or campground;
- kennel
- the establishment of pits and quarries, asphalt plants or concrete plants;
- the boiling of blood, tripe, bones or soaps for commercial purposes;
- the extracting of oil from fish;
- the tanning or storage of uncured hides or skins;
- the manufacturing of glue or fertilizers from dead animals or from human or animal waste;
- the refining, storage or use in manufacturing of coal oil, rock oil, fuel, oil, natural gas, propane, burning fluids, naphtha, benzol, benzene, gasoline,

dynamite, nitroglycerine, gun powder, petroleum or any other combustible, inflammable, volatile or otherwise dangerous liquids, gasses or solid materials except where specifically permitted hereby or in conjunction with a permitted industrial use and unless such substances are protected by adequate firefighting and fire prevention equipment and by such safety devices as are generally employed in the handling of such substances and provided that such substances are kept removed from adjacent uses to a distance which is compatible with the potential danger involved, except that this provision shall not apply to prevent the above ground storage of such substances by a farmer, where such storage is incidental and accessory to an agricultural use, or the use of natural gas, propane or fuel oil for domestic purposes, such as heating and cooking, in conjunction with a residential use;

- any use unable to obtain the approval from the Medical Officer of Health or Ministry of the Environment and Energy, owing either to the quantity of water required thereof or to the quality of effluent produced thereby;
- any use which causes the emission of corrosive gasses, toxic gasses or radioactive gasses or, electromagnetic fields, heat, glare, non-agricultural odours, noise, vibrations, dust, dirt, or smoke which does not comply with emission regulations as may be established by the Province of Ontario, the Government of Canada, or any agencies thereof.

## 6.36 WELLHEAD PROTECTION

The purpose of the provisions in this section is to prevent the inadvertent approval of Planning Act applications or the issuance of building permits that may result in the establishment of activities that are significant drinking water threats.

### Explanatory Notes:

1. **An application for development, redevelopment, or site alteration within a Wellhead Protection Area, where drinking water threat could be significant, shall only be deemed complete under the Planning Act if submitted with a Section 59 Notice issued by the Risk Management Official, as appointed by the Township, in accordance with the *Clean Water Act, 2006* and where applicable in accordance with the Source Protection Plan.**
2. **The Risk Management Official shall determine whether a new land use or activity is, or involves, a significant drinking water threat in accordance with the *Clean Water Act, 2006* and whether the use or activity is prohibited or regulated in accordance with the applicable Source Protection Plan.**

### 6.36.1 SAUGEEN VALLEY WELLHEAD PROTECTION AREA OVERLAY

Within the Saugeen Wellhead Protection Area Overlay shown on Maps 1, 3 and 3A, any use that is, or would be, a *significant drinking water threat* is required to conform with all applicable Saugeen Valley Source Protection Plan policies and, as

such, may be prohibited, restricted, or otherwise regulated by that Source Protection Plan.

### 6.36.2 GRAND RIVER WELLHEAD PROTECTION AREA OVERLAY

Within the Grand River Wellhead Protection Area Overlay shown on Maps 1 and 2, any use that is, or would be, a *significant drinking water threat* is required to conform with all applicable Grand River Source Protection Plan Policies and, as such, may be prohibited, restricted, or otherwise regulated by that Source Protection Plan.

## 6.37 YARD ENCROACHMENTS

Every part of any yard required to be provided in any zone shall be open and unobstructed from the ground to the sky, except that:

**Table #4 – Yard Encroachments**

	Structure	Yard in Which Projection is Permitted	Maximum Projection Permitted into Minimum Required Yards
a.	Steps above or below grade, window sills, chimney breasts, belt courses, cornices, eaves and other minor architectural features.	All	0.76 m (30 in)
b.	Open and unenclosed porches, uncovered decks, balconies and steps.	Front and exterior side yard	3.0 m (9.8 ft)
		Rear yard	3.7 m (12 ft)
		Interior side yard	1.0 m (3.3 ft)
c.	Canopies above doorways.	Required front yard and exterior side yard	1.5 m (4.9 ft)
		Side and rear lot line or street line	Cannot be located closer than 0.5 m (1.6 ft.) and not supported by ground.
d.	Unenclosed fire escapes.	All	1.5 m (4.9 ft)
e.		All	

	Fences, freestanding walls, flagpoles, light standards, air conditioners, heat pumps and similar accessory structures and appurtenances, as well as hedges, trees and shrubs.		Must comply with Day lighting (Sight) Triangle requirements as specified in Section 6.7 of this By-law
f.	Single detached, semi-detached and duplex residential dwellings.	The requirements of this by-law for a minimum interior side yard and minimum rear yard may be interchanged where such building is located on a corner lot.	

## **SECTION 7 – ZONES, MAPS AND BOUNDARIES**

### **7.1 ZONE DESCRIPTIONS**

For the purposes of this By-law, the following zones are hereby established and may, in the text and accompanying Schedule “A” (Zone Maps), be referred to by the descriptive name or by the symbol as indicated below:

<b>DESCRIPTIVE NAME OF ZONE</b>	<b>SYMBOL</b>	<b>SECTION</b>
AGRICULTURAL ZONE	A	8
UNSERVICED RESIDENTIAL ZONE	R1A	9
LOW DENSITY RESIDENTIAL ZONE	R1B	10
LOW DENSITY RESIDENTIAL ZONE	R1C	11
MEDIUM DENSITY RESIDENTIAL ZONE	R2	12
HIGH DENSITY RESIDENTIAL ZONE	R3	13
ESTATE RESIDENTIAL ZONE	ER	14
MOBILE HOME PARK ZONE	MH	15
CENTRAL COMMERCIAL ZONE	C1	16
HIGHWAY COMMERCIAL ZONE	C2	17
NEIGHBOURHOOD COMMERCIAL ZONE	C3	18
SHOPPING CENTRE COMMERCIAL ZONE	C4	19
HAMELT COMMERCIAL ZONE	C5	20
MIXED USE ZONE	MU1	21
MAIN STREET MIXED USE ZONE	MU2	22
AGRICULTURAL COMERCIAL ZONE	AC	23
INDUSTRIAL ZONE	M1	24
RURAL INDUSTRIAL ZONE	RIN	25
EXTRACTIVE INDUSTRIAL ZONE	EI	26
INSTITUTIONAL ZONE	IN	27
OPEN SPACE ZONE	OS	28
FUTURE DEVELOPMENT ZONE	FD	29
NATURAL ENVIRONMENT ZONE	NE	30
EXCEPTION ZONE 1 (Arthur Village)		31
EXCEPTION ZONE 2 (Mount Forest)		32
EXCEPTION ZONE 3 (Rural Areas)		33
AGRICULTURAL CANNABIS ZONE	A-CAN	34
INDUSTRIAL CANNABIS ZONE	M1-CAN	35
RURAL INDUSTRIAL CANNABIS ZONE	RIN-CAN	36

### **7.2 EXCEPTIONS (SPECIAL PROVISIONS)**

Where a zone symbol applying to certain land, as shown on Schedule “A”, is followed by a dash and a number (e.g. **C3-1**), then an exception has been made to the zone regulations

and special provisions will apply to such land. Sections – EXCEPTIONS deal with these site-specific zones. Land denoted in this manner shall be subject to all restrictions of the parent zone except as otherwise provided by the special provisions.

### **7.3 HOLDING PROVISIONS**

Where an **H** appears as a suffix to a zone symbol on Schedule “A”, such land shall be subject to a specific holding provision unless this By-law has been amended to remove the relevant H symbol.

Notwithstanding any other provisions of this By-law, where the Holding (**H**) provision is in place on a property, permitted uses and buildings are limited to those legally existing as of the date of passing of this By-law until the Holding (**H**) provision is lifted by Council.

Council may pass a by-law removing the holding symbol (**H**) from a lot once it is satisfied that the following matters have been adequately addressed:

- Servicing (water and sanitary) can be adequately provided for the property and the proposed use.
- Storm water management has been addressed.
- Site plan approval has been obtained if required.
- Any necessary agreements (e.g. site plan, subdivision, servicing etc.) have been executed.

Notwithstanding the above, and where applicable, a site specific exception/special provision in Sections 31, 32 and 33 in the By-law may outline specific criteria that need to be met before a holding provision is lifted on a property and/or for a proposed use by Council.

### **7.4 ZONE MAPS**

The extent and boundaries of all of the said zones are shown on Schedule “A” (Zone Maps) which together with all notations, references and other information shown thereon, is hereby incorporated in and declared to form part of this By-law to the same extent as if fully described therein.

### **7.5 ZONE BOUNDARIES**

Where any uncertainty exists as to the location of the boundary of any zone as shown on Schedule ‘A’ (Zone Maps), the following rules shall apply:

- a) Where zone boundaries are indicated as following approximately the centre line of streets or lanes or their productions, such centre lines or their productions shall be deemed to be the zone boundary.
- b) Where zone boundaries are indicated as approximately following lot lines, such lot lines shall be deemed to be the said zone boundary.

- c) Where zone boundaries are indicated as approximately parallel to any street and the distance from such street is not indicated, such zone boundary shall be construed as being parallel to such street and the distance therefrom shall be determined by the use of the scale of the said Zone Map.
- d) Where zone boundaries follow railway lines, such zone boundaries shall be deemed to be located at the boundaries of the railway right-of-way.

## **7.6 CLOSED STREET, LANE, RAILWAY OR HIGHWAY RIGHT-OF-WAY**

- a) Where a street, lane, railway or highway right-of-way, or portion thereof as shown on a Zone Map is hereafter closed or diverted, the property formerly in said street, lane, railway or right-of-way shall be included within the zone of the adjoining property on either side of the said closed street, lane, railway or highway right-of-way.
- b) Where the said street, lane, railway or highway right-of-way was a zone boundary between different zones, the new zone boundary shall be the former centerline of the said street, lane, railway or highway right-of-way.

## **SECTION 8 – A – AGRICULTURAL ZONE**

### **8.1 PERMITTED USES**

- Agricultural uses, buildings and structures
- A Single detached residential dwelling accessory to a farm
- A Single detached residential dwelling on a lot
- Second Residential Dwelling as per Section 8.4
- Additional Dwelling Unit in accordance with Section 6.29
- Bed and Breakfast Establishment (Class 2)
- Home Occupation
- Home Industry
- Wayside Pits
- Wayside Quarries
- Temporary Portable Asphalt Plant
- Legally established existing uses, buildings and structures
- Recreational Trails operated by a Public Agency
- Accessory uses, buildings and structures to the above permitted uses
- Cannabis-Related Use – Outdoor, in accordance with Section 8.11
- Industrial Hemp-Related Use – Outdoor, in accordance with Section 8.11

### **8.2 REGULATIONS**

<b>8.2.1</b>	<b>LOT AREA, Minimum</b>	35.0 ha (86.0 ac)
	a)	Notwithstanding the above minimum lot area requirement, lots legally existing as of the day of passing of the Zoning By-law and having a lot area of less than 35.0 ha (86.0 ac) but more than 10.1 ha (25.0 acres) may be allowed a permitted use including agricultural uses, buildings and structures. Lots of less than 10.1 ha (25.0 ac) may be permitted a hobby barn in accordance with the regulations of Section 8.3 of this By-law.
	b)	A new lot created by consent or new parcels created by lot line adjustment pursuant to the provisions of the Planning Act, and which parcel (severed and/or retained lands) lacks either the required frontage or area, or both the required frontage and area, shall be deemed to comply with the lot frontage and lot area regulations of Section 8.2.1 and 8.2.2.
<b>8.2.2</b>	<b>LOT FRONTAGE, Minimum</b>	122.0 m (400.3 ft.)
<b>8.2.3</b>	<b>FRONT YARD, Minimum</b>	
	a) For residential dwellings	18.3 m (60.0 ft.)

b)	For livestock buildings, structures and manure storage	18.3 m (60.0 ft.) or applicable MDS requirements, whichever is greater
c)	For buildings accessory to dwellings	18.3 m (60.0 ft.)
d)	For all other accessory buildings and structures excluding livestock facility	15.2 m (49.2 ft.)
e)	A <b>front yard</b> abutting a public street shall be increased by the applicable distance required by the applicable Road Authority as specified in Section 6.31 of this By-law.	

**8.2.4 INTERIOR SIDE YARD, Minimum**

a)	For residential dwellings	3.0 m (9.8 ft.)
b)	For buildings accessory to dwellings	3.0 m (9.8 ft.)
c)	For livestock buildings, structures and manure storages	18.3 m (60.0 ft.) or applicable MDS requirements, whichever is greater
d)	For all other accessory buildings and structures, excluding livestock facility	18.3 m (60.0 ft.)

**8.2.5 EXTERIOR SIDE YARD, Minimum**

a)	For residential dwellings	18.3 m (60.0 ft.)
b)	For livestock buildings, structures and manure storages	18.3 m (60.0 ft.) or applicable MDS requirements, whichever is greater
c)	For all other accessory buildings and structures excluding livestock facility	15.2 m (49.2 ft.)
d)	An <b>exterior side yard</b> for a) and b) above shall be increased by the applicable distance required by the applicable Road Authority as specified in Section 6.31 of this by-law.	

**8.2.6 REAR YARD, Minimum**

a)	For residential dwellings	7.6 m (24.9 ft.)
b)	For buildings accessory to residential dwellings	3.0 m (9.8 ft.)
c)	For livestock buildings, structures and manure storages	18.3 m (60.0 ft.) or applicable MDS requirements, whichever is greater

d) For all other accessory buildings and structures excluding livestock facility	18.3 m (60.0 ft.)
A rear yard abutting a public street for a) and b) above shall be increased by the applicable distance required by the applicable Road Authority as specified in Section 6.31 of this By-law.	

**8.2.7 RESIDENTIAL DWELLINGS**

<b>8.2.7.1</b>	<b>Floor Area, Minimum</b>	102.2 m <sup>2</sup> (1,100.0 ft <sup>2</sup> )
<b>8.2.7.2</b>	<b>Buildings Height, Maximum</b>	10.5 m (34.5 ft.)

**8.3 HOBBY BARN**

On lots of less than 10.1 ha (25.0 ac), a hobby barn is permitted as an accessory use to a single detached dwelling subject to the following:

**8.3.1 GROUND FLOOR AREA, Maximum**

A lot of less than 0.8 hectares (2.0 acres) shall not be permitted a hobby barn. A lot equaling 0.8 ha (2.0 ac) shall be permitted a hobby barn 27.9 m<sup>2</sup> (300.3 ft<sup>2</sup>). For each additional full 0.4 ha (1.0 ac) of lot area, an additional 9.3 m<sup>2</sup> (100.1 ft<sup>2</sup>) of ground floor area may be added to the hobby barn.

**8.3.2 SETBACKS**

- a) A hobby barn shall not be located closer than 22.8 m (74.8 ft.) to any lot line.
- b) A hobby barn shall not be located within 60.0 m (196.9 ft.) of a residential dwelling that is located on a lot that is separated from the hobby barn or a vacant lot, which is less than 10.0 ha (24.7 ac).
- c) No dwelling on a separate lot shall be allowed within 60.0 m (196.9 ft.) of a hobby barn.
- d) No hobby barn shall be constructed closer than 30.0 m (98.4 ft.) from the limit of a Natural Environment (NE) Zone.

**8.4 REGULATIONS FOR ESTABLISHMENT OF A SECOND RESIDENTIAL DWELLING**

<b>8.4.1</b>	<b>LOT AREA, Minimum</b>	35.0 ha (86.0 ac)
<b>8.4.2</b>	<b>FLOOR AREA, Minimum</b>	74.3 m <sup>2</sup> (800.0 ft <sup>2</sup> )

<b>8.4.3</b>	<b>LOCATION</b> A second residential dwelling shall be located within the Farm Building Cluster. The second residential dwelling unit must be detached from the main residential dwelling, shall share a common driveway with the main farm residence, and shall be located within a 61.0 m (200.0 ft.) radius of the main farm residence. A second residential dwelling shall be provided with a potable water supply and adequate private sewage treatment facility.
<b>8.4.4</b>	<b>TYPE OF RESIDENTIAL DWELLING</b> A second residential dwelling unit may be traditionally constructed, pre-fabricated, a modular residential dwelling or a mobile home.
<b>8.4.5</b>	A second residential dwelling unit may not be permitted to have an additional dwelling unit as provided for in Section 6.29.

## 8.5 REDUCED LOT REGULATIONS:

- a) The following regulations apply to an existing lot which contains less than 10.1 ha (25.0 ac), and which does not have the required minimum lot area or minimum lot frontage requirement as set out in Sections 8.2.1 and 8.2.2 of this By-law.
- b) A new lot created by consent or new parcels created by lot line adjustment pursuant to the provisions of the Planning Act, and which parcel (severed and/or retained lands) lacks either the required frontage or area, or both, and is 10 ha (25 ac) or less, shall be deemed to comply with the lot frontage and lot area regulations of Section 8.5.2.

### 8.5.1 PERMITTED USES

- A Single detached residential dwelling on a lot
- Home Occupation
- Hobby Barn, in accordance with Section 8.3
- Bed and Breakfast in accordance with Section 6.2
- Farming excluding new buildings and structures
- Accessory uses, building and structures

### 8.5.2 REGULATIONS

<b>8.5.2.1</b>	<b>LOT AREA, Minimum</b>	0.4 ha (1.0 ac)
<b>8.5.2.2</b>	<b>LOT FRONTAGE, Minimum</b>	30.5 m (100.0 ft)
<b>8.5.2.3</b>	<b>FRONT YARD, Minimum</b> 18.3 m (60.0 ft) plus any applicable distance required by the applicable Road Authority as specified in Section 6.31 of this By-law	
<b>8.5.2.4</b>	<b>REAR YARD, Minimum</b>	7.6 m (24.9 ft)
<b>8.5.2.5</b>	<b>INTERIOR SIDE YARD, Minimum</b>	3.0 m (9.8 ft)
<b>8.5.2.6</b>	<b>EXTERIOR SIDE YARD, Minimum</b>	

	7.6 m (24.9 ft) plus the applicable distance required by the applicable Road Authority as specified in Section 6.31 of this By-law.	
<b>8.5.2.7</b>	<b>FLOOR AREA, Minimum</b>	102.2 m <sup>2</sup> (1,100.0 ft <sup>2</sup> )
<b>8.5.2.8</b>	<b>ACCESSORY BUILDINGS AND STRUCTURES</b> Shall be subject to the applicable regulations of Section 6-General Provisions of this By-law.	

## 8.6 HOME INDUSTRIES

All applicable requirements including those of Section 6.14 of this By-law must be met.

## 8.7 HOME OCCUPATIONS

All applicable requirements including those of Section 6.15 of this By-law must be met.

## 8.8 MINIMUM DISTANCE SEPARATION REQUIREMENTS

The Minimum Distance Separation Requirements – MDS 1 and MDS II – of Section 6.17 of this By-law shall apply to all permitted uses within the Agricultural Zone.

## 8.9 SETBACK FOR TEMPORARY PORTABLE ASPHALT PLANT

No Temporary portable asphalt plant shall be situated closer than 304.8 m (1,000.0 ft.) from an institutional or residential building.

## 8.10 SEASONAL AGRICULTURAL PRODUCE STANDS

Seasonal agricultural produce stands may be permitted in association with an agricultural use, building or structure subject to the following:

<b>8.10.1</b>	<b>LOT AREA, Minimum</b>	10.1 ha (25.0 ac)
<b>8.10.2</b>	<b>FLOOR AREA, Maximum</b>	46.5 m <sup>2</sup> (500.5 ft <sup>2</sup> )
<b>8.10.3</b>	<b>FRONT YARD, Minimum</b> 7.6 m (24.9 ft.), plus the applicable distance required by the applicable Road Authority as specified in Section 6.31 of this By-law	
<b>8.10.4</b>	<b>OFF STREET PARKING SPACES</b> Driveway entrances shall meet the requirements of the applicable road authority in accordance with the applicable regulations of Section 6.27 of this By-law.	

## 8.11 REGULATIONS FOR OUTDOOR CANNABIS AND INDUSTRIAL HEMP USES

The following regulations shall apply to Cannabis-Related – Outdoor, and Industrial Hemp-Related – Outdoor uses:

<b>8.11.1</b>	<b>LOT AREA, Minimum</b>	10.1 ha (25.0 ac)
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<b>8.11.2</b>	<b>LOT FRONTAGE, Minimum</b>	122.0 m (400.3 ft)
<b>8.11.3</b>	<b>OUTDOOR GROWING ONLY</b>	Cannabis and hemp shall only be grown outdoors and shall not be grown in a greenhouse structure or hoop house structure.
<b>8.11.4</b>	<b>MAXIMUM BUILDING AREA</b>	All buildings and structures associated with Cannabis-Related – Outdoor, and Industrial Hemp-Related – Outdoor uses shall be limited to a maximum of 232 m <sup>2</sup> (2,500.0 ft <sup>2</sup> ) on a lot.
<b>8.11.5</b>	<b>SETBACK TO LOT LINE</b>	All activities associated with Cannabis-Related – Outdoor, and Industrial Hemp-Related – Outdoor uses including, but not limited to the outdoor growing of cannabis or hemp, security fencing, associated buildings, and parking and loading areas, shall be setback a minimum of 30 m (98.4 ft) from a lot line.
<b>8.11.6</b>	<b>SETBACK TO SENSITIVE USES</b>	All activities associated with Cannabis-Related – Outdoor, and Industrial Hemp-Related – Outdoor uses including, but not limited to the outdoor growing of cannabis or hemp, security fencing, associated buildings, and parking and loading areas, shall be setback a minimum of 300 m (984.2 ft) from a lot line to a sensitive use. In the case where the sensitive land use is an existing dwelling, the measurements shall be to the dwelling and not the lot line.
<b>8.11.7</b>	<b>SETBACK TO SETTLEMENT AREAS</b>	All activities associated with Cannabis-Related – Outdoor, and Industrial Hemp-Related – Outdoor uses including, but not limited to the outdoor growing of cannabis or hemp, security fencing, associated buildings, and parking and loading areas, shall be setback a minimum of 500 m (1,640.4 ft) from the boundary of the settlement areas of Arthur (Schedule A, Map 2), Conn (Schedule A, Map 6), Damascus (Schedule A, Map 7), Kenilworth (Schedule A, Map 4), Mount Forest (Schedule A, Map 3), and Riverstown (Schedule A, Map 5).

## 8.12 OTHER PROVISIONS

Accessory uses, other than those specifically identified in the regulations, are subject to the provisions of Section 6.1. Regulations for Bed and Breakfast Establishments and Residential Conversions are provided in Section 6 – General Provisions.

## **SECTION 9 – R1A – UNSERVICED RESIDENTIAL ZONE**

### **9.1 PERMITTED USES**

- One single detached residential dwelling unit
- An accessory Bed and Breakfast establishment (Class 2)
- Home Occupation
- Accessory uses buildings and structures
- Additional Dwelling Unit in accordance with Section 6.29

### **9.2 REGULATIONS**

<b>9.2.1</b>	<b>LOT AREA, Minimum</b>	0.4 ha (1 ac)
<b>9.2.2</b>	<b>LOT FRONTAGE, Minimum</b>	30.5 m (100.0 ft)
<b>9.2.3</b>	<b>FRONT YARD, Minimum</b> 9.0 m (29.5 ft.) plus any applicable distance required by the applicable Road Authority as specified in Section 6.31 of this By-law.	
<b>9.2.4</b>	<b>INTERIOR SIDE YARD, Minimum</b> <ul style="list-style-type: none"> <li>• No attached garage</li> <li>• Attached garage</li> <li>• Regulations for corner lots are specified in Section 6.37 f) of this By-law.</li> </ul>	3.0 m (9.8 ft.), both sides One side may be 1.2 m (3.9 ft)
<b>9.2.5</b>	<b>EXTERIOR SIDE YARD, Minimum</b> 7.6 m (24.9 ft.), plus any applicable distance required by the applicable Road Authority as specified in Section 6.31 of this By-law.	
<b>9.2.6</b>	<b>REAR YARD, Minimum</b>	9.0 m (29.5 ft)
<b>9.2.7</b>	<b>BUILDING HEIGHT, Maximum</b> 10.5 m (34.5 ft.) or two and a half (2.5) stories whichever is greater	
<b>9.2.8</b>	<b>LOT COVERAGE, Maximum</b>	30%
<b>9.2.9</b>	<b>FLOOR AREA, Minimum</b>	102.2 m <sup>2</sup> (1,100.0 ft <sup>2</sup> )

### **9.3 OTHER PROVISIONS**

Regulations for off-street parking and accessory uses, bed and breakfast establishment and home occupations are provided in Section 6 – General Provisions.

## **SECTION 10 – R1B – RESIDENTIAL ZONE**

### **10.1 PERMITTED USES:**

- One single detached residential dwelling unit
- An accessory Bed and Breakfast establishment (Class 1)
- Home Occupation
- Accessory uses buildings and structures
- Additional Dwelling Unit in accordance with Section 6.29

### **10.2 REGULATIONS**

<b>10.2.1</b>	<b>LOT AREA, Minimum</b>	465.0 m <sup>2</sup> , (5,005.4 ft <sup>2</sup> )
<b>10.2.2</b>	<b>LOT FRONTAGE, Minimum</b>	15 m (49.2 ft)
<b>10.2.3</b>	<b>FRONT YARD, Minimum</b>	6 m (19.7 ft)
<b>10.2.4</b>	<b>INTERIOR SIDE YARD, Minimum</b>	1.2 m (3.9 ft)
<b>10.2.5</b>	<b>EXTERIOR SIDE YARD, Minimum</b>	6 m (19.7 ft)
<b>10.2.6</b>	<b>REAR YARD, Minimum</b>	7.6 m (24.9 ft)
<b>10.2.7</b>	<b>BUILDING HEIGHT, Maximum</b>	10.5 m (34.5 ft)
<b>10.2.8</b>	<b>LOT COVERAGE, Maximum</b>	40%
<b>10.2.9</b>	<b>FLOOR AREA, Minimum</b>	
	• Less than two storey	100.0 m <sup>2</sup> (1,076.4 ft <sup>2</sup> )
	• Two or more storey	139.0 m <sup>2</sup> (1,496.2 ft <sup>2</sup> )

**10.3** (Deleted by Housekeeping By-law 014-22)

### **10.4 LANDSCAPED AREA**

- i) No part of any required front yard or required exterior side yard shall be used for any purpose other than a landscaped area except for a driveway leading to a private garage or a parking space.
- ii) A minimum of 40% of the required front yard and required exterior side yard shall be maintained as a landscaped area.

### **10.5 OTHER PROVISIONS**

Regulations for off-street parking, accessory uses, bed and breakfast establishment and home occupations are provided in Section 6 – General Provisions.

## **SECTION 11 – R1C – RESIDENTIAL ZONE**

### **11.1 PERMITTED USES**

- One single detached residential dwelling unit
- An accessory Bed and Breakfast establishment (Class 1)
- Home Occupation
- Accessory uses buildings and structures
- Additional Dwelling Unit in accordance with Section 6.29

### **11.2 REGULATIONS**

<b>11.2.1</b>	<b>LOT AREA, Minimum</b>	371.6 m <sup>2</sup> (4,000 ft <sup>2</sup> )
<b>11.2.2</b>	<b>LOT FRONTAGE, Minimum</b>	12.0 m (39.3 ft)
<b>11.2.3</b>	<b>FRONT YARD, Minimum</b>	6 m (19.7 ft)
<b>11.2.4</b>	<b>INTERIOR SIDE YARD, Minimum</b>	1.2 m (3.9 ft)
<b>11.2.5</b>	<b>EXTERIOR SIDE YARD, Minimum</b>	6 m (19.7 ft)
<b>11.2.6</b>	<b>REAR YARD, Minimum</b>	7.6 m (24.9 ft)
<b>11.2.7</b>	<b>BUILDING HEIGHT, Maximum</b>	10.5 (34.5 ft)
<b>11.2.8</b>	<b>LOT COVERAGE, Maximum</b>	40%
<b>11.2.9</b>	<b>FLOOR AREA, Minimum</b>	
	• Less than two storey	83.6 m <sup>2</sup> (900.0 ft <sup>2</sup> )
	• Two or more storey	102.2 m <sup>2</sup> (1,100.0 ft <sup>2</sup> )

**11.3** (Deleted by Housekeeping By-law 014-22)

### **11.4 HOLDING ZONES – MOUNT FOREST MAP 3 – Reeves Subdivision**

The “H” symbol may be removed once Council is satisfied that adequate municipal services are available for the different phases of the subdivision.

### **11.5 LANDSCAPED AREA**

- No part of any required front yard or required exterior side yard shall be used for any purpose other than a landscaped area except for a driveway leading to a private garage or a parking space.
- A minimum of 40% of the required front yard and required exterior side yard shall be maintained as a landscaped area.

### **11.6 OTHER PROVISIONS**

Regulations for off-street parking, accessory uses, bed and breakfast establishment and home occupations are provided in Section 6 – General Provisions of this By-law.

## **SECTION 12 – R2 – RESIDENTIAL ZONE**

### **12.1 PERMITTED USES**

- Single detached residential dwelling
- Semi-detached residential dwelling
- Duplex dwelling
- Triplex residential dwelling
- Fourplex residential dwelling
- Three or Four Unit Street Townhouse
- An accessory Bed and Breakfast establishment (Class 2)
- Boarding, lodging or rooming establishment not exceeding 5 rooms or dwelling units for let
- Additional Dwelling Unit in accordance with Section 6.29
- Home Occupation
- Accessory uses buildings and structures

### **12.2 REGULATIONS**

#### **12.2.1 SINGLE DETACHED RESIDENTIAL DWELLING**

<b>12.2.1.1</b>	<b>LOT AREA, Minimum</b>	371.6 m <sup>2</sup> (4,000.0 ft <sup>2</sup> )
<b>12.2.1.2</b>	<b>LOT FRONTAGE, Minimum</b>	12.0 m (39.3 ft)
<b>12.2.1.3</b>	<b>FRONT YARD, Minimum</b>	6 m (19.7 ft)
<b>12.2.1.4</b>	<b>INTERIOR SIDE YARD, Minimum</b>	1.2 m (3.9 ft)
<b>12.2.1.5</b>	<b>EXTERIOR SIDE YARD, Minimum</b>	6 m (19.7 ft)
<b>12.2.1.6</b>	<b>REAR YARD, Minimum</b>	7.6 m (24.9 ft)
<b>12.2.1.7</b>	<b>BUILDING HEIGHT, Maximum</b>	10.5 m (34.5 ft)
<b>12.2.1.8</b>	<b>LOT COVERAGE, Maximum</b>	40%
<b>12.2.1.9</b>	<b>FLOOR AREA, Minimum</b>	
	<ul style="list-style-type: none"> <li>• Less than two storey</li> <li>• Two storey or more</li> </ul>	83.6 m <sup>2</sup> (900.0 ft <sup>2</sup> ) 102.2 m <sup>2</sup> (1,100.0 ft <sup>2</sup> )

#### **12.2.2 SEMI DETACHED RESIDENTIAL DWELLING**

<b>12.2.2.1</b>	<b>LOT AREA, Minimum per dwelling</b>	550.0 m <sup>2</sup> (5,920.3 ft <sup>2</sup> )
<b>12.2.2.2</b>	<b>LOT FRONTAGE, Minimum per dwelling</b>	18 m (59.0 ft)
<b>12.2.2.3</b>	<b>LOT AREA, Minimum per dwelling unit on a separate lot</b>	275.0 m <sup>2</sup> (2,960.2 ft <sup>2</sup> )

12.2.2.4	LOT FRONTAGE, Minimum per dwelling unit on a separate lot	9.0 m (29.5 ft)
12.2.2.5	FRONT YARD, Minimum	6 m (19.7 ft)
12.2.2.6	INTERIOR SIDE YARD, Minimum	1.2 m (3.9 ft)
12.2.2.7	EXTERIOR SIDE YARD, Minimum	6 m (19.7 ft)
12.2.2.8	REAR YARD, Minimum	7.6 m (24.9 ft)
12.2.2.9	BUILDING HEIGHT, Maximum	10.5 m (34.5 ft)
12.2.2.10	LOT COVERAGE, Maximum	45%
12.2.2.11	FLOOR AREA, Minimum per dwelling unit <ul style="list-style-type: none"> <li>• Less than two storey</li> <li>• Two or more storey</li> </ul>	70.0 m <sup>2</sup> (753.5 ft <sup>2</sup> ) 92.9 m <sup>2</sup> (1,000 ft <sup>2</sup> )

### 12.2.3 DUPLEX RESIDENTIAL DWELLING

12.2.3.1	LOT AREA, Minimum	550.0 m <sup>2</sup> (5,920.3 ft <sup>2</sup> )
12.2.3.2	LOT FRONTAGE, Minimum	18.0 m (59.0 ft)
12.2.3.3	FRONT YARD, Minimum	6 m (19.7 ft)
12.2.3.4	INTERIOR SIDE YARD, Minimum	1.2 m (3.9 ft)
12.2.3.5	EXTERIOR SIDE YARD, Minimum	6 m (19.7 ft)
12.2.3.6	REAR YARD, Minimum	7.6 m (24.9 ft)
12.2.3.7	BUILDING HEIGHT, Maximum	10.5 m (34.5 ft)
12.2.3.8	LOT COVERAGE, Maximum	45%
12.2.3.9	FLOOR AREA, Minimum per unit	70.0 m <sup>2</sup> (753.5 ft <sup>2</sup> )

### 12.2.4 TRIPLEX RESIDENTIAL DWELLING

12.2.4.1	LOT AREA, Minimum	650.0 m <sup>2</sup> (6,997 ft <sup>2</sup> )
12.2.4.2	LOT FRONTAGE, Minimum	18.0 m (59.0 ft)
12.2.4.3	FRONT YARD, Minimum	6 m (19.7 ft)
12.2.4.4	INTERIOR SIDE YARD, Minimum	1.2 m (3.9 ft)
12.2.4.5	EXTERIOR SIDE YARD, Minimum	6 m (19.7 ft)
12.2.4.6	REAR YARD, Minimum	7.6 m (24.9 ft)
12.2.4.7	BUILDING HEIGHT, Maximum	10.5 m (34.5 ft)
12.2.4.8	LOT COVERAGE, Maximum	40%
12.2.4.9	LOT AREA, Minimum per unit	70.0 m <sup>2</sup> (753.5 ft <sup>2</sup> )

### 12.2.5 FOURPLEX RESIDENTIAL DWELLING

12.2.5.1	LOT AREA, Minimum	650.0 m <sup>2</sup> (6,997.0 ft <sup>2</sup> )
12.2.5.2	LOT FRONTAGE, Minimum	18.0 m (59.0 ft)
12.2.5.3	FRONT YARD, Minimum	6 m (19.7 ft)
12.2.5.4	INTERIOR SIDE YARD, Minimum	1.2 m (3.9 ft)
12.2.5.5	EXTERIOR SIDE YARD, Minimum	6 m (19.7 ft)
12.2.5.6	REAR YARD, Minimum	7.6 m (24.9 ft)
12.2.5.7	BUILDING HEIGHT, Maximum	10.5 m (34.5 ft)
12.2.5.8	LOT COVERAGE, Maximum	40%
12.2.5.9	FLOOR AREA, Minimum per unit	70.0 m <sup>2</sup> (753.5 ft <sup>2</sup> )

### 12.2.6 STREET TOWNHOUSE

12.2.6.1	LOT AREA, Minimum per dwelling unit	280.0 m <sup>2</sup> (3,014.0 ft <sup>2</sup> )
12.2.6.2	LOT FRONTAGE, Minimum per dwelling unit	6.5 m (21.3 ft)
12.2.6.3	LOT FRONTAGE, Minimum corner lot	13.6 m (44.6 ft)
12.2.6.4	FRONT YARD, Minimum	6 m (19.7 ft)
12.2.6.5	EXTERIOR SIDE YARD, Minimum	6 m (19.7 ft)
12.2.6.6	INTERIOR SIDE YARD, Minimum	1.2 m (3.9 ft)
12.2.6.7	REAR YARD, Minimum	7.6 m (24.9 ft)
12.2.6.8	BUILDING HEIGHT, Maximum	10.5 m (34.5 ft)
12.2.6.9	FLOOR AREA, Minimum per unit	70.0 m <sup>2</sup> (753.5 ft <sup>2</sup> )
12.2.6.10	Maximum Number of Attached Units in a Row	4

## 12.3 LANDSCAPED AREA

- i) No part of any required front yard or required exterior side yard associated with a dwelling shall be used for any purpose other than a landscaped area except for a driveway leading to a private garage or a parking space.
- ii) A minimum of 40% of the required front yard and required exterior side yard shall be maintained as a landscaped area.

## **12.4 OTHER PROVISIONS**

Off-street parking, Accessory uses, Bed and Breakfast establishment, Home Occupations shall be provided in accordance with the applicable regulations of Section 6 – General Provisions.

## **SECTION 13 – R3 – RESIDENTIAL ZONE**

### **13.1 PERMITTED USES**

- Street Townhouse units
- Cluster Townhouse units
- Stacked Townhouse units
- Apartments
- Accessory uses buildings and structures
- Home Occupations permitted in townhouse units in accordance with 6.15.

### **13.2 REGULATIONS**

#### **13.2.1 STREET TOWNHOUSE (EACH RESIDENTIAL DWELLING UNITS)**

<b>13.2.1.1</b>	<b>LOT AREA, Minimum</b>	232.0 m <sup>2</sup> (2,497.3 ft <sup>2</sup> )
<b>13.2.1.2</b>	<b>LOT FRONTAGE, Minimum</b> • Corner lot residential dwelling unit	6.5 m (21.3 ft) 12.5 m (41 ft)
<b>13.2.1.3</b>	<b>FRONT YARD, Minimum</b>	6 m (19.7 ft)
<b>13.2.1.4</b>	<b>INTERIOR SIDE YARD, Minimum</b>	1.2 m (3.9 ft)
<b>13.2.1.5</b>	<b>EXTERIOR SIDE YARD, Minimum</b>	6 m (19.7 ft)
<b>13.2.1.6</b>	<b>REAR YARD, Minimum</b>	7.6 m (24.9 ft)
<b>13.2.1.7</b>	<b>BUILDING HEIGHT, Maximum</b>	10.5 m (34.5 ft)
<b>13.2.1.8</b>	<b>FLOOR AREA, Minimum</b> • Less than two storey • Two or more storey	83.6 m <sup>2</sup> (900.0 ft <sup>2</sup> ) 102.2 m <sup>2</sup> (1,100.0 ft <sup>2</sup> )
<b>13.2.1.9</b>	<b>MAXIMUM NUMBER OF ATTACHED UNITS IN A ROW</b>	6

#### **13.2.2 CLUSTER TOWNHOUSE RESIDENTIAL DWELLING**

<b>13.2.2.1</b>	<b>LOT AREA, Minimum</b> a) 1,393.5 m <sup>2</sup> (15,000 ft <sup>2</sup> ) for the first four units b) 264.8 m <sup>2</sup> (2,850.4 ft <sup>2</sup> ) for each additional unit thereafter	
<b>13.2.2.2</b>	<b>LOT FRONTAGE, Minimum</b>	20.1 m (66.0 ft)
<b>13.2.2.3</b>	<b>FRONT YARD, Minimum</b>	6 m (19.7 ft)
<b>13.2.2.4</b>	<b>REAR YARD, Minimum</b>	7.6 m (24.9 ft)
<b>13.2.2.5</b>	<b>INTERIOR SIDE YARD, Minimum</b>	6.0 m (19.7 ft)

<b>13.2.2.6</b>	<b>EXTERIOR SIDE YARD, Minimum</b>	6 m (19.7 ft)
<b>13.2.2.7</b>	<b>BUILDING HEIGHT, Maximum</b>	10.5 m (34.5 ft)
<b>13.2.2.8</b>	<b>FLOOR AREA, Minimum</b> a) Bachelor/1 bedroom unit b) 2 bedroom unit c) 3 bedroom unit	51.1 m <sup>2</sup> (550.0 ft <sup>2</sup> ) 60.4 m <sup>2</sup> (650.0 ft <sup>2</sup> ) 74.3 m <sup>2</sup> (800.0 ft <sup>2</sup> ) plus 9.3 m <sup>2</sup> (100.0 ft <sup>2</sup> ) for each bedroom in excess of three bedrooms
<b>13.2.2.9</b>	<b>MAXIMUM NUMBER OF ATTACHED UNITS IN A ROW</b> i. Stacked Townhouses	6 6 (12 total units)
<b>13.2.2.10</b>	<p><b>DISTANCES BETWEEN CLUSTER TOWNHOUSES</b></p> <p>A face of a cluster townhouse block means one or the other of the longest walls of a said building. Each townhouse block shall be deemed to have two faces. A side of a townhouse block means one or the other of the shortest walls of a said building. Each townhouse block shall be deemed to have two sides.</p> <p>The following provisions shall apply when two or more townhouse blocks are situated on one lot:</p> <p>a) A minimum distance of 12 m (39.3 ft.) shall be maintained between any face of a townhouse block and any face of the same or another block.</p> <p>b) A minimum distance of 6 m (19.7 ft.) shall be maintained between any face of a residential townhouse block and any side of the same or another block.</p> <p>c) A minimum distance of 3 m (9.8 ft.) shall be maintained between any side of a residential townhouse block and any side of the same or another block.</p>	

**13.2.3 APARTMENTS**

<b>13.2.3.1</b>	<b>LOT AREA, Minimum</b> 1,161.3 m <sup>2</sup> (12,500.5 ft <sup>2</sup> ) of lot area for the first 5 residential dwelling units, plus 137.5 m <sup>2</sup> (1,480.0 ft <sup>2</sup> ) of lot area for each additional residential dwelling unit thereafter.	
<b>13.2.3.2</b>	<b>LOT FRONTAGE, Minimum</b>	18.0 m (59.0 ft)
<b>13.2.3.3</b>	<b>FRONT YARD, Minimum</b>	6 m (19.7 ft)
<b>13.2.3.4</b>	<b>EXTERIOR SIDE YARD, Minimum</b>	6 m (19.7 ft)
<b>13.2.3.5</b>	<b>INTERIOR SIDE YARD, Minimum</b> Half (1/2) the building height but in no case less than 3.0 m (9.8 ft.)	
<b>13.2.3.6</b>	<b>REAR YARD, Minimum</b>	7.6 m (24.9 ft)
<b>13.2.3.7</b>	<b>BUILDING HEIGHT, Maximum</b>	12.0 m (39.5 ft)
<b>13.2.3.8</b>	<b>LOT COVERAGE, Maximum</b>	45%
<b>13.2.3.9</b>	<b>FLOOR AREA, Minimum per dwelling unit</b> i) Bachelor Unit ii) One bedroom unit iii) For each additional bedroom	37.0 m <sup>2</sup> (398.3 ft <sup>2</sup> ) 50.0 m <sup>2</sup> (538.2 ft <sup>2</sup> ) 9.0 m <sup>2</sup> (96.9 ft <sup>2</sup> )
<b>13.2.3.10</b>	<b>DISTANCES BETWEEN APARTMENT BUILDINGS</b> A face of an apartment means one or the other of the longest walls of a said building. Each apartment block shall be deemed to have two faces. A side of an apartment block means one or the other of the shortest walls of a said building. Each apartment block shall be deemed to have two sides.  The following regulations shall apply when two or more apartments are situated on one lot:  a) A minimum distance of 12 m (39.3 ft.) shall be maintained between any face of an apartment and any face of the same or another apartment.  b) A minimum distance of 6 m (19.7 ft.) shall be maintained between any face of an apartment and any side of the same or another apartment.	

	c) A minimum distance of 3 m (9.8 ft.) shall be maintained between any side of an apartment and any side of the same or another apartment.
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**13.2.4 STACKED TOWHOUSE RESIDENTIAL DWELLING**

<b>13.2.4.1</b>	<b>LOT AREA, Minimum</b> a) 1,393.5 m <sup>2</sup> (15,000 ft <sup>2</sup> ) for the first four units. b) 264.8 m <sup>2</sup> (2,850.4 ft <sup>2</sup> ) for each additional unit thereafter.
<b>13.2.4.2</b>	<b>LOT FRONTAGE, Minimum</b> 20.1 m (66.0 ft)
<b>13.2.4.3</b>	<b>FRONT YARD, Minimum</b> 6 m (19.7 ft)
<b>13.2.4.4</b>	<b>REAR YARD, Minimum</b> 7.6 m (24.9 ft)
<b>13.2.4.5</b>	<b>INTERIOR SIDE YARD, Minimum</b> 6 m (19.7 ft) 1.2 m (3.9 ft) for the end unit of a building that fronts onto a public street
<b>13.2.4.6</b>	<b>EXTERIOR SIDE YARD, Minimum</b> 6 m (19.7 ft)
<b>13.2.4.7</b>	<b>BUILDING HEIGHT, Maximum</b> 10.5 m (34.5 ft)
<b>13.2.4.8</b>	<b>FLOOR AREA, Minimum</b> a) Bachelor/1 bedroom unit 51.1 m <sup>2</sup> (550.0 ft <sup>2</sup> ) b) 2 bedroom unit 60.4 m <sup>2</sup> (650.0 ft <sup>2</sup> ) c) 3 bedroom unit 74.3 m <sup>2</sup> (800.0 ft <sup>2</sup> ) plus 9.3 m <sup>2</sup> (100.0 ft <sup>2</sup> ) for each bedroom in excess of 3 bedrooms
<b>13.2.4.9</b>	<b>MAXIMUM NUMBER OF ATTACHED UNITS IN A ROW</b> 6 units attached horizontally in a row at ground level. Additional units can be stacked on top.
<b>13.2.4.10</b>	<b>DISTANCES BETWEEN STACKED TOWNHOUSES</b> A face of a townhouse block means one or the other of the longest walls of a said building. Each townhouse block shall be deemed to have two faces. A side of a townhouse block means one or the other of the shortest walls of a said building. Each townhouse block shall be deemed to have two sides.  The following provisions shall apply when two or more townhouse blocks are situated on one lot. a) A minimum distance of 12 m (39.3 ft) shall be maintained between any face of a townhouse block and any face of the same or another block.

