

Township of Wainfleet Zoning By-law

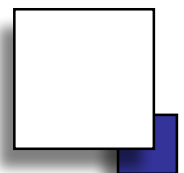


Prepared by

Consolidated June 2024



Sorensen Gravely Lowes Planning Associates Inc.



ZONING BY-LAW AND AMENDMENTS

DATE PASSED	BY-LAW NO.	LOCATION	DESCRIPTION
04/08/2014 01/10/2023	14-2014, 002-2023	Pt. Lot 29, Con. 6	BL to Amend Zoning BL581-78 (Sider) Technical amendment to consolidate BL Amendment 014-2014 into BL034-2014
06/24/2014 01/10/2023	025-2014, 002-2023	Pt. Lot 11, Con. 1	BL to Amend Zoning BL581-79 (Triple G Farms Inc.) Technical amendment to consolidate BL Amendment 025-2014 into BL034-2014
08/12/2014 01/10/2023	028-2014, 002-2023	Pt. Lots 6 & 7, Con. 4	BL to Amend Zoning BL581-79 (Triple G Farms Inc.) Technical amendment to consolidate BL Amendment 028-2014 into BL034-2014
08/12/2014 01/10/2023	029-2014, 002-2023	Pt. Lots 14 & 15, Con. 2	BL to Amend Zoning BL581-79 (Reesor) Technical amendment to consolidate BL Amendment 029-2014 into BL034-2014
10/14/2014 01/10/2023	036-2014, 002-2023	Pt. Lot 13, Con. 5	BL to Amend Zoning BL581-79 (Rezner) Technical amendment to consolidate BL Amendment 036-2014 into BL34-2014
04/21/2015 01/10/2023	015-2015 002-2023	Pt. Lot 15, Con. 5	BL to Amend Zoning BL034-2014 (Dykstra)
07/14/2015	027-2015		BL to Amend Zoning BL034-2014 (Housekeeping)
08/04/2015 01/10/2023	036-2015 002-2023	Pt. Lot 12, Con. 5	BL to Amend Zoning BL034-2014 (Milstein Farms)
09/15/2015	043-2015,	Pt. Lot 1, Con. 2	BL to Amend Zoning BL034-2014 (Gonschior)
12/15/2015 01/10/2023	058-2015 002-2023	Pt. Lot 24, Con. 3	BL to Amend Zoning BL034-2014 (1448077 Ontario Ltd.)
01/05/2016 01/10/2023	001-2016 002-2023	Pt. Lot 12, Con. 1	BL to Amend Zoning BL034-2014 (Kozar)
08/23-2016 01/10/2023	052-2016 002-2023	Pt. Lot 4, Con. 2	BL to Amend Zoning BL034-2014 (Lowland Farms)
08/23/2016	053-2016	Pt. Lot 1, Con. 2	BL to Amend Zoning BL034-2014 (McCabe)

Township of Wainfleet Comprehensive Zoning By-law

DATE PASSED	BY-LAW NO.	LOCATION	DESCRIPTION
05/09/2017	019-2017	Pt. Lot 23, Con.4	BL to Amend Zoning BL034-2014 (Kitchen)
07/18/2017 01/10/2023	034-2017 002-2023	Pt. Lot 28 & 29, Con. 5	BL to Amend Zoning BL034-2014 (Lambert)
08/01/2017	036-2017	Pt. Lot 16 & 17, Con. 1	BL to Amend Zoning BL034-2014 (Lakewood Beach Properties Ltd.)
01/23/2018	002-2018	Pt. Lot 3, Con. 5	BL to Amend Zoning BL034-2014 (Emery)
05/08/2018 01/10/2023	024-2018 002-2023	Pt. Lot 50 & 51, Con. 7	BL to Amend Zoning BL034-2014 (Tiersma)
11/13/2018	053-2018	Pt. Lot 50 & 51, Con. 6	BL to Amend Zoning BL034-2014 (Wagter)
06/11/2019	038-2019	Pt. Lot 31, Con. 6	BL to Amend Zoning BL034-2014 (2027479 Ontario Ltd.)
06/11/2019	039-2019	Pt. Lot 23, Con. 1	BL to Amend Zoning BL034-2014 (Fox)
07/23/2019	059-2019	Pt. Lot 18, Con. 2	BL to Amend Zoning BL034-2014 (Gabryelski)
07/23/2019	060-2019	Pt. Lot 16, 17 & 18, Con. 2	BL to Amend Zoning BL034-2014 (Martin & Hinks)
02/18/2020	004-2020	Pt. Lot 16 & 17, Con. 3	BL to Amend Zoning BL034-2014 (Strazdins, Triple G. Farms)
03/10/2020	010-2020	Pt. Lot 18 & 19, Con. 6	BL to Amend Zoning BL034-2014 (1184505 Ontario Ltd.)
11/03/2020	041-2020	Pt. Lot 10, Con. 5	BL to Amend Zoning BL034-2014 (Grandbois)
02/16/2021	004-2021	Pt. Lot 9, Con. 4	BL to Amend Zoning BL034-2014 (Young/Stoop)
02/16/2021	005-2021	Pt. Lot 39, Con. 5	BL to Amend Zoning BL034-2014 (Zavitz)
03/30/2021	010-2021	Pt. Lot 6, Con. 5	BL to Amend Zoning BL034-2014 (Rich & Ness)
07/12/2022	034-2022	Pt. Lot 34 & 35, Con. 2	BL to Amend Zoning BL034-2014 (Mayr Farms Ltd.)
07/12/2022	035-2022	Pt. Lot 13, Con. 1	BL to Amend Zoning BL034-2014 (Mikkelsaar)
09/27/2022	043-2022	Pt. Lot 19, Con. 1	BL to Amend Zoning BL034-2014 (Loeffen Farms Ltd.)
01/10/2023	002-2023	Various Properties	BL to Amend Zoning BL034-2014 (Housekeeping)
01/10/2023	003-2023	Various Properties	BL to Amend Zoning BL034-2014 (Hamlet Residential Lot Coverage)

Township of Wainfleet Comprehensive Zoning By-law

DATE PASSED	BY-LAW NO.	LOCATION	DESCRIPTION
05/16/2023	019-2023	Plan 8, Lots 55 & 56, NP735	BL to Amend Zoning BL034-2014 (Ibba)
08/08/2023	030-2023	Pt. Lot 6, Con. 4	BL to Amend Zoning BL034-2014 (Soares)
12/11/2023	053-2023	Pt. Lot 14, Con. 1 PCL 41	BL to Amend Zoning BL034-2014 (Oles)
12/11/2023	055-2023	Pt. Lot 21, Con. 5	BL to Amend Zoning BL034-2014 (Collard)
5/21/2024	020-2024		BL to Amend Zoning BL034-2014 (Housekeeping – Cannabis)
5/21/2024	023-2024		BL to Amend Zoning BL034-2014 (Housekeeping)

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WAINFLEET ZONING BY-LAW

1.0 HOW TO READ THIS BY-LAW

This introduction explains how to read and use this Zoning By-law and is solely for the purpose of assisting the reader. Readers unfamiliar with zoning by-laws are encouraged to read this introduction.

This introduction does not constitute a legal part of this By-law.

All lands within the Township of Wainfleet correspond to a zone category described in Sections 6 through 12 of this zoning by-law. These zone categories consist of broad land use categories including: Agricultural, Residential, Commercial, Industrial, Institutional, Open Space and Mobile Home Park Zones. Sections 6 through 12 set out the requirements of each zone including the permitted *uses*, the *lot area* requirements and the restrictions on where *buildings* and *structures* can be situated on a *lot*. The location and boundary of each zone is shown on the maps (1-40) found in Section 15, at the end of this by-law.

Within each of the zone categories, multiple zones are described. At the beginning of each of the zone categories (i.e., Sections 6 through 12), the permitted *uses* for each zone are laid out in a table format, with any additional qualifications listed directly following the table.

Each zone also contains a table setting out requirements for *lots*, *buildings* and *structures* which address such matters as *lot area*, *lot frontage*, *yard setbacks*, and *building height* among other matters. For some zones, these requirements are set out according to different *uses*. In other zones, these requirements are set out for the zone as a whole.

In addition to the provisions for each zone, there are some requirements that apply to all zones, such as provisions pertaining to *accessory structures* and parking requirements. These general provisions and parking provisions are found in Sections 4 and 5 respectively.

There are also provisions that apply only to an individual property or a small group of properties, and these are called site specific exceptions. These site specific exceptions are listed in tables at the end of each zone category (i.e. the last subsection in each of Sections 6 through 12).

There are also four overlay zones as follows:

- Hazard;
- Fish Habitat;
- Environmental Protection; and
- Environmental Conservation Overlay Zones.

These overlay zones apply in addition to the underlying zones. These overlay zones restrict development subject to certain explicit requirements as detailed in Section 13 of this by-law. If the requirements of the overlay zones are satisfied, then development according to the provisions of the underlying zones may be permitted.

When reviewing the Maps in Section 15, each zone is denoted on the maps by a single symbol – i.e. ‘A1’.

Site Specific Zoning (Exceptions)

Properties to which a site specific exception applies are denoted by a zone symbol and a site specific exception (which follows a dash) – i.e. ‘A1-219’. All such specific exceptions are listed in tables at the end of each zone.

Residential Lakeshore – Maximum Lot Coverage

In the Residential Lakeshore zone, the maps also denote the maximum lot coverage. The maximum lot coverage is denoted by the number directly following the “c” in the symbol – i.e. ‘RLS.c25’. In this example, the maximum lot coverage for the property is 25%.

High Aquifer Vulnerability Area

In addition to the zone maps, map 41 shows areas of High Aquifer Vulnerability. In these areas, additional restrictions apply to certain uses. These restrictions are found in Section 4.30.

The recommended process to verify the zoning applicable to a property is to:

- a) Locate the property on the maps in Section 15 and identify which zone it is in;
- b) Determine which zone category and section of the by-law that this zone is described in;
- c) Review the permitted *uses* applicable to that zone that are contained in the “Permitted Uses” table at the beginning of each Section 6 through 12;
- d) Review the zone provisions applicable to that zone. These are contained in the “Lot, Building and Structure Requirements” table in the second subsection of each Section 6 through 12;
- e) Review any applicable site specific exceptions contained at the end of the corresponding zones section. If a property is subject to a site specific exception, it will be indicated on the maps in Section 15;
- f) Determine if any Overlay Zones (i.e. Hazard, Fish Habitat, Environmental Protection, and/or Environmental Conservation) apply to the property and review the relevant provisions in Section 13 that apply to the applicable Overlay Zones.

- g) Review the applicable general provisions and parking regulations in Sections 4 and 5;
- h) Review Map 41 to determine if the property falls into either an area of Aquifer Vulnerability and, if so, review the additional provisions in Section 4.30; and
- i) Contact the *Township* to ensure up-to-date information and whether the property is subject to any variances.

2.0 ADMINISTRATION

2.1 Title

This By-law may be cited as “The Zoning By-law for the Township of Wainfleet”.

2.2 Defined area

This By-law applies to all land within the boundaries of the Township of Wainfleet, described as the area bounded by Lake Erie to the south, Wainfleet Dunnville Townline Road (and the extension thereof) to the west, the Welland River to the north, and Port Colborne Wainfleet Townline Road North and South (and the extension thereof) to the east.

2.3 Purpose

The purpose of this By-law is:

- a) to regulate the *use of land, buildings and structures*, and to regulate the construction and alteration of *buildings and structures* by statutory authority granted by the Ontario Planning Act; and
- b) to implement the policies of the Township of Wainfleet Official Plan.

2.4 Zones

2.4.1 Establishment of Zones and Overlay Zones

The following zones are established within the Township of Wainfleet, and such zones may be referred to by the appropriate symbols:

ZONES	SYMBOLS
Agricultural Transition	A1
Agricultural	A2
Specialty Crop	A3
Rural	A4
Residential Hamlet	RH
Residential Lakeshore	RLS
Hamlet Commercial	C1
Tourist Commercial	C2
Resort Recreational Commercial	C3
Industrial	M1
Extractive Industrial	M2
Institutional	I
Open Space	O
Mobile Home Park	MHP

In addition to the above zones, the following four Overlay Zones, which are shown with shading and or hatching on maps 1 to 40, apply within the Township of Wainfleet:

Environmental Protection
Hazard
Environmental Conservation
Fish Habitat.

2.4.2 Establishment of Holding Zones

Pursuant to Section 36 of the Planning Act, Holding Zones are hereby established by the use of the symbol “(H)” as a suffix to the zone symbol in subsection 2.4.1. For lands subject to the symbol “(H)”, only those *uses, buildings and structures* in existence at the time of the passing of the by-law applying the “(H)” will be permitted and no *building or structure* shall be altered or *erected* until the “(H)” symbol is removed by amendment to the by-law. The requirements for lifting each Holding zone are set out in Section 14.

2.4.3 Zoning Maps

- a) Maps 1 to 41 in Section 15, together with notations and references shown thereon, form part of this by-law. The extent and boundaries of all zones and overlay zones are shown on Maps 1 to 40, and all such zones are hereby defined as areas to which the provisions of this By-law shall apply.
- b) A number following a dash “-” after a zone symbol on Map 1 - 40 indicates the number of the site specific exception applying to that property or group of properties.
- c) A number following the letter “c” after a zone symbol denotes the *lot coverage* on properties in the Residential Lakeshore zone.
- d) Map 41 provides additional information for the implementation of Section 4.30.

2.5 Interpretation

2.5.1 General

- a) In their interpretation and application, the provisions of this By-law shall be held to be the minimum requirements adopted for the promotion of the public health, safety, convenience or general welfare. Whenever the requirements of this By-law are at variance with the requirements of any other By-law, the most restrictive, or the By-law imposing the higher standards, shall govern and apply.
- b) Nothing in this By-law shall be construed to exempt any person from complying with the requirements of the Ontario Building Code, Ontario Fire Code or the requirements of any By-law of the *Township* or the Regional Municipality of Niagara, or from any law of the Province of Ontario or of Canada, or any

- regulation under the provisions of the Conservation Authorities Act of a Conservation Authority having jurisdiction or the obligation to obtain any licence, permit, authority or approval required under any By-law of the *Municipality*; and
- c) Notwithstanding the minimum *lot coverage* and *lot area* requirements of this by-law, a lower *lot coverage* or a larger minimum *lot area* may be required in order to accommodate onsite septic systems in compliance with the Ontario Building Code. Nothing in this by-law shall be construed to exempt any person from complying with the requirements of the Ontario Building Code for septic systems.
 - d) Where the dimensions of any zone on the maps in Section 15 are in question, the map to the amending By-law shall be taken as correct.

2.5.2 Zone Boundaries

When determining the boundary of any zone, as shown on any map of this By-law, except for overlay zones, the following provisions shall apply:

- a) A boundary indicated as following a highway, *street*, lane or right-of-way shall be the centre of such highway, *street*, lane or right-of-way;
- b) A boundary indicated as following a *watercourse*, creek, stream or the right-of-way of a railway or an electrical, gas or oil transmission line shall be the centre line of such *watercourse*, creek, stream or right-of-way;
- c) A boundary indicated as following a shoreline shall follow such shoreline, and in the event of change in the shoreline, the boundary shall be construed as moving with the actual shoreline;
- d) A boundary indicated as approximately following *lot lines* shown on a registered plan of subdivision or municipal *lot lines* shall follow such *lot lines*;
- e) Where a boundary is indicated as approximately parallel to a *street line* or other feature indicated in clauses (a), (b) or (c) of this subsection, and the distance from such *street line* or other feature is not indicated, and clause (d) above is not applicable, such boundary shall be construed as being parallel to such *street line* or other feature, and the distance there from shall be determined according to the scale shown on the appropriate map in Section 15;
- f) A boundary indicated as following the limits of the *Municipality* shall follow such limits;

- g) The limit of any Map forming part of this By-law, as shown on the Key Map of such Map, shall not be deemed to be the boundary of the zone unless a zone boundary is delineated along the limit of the map; and
- h) The boundary of overlay zones may be revised without amendment to this by-law through the process set out for each overlay zone. Where the overlay zone is reduced, the underlying zone shall apply.

2.5.4 Municipal Road Closing

In the event a dedicated *street* or lane shown on any map forming part of this By-law is closed, the lands formerly in such *street* or lane shall be included within the zone of the adjoining property on either side of such closed *street* or lane. If a closed *street* or lane is the boundary between two or more different zones, the new zone boundaries shall be the former centre line of the closed *street* or lane.

2.5.5 Certain Words

In this By-law the word “shall” means mandatory.

2.5.6 More Than One Zone on a Lot

Where a *lot* has more than one zone applied thereon, all provisions in the pertinent zone shall be satisfied on each such portion of the *lot* so zoned.

2.5.7 Overlay Zones

- a) In overlay zones, described in Section 13, development is restricted in hazardous lands, including *flooding hazards*, *erosion hazards* and *dynamic beach hazards* under the Hazard Overlay. Development is also restricted in significant natural heritage features and areas including but not limited to woodlands, wetlands, *valleylands* and significant habitats under the Fish Habitat Overlay, Environment Protection Overlay and the Environmental Conservation Overlay.
- b) Where a lot is subject to an overlay zone, the provisions of the overlay zone supersede the provisions of the underlying zone. Where the overlay zone is reduced in extent through the process set out for each overlay zone, the provisions of the underlying zone shall apply.
- c) Where a Hazard Overlay Zone covers a portion of a lot, that portion may be used in the calculation of any *lot coverage* or *lot frontage* provision.

2.5.8 Permitted and Prohibited Uses

All *uses* of land and the *erection* or *use* of any *building* or *structure* shall be considered a prohibited *use* unless specifically listed as permitted *use* in one or more zones of this By-law or as set out as a permitted *use* in Section 4.2. Additional prohibited *uses* are set out in Section 4.4.

2.5.9 Definitions

- a) Throughout this By-law, any italicized word is defined in Section 3 to provide clarity and ensure that the By-law and its intent are applied consistently.
- b) Where a *use* is defined, it shall not be interpreted to include any other defined *use* unless it is stated in the definition to the contrary.

2.5.10 Illustrations

Any illustrations throughout this By-law, as well as examples and margin notes, are for clarification and convenience purposes only and are not part of this By-law.

2.6 Scope and Effect

No person shall *use* any land or *erect* or *use* any *building* or *structure* except in conformity with the provisions of this By-law respecting the Zone:

- a) in which such land, *building* or *structure* is located, or
- b) in which it is proposed to *use* any land or to *erect* or *use* any *building* or *structure*.

2.7 Zoning Administration

This By-law is to be administered by the Manager of Planning, or in his/her absence by such other employees of the *Municipality* as designated by the Clerk and if no specific person is designated then the Clerk is automatically designated.

2.8 Restrictions on Changes

- a) The purpose for which any land, *building* or *structure* is *used* shall not be changed, no new *building* or *structure* or addition to any *existing building* or *structure* shall be *erected* and no land shall be severed from a *lot*, if such change, *erection* or severance creates a situation that contravenes any of the provisions of this By-law applicable to each individual remaining *building*, *accessory building* or *lot*.
- b) Notwithstanding the provisions of clause (a) of this subsection, no person shall be deemed to have contravened any provision of this By-law if only a part or parts of any *lot* or parcel has or have been conveyed to or acquired by the *Township*, Regional Municipality of Niagara, Her Majesty in the Right of Ontario, or Her Majesty in the Right of Canada.

2.9 Restoration to a Safe Condition

Nothing in this By-law shall prevent the strengthening or restoration of any *building* or *structure* to a safe condition, provided that such strengthening or restoration will not

increase the *height*, area or volume of such *building* or *structure* so as to contravene the provisions of this By-law.

2.10 Certificate of Occupancy

- a) No land is to be *used* or occupied, and no *building* or *structure* which has been *erected* or altered is to be *used* or changed in *use*, in whole or in part, until a Certificate of Occupancy has been issued by the Chief Building Official and/or Manager of Planning stating that the proposed *use* and occupancy of such land, *building* or *structure* complies with the provisions of this By-law.
- b) No permit for the *use* of any land, no *building* permit or other permit for the *use* or *erection* of any *building* or *structure*, no Certificate of Occupancy and no approval of any application for any municipal license is to be issued or given where the proposed *use*, *building* or *structure* is contrary to the provisions of this By-law.
- c) A Certificate of Occupancy is to be applied for coincident with an application for a Building Permit.
- d) Every application for a Certificate of Occupancy:
 - i) is to be accompanied by plans, in duplicate, drawn to a scale of either 1:100 or 1:200, or as required by the Manager of Planning, or designate, based upon an actual survey by an Ontario Land Surveyor and showing:
 - (A) the true shape and dimensions of the *lot* or any part thereof to be *used*, or upon which it is proposed to *erect* or alter any *building* or *structure*;
 - (B) the proposed location, *height* and dimensions of the *building*, *structure* or work in respect of which the permit is applied for;
 - (C) the location of every *building* or *structure* already *erected* on or *erected* partly on such *lot*; and
 - (D) the proposed location of *parking spaces*, *loading spaces*, driveways, and *landscaping areas*, and such other information as the Zoning Administrator considers necessary to determine whether every such *building*, *structure* or work conforms with the requirements of this By-law.
 - ii) Is to be signed by the registered owner of the *lot*, or by the registered owner's agent duly authorized in writing and filed with the Zoning Administrator, and

- iii) is to set forth in detail:
 - (A) the current and proposed *use* of the *lot* and each *building* or *structure*, or part of each *building* or *structure*, and
 - (B) all such information as the Zoning Administrator may require to determine whether every such proposed *use* of land, *building* or *structure* conforms with the requirements of this By-law.
- e) The *lot* and the location of every *building* or *structure* to be *erected* thereon is to be staked out on the ground before construction is commenced.
- f) No excavation for any *building* or *structure* is to be commenced until a Building Permit has been issued by the Building Inspector.
- g) The lack of a survey, or a mistake or an error or omission by any person required to comply with the provisions of this By-law does not relieve that person from liability for failure to comply with the provisions of this By-law.

2.11 Inspection of Premises

The Manager of Planning, or any official or employee of the *Municipality* acting under his or her direction, is hereby authorized to enter, at all reasonable hours, upon any property or premises in or about which there is reason to believe that provisions of this By-law are not being complied with, and for the purpose of carrying out his or her duties under this By-law.

2.12 Repeal of Preceding By-laws

- a) The provisions of By-law 581-78 of the Township of Wainfleet, and the associated amendments, are repealed in the areas that are covered by this By-law. All relevant and valid site specific exceptions from by-law 581-78 have been consolidated into this by-law.
- b) All minor variances approved under by-law 581-78 remain in effect for two years after the approval of this by-law, after which time, any *use*, *building* or *structure* permitted by the minor variance that is not in conformity with the new by-law becomes legal non-conforming.

2.13 Validity

Every provision of this By-law is declared to be severable from the remainder of the By-law, and if any provision of this By-law shall be declared invalid by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder thereof.

2.14 Effective Date

This By-law shall come into force and take effect upon being passed by *Council*.

2.15 Technical Changes

Provided that the purpose, effect, intent, meaning and substance of this By-law are in no way affected, the following technical revisions to this By-law are permitted without a zoning by-law amendment:

- a) Changes to the numbering, cross-referencing, format and arrangement of the text, tables and maps;
- b) Additions to and revisions of technical information on maps including, but not limited to: infrastructure and topographic information, notes, legends, shading and title blocks;
- c) Alterations of punctuation; and
- d) Correction of grammatical, dimensional, boundary, mathematical or typographic errors.

3.0 DEFINITIONS

In interpreting the by-law, the following definitions apply. Words used in the present tense include the future tense and the converse and words used in the plural number include the singular number and the converse.

Accessory Agricultural Activities

means equipment maintenance and activities required to produce market ready commodities including washing, sorting, drying, packing, and packaging of agricultural products.

Accessory Building or Structure

- a) means a *building* or *structure* naturally and normally incidental to, subordinate to or exclusively devoted to a principal *use* or *building* and located on the same *lot* as the principal *building* or *use*, and
- b) includes a detached *private garage*, a detached *carport*, *secondary suite* or *garden suite*.

Accessory Use

means a *use* naturally and normally incidental to, subordinate to or exclusively devoted to a principal *use* and located on the same lot as the principal *use*.

Agricultural Use

means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm *buildings* and *structures*. Agricultural uses include value retention uses required to make a commodity saleable (i.e. corn dryer, washing, sorting, packing, and packaging).

Agri-tourism uses related to agriculture

means *uses* that are considered secondary *uses* to a *farm operation* that involve tourist *uses* that have a direct relationship to the *agricultural uses* on the farm or surrounding farm *uses*. Such *uses* may include farm-mazes, animal petting and seasonal festivals (for example, strawberry social, pumpkin festival, maple syrup event).

Animal Unit

means a type of livestock or poultry contained on a farm lot and which on an annual basis (365 Days) equals the following number of livestock or poultry:

1 dairy cow (plus calf)	1 animal unit
1 beef cow (plus calf)	1 animal unit
1 bull	1 animal unit

1 horse	1 animal unit
4 sheep (plus lambs)	1 animal unit
4 sows (plus litter weaning)	1 animal unit
125 laying hens	1 animal unit
100 female mink (+associated males and kits)	1 animal unit
40 female goats (plus kids)	1 animal unit
20 female fox (+associated males and kittens)	1 animal unit
125 female chinchilla (+associated males and kittens)	1 animal unit

Market Basis (as Marketed)

2 beef feeders (gain 180-500 kg)	1 animal unit
4 beef feeders (gain 180-340 kg)	1 animal unit
4 beef feeders (gain 340-500 kg)	1 animal unit
15 hogs (gain 18-90 kg)	1 animal unit
1000 broiler chickens or roasters (2 kg. approx.)	1 animal unit
300 turkey broilers (5-5.5 kg)	1 animal unit
150 heavy turkey hens (8.5-9 kg)	1 animal unit
100 heavy turkey toms (13.5-14.5 kg)	1 animal unit
40 veal calves (gain 40-136 kg)	1 animal unit
1000 pullets	1 animal unit

Attic

means the space between the roof and the ceiling of the top *storey* or between a knee wall and a sloping roof.

Automobile Sales Establishment

means a *building* or area of land where new or *used* motor vehicles are kept for display, sale and/or lease.

Automotive Service Garage

means a *building* or place where motor vehicles are serviced or repaired.

Automotive Service Station/Gas Bar

means a *building* or place used for the dispensing of motor vehicle fuels and accessories and may include an accessory *convenience store*.

Average Finished Grade

means the grade of the *lot* calculated as the average of all grades adjacent to each exterior wall of the *building*.

Basement

means that portion of a *building* between two floor levels which is partly underground but which has at least half of its *height*, from finished floor to underside of the floor joists of the next above *storey*, located above the adjacent *average finished grade* and where the *height* from finished grade to the underside of the floor joists of the next *storey* above is less than 2 metres.

Bed and breakfast

means the *use* of a *single detached dwelling* for the rental of rooms to the traveling public for overnight accommodation on a temporary basis.

Boarding or Rooming House

- a) means a *dwelling* in which lodging with or without meals is supplied for gain to three (3) or more persons other than the lessee, tenant or owner of said *dwelling*, or any member of his family, but
- b) does not mean or include a *motel or hotel, bed and breakfast, hospital or similar commercial or institutional use*.

Bona fide Farm Operation

means a *farm operation* that is operated by an individual who:

- a) owns, is employed on, and manages a *farm operation*;
- b) spends a majority of his/her working time on the *farm operation* and is available to work on the farm when required by the farm operation;
- c) demonstrates a continuing commitment to the *farm operation*, such as through farm maintenance practices, and investment in equipment, *buildings*, and crops; and
- d) for the purposes of this definition, a farmer is defined as the principal operator of the *farm operation* together with his/her spouse, sons and/or daughters.

Building

means a *structure* having a roof supported by columns or walls or supported directly on the foundation and *used* or intended for *use* as shelter or accommodation for persons, animals or goods and does not include any vehicle as defined herein.