	<p>b) A minimum distance of 6 m (19.7 ft) shall be maintained between any face of a residential townhouse block and any side of the same or another block.</p> <p>c) A minimum distance of 3 m (9.8 ft) shall be maintained between any side of a residential townhouse block and any side of the same or another block.</p>
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**13.3 COMMON AMENITY AREAS**

Shall be provided for Cluster/Block Townhouse Dwellings and Apartment Dwellings in accordance with Section 6.6

**13.4 OTHER PROVISIONS**

Regulations for off-street parking, accessory uses and garbage storage areas are provided in Section 6 – General Provisions.

## **SECTION 14 – ER – ESTATE RESIDENTIAL ZONE**

### **14.1 PERMITTED USES**

- One single detached residential dwelling unit
- Home Occupation
- Accessory uses buildings and structures

### **14.2 REGULATIONS**

<b>14.2.1</b>	<b>LOT AREA, Minimum</b>	0.8 ha (2 ac)
<b>14.2.2</b>	<b>LOT FRONTAGE, Minimum</b>	61.0 m (200.0 ft)
<b>14.2.3</b>	<b>FRONT YARD, Minimum</b> 30.5 m (100.0 ft.) plus any applicable distance required by the applicable Road Authority as specified in Section 6.31 of this By-law.	
<b>14.2.4</b>	<b>INTERIOR SIDE YARD, Minimum</b>	15.2 m (50.0 ft) on both sides
<b>14.2.5</b>	<b>EXTERIOR SIDE YARD, Minimum</b>	15.2 m (50.0 ft)
<b>14.2.6</b>	<b>REAR YARD, Minimum</b>	15.2 m (50.0 ft)
<b>14.2.7</b>	<b>BUILDING HEIGHT, Maximum</b>	10.5 m (34.5 ft)
<b>14.2.8</b>	<b>LOT COVERAGE, Maximum</b>	20%
<b>14.2.9</b>	<b>FLOOR AREA, Minimum</b>	111.5 m <sup>2</sup> (1,200.0 ft <sup>2</sup> )

### **14.3 OTHER PROVISIONS**

Regulations for accessory uses and home occupation are provided in Section 6 – General Provisions.

## **SECTION 15 – MH MOBILE HOME PARK ZONE-URBAN STYLE**

### **15.1 PERMITTED USES**

- Mobile home park
- A Mobile home site within a mobile home park
- A Mobile home on a mobile home site
- Accessory uses, buildings and structures
- Not including home occupation

### **15.2 REGULATIONS**

Within any MH Zone, no land shall be used and no building or structure shall be erected, altered or used except in conformity with the following regulations:

#### **15.2.1 MOBILE HOME PARK**

<b>15.2.1.1</b>	<b>LOT AREA, Minimum</b>	1 ha (2.5 ac)
<b>15.2.1.2</b>	<b>LOT FRONTAGE, Minimum</b>	45.0 m (147.6 ft)

#### **15.2.2 MOBILE HOME SITE**

Each mobile home shall be located on a Mobile Home Site, which shall conform to the following:

<b>15.2.2.1</b>	<b>SITE FRONTAGE, Minimum</b>	12.0 m (39.4 ft)
<b>15.2.2.2</b>	<b>SITE AREA, Minimum</b>	372.0 m <sup>2</sup> (4,004.3 ft <sup>2</sup> )
<b>15.2.2.3</b>	<b>FLOOR AREA, Minimum</b>	55.0 m <sup>2</sup> (592.0 ft <sup>2</sup> )

#### **15.2.3 MINIMUM SETBACKS**

No mobile home shall be located within 1.5 m (4.9 ft) of any limit of a Mobile Home Site nor within 3.0 m (9.8 ft) of the limit of any internal road in the Mobile Home Park, nor within 6.0 m (19.7 ft) of any boundary of a Mobile Home Park nor within 7.6 m (24.9 ft) of a public street

#### **15.2.4 SERVICES**

Each Mobile Home shall be connected to both a municipal water distribution system and sewage collection and treatment system.

#### **15.2.5 ACCESS**

Each Mobile Home Site shall have access to a public street directly or by means of a driveway, which has been approved by the Municipality and which has a minimum width of 6.0 m (19.7 ft.) for one-way traffic flow, or 10.0 m (32.8 ft) for two-way traffic flow.

**15.2.6 OFF STREET PARKING**

A minimum of one off-street parking space shall be provided for each Mobile Home Site.

**15.2.7 ACCESSORY BUILDING**

One accessory building, not exceeding 8.0 m<sup>2</sup> (86.1 ft<sup>2</sup>), may be located to the rear of the Mobile Home on each Mobile Home Site.

**Note: Mobile Home Park may have its own regulations separate from and including setbacks, which may be more restrictive than the individual zone regulations.**

## **SECTION 16 – C1 CENTRAL COMMERCIAL ZONE**

### **16.1 PERMITTED USES:**

- Antique Store
- Arcade
- Art Gallery
- Artisan’s market
- Automotive Accessories Shop
- Bus Depot
- Bake Shop
- Business or Professional Office
- Existing Churches and Places of Worship
- Commercial School or Studio
- Companion Animal Office
- Cultural Entertainment Facility
- Financial Office
- Existing Funeral Homes
- Library
- Medical Clinic
- Museum
- Personal Service Shop
- Places of Entertainment
- Print Shop
- Private or Commercial Club
- Restaurants (Dining, Take-out)
- Retail Food Store
- Retail Store
- Park
- Parking Lots
- Public Building
- Public Uses
- Service or Repair Shop
- Tavern
- Accessory Uses, Buildings or Structures to the Above permitted uses
- Accessory Residential Dwelling Units

### **16.2 REGULATIONS**

<b>16.2.1</b>	<b>LOT AREA, Minimum</b>	None
<b>16.2.2</b>	<b>LOT FRONTAGE, Minimum</b>	None
<b>16.2.3</b>	<b>FRONT YARD, Minimum</b>	None
<b>16.2.4</b>	<b>INTERIOR SIDE YARD, Minimum</b> None, except where a C1 Zone abuts a Residential Zone, the minimum interior side yard shall be 3.0 m (9.8 ft.)	
<b>16.2.5</b>	<b>EXTERIOR SIDE YARD, Minimum</b>	None
<b>16.2.6</b>	<b>REAR YARD, Minimum</b>	3.0 m (9.8 ft)
<b>16.2.7</b>	<b>BUILDING HEIGHT, Minimum</b>	6.0 m (19.7 ft)
<b>16.2.8</b>	<b>BUILDING HEIGHT, Maximum</b>	12.0 m (39.3 ft)

### **16.3 ACCESSORY RESIDENTIAL USES**

- a) A permitted commercial use or building may contain one or more accessory residential dwelling units subject to the following:
- b) Each residential dwelling unit, accessory to a permitted commercial use or building shall be located above the main commercial use.
- c) Each accessory residential dwelling unit shall have a minimum floor area of 50.0 m<sup>2</sup> (538.2 ft<sup>2</sup>).

- d) Each accessory residential dwelling unit shall be completely self-contained.
- e) Each accessory residential dwelling unit shall have a separate and direct means of access to a public street or lane via halls and /or stairs and/or across the subject property.
- f) Each accessory residential unit shall be provided with a minimum of one off-street parking space, which is on the same lot as the accessory residential unit.

#### **16.4 EXISTING SINGLE DETACHED RESIDENTIAL DWELLINGS**

Subject to the regulations contained in Section 12.2.1 of this By-law, including all yard setback requirements. Compliance with Section 16.3 shall be required for a residential dwelling unit accessory to a permitted commercial use.

**16.5** (Deleted by Housekeeping By-law 014-22)

#### **16.6 OTHER PROVISIONS**

Off-street parking and accessory uses, buffer areas and garbage storage areas shall be provided in accordance with the applicable regulations of Section 6 – General Provisions.

## **SECTION 17 – C2 HIGHWAY COMMERCIAL ZONE**

### **17.1 PERMITTED USES**

- Automotive Accessories Shop
- Automotive Sales and Service Establishment
- Automotive Service Station
- Automotive Washing Establishment
- Banquet Hall
- Beer Store
- Boat Sales and Service Establishment
- Business and/or Professional Offices
- Building Supply Outlet
- Bus Depots
- Church/ Place of Worship
- Commercial Nursery or Greenhouse
- Convenience Store
- Farm Implement Sales and Service Outlet
- Farmer’s Market
- Financial Office
- Flea Market
- Funeral Home
- Gas Bar
- Garden Centre
- Hotel
- Liquor Store
- Medical Clinic
- Motel, Motor Hotel
- Parking Area
- Parking Lot
- Places of Entertainment
- Places of Recreation
- Public Uses
- Public Buildings
- Recreational Trailer Sales and Service Establishment
- Rental Outlet
- Restaurants (Dining, Drive-In, Drive-Thru, Take-Out)
- Service or Repair Shop
- U-Brew Establishment
- Veterinarian Clinic
- Wholesale Outlets
- Accessory Uses, Buildings and Structures to the above permitted uses
- Accessory Residential Dwelling Unit except in conjunction with an automotive use
- Incidental assembly, processing, manufacturing of products to be sold on site, which are secondary to the main commercial function.

### **17.2 GENERAL REGULATIONS**

<b>17.2.1</b>	<b>LOT AREA, Minimum</b>	557.4 m <sup>2</sup> (6,000.0 ft <sup>2</sup> )
<b>17.2.2</b>	<b>LOT FRONTAGE, Minimum</b>	18.0 m (59.0 ft)
<b>17.2.3</b>	<b>FRONT YARD, Minimum</b> 7.6 m (24.9 ft.) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law.	
<b>17.2.4</b>	<b>INTERIOR SIDE YARD, Minimum</b>	3.0 m (9.8 ft)

<b>17.2.5</b>	<b>EXTERIOR SIDE YARD, Minimum</b> 7.6m (24.9 ft.) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law.
<b>17.2.6</b>	<b>REAR YARD, Minimum</b> 7.6 m (24.9 ft)
<b>17.2.7</b>	<b>BUILDING HEIGHT, Maximum</b> 12.5 m (41.0 ft)
<b>17.2.8</b>	<b>LOT COVERAGE, Maximum</b> 40%

### 17.3 OTHER PROVISIONS

Regulations for off-street parking, off-street loading, buffer areas, garbage storage areas, outdoor display and outdoor storage areas are subject to the applicable regulations of Section 6-General Provisions of this By-law.

### 17.4 SPECIFIC REGULATIONS FOR AUTOMOTIVE SERVICE STATION; AUTOMOTIVE WASHING ESTABLISHMENT OR GAS BAR

<b>17.4.1</b>	<b>LOT AREA, Minimum</b>	1,393.5 m <sup>2</sup> (15,000.0 ft <sup>2</sup> )
<b>17.4.2</b>	<b>LOT FRONTAGE, Minimum</b>	30.5 m (100.0 ft)
<b>17.4.3</b>	<b>FRONT YARD, Minimum</b> 7.6m (24.9ft) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law.	
<b>17.4.4</b>	<b>INTERIOR SIDE YARD, Minimum</b>	4.5 m (14.8 ft)
<b>17.4.5</b>	<b>EXTERIOR SIDE YARD, Minimum</b> 7.6m (24.9ft) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law.	
<b>17.4.6</b>	<b>REAR, YARD, Minimum</b>	7.6 m (24.9 ft)
<b>17.4.7</b>	<b>BUILDING HEIGHT, Maximum</b>	12.5 m (41.0 ft)
<b>17.4.8</b>	<b>LOT COVERAGE, Maximum</b>	40%
<b>17.4.9</b>	<b>FUEL PUMP ISLANDS/GAS KIOSKS</b>  a) Minimum Building Setback is 7.6m (24.9 ft.) from the front lot line. No fuel pump island, gas bar kiosk is to be located within the required Sight triangle established by Section 6.7 this By-law.  b) Despite the above, canopies over pump islands and underground storage tanks are allowed to project 1.5m (5.0ft) from the Street Line.	
<b>17.4.10</b>	<b>ACCESSORY RESIDENTIAL UNITS</b> Notwithstanding any other provisions of this By-law to the contrary, accessory dwelling units are not permitted in association with an automotive service station, automotive washing establishment or gas bar.	

<b>17.4.11</b>	<b>REGULATIONS FOR ACCESS</b> Any point of ingress and egress to an automotive service station, automotive washing establishment or gas bar shall not be located within 9.0 m (29.5 ft.) of a street intersection, as measured at the curb line.
<b>17.4.12</b>	<b>OTHER PROVISIONS</b> Regulations for off-street parking, off-street loading, buffer areas, outdoor display and storage areas, accessory uses, are subject to the applicable regulations of Section 6-General Provisions of this By-law.

## 17.5 REGULATIONS FOR HOTELS, MOTELS AND MOTOR HOTELS

<b>17.5.1</b>	<b>LOT AREA, Minimum</b>	1,393.5 m <sup>2</sup> (15,000.0 ft <sup>2</sup> )
<b>17.5.2</b>	<b>LOT FRONTAGE, Minimum</b>	30.5 m (100.0 ft)
<b>17.5.3</b>	<b>FRONT YARD, Minimum</b> 7.6m (24.9 ft.) plus any applicable distance required by the applicable Road authority as specified in Section 6.31 of this By-law.	
<b>17.5.4</b>	<b>INTERIOR SIDE YARD, Minimum</b> ½ (half) the building height but in no case less than 3.0m (9.8 ft)	
<b>17.5.5</b>	<b>EXTERIOR SIDE YARD, Minimum</b> 7.6m (24.9 ft.) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law.	
<b>17.5.6</b>	<b>REAR YARD, Minimum</b>	7.6 m (24.9 ft)
<b>17.5.7</b>	<b>BUILDING HEIGHT, Maximum</b>	12.5 m (41.0 ft)
<b>17.5.8</b>	<b>LOT COVERAGE, Maximum</b>	40%
<b>17.5.9</b>	<b>OTHER PROVISIONS</b> Regulations for off-street parking, off-street loading, accessory uses, buffer areas, and garbage storage areas are subject to the applicable regulations of Section 6-General Provisions of this By-law.	

## 17.6 ACCESSORY RESIDENTIAL USES

A permitted commercial use or building may contain one or more accessory residential apartments subject to the following:

- a) Each residential dwelling unit, accessory to a permitted commercial use or building shall be located above the main commercial use.
- b) Each accessory residential dwelling unit shall have a minimum floor area of 50.0 m<sup>2</sup> (538.2 ft<sup>2</sup>).
- c) Each accessory residential dwelling unit shall be completely self-contained.

- d) Each accessory residential dwelling unit shall have a separate and direct means of access to a public street or lane via halls and /or stairs and/or across the subject property.
- e) Each accessory residential unit shall be provided with a minimum of one off-street parking space, which is on the same lot as the accessory residential unit.

## **SECTION 18 – C3 NEIGHBOURHOOD COMMERCIAL ZONE**

### **18.1 PERMITTED USES**

- Convenience Store
- Neighbourhood Store
- Personal Service Shops
- Day Nursery
- Accessory Uses, Buildings and Structures to the above permitted uses
- Accessory Residential Dwelling Units

### **18.2 REGULATIONS**

<b>18.2.1</b>	<b>LOT AREA, Minimum</b>	557.4 m <sup>2</sup> (6,000.0 ft <sup>2</sup> )
<b>18.2.2</b>	<b>LOT FRONTAGE, Minimum</b>	18.0 m (59.0 ft)
<b>18.2.3</b>	<b>FRONT YARD, Minimum</b>	7.6 m (24.9 ft)
<b>18.2.4</b>	<b>INTERIOR SIDE YARD, Minimum</b>	3 m (9.8 ft)
<b>18.2.5</b>	<b>EXTERIOR SIDE YARD, Minimum</b>	7.6 m (24.9 ft)
<b>18.2.6</b>	<b>REAR YARD, Minimum</b>	7.6 m (24.9 ft)
<b>18.2.7</b>	<b>LOT COVERAGE, Maximum</b>	40%
<b>18.2.8</b>	<b>GROUND FLOOR AREA, Minimum</b>	80.0 m <sup>2</sup> (861.0 ft <sup>2</sup> )
<b>18.2.9</b>	<b>BUILDING HEIGHT, Maximum</b>	12.0 m (39.4 ft)
<b>18.2.10</b>	<p><b>ACCESSORY RESIDENTIAL USES</b></p> <p>A permitted commercial use or building may contain one or more accessory residential dwelling units subject to the following:</p> <p>a) Each residential dwelling unit, accessory to a permitted commercial use or building shall be located above the main commercial use.</p> <p>b) Each accessory residential dwelling unit shall have a minimum floor area of 50.0 m<sup>2</sup> (538.2 ft<sup>2</sup>).</p> <p>c) Each accessory residential dwelling unit shall be completely self-contained.</p> <p>d) Each accessory residential dwelling unit shall have a separate and direct means of access to a public street or lane via halls and /or stairs and/or across the subject property.</p> <p>e) Each accessory residential unit shall be provided with a minimum of one off-street parking space, which is on the same lot as the accessory residential unit.</p>	

### **18.3 OTHER PROVISIONS**

- a) No outdoor storage or outdoor display areas shall be permitted.
  
- b) Regulations for off-street parking, off-street loading, accessory uses, buffer areas and garbage storage areas are subject to the applicable regulations of Section 6-General Provisions.

## **SECTION 19 – C4 SHOPPING CENTRE COMMERCIAL ZONE**

### **19.1 PERMITTED USES**

No land shall be used, and no building or structure shall be altered, constructed or used except for one or more of the following:

- Beer Store/U-Brew Establishment
- Business or Professional Office
- Financial Office
- Gas bar
- Liquor Store
- Parking Area
- Personal Service Shop
- Retail store
- Retail food store
- Shopping centre
- Shopping mall
- Accessory uses, buildings and structures to the above permitted uses
- Restaurant (dining, drive-in, drive-thru, take-out)

### **19.2 REGULATIONS**

Within any C4 Zone, no land shall be used and no building or structure shall be altered, constructed or used except in accordance with the following:

<b>19.2.1</b>	<b>LOT AREA, Minimum</b>	2.3 ha (5.7 ac)
<b>19.2.2</b>	<b>LOT FRONTAGE, Minimum</b>	60.0 m (197.0 ft)
<b>19.2.3</b>	<b>FRONT YARD, Minimum</b>	7.6 m (24.9 ft)
<b>19.2.4</b>	<b>EXTERIOR SIDE YARD, Minimum</b>	7.6 m (24.9 ft)
<b>19.2.5</b>	<b>INTERIOR SIDE YARD, Minimum</b>	6.0 m (19.7 ft)
<b>19.2.6</b>	<b>REAR YARD, Minimum</b>	6.0 m (19.7 ft)
<b>19.2.7</b>	<b>BUILDING HEIGHT, Maximum</b>	10.5 m (34.5 ft)
<b>19.2.8</b>	<b>BUILDING FLOOR AREA, Maximum</b> This maximum may be exceeded for a period of not more than one year, commencing from the starting date of construction of the new retail food store, in order that the existing Foodland store may remain open during construction.	6,000 m <sup>2</sup> (64,585.6 ft <sup>2</sup> )
<b>19.2.9</b>	<b>FLOOR AREA, per commercial unit, Maximum</b>	2,080.0 m <sup>2</sup> (22,389.7 ft <sup>2</sup> ) or ½ (half) of the total building floor area whichever is greater

<b>19.2.10</b>	Notwithstanding Section 19.2.9, the maximum floor area for a Retail Food Store shall not exceed 5,000 m <sup>2</sup> (53,821.3 ft <sup>2</sup> ).	
<b>19.2.11</b>	Notwithstanding Section 6.3, Buffer Area, both a planting strip as well as a fence shall be required to protect neighbouring, residentially zoned properties to the south.	
<b>19.2.12</b>	Notwithstanding Section 6.27.8, Parking Regulations, a minimum of one parking space shall be provided for every 18.0 m <sup>2</sup> (193.76 ft <sup>2</sup> ) of gross floor area for all commercial uses	
<b>19.2.13</b>	<b>LANDSCAPED AREA, Minimum</b>	6% of lot area
<b>19.2.14</b>	Outdoor lighting impacts on residential properties to the south shall be minimized and lighting shall be of a type that directs light in a downward direction to reduce light glaring-out in horizontal or upwards direction.	

### 19.3 OTHER PROVISIONS

Accessory uses, off-street parking, off-street loading, buffer areas and garbage storage areas, shall be provided in accordance with the applicable regulations of Section 6 – General Provisions.

## **SECTION 20 – C5 HAMLET COMMERCIAL ZONE**

### **20.1 PERMITTED USES**

- Antique Store/Market
- Automobile Service Station
- Business or Professional Office
- Church/Place of Worship
- Commercial or Private Club
- Companion Animal Office
- Convenience Store
- Day Nursery
- Farmer’s Market
- Financial Office
- Gas Bar
- Medical Clinic
- Parking Area
- Personal Service Shop
- Place of Entertainment
- Place of Recreation
- Public Building
- Public Uses
- Restaurant (Dining, Drive-in, Drive-Thru, Take-Out)
- Retail Store
- Service or Repair Shops
- Accessory residential dwelling unit except in conjunction with an automotive use
- Accessory uses buildings and structures to the above permitted uses.

### **20.2 REGULATIONS**

<b>20.2.1</b>	<b>LOT AREA, Minimum</b>	0.4 ha (1 ac)
<b>20.2.2</b>	<b>LOT FRONTAGE, Minimum</b>	30.0 m (98.5 ft)
<b>20.2.3</b>	<b>FRONT YARD, Minimum</b> 7.6 m (24.9 ft.) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law.	
<b>20.2.4</b>	<b>INTERIOR SIDE YARD, Minimum</b> 3.0m (9.8 ft.) or 4.5m (14.8 ft) abutting any residential zone.	
<b>20.2.5</b>	<b>EXTERIOR SIDE YARD, Minimum</b> 7.6 m (24.9 ft.) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law.	
<b>20.2.6</b>	<b>REAR YARD, Minimum</b>	7.6 m (24.9 ft)
<b>20.2.7</b>	<b>LOT COVERAGE, Maximum</b>	40%
<b>20.2.8</b>	<b>BUILDING HEIGHT, Maximum</b>	12.0 m (39.4 ft)
<b>20.2.9</b>	<b>ACCESSORY RESIDENTIAL USES</b> <b>20.2.9.1 Apartments:</b> Subject to the regulations as specified in Section 16.3 and Section 17.4.10 of this By-law. <b>20.2.9.2 Single Detached Residential Dwelling</b> a) Subject to the yard setbacks of Section 9.2 of this By-law b) Building Height, Maximum – 10.5 m (34.4 ft) c) Floor Area, Minimum – 102.2 m <sup>2</sup> (1,100.0 ft <sup>2</sup> )	

### **20.3 OTHER PROVISIONS**

- a) No outdoor storage or outdoor display areas shall be permitted.
  
- b) Regulations for off-street parking, off-street loading, accessory uses, buffer areas and garbage storage areas are subject to the applicable regulations of Section 6-General Provisions.

## **SECTION 21 – MU1 MIXED USE ZONE**

### **21.1 PERMITTED USES**

Within any MU1 ZONE, no land shall be used and no building or structure shall be constructed, altered or used except for one or more of the following uses:

- Any use permitted in the R2 Zone subject to the applicable regulations of that Zone (excluding a new single detached dwelling).
- Any use permitted in the R3 Zone subject to the applicable regulations of that Zone.
- any of the following uses subject to the C1 Central Commercial Zone regulations:
  - Bus Depot
  - Business or Professional Office
  - Church/Place of Worship (subject to the IN institutionalized Zone regulations)
  - Commercial School or Studio
  - Cultural Entertainment Facility
  - Financial Office
  - Funeral home (subject to the regulations of the C2 Highway Commercial Zone)
  - Group Home
  - Hotel
  - Library
  - Medical Clinic
  - Parking Lots
  - Personal Service Shop
  - Private or Commercial Club
  - Public Buildings
  - Public Uses
  - Restaurants
  - Service or Repair Shop
  - Tavern
  - Any of the following uses subject to the C3 Neighbourhood Commercial Zone regulations:
    - Convenience store
    - Neighbourhood store
    - Day Nursery
    - A Home for the Aged, Rest Home, Nursing Home subject to the regulations of the Institutional Zone

### **21.2 DWELLING UNITS ACCESSORY TO A COMMERCIAL USE**

Subject to the C1 Zone regulations as specified in Section 16.3 of this By-law.

### **21.3 OTHER PROVISIONS**

Accessory uses, off-street parking, off-street loading, buffer areas and garbage storage areas shall be provided in accordance with the applicable regulations of Section 6 – General Provisions, except that no accessory building for Commercial or Institutional uses shall be located within 1.5 m (4.9 ft) of any property line.

## **SECTION 22 – MU2 MAIN STREET MIXED USE ZONE**

### **22.1 PERMITTED USES**

Within any MU2 ZONE, no land shall be used and no building or structure shall be constructed, altered or used except for one or more of the following uses:

- Any use permitted in the MU1 Zone and subject to the applicable zone regulations as provided
- Any of the following uses subject to the applicable regulations of the Highway Commercial C2 Zone
- An automotive sales establishment, including trucks, boats, snowmobiles and farm implements
- An automotive service station
- An automotive washing establishment
- A financial office
- A gas bar
- A restaurant, including drive-in, drive-thru or take-out
- A retail store

### **22.2 DWELLING UNITS ACCESSORY TO A COMMERCIAL USE**

Subject to the C1 Zone regulations as specified in Section 16.3 of this By-law, except that a lot containing an automotive use or gas bar shall not contain an accessory residential dwelling or accessory residential dwelling unit.

### **22.3 OTHER PROVISIONS**

Accessory uses, off-street parking, off-street loading, garbage storage and buffer areas shall be provided in accordance with the applicable regulations of Section 6 – General Provisions, except that no accessory building for Commercial or Institutional uses shall be located within 1.5 (4.9 ft) of any property line.

## **SECTION 23 – AC AGRICULTURAL COMMERCIAL ZONE**

### **23.1 PERMITTED USES**

- Agriculturally related Commercial or Industrial use
- Agricultural products Processing, Storing and Sales
- Companion Animal Office
- Commercial Greenhouse and/or Nursery
- Farm Implement Sales and Service
- Farm Supply Outlet
- Farm Produce Sales Outlet
- Fertilizer Processing Establishments
- Grain Drying Establishments
- Livestock Yards
- Veterinarian Clinic
- Accessory residential dwelling unit
- Accessory Uses, Buildings and Structures to the above permitted uses

### **23.2 REGULATIONS**

<b>23.2.1</b>	<b>LOT AREA, Minimum</b>	0.4 ha (1 ac)
<b>23.2.2</b>	<b>LOT FRONTAGE, Minimum</b>	61.0 m (200.0 ft)
<b>23.2.3</b>	<b>FRONT YARD, Minimum</b> 7.6 m (24.9 ft.) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law	
<b>23.2.4</b>	<b>INTERIOR SIDE YARD, Minimum</b> 6.0m (19.7 ft.); 12 m (39.4 ft.) abutting any residential zone	
<b>23.2.5</b>	<b>EXTERIOR SIDE YARD, Minimum</b> 7.6 m (24.9 ft.) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law.	
<b>23.2.6</b>	<b>REAR YARD, Minimum</b> 7.6 m (24.9 ft.) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law.	
<b>23.2.7</b>	<b>LOT COVERAGE, Maximum</b>	30% for the main building
<b>23.2.8</b>	<b>SETBACK FROM RESIDENTIAL</b> No Agricultural Commercial use, including outdoor storage and display areas shall be located with 121.9 m (400.0 ft) of a residence on an adjacent lot.	

### **23.3 ACCESSORY RESIDENTIAL USES**

A single detached residential use in compliance with the following:

- a) Subject to the yard setbacks of Section 9.2 of this By-law
- b) Building Height, Maximum 10.5 m (34.5 ft)
- c) Floor Area, Minimum 102.2 m<sup>2</sup> (1,100.0 ft<sup>2</sup>)

### **23.4 MINIMUM DISTANCE SEPARATION REQUIREMENTS**

The minimum distance separation requirements – MDS 1 and MDS II – of Section 6.17 shall apply to the establishment of all permitted uses within the Agricultural Zone.

### **23.5 OTHER PROVISIONS**

Accessory uses, off-street parking, off-street loading, buffer areas, garbage storage areas, outdoor display areas and outdoor storage areas shall be provided in accordance with the applicable regulations of Section 6 – General Provisions

## **SECTION 24 – M1 INDUSTRIAL ZONE**

### **24.1 PERMITTED USES**

- Manufacturing, processing, assembly, repair, fabricating, milling except for a motor vehicle recycling and salvage or wrecking facility, junk or scrap yard, fertilizer manufacturer, abattoir, rendering plant or any use considered offensive by the Public Health Act or uses restricted in all zones as per section 6.35.
- Automotive Body Repair Shop
- Bakeries
- Contractor’s Yard
- Building Supply Outlet
- Bulk Fuel Depot
- Business or Professional Office
- Custom Workshop
- Dry Cleaning Plant
- Farm Machinery Sales and Service
- Feed Mill, Seed plant, Grain Elevator
- Heavy Equipment Sales and Rental
- Industrial Mall
- Mini-Storage Facility
- Rental Outlet
- Research and Laboratory Facilities
- Service Industry
- Service or Repair Shop
- Printing Establishment
- Public Works Yard
- Sewage Treatment Facility
- Transport Establishment
- Warehouse
- Water Treatment Facility
- Wholesale Outlet
- Accessory Uses, Buildings and Structures including cafeteria factory outlet, storage yards, Showrooms and places of recreation

### **24.2 REGULATIONS**

<b>24.2.1</b>	<b>LOT AREA, Minimum</b>	929.0 m <sup>2</sup> (10,000 ft <sup>2</sup> )
<b>24.2.2</b>	<b>LOT FRONTAGE, Minimum</b>	20.0 m (65.6 ft)
<b>24.2.3</b>	<b>FRONT YARD, Minimum</b>	7.6 m (24.9 ft)
<b>24.2.4</b>	<b>INTERIOR SIDE YARD, Minimum</b>	3.0 m (9.8 ft); 9.2 m (30.2 ft) where an M1 Zone abuts any residential zone.
<b>24.2.5</b>	<b>EXTERIOR SIDE YARD, Minimum</b>	7.6 m (24.9 ft)
<b>24.2.6</b>	<b>REAR YARD, Minimum</b>	7.6 m (24.9 ft); 9.2 m (30.2 ft) where an M1 Zone abuts any residential zone.
<b>24.2.7</b>	<b>LOT COVERAGE, Maximum</b>	60%
<b>24.2.8</b>	<b>BUILDING HEIGHT, Maximum</b>	12.0 m (39.4 ft)

### **24.3 (Deleted by Housekeeping By-law 014-22)**

**24.4 PARKING SPACE REGULATION**

In addition to the required number of parking spaces set out in Section 6.27, a maximum of three visitor parking spaces for passenger vehicles may be provided in the required front yard for the first 15.0 m (49.2 ft) of front wall of the principal building plus one additional visitor parking space for each additional 7.6 m (24.9 ft) of front wall in excess of the first 15.0 m (49.2 ft).

**24.5 ACCESSORY RETAIL**

Accessory retailing of products shall be permitted subject to the following regulations:

- a) A maximum of 25% of the gross floor area is used within:
  - i) The main industrial building, or
  - ii) Each individual unit in an industrial mall
- b) The products to be sold must be produced on the site.

**24.6 LANDSCAPING REQUIREMENTS**

A landscaping area shall be provided and thereafter maintained in the entire required front yard except where front yard parking is established under the provisions of Section 24.4 in which case the remainder of the area shall be landscaped, and a planting strip shall be provided across the entire lot frontage including exterior side yard except for provisions of ingress and egress.

**24.7 OTHER PROVISIONS**

Accessory uses, off street parking, off-street loading, buffer areas, garbage storage areas, outdoor display areas and outdoor storage areas shall be provided in accordance with the applicable regulations of Section 6 – General Provisions.

## **SECTION 25 – RIN RURAL INDUSTRIAL ZONE**

### **25.1 PERMITTED USES**

- Automotive Body Repair Shop
- Automotive Service Station
- Contractors Yard
- Business or Professional Office
- Custom Workshop
- Dry Industry
- Excavator
- Feed Mill, Seed Plant, Grain Elevator
- Mini-storage Establishment
- Public Building
- Public Uses
- Public Works Yard
- Service or Repair Shop
- Service Industry
- Septic Tank Service
- Transport Establishment
- Warehouse
- Well driller
- Wholesale Outlet
- Existing Agricultural uses
- Accessory Uses, Buildings and Structures including offices, cafeteria, factory outlet, storage yards, showrooms and places of recreation

### **25.2 REGULATIONS**

<b>25.2.1</b>	<b>LOT AREA, Minimum</b>	0.4 ha (1 ac)
<b>25.2.2</b>	<b>LOT FRONTAGE, Minimum</b>	30.0 m (98.4 ft)
<b>25.2.3</b>	<b>FRONT YARD, Minimum</b> 7.6 m (24.9 ft.) plus any applicable distance required by the applicable road authority as specified in the applicable regulations in Section 6.31 of this By-law.	
<b>25.2.4</b>	<b>INTERIOR SIDE YARD, Minimum</b> 3.0m (9.8 ft); 9.2m (30.2 ft) where a Rural Industrial Zone abuts any residential zone.	
<b>25.2.5</b>	<b>EXTERIOR SIDE YARD, Minimum</b> 7.6 m (24.9 ft.) plus any applicable distance required by the applicable road authority as specified in the applicable regulations in Section 6.31 of this By-law.	
<b>25.2.6</b>	<b>REAR YARD, Minimum</b> 7.6 m (24.9 ft); 9.2m (30.2 ft) where a Rural Industrial Zone abuts any residential zone.	
<b>25.2.7</b>	<b>LOT COVERAGE, Maximum</b>	30%
<b>25.2.8</b>	<b>BUILDING HEIGHT, Maximum</b>	12.0 m (39.4 ft)
<b>25.2.9</b>	<b>RESIDENTIAL SETBACKS</b> No industrial activity including outdoor storage areas shall be located within 60.0m (196.9 ft) of a residence on an abutting lot.	

### **25.3 OTHER PROVISIONS**

Accessory uses, off-street parking, off-street loading, buffer areas, garbage storage areas, outdoor display areas and outdoor storage areas shall be provided in accordance with the applicable regulations of Section 6 – General Provisions.

### **25.4 ACCESSORY RETAIL**

Accessory retailing of products shall be permitted subject to the following regulations:

- a) A maximum of 25% of the gross floor area is used within:
  - i) The main industrial building, or
  - ii) Each individual unit in an industrial mall
  
- b) The products to be sold must be produced on the site.

## **SECTION 26 – EI – EXTRACTIVE INDUSTRIAL ZONE**

### **26.1 PERMITTED USES**

- A licensed extractive pit or quarry under the Aggregate Resources Act, as amended from time to time
- Asphalt or Concrete Plant existing as of the day of the passing of the by-law within an EI Zone.
- Aggregate Transfer Station
- Temporary Portable Asphalt Plant
- Processing or extracted materials within a permitted licensed pit or quarry including screening, sorting, working, crushing, storing and other similar operations.
- Accessory uses, buildings and structures to the above permitted uses.

### **26.2 REGULATIONS**

<b>26.2.1</b>	<b>LOT AREA, Minimum</b>	2.0 ha (4.9 ac)
<b>26.2.2</b>	<b>LOT FRONTAGE, Minimum</b>	30.0 m (98.4 ft)

### **26.3 SETBACKS**

- a) No building, structure, plant or product stockpile shall be located on the pit site within 30.0 m (98.4 ft) of any zone boundary nor within 100.0 m (328.0 ft) of the boundary of any Residential use or Zone on adjacent property.
- b) No pit face or quarry excavation shall be located closer than 30.0 m (98.4 ft) from a public road allowance or closer than 15.0m (49.2 ft) of a zone boundary. The stockpiling of berm material containing only topsoil and overburden material is permissible within the required pit face/excavation setback area.

### **26.4 OTHER PROVISIONS**

Except for the specific regulations in Section 26.3, accessory uses shall be established in accordance with the applicable regulations of Section 6.1

## **SECTION 27 – IN INSTITUTIONAL ZONE**

### **27.1 PERMITTED USES**

- Institutional uses
- Medical Clinic
- Day Nursery
- Home for the Aged
- Rest Home
- Hospital
- Nursing Home
- Places of Worship
- School
- Public Buildings
- Private Clubs
- Accessory uses, buildings and structures to the above permitted uses including auditoriums and assembly halls.

### **27.2 REGULATIONS**

<b>27.2.1</b>	<b>LOT AREA, Minimum</b> • With full municipal services • With private services	615.0 m <sup>2</sup> (6,620.0 ft <sup>2</sup> ) 0.4 ha (1.0 ac)
<b>27.2.2</b>	<b>LOT FRONTAGE, Minimum</b> • With full municipal services • With private services	20.1 m (66.0 ft) 30.0 m (98.4 ft)
<b>27.2.3</b>	<b>FRONT YARD, Minimum</b> 7.6 m (24.9 ft) plus any applicable distance required by the applicable Road authority regulations as specified in Section 6.31 of this By-law.	
<b>27.2.4</b>	<b>INTERIOR SIDE YARD, Minimum</b> ½ (half) the building height; where ½ (half) the building height is less than 3.0 m (9.8 ft.), the minimum interior side yard shall be 3.0 m (9.8 ft)	
<b>27.2.5</b>	<b>EXTERIOR SIDE YARD, Minimum</b> 7.6 m (24.9 ft) plus any applicable distance required by the applicable road authority regulations as specified in Section 6.31 of this By-law.	
<b>27.2.6</b>	<b>REAR YARD, Minimum</b>	7.6 m (24.9 ft)
<b>27.2.7</b>	<b>LOT COVERAGE, Maximum</b>	40%

### **27.3 OTHER PROVISIONS**

Accessory uses, off-street parking and garbage storage areas shall be in accordance with the requirements of the applicable regulations of Section 6 – General Provisions of this By-law.

## **SECTION 28 – OS OPEN SPACE ZONE**

### **28.1 PERMITTED USES**

- Campgrounds
- Community Centre
- Fairgrounds
- Golf Course
- Golf Driving Range
- Passive Recreation
- Parks
- Parking Lots
- Places of Recreation
- Cemetery including mausoleums and crematoriums
- Accessory uses, buildings and structures

### **28.2 REGULATIONS**

<b>28.2.1</b>	<b>LOT AREA, Minimum</b>	None
<b>28.2.2</b>	<b>LOT FRONTAGE, Minimum</b>	None
<b>28.2.3</b>	<b>FRONT YARD, Minimum</b> 7.6 m (24.9 ft) plus any applicable distance required by the applicable road authority regulations as specified in Section 6.31 of this By-law.	
<b>28.2.4</b>	<b>INTERIOR SIDE YARD, Minimum</b> 3.0 m (10 ft); 9.2 m (30.2 ft) where an OS Zone abuts any residential zone.	
<b>28.2.5</b>	<b>EXTERIOR SIDE YARD, Minimum</b> 7.6 (24.9 ft) plus any applicable distance required by the applicable road authority regulations as specified in Section 6.31 of this By-law.	
<b>28.2.6</b>	<b>REAR YARD, Minimum</b>	7.6 m (24.9 ft)
<b>28.2.7</b>	<b>LOT COVERAGE, Maximum</b>	40% for buildings only

### **28.3 OTHER PROVISIONS**

Accessory uses, off-street parking and garbage storage areas shall be in accordance with the requirements of the applicable regulations of Section 6 – General Provisions of this By-law.

## **SECTION 29 – FD FUTURE DEVELOPMENT ZONE**

### **29.1 PERMITTED USES**

- Uses, building and structures lawfully existing on the date of passing of this By-law.

### **29.2 REGULATIONS**

As existing on the date of passing of this By-law.