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Cannabis Production Facility

means any land, *building* or *structure* used for growing, producing, processing, testing, destroying, storing, packaging and/or shipping of cannabis for medical or non-medical purposes but does not include the growing, producing and processing of four (4) or less cannabis plants on a lot for personal use or the retailing of cannabis or cannabis products under a retail operator license issued under the *Cannabis License Act*, 2018.

Carport

means a *building* or *structure* or part thereof, at least forty percent (40%) of the area of the perimeter faces of which are open and unobstructed by any wall, door, post or pier

- a) which is *used* for the temporary parking or storage of private passenger motor vehicles or *commercial vehicles* of less than one (1) tonne maximum capacity, and
- b) wherein neither servicing nor repairing is carried on for profit.

Cellar

means that portion of a *building* between two floor levels, which, from finished floor to underside of the floor joists of the next above *storey*, is more than 50% below *average finished grade*.

Cemetery

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

Commercial

means the *use* of land, *building* or *structure* for the purpose of buying and/or selling commodities, and supplying of services as distinguished from such *uses* as manufacturing or assembling of goods, warehousing, transport terminals, construction and other similar *uses*.

Commercial Club

means any club other than a *private club*.

Commercial Vehicle

means a motor vehicle *used* or intended to be *used* for business, employment or *commercial* purposes and includes but is not limited to a bus, catering or canteen truck, tow truck, dump truck, tractor trailer, ambulance, hearse, taxi or other similar *vehicle*.

Conservation Use

means the *use* of land and/or water for the purpose of planned management of natural resources.

Convenience Retail Store

means an establishment where food, tobacco, drugs, periodicals or similar items of household necessity are kept for retail sale to residents of the immediate neighbourhood in which such establishment is located.

Council

means the *Council* of the Corporation of the Township of Wainfleet.

Custom Workshop

means a *building*, or part of a *building*, used by a trade, craft or guild for the manufacture in small quantities of made-to-measure clothes or articles and includes upholstery but does not include metal spinning, woodworking or furniture manufacture, or any factory production or any shop or factory otherwise classified or defined in this By-law.

Day Nursery

means a premises that receives more than five children who are not all of common parentage, primarily for the purpose of providing temporary care, or guidance, or both temporary care and guidance, for a continuous period not exceeding twenty-four hours, where the children are,

- a) under eighteen years of age in the case of a *day nursery* for children with a developmental disability, and
- b) under ten years of age in all other cases.

Drainage Works

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

Dry Cleaning Depot

means premises in which articles of fabric are dropped off, stored or picked-up by members of the public, but does not include a *dry cleaning facility*.

Dry Cleaning Facility

means premises in which articles of fabric are subjected to the process of dry cleaning, dry dyeing or cleaning in a laundry plant and for the pressing and distribution of any such articles or goods that have been subjected to such process.

Dwelling

means a separate *building* containing one or more *dwelling units*.

Dwelling, Converted

means a *single detached dwelling* altered to contain three or more *dwelling units*.

Dwelling, Duplex

means a separate *building* of two (2) or more *storeys* divided horizontally into not more than two (2) *dwelling units*.

Dwelling, Single Detached

means a separate *building* containing not more than one *dwelling unit*.

Dwelling, Semi-Detached

means a separate *building* divided vertically into not more than two (2) *dwelling units*, and which *dwelling units* may be held in separate ownership.

Dwelling Unit

means one or more rooms designed and *used* or intended to be *used* as a home by 1 or more persons and usually containing cooking, living, sleeping and sanitary facilities, and does not mean or include a tent, *trailer*, *mobile home*, or a room or suite of rooms in a *boarding or rooming house* or in a *hotel* or *motel*.

Dynamic Beach Hazard

means areas of inherently unstable accumulations of shoreline sediments along the Great Lakes - St. Lawrence River System and large inland lakes, as identified by provincial standards, as amended from time to time. The dynamic beach hazard limit consists of the flooding hazard limit plus a dynamic beach allowance.

Erect

means, with reference to a *building* or *structure*, to build, construct, reconstruct or enlarge, and includes:

- a) any physical operation such as excavating, filling, grading or draining preparatory to *building*, construction, reconstruction, and
- b) the moving of a *building* or *structure* from one location to another.

Erected and *erection* have a corresponding meaning.

Erosion Hazard

means the loss of land, due to human or natural processes, that poses a threat to life and property. The *erosion hazard* limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over an one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

Existing

means a *use, building, structure* or *lot* in existence on the date of the passing of this by-law.

Farm Help-House

means a temporary removable *structure*, which may include a *motor home or trailer*, that is used for accommodation by only seasonal or full-time employees of the *farm operation* where the help-house is located.

Farm Operation

means a farm business or operation occurring on one or more properties owned and /or leased by a farmer and used for the growing of crops and / or raising of livestock.

Farm Produce Outlet

means a *building* or *structure* accessory to a farm where farm products which are grown on the farm are offered for retail sale on the same *lot* as the farm.

Farm Supply and Service Establishment

means the *use* of land and/or *buildings* or *structures* for the provision of goods, materials or services that are necessary to support an *agricultural use* as defined in the by-law and without limiting the generality of the foregoing shall include such goods and services as machinery sales and service, welding, contracting trades related to agriculture, custom equipment operations, veterinary services and processing and storage of seed, feed, fertilizer and agricultural chemicals.

Floor Area, Gross

means the total area of all *storeys* above grade measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of firewalls, including the space occupied by interior walls and partitions but excluding exits, vertical service spaces that pierce a *storey*, *parking spaces* within a *building*, and mechanical rooms in non-*residential buildings*. The walls of an inner court shall be deemed to be exterior walls.

Floor Area, Ground

means the *gross floor area* of the lowest *storey* of a *building* approximately at or first above the finished grade level excluding any *basement, cellar* or *sub-cellar*.

Flooding Hazard

means the inundation, under the conditions specified below, as areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

- a) Along the shoreline of Lake Erie and large inland lakes, the *flooding hazard* limit is based on the one hundred year flood level plus an allowance for wave uprush and other water-related hazards;
- b) Along river, stream and small inland lake systems, the *flooding hazard* limit is the *one hundred year flood*.

Funeral Home

means a premise designed for the purpose of providing funeral supplies and service to the public and includes facilities intended for the preparation of corpses for interment or cremation.

Garage, Private

means a *building* or part thereof *used* for the temporary parking or storage of private passenger motor vehicles or *commercial vehicles* of less than one tonne maximum capacity and wherein neither servicing or repairing is carried on for remuneration.

Garden suite

means a *dwelling unit* containing bathroom and kitchen facilities that is ancillary to an *existing dwelling* on a *lot* and that is designed to be portable.

Golf Course

means a public or private area operated for the purpose of playing golf and includes all normal *accessory uses* including a driving range and/or clubhouse only as *accessory uses* to a *golf course*.

Greenhouse, Commercial

means a *building* for the growing of flowers, plants, shrubs, trees and similar horticultural crops, and shall include the wholesale or retail sale of the flowers, plants, shrubs, trees and similar horticultural crops produced on the premises but shall not be construed to include a garden centre or landscaping business.

Greenhouse

means a *building* for the growing of plants, shrubs, trees and similar horticultural crops.

Group Home

means a supervised single dwelling unit for the accommodation of persons, who by reason of their emotional, mental, social or physical condition or legal status require a group living arrangement for their well-being, and the members of the group are referred by a hospital, court, government agency, recognized social services agency or health professional.

Habitable Room

means a room in a *dwelling used* or intended to be *used* primarily for human occupancy, but does not include a bathroom, toilet room, serving or storage pantry, laundry and corridor.

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Height

means, with reference to a *building*, the vertical distance measured from the *average finished grade* level of such *building* to:

- a) in the case of a flat roof, the highest point of the roof surface, or the parapet, whichever is the greater, and
- b) in the case of a pitched roof, the top of the ridge,

but in calculating the *height* of a *building*, any construction *used* as ornament or for the mechanical operation of the *building*, such as a mechanical penthouse, or a chimney, tower, cupola or steeple, is not to be included.

High Aquifer Vulnerability

means areas of groundwater that can be easily changed or impacted by activities or events, either by virtue of their vicinity to such activities or events or by permissive pathways between such activities and the surface and/or groundwater.

Home Industry

means a small scale *use*, providing a service primarily to the rural or farming community and which is accessory to a *single detached dwelling* or agriculture operation and performed by one or more residents of the household on the same property. A *home industry* may be conducted in whole or in part in an *accessory building* and may include a carpentry shop, a metal working shop, a welding shop, an electrical shop or blacksmith's shop, etc., but does not include an auto repair or paint shop, or furniture stripping.

Home Occupation

means an occupation, which provides a service as an *accessory use* within a *single detached dwelling* or in an addition to the *dwelling* or in an *accessory building*, performed by one or more residents of the household on the same property. Such occupations may include services performed by an accountant, architect, auditor, dentist, medical practitioner, engineer, insurance agent, land surveyor, lawyer, realtor, planner, hairdresser, desk top publisher or word processor, computer processing provider, teacher or day care provider.

Intensive Animal Operation

means the *use* of land, *buildings* or *structures* for the raising of fowl or animals where the number of *animal units*, housed or marketed per year (whichever is greater), exceeds 2.5 *animal unit* for each hectare of land *used* for such purpose.

Kennel

means a *building, structure* or premises or any part thereof in which domesticated animals are raised or kept for profit, gain or show, and shall also include a boarding or grooming *kennel* and an animal shelter run by the *Township* or a related organization.

Landscaping Area

means an area not built upon and not *used* for any purpose other than as a landscaped area which may include grass, shrubs, flowers, trees and similar types of vegetation and paths, walks, patios, fences and similar appurtenances, but does not include *parking spaces, parking lots, driveways, or ramps*.

Legal Non-Conforming

means an *existing use* or *building* which is not permitted in the zone or does not meet the regulations of the zone in which it is located and which legally existed prior to the change in the zoning by-law.

Loading Space

means an area provided for the temporary parking of one *commercial vehicle* while merchandise or materials are being loaded or unloaded from such vehicle.

Lot

means a parcel or tract of land:

- a) which
 - i) 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, or
- ii) is a separate parcel of land without any adjoining lands being owned by the same owner or owners as of the date of the passing of this By-law; or
 - iii) the description of which is the same as in a deed which has been given consent pursuant to The Planning Act, or
 - iv) is the whole remnant remaining to an owner or owners after a conveyance made with consent pursuant to The Planning Act; and
- b) which fronts on a *street* that has been opened, improved, maintained and assumed for public *use* by the *Municipality*, the Regional Municipality of Niagara or the Province of Ontario unless such *street* is within a Plan of Subdivision registered pursuant to The Planning Act, and in accordance with any requirements under The Registry Act or The Land Titles Act, after the date of passing of this By-law, in which case the responsibility for such *street* for public *use* is not required to have been accepted or assumed by the *Municipality* pursuant to the *Municipality* entering into a subdivision agreement for the purpose of this paragraph; or
- c) which fronts on a *private street* and meets the following requirements:
- i) the *private street* on which the parcel fronts;
 - A) has a paved or gravel surface that is 6 metres or greater in width;
 - B) contains a turnaround or second access to a *street* if the *private street* is greater than 90 metres in length;
 - C) contains a second access to a *street* if the *private street* is greater than 200 metres in length;
 - ii) the property owners abutting the *private street* have a joint maintenance agreement to maintain the *private street*; and
 - iii) the parcel legally existed prior to the passing of this by-law.

Lot Area

means the total horizontal area within the *lot lines* of a *lot*.

Lot, Corner

means a *lot* situated at the intersection of 2 or more *streets* or upon 2 parts of the same *street* having an interior angle of intersection not exceeding 135 degrees.

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Lot Coverage

means:

- a) that percentage of the *lot area* covered by all *buildings* above ground level, but
- b) does not include that portion of the *lot area* which is occupied by a *building* or portion thereof which is completely below ground level, uncovered decks, uncovered porches, pergolas, ornamental structures such as mailboxes or birdhouses and outdoor swimming pools;
- c) the *lot coverage* in each zone applies and shall be deemed to apply to only that portion of such *lot* that is located within said zone; and
- d) the portion of a *lot* in a Hazard Overlay Zone shall be included in the calculation of *lot coverage*. However, in the case of a *lot* abutting Lake Erie, regardless of the location of any Hazard Overlay Zone, the *lot area* used in the calculation of the *lot coverage* shall be exclusive of any portion of the *lot* on the waterside of any shorewall, or alternately where no shorewall exists, of the *dynamic beach hazard*.

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 9 metres 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 (2) points where the *side lot lines* intersect the *front lot line*.

Lot, Interior

means a *lot* other than a *corner lot*.

Lot Line

means any boundary of a *lot*.

Lot Line, Front

means:

- a) the *lot line* that divides the *lot* from the *street*, but

- b) in the case of a *corner lot* the shorter *street line* shall be deemed to be the *front lot line* and the longer *street line* shall be deemed to be a *side lot line*, but
- c) in the case of a *corner lot* with two (2) *street lines* of equal length, the *lot line* that abuts the wider *street*, or abuts a Regional Road or Highway shall be deemed to be the *front lot line*, and in the case of both *streets* being under the same jurisdiction, or of the same width, the owner of such *corner lot* may designate either *street line* as the *front lot line*.

Lot Line, Rear

means the farthest *lot line* opposite the *front lot line*, or in the case of a triangular *lot*, shall mean that point formed by the intersection of the *side lot lines*.

Lot Line, Side

means the *lot lines* other than a *front lot line* or *rear lot line*.

Lot, Through

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

Lot of Record

means a parcel of land that was registered prior to the date of the passing of this by-law as a legally conveyable parcel of land in the Registry/ Land Titles office.

Medical and Dental Clinic

means a *building* or part thereof *used* by qualified medical practitioners, dentists, osteopaths, or other drugless practitioners.

Mobile Home

means any vehicle used or intended for the living, sleeping, or eating accommodation of persons therein for permanent year-round *use* and is so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, whether or not such vehicle is jacked up or that its running gear is removed.

Mobile Home Park

means an area of land *used* for the accommodation of *mobile homes* and shall include all *accessory buildings* necessary to the operation of the park such as *offices*, laundry facilities, storage and lockers, etc.

Mobile Home Site

means an area of land within a *mobile home park* that is or is intended to be occupied by one *mobile home*, with adequate access to a driveway, *private street* or *street*, and for the purposes of this By-law the use of the term “*lot*” and “*street*” in the definitions of “*Lot area*”, “*Corner lot*”, “*Lot coverage*”, “*Lot frontage*”, “*Lot line*”, “*Front lot line*”, “*Rear lot line*”, and “*Side lot line*” shall be deemed to mean a “*mobile home site*” and “*driveway*” respectively.

Motel or Hotel

means a *building* or *buildings* consisting of a number of individual rental units, *used* for catering to the needs of the travelling public by furnishing sleeping accommodation with or without food.

Natural Heritage Feature or Area

means features and areas, including significant wetlands, significant coastal wetlands, fish habitat, significant woodlands south and east of the Canadian Shield, significant valleylands south and east of the Canadian Shield, significant habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Nursing Home

means a *building* wherein lodging, meals, personal care, nursing services and medical care and treatment are provided for gain or profit or as a charitable public service, licensed under the Long-Term Care Homes Act, 2007, but does not include a hospital.

Noxious Use

means:

- a) a *use* which creates an adverse effect through the generation of noise, vibration, dust, fumes, gas, odour, waste, hazardous waste, emissions, smoke, glare, radiation, electrical interference, or
- b) any *use* involving the *use* or storage of hazardous, toxic, or contaminant substances which constitutes a threat to public health and safety, or
- c) any combination thereof, but
- d) excluding normal agricultural and livestock operations and normal aggregate resource operations in a licensed *pit* or *quarry*.

Office

means one or more rooms in a *building* which are *used* for the conduct of business activity.

One hundred year flood

for river, stream and small inland lake systems, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

Parking Lot

means an area of land *used* for parking of motor vehicles and which is located on the same *lot* as the principal *use* and comprises all *parking spaces*, of at least the minimum number required according to the provisions of this By-law, and all driveways, aisles, maneuvering areas, entrances, exits and similar areas *used* for the purpose of gaining access to or egress from the said *parking spaces*.

Parking Space

means the area of land devoted to the parking of one motor vehicle and may be located within a *private garage, building, carport* or covered area.

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 without limiting the generality of the foregoing, includes such establishments as barber shops, beauty parlours, hairdressing shops, shoe repair and shoe shine shops.

Pit or Quarry

means any pit or excavation made for the removal of any soil, earth, clay, marl, sand, gravel, rock or any similar material but shall not include an excavation incidental to the *erection* of a *building* or *structure* for which a *building* permit has been granted by a Corporation, or an excavation incidental to the construction of any public works.

Place of Worship

means a *building* set aside by any religious organization for public worship, and may include a religious residence, assembly hall, *day nursery* or religious *school* associated therewith or accessory thereto.

Portable Asphalt Plant

means a facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material which:

- a) includes stockpiling and storage of bulk materials used in the process; and

- b) is not of permanent construction, but is designed to be dismantled and moved to another location as required.

Private Club

means a *building* or part of a *building used* as a meeting place for members of an organization including an athletic, social or recreational club, a lodge, a fraternity, a sorority house, a labour union hall or other similar organization but shall not provide for *residential uses*.

Residential

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

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Resort

means a *commercial* establishment that operates throughout all or part of the year, that has facilities for serving meals including indoor/outdoor dining facilities and may include overnight accommodation in guest rooms or guest suites for the travelling public and may include facilities such as conference facilities and meeting rooms, swimming pools, saunas, spas, tennis courts and other similar recreational activities.

Restaurant

means an establishment where food is offered for sale or sold to the public for immediate consumption either within the *building* or elsewhere. This definition may include a licensed dining room, cafe, cafeteria, lunch counter, tea room, coffee shop, drive-in *restaurant* and chip wagon.

Retail Store

means a *building* or part thereof in which goods, wares, merchandise, substances, articles or things are offered or kept for sale by retail directly to the public.

Salvage Yard

means a *lot, building, or structure used* for wrecking, dismantling, storing or selling *used* goods, wares or materials.

School

means a *school* under the jurisdiction of a School Board or any other *school* established and maintained at public or private expense whether or not the same is also a boarding *school*, and includes any dormitory *building* accessory to such *school*.

Secondary Suite

means a second *dwelling unit* wholly within a detached or *semi-detached dwelling* or within an *accessory building*.

Service Shop

means a *building* or part thereof *used* for the sale or repair of household articles, and includes radio, television, computer and appliance repair shops and similar uses, but does not include industrial or manufacturing *uses* or an *automotive service garage*.

Shipping Container

Means an outdoor portable metal container that is used for public or private storage purposes and is considered to be a *building* as defined herein.

Shorewall

means a wall or structure constructed generally along the waters edge and used for bank stability and/or to prevent shoreline erosion.

Sign

means a display board, screen, cloth or *structure* having characters, letters or illustrations applied thereto or displayed thereon in any manner, and includes:

- a) a *sign* within a *building* that is visible from a *street*, and
- b) the posting or painting of an advertisement or notice on any *building* or *structure*.

Storey

means that portion of a *building*, other than an *attic*, *basement* or *cellar*, included between the surface of any floor and the surface of the floor, roof deck or deck ridge next above it.

Street, Private

means a private right-of-way that is *used* by motor vehicles but is not owned by the *Township* or any other public authority.

Street

means a right-of-way owned by a public authority and which has been opened, improved, maintained and assumed for public *use* and for the purposes of this By-law does not include a lane or any *private street*.

Street Line

means any *lot line* that divides a *lot* from a *street*.

Structure

means anything that is *erected*, built or constructed of parts joined together and attached or fixed permanently to the ground or any other *structure* but a *structure* shall not include a light standard, sign or a fence.

Sustainable Private Services

means a sewage disposal system, other than a holding tank, that is designed and constructed in accordance with the Building Code Act.

Tavern/bar/pub

means an establishment which supplies alcoholic drinks and may provide food and entertainment and contains a walk-up bar or counter where patrons may order, obtain and pay for food and alcoholic drinks.

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Temporary Tent

means a collapsible shelter of fabric (such as nylon or canvas) stretched and sustained by poles and used as a temporary *building*.

Trailer or Motor Home

means any vehicle *used* or intended for the temporary living, sleeping or eating accommodation of persons therein, and shall not be occupied continuously as a principal residence and is constructed so that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, whether or not such vehicle is jacked up or that its running gear is removed.

Trailer Park

means any land in or upon which any *trailer or motor home* is *used* or intended to be *used* for temporary human habitation.

Trailer Site

means an area of land within a *trailer park* that is or is intended to be occupied by one (1) *trailer or motor home*, or similar vehicle within the meaning of a *trailer or motor home* with adequate access to a driveway, *private street* or a *street*, and, for the purpose of this By-law the use of the term "*Lot*" and "*street*" in the definitions of "*Lot Area*", "*Corner Lot*", "*Lot Coverage*", "*Lot Frontage*", "*Lot Line*", "*Front Lot Line*", "*Rear Lot Line*", and "*Side Lot Line*" shall be deemed to mean a "*mobile home site*" and "*driveway*" respectively.

Tourist Shop

means a small scale retail establishment devoted primarily to the sale of a product or service to the traveling or vacationing public, including sale of art, crafts, gifts, memorabilia and camping supplies.

Use

means the actual or intended purpose for which any land, building, structure or premise or part thereof is arranged, designed, occupied or maintained.

Valleyland

means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

Value added production uses

means value added farm related *uses* that include processing of agricultural products, including wineries, canneries, bakeries, cheese factories and similar *uses*, and distribution and warehousing of agricultural products.

Value added marketing uses

means value added farm related *uses* accessory to an *agricultural use* that include a variety of methods of increasing the sales of raw or finished farm products. Such *uses* may include *farm produce outlet* and other retail facilities for the sale of products, pick your own facilities, and experiential *uses* such as working farm vacations or culinary *schools*.

Veterinary Clinic

means the premises of a veterinary surgeon where animals, birds or other livestock are treated or kept.

Visibility Triangle

means an area wherein buildings, structures, hedges or other obstructions are limited by the provisions of this by-law. Such area is to be determined by measuring, from the point of intersection of *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* is the *visibility triangle*.

Watercourse

means an identifiable depression in the ground in which a flow of water regularly or continuously occurs.

Wayside Pit or Quarry

means lands from which consolidated or unconsolidated aggregate is excavated for use in a project of a public authority, and such land is located outside the limits of a street right-of-way, but does not include a licensed pit or quarry.

Wetland

means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Yard

means an open, uncovered space on a *lot* situated between a *lot line* and a *building* on a *lot*.

Yard, Front

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

Yard, Interior Side

means a *side yard* adjacent to another *lot*.

Yard, Exterior Side

means a *side yard* adjacent to a *street* or *private street*

Yard, Rear

means a *yard* extending across the full width of a *lot* between the *rear lot line* and the nearest wall of any main *building* or *structure* on the *lot*.

Yard, Side

means a *yard* extending the length of the lot from the *front yard* to the *rear yard* of a *lot*, and between a *side lot line* and the nearest wall of any *building* or *structure* on the *lot*.

4.0 GENERAL PROVISIONS FOR ALL ZONES

4.1 Requirement for a Lot

- a) Except as otherwise provided in this By-law, no *building* or *structure* shall be *erected*, altered, extended or enlarged except upon a *lot* nor shall any land be *used* for any permitted *use* unless it comprises a *lot*; but this provision shall not prevent the *use* of any parcel or tract of land for agricultural purposes excluding the *erection* or enlargement of any *building* or *structure* except a fence.
- b) Notwithstanding anything contained in this By-law, a parcel which is situated in any zone, and which lacks either the required *lot frontage* or *lot area*, or both the *lot frontage* and the *lot area* for a *lot* in the respective zone, is and shall be deemed to be a *lot* provided that:
 - i) the description of such parcel is the same as in a deed registered on or prior to the date of passing of this By-law;
 - ii) such parcel could have been conveyed legally on the date of the passing of this By-law by way of deed, transfer, mortgage, charge or agreement of sale and purchase without consent under Section 50 of The Planning Act being Chapter 349 of The Revised Statutes of Ontario, 1970, as amended from time to time;
 - iii) such parcel has a minimum *frontage* of 9 metres and an area sufficient to accommodate *buildings* and or *structures* while adhering to the required *setbacks*, *lot coverage* and *landscaping area* provisions applicable to the zone;
 - iv) all relevant regulations made under The Public Health Act and all relevant requirements of the Regional Municipality of Niagara or any other authority having jurisdiction are complied with, including septic requirements, and
 - v) all other requirements of the applicable zone are complied with, and where said parcel qualifies under this section as a deemed *lot*, said deemed *lot* may be *used* for the purposes as permitted in the zone in which it is located, notwithstanding that it does not comply with the area and *frontage* requirements of that zone.

4.2 Uses Permitted in All Zones

- a) Nothing in this By-law shall prevent the *use* of any land as a public use provided by or on behalf of the *Township*, Niagara Peninsula Conservation Authority, Regional Municipality of Niagara or Province of Ontario, provided that:

- i) any *buildings* or *structures* shall be in substantial compliance with the relevant provisions of this By-law;
 - ii) any *building, structure* or *use* shall not adversely affect the character or amenity of the neighbourhood in which it is located; and
 - iii) the *use* is not industrial in nature, such as a public works *yard*.
- b) Nothing in this By-law shall prevent the *use* of any land for the *erection* of *buildings* or *structures*, or the installation of other facilities essential to the operation of water works, *street* lighting, cable and telephone lines, railways, and works for the transmission of gas, oil, water or electrical power or energy, provided that any such *use, building* or *structure*
- i) shall be in substantial compliance with the relevant provisions of this By-law and
 - ii) shall not adversely affect the character or amenity of the neighbourhood in which it is located.
- c) Nothing in this By-law shall prevent the *erection* of any properly authorized traffic *sign* or signal, or any *sign* or notice of any local or other government department of authority.

4.3 Temporary Uses

- a) Nothing in this By-law shall prevent the *use* of any land, or the *erection* or *use* of any temporary *building* or *structure* for a construction camp, work camp, tool shed, scaffold or other temporary *building* or *structure* incidental to and necessary for construction work on the premises for which a building permit has been issued and not expired, but only for so long as such *use, building* or *structure* is necessary for such construction work which has not been finished or abandoned.
- b) Nothing in this by-law shall prevent the *use* of a *mobile home, motor home* or *trailer* for the temporary accommodation of the residents of a *lot* in the case of complete or partial destruction of a *dwelling* by fire, lightning, explosion, tempest, flood or Act of God, or where its demolition is by the order of the Township of Wainfleet, the Regional Municipality of Niagara or other authority, for safety, health or sanitation requirements in an Agricultural Transition “A1” Zone , Agricultural “A2” Zone, Specialty Crop Zone “A3” or Rural Zone “A4” for a period of time not to exceed 18 months.
- c) Nothing in this by-law shall prevent the use of a *temporary tent* for a private special event in any zone provided that:

- i) a building permit is obtained from the *Township*, where applicable;
- ii) the duration of the use and installation of the *temporary tent* is not more than 7 consecutive days; and
- iii) the *temporary tent* location does not interfere with any sightlines or *daylight triangles* for any adjacent *streets*.

4.4 Uses Prohibited in all Zones

- a) Sites for the treatment and disposal of liquid waste, hazardous waste or any other waste which requires special treatment shall be prohibited.
- b) No *use* shall be permitted which from its nature or the materials *used* therein is a *noxious use*.

4.5 Human Habitation

Notwithstanding anything contained in this By-law, no truck, bus, coach, street car body or *structure* of any kind, whether or not the same is mounted on wheels, a foundation or other form of mounting, shall be *used* for human habitation other than a *dwelling unit*, a *mobile home*, or a *trailer or motor home* used in accordance with this By-law.