## **SECTION 30 – NE – NATURAL ENVIRONMENT ZONE**

### **30.1 PERMITTED USES**

- Agricultural uses excluding:
  - New buildings and structures
  - New hobby barns
- Conservation uses including:
  - Forest Management
  - Fish and wildlife management
  - Flood control
  - Erosion Control
- Municipal drains
- Passive recreation
- Existing uses, buildings and structures, permitted as of the date of passing of this By-law
- Minor buildings/structures accessory to an existing residential dwelling, permitted as of the date of passing of this By-law

### **30.2 REGULATIONS**

Within any NE Zone, no land shall be used and no new building or new structure shall be constructed, altered or used except in accordance with the following regulations:

- a) No alteration or disturbance to watercourses or to municipal drains associated with open watercourses will be permitted without the prior written approval of the Conservation Authority having jurisdiction in the area.
- b) Maintenance of existing driveways within the natural environment shall be permitted. New driveways and improvements will require prior written approval from the Conservation Authority having jurisdiction in the area.
- c) Any cutting or destruction of trees shall be subject to the requirements of the Wellington County Tree Cutting By-law.
- d) Non-habitable buildings and structures accessory to a Conservation, Passive Recreation or Park use shall meet front, rear and side yard requirements of the Open Space Zone.
- e) Related Natural Environment Setbacks are contained within the applicable regulations of Section 6-General Provisions of this By-law.
- f) Interpretation of the limits of NE zone boundaries shall be governed by Section 2.6 of this By-law.
- g) Existing uses shall be subject to the provisions of section 8.2.

### **30.3 MINOR ACCESSORY BUILDINGS/STRUCTURES**

Minor buildings/structures accessory to an existing residential dwelling, permitted as of the date of passing of this By-law, shall be permitted subject to the following regulations:

- a) The combined maximum floor area for all minor accessory buildings or structures shall not exceed 46.5 m<sup>2</sup> (500.0 ft<sup>2</sup>).
- b) Accessory buildings or structures shall not be located in a required front or required exterior side yard and shall not be located closer than 3.0 m (9.8 ft) to the rear or interior lot line.
- c) Prior written approval of the Conservation Authority having jurisdiction in the area is required to ensure that the risk to life and property are not adversely affected and to ensure that there will be no significant environmental impacts.
- d) Section 6.20.1 is applicable as it applies to setbacks to the NE zone.

## **SECTION 31 – EXCEPTION ZONE 1 – ARTHUR VILLAGE**

The following provisions apply to the area within the former Village of Arthur and as shown on Schedule A – Map 2 of this By-law.

The following provisions shall have effect notwithstanding anything else in this By-law and other provisions of this By-law shall be deemed to be amended insofar as is necessary to give effect thereto:

### **EXCEPTION ZONES – SPECIAL PROVISIONS**

<b>31.1</b>	<b>OS-1</b>	Notwithstanding any other provisions to the contrary, the land zoned <b>OS-1</b> may be used for the clubhouse and facilities of the Arthur Horseshoe Club.
<b>31.2</b>	<b>M1-2</b>	Notwithstanding any other provisions to the contrary, the land zoned <b>M1-2</b> may only be used for the Arthur sanitary sewage lagoons including associated buffer areas
<b>31.3</b> 267 George St	<b>C1-3</b>	Notwithstanding any other provisions to the contrary, the permitted uses on the land zoned <b>C1-3</b> may include an apartment residential dwelling.
<b>31.4</b> Domville & Conestoga	<b>R1C-4</b>	Notwithstanding any other provisions to the contrary, the minimum front yard requirement for the land zoned <b>R1C-4</b> shall be 7.5 m (24.6 ft).
<b>31.5</b> Isabella St E & Eliza St	<b>R3-5</b>	Notwithstanding any other provisions to the contrary, the land zoned <b>R3-5</b> may be used for an apartment residential dwelling with a maximum of eleven (11) residential dwelling units. In addition, a total of one and one-half off-street parking spaces shall be required per residential dwelling unit and shall be provided on the same lot as the apartment residential dwelling. All other zoning requirements for the land zoned <b>R3-5</b> shall be as existing on November 18, 1986.
<b>31.6</b> Eliza St	<b>R1B-6</b>	Notwithstanding any other provisions to the contrary, the land zoned <b>R1B-6</b> may be used for single detached residential dwellings that are connected to municipal water but is serviced with a <b>private sewage treatment system</b> . All other applicable regulations of the <b>R1B</b> zone shall apply.
<b>31.7</b>	<b>R1C-7</b>	In addition to the uses of Section 11.1, the land zoned <b>R1C-7</b> may be used for a single-wide mobile home, which is connected to municipal water and municipal sewage treatment facility.
<b>31.8</b> Preston St	<b>MI-8</b>	The land zoned <b>MI-8</b> is a rehabilitated sanitary landfill site. No development shall be permitted on the land zoned <b>M1-8</b> without the approval of the Ministry of the Environment.

**ARTHUR VILLAGE – EXCEPTION ZONES – SPECIAL PROVISIONS**

<p><b>31.9</b> Part Park Lot 1 &amp; 2 N/S Macauley St</p>	<p><b>FD-09</b></p>	<p>Notwithstanding Section 29, one single detached dwelling on private services and related uses and accessory structures is permitted within the lands zoned <b>FD-09</b>. The single detached dwelling and all accessory uses and structures including accessory residential units, Bed and Breakfast and Home Occupation are subject to the permitted uses, regulations, and provisions of Section 9 of the Wellington North Zoning By-law.</p> <p style="text-align: right;">(By-law 021-2024 – Levine, OLT-23-000033)</p>
<p><b>31.10</b> 215 Eliza St</p>	<p><b>IN-10</b></p>	<p>The land zone IN-10 may be used for a nursing home, home for the aged, group home for senior citizens, or a public or private hospital subject to the following regulations:</p> <ul style="list-style-type: none"> <li>i) Maximum Beds per lot 166</li> <li>ii) Lot Frontage, Minimum 42 m (137.8 ft.)</li> <li>iii) Lot Area, Minimum 2.4 ha (5.9 ac)</li> <li>iv) Front Yard, Minimum 9 m (29.5 ft.)</li> <li>v) Side Yard, Minimum 8 m (26.3 ft.)</li> <li>vi) Rear Yard, Minimum 9 m (29.5 ft.)</li> <li>vii) Lot Coverage, Maximum 40%</li> <li>viii) Building Height, Maximum 1 (One) storey</li> <li>ix) Off-Street Parking Spaces: One space per 4 beds plus one space per 4 on-site working employees per shift at the location.</li> </ul>
<p><b>31.11</b> Charles St</p>	<p><b>C1-11</b></p>	<p>In addition to the requirements of Section 16.3, Accessory Residential Uses, the following requirements shall apply:</p> <ul style="list-style-type: none"> <li>a) The maximum building height shall be 2 storeys; and</li> <li>b) At least 50% of the total floor area shall be devoted to commercial use. A utility room on the ground floor, including such things as the furnace, hot water heater, electrical panel, etc., may be included as part of the 50% commercial requirement.</li> </ul>
<p><b>31.12</b> Eliza St</p>	<p><b>IN-12</b></p>	<p>Notwithstanding any other provisions to the contrary, the land zoned <b>IN-12</b> may only be used for a medical clinic and emergency hospital facilities.</p>
<p><b>31.13</b></p>	<p><b>OS-13</b></p>	<p>Notwithstanding any other provisions to the contrary, the land zoned <b>OS-13</b> may be used for a lawn bowling club and accessory clubhouse facilities.</p>
<p><b>31.14</b></p>		<p>Deleted by Housekeeping By-law 003-2026</p>
<p><b>31.15</b></p>	<p><b>R1C-15</b></p>	<p>Notwithstanding any other provisions to the contrary, on the land zoned R1C-15, the minimum front yard from Eastview Drive for Lot 63, Plan 408630 shall be 4.9 m (16.1 ft.).</p>
<p><b>31.16</b> Farrell Lane</p>	<p><b>R3-16</b></p>	<p>Notwithstanding any other provisions to the contrary, the land zoned <b>R3-16</b> may be used for street townhouse residential dwellings subject to the following regulations</p>

ARTHUR VILLAGE – EXCEPTION ZONES – SPECIAL PROVISIONS

31.16 – cont'd		<ul style="list-style-type: none"> <li>i) Lot Area, Minimum 135 m<sup>2</sup> (1,453.2 ft<sup>2</sup>)</li> <li>ii) A maximum of ten (10) Residential Dwelling Unit/per townhouse dwelling.</li> </ul>
31.17		Deleted by Housekeeping By-law 003-2026
31.18 Preston St	M1-18	Notwithstanding any other provisions to the contrary, the land zoned <b>M1-18</b> shall only be used for municipal sanitary treatment facility and related buffer areas in accordance with Ministry of the Environment Policy Number 07-75.
31.19 Frederick St W	R2-19	Notwithstanding any other provisions to the contrary, the land zoned <b>R2-19</b> may permit one storey semi-detached residential dwelling per lot subject to all other applicable regulations of this By-law.
31.20 Domville St	R3-20	<p>Where applicable, the following regulations shall apply to the land zoned <b>R3-20</b>:</p> <ul style="list-style-type: none"> <li>i) Notwithstanding Subsection 13.2.2.1, the land may be used for a cluster / block townhouse residential dwelling with a minimum lot area of 1,700 m<sup>2</sup> (18,299.2 ft<sup>2</sup>).</li> <li>ii) Notwithstanding Subsection 13.2.2.3, the minimum front yard shall be 7.49 m (24.6 ft).</li> <li>iii) Notwithstanding Subsection 13.2.2.5, the minimum interior side yard shall be 4.87 m (16.0 ft) for the east side and 3.56 m (11.7 ft) for the west side. In addition, the interior side yard between the paved parking area within the R3-20 zone and the adjacent single detached residential lot (R1C zone) to the east shall be a minimum of 1.5 m. (4.9 ft).</li> </ul>
31.21 Andrew St	R1B-21	Notwithstanding the minimum front yard requirement of the R1B Zone, or any other provisions to the contrary, the minimum front Yard shall be 7.46 m (24.5 ft).
31.22 Frederick St W	(H)R3-22	<p>Notwithstanding any other provisions to the contrary, the following regulations shall apply:</p> <p><u> Holding (H) Provision </u></p> <p>Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed:</p> <ul style="list-style-type: none"> <li>i) Municipal water and sewage capacity has been allocated by Council;</li> </ul>

ARTHUR VILLAGE – EXCEPTION ZONES – SPECIAL PROVISIONS

<p><b>31.22</b> – cont'd</p>		<p>ii) Stormwater management issues have been adequately addressed; and                      iii) A satisfactory Record of Site Condition has been obtained.                      (By-law 152-22 – Chaudhry)</p>
<p><b>31.23</b> Farrell Lane</p>	<p><b>R2-23</b></p>	<p>a) Notwithstanding Section 12.1 and 12.2.2 of the R2 Zone, the land zoned R2-23 is permitted semi-detached residential dwellings subject to the following regulations.</p> <p>i) <b>Lot area, minimum</b> per residential dwelling unit on a separate lot 162 m<sup>2</sup> (1,743.8 ft<sup>2</sup>)</p> <p>ii) <b>Lot frontage, minimum</b> per residential dwelling unit on a separate lot 6.6 m (21.65 ft)</p> <p>iii) <b>Front yard, minimum</b> 7.6 m (24.9 ft).</p> <p>iv) <b>Interior side yard, minimum</b></p> <ul style="list-style-type: none"> <li>• One storey with attached garage 1.2 m (3.9 ft)</li> <li>• More than one storey with attached garage 1.3 m (4.3 ft)</li> </ul> <p>v) <b>Exterior side yard, minimum</b> 6.1 m (20.0 ft).</p> <p>vi) <b>Rear yard, minimum</b> 5.5 m (18 ft)</p> <p>vii) <b>Building Height, maximum</b> 10.5 m (34.5 ft)</p> <p>viii) <b>Lot Coverage, maximum</b> 45%</p> <p>ix) <b>Floor area, minimum</b> per residential dwelling unit</p> <ul style="list-style-type: none"> <li>• Two or more storey 92.9 m<sup>2</sup> (1,000.0 ft<sup>2</sup>)</li> </ul> <p>x) Section 6.3 Buffer Areas shall apply to the land zoned R2-23 such that a buffer area shall be provided along the rear lot line of the land zoned R2-23. Such buffer area may include a hedgerow, vegetative planting, solid wood fence or other similar landscaping feature with a minimum height of 1.8 m (5.9 ft). The details of the buffer area may be set out in the site plan agreement associated with the development of the land zoned R2-23.</p> <p>xi) Off-Street parking Spaces: Each residential dwelling unit shall provide a minimum of one off-street parking space. In addition, the provisions of subsections 6.27.1, 6.27.2 and 6.27.3, shall apply to the land zoned R2-23. Section 6.27.4 shall apply and in particular, the lots within this zone may be permitted an off-street parking space within a required front or exterior side yard.</p> <p>b) The provisions of Section 12.3 shall apply and, all applicable regulations of Section 6 – General Provisions shall apply to the land zoned R2-23.                      (By-law 51-02)</p>

**ARTHUR VILLAGE – EXCEPTION ZONES – SPECIAL PROVISIONS**

<p><b>31.24</b></p>	<p><b>R3-24</b></p>	<p>Where applicable, the following regulations shall apply to the land zoned R3-24:</p> <ul style="list-style-type: none"> <li>i) Notwithstanding Subsection 13.2.2.1, the land may be used for a cluster / block townhouse residential dwelling with a minimum lot area of 1,700 m<sup>2</sup> (18,299.2 ft<sup>2</sup>).</li> <li>ii) Notwithstanding Subsection 13.2.2.4, the minimum rear yard shall be 3.68 m. (12.1 ft.); however, this special provision shall apply only within the northern 20.97 m. (68.8 ft.) portion of the lot.</li> <li>iii) Notwithstanding Subsection 13.2.2.5, the minimum interior side yard shall be 4.63 m. (15.2 ft.) for both the south and north side yards. In addition, the interior side yard between the paved parking area within the R3-24 zone and the adjacent single detached residential lot (R1C zone) to the southeast shall be a minimum of 1.5 m. (4.9 ft.).</li> <li>iv) Notwithstanding Section 6.27.4 or any other section of this by-law to the contrary, a maximum of 6 parking spaces shall be permitted within the front yard in front of the main building.</li> <li>v) Except as provided for above, all other applicable requirements of Section 13, R3 Zone, and the General Provisions of Section 6 of this By-law shall apply to this land.</li> </ul>
<p><b>31.25</b> Arthur Vet Clinic</p>	<p><b>FD-25</b></p>	<p>Notwithstanding Section 29.1, a single detached residential dwelling shall not be permitted within the Future Development (FD-25) zone. However, parking and indoor storage of equipment/supplies shall be permitted where it is accessory to the Highway Commercial use located on the same property to the south.</p> <p style="text-align: right;">(By-law 84-04)</p>
<p><b>31.26</b> Cachet Dev. Arthur</p>	<p><b>R1C-26</b></p>	<p>Notwithstanding any other provisions to the contrary, the following regulations shall apply:</p> <ul style="list-style-type: none"> <li>i) Front Yard, Minimum (Dwelling) 5.0 m (16.4 ft)</li> <li>ii) Front Yard, Minimum (Garage) 6.0 m (19.7 ft)</li> <li>iii) Exterior Side Yard, Minimum 3.0 m (9.8 ft)</li> <li>iv) Lot Coverage, Maximum 45% not including porches and decks 48% including porches and decks</li> <li>v) Minimum percentage of 30% required front yard to be maintained as a landscaped area</li> </ul>

**ARTHUR VILLAGE – EXCEPTION ZONES – SPECIAL PROVISIONS**

<p><b>31.26 – cont'd</b></p>		<p>vi) Minimum setback from site triangle      0.6 m (2.0 ft)  vii) Minimum garage size      5.5 m x 6.0 m (18 ft x 19.7 ft)  (By-law 073-21 – Cachet Developments)  (By-law 003-2026 – Housekeeping)</p>
<p><b>31.27</b>  131 Frederick St</p>	<p><b>C1-27</b></p>	<p>In addition to the permitted uses of Section 16.1, the existing building on the land zoned C1-27, may also be used as a single detached residential dwelling. Residential use of the building and any future alterations or additions shall comply with all requirements of the Residential (R2) zone, section 12.2.  (By-law 79-04, Amending By-law 77-09)</p>
<p><b>31.28</b>  Preston St</p>	<p><b>R3-28</b></p>	<p>Notwithstanding any other section of this by-law to the contrary, the land within the R3-28 zone shall be subject to the following additional regulations:</p> <p>a) The Street Townhouse and/or Cluster/block Townhouse uses shall meet all of the regulations of Sections 13.2, 13.3 and 13.4 of the Residential R3 Zone.</p> <p>b) Notwithstanding Section 5.197.12 (ii), Definitions, if Townhouses front on a private, internal road in a similar fashion as a Street Townhouse, they shall be considered to be Street Townhouses for the purposes of zoning regulations.</p> <p>c) Notwithstanding Section 13.2.1.1 the minimum lot area per unit shall be 201.3 m<sup>2</sup> (2,167 ft<sup>2</sup>).</p> <p>d) Notwithstanding Section 6.27.8 the minimum number of parking spaces for a street townhouse or cluster townhouse development will be 1.25/unit.  (By-law 62-22 – Housekeeping)</p>
<p><b>31.29</b>  Cachet Developments,  Arthur</p>	<p><b>R3-29</b></p>	<p>Notwithstanding any other provisions to the contrary, the following regulations shall apply:</p> <p>i) Lot Area, Minimum      167 m<sup>2</sup> (1,797.6 ft<sup>2</sup>)  ii) Lot Frontage, Minimum      6.1 m (20.0 ft)  iii) Lot Frontage, Minimum (Corner Lot)      9.0 m (29.5 ft)  iv) Front Yard, Minimum (Dwelling)      5.0 m (16.4 ft)  v) Front Yard, Minimum (Garage)      6.0 m (19.7 ft)  vi) Exterior Side Yard, Minimum      4.5 m (14.8 ft)  vii) Interior Side Yard, Minimum (end units)      1.2 m (3.9 ft)  viii) Interior Side Yard, Minimum      0 m (0.0 ft)  (Interior units)  ix) Rear Yard, Minimum      6.7 m (22.0 ft)  x) Maximum number of attached units in a row      8  xi) Minimum percentage of required front yard to be maintained as a landscaped area      30%</p>

ARTHUR VILLAGE – EXCEPTION ZONES – SPECIAL PROVISIONS

<p><b>31.29</b> – cont’d</p>		<p>xii) Minimum setback from sight triangle 0.6 m (2.0 ft) (By-law 073-21 – Cachet Developments) (By-law 003-2026 – Housekeeping)</p>
<p><b>31.30</b> Ellen Daniels Svy Lot 6, Lot 7</p>	<p><b>C2-30</b></p>	<p>In addition to the permitted uses of Section 17.1, the existing dwelling on the property may be used for a single detached residential dwelling. Residential use the building and any future alterations or additions shall comply with all requirements of the Residential (R1A) Zone. (Piles/Roberts By-law 91-11)</p>
<p><b>31.31</b> 111 Frederick Street West</p>	<p><b>C1-31</b></p>	<p>In addition to the permitted uses of Section 16.1, the existing building on the land zoned C1-31, may also be used entirely for residential, without commercial use of the ground floor. Any future alterations or additions to the building shall comply with all requirements of the Residential (R2) zone – Section 12.2. Notwithstanding Section 6.1.4(ii), or any other section of this by-law to the contrary, an accessory building shall not exceed 148.64 sq. m. (1,600 ft<sup>2</sup>) (O’Neill By-law 78-11)</p>
<p><b>31.32</b> Part Lot 37, concession 1, RP 60R1443</p>	<p><b>C2-32</b></p>	<p>In addition to the permitted uses under section 17.1, the lands zoned <b>C2-32</b> may also be used for a <b>Mini Storage Facility</b>, and shall comply with the requirements under the (C2) Commercial Zone. (Coffey By-law 48-13)</p>
<p><b>31.33</b> Park Lot 2, RP 60R-2919</p>	<p><b>(H)R3-33</b></p>	<p>Notwithstanding section 6.20.1a) of this by-law, the required setback from the Natural Environment NE zone limit, for any new buildings shall be 5 metres.  And further one single family dwelling shall be permitted only and shall be located directly to the rear of the home located at 178 Frederick Street West. (Baratto By-law 58-13)</p>
<p><b>31.34</b></p>	<p><b>(H)C1-34</b></p>	<p>Notwithstanding any other provisions to the contrary, the land zoned (H)C1-34 may be used for parking, stormwater management, snow storage, amenity area and other supporting functions for a residential use on the residential zoned portion of the subject lands.  <b><u>Holding (H) Provision</u></b> Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed:</p>

ARTHUR VILLAGE – EXCEPTION ZONES – SPECIAL PROVISIONS

<p><b>31.34</b> – cont'd</p>		<ul style="list-style-type: none"> <li>i) Municipal water and sewage capacity has been allocated by Council;</li> <li>ii) Stormwater management issues have been adequately addressed; and</li> <li>iii) A satisfactory Record of Site Condition has been obtained.</li> </ul> <p style="text-align: right;">(By-law 125-22 – Chaudhry)</p>
<p><b>31.35</b> Part Lot 1, Concession 1, Part 2 RP60R1247</p>	<p><b>R2-35</b></p>	<p>Notwithstanding Section 12.1, the R2-35 zone shall permit up to two residential units within the dwelling. Notwithstanding Section 6.8, Development on Full Services, the above permitted uses may be serviced by a private sewage treatment facility. Prior to a building permit being issued for the construction of the second unit, the Chief Building Official shall be satisfied that sufficient capacity is present in the septic system.</p> <p style="text-align: right;">(Coffey By-law 17-16)</p>
<p><b>31.36</b> VED Homes</p>	<p><b>(H)R3-36</b></p>	<p>Notwithstanding any other provisions to the contrary, a maximum 20 cluster townhouse development is permitted, and the following regulations shall apply:</p> <ul style="list-style-type: none"> <li>i. Lot Area, Minimum 54,400.8 ft<sup>2</sup> (5,054 m<sup>2</sup>)</li> <li>ii. Front Yard, Minimum 4.5 m (14.7 ft)</li> <li>iii. Rear Yard, Minimum 6 m (19.7 ft)</li> <li>iv. Height Two Storey, Maximum</li> </ul> <p><b><u>Holding (H) Provision</u></b> Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed:</p> <ul style="list-style-type: none"> <li>I. Municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the land.</li> <li>II. Stormwater management issues have been adequately addressed.</li> <li>III. A detailed engineering design has been approved and the necessary development agreement(s) have been entered into with the Township.</li> </ul> <p style="text-align: right;">(2786713 Ontario Inc By-law 032-23)</p>
<p><b>31.37</b> VED Homes</p>	<p><b>(H)R3-37</b></p>	<p>Notwithstanding any other provisions to the contrary, a maximum of four (4) street townhouse is permitted and the following regulations shall apply:</p> <ul style="list-style-type: none"> <li>i. Lot Area, Minimum 1,733 ft<sup>2</sup> (161 m<sup>2</sup>)</li> </ul>

**ARTHUR VILLAGE – EXCEPTION ZONES – SPECIAL PROVISIONS**

<p><b>31.37</b> – cont'd</p>		<ul style="list-style-type: none"> <li>ii. Lot Frontage, Minimum 5.79 m (19 ft)</li> <li>iii. Front Yard, Minimum 5 m (16.4 ft)</li> <li>iv. Rear Yard, Minimum 6 m (19.7 ft)</li> <li>v. Height Two Storey, Maximum</li> </ul> <p><b><u>Holding (H) Provision</u></b></p> <p>Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed:</p> <ul style="list-style-type: none"> <li>I. Municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the land.</li> <li>II. Stormwater management issues have been adequately addressed.</li> <li>III. A detailed engineering design has been approved and the necessary development agreement(s) have been entered into with the Township.</li> </ul> <p style="text-align: right;">(2786713 Ontario Inc By-law 032-23)</p>
<p><b>31.38</b> VED Homes</p>	<p><b>(H)R3-38</b></p>	<p>Notwithstanding any other provisions to the contrary, a maximum of (10) street townhouses is permitted, and the following regulations shall apply:</p> <ul style="list-style-type: none"> <li>i. Lot Area, Minimum 2,443 ft<sup>2</sup> (227 m<sup>2</sup>)</li> <li>ii. Lot Frontage, Minimum 5.79 m (19 ft)</li> <li>iii. Height Two Storey, Maximum</li> </ul> <p><b><u>Holding (H) Provision</u></b></p> <p>Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed:</p> <ul style="list-style-type: none"> <li>I. Municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the land.</li> <li>II. Stormwater management issues have been adequately addressed.</li> <li>III. A detailed engineering design has been approved and the necessary development agreement(s) have been entered into with the Township.</li> </ul> <p style="text-align: right;">(2786713 Ontario Inc By-law 032-23)</p>

<p><b>31.39</b> 210 Gordon Street</p>	<p><b>R1C-39</b></p>	<p>Notwithstanding the regulations of the R1C zone, the lands zoned R1C-39 may only be used for a Land Lease Community containing 51 single detached units, in conjunction with the lands zoned R3-40 and M1-41, subject to the following:</p> <p><b>a) Permitted uses:</b></p> <ul style="list-style-type: none"> <li>• Land Lease Community Home Site</li> <li>• Land Lease Community Home on a Land Lease Community Home Site</li> <li>• Common Amenity Area</li> <li>• Common Amenity Building</li> <li>• Accessory uses, buildings and structures to the Land Lease Community and to a Land Lease Community Home</li> </ul> <p><b>b) Regulations for the Land Lease Community:</b></p> <ul style="list-style-type: none"> <li>• The minimum lot area shall be 2.5 ha (6.2 ac);</li> <li>• The minimum lot frontage shall be 18 m (59.0 ft)</li> </ul> <p><b>c) Regulations for Land Lease Community Home Sites:</b> Each Land Lease Community Home Site shall conform to the following:</p> <ul style="list-style-type: none"> <li>• The minimum site frontage shall be 12 m (39.4 ft) on a private street;</li> <li>• The minimum site area shall be 300 m<sup>2</sup> (3,229.2 ft<sup>2</sup>)</li> </ul> <p>For the purposes of these regulations, “site frontage” means the horizontal distance between the side boundaries of the Land Lease Community Home Site measured along the boundary of the Land Lease Community Home Site that abuts the internal street providing access to the Land Lease Community Home Site, but where this boundary is not a straight line or where the side boundaries are not parallel, the site frontage is to be measured by a line 6.0 metres (19.7 ft) back from and parallel to the chord of the site frontage, and for the purpose of this paragraph the chord of the site frontage is a straight line joining the two points where the side boundaries intersect the boundary of the Land Lease Community Home Site that abuts the internal street providing access to the Land Lease Community Home Site. “Site area” means the horizontal area within the boundaries of a Land Lease Community Home Site.</p>
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<p><b>31.39</b> – cont’d</p>		<p><b>d)</b> Each Land Lease Community Home shall be located on a Land Lease Community Home Site and shall comply with the following setbacks:</p> <ul style="list-style-type: none"> <li>• 1.2 m (3.9 ft) to any limit of a Land Lease Community Home Site;</li> <li>• 3.0 m (9.8 ft) to the limit of any internal road in the Land Lease Community;</li> <li>• 6.0 m (19.7 ft) to any boundary of the Land Lease Community; and</li> <li>• 7.0 m (23 ft) to the limit of a public street</li> </ul> <p><b>e)</b> Each Common Amenity Building shall comply with the following setbacks:</p> <ul style="list-style-type: none"> <li>• 1.5 m (4.9 ft) to any limit of a Land Lease Community Home Site;</li> <li>• 3.0 m (9.8 ft) to the limit of any internal road in the Land Lease Community;</li> <li>• 6.0 m (19.7 ft) to any boundary of the Land Lease Community; and,</li> <li>• 7.0 m (23 ft) to the limit of a public street or road allowance</li> </ul> <p><b>f)</b> The Land Lease Community shall be connected to both a municipal water distribution system and sewage collection and treatment system.</p> <p><b>g)</b> A minimum of one off-street parking space shall be provided for each Land Lease Community Home Site and shall be in accordance with Section 6.27.</p> <p>For the purposes of the R1C-39 zone:</p> <p><b>Land Lease Community</b> is defined as: an area of land for the purpose of locating Land Lease Community Home Sites and related parking areas, driveways, common amenity buildings and accessory uses, building and structures.</p> <p><b>Common Amenity Building</b> is defined as: a building that contains amenity uses which is available for the use and enjoyment of the residents and guests of a residential development in common. A common amenity building does not include a Banquet Hall.</p>
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<p><b>31.39</b> – cont’d</p>		<p><u>Holding (H) Provision</u>                  Notwithstanding any other provisions of this by-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed:</p> <ol style="list-style-type: none"> <li>i. Municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the land;</li> <li>ii. Stormwater management has been adequately addressed;</li> <li>iii. Site plan approval has been obtained and a site plan agreement has been executed.</li> </ol> <p style="text-align: right;">(Harvestview Estates By-law 118-23)</p>
<p><b>31.40</b>                  210 Gordon Street</p>	<p><b>R3-40</b></p>	<p>Notwithstanding the regulation of the R3 zone, the land zoned R3-40 may only be used for a Land Lease Community, in conjunction with the lands zoned R1C-39 and M1-40, subject to the following:</p> <ol style="list-style-type: none"> <li>a) <b>Permitted uses:</b> <ul style="list-style-type: none"> <li>• Land Lease Community Home Site</li> <li>• Cluster Townhouses on a Land Lease Community Home Site</li> </ul> </li> <li>b) <b>Regulations for the Land Lease Community:</b> <ul style="list-style-type: none"> <li>• The minimum lot area shall be 2.5 ha (6.2 ac);</li> <li>• The minimum lot frontage shall be 18 m (59.0 ft)</li> </ul> </li> <li>c) <b>Regulations for the Land Lease Community Home Site:</b> <ul style="list-style-type: none"> <li>• The minimum site area shall be 0.4 ha (1 ac);</li> <li>• The maximum number of cluster townhouse units is 12</li> </ul> </li> <li>d) <b>Regulations for the Cluster Townhouse:</b>                  Cluster Townhouses shall be located on a Land Lease Community Home Site, which shall conform to the following:                 <ul style="list-style-type: none"> <li>• The minimum site area shall be 180 m<sup>2</sup> (1,937.5 ft<sup>2</sup>) per unit;</li> <li>• The maximum number of units is 12;</li> <li>• The maximum number of attached units in a row is 4</li> </ul> <p>For the purposes of these regulations, “site area” means the horizontal area within the boundaries of a Land Lease</p> </li> </ol>

<p><b>31.40</b> – cont'd</p>		<p>Community Home Site upon which the Cluster Townhouse or Cluster Townhouse unit is located.</p> <p>e) Cluster Townhouses shall comply with the following setbacks:</p> <ul style="list-style-type: none"> <li>• 2.5 m (8.2 ft) to any limit of a Land Lease Community Home Site if the Cluster Townhouse unit is an end unit</li> <li>• 3.0 m (9.8 ft) to the limit of any internal road in the Land Lease Community;</li> <li>• 6.0 m (19.7 ft) to any boundary of the Land Lease Community; and</li> <li>• 7.0 m (24.9 ft) to the limit of a public street or road allowance.</li> </ul> <p>f) The Land Lease Community shall be connected to both a municipal water distribution system and sewage collection and treatment system.</p> <p>g) A minimum of one off-street parking space shall be provided for each Cluster Townhouse unit and shall be in accordance with Section 6.27.</p> <p>For the purpose of the R3-40 zone:  <b>Land Lease Community</b> is defined as: an area of land for the purpose of locating Land Lease Community Home Sites and related parking areas, driveways, common amenity buildings and accessory uses, building and structures.</p> <p><u> Holding (H) Provision </u>  Notwithstanding any other provisions of this by-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed:</p> <ul style="list-style-type: none"> <li>i. Municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the land;</li> <li>ii. Stormwater management has been adequately addressed;</li> <li>iii. Site plan approval has been obtained and a site plan agreement has been executed.</li> </ul> <p style="text-align: right;">(Harvestview Estates By-law 118-23)</p>
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**ARTHUR VILLAGE – EXCEPTION ZONES – SPECIAL PROVISIONS**

<p><b>31.41</b> 210 Gordon Street</p>	<p><b>M1-41</b></p>	<p>Notwithstanding any other provisions to the contrary, the land zoned M1-41 may only be used for the Arthur sanitary sewage lagoons associated buffer areas and the following accessory uses to the Land Lease Community permitted within the R1C-39 and R3-40 zones on the property:</p> <p>a) Permitted Uses</p> <ul style="list-style-type: none"> <li>• An outdoor storage area for boats, RVs, trailers, etc. for only residents of the Land Lease Community in accordance with Section 6.26;</li> <li>• Indoor mini-storage to be leased on a short-term basis to only residents of the Land Lease Community;</li> <li>• Community gardens and amenity area for the Land Lease Community on the property;</li> <li>• Greenhouse;</li> <li>• Solar panels;</li> <li>• Stormwater management pond</li> </ul> <p>b) Regulations for the above accessory uses:</p> <ul style="list-style-type: none"> <li>• Minimum interior side yard setback of 15 m (49.2 ft)</li> <li>• Minimum rear yard setback of 15 m (49.2 ft)</li> </ul> <p><u>Holding (H) Provision</u></p> <p>Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed:</p> <ol style="list-style-type: none"> <li>i. Municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the project;</li> <li>ii. Stormwater management has been adequately addressed;</li> <li>iii. Site plan approval has been obtained and a site plan agreement has been executed.</li> </ol> <p style="text-align: right;">(Harvestview Estates By-law 118-23)</p>
<p><b>31.42</b></p>	<p><b>M1-42</b></p>	<p>In addition to the uses permitted in the Industrial (M1) Zone, the lands zoned M1-42 may also be used for a ready-mix concrete plant.</p> <p>Notwithstanding Section 24.2.8, the maximum building height for the ready-mix concrete plant shall be 24 m (78.75 ft).</p> <p style="text-align: right;">(Clark Bros Contracting/Teeswater Concrete By-law 079-2024)</p>

**ARTHUR VILLAGE – EXCEPTION ZONES – SPECIAL PROVISIONS**

<p><b>31.43</b></p>	<p><b>M1-43</b></p>	<p>Notwithstanding any other section of the by-law to the contrary, for the lands zoned M1-43 the following regulations shall apply:</p> <ul style="list-style-type: none"> <li>• Minimum front yard setback of 7.25 m (23.8 ft) (Clark Bros Contracting/Teeswater Concrete By-law 079-2024)</li> </ul>								
<p><b>31.44</b> Con 1, Part Lot 1 (West Luther), Parts 5 &amp; 6 RP61R21786, Arthur  Phase 5 Eastridge</p>	<p><b>(H)R1B-44</b> <b>(H)R1C-44</b> <b>(H)R2-44</b></p>	<p>Holding (H) Provision Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provisions is removed by Council. The Holding Provision may be removed when Council is satisfied that the following matters have been addressed:</p> <ol style="list-style-type: none"> <li>I. Municipal water and sewage allocation has been granted to the development;</li> <li>II. A detailed engineering design has been approved and the necessary development agreement(s) have been entered into with the Township. (2073022 Ont Inc Eastridge Landing By-law 023-2025)</li> </ol>								
<p><b>31.45</b>  Hollinger’s Survey – Lot K</p>	<p><b>C1-45</b></p>	<p>In addition to the uses permitted in Section 16.1 of the Central Commercial (C1) Zone, and notwithstanding any other sections of this by-law to the contrary, the following additional use shall be permitted:</p> <ul style="list-style-type: none"> <li>• A small-scale research and development laboratory to create and formulate pet dental products. (Koa Healthcare Corp By-law 007-2025)</li> </ul>								
<p><b>31.46</b>  Lot 25 on Plan 61M248 (321 Domville St)</p>	<p><b>R2-46</b></p>	<p>Notwithstanding any other provisions to the contrary, the land zoned R2-46 shall be subject to the following regulations:</p> <ul style="list-style-type: none"> <li>• All residential dwellings shall have a minimum front yard setback of 10.5 m</li> <li>• Street Townhouse Dwellings             <table border="0" style="margin-left: 20px;"> <tr> <td>i. Maximum Number of units</td> <td style="text-align: right;">3</td> </tr> <tr> <td>ii. Minimum lot area</td> <td style="text-align: right;">233.4 m<sup>2</sup></td> </tr> <tr> <td>iii. Minimum lot frontage</td> <td style="text-align: right;">5.9 m</td> </tr> <tr> <td>iv. Minimum front yard landscaping</td> <td style="text-align: right;">43.6%</td> </tr> </table> </li> </ul> <p>(Cachet Development (Arthur) Inc. By-law 025-2025)</p>	i. Maximum Number of units	3	ii. Minimum lot area	233.4 m <sup>2</sup>	iii. Minimum lot frontage	5.9 m	iv. Minimum front yard landscaping	43.6%
i. Maximum Number of units	3									
ii. Minimum lot area	233.4 m <sup>2</sup>									
iii. Minimum lot frontage	5.9 m									
iv. Minimum front yard landscaping	43.6%									
<p><b>31.47</b> 211 Eliza St and 8014 Wellington Rd 109  Sarah Properties</p>	<p><b>(H)R1C-47</b></p>	<p>Notwithstanding any other provisions to the contrary, the following regulations shall apply:</p> <p>Single Detached Dwelling</p> <ol style="list-style-type: none"> <li>I. Exterior Side Yard, Minimum 4.2 m (13.8 ft)</li> </ol>								

**ARTHUR VILLAGE – EXCEPTION ZONES – SPECIAL PROVISIONS**

<p><b>31.47</b> – cont’d</p>		<p><b>Landscaped Area</b></p> <ul style="list-style-type: none"> <li>i) No part of any required front yard or required exterior side yard associated with a dwelling shall be used for any purpose other than a landscaped area except for a driveway leading to a private garage or parking space.</li> <li>ii) A minimum of 40% of the required front yard and required exterior side yard shall be maintained as a landscaped area.</li> </ul> <p><b>Holding (H) Provision</b> Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed:</p> <ul style="list-style-type: none"> <li>a) Municipal water and sewage allocation has been granted to the development;</li> <li>b) Stormwater management has been adequately addressed;</li> <li>c) Site plan approval has been obtained and a site plan agreement has been executed if applicable;</li> <li>d) A detailed engineering design has been approved and the necessary development agreement(s) have been entered into with the Township.</li> </ul> <p style="text-align: right;">(Sarah Properties Ltd By-law 019-2026)</p>
<p><b>31.48</b> 211 Eliza St and 8014 Wellington Rd 109  Sarah Properties</p>	<p><b>(H)R3-48</b></p>	<p>Notwithstanding any other provisions to the contrary, the following regulations shall apply:</p> <p><b>Street Townhouse</b></p> <ul style="list-style-type: none"> <li>I. Lot Area, Minimum 195 m<sup>2</sup> (2,099 ft<sup>2</sup>)</li> <li>II. Exterior Side Yard, Minimum 4.2 m (13.8 ft)</li> <li>III. Maximum Number of 8 Units in a Row</li> </ul> <p><b>Holding (H) Provision</b> Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed:</p> <ul style="list-style-type: none"> <li>a) Municipal water and sewage allocation has been granted to the development;</li> </ul>

**ARTHUR VILLAGE – EXCEPTION ZONES – SPECIAL PROVISIONS**

<p><b>31.48</b> – cont'd</p>		<p>b) Stormwater management has been adequately addressed;</p> <p>c) Site plan approval has been obtained and a site plan agreement has been executed if applicable;</p> <p>d) A detailed engineering design has been approved and the necessary development agreement(s) have been entered into with the Township.</p> <p style="text-align: right;">(Sarah Properties Ltd By-law 019-2026)</p>
<p><b>31.49</b> 211 Eliza St and 8014 Wellington Rd 109</p> <p>Sarah Properties</p>	<p><b>(H)R3-49</b></p>	<p>Notwithstanding any other provisions to the contrary, the following regulations shall apply:</p> <p>Cluster Townhouse</p> <p>I. Maximum Number of 8 Units in a Row</p> <p>Apartments</p> <p>I. Building Height, Maximum 4 Storeys</p> <p>Holding (H) Provision</p> <p>Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed:</p> <p>a) Municipal water and sewage allocation has been granted to the development;</p> <p>b) Stormwater management has been adequately addressed;</p> <p>c) Site plan approval has been obtained and a site plan agreement has been executed if applicable;</p> <p>d) A detailed engineering design has been approved and the necessary development agreement(s) have been entered into with the Township.</p> <p style="text-align: right;">(Sarah Properties Ltd By-law 019-2026)</p>
<p><b>31.50</b> 211 Eliza St and 8014 Wellington Rd 109</p> <p>Sarah Properties</p>	<p><b>(H)C2-50</b></p>	<p>Notwithstanding any other provisions to the contrary, the following regulations shall apply:</p> <p>I. Front Yard, Minimum 6.0 m (19.7 ft)</p> <p>II. Rear Yard, Minimum 5.0 m (16.4 ft)</p> <p>III. Parking Setback to a residential use, Minimum 1.5 m (4.9 ft)</p> <p>Additional Permitted Uses:</p> <p>I. Bake Shop</p>

**ARTHUR VILLAGE – EXCEPTION ZONES – SPECIAL PROVISIONS**

<p><b>31.50 – cont'd</b></p>		<ul style="list-style-type: none"> <li>II. Clinic, Medical</li> <li>III. Convenience Store</li> <li>IV. Day Nursery</li> <li>V. Financial Office</li> <li>VI. Neighbourhood Store</li> <li>VII. Personal Service Shop</li> <li>VIII. Place of Entertainment</li> <li>IX. Restaurants (Dining, Drive-In, Drive-Thru, Take-Out)</li> <li>X. Retail Food Store</li> <li>XI. Retail Store</li> <li>XII. Service or Repair Shop</li> <li>XIII. Shopping Centre</li> <li>XIV. Shopping Mall</li> </ul> <p>Holding (H) Provision Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed:</p> <ul style="list-style-type: none"> <li>a) Municipal water and sewage allocation has been granted to the development;</li> <li>b) Stormwater management has been adequately addressed;</li> <li>c) Site plan approval has been obtained and a site plan agreement has been executed if applicable;</li> <li>d) A detailed engineering design has been approved and the necessary development agreement(s) have been entered into with the Township.</li> </ul> <p style="text-align: right;">(Sarah Properties Ltd By-law 019-2026)</p>
<p><b>31.51</b> 211 Eliza St and 8014 Wellington Rd 109</p> <p>Sarah Properties</p>	<p><b>(H)R2-51</b></p>	<p>Notwithstanding any other provisions to the contrary, the following regulations shall apply:</p> <p>Semi-Detached Dwelling</p> <ul style="list-style-type: none"> <li>I. Exterior Side Yard, Minimum 4.2 m (13.8 ft)</li> </ul> <p>Holding (H) Provision Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed:</p>

**ARTHUR VILLAGE – EXCEPTION ZONES – SPECIAL PROVISIONS**

<b>31.51</b> – cont'd		a) Municipal water and sewage allocation has been granted to the development; b) Stormwater management has been adequately addressed; c) Site plan approval has been obtained and a site plan agreement has been executed if applicable; d) A detailed engineering design has been approved and the necessary development agreement(s) have been entered into with the Township. (Sarah Properties Ltd By-law 019-2026)
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**ARTHUR VILLAGE – EXCEPTION ZONES – SPECIAL PROVISIONS**

## SECTION 32 – EXCEPTION ZONE 2 – MOUNT FOREST

The following provisions apply to the area within the former Town of Mount Forest and as shown on Schedule A – Map 3 of this By-law.