4.6 Multiple Uses on a Lot

Notwithstanding anything contained in this By-law,

- a) where any land, *building* or *structure* is *used* for more than one purpose, all provisions of this By-law relating to each *use* shall be complied with; and
- b) in no case shall a *dwelling* be located within 3 metres of any other *building* on the *lot* except a *building* accessory to such *dwelling*.

4.7 Residential Uses

- a) Except as otherwise specifically permitted in this By-law, no person shall *erect* or *use* any *building* as a *dwelling* on a *lot* where another *dwelling* already exists, is in construction, or for which a *building* permit has been issued.
- b) Notwithstanding anything contained in this By-law, no person shall *use* or occupy any *dwelling* or *building* for *residential* purposes:
 - i) unless such *building* has been completed and finished in all respects in accordance with the plans and specifications filed upon application for the *building* permit; and

- ii) unless such *building* is serviced by a pressure water supply system and *sustainable private services* or other Government approved disposal system.

4.8 Basement or Cellar

Notwithstanding anything contained in this By-law no *cellar* or part of a *cellar* of any *building* shall be *used* as a whole *dwelling unit*.

4.9 Railway Crossing and Sight Distance

Notwithstanding anything contained in this By-law, where any *street* crosses a railway at the same grade, no *building* or *structure* shall be *erected* within 46 metres of the point of intersection of the centre line of both the railway and the *street*.

4.10 Swimming Pools

Notwithstanding anything contained in this By-law,

- a) a swimming pool is permitted as an *accessory use* to a permitted *residential* or *agricultural use* in the *side* or *rear yard* of any *lot* if:
 - i) no part of such pool is located closer to any *lot line* or *street line* than the minimum distance required for the principal *building* located on such *lot*;
 - ii) the maximum *height* of such pool is 1.2 metres above the *average finished grade* level of the ground adjoining and within 5 metres of such pool;
 - iii) any *building* or *structure*, other than a *dwelling*, required for changing clothing or for pumping or filtering facilities, or other similar *accessory uses*, complies with the provisions of this By-law respecting *accessory buildings* on such *lot*; and
 - iv) the pool is enclosed by a fence of the type and *height* as stipulated in the Township of Wainfleet Fencing By-law; and
- b) a swimming pool is prohibited in the *front yard* of any *lot*.

4.11 Permitted Yard Encroachments

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

- a) sills, belt courses, cornices, chimney breasts, bay windows, or pilasters may project into any required *yard* a distance of not more than 0.6 metres;

- b) eaves or gutters, for other than an *accessory building*, may project into any required *yard* a distance of not more than 0.6 metres;
- c) balconies, canopies, unenclosed porches, unenclosed stairs may project into any required *yard* a distance of not more than 1.5 metres except decks may project 2.5 metres into a *rear yard*;
- d) fire escapes may project into any required *side yard* or *rear yard* a distance of not more than 1.5 metres;
- e) accessibility ramps may encroach 1.5 metres into any *yard*;
- f) Air conditioning units may encroach into a required *rear yard* and *interior side yard*, provided it is located no closer than 0.6 metres to an *interior lot line* or *rear lot line*;
- g) *accessory buildings* may be *erected* in accordance with the applicable provisions of this By-law;
- h) light standards, fuel pump islands and fuel pumps of automobile service stations may be *erected* in accordance with the applicable provisions of this By-law; and
- i) fences, freestanding walls, flagpoles, antennae, light standards, and similar *accessory structures* and appurtenances, and hedges, trees and shrubs are permitted but in the case of a *residential interior lot* situated in any Residential Zone, no *structure*, hedge or obstruction that is more than 0.8 metre in *height* is permitted within 3 metres of any *street line*.

4.12 Non-Conforming Use and Non-Conforming Zone Provisions.

- a) A *building* in any zone may be replaced or reconstructed in the event of partial or complete destruction caused by fire, lightning, explosion, tempest, flood or Act of God, or demolition by order of the Township of Wainfleet, the Regional Municipality of Niagara or other authority for safety, health or sanitation requirements, provided that:
 - i) all relevant regulations made under Health Promotion and Protection Act and all relevant requirements of the Regional Municipality of Niagara are complied with;
 - ii) such partially or completely destroyed *building* or demolished *building* was lawfully *used* at the date of its partial or complete destruction or its demolition provided that if such *building* be vacant on such date and if it has been lawfully *used* until vacant and such vacancy has continued for no

more than one year prior to such date, it shall be deemed to be *used* at such date;

- iii) such *building* is totally situated within a *lot* or parcel; and
 - iv) where such *building* cannot be sited so as to comply with any of the regulations applicable, such *building* may be constructed or replaced on a foundation in the same location as the destroyed *building*, and is of the same dimensions, *height* and area as the destroyed or demolished *building*.
- b) Expansions, repairs and renovations of a *building* or *structure* containing a *legal non-conforming use*, or a *building* or *structure* containing a permitted *use* that is not in compliance with all of the one zone requirements, is permitted provided:
- i) that the expansion, repair and renovation does not further increase the extent of the non-compliance and complies with the other provisions of the by-law; and
 - ii) septic systems can be appropriately provided in accordance with the requirements of the Ontario Building Code.
- c) Notwithstanding subsections (a) and (b), where the building is located in the Hazard Overlay Zone or within the area subject to Ontario Regulation 155/06, the Niagara Peninsula Conservation Authority regulations shall apply.

4.13 Setback Requirements From Streets

The required minimum *setback* of *buildings* and *structures* from an abutting *street* shall be calculated at right angles from the centre line of the *street* a distance equal to the sum of:

- a) the distance in metres of the required *front yard* or *exterior side yard setback* set out in the applicable zone, plus
- b) the distance in metres specified in Table 1 for the abutting *street*.

Table 1: Street Setback Requirements

Public Highway or Street	Distance from Centre Line of the Highway or Street
Provincial Highway No. 3	Variable (refer to MTO.)
Regional Roads	13 metres
All <i>Township</i> Roads or <i>Streets</i>	10 metres

4.14 Minimum Distance Separation (M.D.S.) formulae

- a) Notwithstanding the *building setback* and minimum *yard* requirements of any zone, the requirements of M.D.S. Formula 1 and M.D.S. Formula 2, as updated from time to time, shall prevail.
- b) The minimum acceptable separation distance shall be the distance determined in the application of M.D.S. Formula 1 or M.D.S. Formula 2.
- c) This section shall not apply to prevent the expansion of a livestock barn or structure which is restricted by a *dwelling* on an adjoining *lot* which *dwelling* forms a part of the same *farm operation* as the expanding livestock barn or structure.
- d) Any *setback* distance required from farm and non-farm *buildings* by M.D.S. Formula 1 or M.D.S. Formula 2 shall also apply from farm and non-farm *buildings* in adjacent municipalities.

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4.15 Supplementary Setbacks from Any Drainage Works

Notwithstanding any other provisions of this By-law, a minimum *setback* of 15 metres shall be provided from any *drainage works* to permit the maintenance of said *drainage works*.

4.16 Provisions for Home Occupations

A *home occupation* shall be permitted as an *accessory use* to any *single detached dwelling* permitted by this By-law, in accordance with the following:

- a) The *home occupation* is clearly secondary to the *use* of the *dwelling unit* as a private residence and shall be smaller than or equal to 25% of the of the *dwelling gross floor area*;
- b) Outdoor storage and display of goods and materials or products shall be prohibited;
- c) The *home occupation* does not change the character of the *dwelling unit* as a private residence;
- d) The *home occupation* does not create or become a public nuisance, in particular in respect to noise, traffic or parking; and
- e) A maximum of one non-illuminated *sign* per home occupation is permitted provided that it is:
 - i) a maximum area of 0.36 square metres;

- ii) attached to the dwelling or as a stand alone *sign* with a maximum height above the ground of 1.2 metres;
- iii) not located in a *visibility triangle*; and
- iv) no closer than 1 metre to any lot line.

4.17 Provisions for Home Industries

A *home industry* shall be permitted as an *accessory use* in Agricultural and Rural Zones, subject to the provision of Section 6 and in accordance with the following:

- a) The *home industry* shall be located in an *accessory building* that is located as close to the *existing dwellings* and *agricultural buildings* as possible and that is accessed by the same driveway as the *dwelling* or farm;
- b) The *gross floor area* of a *home industry* shall be a maximum 50% of the *ground floor area* of the principal *dwelling* on *lots* less than 0.4 hectare and a maximum of 500 square metres of *lots* greater than 0.4 hectares;
- c) Outdoor storage and display of goods and materials or products shall be prohibited;
- d) The *home industry* is compatible with and does not hinder surrounding *agricultural uses*;
- e) The *home industry* is only permitted if it can be sufficiently supported by water supply and sewage disposal facilities;
- f) The *home industry* shall be subject to site plan control; and
- g) A maximum of one non-illuminated *sign* per home industry is permitted provided that it is:
 - i) a maximum area of 0.36 square metres;
 - ii) attached to a building or as a stand alone *sign* with a maximum height above the ground of 1.2 metres;
 - iii) not located in a *visibility triangle*; and
 - iv) no closer than 1 metre to any lot line.

4.18 Farm Help-House

A *farm help-house* shall be permitted as an *accessory use* in Agricultural and Rural Zones, subject to the provision of Section 6 and in accordance with the following:

- a) The *farm help-house* is for seasonal employees and does not serve as a principal place of residence of the occupants;
- b) The *farm help-house* is only permitted if it can be sufficiently supported by water supply and sewage disposal facilities,
- c) The location of the *farm help-house* does not have a significant effect on the tillable area of the farm or its viability and is located as close to the *existing dwellings* and agricultural *buildings* as possible; and
- d) The *farm help-house* shall be subject to the yard and setback provisions of Section 6.2.1.

4.19 Group Homes

A licensed *group home* and /or *group home* approved under Provincial Statute shall be permitted, with a maximum of six residents exclusive of staff, within any *residential* zone in accordance with the following:

- a) Only *group homes* of the following categories shall be permitted:
 - Approved group homes;
 - Homes for special care
 - Supportive housing programs;
 - Accommodation for adult mental health programs
 - Accommodation services for individuals with a development disability;
 - Satellite residences for seniors; and
 - Homes for individuals who have physical disabilities when the Province licenses, funds or approved such a group home program.

4.20 Secondary Suites

A *secondary suite* shall be permitted within a *single detached* or *semi-detached dwelling* or within an *accessory building* on a *lot* containing a *single detached* or *semi-detached dwelling* in any zone where *single detached* and *semi-detached dwellings* are permitted provided that the other requirements of the applicable zone are adhered to and subject to the following:

- a) Only one *secondary suite* per *single detached dwelling* or *semi-detached dwelling* is permitted;
- b) The unit is clearly subordinate to the primary *residential* unit in the *dwellings*;

- c) All relevant requirements of the Ontario Building Code and Fire Code are complied with;
- d) The *secondary suite* shall have a maximum of 3 bedrooms;
- e) Where a *secondary suite* is within a *single detached dwelling* or *semi-detached dwelling*, the *secondary suite* shall not exceed 40% of the *gross floor area* of the primary *residential unit* in the *dwelling*;
- f) Where a *secondary suite* is within an *accessory building* and is located entirely on the ground floor of an *accessory building*, the *secondary suite* shall not exceed 40% of the *ground floor area* of the *accessory building*;
- g) Where a *secondary suite* is within an *accessory building* and is located entirely on the second *storey* of an *accessory building*, the *secondary suite* shall not exceed 100% of the *ground floor area* of the *accessory building*, exclusive of any stairway servicing the *secondary suite*;
- h) Access to the *secondary suite* shall be provided from the same driveway that provides access to the primary *dwelling* on the *lot*.

4.21 Accessory Buildings

Accessory buildings shall be permitted in any zone in accordance with the following:

- a) No *accessory building* shall be *erected* prior to the *erection* of the permitted *dwelling* or principal *building* on the same *lot* except where it is necessary for the storage of tools and materials for *use* in connection with the construction of such *dwelling* or *building* and no *accessory building* shall be *used* prior to the *erection* of such *dwelling* or *building* for any purpose other than such storage.
- b) The regulations governing the location of any *accessory building* in relation to a *lot line* shall not apply to prevent the *erection* or *use* of a jointly-owned double garage which services two *dwellings* whose common *lot line* shall be the dividing line of such garage.
- c) No *accessory building* shall be located in the *front yard* or *side yards* of Commercial Zones “C1” or “C2”.
- d) In no case shall any overhang, eaves or gutter project more than 0.3 metres into any required minimum *yard*.
- e) *Accessory buildings* shall be set back from main *buildings* by a minimum distance of 3 metres in Commercial Zones and 1.5 metres in all other zones provided that

in no case shall any overhang, eaves or gutter project into this required minimum area which shall be clear of any obstruction from the ground to the sky.

- f) The size and placement of *accessory buildings*, including *garden suites*, are subject to the provisions outlined in Table 2.
- g) Notwithstanding subsections (a) through (f) inclusive, where the accessory building is located within the Hazard Overlay Zone, the Niagara Peninsula Conservation Authority regulations shall apply.

Table 2: Accessory Building Requirements

Zone	Max. Lot Coverage ⁽¹⁾	Min. Setback from Front Lot Line	Min. Setback from Exterior Side lot line	Min. Setback from Interior Side Lot Line	Min. Setback from Rear Lot Line	Maximum Height
Agricultural and Rural Zones (A1, A2, A3, A4)	4%	12 m.	12 m.	2 m.	2 m.	8 m.
Residential Hamlet (RH)	4%	15 m.	15 m.	2 m.	2 m.	6.5 m. ⁽²⁾
Residential Lakeshore (RLS)	4%	6 m.	6 m.	1 m.	1 m.	6.5 m. ⁽²⁾
Commercial Zones (C1, C2, C3)	5%	Greater than the front yard setback of the principal building on a lot	6 m.	0.6 m. or 3 m. abutting a Residential Zone	0.6 m. or 3 m. abutting a Residential Zone	8 m.
Industrial Zones (M1, M2)	5%	Greater than the front yard setback of the principal building on a lot	6 m.	0.6 m. or 3 m. abutting a Residential Zone	0.6 m. or 3 m. abutting a Residential Zone	8 m.

Note:

- (1) The lot coverage for the accessory building and other buildings must also conform to the overall lot coverage requirements for the respective zone, as identified in Table 6, Table 10, Table 14 and Table 18.
- (2) Where a secondary suite is located on the second storey of an accessory building within the Residential Hamlet (RH) and Residential Lakeshore (RLS) zones, the maximum height shall be 8 m.

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4.22 Bed and Breakfasts

Bed and breakfasts are permitted in a *single detached dwelling* within all Residential and Agricultural and Rural Zones provided:

- a) It is secondary to a principal *residential or agricultural use* on a property;
- b) It is operated by residents of the property;
- c) It contains no more than 3 guest rooms;
- d) It adheres to the other requirements of the zone in which it is located, and the parking requirements outlined in Section 5 of this by-law; and,
- e) All relevant requirements of the Ontario Building Code and Fire Code are complied with.

4.23 Wind Facilities

No new *dwelling*s shall be permitted within 550 metres of an established wind turbine.

4.24 Rail Yards

A holding provision applies to any portion of a vacant lot in a Residential or Agricultural and Rural Zone which is within 300 metres of a railyard. The holding provision shall prohibit the construction of a *dwelling* until completion of a noise study to the satisfaction of the Township of Wainfleet.

4.25 Visibility Triangle

- a) *Visibility triangles* shall be required at the intersection of all *streets* and shall measure
 - i) a distance as required by the Regional Municipality of Niagara at the intersection of two Regional streets in Agricultural and Rural Zones or along a Regional *street* where it intersects with *Township streets* in Agricultural and Rural Zones;
 - ii) a distance as required by the Province of Ontario at the intersection of two Provincial *streets* or along a Provincial *street* where it intersects with a *Township* or Regional *street*; and
 - iii) 10.5 metres in each direction, measured along the property line, on all other streets.
- b) Within a *visibility triangle*, no *structure*, hedge or obstruction is permitted that impedes vision above a *height* of 0.8 metre above the centre line *grade* of the *street* or *streets* abutting the *visibility triangle*; and

- c) Notwithstanding the provisions of paragraph a) and b) of this section, the provisions shall not apply to the following: field crops, wire farm fences, traffic *signs* or signposts less than 20 centimeters in width or diameter.

4.26 Through Lots

For the purpose of this by-law, any *rear yard* abutting a *street* shall be deemed to be a *front yard* and all provisions herein relating to *front yards* shall apply thereto.

4.27 Minimum Elevation of Openings

The minimum elevation of openings into *buildings* within the RLS and C3 Zones shall be 177.3 metres or as approved by the Niagara Peninsula Conservation Authority.

4.28 Yards Adjacent to Lake Erie

Any minimum *yard* required by this By-law adjacent to Lake Erie shall be measured from any shorewall, or alternately where no shorewall exists, from the *dynamic beach hazard* of Lake Erie.

4.29 Wayside pits or quarries, portable asphalt plants and portable concrete plants

Wayside pits and quarries, portable asphalt plants and portable concrete plants *used* on public authority contracts shall be permitted, without the need for a rezoning by-law amendment except within the RH, RLS, and MHP Zones or within 60 metres of such Zones or in or within 30 metres of an Environmental Protection overlay. Such uses may be permitted in an Environmental Conservation overlay or within 30 metres of such overlays subject to completion of an Environmental Impact Study to the satisfaction of the Township in consultation with the Regional Municipality of Niagara and the Niagara Peninsula Conservation Authority, that demonstrates there will be no impact to the *natural heritage feature* or its function within that zone.

4.30 Areas of High Aquifer Vulnerability

The following uses are prohibited in areas of *High Aquifer Vulnerability* as delineated on Map 41:

- a) Uses of which the primary function is generation and storage of hazardous waste or liquid industrial waste;
- b) New waste disposal sites and facilities, organic soil conditioning sites, and snow storage and disposal facilities;
- c) Underground and above-ground storage tanks that are not equipped with an approved secondary containment device; and

- d) Storage of a contaminant listed on Map 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario 1990 or its successor.

5.0 PARKING AND LOADING PROVISIONS

5.1 Parking Space Requirements

Every *building* or *structure erected*, enlarged or *used* in accordance with the provisions of this By-law shall be provided with the required number of *parking spaces* specified hereunder on the same *lot*.

Table 3: Parking Requirements

Use	Requirement
Banks, business and professional <i>offices</i>	1 space for each 28 square metres of <i>ground floor area</i> plus 1 space for each 70 square metres of remaining <i>gross floor area</i>
<i>Bed and breakfast</i>	1 space for each suite or bedroom, in addition to the required parking for the <i>dwelling unit</i>
Billiard parlours	1 space for each 15 square metres of <i>gross floor area</i>
<i>Boarding or rooming houses</i>	1 space for each bedroom
Bowling alleys	3 spaces for each bowling lane.
<i>Day nursery</i>	1 space for each 40 square metres of <i>gross floor area</i>
<i>Dry cleaning depot</i>	2 spaces
Dry cleaning facility	1 space for each 40 square metres of <i>gross floor area</i>
<i>Funeral home</i>	1 space for each 10 square metres of <i>gross floor area</i>
Industrial Use	1 space for each 90 square metres of <i>gross floor area</i> plus 1 space for each 28 square meters of <i>gross floor area</i> for ancillary retail sales outlet
<i>Home occupation</i> and <i>home industry</i> , excluding the physician's or dentists office, where customers and/or clients attend at the site	1 space
<i>Laundromat</i>	1 space for every 4 washing and/or drying machines

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<i>Motel and Hotels</i>	1 space for each suite or bedroom plus required parking for any <i>restaurant</i> .
Municipal office, municipal operations centres, fire halls, libraries	Sufficient number to accommodate the employees of and the visitors to such <i>use</i> .
Physician's or dentist's <i>office</i> in private residence or <i>medical and dental clinics</i>	4 spaces for each physician or dentist using the residence or clinic.
Places of assembly such as halls, lodges, labour union halls, dance halls, community centres and other places of public assembly	1 space for each 10 square meters of <i>gross floor area</i>
<i>Places of worship</i>	1 space for each 8 seating spaces.
Post offices, museums, art galleries and libraries	1 space for each 46 square metres of <i>gross floor area</i> except for storage space not accessible to the public which shall be 1 space for each 190 square metres.
Private or <i>commercial clubs</i> , athletic and recreational establishments	1 space for every 10 square meters of <i>gross floor area</i>
Public or private hospitals, <i>nursing homes</i>	The greater of 1 space for each 93 square metres of <i>gross floor area</i> , or 1 space for each 4 beds plus one space per 4 employees which ever is the greater.
<i>Residential use</i> (including any <i>dwelling</i> or <i>mobile home</i> in any zone)	<ul style="list-style-type: none"> - 2 spaces for each <i>single detached dwelling</i>, semi detached <i>dwelling</i> or <i>duplex dwelling</i>, - 1.5 spaces for each apartment <i>dwelling unit</i> - 1.5 spaces for each <i>converted dwelling unit</i> - 1 space per <i>mobile home</i> unit - 1 space for each <i>dwelling unit</i> in a Commercial Zone, in addition to parking required for the primary <i>use</i>
<i>Restaurants</i> , taverns and eating establishments	<p>1 space for each 4.5 square meters or of <i>gross floor area</i> with a minimum of 10 spaces</p> <p>1 space for each 30 square meters of <i>gross floor area</i> for take-out and drive through <i>restaurants</i></p>
Retail lumber and <i>building</i> supplies outlets	1 space for each 28 square metres of <i>gross floor area</i> used for retailing of goods and 1 space for each 28 square metres of <i>gross floor area</i> used for storage or warehousing

<i>Schools</i>	1.25 spaces for each classroom
Theatres	The greater of 1 space for each 10 people seating capacity or 1 space for each 10 square meters of <i>gross floor area</i>
<i>Veterinary clinic/Kennel</i>	1 space for each 40 square meters of <i>gross floor area</i>
All <i>commercial uses, buildings and structures</i> not specified above	1 space for each 30 square meters of <i>ground floor area</i> excluding storage areas plus one space for each 70 square meters or fraction thereof of remaining <i>gross floor area</i> .
Accessible Parking	1 accessible space for the first 9 required spaces and 2 accessible spaces for 10 or more required spaces.

5.2 Setbacks

- a) No *parking space* shall be permitted within 3 metres of a *street line* or within any *visibility triangle*.
- b) Notwithstanding Section 5.2 a), individual *parking spaces* for *single detached* and *semi-detached dwellings* may be located within 3 metres of a *street line*.
- c) No *parking lot* shall be permitted within 3 metres of a property line abutting a Residential Zone.

5.3 Size of parking space and aisles

- a) *Parking spaces* shall be a minimum of 3 metres in width and 6 metres in length, exclusive of any land *used* for access, manoeuvring, driveway or similar purpose.
- b) Parking aisles shall be a minimum of 3 metres in width for one way traffic and a minimum of 6 metres in width for two way traffic.

5.4 Location of Parking Spaces

Required *parking spaces* shall be located on the same *lot* as the *use* they provide parking for, except for *commercial uses*, where required parking may be provided on another *lot* provided such *lot* is located not more than 120 metres from the subject *lot* and the *commercial use*.

5.5 Parking and Loading within yards

- a) *Parking lots* shall be located as follows:

- i) In the Hamlet Commercial “C1” Zone, no *parking lot* shall be located in the *front yard*;
 - ii) In the Tourist Commercial “C2” Zone, a maximum of three visitor *parking spaces* in a *parking lot* may be provided in the *front yard* for each 15 metres of *lot frontage*.
 - iii) In the Industrial “M1” and Extractive Industrial “M2” Zones, a maximum of three visitor *parking spaces* in a *parking lot* may be provided in the *front yard* for the first 15 metres of front wall of the principal *building*, plus one additional visitor *parking space* for each additional 7.5 metres of front wall in excess of the first 15 metres.
- b) No *loading space* shall be established in the *front yard* of any zone.

5.6 Parking for multiple uses on one lot

Where more than one *use* is being *used* on a *lot*, the required *parking space* will be the sum of the parking required for all *uses* on the *lot*.

5.7 Parking spaces should not be used for storage or display purposes

The storage of goods, including for sale or display, is not permitted within required *parking spaces*. The storage of motor vehicles for sale and display is not exempt from this provision.

5.8 Ingress and egress standards

- a) Required *parking spaces* shall have adequate access, from a *street*, to permit ingress and egress of a motor vehicle by means of driveways, aisles, maneuvering areas or similar areas and, except in the case of tandem parking in a driveway to a *single-detached dwelling*, a *semi-detached dwelling*, *duplex dwelling* or *converted dwelling*, no part of this access is to be *used* for the temporary parking or storage of any motor vehicle.
- b) For *parking lots*:
 - i) the width of an entrance or exit to a *lot* shall be not less than 7.5 metres nor more than 10.5 metres measured along the *street line*.
 - ii) no entrance or exit to a *lot* shall be located within 3 metres of the *side lot line* or *rear lot line* that abuts an adjoining *lot*.
 - iii) no entrance or exit to a *lot* shall be located within 9 metres of any other entrance or exit measured along the *street line*.

- iv) on a *corner lot*, no entrance or exit shall be located within 15 meters of the point of intersection of the intersecting *street lines* of such *lot*.

5.9 Additions to existing buildings with legal non-conforming parking

In the case of expansion of a *building* or *structure* that legally does not meet the parking requirements, the parking standards related to the expansion must be adhered to, but the parking deficiency of the original *building* or *structure* does not have to be corrected and can remain *legal non-conforming*.

5.10 Part Spaces

Where *parking spaces* are calculated by *gross floor area*, or similar calculation, and the required parking is a fraction, the number of *parking spaces* shall be rounded up to the nearest whole number.

5.11 Accessible Parking

Accessible *parking spaces* shall:

- a) have a minimum width of 3.7 metres and a minimum length of 6 metres;
- b) be located on level ground readily accessible to the *building* entrance served by the *parking spaces*; and,
- c) be clearly identified and reserved for the exclusive *use* of those holding an Accessible Parking Permit.

5.12 Off-Street Loading requirements

- a) For every *building* or *structure* to be *erected* for, altered for, or its *use* converted to a *commercial* or industrial *use*, involving the frequent shipping, loading or unloading of persons, animals, goods, wares or merchandise, off-street *loading spaces* shall be provided and maintained upon the same *lot* on which the principal *use* is located and in accordance with Table 4

Table 4: Loading Requirements

Loading Requirements	
Gross floor area	Minimum Requirement
<i>Commercial Uses</i>	
≤ 200 square metres	No <i>loading spaces</i> required
201-1,000 square metres	1 <i>loading space</i>
>1,000 square metres	2 <i>loading spaces</i> plus 1 additional <i>loading space</i> for each 1,400 square metres or part thereof in excess of 1,000 square metres.

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Industrial Uses	
<500 square metres	No <i>loading spaces</i> required
500-2,500 square metres	1 <i>loading space</i>
2,500-10,000 square metres	2 <i>loading spaces</i>
>10,000 square metres	2 <i>loading spaces</i> plus 1 additional <i>loading space</i> for each 10,000 square metres of total <i>gross floor area</i> or part thereof in excess of 10,000 square metres

- b) Any required off-street *loading space* shall:
- i) not be used for the purpose of offering commodities for sale or display;
 - ii) provide for the temporary parking of one *commercial vehicle*;
 - iii) be not less than 3.5 metres in width nor less than 9 metres in length, nor less than 4.5 metres in clear and unobstructed *height*, exclusive of any land *used* for access, manoeuvring, driveway or a similar purpose;
 - iv) not be upon or partly upon any *street*, land or alley; and,
 - v) have adequate access to permit ingress and egress of a *commercial vehicle* from a *street* by means of driveways, aisles, manoeuvring areas or similar areas, no part of which access is to be *used* for the temporary parking or storage of any motor vehicle.