The following provisions shall have effect notwithstanding anything else in this By-law and other provisions of this By-law shall be deemed to be amended in so far as is necessary to give effect thereto:

### EXCEPTION ZONES – SPECIAL PROVISIONS

<p><b>32.1</b> 135 Mount Forest Dr</p>	<p><b>M1-1</b></p>	<p>Notwithstanding the regulations of the Industrial (M-I) zone, a minimum of one off-street parking space shall be required for each 84.0 m<sup>2</sup> (904.2 ft<sup>2</sup>) of building floor area, for that property zoned as <b>M1-1</b>. (By-law No. 24-82) (By-law 003-2026 – Housekeeping)</p>
<p><b>32.2</b> 525 Dublin St</p>	<p><b>R3-2</b></p>	<p>Notwithstanding any provisions to the contrary, in addition to the uses permitted in the Residential (R3) Zone, a medical clinic shall also be a permitted use on the land zoned <b>R3-2</b> Park Lot 6, south of Princess Street and west of Dublin Street. All permitted uses must meet the R3 regulations except that parking shall meet commercial zone requirements. (By-law No. 24-82 and 6-83)</p>
<p><b>32.3</b> 455-465 Dublin St</p>	<p><b>R3-3</b></p>	<p>a) <u>Permitted Uses</u></p> <ul style="list-style-type: none"> <li>• Nursing home</li> <li>• Apartments</li> <li>• Accessory uses, buildings and structures</li> </ul> <p>b) <u>Regulations</u></p> <p>i) Notwithstanding Sections 13.2.3.4, Section 6.31.1 or any other section of this by-law to the contrary, the required minimum exterior side yard and street setback for the existing building shall be as existing at the time of passage of this by-law.</p> <p>ii) Notwithstanding Section 13.2.3.5, or any other section of this by-law to the contrary, the required minimum interior side yard for the existing building and existing accessory building shall be as existing at the time of passage of this by-law.</p> <p>iii) Notwithstanding Section 13.2.3.7 or any other section of this by-law to the contrary, the</p>

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<p><b>32.3</b> – cont’d</p>		<p>required maximum building height for the existing shall be as existing at the time of passage of this by-law.</p> <p>iv) Notwithstanding Section 6.27.4 or any other section of this by-law to the contrary, parking spaces shall be permitted in front of the front wall of the main building.</p>
<p><b>32.4</b> Roll 001-12800</p>	<p><b>C2-4</b></p>	<p>Notwithstanding the provisions of the Highway Commercial (C2) Zone, a construction business shall be a permitted use on the land zoned <b>C2-4</b>, property known as Part of Park Lot 1, East Side of Main Street and more specifically that property described by.</p> <p style="text-align: right;">(By-law No. 6-83)</p>
<p><b>32.5</b> Roll 006-07500</p>	<p><b>R1A-5</b></p>	<p>Notwithstanding the provisions of the R1A Zone, an minimum interior side yard of 1.0 m (3.3 ft.) shall be required on the land zoned <b>R1A-5</b>, along the southern property line of Division 4, Part Lot 1, West side of Owen Sound Road.</p> <p style="text-align: right;">(By-law No. 6-83)</p>
<p><b>32.6</b> Main St &amp; Sligo Part 1 Plan 6–R-1840</p>	<p><b>C2-6</b></p>	<p>In addition to the permitted uses of the Highway Commercial (C2) Zone, a pharmacy and drugstore is permitted on the land zoned <b>C2-6</b>, property known as shown on Schedule “A” to this By-law.</p> <p style="text-align: right;">(By-law No. 7-84)</p>
<p><b>32.7</b> King &amp; Fergus</p>	<p><b>R3-7</b></p>	<p>That the lands zoned Residential <b>R3-7</b> may be developed with a minimum front yard of 6 m (20 ft.) and a minimum exterior side yard of 3.7 m (12 ft.).</p> <p style="text-align: right;">(By-law No. 16-86)</p>
<p><b>32.8</b></p>		<p>Deleted by Housekeeping By-law 003-2026</p>
<p><b>32.9</b> Main &amp; Wellington</p>	<p><b>C1-9</b></p>	<p>For the land zoned <b>C1-9</b>, the following specific regulations shall apply:</p> <p>a) Notwithstanding Section 16.2.1, the minimum lot areas for Parcel A shall be 180 m<sup>2</sup> (1,937.6 ft<sup>2</sup>), and for Parcel B shall be 140 m<sup>2</sup> (1,507 ft<sup>2</sup>).</p> <p>b) The Minimum Dwelling Unit Floor Area for one apartment on Parcel B shall be 40 m<sup>2</sup> (430.6 ft<sup>2</sup>). Other apartments must meet the Section 16.3 I requirement.</p> <p>c) Notwithstanding any provisions in this By-law to the contrary, the current means of access to a public street from the dwelling unit in Parcel C shall be deemed to be in compliance with Section 16.3 (g).</p> <p style="text-align: right;">(By-law No. 3-96)</p>
<p><b>32.10</b> 504 Main St N Pt Lt 22, Con 1</p>	<p><b>C4-10</b></p>	<p>Notwithstanding any other provisions of this zoning by-law to the contrary, the following special provision shall apply:</p>

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32.10 – cont'd		<p>a) A seasonal garden centre associated with the grocery store may occupy 25 required parking spaces. (By-law 016-2025 – CP Reit Ontario Properties Ltd)</p>
32.11	M1-11	<p>a) Notwithstanding Section 24.1 or any other provisions to the contrary, the land zoned M1-11 may be used only for the following uses:</p> <ul style="list-style-type: none"> <li>• accessory buildings and uses</li> <li>• a public park</li> <li>• any manufacturing, processing, assembly fabricating, repair use, including plumbing, sheet metal, heating, welding, electrical or similar trades, which is wholly contained within an enclosed building or buildings with no outside storage of raw materials or finished or partially finished products, but excluding: <ul style="list-style-type: none"> <li>i) junk, salvage, wrecking or scrap yards,</li> <li>ii) fertilizer manufacture, abattoir, or rendering plant,</li> <li>iii) a use defined as an “offensive trade” by the Public Health Act</li> </ul> </li> </ul> <p>b) The Zone Regulations of Section 24.2 shall apply. (Formerly I-1, from By-law No. 6-87)</p>
32.11	(H)M1-11	<p>Until the “(H)” holding symbol is removed, the lands zoned (H)M1-11 may only be used for the following uses:</p> <ul style="list-style-type: none"> <li>• a market garden</li> <li>• an agricultural use, excluding: the keeping of livestock, a fur farm or dog kennels</li> <li>• an accessory use other than a dwelling</li> </ul> <p>Council may pass a By-law removing the holding symbol once it is satisfied that the following matter has been addressed:</p> <ul style="list-style-type: none"> <li>• adequate municipal services are or will be available to the lands</li> </ul> <p>(Formerly (H)I-1, from By-law No. 6-87)</p>
32.12 Murphy St.	R1A-12, (H)R1A-12	<p>In addition to the other requirements of the R1A-12 or (H)R1A-12 prior to a building permit being issued for the construction of a building or structure, a permit is required from the Saugeen Valley Conservation Authority. (By-law No. 6-83)</p>
32.13 King St. East & Ronnie’s Way	R2-13	<p>In addition to uses permitted in the R2 zone, the 3 existing apartment buildings shall be permitted on the land zoned R2-13. Any yard or setback deficiencies present are permitted as existing. Further development or reductions in yards or</p>

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<p><b>32.13</b> – cont'd</p>		<p>setbacks are not permitted without an amendment to this zoning By-law.</p>
<p><b>32.14</b> Elgin &amp; Wellington</p>	<p><b>MU1-14</b></p>	<p>a) Notwithstanding Section 21.1, or any other section of this By-law to the contrary, the existing semi-detached dwelling with 3 existing residential additional dwelling units are permitted within the Zone <b>MU1-14</b>;</p> <p>b) Notwithstanding any section of the By-law to the contrary, <u>Minimum</u> yard setback requirements shall be as follows:</p> <ul style="list-style-type: none"> <li>i) <b>Front Yard</b> 3.20 m (10.5 ft.)</li> <li>ii) <b>Rear Yard</b> 1.37 m (4.5 ft.)</li> <li>iii) <b>Interior Side Yard</b> 0.0 m where the property boundary divides the semi-detached unit</li> </ul> <p>c) Other than b), the requirements of Section 12.2.2 for Semi-detached dwellings shall be met. (By-law No. 24-97) (By-law 62-22 – Housekeeping)</p>
<p><b>32.15</b></p>	<p><b>MU1-15</b></p>	<p>a) Notwithstanding Section 21.1, or any other section of this By-law to the contrary, the land zoned MU1-15 shall be permitted to have one (1) residential additional dwelling unit.</p> <p>b) Notwithstanding any section of the By-law to the contrary, Minimum lot area and yard setback requirements shall be as follows:</p> <ul style="list-style-type: none"> <li>i) <b>Lot Area</b> 232.2 m<sup>2</sup> (2,500 ft<sup>2</sup>)</li> <li>ii) <b>Front Yard</b> 3.2 m (10.5 ft.)</li> <li>iii) <b>Interior Side Yard</b> 0.0 m where the property boundary divides the semi-detached unit</li> <li>iv) <b>Exterior Side Yard</b> 3.42 m (11.2 ft.)</li> </ul> <p>c) Each dwelling unit shall be fully self-contained and shall have a minimum floor area of 45.0 m<sup>2</sup> (484.4 ft<sup>2</sup>)</p> <p>d) Other than b) and c) above, the requirements of Section 12.2.2 for Semi-detached dwellings shall be met. (By-law No. 24-97) (By-law 62-22 – Housekeeping)</p>
<p><b>32.16</b> 176 Fergus St N</p>	<p><b>R3-16</b></p>	<p>a) Notwithstanding Section 6.24, One Main Building per Lot, or any other section of this By-law to the contrary, the existing single detached dwelling is permitted along with 25 units apartment Building within the <b>R3-16</b> Zone.</p>

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<p><b>32.16</b> – cont'd</p>		<p>b) Notwithstanding Sections 12.2.1.1 and 13.2.3.1, the Minimum Lot Area for the single detached dwelling and the 25 units Apartment shall be 3,042.5 m<sup>2</sup> (32,750 ft<sup>2</sup>)</p> <p>c) Notwithstanding Section 13.2.3.10, the Minimum distance between the apartment building and the single detached dwelling shall be as existing at the time of this By-law's passing.</p> <p>d) Notwithstanding Section 12.2.1.4, the Minimum interior side yard for the single detached dwelling shall be 1.07 m (3.5 ft.).</p> <p style="text-align: right;">(By-Law No. 29-97)</p>
<p><b>32.17</b> Elgin St</p>	<p><b>R3-17</b></p>	<p>a) Notwithstanding Section 6.24, One Main Building per lot, or any other section of this By-law to the contrary, the existing Converted Residential House is permitted along with a Fourplex Residential dwelling within the <b>R3-17</b> Zone.</p> <p>b) The Minimum front yard for the Converted Dwelling House shall be as follows:</p> <ul style="list-style-type: none"> <li>i) 3.01 m (10 ft.) for the enclosed porch</li> <li>ii) 4.88 m (16 ft.) for the remainder of the dwelling</li> </ul> <p style="text-align: right;">(By-Law No. 34-97)</p>
<p><b>32.18</b> Main St N</p>	<p><b>MU2-18</b></p>	<p>a) In addition to the other uses permitted in the MU2 Zone, the property zoned <b>MU2-18</b> may also be used for equipment rental outlet.</p> <p>b) The equipment rental outlet shall be subject to the regulations of the Highway Commercial Zone, Section 17.2, save and except for the following:</p> <ul style="list-style-type: none"> <li>i) Notwithstanding Section 17.2.4, the minimum interior side yard shall be 1.52 m (5.0 ft.) A buffer strip shall be required along both of the side yards in accordance with the provisions of Section 6.3.</li> <li>ii) There shall be no outdoor storage of goods and materials, other than the outdoor display of rental equipment.</li> </ul>

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<p><b>32.18</b> – cont'd</p>		<p>iii) Notwithstanding Section 6.24, One Main Building Per Lot, or any other section of this By-law to the contrary, the existing semi-detached residential dwelling along with the proposed building for the equipment rental outlet shall both be permitted on the same lot. (By-Law No. 7-98)</p>
<p><b>32.19</b></p>	<p><b>C2-19</b></p>	<p>In addition to all other requirements of the Highway Commercial (C2) Zone, the following additional requirement shall be met if the <b>C2-19</b> land, in conjunction with the land in the R3-10 zone, is developed for a single purpose, large retail commercial use:</p> <p>i) Notwithstanding Section 17.2 or 6.3 or any other section to the contrary, a buffer area (green belt) with a minimum width of 10 m (32.8 ft.) shall be provided along the southern boundary of the zone. No buildings shall be permitted within this green belt area.</p>
<p><b>32.20</b> 440 Wellington St E</p>	<p><b>(H)R3-20</b></p>	<p>Notwithstanding any other provisions to the contrary, the following regulations shall apply:</p> <p>i) Side Yard, Minimum 4.5 m (14.7 ft) (along North East lot line)</p> <p>ii) Side Yard, Minimum 2.4 m (7.87 ft) (along South West lot line for 4 unit townhouse)</p> <p>iii) Lot Area, Minimum 5,632 m<sup>2</sup> (60,622 ft<sup>2</sup>)</p> <p>iv) Building Height, Maximum 6.0 m (19.7 ft) and 1.5 storeys</p> <p>v) Maximum number of townhouse dwellings 28</p> <p><u>Holding (H) Provision</u> Notwithstanding any other provisions of this by-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed:</p> <p>i. Municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the project.</p>

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<p><b>32.20</b> – cont’d</p>		<p>ii. Stormwater management has been adequately addressed.</p> <p>iii. Site plan approval has been obtained and a site plan agreement has been executed. (By-Law No. 019-2024 - 5053745 Ontario Inc)</p>
<p><b>32.21</b> 212 Main St N</p>	<p><b>MU2-21</b></p>	<p>Notwithstanding Section 22.1, the property zoned <b>MU2-21</b> may be used for any use permitted in the Residential R2 zone, including a single detached dwelling. The applicable R2 regulations shall apply to the property, save and except for the following:</p> <p>a) Notwithstanding Section 12.2.1.4, the minimum interior side yards shall be 5.0 ft. (1.52 m), along the southerly boundary and 8.0 ft. (2.43 m) along the northern boundary. (By-law 003-2026 – Housekeeping)</p>
<p><b>32.23</b></p>	<p><b>(H)M1-23</b></p>	<p>a) <b>Permitted Uses</b> In addition to the uses permitted in Section 24.1, Industrial, the following Highway Commercial uses are also permitted:</p> <p>i) The following large format retail stores:</p> <ul style="list-style-type: none"> <li>• A home improvement/ building supply store</li> <li>• Garden Supply, and;</li> <li>• Automotive parts/ repair may form part of and be attached to the above store.</li> </ul> <p>ii) A total of two (2) fast food outlets within the <b>(H)M1-23</b> zone, accessory to the above uses.</p> <p>b) <b>Regulations</b></p> <p>i) Industrial uses shall be subject to the Industrial regulations of Section 24.2, except for the following:</p> <ol style="list-style-type: none"> <li>1. New industrial buildings with a floor area greater than 2,322.5 m<sup>2</sup> (25,000 ft<sup>2</sup>) shall be setback at least 70 m (229.6 ft.) from an existing dwelling.</li> <li>2. Within the above 70 m setback, industrial structures, outdoor storage areas, marshalling yards and loading docks shall not be permitted.</li> </ol> <p>ii) The above permitted uses, a (I and b (I, shall be subject to the following regulations:</p>

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<p><b>32.23</b> – cont'd</p>		<ol style="list-style-type: none"> <li>1. The regulations of Section 17.2, Highway Commercial Zone shall apply.</li> <li>2. The total floor area within the (H)M1-23 zone for a uses permitted above Section a i) all be combined and shall not exceed 9,290 m<sup>2</sup> (100,000 ft<sup>2</sup>).</li> </ol> <p>iii) The floor area of any individual store permitted above in Section a) i), shall be a minimum of 464.5 m<sup>2</sup> (5,000 ft<sup>2</sup>) and a maximum of 4,645.0 m<sup>2</sup> (50,000 ft<sup>2</sup>).</p> <p>c) In addition to the requirements of Section 24.3.2 M1 (H) Holding Provisions, Council shall not remove the holding symbol until a satisfactory stormwater management plan has been completed, in consultation with the Saugeen Valley Conservation Authority.</p>
<p><b>32.24</b></p>	<p><b>M1-24</b></p>	<p>Notwithstanding any other provisions to the contrary, the land zoned <b>M1-24</b> shall be subject to the Industrial regulations of Section 24.2, except for the following:</p> <ol style="list-style-type: none"> <li>i) New industrial buildings with a floor area greater than 2,322.5 m<sup>2</sup> (25,000 ft<sup>2</sup>) shall be setback at least 70 m (229.6 ft) from an existing dwelling.</li> <li>ii) Within the above metre setback, industrial structure, outdoor storage areas, marshaling yards and loading docks shall <b>not</b> be permitted.</li> </ol> <p>In addition to the requirements of Section 7.3 Holding Provisions, Council shall not remove the holding symbol until a satisfactory stormwater management plan has been completed, consultation with the Saugeen Valley Conservation Authority.</p> <p style="text-align: right;">(By-law 003-2026 – Housekeeping)</p>
<p><b>32.25</b></p>	<p><b>NE-25</b></p>	<p>Notwithstanding Section 30.1, Natural Environment zone, the lands zoned <b>NE-25</b> may be developed for industrial/highway commercial purposes, provided the environmental constraints present can be successfully overcome. The Saugeen Valley Conservation Authority shall be consulted in determining this.</p>
<p><b>32.26</b></p>	<p><b>(H)M1-26</b></p>	<p>a) <b>Permitted Uses</b></p> <p>Notwithstanding Section 24.1, the only uses that are permitted on the land zoned (H)M1-26 are as follows:</p> <ul style="list-style-type: none"> <li>• a business or professional office</li> </ul>

<p><b>32.26</b> – cont'd</p>		<ul style="list-style-type: none"> <li>• a computer programming establishment</li> <li>• a data processing establishment</li> <li>• a research establishment</li> <li>• an automotive parts/assembly plant</li> <li>• a printing establishment</li> <li>• a public building and /or public utility</li> <li>• incidental uses considered normally accessory to any of the above permitted uses</li> </ul> <p><b>b) Additional Regulations</b></p> <p>In addition to regulations of the Industrial Zone, Section 24.2 and General Provisions, Section 6, the following regulations shall also apply to the land zoned (H)M1-26:</p> <ul style="list-style-type: none"> <li>i) The siting of industrial buildings and structures is to be located within the 201.2 X 201.2 m (660 X 660 ft.) building envelope as shown on Schedule “A” – Map 3A. Separation distances between the industrial envelope and the neighbouring dwellings are considered to be approximate on Map 3A; distances to the dwelling to the southeast and southwest shall be roughly equivalent.</li> <li>ii) Setback of the building envelope from Bentley Street shall be 70 m (229.7 ft.)</li> <li>iii) A Minimum Ground Floor Area of 6,967.5 m<sup>2</sup> (75,000 ft<sup>2</sup>) is required.</li> <li>iv) Five neighbouring residential dwellings have a view of the industrial envelope; their property assessment roll numbers are as follows: former Town of Mount Forest 4-2-070 and 4-2-074-12, former Township of Arthur 3-026, 3-027 and 3-089. In order to increase compatibility, the following mitigation measures are to be determined during the site plan control process, in consultation with each of the five dwelling owners:             <ul style="list-style-type: none"> <li>1. Notwithstanding Section 6.3 (a), where determined to be required, the minimum width of the buffer shall be not less than 5.0 m (16.4 ft.).</li> </ul> </li> </ul>
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**MOUNT FOREST – EXCEPTION ZONES – SPECIAL PROVISIONS**

<p><b>32.26</b> – cont’d</p>		<ol style="list-style-type: none"> <li>2. Berming and mounding shall be provided where determined to be required.</li> <li>3. Outdoor lighting impacts on dwellings shall be minimized.</li> <li>4. In addition to the requirements of Section 6.26 – Outdoor Storage Areas, a fence and/or a wall shall be used to screen the view between open storage areas and the five residential dwellings.</li> <li>5. Until the “H” Holding Symbol is removed the (H)M1-26 zone, the lands may only be used for the following uses: <ul style="list-style-type: none"> <li>- a market garden</li> <li>- an agricultural use, excluding: the keeping of livestock, fur farm or a dog kennel</li> <li>- a passive open space use (e.g. trail, access to Saugeen River)</li> <li>- an accessory use other than a dwelling</li> </ul> </li> </ol> <p>Council may pass a By-law removing the holding symbol once it is satisfied that the following matters have been adequately addressed:</p> <ul style="list-style-type: none"> <li>- Adequate municipal services, including a suitable road entrance, are or will be available to the lands.</li> <li>- A satisfactory stormwater management plan has been completed, in consultation with the Saugeen Valley Conservation Authority.</li> </ul>
<p><b>32.27</b></p>		<p>Deleted by Housekeeping By-law 003-2026</p>
<p><b>32.28</b></p>		<p>Deleted by Housekeeping By-law 003-2026</p>
<p><b>32.29</b> Sligo Rd</p>	<p><b>R2-29</b></p>	<p>At such time as the “H” symbol is removed, the land may be used for a permitted use of Section 12.1 and may also be used for a school. The establishment of a school on the land zoned <b>R2-29</b> shall be subject to the regulations of the Institutional Zone Section 27.2. All other permitted use shall be subject to the applicable regulations of Section 12.2.</p>
<p><b>32.30</b></p>	<p><b>R3-30</b></p>	<p>In addition to the permitted uses of Section 13.1, the land zoned <b>R3-30</b> may also be used for a permitted use of Section 12.1. Any use permitted by Section 12.1 will be subject to the applicable regulations of Section 12.2. Any use permitted by</p>

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<p><b>32.30</b> – cont’d</p>		<p>Section 13.1 shall be subject to the applicable regulations of 13.2.</p>
<p><b>32.31</b> Clayen Invest.</p>	<p><b>R3-31</b></p>	<p>On the land zoned R3-31 the following uses shall be permitted:</p> <ul style="list-style-type: none"> <li>• A townhouse development with 10 residential dwelling units developed as a condominium corporation.</li> <li>• An apartment development with 24 residential dwelling units developed as a condominium corporation;</li> <li>• A townhouse development with 6 residential dwelling units developed as a condominium corporation.</li> <li>• Driveways, storm water management facilities, parking areas, etc. developed as a common elements condominium corporation.</li> </ul> <p><b>Subject to the following:</b> Notwithstanding the definition of “Lot” in Section 5.138 of Zoning By-law 66-01, for the four (4) uses permitted in the R3-31 Zone as shown on Schedule “A” Map 3 of By-law 66-01, “Lot” shall be defined “as all of the land described as Part of Park Lot 2, south of Durham and East of Main, and further described as Part 2, on plan 60R-2689 and Par 6 on plan 60R-2850, save and except Parts 1, 2, 3 and 4 on Plan 60R-2744 and Parts 1 and 2 on plan 60R-2850 and which is bound by the R3-31 Zone on Schedule “A” Map 3 of Zoning. The R3-31 Zone shall be subject to the following specific regulations:</p> <ul style="list-style-type: none"> <li>i) The minimum lot area of the lot defined above shall be 1.4 hectares (3.47 acres)</li> <li>ii) The minimum lot frontage of the lot defined above shall be 30.5 m (100 ft.)</li> <li>iii) The R3 Zone requirements of Section 13.2.2 shall apply for the townhouse residential dwelling based upon the lot definition for the R3-31 Zone. Notwithstanding Definition Section 5.197.12, even though a townhouse building has only 2 dwelling units, it shall still be considered to be townhouse dwelling. Notwithstanding Section 13.2.2.9 I, a minimum distance of 9.1 (30.0 ft.) shall not be required between the sides of residential townhouse blocks.</li> </ul>

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<p><b>32.31 – cont'd</b></p>		<p>iv) The R3 Zone requirements of Section 13.2.3 shall apply for the apartment residential dwellings based upon the lot definition for the R3-31 Zone.</p> <p>iv) The regulations of Section 13.3 shall apply to the permitted residential apartment dwellings.</p> <p>Except as provided for above, all other applicable provisions of this zoning by-law shall apply to the land zoned R3-31. (By-law 62-22 – Housekeeping)</p>
<p><b>32.32</b></p>	<p><b>M1-32</b></p>	<p>The land zoned <b>M1-32</b> may be used for a permitted use of Section 24.1 including an auto body repair shop and accessory uses, which may include the retail sale of motor vehicles that are reconditioned on this site, subject to the following:</p> <p>i) All applicable regulations of Section 24 shall apply to the subject land.</p> <p>ii) All applicable regulations of Section 6 – General Provisions shall apply to the subject land.</p> <p>The provisions of Section 6.25 Outdoor Display Areas shall apply to the location and establishment of the sale of reconditioned motor vehicles on the land zoned <b>M1-32</b>.</p>
<p><b>32.33</b></p>	<p><b>R2-33</b></p>	<p>Notwithstanding any other provisions to the contrary, the land zone R2-33 shall only be used for a single detached residential dwelling, a home occupation and accessory uses, buildings and structures on an existing lot subject to the R2 zone regulations and including all other applicable regulations thereto. In addition, the regulations of Section 6.8 b) shall apply to this land. The existing lots being Part 2 and Part 5 on Reference Plan 60R-3375 may be serviced with a private sewage treatment facility and municipal water supply subject to compliance with the applicable requirements of the Ontario Building Code.</p>
<p><b>32.34</b></p>	<p><b>R2-34</b></p>	<p>The land zoned R2-34 may be used for a permitted use of a fourplex residential dwelling with a minimum rear yard requirement of 4.6 metres (15 feet). Except as provided for in the R2-34 Exception Zone, all other applicable regulations of Section 12 shall apply, and all applicable regulations of Section 6 – General Provisions shall apply.</p>
<p><b>32.35</b></p>	<p><b>R2-35</b></p>	<p>Notwithstanding Section 12.1 or any other provisions to the contrary, a total of 12 dwelling units shall be permitted in the area zone R2-35 – 2 fourplexes and 1 four unit street townhouse.</p>
<p><b>32.36</b></p>	<p><b>M1-36</b></p>	<p>Notwithstanding Section 6.20.1, Natural Environment Zone Setbacks, the 30 metre setback shall not apply for the development of a sewage treatment facility on the lands</p>

**MOUNT FOREST – EXCEPTION ZONES – SPECIAL PROVISIONS**

<p><b>32.36</b> – cont’d</p>		<p>zoned M1-36, provided all development is in compliance with the Schedule “C” Class Environmental Assessment and Ministry of Environment Certificates of Approval.</p> <p>Notwithstanding Section 6.10, Frontage on Public Street, or any section of the by-law to the contrary, the subject land may be used for a sewage treatment facility, and related buildings and structures may be constructed even though the property does not have frontage on an open public street. Access to the property may be by private right-of-way.</p>
<p><b>32.37</b></p>	<p><b>IN-37</b></p>	<p><b>a) Permitted Uses</b>  All of the following permitted uses may occur at the same time in the area zoned IN-37, located in various locations within the zone.</p> <ul style="list-style-type: none"> <li>• Home for the Aged/ Rest Home</li> <li>• Nursing Home</li> <li>• Street Townhouse on either an internal private road or a municipal street</li> <li>• Cluster/Block Townhouse</li> <li>• Community Centre</li> <li>• Accessory uses, buildings and structures</li> </ul> <p><b>b) Regulations for Home for Aged/Rest Home and Nursing Home</b></p> <p>i) The Home for the Aged/Rest Home and Nursing Home uses shall meet all of the regulations of Sections 27.2 and 27.3 of the Institutional IN Zone.</p> <p>ii) The property shall be considered to be a corner lot with the front lot line considered to be along Dublin Street.</p> <p>iii) Notwithstanding Section 6.27.4 or any other section of this by-law to the contrary, parking spaces shall be permitted within the exterior side yard along Princess Street.</p> <p>iv) Neither the Home for the Aged / Rest Home nor the Nursing Home uses shall be established within 50 metres of the IN-37 Zone’s western boundary.</p> <p><b>c) Regulations for Street Townhouse and/or Cluster/Block Townhouse</b></p> <p>i) The Street Townhouse and/or Cluster/Block Townhouse uses shall meet all of the</p>

**MOUNT FOREST – EXCEPTION ZONES – SPECIAL PROVISIONS**

<p><b>32.37</b> – cont'd</p>		<p>regulations of Sections 13.2, 13.3 and 13.4 of the Residential R3 Zone.</p> <p>ii) Notwithstanding Section 5.197.12 (ii), Definitions, if Townhouses front on a private, internal road in a similar fashion as a Street Townhouse, they shall be considered to be Street Townhouses for the purposes of zoning regulations.</p> <p>iii) Notwithstanding Sections 13.2.1.7 and 13.2.2.7, all Townhouses situated within 20 metres of the IN-37 Zone's western boundary shall not exceed one storey in height. For the purpose of this regulation, a back-split dwelling shall be considered to be one storey.</p> <p>(By-law 62-22 – Housekeeping)</p>
<p><b>32.38</b></p>	<p><b>C1-38</b></p>	<p>In addition to the uses permitted in Section 16.1, Central Commercial zone, the lands zoned C1-38 shall also be allowed to have a Veterinarian Clinic as a permitted use.</p>
<p><b>32.39</b> 410 Queen St. West Potvin</p>	<p><b>R1B-39</b></p>	<p>Notwithstanding the permitted uses of Section 10.1, the land zoned R1B-39, shall be permitted a single detached dwelling including an Additional Dwelling Unit (Attached) on the property. The establishment of such additional dwelling unit shall comply with all requirements of the Ontario Building Code.</p> <p>(By-law 62-22 – Housekeeping)</p>
<p><b>32.40</b></p>	<p><b>R2-40</b></p>	<p>Notwithstanding Section 12.2.6.1 or any other provisions to the contrary, the minimum lot area for 5 of the 11 Street Townhouse units, situated within the R2-40 zone, shall be 227 m<sup>2</sup>.</p>
<p><b>32.41</b></p>	<p><b>R2-41</b></p>	<p>a) Notwithstanding Section 12.1 or any other provisions to the contrary, a total of 8 dwelling units (two – 4 unit street townhouse buildings) shall be permitted in the area zoned <b>R2-41</b>.</p> <p>b) For the purposes of Section 12.2.6.2 (Minimum Lot Frontage per Dwelling Unit), John Street shall be considered to be the front lot line for the southern townhouse building fronting onto John Street.</p> <p>c) Notwithstanding Section 12.2.6.7 (Minimum Rear Yard), the southern townhouse building fronting onto John Street shall be allowed to be situated in the lot's rear yard, provided that it maintains at least a 4.0 m</p>

**MOUNT FOREST – EXCEPTION ZONES – SPECIAL PROVISIONS**

<b>32.41</b> – cont'd		(13.1 ft.) setback from the rear lot line to the south, which abuts Lot 8.
<b>32.42</b>	<b>R2-42</b>	<p>a) In addition to the uses permitted in Section 12.1, the land zoned <b>R2-42</b> may also permit a Six Unit Single Storey Cluster Townhouse (Apartment).</p> <p>b) Notwithstanding Section 12.2.6.4 or any other provisions to the contrary, the minimum interior side yard shall be 1.98 m (6.5 ft.)</p>
<b>32.43</b>		Deleted by Housekeeping By-law 003-2026
<b>32.44</b> Parkside Dr.	<b>IN-44</b>	<p>Notwithstanding the regulations of Section 6.27.8, the following regulations shall apply to the land zoned <b>IN-44</b>.</p> <p>a) 8 on-site parking will be required.</p> <p>b) Additional parking shall be provided on PT LOT 1 W/S. (By-law 23-07)</p>
<b>32.45</b> Waste Mgt. Industrial Dr.	<b>M1-45</b>	<p>In addition to the uses permitted in the Industrial Zone, Section 24.1, the land zoned M1-45 may also be used for a waste transfer station for solid, non-hazardous wastes and a recycling facility for municipal wastes.</p> <p>Notwithstanding Section 24.2.2, the minimum lot frontage shall be the extension of Industrial Drive as shown on the site plan.</p> <p>Notwithstanding Section 24.2.6, stormwater management facilities may be located in the required rear yard.</p> <p>Notwithstanding Section 25.6, the landscaping areas shall be those shown on the site plan. (By-law 70-07)</p>
<b>32.46</b> Dublin & Martin Sts.	<b>R2-46</b>	<p>Notwithstanding Section 12.1, Residential R2, the existing, single detached dwelling may be used for hospital administration offices. The upper floor may be used as an accessory residence. The zone shall be subject to the regulations of Section 12.2.1. (By-law 92-10)</p>
<b>32.47</b> 350 Dublin Street	<b>C3-47</b>	<p>Notwithstanding any other section of this by-law to the contrary, in addition to the uses permitted in the Neighborhood Commercial (C3) Zone, the land zoned C3-47 may also be used for the sale of used vehicles. Including the following uses as accessory only to the main use of used auto sales:</p> <ol style="list-style-type: none"> <li>1. The sale of new and used car parts.</li> <li>2. The sale of Automotive memorabilia</li> <li>3. Antiques.</li> </ol>

**MOUNT FOREST – EXCEPTION ZONES – SPECIAL PROVISIONS**

<b>32.47</b> – cont'd		Subject to all the above uses being located within the existing building and no outside sales permitted. (By-law 70-12 – HFI Services)
<b>32.48</b>		Deleted by Housekeeping By-law 003-2026
<b>32.49</b> 185 Jack's Way	<b>R3-49</b>	Notwithstanding any other section of this by-law to the contrary, the lands zoned R3-49 shall be subject to the following regulations: i) Minimum Lot Area 3,370 m <sup>2</sup> ii) Minimum Interior Side Yard 6 m iii) Maximum Building Height 15.1 m iv) Maximum Balcony Projection 1.853 m v) Minimum parking space size 2.9 m by 5.5 m within a garage  In addition to the uses permitted in Section 13, Residential Zone, the lands zoned R3-49 shall permit a 34 m <sup>2</sup> (366 ft <sup>2</sup> ) personal service shop and business and a professional office to be located within the ground floor of an apartment. (By-law 042-23 – WT Land LP)
<b>32.50</b> Industrial Dr.	<b>M1-50</b>	In addition to the existing permitted uses of automotive repairs and emission testing, the land zoned M1-50 shall also be permitted the accessory uses of automotive sales and auto cleaning. (By-law 16-15 – Officer's Auto Care Inc.)
<b>32.51</b> Normanby St.	<b>R2-51</b>	Notwithstanding the permitted uses of Section 12, R2 zone, the only dwelling types permitted are the following: single detached, semi-detached or duplex. (By-law 42-15 – Sharpe)
<b>32.52</b> Pt Lots 7 & 8 RP60R2901	<b>C1-52</b>	Notwithstanding any other section of this by-law to the contrary, in addition to the uses permitted in the Central Commercial (C1) Zone, the land zoned C1-52 may also be used for an automotive sales and service establishment. (By-law 67-15 – 2220468 Ontario Inc.)
<b>32.53</b> Part Lots 9 & 10, Registered Plan 61R-7923	<b>R1A-53</b>	Notwithstanding any other section of this by-law to the contrary, in addition to the uses permitted in the Residential (R1A) Zone, the land zoned R1A-53 may also be used for a Group Home.  And further, notwithstanding 5.110 – Group Home definition, a maximum of 3 residents (excluding staff) are permitted.  (By-law 82-15 – Community Living Guelph Wellington)

**MOUNT FOREST – EXCEPTION ZONES – SPECIAL PROVISIONS**

<p><b>32.54</b> Part Lot 8, RP 61R20624 (Parts 5 &amp; 6)</p>	<p><b>R3-54</b></p>	<p>a) Notwithstanding Section 6.3, a buffer area will not be required along the rear lot line of the subject lands abutting 757 Waterloo St. b) Notwithstanding Section 6.20.2, the minimum setback to the drainage ditch shall be 7.802 m (25.59 ft).</p> <p style="text-align: right;">(By-law 061-20 – Perennial Living)</p>
<p><b>32.55</b> Lot 32 and Part of Lot 33, Con 1, Part of Division 3</p>	<p><b>C2-55</b></p>	<p>Notwithstanding Section 17.2.6 – required rear yard setback provisions – the minimum rear yard setback may be 3.0 m (9.8 ft.) to the main building.</p> <p>Notwithstanding Section 6.26 a) – outdoor storage provisions – the outdoor compound area located in the northerly rear yard and easterly exterior side yard may be located within the required yards and shall have a setback of 3m.</p> <p>Notwithstanding Section 6.27.8 – Parking – the 4 parking spaces provided within the horse and buggy area will be considered required parking and will form part of the required parking calculation.</p> <p style="text-align: right;">(By-law 43-16 – Canadian Tire)</p>
<p><b>32.56</b> Part of Park Lots 10, 11 and 12, s/s Princess Street, Part of Park Lots I, K and L, MacDonald’s Survey, Geographic Town of Mount Forest</p>	<p><b>R2-56</b></p>	<p>a) Notwithstanding Section 12.2.2.7, the minimum exterior side yard shall be 6.0 m (19.7 ft.); b) A minimum side yard setback of 6.0 m is required abutting the proposed street (future extension of Melissa Crescent).</p> <p style="text-align: right;">(By-law 70-17 – South Saugeen Developments Ltd.)</p>
<p><b>32.57</b> Part of Park Lots 7, s/s Sligo Road W, Mount Forest</p>	<p><b>R3-57</b></p>	<p>a) Notwithstanding Section 13.2.2.9 c) a minimum of 3.0 m (9.8 ft.) shall be maintained between the sides of townhouse blocks.</p> <p style="text-align: right;">(By-law 75-17 – Sharpe)</p>
<p><b>32.58</b> Part Lot 71, Concession 3, Wellington Street E, Mount Forest</p>	<p><b>R2-58</b></p>	<p>A minimum of 34 dwelling units shall be constructed on site. Residential Additional Dwelling Units do not count towards the minimum number of required dwelling units.</p> <p style="text-align: right;">(By-law 84-17 – Reeves) (By-law 62-22 – Housekeeping)</p>

**MOUNT FOREST – EXCEPTION ZONES – SPECIAL PROVISIONS**

<p><b>32.59</b> Part Lot 6, RP61R-11110, Part 2</p>	<p><b>IN-59</b></p>	<p>In addition to the uses currently permitted on the subject property, temporary overnight accommodation for a maximum of 5 youth shall be permitted. The temporary accommodation is permitted only as accessory to the existing New Growth Family Centre and Aletha’s Place and in relation to the services provided therein. All legislated licencing and/or approvals that may be required for this use are obtained and maintained.  (By-law 048-19 – Robert McArthur)</p>
<p><b>32.60</b> 318-326 Wellington St E</p>	<p><b>OS-60</b></p>	<p>Notwithstanding Section 28.2.5, a 3 m (10 ft) exterior side yard setback will be permitted for a utility building.  (By-law 014-22 Housekeeping)</p>
<p><b>32.61</b> Part Park Lot 9, RP 61R7008, Part 1 (773 Princess Street)</p>	<p><b>R3-61</b></p>	<p>Notwithstanding the provisions of Section 13.2.3.5 or any other section of this by-law, the minimum interior side yard is 7.6 m (24.9 ft).  Notwithstanding the provision of Section 13.2.3.7 or any other section of this by-law, the maximum building height is 10.5 m (34.5 ft) and two (2) storeys.  A maximum of thirty-two (32) apartment dwelling units shall be permitted.  (By-law 083-21 – Archcon Group Inc.)</p>
<p><b>32.62</b> Foodland Store 503 &amp; 515 Main St. N, Mount Forest</p>	<p><b>C2-62</b></p>	<p>a) <b><u>Permitted Uses</u></b> In addition to the uses permitted in the Highway Commercial (C2) Zone, the following additional uses are permitted: i. Retail Food Store subject to the regulations under Section 19.2 of the Zoning By-law. ii. Accessory Horse and Buggy Shed b) <b><u>Regulations</u></b> Notwithstanding Sections 17.2, 17.3, 17.4, 17.5, 17.6, 19.2 and 6.0 or any other provisions to the contrary, the following regulations shall apply: i. Minimum number of parking spaces: 235 for the whole lands zoned C2-62 and C4-63 ii. Minimum parking lot setback to Main St. (Highway 6): 0.55 m (1.8 ft) iii. Minimum Side Yard Setback for an Accessory Horse and Buggy Shed: 1.5 m (4.9 ft) iv. Front Yard: For the purposes of this by-law, the front yard shall be deemed to be the yard adjacent to Main St. (Highway 6).</p>



**MOUNT FOREST – EXCEPTION ZONES – SPECIAL PROVISIONS**

<p><b>32.64 – cont'd</b></p>	<p><b>(H)R3-64</b></p>	<p>Notwithstanding any other section of the by-law to the contrary, the lands zoned R3-64 shall be subject to the following regulations:</p> <ul style="list-style-type: none"> <li>a) Minimum lot frontage 6 m (19.7 ft) Corner Lot 10.5 m (34.4 ft)</li> <li>b) Minimum exterior side yard 4.5 m (14.76 ft)</li> <li>c) Stacked Townhouses are not permitted within the R3-64 zone.</li> </ul> <p>Council may pass a By-law removing the holding symbol once it is satisfied that the following matters have been adequately addressed:</p> <ul style="list-style-type: none"> <li>I. Adequate municipal services, including a suitable road entrance, are or will be available to the lands;</li> <li>II. A satisfactory stormwater management plan has been completed, in consultation with the Saugeen Valley Conservation Authority; and,</li> <li>III. A detailed engineering design has been approved and the necessary development agreements have been entered into with the Township.</li> </ul> <p style="text-align: right;">(By-law 032-22 – Avila Investments Ltd.) (By-law 003-2026 – Housekeeping)</p>
<p><b>32.65</b></p>		<p>Deleted by Housekeeping By-law 003-2026</p>
<p><b>32.66</b></p>		<p>Deleted by Housekeeping By-law 003-2026</p>
<p><b>32.67</b></p>		<p>Deleted by Housekeeping By-law 003-2026</p>
<p><b>32.68</b></p>		
<p><b>32.69</b></p>	<p><b>(H)R1B-69</b></p>	<p>Notwithstanding any other section of the by-law to the contrary, the lands zoned R1B-69 shall be subject to the following regulations:</p> <ul style="list-style-type: none"> <li>i) Minimum Lot Frontage 18 m (59 ft)</li> </ul> <p>Council may pass a By-law removing the holding symbol once it is satisfied that the following matters have been adequately addressed:</p> <ul style="list-style-type: none"> <li>I. Adequate municipal services, including a suitable road entrance, are or will be available to the lands;</li> <li>II. A satisfactory stormwater management plan has been completed, in consultation with the Saugeen Valley Conservation Authority; and</li> <li>III. A detailed engineering design has been approved and the necessary development agreements have been entered into with the Township.</li> </ul> <p style="text-align: right;">(Avila Investments Ltd.) (By-law 003-2026 – Housekeeping)</p>