5.13 Parking and Loading Facilities

- a) Any *parking lot*, *parking space*, *loading space*, driveway, manoeuvring area or aisle that is required or permitted according to the provisions of this By-law for any *use* in any zone, other than parking facilities for a *single detached dwelling* or for any *agricultural use*, shall be provided and maintained with a gravel or paved surface and adequate drainage facilities.
- b) All parking facilities that are required to be provided or permitted according to the provisions of this By-law for any *use* in any zone, other than parking facilities for a *single detached dwelling*, or for a *semi-detached dwelling*, or for a *converted dwelling*, or for any *agricultural use*, shall be provided with suitable lighting facilities which shall be so installed and maintained as to ensure that the light is deflected away from all *streets* and nearby Residential Zones or *lots used* for *residential* purposes.

6.0 AGRICULTURAL AND RURAL ZONES

6.1 Permitted Uses

The *uses* permitted in the Agricultural Transition (A1), Agricultural (A2), Specialty Crop (A3) and Rural (A4) Zones are identified in Table 5 through symbols under the column related to each zone. Where a “Q” is shown in the column under a zone, a qualification applies to a permitted *use* as described following Table 5.

Table 5: Permitted Uses in the Agricultural and Rural Zones

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<i>Permitted Uses</i>	A1	A2	A3	A4
<i>Agricultural use</i>	✓	✓	✓	✓
<i>Intensive animal operation</i>		✓		✓
<i>Single detached dwelling accessory to an agricultural use</i>	✓	✓	✓	✓
<i>Single detached dwelling as a principal use on an existing lot of record</i>	✓	✓	✓	✓
<i>Single detached dwelling as a principal use on any new lot</i>	Q5	Q5	Q5	Q3
<i>Accessory Agricultural Activities</i>	*	*	*	*
<i>Secondary Suite</i>	*	*	*	*
<i>Value added production uses</i>	*	*		*
<i>Value added marketing uses</i>	*	*	*	*
<i>Home occupation</i>	*	*	*	*
<i>Home industry</i>	*	*	*	*
<i>Agri-tourism uses related to agriculture</i>	*	*	*	*
<i>One farm help-house</i>	Q1	Q1	Q1	Q1
<i>Bed and breakfast</i>	*	*	*	*
<i>Kennel</i>		✓		✓
<i>Conservation uses</i>	✓	✓		✓
<i>Greenhouse</i>	✓	✓	✓	✓
<i>Group Home</i>	Q2	Q2		Q2
<i>Cannabis Production Facility</i>		Q4	Q4	Q4
<i>Garden suite</i>	Q6	Q6	Q6	Q6

✓ Permitted use

* Permitted as an *accessory use* only

Q1 One *farm help-house* shall be permitted *per bona fide farm operation* with a minimum *lot area* of 40 hectares.

Q2 Permitted only in an existing dwelling or in a new dwelling on existing lots of record.

Q3 New lots must meet M.D.S. requirements.

Q4 Permitted only through a site specific zoning by-law amendment.

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- Q5 Permitted as a surplus farm dwelling, where the dwelling existed prior to the creation of the new lot.

- Q6 Permitted only through a temporary use by-law.

6.2 Lot, Building and Structure Requirements

6.2.1 The regulations applicable to *uses* permitted in the Agricultural Transition (A1), Agricultural (A2), Specialty Crop (A3) and Rural (A4) Zones are set out in Table 6 and additional requirements applying to specific *uses* are outlined in Section 6.2.2.

Table 6: Regulations applying to Agricultural Zones

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Uses	Min. Lot Area	Max. Lot Coverage	Min. Lot Frontage	Min. Front Yard	Min. Exterior Side yard	Min. Interior Side yard	Min. Rear Yard	Max. Height
<i>Agricultural use and all other permitted uses not otherwise listed below</i>	40 hectares for A1, A2 and A4 Zones 16 hectares for A3 Zone	10%	180 m.	15 m.	15 m.	15 m.	15 m.	NR
<i>Greenhouses and Cannabis Production Facilities</i>		50% for <i>lots</i> less than 20 hectares 25% for <i>lots</i> greater than 20 hectares						
<i>Single detached dwelling as a principal use on a lot</i>	1 hectare ⁽¹⁾	10%	46 m.	15 m. or as <i>existing</i> whichever is the lessor	15 m. or as <i>existing</i> whichever is the lessor	3.5 m. with no attached garage 3 m. with attached garage	15 m.	12 m.

Uses	Min. Lot Area	Max. Lot Coverage	Min. Lot Frontage	Min. Front Yard	Min. Exterior Side yard	Min. Interior Side yard	Min. Rear Yard	Max. Height
<i>Kennels</i>	10 hectares	10%	180 m.	150 m.	150 m.	75 m. except 150 from any <i>dwelling</i> or <i>institutional use</i>	75 m. except 150 from any <i>dwelling</i> or <i>institutional use</i>	NR

NR = No requirement

Note:

- (1) The minimum *lot size* shall be 1 hectare unless a hydrogeological study undertaken by an applicant demonstrates that on-site *sustainable private services* can be achieved on a smaller *lot* with no negative impacts on surface and/or ground water features, in which case the minimum *lot size* is 4,000 m².

6.2.2 Additional Provisions

6.2.2.1 For *value added production uses*:

- a) the maximum *gross floor area* for *value added production uses* shall be 500 square metres;
- b) accessory retail and *restaurants* and ancillary *agri-tourism uses* shall be permitted to maximum size of the lesser of 50% the area of the *value added production use* or 250 square metres; and
- c) such *uses* shall be subject to site plan control.

6.2.2.2 For *value added marketing uses*:

- a) the *use* must be owner operated; and
- b) the maximum *gross floor area* for the *value added marketing use* shall be 100 square metres; and
- c) such *uses* shall be subject to site plan control.

6.2.2.3 For *Agri-tourism uses related to agriculture*, the maximum *gross floor area* of *buildings* and or *structures* shall be 250 square metres and such *use* shall be subject to site plan control.

6.2.2.4 For farm-help houses:

- a) the minimum *gross floor area* shall be 90 square metres; and
- b) a farm help house shall be located in accordance with a Site Plan Agreement with the Township of Wainfleet.

6.2.2.5 For livestock or poultry *uses, existing buildings* or new *buildings used* for other than livestock or poultry *uses*, shall not be subsequently *used* for livestock or poultry unless the *building so used* complies with the Minimum Distance Separation (M.D.S.) requirements for the *use*.

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6.2.2.6 For *cannabis production facilities*:

- a) A *cannabis production facility* or portion thereof shall not be permitted in a *dwelling*;
- b) A *cannabis production facility* shall be located a minimum of 150 metres from the lot line of any Residential, Institutional or Open Space use or Zone, including a *day nursery*;
- c) A sign identifying the facility or property as being or containing a *cannabis production facility* shall be prohibited; and
- d) Outdoor growing, cultivation and storage shall be prohibited.

6.2.2.7 Despite Table 6, the minimum yards for *intensive animal operations* shall be subject to the Minimum Distance Separation (M.D.S.).

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6.2.2.8 For *garden suites*:

- a) Initial permissions for a *garden suite* shall be for no longer than ten (10) years, calculated from the date of the passing of the temporary use by-law, with extensions permitted on a five (5) year basis to a maximum of twenty (20) years;
- b) Where a *garden suite* is to be permitted, an implementing development agreement is required dealing with such matters as the installation, maintenance and removal of the *garden suite*;
- c) A *garden suite* shall be *accessory* to and located on the same *lot* used for a *single detached dwelling* where permitted by the applicable zone;

- d) A maximum of one (1) *garden suite* shall be permitted on a *lot*;
- e) Access to the *garden suite* shall be provided from the same driveway that provides access to the *single detached dwelling* on the *lot*;
- f) A *garden suite* shall comply with the Minimum Distance Separation (M.D.S.) formulae.

6.3 Site Specific Exceptions for Permitted Uses

6.3.1 Notwithstanding the permitted *uses* in subsection 6.1, the following Site Specific Exceptions shall apply to the specific property listed in Table 7 and illustrated in Maps 1 to 40 in Section 15. These uses may be:

- a) in addition to the uses permitted in subsection 6.1
- b) solely permitted to the exclusion of all other uses in section 6.1, or
- c) not permitted, despite being listed in subsection 6.1.

Table 7: Permitted Use Exceptions

Zone	#	By-Law #	Address	Additional Uses Permitted	Sole Permitted Uses	Excluded Uses
A1						
A1	1	001-2006, 002-2023 029-2014, 002-2023 001- 2016, 002-2023 025-2014, 002-2023 001-2016 059-2019 010-2020 043-2022	Lot 33, Con. 4 Pt. Lot 30, Con. 1 Pt. Lot 30, Con. 3 Pt. Lot 15, Con. 2 Pt. Lot 33, Con. 4 Pt. Lot 30, Con. 1 Pt. Lot 30, Con. 3 Pt. Lot 35, Con. 5 Pt. Lots 14 & 15, Con. 2 Pt. Lot 12, Con. 1 Pt. Lot 11, Con. 1 Pt. Lot 12, Con. 1 Pt. Lot 18, Con. 2 Pt. Lot 18 & 19, Con. 6 Pt. Lot 18, Con. 1			<i>Dwellings</i>
A1	2	674-80 642-80	Lot 29, Con. 1 Lot 5, Con. 28 Lot 15, Con. 3 Lot 11, Con. 5		<i>Single detached dwelling</i>	
A1	3	828-83 1361-94	Lot 40, Con. 4	Grain drying and storage		
A1	4	932-85 1361-94	Lot 39, Con. 4			<i>Buildings, structures and dwellings</i>

Zone	#	By-Law #	Address	Additional Uses Permitted	Sole Permitted Uses	Excluded Uses
A1	5	993-86 1361-94 991-86 1361-94	Lot 13, Con. 1 Lot 13, Con. 1	Storage and maintenance of construction equipment		
A1	6	1053-87 1361-94	Lots 18 & 19, Con. 3	Repair of agricultural equipment		Outside storage of agricultural equipment, related equipment, repair equipment or material for the repair of agricultural equipment
A1	7	1132-89 1361-94	Lot 17, Con. 3	Sale of Horticultural, landscaping and related supplies and materials		<i>Farm help-house</i>
A1	8	1148-89 1361-94	Lot 37, Con. 5			Storage of construction equipment <i>used</i> for <i>commercial</i> purposes
A1	9	1467-97	Pt. Lot 18, Con. 6	Ladies apparel shop, <i>Office</i> , Antique shop		
A1	10	057-2002 266A	Pt. Lot 26, Con.1	Tennis court, One storage <i>building</i>		

Zone	#	By-Law #	Address	Additional Uses Permitted	Sole Permitted Uses	Excluded Uses
A1	11	005-2003	Pt. Lot 15, Con. 1	Airplane takeoff and landing strip, One airplane hanger, One clubhouse, Comfort station, One twenty bed bunkhouse, An underground fuel tank		
A1	12	005-2007	Pt. Lot 37, Con. 5	<i>A garden suite in a mobile home for a temporary period from March 1, 2007 to March 1, 2017.</i>		
A2						

Zone	#	By-Law #	Address	Additional Uses Permitted	Sole Permitted Uses	Excluded Uses
A2	1		Lot 33, Con. 4 Lot 18, Con. 4 Lot 21, Con. 2 Lot 4&5, Con. 4 Pt. Lot 40, Con. 5 Pt. Lot 32, Con. 3 Pt. Lot 45, Con. 6 Pt. Lots 26 & 27, Con. 3 Pt. Lot 26, Con. 4 Pt. Lot 25, Cons. 6 & 7 Pt. Lot 20, Con. 5 Pt. Lot 21, Con. 3 Pt. Lot 33, Con. 2 Pt. Lot 8, Con. 6 Pt. Lot 33, Con. 5 Pt. Lot 3, Con. 2 Pt. Lot 33, Con. 3 Pt. Lot 12, Con. 3			<i>Dwellings</i>

Zone	#	By-Law #	Address	Additional Uses Permitted	Sole Permitted Uses	Excluded Uses
A2	1		Pt. Lot 34, Con. 3 Pt. Lot 19, Con. 5 Pt. Lot 25, Con. 3 Pt. Lot 7, Con. 4 Pt. Lot 37, Con. 6 Pt. Lot 37, Con. 6 Pt. Lot 18, Con. 5 Pt. Lots 52 & 53, Con. 7 Pt. Lots 52 & 53, Con. 7 Pt. Lot 27, Con. 4 Pt. Lot 35, Con. 7 Pt. Lot 38, Con. 6 Pt. Lot 1, Con. 4 Pt. Lot 37, Con. 7 Pt. Lot 30, Con. 3 Pt. Lot 19, Con. 2 Pt. Lot 42, Con. 6 Pt. Lot 13, Con. 6 Pt. Lot 25, Con. 7 Pt. Lot 15, Con. 2 Pt. Lot 37, Con. 4 Pt. Lot 35, Con. 4 Pt. Lot 23, Con. 7 Pt. Lot 44, Con. 6 Pt. Lot 42, Con. 6 Pt. Lot 18 & 19, Con. 3 Pt. Lot 42 & 43, Con. 5 Pt. Lot 14 & 15, Con. 2			<i>Dwellings</i>

Zone	#	By-Law #	Address	Additional Uses Permitted	Sole Permitted Uses	Excluded Uses
A2	1	015-2012, 002-2023	Pt. Lot 35, Con.5			<i>Dwellings</i>
		014-2014, 002-2023	Pt. Lot 29, Con. 6			
		028-2014, 002-2023	Pt. Lots 6 & 7, Con. 4			
		029-2014, 002-2023	Pt. Lots 14 & 15, Con. 2			
		036-2014, 002-2023	Pt. Lot 13, Con. 5			
		015-2015, 002-2023	Pt. Lot 15, Con. 5			
		036-2015, 002-2023	Pt. Lot 12, Con. 5			
		058-2015, 002-2023	Pt. Lot 24, Con. 3			
		052-2016, 002-2023	Pt. Lot 4, Con. 2			
		019-2017	Pt. Lot 23, Con. 4			
		034-2017	Pt. Lot 23, Con. 4			
		024-2018	Pt. Lots 50 & 51, Con. 7			
		053-2018	Pt. Lots 50 & 51, Con. 6			
		038-2019	Pt. Lot 31, Con. 6			
		059-2019	Pt. Lot 18, Con. 2			
		004-2020	Pt. Lots 16 & 17, Con. 3			
		010-2020	Pt. Lots 18 & 19, Con. 6			
		004-2021	Pt. Lot 9, Con. 4			
		034-2022	Pt. Lots 34 & 35, Con. 2			