**MOUNT FOREST – EXCEPTION ZONES – SPECIAL PROVISIONS**

<p><b>32.70</b> Sunvale/Welton Subdivision</p>	<p><b>(H)R2-70</b></p>	<p>Notwithstanding any other provisions to the contrary, the following regulations shall apply to single detached and semi-detached residential dwellings:</p> <ul style="list-style-type: none"> <li>i) Front Yard, Minimum (Dwelling) 5.0 m (16.4 ft)</li> <li>ii) Front Yard, Minimum (Garage) 6.0 m (19.7 ft)</li> <li>iii) Exterior Side Yard, Minimum 4.5 m (14.8 ft)</li> </ul> <p>Provided the yard encroachment allowed under Section 6.37 b) does not result in any portion of the building being situated closer than 3.0 m (9.8 ft) from the exterior side yard lot line.</p> <ul style="list-style-type: none"> <li>iv) Lot Coverage, Maximum 45% for Single Detached Dwellings</li> </ul> <p><u>Holding (H) Provision</u></p> <p>Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding Provision may be removed when Council is satisfied that the following matters have been addressed:</p> <ul style="list-style-type: none"> <li>i. Municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the land.</li> <li>ii. Stormwater management issues have been adequately addressed.</li> <li>iii. A detailed engineering design has been approved and the necessary development agreement(s) have been entered into with the Township.</li> <li>iv. A D-4 Compatibility Study has been completed to the satisfaction of the County of Wellington, Solid Waste Services (SWS) Division related to the adjacent landfill. (By-law 021-23 – Welton/Sunvale Homes)</li> </ul>
<p><b>32.71</b> Sunvale/Welton Subdivision</p>	<p><b>(H)R3-71</b></p>	<p>Notwithstanding any other provisions to the contrary, the following regulations shall apply to street townhouse units:</p> <ul style="list-style-type: none"> <li>i) Front Yard, Minimum (Dwelling) 5.0 m (16.4 ft)</li> <li>ii) Front Yard, Minimum (Garage) 6.0 m (19.7 ft)</li> <li>iii) Exterior Side Yard, Minimum 4.5 m (14.8 ft)</li> </ul> <p>Provided the yard encroachment allowed under Section 6.37 b) does not result in any portion of the building being situated closer than 3.0 m (9.8 ft) from the exterior side yard lot line.</p> <ul style="list-style-type: none"> <li>iv) Rear Yard, Minimum 6.7 m (22.0 ft)</li> </ul>

**MOUNT FOREST – EXCEPTION ZONES – SPECIAL PROVISIONS**

<p><b>32.71</b> – cont’d</p>		<p><u>Holding (H) Provision</u>                  Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding Provision may be removed when Council is satisfied that the following matters have been addressed:</p> <ul style="list-style-type: none"> <li>i. Municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the land.</li> <li>ii. Stormwater management issues have been adequately addressed.</li> <li>iii. A detailed engineering design has been approved and the necessary development agreement(s) have been entered into with the Township.</li> <li>iv. A D-4 Compatibility Study has been completed to the satisfaction of the County of Wellington, Solid Waste Services (SWS) Division related to the adjacent landfill.                      (By-law 021-23 – Welton/Sunvale Homes)</li> </ul>
<p><b>32.72</b>                  Sunvale/Welton Subdivision</p>	<p><b>(H)R3-72</b></p>	<p>Notwithstanding any other provisions to the contrary, the following regulations shall apply:</p> <ul style="list-style-type: none"> <li>i) The Front Lot Line shall be deemed to be the lot line adjacent to Cork St.</li> </ul> <p><u>Holding (H) Provision</u>                  Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding Provision may be removed when Council is satisfied that the following matters have been addressed:</p> <ul style="list-style-type: none"> <li>i. Municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the land.</li> <li>ii. Stormwater management issues have been adequately addressed.</li> <li>iii. A detailed engineering design has been approved and the necessary development agreement(s) have been entered into with the Township.</li> <li>iv. A D-4 Compatibility Study has been completed to the satisfaction of the County of Wellington, Solid Waste Services (SWS) Division related to the adjacent landfill.                      (By-law 021-23 – Welton/Sunvale Homes)</li> </ul>

**MOUNT FOREST – EXCEPTION ZONES – SPECIAL PROVISIONS**

<p><b>32.73</b> Sunvale/Welton Subdivision</p>	<p><b>(H)R2-73</b></p>	<p>Notwithstanding any other provisions to the contrary, the following regulations shall apply to single detached and semi-detached residential dwellings:</p> <ul style="list-style-type: none"> <li>i) Front Yard, Minimum (Dwelling) 5.0 m (16.4 ft)</li> <li>ii) Front Yard, Minimum (Garage) 6.0 m (19.7 ft)</li> <li>iii) Exterior Side Yard, Minimum 4.5 m (14.8 ft)</li> </ul> <p>Provided the yard encroachment allowed under Section 6.37 b) does not result in any portion of the building being situated closer than 3.0 m (9.8 ft) from the exterior side yard lot line.</p> <ul style="list-style-type: none"> <li>iv) Lot Coverage, Maximum 45% for Single Detached Dwellings</li> <li>v) Notwithstanding Section 6.1.2 (b), the rear yard setback of an accessory building or structure shall be 1.5 m (4.9 ft).</li> </ul> <p><u>Holding (H) Provision</u></p> <p>Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding Provision may be removed when Council is satisfied that the following matters have been addressed:</p> <ul style="list-style-type: none"> <li>i. Municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the land.</li> <li>ii. Stormwater management issues have been adequately addressed.</li> <li>iii. A detailed engineering design has been approved and the necessary development agreement(s) have been entered into with the Township.</li> <li>iii. A D-4 Compatibility Study has been completed to the satisfaction of the County of Wellington, Solid Waste Services (SWS) Division related to the adjacent landfill.</li> </ul> <p>(By-law 021-23 – Welton/Sunvale Homes)</p>
<p><b>32.74</b> Part Park Lot 2</p>	<p><b>R3-74</b></p>	<p>Notwithstanding the regulations of the R3 zone, for the lands zoned R3-74 a maximum of 8 stacked townhouses are permitted and the following regulations shall apply:</p> <ul style="list-style-type: none"> <li>• The minimum lot area shall be 2,211.7 m<sup>2</sup> (0.54 ac).</li> <li>• The minimum interior side yard setback shall be 5.1 m (16.7 ft).</li> <li>• The maximum height of the townhouse development shall be 2 storeys 7 m (23 ft).</li> </ul>

**MOUNT FOREST – EXCEPTION ZONES – SPECIAL PROVISIONS**

<p><b>32.74</b> – cont'd</p>		<ul style="list-style-type: none"> <li>• Notwithstanding any other provisions to the contrary, Section 6.6 Common Amenity Area shall apply, and a minimum 800 ft<sup>2</sup> (74. m<sup>2</sup>) common amenity area shall be provided.</li> <li>• Notwithstanding any other provisions to the contrary, Section 6.3 Buffer Area shall apply, and a 1.8 m (5.9 ft) solid board fence shall be provided around the entirety of the subject lands.</li> </ul> <p style="text-align: right;">(By-law 036-23 – 5053745 Ontario Inc)</p>
<p><b>32.75</b> Macdonald's Survey Part Lots G, H and I, RP61R22213 Part 1, Geographic Town of Mount Forest</p>	<p><b>(H)R3-75</b></p>	<p>Notwithstanding any other provisions to the contrary, the following regulations shall apply:</p> <ul style="list-style-type: none"> <li>i) Total number of units      50 (Cluster-Stacked and Townhouse)</li> <li>ii) Cluster/Block Townhouses Side Yard, Minimum      1.5 m (4.92 ft) adjacent to the 661 Martin Street lot line Front Yard, Minimum      5.14 m (16.9 ft)</li> </ul> <p><u>Holding (H) Provision</u> Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding Provision may be removed when Council is satisfied that the following matters have been addressed:</p> <ul style="list-style-type: none"> <li>i. Municipal water and sewage servicing allocation has been granted.</li> <li>ii. Stormwater management has been adequately addressed.</li> <li>iii. Site plan approval has been obtained and a site plan agreement has been executed.</li> </ul> <p style="text-align: right;">(By-law 050-24 – Betty Dee Limited)</p>
<p><b>32.76</b> 391 Main St. N</p>	<p><b>MU2-76</b></p>	<p>Notwithstanding Section 13.2.3.1 or any other section of the By-law to the contrary, the lands zoned MU2-76 shall be subject to the following regulations:</p> <ul style="list-style-type: none"> <li>i. Minimum Lot Area of 4,972 m<sup>2</sup> (53,519.16 ft<sup>2</sup>)</li> </ul> <p style="text-align: right;">(By-law 059-2024 – WT Land Corp)</p>
<p><b>32.77</b> Wellington Street E</p>	<p><b>R3-77</b></p>	<p>Notwithstanding any other provisions of the By-law to the contrary, the lands zoned R3-77 shall be subject to the following regulations:</p> <ul style="list-style-type: none"> <li>i) Lot Area, Minimum      19,550 m<sup>2</sup> (210,434 ft<sup>2</sup>)</li> <li>ii) Lot Frontage, Minimum      19.6 m (64.3 ft)</li> </ul>

**MOUNT FOREST – EXCEPTION ZONES – SPECIAL PROVISIONS**

<p><b>32.77</b> – cont'd</p>		<p>iii) Rear Yard, Minimum 7.5 m (24.6 ft)</p> <p>iv) Interior Side Yard, Minimum 4.32 m (14.17 ft) (side of buildings along northeast and southwest of property line)</p> <p>v) Maximum number of units in a row:  a) Stacked Townhouses  6 (12 total units)  b) Stacked/Stacked back-to-back  18 total units Townhouses combined</p> <p>vi) Maximum number of units on the lot  88 units</p> <p>vii) A minimum distance of 2.58 m (8.46 ft) shall be maintained between any side of a residential townhouse block and any side of the same of another block.</p> <p style="text-align: right;">(By-law 092-2024 – Wilson Developments) (By-law 066-2025 – 5053745 Ontario Inc)</p>
<p><b>32.78</b></p>		
<p><b>32.79</b> 23T-20203 Sunvale/Welton Subdivision</p>	<p><b>(H) R2-79</b></p>	<p>Notwithstanding any other section to the contrary, no accessory buildings, or structures shall be located within the area where the Holding Provision (H) applies including but not limited to:</p> <ul style="list-style-type: none"> <li>• Sheds, pools, decks</li> <li>• Hedges, trees, shrubs</li> <li>• Hard surfaces such as but not limited to pavement, concrete, or pavers</li> </ul> <p>Reference should be made to the approved subdivision engineering drawings for specific details and boundaries of the Holding Provision (H) area.</p> <p>Council may pass a By-law removing the holding symbol to allow any development as detailed in the first paragraph above if it is satisfied that the development does not create any stormwater management issues.</p> <p>For further clarity, if the Holding Provision (H) is lifted on a property or portion of the property, the provisions of Section 32.73 shall apply.</p> <p style="text-align: right;">(By-law 031-026 – Housekeeping)</p>
<p><b>32.80</b> Pt Pk Lot 1 N/S Durham St &amp;</p>	<p><b>R2-80</b></p>	<p>Notwithstanding any other provisions to the contrary, the land zoned R2-80 shall be subject to the following regulations:</p>

**MOUNT FOREST – EXCEPTION ZONES – SPECIAL PROVISIONS**

<b>32.80</b> – cont'd E/S Main St PL (345 Durham St)		All dwelling types permitted in the R2 zone:  i. Minimum front yard setback 9.0 m (By-law 062-2025 – Shupe)
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### SECTION 33 – EXCEPTION ZONE 3 – RURAL AREAS

The following provisions apply to the area of land outside of the former Village of Arthur and Town of Mount Forest as shown on Schedule A – Maps 1, 4, 5, 6 and 7 of this By-law.

The following provisions shall have effect notwithstanding anything else in this By-law and other provisions of this By-law shall be deemed to be amended insofar as is necessary to give effect thereto:

<b>RURAL AREA EXCEPTION ZONES – SPECIAL PROVISIONS</b>		
<b>33.1</b>	<b>A-1</b>	<p>The land zoned A-1 represents an area of 1 kilometre around urban boundaries. Within the A-1 Zone, no person shall use any land or construct, alter or use any buildings or structures except in accordance with the following provisions:</p> <p><b>a) Permitted Uses</b> All uses permitted in the Agricultural Zone except that new livestock facilities shall not be permitted. With respect to the A-1 Zone only, a new livestock facility shall not include an expansion to a legally established existing livestock facility within the A-1 Zone. Additions to or reconstruction of a legally established existing livestock facility, or the establishment of manure storage facilities in association with a legally established existing livestock facility shall be permitted. Section 6.17.2 of this By-law shall apply to any expansion, additions or reconstructions, and to any new manure storage facilities.</p> <p><b>b) Regulations</b> Permitted uses of the a) are subject to the applicable zone regulations of Section 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9 and 8.10.</p>
<b>33.2</b> Surplus Farm Dwelling properties	<b>A-2</b>	<p>Notwithstanding any other section of this By-law to the contrary, a residential dwelling shall be prohibited in this zone. Other agricultural uses, that are not accessory to a dwelling, are permitted. This restriction is a result of the subject lands obtaining a surplus farm dwelling severance to remove the existing dwelling from the overall farm parcel. It is intended to ensure that the lands are only used for agricultural purposes.</p>
<b>33.3</b> Lot 1, Conc. 5	<b>NE-3</b>	<p>Notwithstanding any other provisions to the contrary, the land zoned <b>NE-3</b> may only be used for a seasonal residential</p>

RURAL AREAS – EXCEPTION ZONES – SPECIAL PROVISIONS

<p><b>33.3</b> – cont'd</p>		<p>dwelling which may be a mobile home including accessory uses, buildings and structures, subject to the following regulations:</p> <ul style="list-style-type: none"> <li>a) <b>Lot Area, minimum</b> 0.75 ha (1.85 ac)</li> <li>b) <b>Lot Frontage, minimum</b> 36.6 m (119.98 ft)</li> <li>c) <b>Ground Floor Area, minimum</b> for the mobile home - 55.7 m<sup>2</sup> (600 ft<sup>2</sup>)</li> </ul>
<p><b>33.4</b> Lot 24, Conc. 9</p>	<p><b>A-4</b></p>	<p>Notwithstanding Section 8.4 the land zoned <b>A-4</b> may be permitted two additional residential dwellings, which may be mobile homes. The provisions of Section 6.18 shall apply to the land zoned A-4.</p> <p>In addition, the following regulations shall apply:</p> <ul style="list-style-type: none"> <li>a) <b>Lot Area, minimum</b> 76.5 ha (188.9 acres)</li> <li>b) <b>Lot Frontage, minimum</b> 301.8 m (990.0 ft)</li> <li>c) <b>Ground Floor Area</b>, minimum of each Mobile home – 66.9 m<sup>2</sup> (720 ft<sup>2</sup>)</li> <li>d) The provisions of Section 6.18 shall apply.</li> </ul>
<p><b>33.5</b> Lot 9, Conc. 12</p>	<p><b>A-5</b></p>	<p>Notwithstanding Section 8.5 or any other provisions to the contrary, the land zoned <b>A-5</b> is permitted a single detached residential dwelling, which may be a mobile home including uses, buildings and structures accessory thereto subject to the following regulations:</p> <ul style="list-style-type: none"> <li>a) <b>Lot Area, minimum</b> 0.4 ha (1.0 acre)</li> <li>b) <b>Lot Frontage, minimum</b> 61.0 m (200.1 ft)</li> <li>c) <b>Front Yard, minimum</b> 15.2 m (49.9 ft)</li> <li>d) <b>Ground Floor Area</b>, Minimum of Mobile Home – 70.6 m<sup>2</sup> (760.0 ft<sup>2</sup>)</li> <li>e) The requirements of Section 6.18 shall apply.</li> </ul>
<p><b>33.6</b> Lot 29, WOSR</p>	<p><b>A-6</b></p>	<p>Notwithstanding Section 8.1 or any other provisions to the contrary, the land zoned <b>A-6</b> may only be used for a contractor's yard and uses buildings and structures accessory thereto, subject to the following regulations:</p> <ul style="list-style-type: none"> <li>a) <b>Lot Area, minimum</b> 1.0 ha (2.6 ac)</li> <li>b) <b>Lot Frontage, minimum</b> 91.4 m (300 ft)</li> <li>c) <b>Lot Coverage, Maximum</b> 30%</li> <li>d) <b>Ground Floor Area, minimum</b> 1,000 ft<sup>2</sup> (92.9 m<sup>2</sup>)</li> <li>e) <b>Front Yard, minimum</b> 18.3 m (60.0 ft)</li> <li>f) <b>Side Yard, minimum</b> 7.6 m (24.9 ft)</li> <li>g) <b>Rear yard, minimum</b> 10.7 m (35.0 ft)</li> </ul>
<p><b>33.7</b> Lot 18, Con. 12</p>	<p><b>A-7</b></p>	<p>Notwithstanding Section 8.2.1 and 8.2.2 or any other provisions to the contrary, the following regulations shall apply:</p>

RURAL AREAS – EXCEPTION ZONES – SPECIAL PROVISIONS

33.7 – cont'd		<ul style="list-style-type: none"> <li>a) <b>Lot Area, Minimum</b> 2.63 ha (6.5 ac)</li> <li>b) <b>Lot Frontage, Minimum</b> 99.06 (325.0 ft)</li> <li>c) <b>Lot Depth, Minimum</b> for agricultural uses – 275.8 m (905 ft)</li> </ul>
33.8 Maas Park Dr	R1A-8	<p>Notwithstanding Section 9.2 or any other provisions to the contrary, the land zoned <b>R1A-8</b> may be used for a permitted use of the R1A Zone subject to the following regulations:</p> <ul style="list-style-type: none"> <li>a) <b>Lot Area, Minimum</b> 2,043.8 m<sup>2</sup> (22,000 ft<sup>2</sup>)</li> <li>b) <b>Lot Frontage, Minimum</b> 30.5 m (100 ft)</li> <li>c) <b>Lot Coverage, Maximum</b> 20%</li> <li>d) <b>Ground Floor Area, Minimum</b> <ul style="list-style-type: none"> <li>i) one storey – 92.9 m<sup>2</sup> (1,000 ft<sup>2</sup>)</li> <li>ii) two storey – 69.7 m<sup>2</sup> (750 ft<sup>2</sup>)</li> </ul> </li> <li>e) <b>Front Yard, Minimum</b> 18.3 m (60.0 ft)</li> <li>f) <b>Side Yard, Minimum</b> 4.6 m (15.0 ft)</li> <li>g) <b>Rear Yard, Minimum</b> 10.7 m (35.0 ft)</li> <li>h) <b>Minimum Number of off-street Parking spaces:</b> Two per single detached residential dwelling.</li> </ul>
33.9		Deleted by Housekeeping By-law 003-2026
33.10 Lot 23, Conc. 1	A-10	Notwithstanding Section 8.1 or any other provisions to the contrary, the land zoned <b>A-10</b> may be used for a single detached residential dwelling, an <b>agriculturally related use</b> involving the sale and servicing of milking equipment including uses, buildings and structures accessory thereto.
33.11 Lot 4, Conc. 7	A-11	Notwithstanding Section 8.1 or any other provisions to the contrary, the land zoned <b>A-11</b> may be used for agricultural uses, buildings and structures, a single detached residential dwelling, and a seasonal residential dwelling, which may be a mobile home with minimum ground floor area of 37.1 m <sup>2</sup> (399.4 ft <sup>2</sup> ). The construction of the mobile home is subject to the provisions of Section 6.18 and is permitted until such time as a single detached residential dwelling is constructed.
33.12 Lot 22, EOSR	A-12	<p>The land zoned <b>A-12</b> may be used for a permitted use including a singled detached residential dwelling. Notwithstanding Section 5.117, a home industry which may include the sale of rabbit and pet food and rabbit and pet supplies and rabbit breeding stock from the existing farm buildings is permitted as follows:</p> <ul style="list-style-type: none"> <li>a) One building with a floor area of 142.7 m<sup>2</sup> (1,536.0 ft<sup>2</sup>) to be used for office and storage areas, and</li> <li>b) One building with a floor area of 195.1 m<sup>2</sup> (2,100.0 ft<sup>2</sup>) to be used as a driving shed and for storage.</li> </ul>

**RURAL AREAS – EXCEPTION ZONES – SPECIAL PROVISIONS**

<p><b>33.13</b> Lot 28, Conc. 5</p>	<p><b>A-13</b></p>	<p>Notwithstanding Section 6.35.2 or any other provisions to the contrary, the land zoned <b>A-13</b> may only be used for an abattoir including uses, buildings and structures accessory hereto within a defined area of 2 hectares (4.9 acres) as shown on Schedule A – Map 1.  (By-law 003-2026 – Housekeeping)</p>
<p><b>33.14</b> Lot 3, Conc. 7</p>	<p><b>A-14</b></p>	<p>Notwithstanding Section 8.5 or any other provisions to the contrary, the land zoned <b>A-14</b> may be used for a permitted use with a minimum Lot Frontage of 13.1 m (43.0 ft.).</p>
<p><b>33.15</b> Lot 14, Conc. 10</p>	<p><b>A-15</b></p>	<p>Notwithstanding Section 6.14 d) or e) or any other provisions to contrary, the land zoned <b>A-15</b> may be permitted a home industry subject to the following regulations:</p> <ul style="list-style-type: none"> <li>a) The maximum ground floor area of an accessory building for the home industry shall be of 280.0 sq. m (3, 014.0 ft<sup>2</sup>), and</li> <li>b) The maximum number of temporary employees permitted at any one time shall be fifteen (15), and</li> <li>c) A minimum of ten (10) off-street parking spaces shall be provided for the home industry.</li> </ul>
<p><b>33.16</b> Lot 23, Conc. B (Peel)</p>	<p><b>RIN-16</b></p>	<p>a) <b><u>Permitted Uses</u></b> Notwithstanding Sections and or any other provisions to the contrary, the permitted uses shall be limited to a public building, public uses, public works yard and accessory uses, buildings and structures.  (By-law 060-22 – G &amp; L White Farms Ltd.)</p>
<p><b>33.17</b> Lot 34, Conc. 1</p>	<p><b>A-17</b></p>	<p>Notwithstanding Section 8.5.2.7, the minimum ground floor area of a residential dwelling of the land zoned A-17 shall be 139.4 m<sup>2</sup> (1,500 ft<sup>2</sup>).</p> <p>In addition, the land zoned A-17 may be permitted a hobby barn with a ground floor area of 27.9 sq. m (300 ft<sup>2</sup>).</p> <p>Except as specified above, the land zoned A-17 shall be subject to all other applicable regulations of Section 8.3, 8.5 and the applicable regulations of Section 6.</p>
<p><b>33.18</b> Lot 30, Con 4</p>	<p><b>A-18</b></p>	<p>Notwithstanding Section 8.5.2.1, the minimum lot area for the land zoned <b>A-18</b> shall be 3.1 hectares (7.8 acres). In addition, all setbacks for the existing buildings and structures (single detached residential dwelling, metal clad shed, Quonset hut and bank barn) shall be as existing. Notwithstanding the regulations of Section 8.3, the existing bank barn may be used as a hobby barn.</p>
<p><b>33.19</b> Lot 32, Con. 1</p>	<p><b>A-19</b></p>	<p>In addition to the other uses permitted in the Agricultural (A) zone, and notwithstanding any other sections of this by-law</p>

RURAL AREAS – EXCEPTION ZONES – SPECIAL PROVISIONS

<p><b>33.19</b> – cont'd</p>		<p>to the contrary, the land zoned A-19 shall be permitted a “Security Contracting Business”, including accessory storage, subject to the following regulations:</p> <ul style="list-style-type: none"> <li>i) The security contracting business may occupy the existing mobile home. After that, the business is only permitted to continue in a building.</li> <li>ii) The use shall be subject to the Home Industry regulations of Section 6.14, except that notwithstanding Section 6.14 e) of the by-law, the maximum number of employees, other than the owner, shall be three.</li> </ul> <p style="text-align: right;">(By-law 014-22 – Housekeeping)</p>
<p><b>33.20</b> Conestoga Estates</p>	<p><b>R1A-20</b></p>	<p>Notwithstanding any other provisions to the contrary, the Conestoga Estates land zoned R1A-20 may only be used for a Mobile Home Park subject to the following:</p> <ul style="list-style-type: none"> <li><b>a) Permitted Uses</b> <ul style="list-style-type: none"> <li>• Mobile Homes and uses, buildings and structures accessory thereto</li> <li>• Modular Residential Dwelling Units and uses, buildings and structures accessory thereto</li> <li>• One single detached residential dwelling unit</li> <li>• Uses, buildings and structures accessory to the above permitted uses</li> </ul> </li> <li><b>b) Regulations for Mobile Home Park</b> <ul style="list-style-type: none"> <li>i) Lot Area, maximum 20.2 ha (50.0 ac)</li> <li>ii) Lot Frontage, minimum 121.9 m (400 ft.)</li> <li>iii) Front Yard, minimum 12.2 m (40 ft.)</li> <li>iv) Rear Yard, minimum 12.2 m (40 ft.)</li> <li>v) Interior Side Yard, minimum 7.6 m (24.9 ft.)</li> </ul> </li> <li><b>c) Regulations for Mobile/Modular Dwelling Sites</b> <p>In this Section, the yard setbacks shall be measured from the lot line of the line dividing the dwelling site from the internal streets of the mobile home park.</p> <ul style="list-style-type: none"> <li>i) Lot Area, minimum 929 m<sup>2</sup> (10,000 ft<sup>2</sup>)</li> <li>ii) Lot Frontage, minimum 19.8 m (65 ft.)</li> <li>iii) Front Yard, minimum 8.2 m (27 ft.)</li> <li>iv) Interior Side Yard, minimum 3.0 m (10 ft.)</li> <li>v) Exterior Side Yard, minimum 7.6 m (24.9 ft.)</li> <li>vi) Rear Yard, minimum 9.1 m (29.8 ft.)</li> <li>vii) Floor Area, minimum 76.1 m<sup>2</sup> (820 ft<sup>2</sup>)</li> <li>viii) Off-Street Parking Spaces, minimum 2 spaces</li> </ul> </li> </ul>

RURAL AREAS – EXCEPTION ZONES – SPECIAL PROVISIONS

<p><b>33.20</b> – cont'd</p>		<p>ix) Accessory Buildings: Notwithstanding Section 6.1, the total combined lot coverage of all buildings including dwellings and accessory buildings shall not exceed 25 percent</p> <p>x) Building Height, maximum: no higher than the height of the mobile home or modular residential dwelling</p> <p>xi) On a 21.3 m (70 ft) strip of land along the entire length of the northerly boundary of the R1A-20 Zone, for each mobile home site to be created in this area, a minimum of 900 sq. m (9,700 ft<sup>2</sup>) shall be left free of permanent structures with foundations or footings and swimming pools, in order that reserve septic bed area, except that above ground pools may be erected on reserve bed areas</p> <p>xii) The 900 m<sup>2</sup> (9,700 ft<sup>2</sup>) area reserved for septic bed purposes on each lot shall be a minimum of 3 m (10 ft) from any lot grading swale either on or adjacent to the lot and shall be a minimum of 15 m (50 ft) from the bottom of any open ditch where a ditch is defined to be a channel with a 1 m (3 ft) wide maximum bottom, with side slopes varying from 1:1 to 1:4 and with water in it at most times of the year</p> <p>xiii) Lands within this septic bed area may also be used for park purposes if owned by the municipality</p> <p>xiv) On any lands within this septic bed area to be deeded to the Township for park purposes, utility and service uses including structures in excess of 2.3 m<sup>2</sup> (25 ft<sup>2</sup>) may be constructed, erected, and/or used.</p>
<p><b>33.21</b> Spring Valley Estates</p>	<p><b>R1A-21</b></p>	<p>Notwithstanding any other provisions to the contrary, the land zoned <b>R1A-21</b> may only be used for a Mobile Home Park subject to the following:</p> <p><b>a) Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• <b>Mobile Homes</b> and uses, buildings and structures accessory thereto</li> <li>• <b>Modular Residential Dwelling Units</b> and uses, buildings and structures accessory thereto</li> <li>• Uses, buildings and structures accessory to the Mobile Home Park</li> </ul>

<p><b>33.21</b> – cont'd</p>		<p><b>b) Regulations for Mobile Home Park</b>  i) <b>Front Yard, minimum</b> 10.7 m (35 ft)  ii) <b>Rear Yard, minimum</b> 12.2 m (40 ft)</p> <p><b>c) Regulations for Mobile/Modular Dwelling Sites</b>  In this Section, the yard setbacks shall be measured from the lot line of the line dividing the dwelling site from the internal streets of the mobile home park.  i) <b>Lot Area, minimum</b> 613.1 m<sup>2</sup> (6,600 ft<sup>2</sup>)  ii) <b>Front Yard, minimum</b> 8.2 m (27 ft)  iii) <b>Interior Side Yard, minimum</b> 3.0 m (10 ft)  iv) <b>Yard, minimum</b> 9.1 m (29.8 ft)  v) <b>Floor Area, minimum</b> 53.5 m<sup>2</sup> (576 ft<sup>2</sup>)  vi) <b>Off-Street Parking Spaces, minimum</b> 2 spaces  vii) <b>Accessory Buildings:</b>  Notwithstanding Section 6.1, the total combined lot coverage of all buildings including dwellings and accessory buildings shall not exceed 25 percent.</p>
<p><b>33.22</b>  Wellington Acres</p>	<p><b>R1A-22</b></p>	<p>Notwithstanding any other provisions to the contrary, the land zoned <b>R1A-22</b> may only be used for a Mobile Home Park subject to the following:</p> <p><b>a) Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• <b>Mobile Homes</b> and uses, buildings and structures accessory thereto</li> <li>• <b>Modular Residential Dwelling Units</b> and uses, buildings and structures accessory thereto</li> <li>• <b>One single detached residential dwelling</b> subject to the regulations of c) as set out below</li> <li>• Uses, buildings and structures accessory to the Mobile Home Park.</li> </ul> <p><b>b) Regulations for Mobile Home Park</b>  i) <b>Front Yard, minimum</b> 12.2 m (40 ft)  ii) <b>Rear Yard, minimum</b> 12.2 m (40 ft)</p> <p><b>c) Regulations for Mobile/Modular Dwelling Sites</b>  In this Section, the yard setbacks shall be measured from the lot line of the line dividing the dwelling site from the internal streets of the mobile home park.  i) <b>Site Area, minimum</b> 929 m<sup>2</sup> (10,000 ft<sup>2</sup>)  ii) <b>Front Yard, minimum</b> 8.2 m (27 ft)  iii) <b>Interior Side Yard, minimum</b> 3.0 m (10 ft)  iv) <b>Exterior Side Yard, minimum</b> 7.6 m (24.9 ft)  v) <b>Rear Yard, minimum</b> 9.1 m (29.8 ft)  vi) <b>Floor Area, minimum</b> 76.1 m<sup>2</sup> (820 ft<sup>2</sup>)</p>

RURAL AREAS – EXCEPTION ZONES – SPECIAL PROVISIONS

<p><b>33.22</b> – cont'd</p>		<p>vii) <b>Off-Street Parking Spaces, minimum 2 spaces</b>  viii) <b>Accessory Buildings:</b> Notwithstanding Section 6.1 the total combined lot coverage of all buildings on the mobile home/modular dwelling site including dwellings and accessory buildings not exceed 25 percent  ix) <b>Building Height, maximum:</b> no higher than the height of the mobile home</p>
<p><b>33.23</b>  Lot 2,  Con 4,  Luther</p>	<p><b>A-23</b></p>	<p>Notwithstanding Section 8.4.1, minimum lot area requirements for a second residential dwelling, the land zoned <b>A-23</b> may be permitted a second residential dwelling.</p> <p>In addition to the uses permitted in the Agriculture (A) zone, section 8, the following additional use is permitted:  a) The operation of a dog kennel.</p> <p>And further that the use is subject to the By-law to Regulate and Provide for the Keeping, Control and Licensing of Dogs.</p>
<p><b>33.24</b>  Part Lot 20,  Con 6  8891 Con 7</p>	<p><b>AC-24</b></p>	<p>Notwithstanding the uses permitted in Section 23.1 or any other provisions to the contrary, the land zoned AC-24 may be used for a livestock transport facility and including buildings and structures associated with the permitted use. Accessory office uses may also be permitted in association with the permitted use within the proposed shop on the property.</p> <p>In addition, the following regulations shall apply to the land zoned AC-24:  a) Setback requirements of Section 6.20 from any NE Zone shall apply to the subject land.</p> <p>Except as provided for above, the land zoned AC-24 will be subject to all other applicable regulations of this By-law as amended.</p> <p style="text-align: right;">(By-law 106-21 – Gingrich)</p>
<p><b>33.25</b>  Part Lot 1,  Concession 9  9638 Con 8 &amp;  9630 Con 8</p>	<p><b>A-25</b></p>	<p>In addition to the uses permitted in Section 8.5, the following additional uses are permitted:</p> <ul style="list-style-type: none"> <li>• A Motor Vehicle Towing company and accessory storage including a yard compound (temporary vehicle impoundment)</li> <li>• An accessory self service and repair of company vehicles for MTO inspections.</li> </ul> <p>The above uses specifically do not permit the following:</p>

**RURAL AREAS – EXCEPTION ZONES – SPECIAL PROVISIONS**

<p><b>33.25</b> – cont'd</p>		<p>a) A Motor Vehicle Salvage Yard is not a permitted use;  b) The storage of tires, scrap metal, construction material, and/or other debris is not permitted;  c) A Transport Establishment is not a permitted use.</p> <p>In addition, the following Sections of the by-law shall apply:</p> <ul style="list-style-type: none"> <li>• Section 6.3 Buffer Area</li> <li>• Section 6.9 External Lighting</li> <li>• Section 6.11 Garbage Storage Areas</li> <li>• Section 6.25 Outdoor Display Areas</li> <li>• Section 6.26 Outdoor Storage Requirements.</li> </ul> <p>Access for the lands zoned A-25 will be onto Concession 8. Access will not be permitted onto Highway 89.</p> <p>Prior to any development or site alteration taking place on site, the Township approval of a site plan is required, including but not limited to landscaping and outdoor storage area locations, and the registration of a site plan agreement are achieved.</p> <p style="text-align: right;">(Bylaw 058-22 – Woods)</p>
<p><b>33.26</b>  Part Lot 13,  Part Div 4,  RP 60R-2772,  Part 1 (Arthur)  7294 SR 5 W</p>	<p><b>RIN-26</b></p>	<p>In addition to the other permitted in the Rural Industrial (RIN) zone, the indoor cultivation of cannabis for commercial sale by a licensed producer is permitted subject to approval and licensing by Health Canada under the Cannabis Act or subsequent regulations.</p> <p style="text-align: right;">(By-law 043-19 – Beamish)</p>
<p><b>33.27</b>  Lot 19,  Conc. 2</p>	<p><b>A-27</b></p>	<p>Notwithstanding the permitted uses of Section 8.1 or any other provisions to the contrary, the land zoned <b>A-27</b> may only be used for farm implement sales establishment and an automotive sales establishment including an accessory residential dwelling, and uses, buildings and structures accessory to the foregoing.</p> <p>In addition, not more than ten (10) motor vehicles may be parked or stored on the lot.</p>
<p><b>33.28</b>  Lot 27,  Conc. 6</p>	<p><b>A-28</b></p>	<p>Notwithstanding Section 8.1 or any other provisions to the contrary, the land zoned <b>A-28</b> may <b>only</b> be used for the restoration of farm implements/equipment and motor vehicles and includes uses, buildings and structures accessory to permitted uses.</p> <p>In addition, not more than four (4) customer vehicles may be parked or stored on the lot.</p>

RURAL AREAS – EXCEPTION ZONES – SPECIAL PROVISIONS

<p><b>33.29</b> Kenilworth</p>	<p><b>R1A-29</b></p>	<p>In addition to the uses permitted in Section 9.1, the land zoned <b>R1A-29</b> may also be used for the parking of trucks including transports, trailers and combinations thereof, which are owned by the owner of the property.</p>
<p><b>33.30</b> Kenilworth</p>	<p><b>C5-30</b></p>	<p>a) In addition to the uses permitted in Section 20.1, the land zoned <b>C5-30</b> may also be used for the following:</p> <ul style="list-style-type: none"> <li>i) One Residential Dwelling, plus the following commercial uses; and,</li> <li>ii) The service, storage and sales of Golf Carts.</li> </ul> <p>b) The above-noted permitted uses are subject to the following regulations:</p> <ul style="list-style-type: none"> <li>i) Further subdivision of the property into smaller parcels shall be prohibited. The minimum lot area shall be 1.20 acres and the minimum lot frontage shall be 195 feet;</li> <li>ii) Pursuant to Section 20.3 (a), no Outdoor Storage related to the permitted commercial use shall be permitted;</li> <li>iii) A buffer strip shall be provided along the property’s northern boundary, in accordance with Section 6.3 or as mutually agreed upon between neighbours;</li> <li>iv) Except as provided for above, the permitted uses shall be subject to all Hamlet Commercial zone regulations in Sections 20.2 and 20.3, as well as all General Provisions in Section 6.</li> </ul>
<p><b>33.31</b> Kenilworth</p>	<p><b>C5-31</b></p>	<p>Notwithstanding Section 20.1 or any other provisions to the contrary, the land zoned <b>C5-31</b> may <b>only</b> be used for the storage of fertilizer including uses, buildings and structures accessory thereto subject to the following regulations shall apply:</p> <ul style="list-style-type: none"> <li>a) <b>Lot Area, minimum</b> as existing</li> <li>b) <b>Front Yard, Minimum</b> 10.7 m (35.1 ft.)</li> <li>c) <b>Side Yard, Minimum</b> 3 m (9.8 ft.)</li> <li>d) <b>Rear Yard, Minimum</b> 3 m (9.8 ft.)</li> </ul>
<p><b>33.32</b> Kenilworth</p>	<p><b>C5-32</b></p>	<p>Notwithstanding the permitted uses of Section 20.1 or any other provisions to the contrary, the land zoned <b>C5-32</b> may <b>only</b> be used for storage of licensed vehicles and farm implements and equipment including uses, buildings and structures accessory thereto.</p>
<p><b>33.33</b> Kenilworth</p>	<p><b>C5-33</b></p>	<p>Notwithstanding the permitted uses of Section 20.1 or any other provisions to the contrary, the land zoned C5-33 may</p>

RURAL AREAS – EXCEPTION ZONES – SPECIAL PROVISIONS

<p><b>33.33</b> – cont'd</p>		<p>only be used for the storage and repair of licensed motor vehicles and farm implements/equipment, and one diesel fuel pump and underground diesel fuel storage facilities to be used for the owner's personal use subject to the following regulations:</p> <ul style="list-style-type: none"> <li>a) <b>Lot area, minimum</b> As existing</li> <li>b) <b>Front Yard, minimum</b> 15.2 m (49.9 ft)</li> <li>c) <b>Interior Side Yard, minimum</b> 15.2 m (49.9 ft)</li> <li>d) <b>Rear Yard, minimum</b> 15.2 m (49.9 ft)</li> <li>e) <b>Lot Coverage, maximum</b> 25 %</li> <li>f) <b>Buffer Area/Strip:</b> A 3.0 m (10 ft) wide buffer strip shall be provided in any yard adjacent to a residential zone.</li> </ul>
<p><b>33.34</b> Kenilworth</p>	<p><b>C5-34</b></p>	<p>In addition to the uses permitted in Section 20.1, the land zoned <b>C5-34</b> may also be used for a Bed and Breakfast establishment (Class 1) subject to the following regulations:</p> <ul style="list-style-type: none"> <li>a) <b>Lot Area, minimum</b> 0.097 ha (0.24 ac)</li> <li>b) <b>Lot Frontage, minimum</b> 17.1 m (56.1 ft)</li> <li>c) <b>Front Yard, minimum</b> as existing</li> <li>d) <b>Side Yards, minimum</b> as existing</li> <li>e) <b>Rear Yard, minimum</b> as existing</li> <li>f) <b>Off-Street Parking Requirements:</b> <ul style="list-style-type: none"> <li>i) Minimum of 6 parking spaces, which shall include off-street parking, spaces for the accessory residential dwelling unit.</li> <li>ii) Access to off-street parking spaces shall be from Sideroad 7 E</li> </ul> </li> </ul>
<p><b>33.35</b></p>	<p><b>C5-35</b></p>	<p>Notwithstanding Section 17.1 or any other provisions to the contrary, the land zoned <b>C5-35</b> may only be used for an auto body repair shop and related uses including buildings for the permitted use.</p>
<p><b>33.36</b> Riverstown</p>	<p><b>C2-36</b></p>	<ul style="list-style-type: none"> <li>a) <b>Permitted Uses</b> <ul style="list-style-type: none"> <li>i) All of the uses specified in Section 17, Highway Commercial (C2) zone, shall be permitted, except for the following which shall be prohibited: automotive washing establishment, banquet hall, funeral home, hotel, motel and motor hotel. The following additional uses shall also be permitted: single detached residential dwelling, auto body repair shop, antique store / market, commercial / private club, day nursery,</li> </ul> </li> </ul>

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<p><b>33.36</b> – cont’d</p>		<p>medical clinic, personal service shop and companion animal hospital.</p> <p><b>b) Regulations</b></p> <p>i) The lands zoned C2-36 shall be subject to the regulations for the Hamlet Commercial (C5) zone, Sections 20.2 and 20.3, not the regulations for the Highway Commercial (C2) zone.</p> <p>ii) In order to protect the undeveloped Hamlet area to the east, planting strips shall be established, within the C2-36 zone, along the eastern zone boundary in accordance with Section 6.3 in the following locations:</p> <ul style="list-style-type: none"> <li>• along the northernmost 60.96 m (200 ft) of the zone boundary and</li> <li>• if a commercial building/use is established north of the existing dwelling and south of the 60.96 m. of buffer noted immediately above, then an additional planting strip shall be provided along the zone boundary, of sufficient length, to screen the building, parking area and any outdoor display area.</li> </ul> <p>iii) Notwithstanding Section 6.24 of this by-law, the maximum number of commercial main buildings permitted within the zone shall be not greater than 3.</p> <p>iv) Notwithstanding item (i) above, or Section 20.3 a), outdoor display shall be permitted and the regulations of Section 6.25, Outdoor Display Areas, shall be complied with.</p> <p>v) Any vehicles used for salvaging, wrecking or recycling of parts, must be stored indoors.</p> <p>(H)C2–36 The “H” symbol may be removed once Council is satisfied that any stormwater management issues have been addressed.</p>
<p><b>33.37</b> Riverstown</p>	<p><b>RIN-37</b></p>	<p>In addition to the uses permitted in Section 25.1, the land zoned RIN-37 may be used for a motor vehicle salvage, wrecking and recycling facility including an accessory business office subject to the following regulations.</p>

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<p><b>33.37</b> – cont'd</p>		<p>a) <b>Lot area, maximum</b> 4 ha (10 ac)</p> <p>b) <b>Lot Frontage, minimum</b> 156 m (512 ft)</p> <p>c) <b>Lot Depth, minimum</b> 259 m (850 ft)</p> <p>d) <b>Front Yard, minimum</b> 7.5 m (24.6 ft)</p> <p>e) <b>Side Yard, minimum</b> 3.5 m (11.5 ft)</p> <p>f) <b>Rear yard, minimum</b> 60 m (197 ft)</p> <p>In addition, the required rear yard shall be used as a planting strip and no buildings, structures including water wells are permitted in the required rear yard.</p> <p>g) In addition to the requirements of Section 6.3, a buffer area in the form of a 1.8 metre (6 feet) high berm with a 1.5 (5 feet) high fence shall be provided along the entire length of the north and east sides of the property.</p> <p>h) <b>Storage Areas</b> – no underground storage or burying of wrecked, dismantled and recycled materials is permitted on site. Above ground storage areas for up to 1,000 tires will be permitted on site. The site plan for the proposed development will identify the location of any potential storage areas on the subject property including the storage area for tires.</p>
<p><b>33.38</b></p>	<p><b>E I-38</b></p>	<p>In addition to the permitted uses of Section 26.1, the land zoned <b>EI-38</b> may also be used the testing of industrial products produced or used by the industries located along McDonald Rd in the Hamlet of Riverstown provided the testing does not involve obnoxious or noxious airborne gases and/or smoke which may be hazardous or injuries to public health and safety.</p>
<p><b>33.39</b> Riverstown</p>	<p><b>E I-39</b></p>	<p>In addition to the permitted uses of Section 26.1, the land zoned <b>EI-39</b> may also be used for the storage of industrial products produced or used by the industries located along McDonald Rd in the Hamlet of Riverstown.</p>
<p><b>33.40</b> Lot 1, Conc. 2</p>	<p><b>RIN-40</b></p>	<p>Notwithstanding Section 26, or any other provision to the contrary, the land zoned RIN-40 may only be used for the storage, maintenance and repair of building-moving equipment and supplies; accessory business offices; two single detached residential dwellings, and uses, buildings and structures accessory thereto subject to the following regulations:</p> <p>a) <b>Lot Area, minimum</b> as existing</p> <p>b) <b>Lot Frontage, minimum</b> as existing</p> <p>c) <b>Front Yard, minimum</b> as existing</p> <p>d) <b>Side Yard, minimum</b> 9.7 m (31.8 ft)</p> <p>e) <b>Rear Yard, minimum</b> 9.7 m (31.8 ft)</p>

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<p><b>33.40</b> – cont'd</p>		<p>f) <b>Building Height, maximum</b> 2 storey</p> <p>g) <b>Ground Floor Area, minimum for residential dwelling</b> 92.9 m<sup>2</sup> (1,000 ft<sup>2</sup>)</p> <p>h) <b>Lot Coverage, maximum</b></p> <p>i) Residential 33%</p> <p>ii) Industrial use 25%</p> <p>i) <b>Off-Street Parking and Loading Requirements:</b> There shall be no off-street parking, loading or storage of equipment, machinery or supplies within the front yard of the industrial use.</p> <p>j) No building or structure used for industrial purposes shall be located closer than 60.9 m (199.9 ft) to a residential dwelling</p> <p>k) A buffer area shall be provided along the west and south boundaries of the lot used for industrial purposes.</p>
<p><b>33.41</b> Lot 12, Conc. 5</p>	<p><b>AC-41</b></p>	<p>Notwithstanding the permitted uses of Section 23.1, the land zoned AC-41 may only be used for storage facilities for masonry building supplies and related uses, buildings and structures, and a single detached dwelling. The single detached dwelling shall be subject to the regulations of the R1A zone except for the following:</p> <p>a) Interior Side Yard, Minimum 6 ft (1.8 m)</p> <p>b) Exterior Side Yard, Minimum 12 ft (3.7 m)</p> <p>c) No Maximum Lot Coverage for accessory buildings</p>
<p><b>33.42</b> Lot 10, Conc. 14</p>	<p><b>AC-42</b></p>	<p>Notwithstanding Section 23.1 or any other provisions to the contrary, the land zoned <b>AC-42</b> may <b>only</b> be used for a plumbing and heating sales and service business and a single detached residential dwelling, that is subject to the regulations of the R1A Zone except for the following:</p> <p>a) <b>Interior Side Yard, Minimum</b> 6 ft (1.8 m)</p> <p>b) <b>Exterior Side Yard, Minimum</b> 12 ft (3.7 m)</p> <p>c) No Maximum Lot Coverage for accessory buildings</p>
<p><b>33.43</b></p>		<p>Deleted by Housekeeping By-law 003-2026</p>
<p><b>33.44</b> Lot 14, Conc. 12</p>	<p><b>A-44</b></p>	<p>Notwithstanding the permitted uses of Section 8.1 or any other provisions to the contrary, the land zoned <b>A-44</b> may only be used for an automotive body repair shop and a single detached residential dwelling that is subject to regulations of the R1A Zone except for the following:</p> <p>a) <b>Interior Side Yard, Minimum</b> 6 ft (1.8 m)</p> <p>b) <b>Exterior Side Yard, Minimum</b> 12 ft (3.7 m)</p> <p>c) No Maximum Lot Coverage for accessory buildings</p>

RURAL AREAS – EXCEPTION ZONES – SPECIAL PROVISIONS

<p><b>33.45</b> Lot 12, Conc. 8</p>	<p><b>AC-45</b></p>	<p>Notwithstanding Section 23.1 or any other provisions to the contrary, the land zoned <b>AC-45</b> may only be used for a garage-machine shop subject to the regulations of Section 23.2. In addition, an accessory single detached residential dwelling shall be permitted subject to the applicable regulations of the R1A Zone except for the following:</p> <ul style="list-style-type: none"> <li>a) <b>Interior Side Yard, Minimum</b> 6 ft (1.8 m)</li> <li>b) <b>Exterior Side Yard, Minimum</b> 12 ft (3.7 m)</li> <li>c) No Maximum Lot Coverage for accessory buildings.</li> </ul>
<p><b>33.46</b> Lot 18, Conc. 1</p>	<p><b>C2-46</b></p>	<p>Notwithstanding the permitted uses of Section 17.1, the land zoned C2-46 may only be used for the following:</p> <ul style="list-style-type: none"> <li>a) An automotive service station including a gas bar;</li> <li>b) A farm supply business including the sale and service of farm equipment;</li> <li>c) The sale and storage of fertilizers and pesticides;</li> <li>d) A farm produce outlet; and</li> <li>e) Uses, buildings and structures accessory thereto</li> </ul> <p>The following regulations shall apply to the land zoned C2-46:</p> <ul style="list-style-type: none"> <li>a) <b>Lot Frontage, Minimum</b> 100 m (328 ft)</li> <li>b) <b>Lot Area, Minimum</b> 1.0 ha (2.5 ac)</li> <li>c) <b>Lot Coverage, Maximum</b> 10%</li> <li>d) <b>Gross Floor Area, maximum</b> 940 m<sup>2</sup> (10,118 ft<sup>2</sup>)</li> <li>e) <b>Front Yard, Minimum</b> <ul style="list-style-type: none"> <li>i) Gas bar 12 m (39.4 ft)</li> <li>ii) All other buildings and structures 36 m (118.1 ft)</li> </ul> </li> <li>f) <b>Side Yard, Minimum</b> 28 m (92 ft)</li> <li>g) <b>Rear yard, Minimum</b> 11 m (36.1 ft)</li> <li>h) <b>Building Height, Maximum</b> 2 storeys</li> <li>i) <b>Off-Street Parking:</b> a minimum of 35 spaces with dimensions of 3.1 m (10 ft) x 6.1 m (20 ft).</li> <li>j) <b>Loading Space:</b> a minimum one (1) space with dimensions of 3.7 m (12 ft) x 9.1 m (29.8 ft).</li> </ul>
<p><b>33.47</b> Lots 5 &amp; 6, Conc. 4</p>	<p><b>A-47</b></p>	<p>In addition to the permitted uses of Section 8.1, the land zoned <b>A-47</b> may also be used for Equipment and motor vehicle repair and motor vehicle licensing subject to the applicable regulations of Section 8.2 and the following specific regulations:</p> <ul style="list-style-type: none"> <li>a) <b>Ground Floor Area,</b> maximum for the shop 609.6 m<sup>2</sup> (2,000 ft<sup>2</sup>)</li> </ul>

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33.47 – cont'd		<p>b) <b>Front Yard, Minimum</b> for the shop of 76.2 m (250 ft.)</p> <p>c) <b>Side Yard</b>, northwest of implement shed shall be as existing.</p>
33.48 Part Lot 19, Conc. 6 7409 SR 7 W	A-48	<p>Notwithstanding any other section of this by-law to the contrary, a Kennel may be permitted in addition to the uses permitted under the Agriculture (A) Zone, and shall operate in accordance with the regulations set out in the Townships Dog Licensing By-law, as amended.</p> <p style="text-align: right;">(By-law 076-19 – Martin)</p>
33.49 Part Lot 11, Concession 3 N 9230 Conc. 2	A-49	<p>Notwithstanding Section 6.1.2 c) or any other section of this by-law, the minimum interior side yard setback for an accessory building (garage) is 2.1 m (6.8 ft).</p> <p style="text-align: right;">(By-law 059-22 – Piller)</p>
33.50 Lot 1, Conc. 3	A-50	<p>In addition to the permitted uses of Section 8.1, the land zoned <b>A-50</b> may also be used for the following:</p> <p>a) A contractor’s yard provided the use is accessory to the primary residential use of the property and provided the occupant of the residential dwelling on the property conducts it.</p> <p>b) Safety inspections of motor vehicles used in the above-noted contractor’s yard operation and safety inspections of motor vehicles owned by the general public or other businesses shall be permitted.</p> <p>c) Outdoor storage of goods, material or supplies accessory to the Contractor’s yard will only be permitted in the rear yard. Any portion of the area used for outdoor storage, which does not adjoin an exterior wall shall be completely enclosed by a fence, buffer or planting strip or combination thereof.</p>
33.51 Lot 5, Conc. 1	RIN-51	<p>In addition to the uses permitted in Section 25.1 RIN Rural Industrial Zone, an existing single detached residential dwelling is permitted as an accessory use. All other provisions of Section 25 shall apply to the Rural Industrial uses, buildings and structures on the land zoned <b>RIN-51</b>. The provisions of Section 9.2 – Regulations of the R1A Zone shall apply to the accessory single detached dwelling in the <b>RIN –51</b>.</p> <p>Except as amended, all other applicable provisions of this By-law shall apply to the subject land.</p>
33.52 Conc. 9, Part Lot 1 & 2	A-52	<p>Notwithstanding Section 8.5.2.4, the minimum rear yard for the existing dwelling within the lands zoned <b>A-52</b> shall be 5.6 m (18.4 ft).</p> <p style="text-align: right;">(By-law 080-22 – Brian Smith)</p>

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<p><b>33.53</b></p>	<p><b>AC-53</b></p>	<p>In addition to the permitted uses of Section 23.1, on the north part of Lot 1, Concession 2 in the Township of Wellington North, formerly the Township of West Luther, a Transport Establishment as defined in Section 5.228 is permitted. Accessory warehousing, office space, and a repair shop are permitted in association with the main use. In addition, one single detached dwelling may be permitted as an accessory residential use subject to the regulations of Section 9.2. The following additional regulations shall apply to the Transport Establishment.</p> <p>a) In addition to Section 6.27 Parking Space Regulations, the temporary parking of transport truck and tractor-trailers associated with the Transport Establishment shall be located to the rear of the existing building.</p> <p>b) Except as provided for above, the land zoned <b>AC-53</b> on the north part of Lot 1, Concession 2, formerly in the Township of West Luther shall be subject to all other applicable regulations of the Zoning By-law.</p>
<p><b>33.54</b> Damascus</p>	<p><b>C5-54</b></p>	<p>Notwithstanding Section 20.1 or any other provisions to the contrary, the land zoned <b>C5-54</b> may <b>only</b> be used for automotive body repair shop, maintenance and storage subject to the following regulations:</p> <p>a) <b>Lot Frontage, minimum</b> 20.1 m (66 ft)</p> <p>b) <b>Lot Depth, minimum</b> 50.3 m (165 ft)</p> <p>c) Flammable and combustible liquids are to be stored in CSA or ULC approved containers;</p> <p>d) Procedure for the disposal of used oil to comply with the Ministry of Environment requirements as set out under Regulation 309 of the Environmental Protection Act;</p> <p>e) Should the existing building be removed; any new structure is to comply with the following:</p> <p>i) <b>Rear Yard, Minimum</b> 22.9 m (75 ft)</p> <p>ii) <b>Side Yard, Minimum</b> 1.5 m (5 ft)</p> <p>iii) <b>Front Yard, Minimum</b> 7.6 m (24.9 ft)</p>
<p><b>33.55</b> Damascus</p>	<p><b>NE-55</b></p>	<p>The lands zoned <b>NE-55</b> are areas that have been identified by the Grand River Conservation Authority as being within the “Flood Fringe”. Notwithstanding Section 30, these lands may be used for the purposes listed in Section 9.1, excluding a Bed and Breakfast Establishment, of the Residential R1A Zone. Development will be subject to the regulations of Section 9.2 and Sections 6.1.</p>

RURAL AREAS – EXCEPTION ZONES – SPECIAL PROVISIONS

<p><b>33.55</b> – cont'd</p>		<p>The following regulations shall apply for existing buildings in the <b>NE-55</b> Zone:</p> <ul style="list-style-type: none"> <li>a) <b>Side Yard, Minimum</b> 1.8 m (6 ft)</li> <li>b) <b>Exterior Side Yard, Minimum</b> 3.7 m (12 ft)</li> <li>c) No Maximum Lot coverage for accessory buildings. Hamlet Commercial and Institutional uses will require a rezoning. Development on the land zoned <b>NE-55</b> will be subject to the following additional regulations: <ul style="list-style-type: none"> <li>a) No basements will be permitted;</li> <li>b) Mechanical, Electrical and Heating equipment will be located above the regulatory flood level;</li> <li>c) Any filling or removal of fill, construction, or other alteration to waterways, in the area will require a “Fill, Construction, and Alteration to waterways” permit from the Conservation Authority.</li> <li>d) The habitable floor space elevation of any new residential dwelling unit is located above the elevation of the Regulatory Flood Level.</li> </ul> </li> </ul>
<p><b>33.56</b> All Treat</p>	<p><b>RIN-56</b></p>	<p>Notwithstanding any other provisions to the contrary, the land zoned <b>RIN-56</b> may be used as follows:</p> <ul style="list-style-type: none"> <li>a) The packaging, processing and distribution of potting soils, bird seeds and worms, horticultural products and pet supplies;</li> <li>b) The shredding, processing, packaging and the distribution of bark;</li> <li>c) Warehousing and storage of the aforementioned uses, which shall include indoor and outdoor storage areas, office space, washroom facilities, lunchrooms, garages, off-street parking and off-street loading areas and implement shed.</li> </ul>
<p><b>33.57</b> All Treat</p>	<p><b>RIN-57</b></p>	<p>Notwithstanding any other provisions to the contrary, the land zoned <b>RIN-57</b> may be used for the processing/composting of agricultural/horticultural products for the production and manufacture of potting soil and fertilizer subject to the following regulations:</p> <ul style="list-style-type: none"> <li>a) The additional buildings shall have a setback of 45 m (148 ft) from the lot line of Wellington Rd 12; and a setback of 37 m (121 ft) from the southerly property line in Lot 9, Concession 19.</li> </ul>



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<p><b>33.66</b> – cont'd</p>		<p>d) <b>Ground Floor Area, minimum for Residential Dwelling Unit</b> 92.9 m<sup>2</sup> (1,000 ft<sup>2</sup>)  e) <b>Front Yard, minimum</b> 18.3 m (60.0 ft)  f) <b>Side Yard, minimum</b> 7.6 m (24.9 ft)  g) <b>Rear Yard, minimum</b> 10.7 m (35.1 ft)</p>
<p><b>33.67</b> Lot 30, Conc 6</p>	<p><b>A-67</b></p>	<p>Notwithstanding Section 8.2.1, the minimum lot area for the land zoned <b>A-67</b> shall be 19.4 ha (48 ac).</p>
<p><b>33.68</b> Lot 35, Conc 1</p>	<p><b>A-68</b></p>	<p>Notwithstanding any other provisions to the contrary, the land zoned <b>A-68</b> shall only be used for private open space uses consisting only of a landscaped coniferous tree screen. Absolutely no buildings of any kind shall be permitted.</p>
<p><b>33.69</b> W Part of Lot 6 Conc. 3 8236 Line 2, West Luther</p>	<p><b>A-69</b></p>	<p>Notwithstanding Section 6.1.4 b) or any other section of this by-law, the accessory building on the day of passing of this by-law may have a maximum floor area of 400 m<sup>2</sup> (4,305.5 ft<sup>2</sup>). Subject to the following conditions:</p> <ul style="list-style-type: none"> <li>a) Enlargement of this building is not permitted.</li> <li>b) Additional accessory structures are not permitted including a hobby barn or building under the home industry provisions.</li> <li>c) Removal of the existing building shall void this provision.</li> </ul> <p style="text-align: right;">(By-law 78-19 – McAlister)</p>
<p><b>33.70</b> Lot 28, Conc. 4</p>	<p><b>A-70</b></p>	<p>Notwithstanding Section 8.2.1, for the land zoned <b>A-70</b>, the minimum lot area shall be 19.9 ha (49.2 ac).</p>
<p><b>33.71</b> Lot 13, WOSR</p>	<p><b>A-71</b></p>	<p>Notwithstanding the permitted uses of Section 8.1, the land zoned <b>A-71</b> may only be used for a sanitary waste landfill including any associated buffer areas.</p>
<p><b>33.72</b> Lot 15, Conc. 4</p>	<p><b>A-72</b></p>	<p>Notwithstanding the provisions of Section 8.3 of the Agricultural Zone, for the land zoned A-72, the existing 668.8 m<sup>2</sup> (7,200 ft<sup>2</sup>) bank barn may be used as a hobby barn. Should the existing barn be replaced with a new building, the new barn shall comply with the hobby barn provisions of Section 8.3. In addition, the land zoned A-72 shall be permitted a maximum of 10 livestock units, wherein a livestock unit will be determined using Table 1- Animal Groups of the MDS 1 Formula in Appendix B.</p> <p>Notwithstanding Section 8.4 of the Agricultural Zone, the land zoned A-72 may be permitted a second residential dwelling with a minimum floor area of 91.8 m<sup>2</sup>. (988 ft<sup>2</sup>). The minimum lot area requirement of the land zoned A-72 is 2.0 hectares (5.0 acres). All setbacks for the existing buildings and structures (single detached dwellings, metal clad drive</p>

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33.72 – cont'd		shed, and bank barn) shall comply with the applicable regulations of the Agricultural Zone.
33.73 Lot 2, Conc. 9	A-73	<p>In addition to the permitted uses of Section 8 of the Agricultural Zone, the land zoned <b>A-73</b>, may be permitted a parochial school and accessory uses such as playgrounds, ball diamonds, and parking areas.</p> <p>Notwithstanding the regulations of Section 8.2, the following regulations shall apply to the land zoned <b>A-73</b>.</p> <ul style="list-style-type: none"> <li>a) <b>Lot area, maximum</b> 1.38 ha (3.4 ac)</li> <li>b) <b>Lot frontage, maximum</b> 189 m (620.0 ft) along Wellington Rd 16</li> <li>c) <b>Lot depth</b> 73.2 m (240.0 ft)</li> <li>d) <b>Front Yard, minimum</b> 7.6 m (24.9 ft)</li> <li>e) <b>Interior Side Yard</b>, minimum of one half the building height but where ½ the building height is less than 3.0 m (9.8 ft.) the minimum interior side yard shall be 3.0 m (9.8 ft.).</li> <li>f) <b>Rear Yard, minimum</b> 7.6 m (24.9 ft)</li> <li>g) <b>Lot Coverage</b>, maximum for the area zoned <b>A-73</b> shall be 40%</li> <li>h) Off-street parking shall be in accordance with Section 6.27</li> <li>i) The north part of the subject property, measuring 55 m (180.0 ft) of frontage by 73.2 m (240.0 ft) in depth shall remain in the Agricultural Zone. This area contains Minimum Distance Separation Arcs for the existing livestock facilities. No buildings, structures or uses associated with the parochial school shall be permitted within this defined area.</li> </ul>
33.74 W ½ Lot 3, Conc. 7	NE-74	<p>Notwithstanding the provisions of Section 30.1 and 30.2 of the Natural Environment Zone, on the land zoned NE-74, the construction and erection of a manure storage facility is permitted as approved by the Grand River Conservation Authority under application 149/02.</p> <p>Except as amended all other applicable provisions of this By-law shall apply to the subject land.</p>
33.75		Deleted by Housekeeping By-law 003-2026
33.76	A-76	a) Notwithstanding the permitted uses of Section 8.5.1 of the Agricultural Zone, the land zoned <b>A-76</b> , shall be permitted a single detached dwelling including an accessory residential dwelling unit attached to or

RURAL AREAS – EXCEPTION ZONES – SPECIAL PROVISIONS

<p><b>33.76</b> – cont'd</p>		<p>within the existing single detached dwelling on the property. The establishment of such accessory residential dwelling unit shall comply with all requirements of the Ontario Building Code.</p> <p>b) Notwithstanding Section 8.3.1 of the Agricultural Zone, the land zoned <b>A-76</b> is permitted a hobby barn within a portion of an accessory building. The maximum ground floor area of the hobby barn shall be 64.0 m<sup>2</sup>. (690.0 ft<sup>2</sup>). In addition, a maximum of 2 livestock units shall be permitted, wherein for the purposes of the <b>A-76</b> zone, livestock unit is defined as a horse. The hobby barn shall comply with all setback requirements of Section 8.3.2 except that the hobby barn setback to the north interior lot line and the rear lot line shall be a minimum of 4.57 m (15 ft).</p> <p>c) Notwithstanding Section 6.1.4 of the General Provisions, the maximum ground floor area of all accessory buildings in the A-76 Zone, including the hobby barn, shall be 127.7 m<sup>2</sup> (1,375 ft<sup>2</sup>).</p>
<p><b>33.77</b></p>	<p><b>A-77</b></p>	<p>a) Notwithstanding Sections 8.2.1 and 8.5.1, the 10 ± acre parcel zoned <b>A-77</b> shall be allowed to have an agricultural use consisting of an aquaculture/ greenhouse operation. The operation shall consist of not more than two (2) greenhouses. The maximum permitted floor area for each individual greenhouse shall be no greater than 464.5 m<sup>2</sup> (5,000 ft<sup>2</sup>). The operation shall be considered to be a primary use and may be established prior to a dwelling being established on the property.</p> <p>b) Notwithstanding Sections 8.2.3(d) and 8.5.2.3 or any section of this by-law to the contrary, the Front Yard Minimum, shall be 121.92 m (400 ft) for the aquaculture / greenhouse operation.</p> <p>c) Notwithstanding Sections 8.2.4(d) and 8.5.2.5 or any section of this by-law to the contrary, the Interior Side Yard Minimum, on the east side of the property shall be 6.09 m (20.0 ft.) for the aquaculture / greenhouse operation.</p> <p>d) Agricultural livestock uses are not permitted. A hobby barn is permitted subject to the requirements of Section 8.3.</p> <p>e) An L-shaped row of conifer trees (e.g. spruce, cedar, fir, pine) shall be required to buffer the property to the west. The row shall be not less than 45.72 m (150</p>

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33.77 – cont'd		ft.) in total length, with a portion following the western property boundary, and a portion being situated south of the greenhouse(s) and perpendicular to the property boundary. Small nursery stock may be used and is to be planted prior to, or at the time of, construction of the first greenhouse.
33.78		Deleted by Housekeeping By-law 003-2026
33.79	AC-79	In addition to the other uses permitted in the Agricultural Commercial (AC) zone, the land zoned <b>AC-79</b> may also be used for the following uses: automotive body repair shop, automotive service station, automotive sales and service establishment and a take-out restaurant.
33.80	A-80	In addition to the other uses permitted in the Agricultural (A) zone, the land zoned A-80 may also be used for a recreational airstrip and accessory uses and buildings. Accessory uses may include tourist trailers and camping for overnight accommodation strictly accessory and subordinate to the recreational airstrip. No tourist trailer shall be used as a principal residence.
33.81 Part of Lot 4, Conc. 9 8158-8184 Line 8, West Luther	A-81	Notwithstanding Section 8.5.2.2 or any other section of this by-law, the minimum lot frontage is 30 m (98.4 ft).  <p style="text-align: right;">(By-law 091-19 – Deer-Run Farms Inc)</p>
33.82	A-82	A woodworking home industry use shall be subject to all of the requirements of this by-law other than as provided for in the following regulations:  a) Notwithstanding Section 6.14 d) of the Home Industry regulations, the maximum ground floor area of any or all buildings or structures or part of a building or structure used for a woodworking operation shall not exceed 464.5 m <sup>2</sup> (5,000 ft <sup>2</sup> ). Of this area, no more than 232.3 m <sup>2</sup> (2,500 ft <sup>2</sup> ) may be used for the woodworking “shop area”. The remaining area may be used for an office, rough lumber storage and finished product storage. Any display of finished product is to be used for wholesale purposes only. Retail sales are not to be promoted through signs or through advertising.  b) In addition to the two full time employees permitted in Section 6.14 e), one additional full time employee

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<p><b>33.82</b> – cont'd</p>		<p>who does not reside on the lot may be employed by the woodworking home industry.</p> <p>c) Section 6.14 g), the minimum setback from the south property line shall be 41.1 m (135 ft).</p> <p>d) Overhead doors directly opening to the workshop area shall not be permitted facing west.</p> <p>i) Overhead doors directly opening into a separate storage area for finished product may be permitted facing west.</p> <p>ii) Overhead doors shall be closed when machinery is in operation between the hours of 6:00 p.m. and 7:00 a.m.</p> <p>e) Any dust collection systems shall be enclosed within the building.</p> <p>f) The above special provisions shall only apply to a woodworking home industry. Other types of home industries that may take place on the property in the future will have to comply with all of the requirements of Section 6.14.</p>
<p><b>33.83</b> Lot 31, Conc. 3</p>	<p><b>A-83</b></p>	<p>Notwithstanding Section 8.2 or any other provisions to the contrary, the land zoned A-83 is subject to the regulations of the A – Agricultural zone except for the following:</p> <p>a) Lot Area, minimum 25.8 ha (63.7 acres)</p> <p>b) Sideroad 30 is deemed to be the lot frontage.</p>
<p><b>33.84</b> Pt. Lot 5, Conc. 11</p>	<p><b>A-84</b></p>	<p>Notwithstanding the Home Industry Regulations of Section 6.14, given its small scale, a milk processing facility shall be considered a home industry on the land zoned <b>A-84</b>.</p> <p>Notwithstanding the regulations of Section 6.14 c) and in addition to the requirements of Section d), the land zoned <b>A-84</b> shall also be permitted a refrigerated storage container with a maximum ground floor area of 47.0 m<sup>2</sup> (500 ft<sup>2</sup>) to be used in conjunction with a small scale milk processing home industry.</p>
<p><b>33.85</b> Lot 28, Division 1 E.O.S.R. Arthur Twp</p>	<p><b>A-85</b></p>	<p>a) Notwithstanding Section 8.3 of the Agricultural Zone or any other provisions to the contrary, the land zoned <b>A-85</b> shall be permitted a hobby barn with a ground floor area of 225.2 sq. m (2,424.00 sq. ft.)</p> <p>b) In addition to the permitted uses of Section 8.5 of the Agricultural Zone or any other provisions to the contrary, the land zoned <b>A-85</b> shall be permitted a riding arena as an accessory use subject to the following regulations:</p>

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<p><b>33.85</b> – cont'd</p>		<ul style="list-style-type: none"> <li>i) Ground Floor Area (maximum): 892 m<sup>2</sup> (9,600 ft<sup>2</sup>)</li> <li>ii) A riding arena shall be for the exclusive use of the householder</li> <li>iii) No employees shall be permitted</li> </ul> <p>c) Notwithstanding Section 6.20 of the General Provisions or any other provisions to the contrary, on land zoned <b>A-85</b> the location of an accessory riding arena in relation to the setback from the limit of the Natural Environment (NE) Zone is permitted as approved by the Grand River Conservation Authority under permit application 189/04”.</p>
<p><b>33.86</b> Lot 4, Conc. 9, Arthur</p>	<p><b>A-86</b></p>	<p>In addition to the permitted uses of Section 8 of the Agricultural Zone, the land zoned A-86 may be permitted a parochial school and accessory uses such as playgrounds, ball diamonds, and parking areas.</p> <p>Notwithstanding the regulations of Section 8.2, the following Regulations shall apply to the land zoned A-86:</p> <ul style="list-style-type: none"> <li>a) <b>Lot area, maximum:</b> 0.4 ha (1 ac)</li> <li>b) <b>Lot frontage, maximum:</b> 60.96m (200 ft) along Sideroad 2 East</li> <li>c) <b>Lot depth:</b> 66.38 m (217.8 ft)</li> <li>d) <b>Front Yard, minimum:</b> 7.6m (24.9 ft)</li> <li>e) <b>Interior Side Yard, minimum:</b> 3 m (9.8 ft)</li> <li>f) <b>Rear Yard, minimum:</b> 7.6 m (24.9 ft)</li> </ul>
<p><b>33.87</b> 7272 Sideroad West (Arthur)</p>	<p><b>RIN-87</b></p>	<p>In addition to the other uses permitted in the Rural Industrial (RIN) zone, outdoor storage without the presence of a primary building is also permitted on the lands zoned <b>RIN-87</b>. This may include tunnel-boring machinery and ancillary components, shipping containers which may contain smaller tunnel-boring machine components and similar equipment. Outdoor storage shall be subject to the requirements of Section 6.26, Outdoor Storage Areas, of this by-law. Notwithstanding Section 6.3 (b), the ultimate height of the planting strip or fence shall be sufficient that any outdoor storage, including shipping containers, are not visible from the street.</p> <p>Notwithstanding Section 6.35.2 (Restricted Uses) the storage of salvage motor vehicles is also permitted subject to the following regulations:</p>

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<p><b>33.87</b> – cont'd</p>		<p>a) Vehicles may only be stored within the existing 1.63 ha/4.0 acre (128 m x 128 m) fenced storage compound.</p> <p>b) Wrecking, disassembly, removal of parts and/or fluids from the motor vehicles is not permitted on the property.</p> <p>c) The storage of tires, scrap metal, construction materials, and/or other debris is not permitted.</p> <p>d) The provisions of Section 6.26 (Outdoor Storage) shall apply. (By-law 040-18 – Streetsville Bush Auto Recycling Inc.)</p>
<p><b>33.88</b> Part of Lot Conc. 2 Twp of West Garafraxa</p>	<p><b>A-88</b></p>	<p>Notwithstanding that the area zoned <b>A-88</b> is not vacant and not created by consent, the lot shall be subject to the regulations of Section 8.5, except as provided for by the following special provisions:</p> <p>a) <b>Front Yard, minimum:</b> as existing for the current building. Any new buildings or structures will have to meet the requirements of Section 8.5.</p> <p>b) <b>Floor Area, minimum:</b> 83.61 m<sup>2</sup> (900 ft<sup>2</sup>) for the existing dwelling. Any new dwelling will have to meet the requirements of Section 8.5.</p>
<p><b>33.89</b> 7318 Sideroad 5 E</p>	<p><b>C2-89</b></p>	<p>a) In addition to the uses permitted in Section 17.1, the land zoned <b>C2-89</b> may also permit a Roof Coatings Contracting Business.</p> <p>b) Notwithstanding Sections 6.26 and 17.3 or any other provisions to the contrary, no outside storage shall be permitted save and except for the storage of vehicles used for the Roof Coatings Contracting Business; and,</p> <p>c) Notwithstanding Section 17.4.10 or any other provisions to the contrary, accessory dwelling units shall not be permitted.</p>
<p><b>33.90</b> N ½ Lot 15, Conc. 10  9089 Concession 11</p>	<p><b>A-90</b></p>	<p>a) In addition to the uses permitted in Section 8.1, the land zoned <b>A-90</b> may also permit a home business allowing the sale of fabric and notions</p> <p>b) Notwithstanding Section 6.14 or any other provisions to the contrary, no outside storage shall be permitted</p> <p>c) That the building shall have a maximum area of 2,800 ft<sup>2</sup></p> <p>d) That a maximum of 4,900 ft<sup>2</sup> be used for the sale of fabrics and notions and other small scale dry good items</p> <p>e) That a maximum of 800 ft<sup>2</sup> be used for the purposes of a garage and personal storage area;</p>

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<p><b>33.90</b> – cont'd</p>		<p>f) That the home business remains clearly secondary to the main agricultural use of the subject lands; and, g) That except as provided for above, the home business shall operate in accordance with Section 6.14. (By-law 003-2026 – Housekeeping)</p>
<p><b>33.91</b> Con 6, Lot 11</p>	<p><b>A-91</b></p>	<p>Notwithstanding Section 8.1, a septic system benefitting the abutting lands (Part Lot 10, Concession 6) is permitted within the lands zoned <b>A-91</b> to service the existing homes on the date of passing of this By-law. a) Expansion of the resort property located on Part Lot 10, Concession 6 is not permitted. (By-law 097-22 – Parkbridge Lifestyles Communities)</p>
<p><b>33.92</b></p>	<p><b>A-92</b></p>	<p>1) Notwithstanding any other section of the by-law to the contrary, the lands zoned A-92 may also be permitted a motor vehicle inspection station as accessory to the existing liquid waste management operation, subject to the following regulations:  a) The motor vehicle inspection station is accessory to the waste management operation and can only be utilized to inspect/safety/repair vehicles associated with the aforementioned agri-business. b) The inspection station will be located in the existing 772 m<sup>2</sup> (8,307 ft<sup>2</sup>) building. c) No inspections/safety/repairs are permitted to the general public. (By-law 025-21 – Martin)</p>
<p><b>33.93</b> Lot 20, WOSR Division 3 &amp; 4</p>	<p><b>R1A-93</b> <b>(H)R1A-93</b> <b>OS-93</b></p>	<p>1) Notwithstanding any other section of the by-law to the contrary, the lands zoned <b>R1A-93</b> may also be permitted <b>one</b> accessory dwelling unit. Such unit may be located within the main residence or within a building or structure ancillary to the main residence on the lot, and shall be subject to the following regulations: a) The minimum lot area required in this zone shall be 0.5 acres (0.2 ha). b) Accessory dwelling units within an accessory building must be located on the second storey of the detached building. c) Notwithstanding Section 6.1.3 a) the height of an accessory building or structure may be a maximum of 6.1 m (20 ft) for the purposes of an accessory dwelling unit on the second storey only.</p>

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<p><b>33.93</b> – cont'd</p>		<p>Otherwise, the accessory structure must meet the maximum height of 4.57 m (15 ft).</p> <p>d) That one additional parking space is provided for the accessory unit.</p> <p>2) Notwithstanding any other section of the by-law to the contrary, the lands zone <b>(H)R1A-93</b> shall be subject to the following regulations:</p> <p>a) Council may pass a by-law removing the holding symbol from the lot once it is satisfied that the use or ownership of the property can be determined.</p> <p>3) Notwithstanding any other section of the by-law to the contrary, the lands zoned <b>OS-93</b> may only be used for a passive park and storm water management facility.</p> <p>(By-law 061-19 – 940749 Ont. Ltd &amp; Burny Devel.)</p>
<p><b>33.94</b> Lot 6, Conc. 1 (WL)</p>	<p><b>A-94</b></p>	<p>Notwithstanding any other section of this by-law to the contrary:</p> <p>a) A residential dwelling shall be prohibited in this zone. Other agricultural uses, that are not accessory to a dwelling, are permitted.</p> <p>Use of the existing bank barn for livestock purposes shall be prohibited.</p>
<p><b>33.95</b> East Part Lot 8, Conc. 7 8352 Line 6, West Luther</p>	<p><b>A-95</b></p>	<p>Notwithstanding the provisions of Section 8.3.1 a maximum ground floor area for a hobby barn of 75 m<sup>2</sup> (775 ft<sup>2</sup>) is permitted.</p> <p>Notwithstanding the provisions of Section 8.3.2 a), the hobby barn shall not be located closer than 10 m (32.8 ft) to the interior side yard.</p> <p>(By-law 098-19 – Haennel)</p>
<p><b>33.96</b> L28, C4 (WG)  7293 Third Line</p>	<p><b>A-96</b></p>	<p>Notwithstanding Sections 6.1.3, 8.2.7.2, 6.1.4 b), 8.3.1 or any other section of this by-law to the contrary, the height and floor areas of the accessory buildings shall be deemed to comply with this by-law. Limited livestock shall be permitted within the accessory barn/buildings, provided the Minimum Distance Separation (2) distance to the residential use across the road is maintained. The required separation distance shall be measured to the residential lot's front lot line, rather than to the dwelling itself.</p>
<p><b>33.97</b> Part of Lot 13, Con 14 S 9569 Sideroad 13</p>	<p><b>A-97</b></p>	<p>Notwithstanding Section 6.1.4 b or any other section of this by-law, the existing accessory structure on the day of passing of this by-law may have a maximum ground floor area of 550 m<sup>2</sup> (5,920.2 ft<sup>2</sup>)</p>

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<p><b>33.97</b> – cont'd</p>		<p>Notwithstanding Section 8.5.2.5 or any other section of this by-law, the existing accessory structure on the day of passing of this by-law may have a minimum interior side yard setback of 1.5 m (4.9 ft), subject to the following conditions:</p> <ul style="list-style-type: none"> <li>a) Enlargement of this accessory structure is not permitted.</li> <li>b) Additional accessory structures are not permitted including a hobby barn.</li> <li>c) Removal of the existing accessory structure shall void this provision.</li> </ul> <p style="text-align: right;">(By-law 97-20 – Van Veen)</p>
<p><b>33.98</b> Pt Lot 4, Conc. 10 (WL)  8185 Line 10</p>	<p><b>A-98</b></p>	<p>Notwithstanding Sections 6.1.3, 8.2.7.2, 6.1.4 b), 8.3.1 or any other section of this by-law to the contrary, the height and floor areas of the accessory buildings shall be deemed to comply with this by-law. Limited livestock shall be permitted within the accessory barn / buildings, provided the Minimum Distance Separation (2) distance to the residential use across the road is maintained. The required separation distance shall be measured to the residential lot's front lot line, rather than to the dwelling itself.</p>
<p><b>33.99</b> Pt Lot 3, Conc 6</p>	<p><b>AC-99</b></p>	<p>Notwithstanding any other section of this by-law to the contrary, the uses allowed within lands zoned AC-99 are permitted within Minimum Distance Separation (MDS I) arcs created by livestock operations situated at 9531 Concession 6N (Alette Holstein Ltd) &amp; 9513 Concession 6N (Weber) and 9559 Concession 6N (Wideman).</p>
<p><b>33.100</b> Pt Lot 33, Conc. 2 (WG)</p>	<p><b>A-100</b></p>	<p>In addition to other uses permitted under Section 8.1 of the Agricultural Zone, the land zoned <b>A-100</b> may also be used for a commercial greenhouse and / or nursery, including the following:</p> <ul style="list-style-type: none"> <li>• Wholesale and retail sale of plants grown on the property</li> <li>• Minor accessory sales of related products such as soils, mulch, soil amendments, landscape fabric</li> </ul> <p>The land zoned <b>A-100</b> may also serve as the base of operations for a landscaping/garden maintenance business provided it is operated by the owner of the property.</p>
<p><b>33.101</b> Lot 6, Concession 5 7522 Sideroad 3 E</p>	<p><b>A-101</b></p>	<p>Notwithstanding any other Section of this by-law to the contrary, a Kennel may be permitted in addition to the uses permitted under the Agriculture (A) zone and shall operate in accordance with the regulations set out in the Township's Dog Licencing By-Law, as amended.</p> <p style="text-align: right;">(By-law 043-21 – Martin)</p>

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<p><b>33.102</b> Part of Lot 21, Conc. 2</p>	<p><b>A-102</b></p>	<p>Notwithstanding Sections 6.1.4ii, 8.3.1 or any other section of this by-law to the contrary, the height and floor areas of the accessory buildings may have a combined floor area of 696.75 m<sup>2</sup> (7,500 ft<sup>2</sup>). Maximum lot coverage of 10% must be considered for any new buildings.</p>
<p><b>33.103</b> Pt Lot 16, Conc. 8  9029 Concession 9</p>	<p><b>A-103</b></p>	<p>In addition to the uses permitted in Section 8, Agriculture, an autobody repair shop and auto paint booth is permitted in on the subject lands, subject to the following regulations:</p> <ul style="list-style-type: none"> <li>a) That the autobody repair shop and auto paint booth operate in accordance with the regulations of Section 6.14 (c-g) – Home Industries;</li> <li>b) Outside storage of unlicensed vehicles, vehicle parts and materials related to the auto repair/paint shop operation are prohibited.</li> </ul>
<p><b>33.104</b> Part Lot 16, Con 14, Con 13, Part Lot 16-17</p>	<p><b>A-104</b></p>	<p>Notwithstanding Section 6.14 d) of this By-law, a maximum floor area of 557.4 m<sup>2</sup> (6,000 ft<sup>2</sup>) for all buildings is permitted for a home industry which shall include but is not limited to; generator room, lunchroom, office, mechanical room, basement area and inside storage areas. Notwithstanding Section 6.14 f) of this By-law, a maximum of six (6) employees who are not permanent residents on the property shall be engaged in the Home Industry.</p> <p>Notwithstanding Section 6.14 c) of this By-law, a maximum area of 929 m<sup>2</sup> (10,000 ft<sup>2</sup>) for an outdoor storage area is permitted. This area shall be visually screened and shall be solely permitted for the home industry. (By-law 051-21 – Martin) (By-law 075-22 – Martin)</p>
<p><b>33.105</b> WOSR Part Division 3 and 4, Part Lot 27</p>	<p><b>A-105</b></p>	<p>Notwithstanding, Section 6.1.4.b, the maximum permitted ground floor area of all accessory structures within the lands zoned <b>A-105</b> shall be 629 m<sup>2</sup> (6,770.5 ft<sup>2</sup>). (By-law 111-22 – Spark)</p>
<p><b>33.106</b> 9173 Concession 11</p>	<p><b>A-106</b></p>	<p>In addition to the permitted uses of Section 8 of the Agricultural Zone, the land zoned A-106, may be permitted a parochial school and accessory uses such as playgrounds, ball diamonds, and parking areas. (By-law 014-22 - Housekeeping)</p>
<p><b>33.107</b> 8586 Highway</p>	<p><b>A-107</b></p>	<p>In addition to the uses permitted in Section 8.5.1, Reduced Lot Regulations, in the Agricultural Zone, equipment used in the excavating business may be serviced and parked in this zone. In addition to the regulations of Section 8.5.2, the above use shall also be subject to the following regulations:</p> <ul style="list-style-type: none"> <li>i. The following accessory buildings shall be permitted: <ul style="list-style-type: none"> <li>• Existing accessory building with a floor area of 143</li> </ul> </li> </ul>

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<p><b>33.107 –</b> cont'd</p>		<p>m<sup>2</sup> (1,539 ft<sup>2</sup>)</p> <ul style="list-style-type: none"> <li>• Two car garage with a floor area of 113.8 m<sup>2</sup> (1,225 ft<sup>2</sup>)</li> <li>• Two bay servicing shop with a floor area of 278.7 m<sup>2</sup> (3,000 ft<sup>2</sup>)</li> </ul> <p>ii. Minor storage, excluding the outdoor parking of equipment on-site to be serviced in the shop, shall be permitted as per Section 6.26 of this by-law, except as follows:</p> <ul style="list-style-type: none"> <li>• Notwithstanding Section 6.26 (a), outdoor storage shall maintain a setback of at least 3 m (9.8 ft) from the rear property boundary.</li> <li>• Notwithstanding Section 6.26 (b), outdoor storage shall be limited to an area no greater than 464.5 m<sup>2</sup> (5,000 ft<sup>2</sup>).</li> </ul> <p style="text-align: right;">(By-law 014-22 – Housekeeping)</p>
<p><b>33.108</b> Pt Lot 21, Con 3</p>	<p><b>A-108</b></p>	<p>Notwithstanding any other section of this by-law to the contrary, the following regulations shall apply:</p> <ol style="list-style-type: none"> <li>1) A residential dwelling shall be prohibited in this zone.</li> <li>2) The keeping of livestock is prohibited in the existing agricultural buildings (234m<sup>2</sup> and 44.6m<sup>2</sup>). Any new agricultural buildings shall conform to MDS and all other requirements of Section 8.</li> <li>3) The side yard setback of the existing 234m<sup>2</sup> agricultural building, located near the northeast corner of the severed residential lot fronting on Sideroad 9 East, is reduced to 6.86m.</li> <li>4) Other agricultural uses that are not accessory to a dwelling are permitted subject to Section 8.</li> </ol> <p style="text-align: right;">(By-law 53-11 – Colbers)</p>
<p><b>33.109</b> 8613 Sideroad 13</p>	<p><b>A-109</b></p>	<p>In addition to the other uses permitted for this property, a temporary, second residential dwelling unit in the form of a garden suite as defined by this By-law is permitted, subject to the following regulations:</p> <ol style="list-style-type: none"> <li>i. The garden suite shall comply with the regulations of Section 6.12 of this by-law;</li> <li>ii. That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c.P.13 as amended, the garden suite is permitted until April 25, 2024.</li> </ol> <p style="text-align: right;">(By-law 014-22 – Housekeeping)</p>
<p><b>33.110</b> Part of Lot 7, Con 5</p>	<p><b>A-110</b></p>	<p>In addition to the uses permitted in the Agricultural (A) zone, and notwithstanding any other sections of this by-law to the contrary, the land zoned A-110 may be permitted a parochial</p>

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<p><b>33.110 –</b> cont'd</p>		<p>school and accessory uses such as playgrounds, ball diamonds, and parking areas.</p> <p>The lands shall further be subject to the regulations under Section 8.5 Reduced Lot Regulations. (By-law 54-11 – Hedge Apple Farms – Bauman)</p>
<p><b>33.111</b> Div 3 to 4 Part Lot 18 EOSR; Div 1 Part Lot 19 EOSR</p>	<p><b>A-111</b></p>	<p>Notwithstanding Section 6.14 d) of this By-law, a maximum floor area of 455.22 m<sup>2</sup> (4,900 ft<sup>2</sup>) for all buildings is permitted for a home industry which shall include but is not limited to; generator room, lunchroom, office, mechanical room, basement area and inside storage areas.</p> <p>Notwithstanding Section 6.14 e) of this By-law, a maximum of four (4) employees who are not permanent residents on the property shall be engaged in the Home Industry. (By-law 121-21 – Martin)</p>
<p><b>33.112</b> Part Lot 4, Con 7  8170 Line 7</p>	<p><b>A-112</b></p>	<p>a) Notwithstanding Sections 6.1.4 b), or any other section of this by-law to the contrary, the existing detached garage (accessory building) may have a floor area of 148.64 m<sup>2</sup> (1,600 ft<sup>2</sup>).” Maximum lot coverage of 10% must be considered for any new buildings.”</p> <p>b) Notwithstanding Sections 8.3.1 or any other section of this by-law to the contrary, the existing barn may have a floor area of 306.57 m<sup>2</sup> (3,300 ft<sup>2</sup>). Limited livestock shall be permitted within the barn, provided the Minimum Distance Separation (2) distance to the neighbouring residential uses is maintained. The required separation distance shall be measured to the residential lot’s property line, rather than to the dwelling itself. (By-law 92-11 – Culp)</p>
<p><b>33.113</b> Part Lot 9, Con 6</p>	<p><b>R1A-113</b></p>	<p>a) Notwithstanding Section 9.2.1, or any other section of this by-law to the contrary, the Minimum Lot Sizes in this zone shall be 0.23 ha (0.57 ac) and 0.24 ha (0.59 ac).</p> <p>b) In addition, a Living Snow Fence in the form of treed windbreak is required along the rear property of both lots within this zone.</p>
<p><b>33.114</b> WOSR Pt Lot 13, Div 1, RP61R8621 Part 12</p>	<p><b>A-114</b></p>	<p>a) <b>Permitted Uses</b> Notwithstanding any other provisions of the Zoning By-law to the contrary, the land zoned A-114, shall only be used for the following uses:</p> <ul style="list-style-type: none"> <li>• Agricultural Commercial and Industrial Uses</li> </ul>

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<p><b>33.114 –</b> cont'd</p>		<ul style="list-style-type: none"> <li>• Rural Industrial Uses as listed under Section 25.1 of the Zoning By-law.</li> </ul> <p>b) <b>Regulations</b></p> <ul style="list-style-type: none"> <li>• The permitted uses shall be subject to the regulations under Section 25.2, 25.3 and 25.4 of the Zoning By-law.</li> <li>• Notwithstanding any other provisions to the contrary, Section 6.3 BUFFER AREA shall apply and buffering shall be provided to any adjacent residential dwellings.</li> </ul> <p style="text-align: right;">(Township of Wellington North By-law 010-23) (James Martin By-law 026-2025)</p>
<p><b>33.115</b> EOSR Div 1, Part Lot 21 RP 60R2426</p>	<p><b>M1-115</b></p>	<p>a) <b>Permitted Uses</b> Notwithstanding any other provisions of the zoning by-law to the contrary, the land zoned M1-115 shall only be used for a self-storage facility.</p> <p>b) <b>Regulations</b> Notwithstanding any other provisions to the contrary, Section 6.3 Buffer Area shall apply and buffering shall be provided to any adjacent residential dwellings and road allowances.</p> <p style="text-align: right;">(By-law 019-23 – BJ Industries &amp; Robert Major)</p>
<p><b>33.116</b> CON 2, PT LOT 14</p>	<p><b>A-116</b></p>	<p>Notwithstanding, any other section of this by-law to the contrary, the existing 193.25 m<sup>2</sup> (2,080 ft<sup>2</sup>) drive shed on the subject property is permitted subject to the following conditions:</p> <p>a) Enlargement of any accessory structure is not permitted; and</p> <p>b) Additional accessory structures are not permitted including a hobby barn.</p> <p style="text-align: right;">(By-law 038-23 – Schill Land Holdings)</p>
<p><b>33.117</b> Part Lot 8, Con 2</p>	<p><b>A-117</b></p>	<p>Notwithstanding and other section of this by-law to the contrary, the existing metal clad buildings (1,200 ft<sup>2</sup>) and 3,072 ft<sup>2</sup>) existing on the day of passing of this by-law shall be deemed to comply with the accessory building requirements.</p> <p>And further no other accessory structures will be permitted on the property including a building used for a home industry without an amendment to this by-law.</p>
<p><b>33.118</b> EOSR Part Lot 12</p>	<p><b>A-118</b></p>	<p>Notwithstanding Section 33.1, or any other section of this by-law to the contrary, a 929 m<sup>2</sup> (10,000 ft<sup>2</sup>) livestock facility is permitted on the lands zoned A-118.</p>

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<p><b>33.117 –</b> cont'd</p>		<p>The regulations of A-1 zone shall be applicable to any additions or reconstruction of the proposed barn. (By-law 058-23 – Bowman)</p>
<p><b>33.119</b> Part Lot 5, Conc. 5 &amp; 6 9462 Concession 4 N</p>	<p><b>EI-119</b></p>	<p>Notwithstanding any other section of this by-law to the contrary, aggregate extraction within this zone shall not occur below, any point which is 1.5 metres above the high water table. (By-law 54-12 – Claire Gravel Pit)</p>
<p><b>33.120</b> 7076 Sideroad 2 E Div 3 Div 4 Pt Lt 3, EOSR, RP 60 R2771; Pt 1 9851 Highway</p>	<p><b>A-120</b></p>	<p>1. The provisions of Section 33.1 (A-1) of the Rural Area Exception zone apply to this property. 2. The existing MDS setback of 93 m is recognized to the existing barn at 7076 Sideroad 2 E. (By-law 054-21 – Hewvilla Farms)</p>
<p><b>33.121</b></p>	<p><b>A-121</b> <b>NE-121</b></p>	<p>Notwithstanding Section 8.1, a septic system is permitted within the lands zoned A-121 to service the existing modular homes on the date of passing of this by-law. a) Expansion of the modular home community located on 8773 Concession 9 is not permitted. (By-law 073-2023 – Capreit Apartments Inc)</p>
<p><b>33.122</b></p>	<p><b>A-122</b></p>	<p>Notwithstanding, any other section of this by-law to the contrary, the existing 660 m<sup>2</sup> (7,104 ft<sup>2</sup>) drive shed on the subject property is permitted subject to the following conditions: a) Enlargement of any accessory structure is not permitted; and b) Additional accessory structures are not permitted including a hobby barn. (By-law 090-2023 – Holtz Grain Ltd)</p>
<p><b>33.123</b> 9427 Highway 6</p>	<p><b>A-123</b></p>	<p>Notwithstanding any other provisions of this zoning by-law to the contrary, the following special provisions shall apply: a) No permitted Agricultural Related Uses, including outdoor storage and display area shall be located within 60 m of any residence on a nearby lot existing as of January 1, 2024; b) A minimum of two (2) loading spaces are required for a permitted Agricultural Related Use; and c) A minimum of one hundred (100) parking spaces are required, inclusive of a minimum of three (3) barrier free spaces for a permitted Agricultural Related use. Any additions or future phases of development are</p>

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<p><b>33.123 –</b> cont'd</p>		<p>to review parking requirements at site plan approval stage.  (By-law 020-2024 – Cormack Maple Lane)</p>
<p><b>33.124</b> Part Lot 13, Con 5 N</p>	<p><b>A-124</b></p>	<p>In addition to the uses permitted in the Agriculture (A) Zone, and notwithstanding any other sections of this by-law to the contrary, a parochial school is also permitted, serving a local community that relies extensively on horse drawn vehicles as their sole means of transportation.  (By-law 026-2024 – Martin)</p>
<p><b>33.125</b> Lot 30 &amp; 31, Conc. EOSR</p>	<p><b>AC-125</b></p>	<p>1. Notwithstanding Section 23.1 of this by-law, the only permitted uses in this zone are the following:</p> <ul style="list-style-type: none"> <li>• a cedar fence post operation, including the outdoor storage of unprocessed logs as well as finished wood products</li> <li>• an accessory dwelling</li> <li>• accessory uses to the above permitted uses.</li> </ul> <p>2. Notwithstanding the regulations of Section 23.2:</p> <ul style="list-style-type: none"> <li>• the minimum yard setbacks for the dwelling shall be as existing</li> <li>• the minimum lot frontage shall be 47 m. (155 ft.).</li> </ul> <p>3. All other regulations of Section 23.2 shall be met.  (By-law 85-12 – Ransome)</p>
<p><b>33.126</b> 8196 Wellington Rd 109 Con 1 W, Pt Lt 5 West Luther</p>	<p><b>A-126</b></p>	<p>In addition to the permitted uses in the Agricultural Zone (A), a small scale agricultural related outdoor nature education program is permitted utilizing the existing residential dwelling.  (By-law 060-2025 – James Phillips (Copernicus))</p>
<p><b>33.127</b></p>	<p><b>A-127</b></p>	<p>Within the A-127 Zone, no person shall use any land or construct, alter or use any buildings or structures except in accordance with the following provisions:</p> <p>a) <b>Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• All uses permitted in the Agricultural Zone except that new livestock facilities shall not be permitted. With respect to the A-127 Zone only, a new livestock facility shall not include an expansion to a legally established existing livestock facility within the A-127 Zone. Additions to or reconstruction of a legally established existing livestock facility, or the establishment of manure storage facilities in association with a legally established existing</li> </ul>

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<p><b>33.127 –</b> cont'd</p>		<p>livestock facility shall be permitted. Section 6.17.2 MDS II of this By-law shall apply to any expansion, additions or reconstructions, and to any new manure storage facilities.</p> <p>b) Notwithstanding any other section of this By-law to the contrary, a residential dwelling shall be prohibited in this zone. Other agricultural uses, that are not accessory to a dwelling, are permitted. This restriction is a result of the subject lands obtaining a surplus farm dwelling severance to remove the existing dwelling from the overall farm parcel. It is intended to ensure that the lands are only used for agricultural purposes.</p> <p>c) <b>Regulations</b> For permitted uses of the A-127 zone, regulations of Section 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, and 8.10 shall apply. (By-law 003-2026 – Housekeeping)</p>
<p><b>33.128</b> Part Lot 9, Con 6 Damascus</p>	<p><b>IN-128</b></p>	<p>In addition to the uses permitted in Section 27.1 of the Institutional (IN) Zone, and notwithstanding any other sections of this by-law to the contrary, the following additional uses shall be permitted:</p> <ul style="list-style-type: none"> <li>• Cemetery</li> <li>• Parochial School</li> </ul> <p>(By-law 001-2025 – Martin)</p>
<p><b>33.129</b> Part of Lot 9, Con 4</p>	<p><b>A-129</b></p>	<p>Notwithstanding any other section of this by-law to the contrary, the existing barn at 337.2 m<sup>2</sup> (3,630 ft<sup>2</sup>) and existing shed at 111.48 m<sup>2</sup> (1,200 ft<sup>2</sup>) shall be deemed to comply to the maximum ground floor requirement of Section 6.1.4 (ii), but only for the lifetime of the existing buildings. Once these buildings are demolished, the maximum ground floor area for all accessory buildings shall be 92.9 m<sup>2</sup> (1,000 ft<sup>2</sup>).</p> <p>(By-law 96-12 – Pillar Poultry)</p>
<p><b>33.130</b> Part of Lot 8, Con. 4</p>	<p><b>A-130</b></p>	<p>Notwithstanding any other section of this by-law to the contrary, a residential dwelling shall be prohibited in this zone. Other agricultural uses, that are not accessory to a dwelling, are permitted.</p> <p>Livestock usage of the existing barn is prohibited, save and except for the housing of a maximum of two horses. Notwithstanding any other section of this by-law to the</p>

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<b>33.130 –</b> cont'd		contrary, the minimum interior side yard between the existing barn and the residential lot shall be 16 m. (52.49 ft.). (By-law 95-12 – Pillar Poultry)
<b>33.131</b> Lot 7, Concession 12 8323 Line 12	<b>A-131</b>	Notwithstanding Section 6.1.3 b) and Section 6.1.4 b) or any other section of this by-law, to the contrary, the existing shed/workshop be permitted as an accessory building with a maximum height of 7.6 m (25 ft) and area of 380 m <sup>2</sup> (4,090.3 ft <sup>2</sup> ). (By-law 029-2026 – Arka Acres)
<b>33.132</b>		Deleted by housekeeping By-law, 2018.
<b>33.133</b>		Deleted by housekeeping By-law, 2018.
<b>33.134</b> Part Lot 13 Conc. 4	<b>A-134</b>	In addition to the uses permitted in the Agriculture (A) zone, section 8, the following additional use is permitted: a) The operation of a dog kennel.  And further that the use is subject to the By-law to Regulate and Provide for the Keeping, Control and Licensing of Dogs.
<b>33.135</b> Part Lot 13 Conc. 12	<b>A-135</b>	In addition to the uses permitted in the Agriculture (A) zone, section 8, the following additional use is permitted: a) The operation of a dog kennel.  And further that the use is subject to the By-law to Regulate and Provide for the Keeping, Control and Licensing of Dogs.
<b>33.136</b>		
<b>33.137</b> E. Part Lot 27, Conc. 2	<b>A-137</b>	In addition to the uses permitted in the Agriculture (A) zone, section 8, the following additional use is permitted: a) The operation of a dog kennel.  And further that the use is subject to the By-law to Regulate and Provide for the Keeping, Control and Licensing of Dogs.
<b>33.138</b> Lot 15 WOSR	<b>A-138</b>	In addition to the uses permitted in the Agriculture (A) zone, section 8, the following additional use is permitted: a) the operation of a dog kennel.  And further that the use is subject to the By-law to Regulate and Provide for the Keeping, Control and Licensing of Dogs.
<b>33.139</b>		Deleted by housekeeping By-law, 2018.
<b>33.140</b>		Deleted by housekeeping By-law, 2018.
<b>33.141</b> Part Lot 6, Con 5	<b>A-141</b>	In addition to the uses permitted in the Agriculture (A) zone, a second residential dwelling (1 unit) is permitted, provided that the dwelling take the form of a garden suite and is subject to the following conditions and special provisions: i) That the provisions of section 6.12 (Garden Suites) are complied with; and,

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<p><b>33.141 –</b> cont'd</p>		<p>ii) That pursuant to Section 39(3) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the mobile home/garden suite is permitted until February 11, 2033.</p> <p style="text-align: right;">(Martin)</p>
<p><b>33.142</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.143</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.144</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.145</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.146</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.147</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.148</b> N1/2 Lot 10, Concession 14</p>	<p><b>A-148</b></p>	<p>Notwithstanding Section 6.1.4 ii or any other section of this by-law, one shed containing a maximum floor area of 334.5 m<sup>2</sup> (3,600 ft<sup>2</sup>) may be permitted on the subject lands. Subject to the following conditions:</p> <p>a) Enlargement of this shed is not permitted.</p> <p>b) Additional accessory structures are not permitted including a hobby barn or building under the home industry provisions.</p> <p>The existing barn and shed (total area of 4,040 ft<sup>2</sup>) is to be removed.</p> <p style="text-align: right;">(By-law 56-13 – Eccles)</p>
<p><b>33.149</b> Part Lot 22, Concession A</p>	<p><b>A-149</b></p>	<p>In addition to the permitted uses of Section 8.1, a 4,560 ft<sup>2</sup> building may be permitted for the use of a home industry (welding shop).</p> <p>Subject to the following: Notwithstanding Section 6.14 g) the addition to the home industry building may have a minimum easterly side yard setback of 1.55m and a minimum westerly side yard setback of 8.9m.</p> <p>And further no other accessory structures will be permitted on the property including a building used for an accessory structure or hobby barn, without an amendment to this by-law.</p> <p style="text-align: right;">(By-law 55-13 – Fluney)</p>
<p><b>33.150</b> Part Lot 3, Con 12 W.Luther</p>	<p><b>A-150</b></p>	<p>In addition to the uses permitted in the Agricultural (A) zone, a parochial school is also permitted, serving a local community that relies extensively on horse drawn vehicles as their sole means of transportation, subject to the following regulation:</p>

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<p><b>33.150 –</b> cont'd</p>		<p>a) That the school shall be considered a Type “A” land use with respect to MDS I and MDS II, and the livestock facilities on neighbouring properties. (By-law 66-15 – Edgar &amp; Marlene Larter)</p>
<p><b>33.151</b></p>	<p><b>A-151</b></p>	<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.152</b></p>	<p><b>A-152</b></p>	<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.153</b></p>	<p><b>A-153</b></p>	<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.154</b> Part Lot 1, Con 5 WL</p>	<p><b>A-154</b></p>	<p>Notwithstanding any other section of this by-law to the contrary, the following accessory uses associated with a roofing business are permitted in this zone:</p> <ul style="list-style-type: none"> <li>• Storage of roofing materials in accessory building</li> <li>• Parking of trailers</li> <li>• Parking of employee vehicles</li> </ul> <p>(By-law 76-13 – Frey)</p>
<p><b>33.155</b> Lot 9, Con 12</p>	<p><b>A-155</b></p>	<p>In addition to the uses permitted in Section 8.1, the lands zoned A-155 shall also permit an agricultural-related industry in the form of a sawmill, as well as an expanded home industry, subject to the following regulations:</p> <p>a) That notwithstanding Section 6.14 (d) of this by-law, the building containing the sawmill, home industry shop and storage area for materials and finished product shall not exceed a floor area of 594.56 m<sup>2</sup> (6,400 ft<sup>2</sup>).</p> <p>b) That notwithstanding Section 6.14 (g) of this by-law, the portion of the building being used for lumber and finished pallet storage shall be permitted to be located at less than 121.9 m. (400 ft.) from the dwelling on the neighbouring property to the south. The sawmill and woodworking shop, however, shall be located at least 121.9 m. (400 ft.) from the neighbour’s dwelling.</p> <p>c) That soundproofing be used in the southern portion of the sawmill and woodworking shop, to the satisfaction of the Chief Building Official. Soundproofing shall not be required in the lumber and finished pallet storage portion of the building.</p> <p>d) All other requirements of Section 6.14 shall be complied with.</p> <p>(By-law 66-14 – James M Martin &amp; Selema)</p>
<p><b>33.156</b> Part Lot 7, Con 11 W Luther</p>	<p><b>AC-156</b></p>	<p>In addition to Section 23.1, Agricultural Commercial, a home industry in the form of an autobody and auto repair shop is permitted on the property, notwithstanding Section 6.14(b), for a Temporary Period of three years, and subject to the following regulations:</p>

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<p><b>33.156 –</b> cont'd</p>		<p>a) The size of the bodyshop and auto repair shop shall not exceed 111.48 m<sup>2</sup> (1,200 ft<sup>2</sup>).</p> <p>b) The only employee shall be the owner of the property.</p> <p>c) Notwithstanding Section 6.14(g), the home industry is permitted at its current setback from the interior side lot line and the neighbouring dwellings.</p> <p>d) The owner is required to provide a buffer as per Section 3 of this by-law.</p> <p>e) Except as otherwise provided above, the autobody and auto repair shop, shall comply with all other requirements of Section 6.14 for home industries.</p> <p>f) That pursuant to Section 39(2) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, the home industry autobody and auto repair shop is permitted only until March 10, 2017.</p> <p style="text-align: right;">(By-law 13-14 – Villeneuve)</p>
<p><b>33.157</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.158</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.159</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.160</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.161</b> Part Lot 7, Con 11, 12</p>	<p><b>A-161</b></p>	<p>Notwithstanding any other section of this by-law to the contrary, a residential dwelling shall be prohibited in this zone. Other agricultural uses, that are not accessory to a dwelling, are permitted, subject to the requirements of Section 8.2 and the following:</p> <p>a) Notwithstanding Section 8.2.4 l and (d), the minimum side yard setbacks for the existing frame barn and metal clad shed shall be as existing. Reconstruction of these buildings, or the construction of other buildings or structures in the future, shall meet all of the requirements of this by-law, including Sections 8.2.4 l and (d).</p> <p>b) The housing of livestock in the existing barn and shed is prohibited, save and except for the housing of a maximum of 5 cows.</p> <p style="text-align: right;">(By-law 10-14 – Smith)</p>
<p><b>33.162</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.163</b></p>		
<p><b>33.164</b> Part Lot 10, Con 10 W. Luther</p>	<p><b>EI-164</b></p>	<p>In addition to the uses permitted in Section 26, Extractive Industrial zone, the following additional use is permitted:</p> <ul style="list-style-type: none"> <li>• the permitted uses of the Agricultural (A) Zone</li> </ul>

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<p><b>33.164 –</b> cont'd</p>		<ul style="list-style-type: none"> <li>• a temporary portable cement plant, subject to the definition requirements of Sections 5.14 (b) and (c)</li> </ul> <p>Dewatering of the EI-164 zone may occur during aggregate extraction in the EI-164 zone.</p> <p>Dewatering of the EI-164 zone during aggregate extraction in the EI-165 zone is only permitted if necessary for the following limited purposes:</p> <ul style="list-style-type: none"> <li>• recharge of the on-site wetland located in the EI-165 zone</li> <li>• prevention of flooding of the processing plant/area located in the EI-164 zone.</li> </ul> <p style="text-align: right;">(Wilson Quarry)</p>
<p><b>33.165</b> Part Lot 10, Con 10 W. Luther</p>	<p><b>EI-165</b></p>	<p>In addition to the uses permitted in Section 26, Extractive Industrial zone, the following additional uses are permitted:</p> <ul style="list-style-type: none"> <li>• the permitted uses of the Agricultural (A) Zone</li> <li>• the existing farm residence on the lands may be used for an administrative building for the aggregate operation and/or as a residence for the owner or manager of the quarry</li> <li>• a temporary portable cement plant, subject to the definition requirements of Sections 5.14 (b) and (c)</li> </ul> <p>Extraction of aggregate below the water table (below a depth of 488 metres) shall only be permitted within the EI-165 zone by using subaqueous methods that do not involve dewatering. Dewatering shall not be permitted in the EI-165 zone, with the exception only, as a means of recharging the wetland during the water table recovery stage of the rehabilitation.</p> <p>An amendment to the Township of Wellington North Zoning By-law shall be required prior to any extraction below the water table, which requires any dewatering for the purposes of extraction. Any such application must be supported by additional hydrogeological information, demonstrating that such water taking will have no adverse impact on the provincially significant wetlands. The Ministry of Natural Resources, the Ministry of the Environment, the County of Wellington and the Grand River Conservation Authority shall be consulted on the adequacy of the</p>

RURAL AREAS – EXCEPTION ZONES – SPECIAL PROVISIONS

<p><b>33.165 –</b> cont'd</p>		<p>hydrogeological, and other environmental information and analysis provided in support of the rezoning application.</p> <p>The existing Natural Environment (NE) zone in the northeast corner of the subject land remains unchanged. (Wilson Quarry)</p>
<p><b>33.166</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.167</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.168</b> Part Lot 3, Division 3 &amp; 4 Arthur</p>	<p><b>A-168</b></p>	<p>The provisions of Section 33.1 (A-1) of the Rural Area Exception zone continue to apply to this property.</p> <p>AND further notwithstanding any other section of this by-law to the contrary, a residential dwelling shall be prohibited in this zone. Other agricultural uses, that are not accessory to a dwelling, are permitted in accordance with section 33.1 (A-1).</p> <p>AND further that the barn, as existing on the day of passing of this by-law, is deemed to comply with the requirements under Section 6.17 and is restricted from the housing of livestock. (By-law 80-14 – Lee)</p>
<p><b>33.169</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.170</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.171</b> Lot 3, Con. WOSR Arthur</p>	<p><b>A-171</b></p>	<p>Notwithstanding Section 33.1, or any other section of this by-law to the contrary, the existing barn situated in the A-171 zone shall be permitted.</p> <p>Notwithstanding Section 6.17.2, or any other section of this by-law to the contrary, the existing barn shall be deemed to comply with Minimum Distance Separation 2 requirements, with respect to Type B land uses.</p> <p>The livestock facility located in the A-171 zone shall not act in any way to prohibit or limit the location of buildings and structures on the following properties:</p> <ul style="list-style-type: none"> <li>• Avila Investments Subdivision 23T-13002</li> <li>• Residential Lot at 931 Bentley Street</li> <li>• Agricultural Commercial Lot at 9864 Highway 6 (Wellington North By-law 94-14)</li> </ul>
<p><b>33.172</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.173</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.174</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.175</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>

**RURAL AREAS – EXCEPTION ZONES – SPECIAL PROVISIONS**

<p><b>33.176</b> Lot 9, Conc. 6 Arthur</p>	<p><b>EI-176</b></p>	<p>In addition to the uses permitted in the Extractive Industrial zone, the following additional use shall be permitted within the EI-176 zone: recycling of used asphalt and concrete and blending with sand and gravel. (By-law 78-15 – Reeves Construction)</p>
<p><b>33.177</b> Part Lots 5 &amp; 6, Conc. 5</p>	<p><b>EI-177</b></p>	<p>Notwithstanding any provisions of this By-law to the contrary all uses permitted within the EI Zone are permitted in accordance with the approved aggregate site plans for the subject land pursuant to the Aggregate Resources Act, subject to the following additional provision:</p> <p>a) Notwithstanding the provisions of Section 26 or any provisions of this By-Law to the contrary, the land zoned EI-177 may be included within a licenced pit pursuant to the Aggregate Resources Act, R.S.O., 1990, as amended, for the operation of a pit use whereby the depth of aggregate extraction shall not occur below any point which is 1.5 metres above the high water table.</p> <p>b) Within the EI-177 zone an asphalt or concrete plant shall not be permitted (By-law 002-16 – H. Bye Construction, Ghent Pit)</p>
<p><b>33.178</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.179</b> Part Lot 7, Conc. 4 W.Luther</p>	<p><b>A-179</b></p>	<p>Notwithstanding Section 6.1.4 or any other section of this by-law, the shed existing on the day of passing of this by-law may have a maximum floor area of 385 m<sup>2</sup> (4,144 ft<sup>2</sup>). (By-law 011-16 – Pronk)</p>
<p><b>33.180</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.181</b> 7470 Sideroad 8 W</p>	<p><b>A-181</b></p>	<p>Notwithstanding Section 8.3.1 or any other section of this by-law to the contrary, the barn existing on the day of passing of this by-law may have a maximum floor area of 231.13 m<sup>2</sup> (2,488 ft<sup>2</sup>) for a hobby barn use.</p> <p>And further, no other accessory structures will be permitted on the property without an amendment to this by-law. (By-law 014-22 – Housekeeping)</p>
<p><b>33.182</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.183</b> Part Lot 9, Con 6, RP61R- 11282 Part 2</p>	<p><b>R1A-183</b></p>	<p>In addition to the uses permitted in the R1A zone an accessory dwelling unit is permitted within a new single detached dwelling unit. (By-law 47-16 – Giles)</p>
<p><b>33.184</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>

**RURAL AREAS – EXCEPTION ZONES – SPECIAL PROVISIONS**

<p><b>33.185</b> Lot 9, Conc 9 (West Luther)</p>	<p><b>A-185</b></p>	<p>Notwithstanding Section 8.3.1 or any other section of this by-law to the contrary, the accessory structures existing on the day of passing of this by-law may have a combined maximum floor area of 460 m<sup>2</sup> (4,952 ft<sup>2</sup>).</p> <p>And further no other accessory structures including a hobby barn will be permitted on the property without an amendment to this by-law.</p> <p style="text-align: right;">(By-law 64-16 – Morris &amp; Spanton)</p>
<p><b>33.186</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.187</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.188</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.189</b> Lot 26, Conc 5</p>	<p><b>A-189</b></p>	<p>Notwithstanding Section 6.1.4 or any other section of this by-law, the existing driveshed existing on the day of passing of this by-law may have a maximum floor area of 230 m<sup>2</sup> (2,475.69 ft<sup>2</sup>), subject to the following conditions:</p> <ul style="list-style-type: none"> <li>a) Enlargement of this she is not permitted.</li> <li>b) Additional accessory structures are not permitted including a hobby barn or building under the home industry provisions.</li> <li>c) Removal of the existing shed shall void this provision.</li> </ul> <p style="text-align: right;">(By-law 11-17 – 749662 Ontario Ltd)</p>
<p><b>33.190</b> Lot 2, Conc 6</p>	<p><b>A-190</b></p>	<p>Notwithstanding any other provisions of this By-law, the lands may be used for the following specific uses in addition to the uses permitted in the Agriculture (A) zone:</p> <ul style="list-style-type: none"> <li>a) A Garden Suite Subject to the following regulations: <ul style="list-style-type: none"> <li>i) Notwithstanding Section 6.12(a), a garden suite is permitted on the property in addition to an accessory residence.</li> <li>ii) Notwithstanding Section 6.12(g), the garden suite may be attached to main dwelling with a breezeway.</li> <li>iii) That pursuant to Section 39.1(3) of the Planning Act, R.S.O. 1990, as amended, the garden suite is permitted for a 20 year period until February 27, 2037.</li> </ul> </li> </ul> <p style="text-align: right;">(By-law 20-17 – Martin)</p>
<p><b>33.191</b> Part Lot 17, Conc 14 E</p>	<p><b>A-191</b></p>	<p>Notwithstanding any other section of this by-law to the contrary, a Kennel may be permitted on the lands in addition to the uses permitted under the Agriculture (A) zone, and shall operate in accordance with the regulations</p>

**RURAL AREAS – EXCEPTION ZONES – SPECIAL PROVISIONS**

<p><b>33.191 –</b> cont'd</p>		<p>set out in the Townships Dog Licencing By-law, as amended and the following:</p> <ul style="list-style-type: none"> <li>• That a planting strip and/or solid fence be provided along the northerly and westerly perimeter to provide appropriate buffering of the kennel and be maintained throughout the duration of the kennel operation; and,</li> <li>• That no more than 20 dogs are permitted on the property at any time. Dogs shall mean any member of the species canis familiaris which is over twelve (12) weeks of age as defined in the canine By-law 004-21, as amended.</li> </ul> <p style="text-align: right;">(By-law 22-17 – 2164913 Ontario Inc.)</p>
<p><b>33.192</b> Part Lot 4, Conc 6 N</p>	<p><b>EI-192</b></p>	<p>Notwithstanding any provisions of this By-law to the contrary, all uses permitted within the EI Zone are permitted in accordance with the approved aggregate site plans for the subject land pursuant to the Aggregate Resources Act, subject to the following additional provision:</p> <ol style="list-style-type: none"> <li>a) Notwithstanding the provisions of Section 26 or any provisions of this By-law to the contrary, the land zoned EI-192 may be included within a licenced pit pursuant to the Aggregate Resources Act, R.S.O., 1990, as amended, for the operation of a pit use whereby the depth of aggregate extraction shall not occur below any point which is 1.5 metres above the high water table.</li> <li>b) Within the EI-192 zone an asphalt or concrete plant shall not be permitted.</li> <li>c) Notwithstanding section 26.3 b), the pit may be located 15 m (49.2 ft.) from a public road allowance.</li> </ol> <p style="text-align: right;">(By-law 52-17 – Weber)</p>
<p><b>33.193</b> Lot 28, Conc 6 61R-20510 Pt 1</p>	<p><b>A-193</b></p>	<p>In addition to the uses permitted in the Agricultural (A) zone and notwithstanding any other sections of this by-law to the contrary, the land zoned A-193 may be permitted an accessory dwelling unit located within the main residence.</p> <p style="text-align: right;">(By-law 35-17 – Yule)</p>
<p><b>33.194</b> WOSR Pt Lt 12, Div 3 &amp; 4, subject to ROW RP 61R- 8688 Part 2</p>	<p><b>A-194</b></p>	<p>Notwithstanding any other sections of this by-law to the contrary, a Kennel may be permitted on the lands in addition to the uses permitted under the Agriculture (A) zone, and shall operate in accordance with the regulations set out in the Townships Dog Licencing By-law, as amended and the following:</p>

**RURAL AREAS – EXCEPTION ZONES – SPECIAL PROVISIONS**

<p><b>33.194 –</b> cont'd</p>		<ul style="list-style-type: none"> <li>That no more than 10 dogs are permitted on the property at any time. Dogs shall mean any member of the species canis familiaris, which is over twelve (12) weeks of age as defined in the canine By-law 046-17, as amended.</li> </ul> <p style="text-align: right;">(By-law 41-17 – Horst)</p>
<p><b>33.195</b> Lot 36, Con 1 (West Garafraxa)</p>	<p><b>A-195</b></p>	<p>Notwithstanding the provisions of Section 8.5.2.1 a minimum lot area of 0.15 ha (0.37 ac) is permitted.</p> <p>Notwithstanding the provisions of Section 8.5.2.2 a minimum lot frontage of 17.0 m (55.7 ft) is permitted.</p> <p style="text-align: right;">(By-law 047-21 – Cox &amp; Matusinec) (B42/17 Cox &amp; Matusinec – Severed Lot) (By-law 19-18 – Cox &amp; Matusinec)</p>
<p><b>33.196</b> Lot 36, Con 1 (West Garafraxa), 7619 Jones Baseline</p>	<p><b>A-196</b></p>	<p>Notwithstanding the provisions of section 8.5.2.1 a minimum lot area of 0.14 ha (0.34 ac) is permitted.</p> <p>Notwithstanding the provisions of section 8.5.2.2 a minimum lot frontage of 18.0 m (59.05 ft.) is permitted.</p> <p style="text-align: right;">(B42/17 Cox &amp; Matusinec – Retained Lot) (By-law 19-18 – Cox &amp; Matusinec)</p>
<p><b>33.197</b></p>		<p>Deleted by housekeeping By-law, 2018.</p>
<p><b>33.198</b></p>		
<p><b>33.199</b> WOSR, Lot 13, Div 3 &amp; 4, RP 61R-8621, Part 7 (Arthur)</p> <p>7246 Sideroad 5 W</p>	<p><b>RIN-199</b></p>	<p>In addition to the other permitted in the Rural Industrial (RIN) zone, the indoor cultivation of cannabis for commercial sale by a licensed producer is permitted subject to approval and licensing by Health Canada under the Access to Cannabis for Medical Purposes Regulations (ACMPR) or subsequent regulations.</p> <p style="text-align: right;">(By-law 083-18 – 10694444 Canada Corp)</p>

## **SECTION 34 – A-CAN – AGRICULTURAL CANNABIS ZONE**

### **34.1 PERMITTED USES**

- Cannabis-Related Use – Indoors
- Industrial Hemp-Related Use – Indoors

### **34.2 REGULATIONS**

<b>34.2.1</b>	<b>LOT AREA, Minimum</b>	10.1 ha (25.0 ac)
<b>34.2.2</b>	<b>LOT FRONTAGE, Minimum</b>	122.0 m (400.3 ft)
<b>34.2.3</b>	<b>MAXIMUM BUILDING AREA</b> All buildings and facilities associated with Cannabis-Related – Indoor, and Industrial Hemp-Related – Indoor uses shall be limited to a maximum of 464.5 m <sup>2</sup> (5,000 ft <sup>2</sup> ) on a lot.	
<b>34.2.4</b>	<b>SETBACK TO LOT LINE</b> All activities associated with Cannabis-Related – Indoor, and Industrial Hemp-Related – Indoor, including, but not limited to the indoor growing of cannabis or hemp, security fencing, all associated buildings, and parking and loading areas, shall be setback a minimum of 80 m (262.5 ft) from a lot line.	
<b>34.2.5</b>	<b>SETBACK TO SENSITIVE USES</b> All activities associated with Cannabis-Related – Indoor, and Industrial Hemp-Related – Indoor uses including, but not limited to the indoor growing of cannabis or hemp, security fencing, all associated buildings, and parking and loading areas, shall be setback a minimum of 500 m (1,640.4 ft) from the lot line to a sensitive use. In the case where the sensitive use is an existing dwelling, the measurements shall be to the dwelling and not the lot line.	
<b>34.2.6</b>	<b>SETBACK TO SETTLEMENT AREAS</b> All activities associated with Cannabis-Related – Indoor, and Industrial Hemp-Related – Indoor uses including, but not limited to the indoor growing of cannabis or hemp, security fencing, associated buildings, and parking and loading areas, shall be setback a minimum of 1,000 m (3,280.8 ft) from the boundary of the settlement areas of Arthur (Schedule A, Map 2), Conn (Schedule A, Map 6), Damascus (Schedule A, Map 7), Kenilworth (Schedule A, Map 4), Mount Forest (Schedule A, Map 3), and Riverstown (Schedule A, Map 5).	
<b>34.2.7</b>	No light or glare from lighting used for the growing of cannabis or hemp shall be visible from outside the building. All external lighting for the building or site shall comply with Section 6.9 (External Lighting) of the zoning by-law.	
<b>34.2.8</b>	All buildings where cannabis or hemp is being grown, processed, or stored shall be designed and equipped with air treatment controls which prevent cannabis odour from escaping. The odour control equipment shall be	

	maintained and utilized at all times. Zoning by-law amendment applications for proposed Cannabis-Related – Indoor, and Industrial Hemp-Related – Indoor uses shall submit an odour control study in support of the application to the satisfaction of the Township of Wellington North.
<b>34.2.9</b>	Cannabis-Related – Indoor, and Industrial Hemp-Related – Indoor uses are subject to site plan control.

**34.3 OTHER PROVISIONS**

All provisions and regulations of Section 6 – General Provisions shall apply as applicable.

## **SECTION 35 – M1-CAN – INDUSTRIAL CANNABIS ZONE**

### **35.1 PERMITTED USES**

- Cannabis-Related Use – Indoor
- Industrial Hemp-Related Use – Indoor

### **35.2 REGULATIONS**

The M1 Industrial Zone regulations under Sections 24.2, 24.4, and 24.6 are applicable to this zone.

The following additional regulations shall apply:

<b>35.2.1</b>	<b>SETBACK TO SENSITIVE USES</b> All activities associated with Cannabis-Related – Indoor, and Industrial Hemp-Related – Indoor uses including, but not limited to the indoor growing of cannabis or hemp, security fencing, all associated buildings, and parking and loading areas, shall be setback a minimum of 300 m (984.2 ft) from the lot line to a sensitive use. In the case where the sensitive land use is a dwelling, the measurement shall be to the dwelling and not the lot line.
<b>35.2.2</b>	No light of glare from lighting used for the growing of cannabis or hemp shall be visible from outside the building. All external lighting for the building or site shall comply with Section 6.9 (External Lighting) of the zoning by-law.
<b>35.2.3</b>	All buildings where cannabis or hemp is being grown, processed, or stored shall be designed and equipped with air treatment controls which prevent cannabis odour from escaping. The odour control equipment shall be maintained and utilized at all times. Zoning by-law amendment applications for proposed Cannabis-Related – Indoor, and Industrial Hemp-Related – Indoor uses shall submit an odour control study in support of the application to the satisfaction of the Township of Wellington North.
<b>35.2.4</b>	Cannabis-Related – Indoor, and Industrial Hemp-Related – Indoor uses are subject to site plan control.

### **35.3 OTHER PROVISIONS**

All provisions and regulations of Section 6 – General Provisions shall apply as applicable.



## **SECTION 36 – RIN-CAN RURAL INDUSTRIAL CANNABIS ZONE**

### **36.1 PERMITTED USES**

- Cannabis-Related Use – Indoor
- Industrial Hemp-Related Use - Indoor

### **36.2 REGULATIONS**

The RIN Industrial Zone regulations under Sections 25.2.1 to 25.2.8 and 25.3 are applicable to this zone.

The following additional regulations shall apply:

<b>36.2.1</b>	<p><b>SETBACK TO SENSITIVE USES</b></p> <p>All activities associated with Cannabis-Related – Indoor, and Industrial Hemp-Related Indoor uses including, but not limited to the indoor growing of cannabis or hemp, security fencing, all associated buildings, and parking and loading areas, shall be setback a minimum of 300 m (984.2 ft) from the lot line to a sensitive use. In the case where the sensitive land use is an existing dwelling, the measurements shall be to the dwelling and not the lot line.</p>
<b>36.2.2</b>	<p>No light or glare from lighting used for the growing of cannabis or hemp shall be visible from outside the building. All external lighting for the building or site shall comply with Section 6.9 (External Lighting) of the zoning by-law.</p>
<b>36.2.3</b>	<p>All buildings where cannabis or hemp is being grown, processed, or stored shall be designed and equipped with air treatment controls which prevent cannabis odour from escaping. The odour control equipment shall be maintained and utilized at all times. Zoning by-law amendment applications for proposed Cannabis-Related – Indoor, and Industrial Hemp-Related – Indoor uses shall submit an odour control study in support of the application to the satisfaction of the Township of Wellington North.</p>
<b>36.2.4</b>	<p>Cannabis-Related – Indoor, and Industrial Hemp-Related – Indoor uses are subject to site plan control.</p>

### **36.3 OTHER PROVISIONS**

All provisions and regulations of Section 6 – General Provisions shall apply as applicable.

## **SECTION 37 – APPROVAL OF NEW BY-LAW**

### **37.1 REPEAL OF OLD BY-LAW**

Zoning By-law Number 91-30 and all associated Zoning Schedules and all subsequent amendments as it pertains to the former Township of Arthur are hereby repealed; Zoning By-law Number 22-86 and all associated Zoning Schedules and all subsequent amendments as it pertains to the former Village of Arthur are hereby repealed; Zoning By-law Number 25-96 and all associated Zoning Schedules and all subsequent amendments as it pertains to the former Town of Mount Forest are hereby repealed; Zoning By-law Number 92-22 and all associated Zoning Schedules and all subsequent amendments in so far as it pertains to that portion of the former Township of Peel now in the Township of Wellington North are hereby repealed; Zoning By-law Number 27-1984 and all associated Zoning Schedules and all subsequent amendments in so far as it pertains to that portion of the former Township of West Garafraxa now in the Township of Wellington North are hereby repealed; and Zoning By-law Number 1542/93 and all associated Zoning Schedules and all subsequent amendments as it pertains to the former Township of West Luther are hereby repealed.

### **37.3 EFFECTIVE DATE OF NEW BY-LAW**

By-law Number **66-01** including all Schedules hereto, shall come into effect on the final passing thereof by the Council of The Corporation of the Township of Wellington North, subject to compliance with the provisions of The Planning Act.

READ A FIRST AND SECOND TIME THIS **17th** DAY OF **December, 2001**.

READ A THIRD TIME AND PASSED THIS **17th** DAY OF **December, 2001**.

Don Ross

MAYOR

*(original signed)*

Anja Nurvo

CLERK

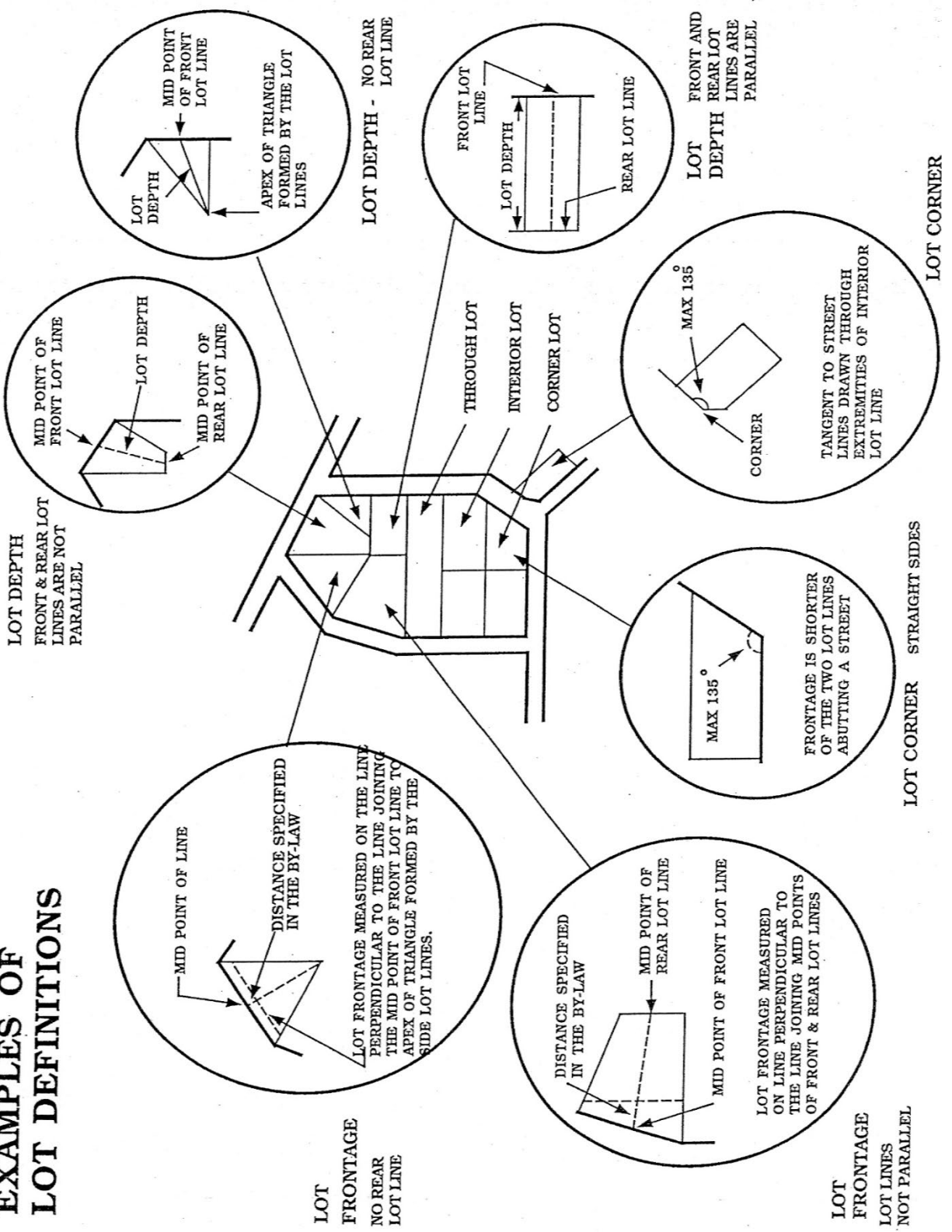
*(original signed)*

# APPENDIX A

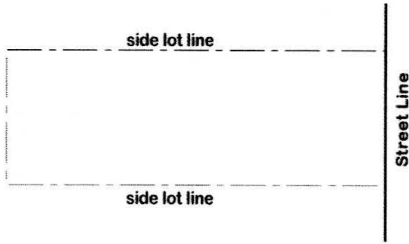
## ILLUSTRATIONS OF DEFINITIONS AND PROVISIONS

**Note: The diagrams and illustrations on the following pages are for the purposes of illustration only and do not form part of the Zoning By-law**

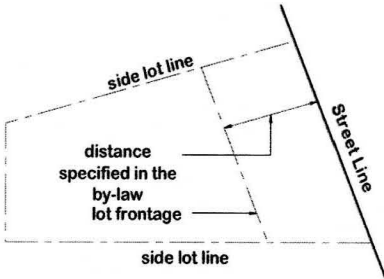
# EXAMPLES OF LOT DEFINITIONS



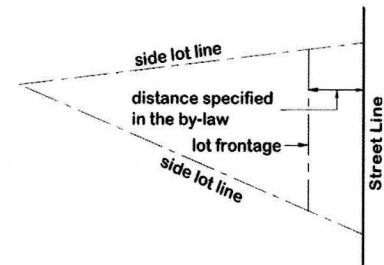
# Lot Frontages



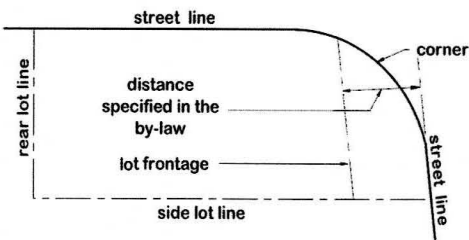
**A**  
**SIDE LOT LINES ARE PARALLEL; STREET IS STRAIGHT**  
 the lot frontage is measured along the street line between the side lot lines



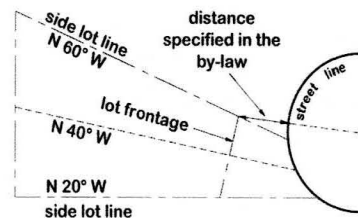
**B**  
**FRONT AND REAR LOT LINES ARE NOT PARALLEL**  
 the lot frontage is measured along a line drawn between the side lot lines parallel to the front lot line at the distance specified in the by-law for the minimum front yard



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

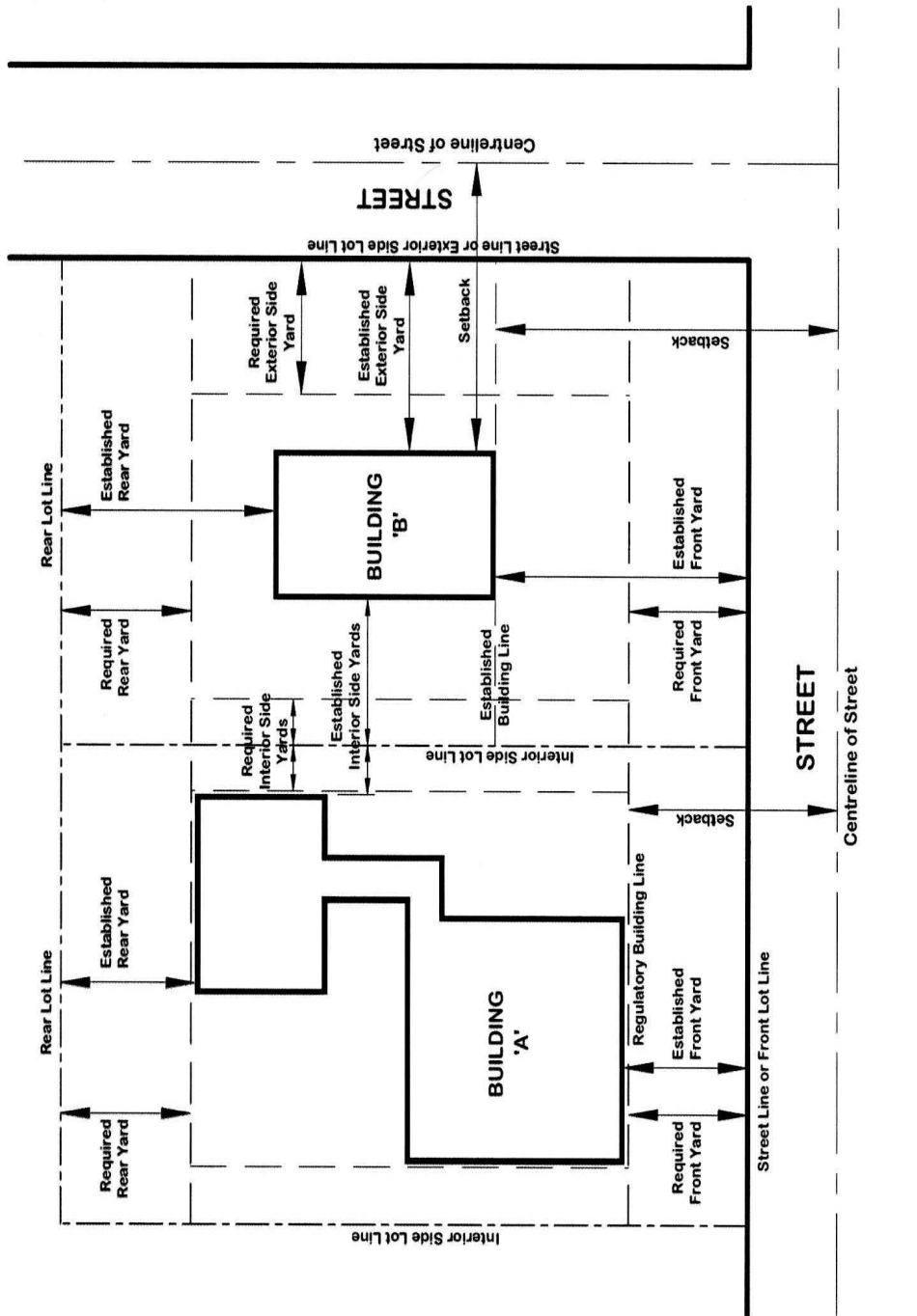


**D**  
**CORNER OR INTERIOR LOT ON A CURVE**  
 the lot frontage is measured along a line drawn parallel to the tangent of the front lot line at the distance specified in the by-law for the minimum front yard



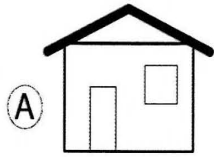
**E**  
**LOT ON A CUL-DE-SAC OR EYEBROW**  
 the lot frontage is measured along a line drawn perpendicular to the mean bearing of the side lot lines the radial distance of which line, at its closest point to the street line, is not less than the distance specified in the by-law for the minimum front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

# Yards and Setbacks

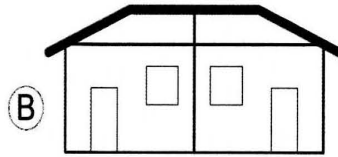


Building 'A' meets the minimum requirements for front yard, side yards, rear yard and setback.  
 Building 'B' has voluntarily increased all yards and setbacks beyond the required minimum.

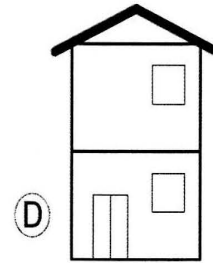
# Typical Dwelling Types



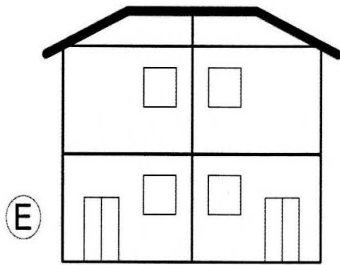
**(A)**  
detached one-family dwelling (1 unit)



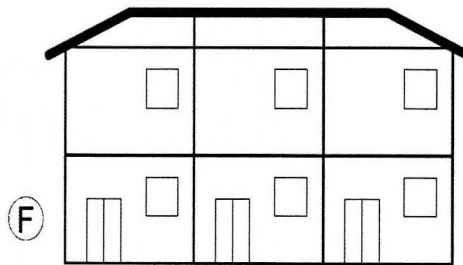
**(B)**  
semi-detached one-family dwelling (2 dwelling units)



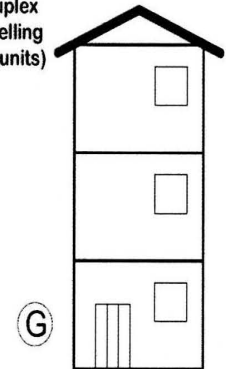
**(D)**  
detached duplex dwelling (2 units)



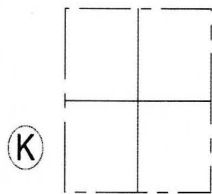
**(E)**  
semi-detached duplex dwelling, or double duplex, or fourplex (4 dwelling units)



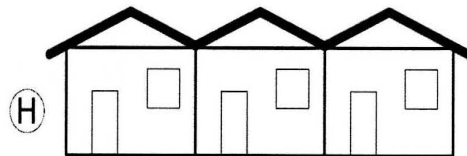
**(F)**  
attached duplex dwelling, or duplex terrace (6 dwelling units); terrace length may be extended



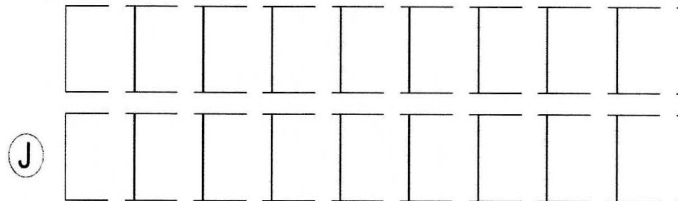
**(G)**  
detached triplex dwelling (3 units)



**(K)**  
plan of a back-to-back form of cluster row housing, or "quadruplex"; modules may be attached at corners to enlarge the cluster

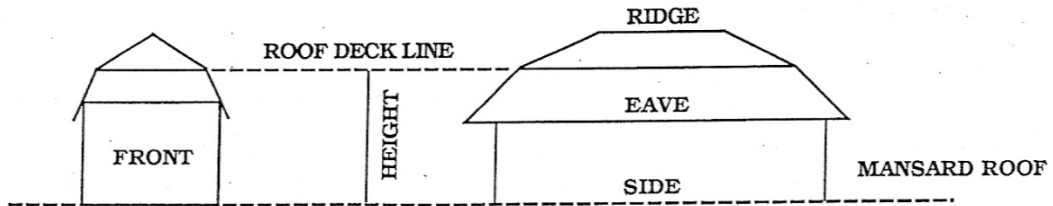
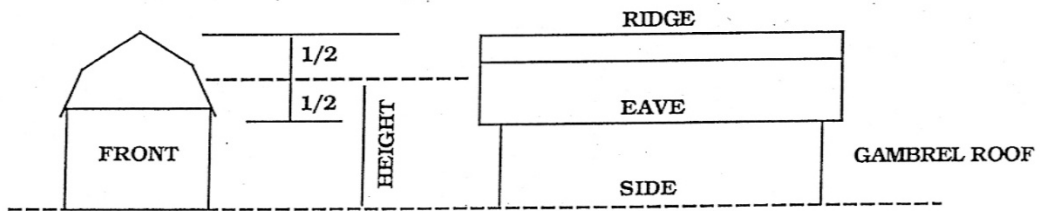
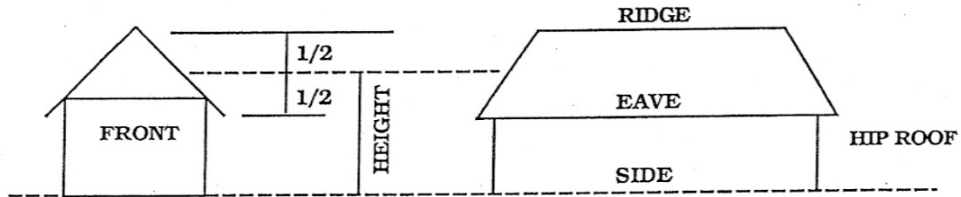
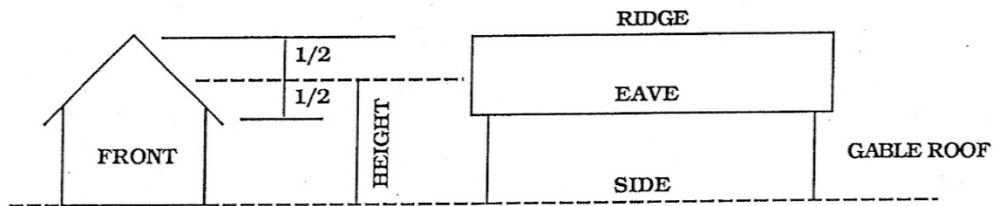
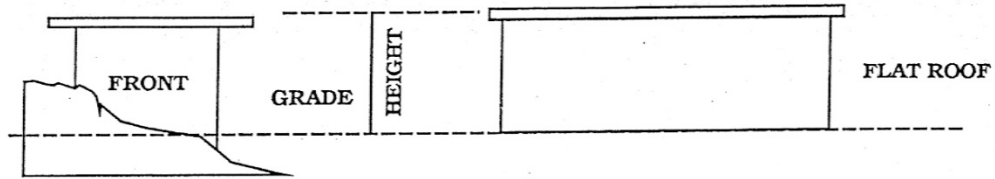


**(H)**  
attached one-family dwelling or row house (3 dwelling units) terrace length may be extended or an upper storey of apartments added to create a "mixed terrace"

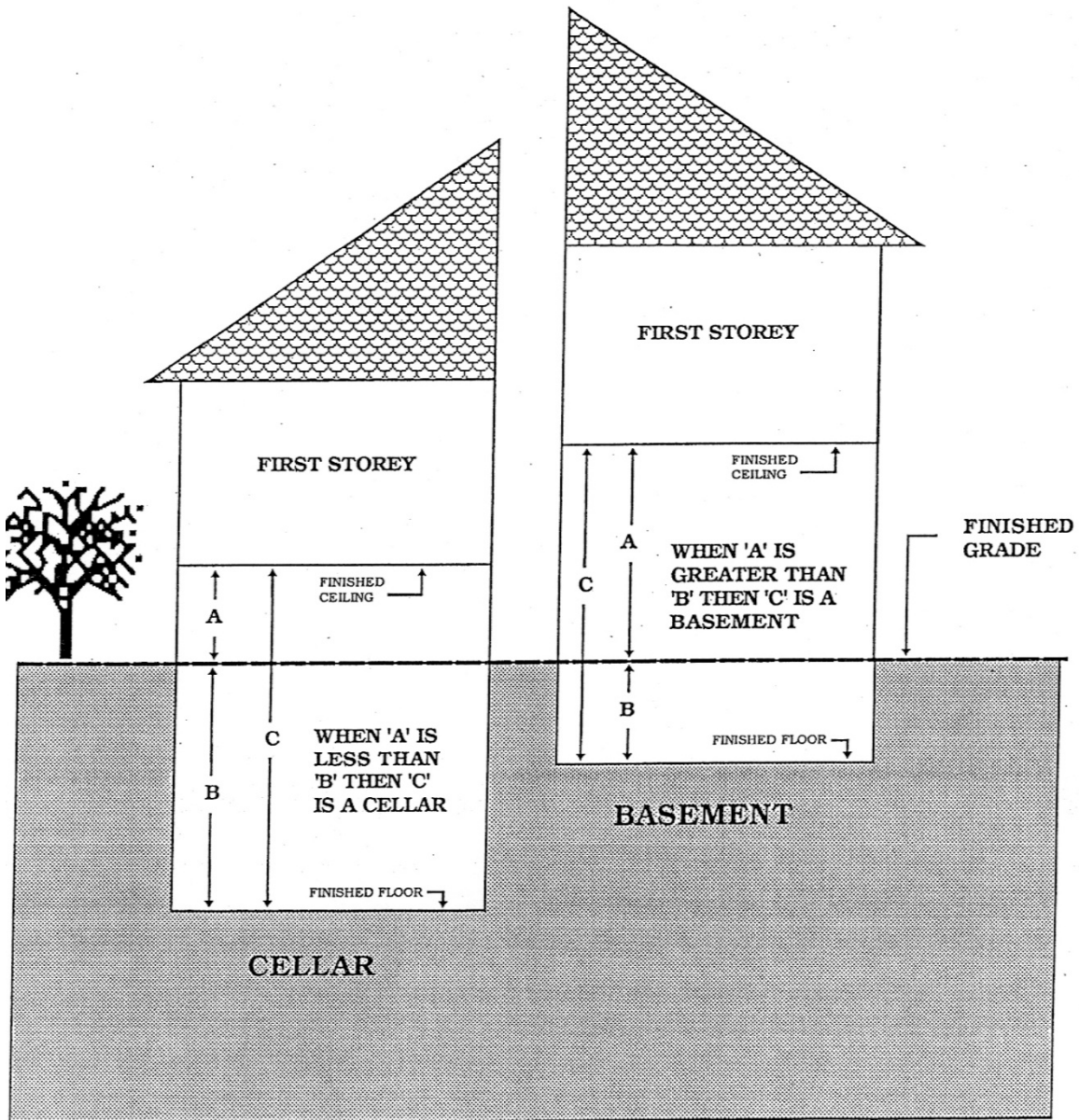


**(J)**  
plan of a maisonette dwelling; terrace may be any length; two-storey dwelling units may be provided and units may be stacked, or an upper storey of apartments added to create a "mixed terrace"

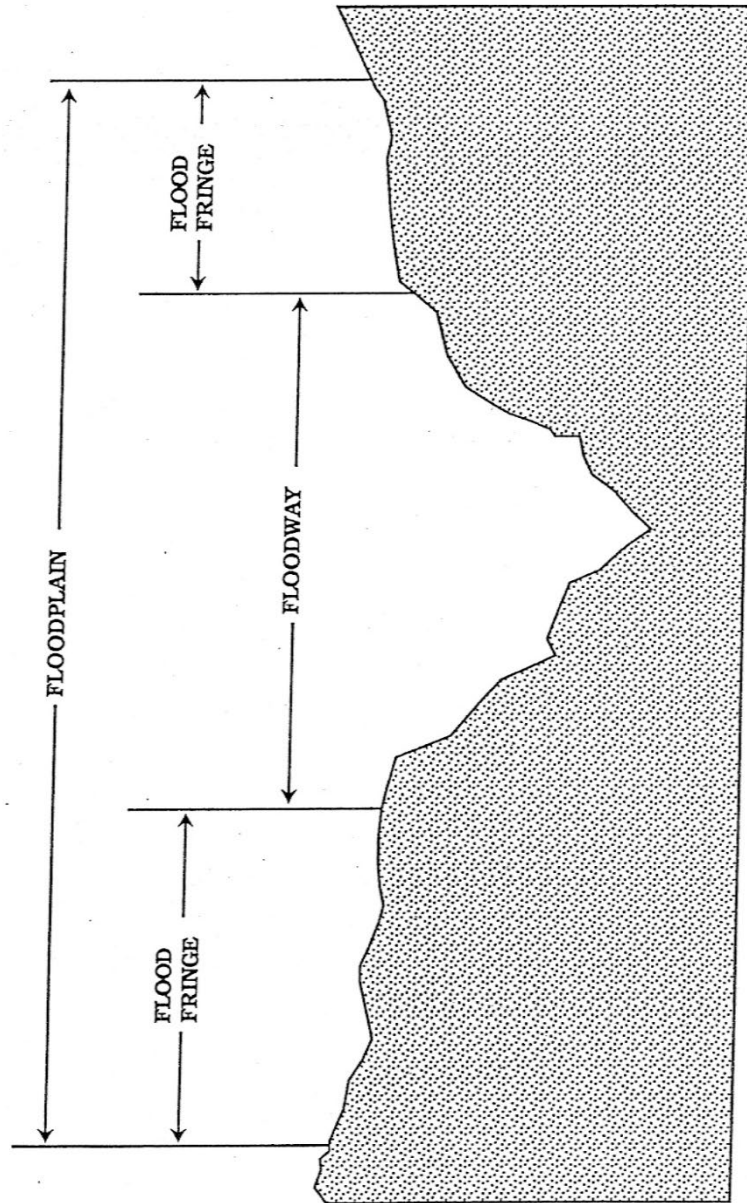
# GUIDE TO HEIGHT DEFINITIONS



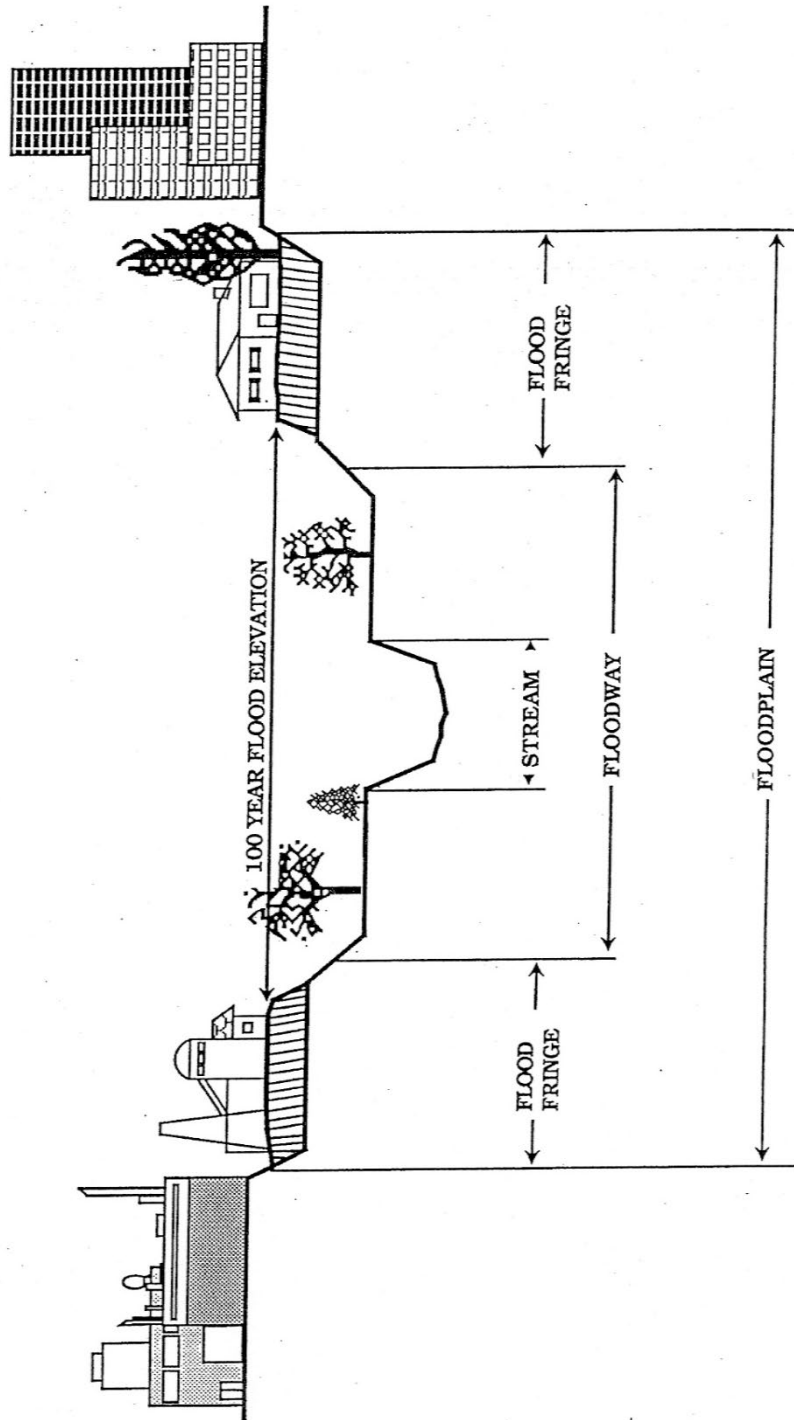
# BASEMENT AND CELLAR DEFINITIONS



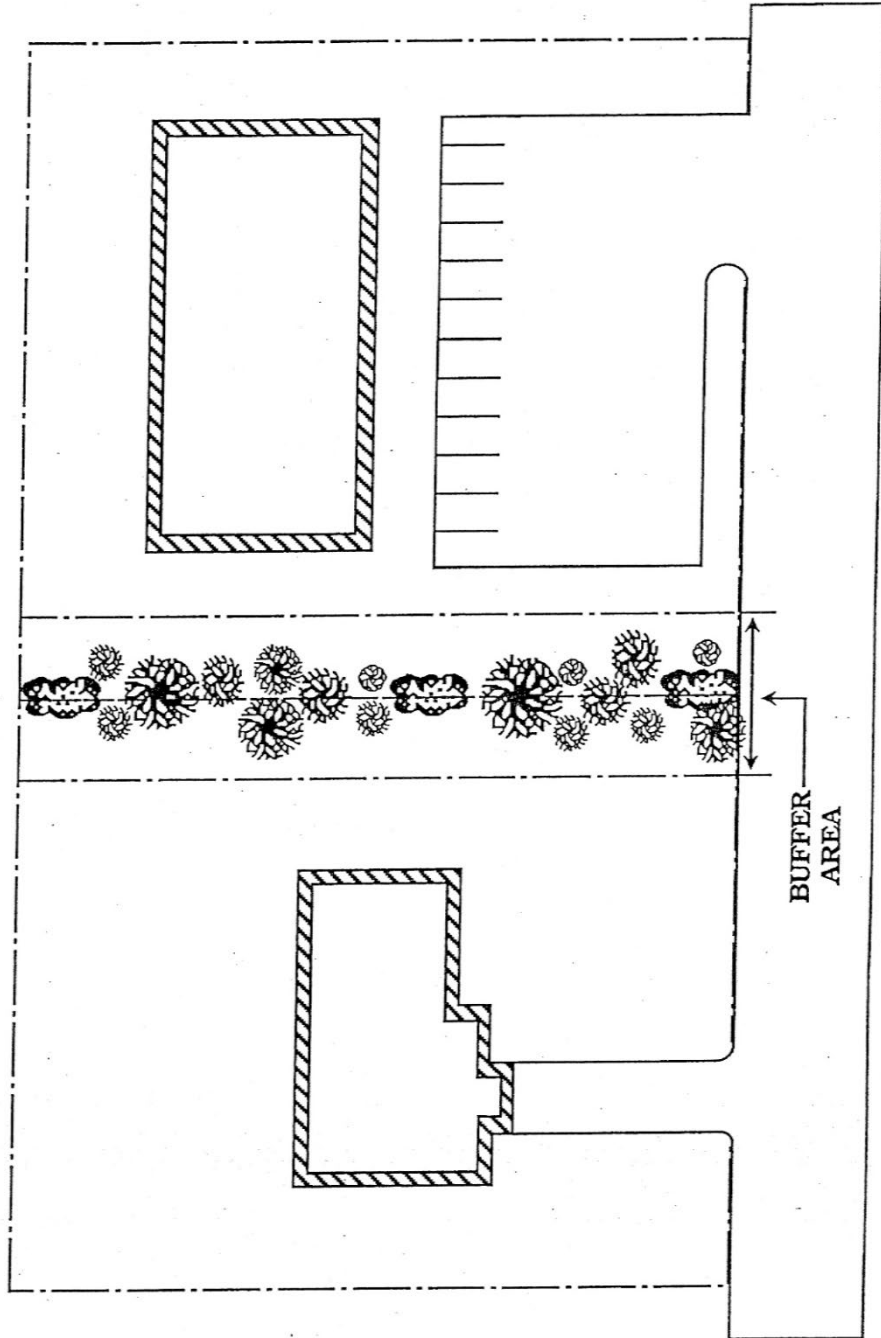
**ILLUSTRATION OF FLOODWAY,  
FLOOD PLAIN, AND FLOOD FRINGE**



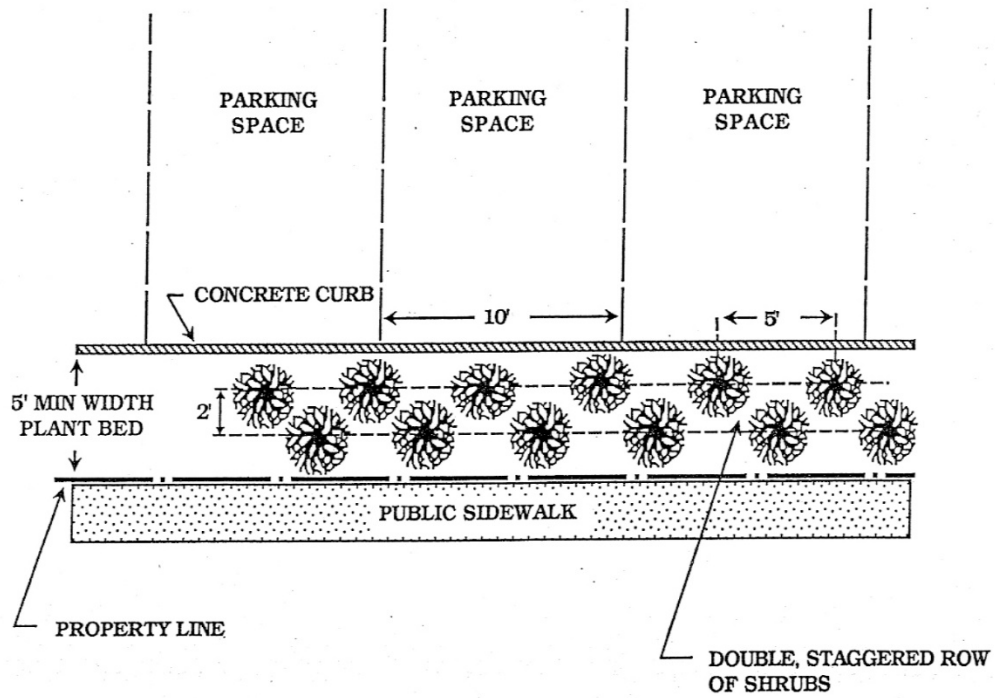
# ILLUSTRATION OF 100 YEAR FLOOD ELEVATION



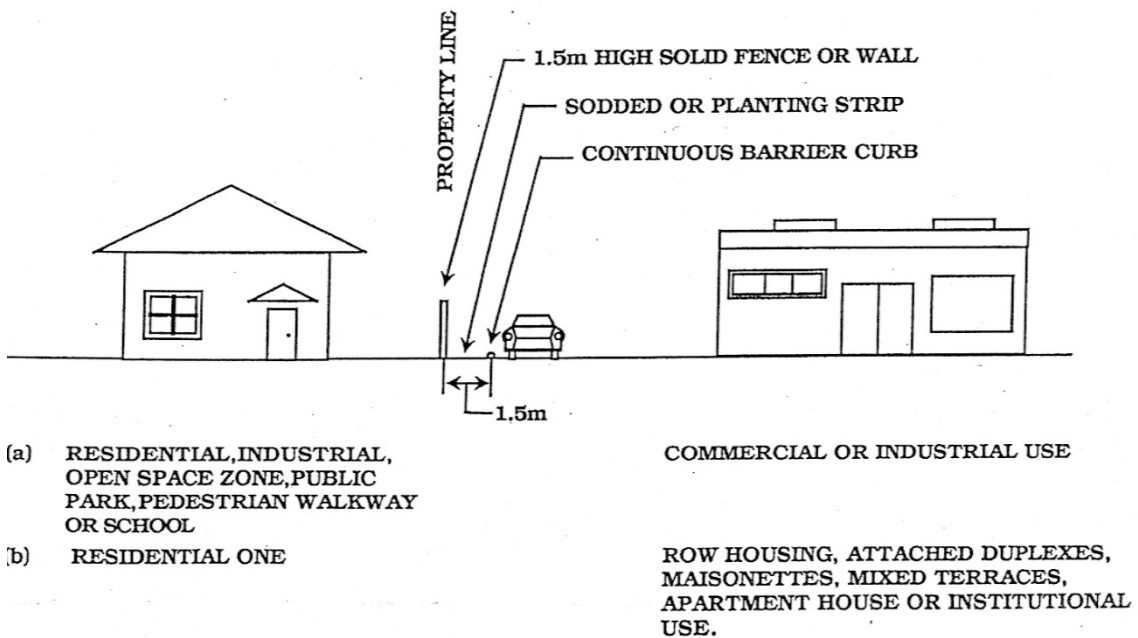
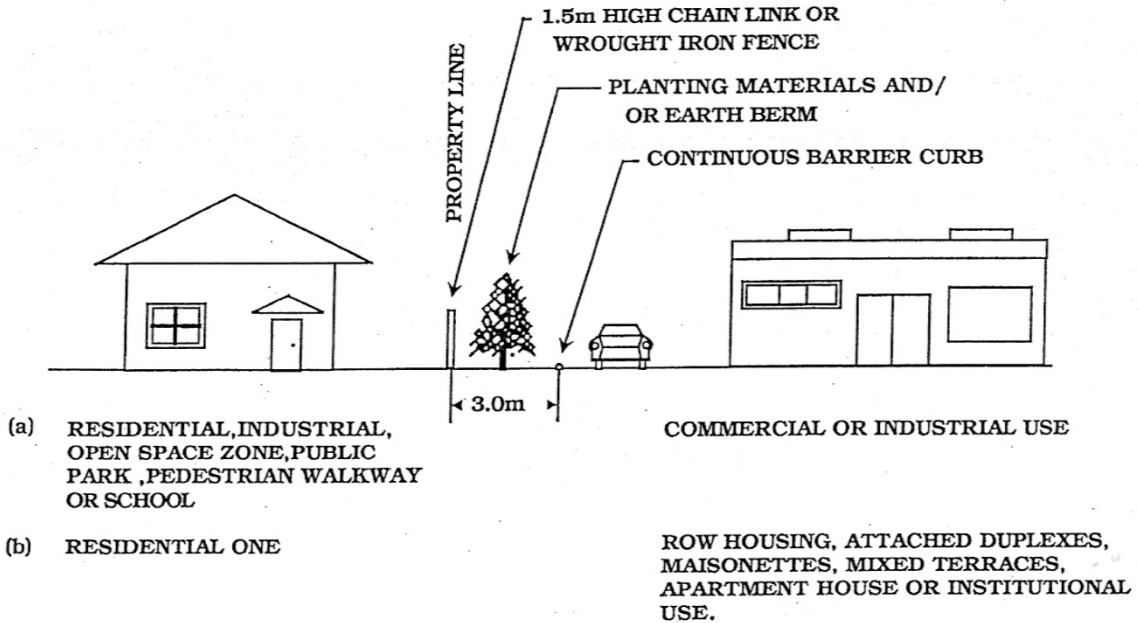
**BUFFER AREA**



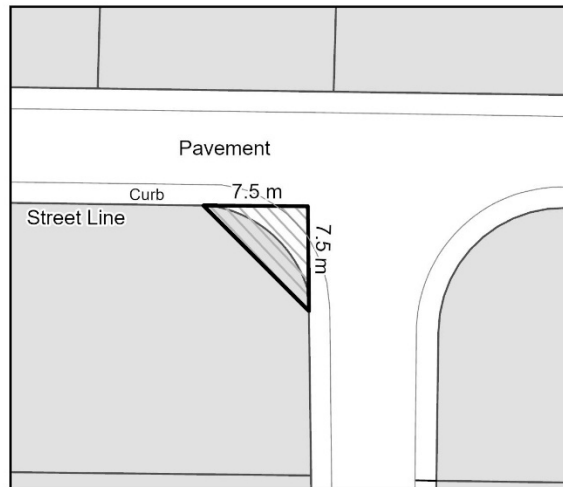
# ILLUSTRATION OF PARKING AREA BUFFER



# PLANTING STRIP AND FENCING REQUIREMENTS



# Illustration of Sight Triangles



 Sight Triangle

Document Path: F:\LIS\Projects\Zoning\Housekeeping Amendments\Wellington North - May 2025\Sight Triangle Illustration\Sight Triangle Illustration.aprx