Zone	#	By-Law #	Address	Additional Uses Permitted	Sole Permitted Uses	Excluded Uses
A2	2	674-80 642-80	Lot 29, Con. 1 Lot 5, Con. 28 Lot 15 Con. 3 Lot 11, Con. 5		<i>Single detached dwelling</i>	
A2	3	781-82	Lot 27, Con. 3	Storage, repair and sale of farm equipment		
A2	5	1290-93 1361-94	Lot 2, Con. 4	Sales, service and repair of farm equipment and supplies, Manufacture and assembly of aluminium products, Sale of manufactured or assembled aluminium products.		
A2	6	827-83 1361-94 867-84	Lot 18, Con. 4	Sales, service and repair of farm equipment, supplies and automobiles		
A2	7	829-83 1361-94	Lot 57, Con. 7	Manufacturing of farm silos and components, Storage of related equipment		
A2	8	1076-88 1361-94	Lot 32, Con. 3	Processing, packing, treating, storing and sale of agricultural produce grown locally off the site		
A2	9	1164-90 1361-94	Lot 24, Con. 5	A second <i>single detached dwelling</i> , to be <i>used</i> only as a farm help house		

Zone	#	By-Law #	Address	Additional Uses Permitted	Sole Permitted Uses	Excluded Uses
A2	10	1166-90 1361-94	Lot 19, Con. 5			Livestock or poultry
A2	11	1242-91 1361-94	Lot 35, Con. 6			<i>Agricultural uses</i>
A2	12	1325-93 1361-94	Lot 20, Con. 5	A feeding, heating, water and ventilation systems business, Sale of fencing as a secondary use		
A2	13	1339-94	Lot 27, Con. 4	<i>Existing triplex</i>		
A2	14	1421-96	Pt. Lot 2, Con. 2	Farm implement sales and service establish and outside display area		
A2	15	1488-97	Lot 37, Con. 5	<i>Farm-help house</i>		
A2	16	1548-99	Lot 28, Con. 6	<i>Second dwelling</i> for full-time <i>farm help-house</i>		
A2	17	057-2001	Pt. Lot 24, Con. 5	<i>Farm-help house</i> occupied only from March to October.		
A2	18	013-2003	Pt. Lot 14, Con. 1	<i>A garden suite</i> in a <i>mobile home</i> for a temporary period from April 22, 2003 to April 22, 2013.		

Zone	#	By-Law #	Address	Additional Uses Permitted	Sole Permitted Uses	Excluded Uses
A2	19	033-2005	Pt. Lot 37, Con. 3	A hair salon and related uses		
A2	20	036-2005	Pt. Lot 40, Con. 6	A garden suite in a mobile home for a temporary period from September 26, 2005 to September 16, 2015.		
A2	21	010-2006	Pt. Lot 39, Con. 6	Sale of sheds, lawn furniture, farm shelters and other farm-related products.		
A2	22	015-2006	Pt. Lot 35, Con. 3	A garden suite in a mobile home for a temporary period from April 11, 2006 to April 11, 2016.		
A2	23	023-2006	Pt. Lot 13, Con. 2	A garden suite in a mobile home for a temporary period from May 23, 2006 to May 23, 2016.		
A2	24	029-2006	Pt. Lot 32, Con. 3	Processing, treatment, storage, packaging and wholesaling of organic herbs and value added products.		
A2	25	009-2009	Pt. Lot 30, Con. 2			<i>Dwellings, Livestock in buildings existing as of April 2009</i>

Zone	#	By-Law #	Address	Additional Uses Permitted	Sole Permitted Uses	Excluded Uses
A2	26	023-2000	Pt. Lot 8, Con. 4	Part 1 on Map A-1 (Appendix A): A grain drying and grain storage business		Part 2 on Map A-1 (Appendix A): <i>Dwellings</i>
A2	27	002-2007	Pt. Lot 18, Con. 5	<i>Existing accessory building in the absence of a dwelling.</i>		
A2	28	051-2012	Pt. Lot 21, Con. 5	Livestock sales facility		<i>Dwellings</i>
A2	67	060-2019	Pt. Lots 16, 17 & 18, Con. 3	Wedding venue Wedding venue means the seasonal use of land, buildings or structures for wedding ceremonies and/or wedding celebrations or similar ceremonial events as well as ancillary uses such as parking, loading and servicing facilities. Seasonal means May through October each calendar year.		
A2	68	004-2020	Pt. Lot 16 & 17, Con. 3			Livestock in the existing barn
A2	76	029-2014 002-2023	Pt. Lots 14 & 15, Con. 2			New livestock facilities (after August 12, 2014)
A2	78	030-2023	Pt. Lot 6, Con. 4	<i>A garden suite in a mobile home for a temporary period from August 8, 2023 to August 8, 2043.</i>		

Zone	#	By-Law #	Address	Additional Uses Permitted	Sole Permitted Uses	Excluded Uses
A2	79	055-2023	Pt. Lot 21, Con. 5	A <i>garden suite</i> in a mobile home for a temporary period from December 11, 2023 to December 11, 2043.		
A4						
A4	1					<i>Dwellings</i>
A4	2		Pt. Lot 8,9,14,15,16 Con. 1			<i>Intensive animal operations</i>
A4	3		Lot 32, Con. 1			<i>Intensive animal operation</i>
A4	4	025-2000	Pt. Lot 7, Con. 1	<i>Place of worship</i> consisting of a chapel and one conference centre for 60 people and 5 chalets		
A4	5	034-2002	Pt. Lots 8 & 9			Livestock and poultry operations
A4	6	020-2011	Lot 8 and 9, Conc. 5		Conservation, Nature reserves, Passive recreation uses	
A4	7	002-2018	Pt. Lot 3, Con. 5	A <i>garden suite</i> in a mobile home for a temporary period from January 23, 2018 to January 23, 2038.		

* These are new provisions, not in the existing by-law.

6.4 Site Specific Exceptions for Lot, Building and Structure Requirements

6.4.1 The following specific provisions listed in Table 8 shall apply to the properties referenced by each special provision in lieu of the corresponding provisions in Table 6.

Table 8: Lot and Building and Structure Exceptions

Zone	#	By-Law #	Address	Description of Special Provision
A1				
A1	7	1132-89 1361-94	Lot 17, Con. 3	Minimum <i>front yard</i> : 91.44 m. Maximum <i>building height</i> : 7.5 m. Maximum floor area for the sale of horticultural, landscaping and related supplies and materials: 350 sq. m.
A1	8	1148-89 1361-94	Lot 37, Con. 5	Minimum north <i>side yard</i> for all <i>buildings</i> and <i>structures</i> : 15 m. Maximum floor area for <i>accessory buildings</i> : 93 sq. m.
A1	10	266A	Pt. Lot 26, Con.1	Maximum <i>lot coverage</i> of <i>accessory buildings</i> : 418.06 sq.m.
A1	11	005-2003	Pt. Lot 15, Con. 1	Minimum <i>parking spaces</i> : 130 spaces <i>Existing buildings existing</i> shall be deemed to conform with the <i>yard</i> regulations of the A1 Zone contained in Table 6.
A1	13	993-86 1361-94	Lot 13, Con. 1	Minimum <i>Lot frontage</i> : 20 m. Minimum <i>Lot area</i> : 1,400 sq. m. Maximum <i>Lot coverage</i> : 40% Minimum <i>side yard</i> : 3 m Minimum <i>building height</i> : 7.5 m

Zone	#	By-Law #	Address	Description of Special Provision
A1	14	991-86 1361-94	Lot 13, Con. 1	Minimum <i>lot frontage</i> : 80 m. Minimum <i>lot area</i> : 0.56 ha. Maximum <i>lot coverage</i> : 25% Minimum <i>side yard</i> : 4 m. Maximum <i>Building Height</i> : 7.5 m.
A1	15	1181-90 1361-94	Lot 11, Con. 2	Minimum <i>Lot frontage</i> : 108 m. Minimum <i>Lot area</i> : 0.8 ha. Minimum <i>side yard</i> abutting the drainage ditch along the south <i>lot line</i> : 30.48 m. from the north bank of the ditch.
A1	16	1190-90 1361-94	Lot 42, Con. 7	Parcel A on Map A-6 (Appendix A) Minimum <i>Lot frontage</i> : 170 m. Minimum <i>Lot area</i> : 7 ha. Parcel B on Map A-6 (Appendix A): Minimum <i>Lot frontage</i> : 35 m. Minimum <i>Lot area</i> : 3,230 sq. m. Minimum <i>Yards</i> : as existing Notwithstanding Section 4.14, the applicable minimum distance separation shall be the actual distance between the <i>existing</i> house on Parcel "B" and the <i>existing</i> dairy barn on Parcel "A".
A1	17	052-2000	Pt. Lots 40 & 41, Con. 5	Minimum <i>Lot frontage</i> : 129 m. Minimum <i>Lot area</i> : 5.6 ha.
A1	18	008-2012	Pt. Lot 28 and 29, Con. 4	Minimum west <i>side yard</i> for the <i>existing</i> barn: 6.00 m.

Zone	#	By-Law #	Address	Description of Special Provision
A1	19	031-2002	Pt. Lot 16, Con. 2	Part 1 on Map A-3 (Appendix B): Minimum <i>Lot frontage</i> : 9 m. Minimum <i>Lot area</i> 8.4 ha. Part 2 on Map A-3 (Appendix B): Minimum <i>Lot frontage</i> : 45.6 m.
A1	20	1549-99	Lot 20, Con. 1	Minimum <i>Lot area</i> : 5 ha.
A1	21	055-2002	Pt. Lot 27, Con. 1	<i>Existing buildings</i> on the <i>lot</i> shall be deemed to conform with the Minimum <i>Front yard</i> , Minimum <i>Side yard</i> and Minimum <i>Rear yard</i> requirements of the A2 Zone. Minimum <i>lot coverage</i> : 20 %
A1	22	022-2011	Pt. Lot 15, Con. 2	Minimum <i>Lot frontage</i> : 36.00 m. Minimum <i>Lot area</i> : 6.00 ha.
A1	23	022-2011	Pt. Lot 15, Con. 2	Minimum north <i>side yard setback</i> : 0.4 m.
A1	24	001-2016 002-2023	Pt. Lot 12, Con. 1	The M.D.S. requirements shall not apply.
A1	25	001-2016 002-2023	Pt. Lot 12, Con. 1	Minimum <i>lot area</i> : 11.25 ha. Minimum <i>lot frontage</i> : 158.496 m.
A1	26	014-2014 002-2023	Pt. Lot 29, Con. 6	Minimum <i>lot area</i> : 9.815 ha.
A1	27	010-2020	Pt. Lot 18 & 19, Con. 6	Minimum <i>lot frontage</i> : 10.77 m
A1	28	043-2022	Pt. Lot 19, Con.1	Minimum <i>lot area</i> : 39.04 ha
A1	29	043-2022	Pt. Lot 19, Con. 1	Minimum <i>front yard setback</i> (dwelling): 14.2 m Minimum <i>front yard setback</i> (accessory building): 4.9 m Maximum accessory building <i>height</i> for the structure existing as of August 17, 2022: 9 m
A2				

Zone	#	By-Law #	Address	Description of Special Provision
A2	8	1076-88 1361-94	Lot 32, Con. 3	Minimum <i>lot area</i> : 4.05 ha. Maximum <i>lot coverage</i> for agricultural <i>buildings</i> excluding <i>greenhouses</i> : 3% Maximum <i>lot coverage</i> for <i>greenhouses</i> : 10%.
A2	10	1166-90 1361-94	Lot 19, Con. 5	Minimum <i>lot area</i> : 8.8 ha.
A2	13	1339-94	Lot 27, Con. 4	Maximum <i>lot coverage</i> : 10% Minimum exterior <i>side yard</i> : 7.5 m Minimum <i>front yard</i> : 7.5 m.
A2	19	033-2005	Pt. Lot 37, Con. 3	A hair salon shall be subject to the regulations of the C1 Zone contained in Table 14.
A2	21	010-2006	Pt. Lot 39, Con. 6	The sale of sheds, lawn furniture, farm shelters and other farm-related products shall be subject to the regulations of the C1 Zone contained in Table 14.
A2	26	023-2000	Pt. Lot 8, Con. 4	Part 2 on Map A-1 (Appendix A) Minimum <i>lot frontage</i> : 85 m.
A2	27	002-2007	Pt. Lot 18, Con. 5	The M.D.S. requirements of Section 4.14 shall apply to the <i>existing accessory building</i> and any new livestock operations proposed on the subject lands.
A2	28	051-2012	Pt. Lot 21, Con. 5	Minimum <i>Lot Frontage</i> : 13.71 m Minimum <i>Lot area</i> : 2.784 ha Minimum <i>Side yard setback</i> : 9.1 m
A2	29	867-84 1361-94	Lot 18, Con. 4	Minimum <i>lot frontage</i> : 30 m. Minimum <i>lot area</i> : 3,250 sq. m.

Zone	#	By-Law #	Address	Description of Special Provision
A2	30	904-84 1361-94	Lot 21, Con. 2	Minimum Westerly <i>Side yard</i> for existing barn: 0 m
A2	31	904-84 1361-94	Lot 21, Con. 2	Minimum <i>Lot frontage</i> : 129 m. Minimum Easterly <i>Side yard</i> for existing barn: 0 m.
A2	32	679-86 1361-94	Lot 25, Con. 7	Minimum <i>Lot frontage</i> : 18.1 m. Minimum <i>Lot area</i> : 0.55 ha. Maximum <i>Height</i> : 7.5 m. Minimum Landscaped Open Space: 35%
A2	33	1163-90 1361-94	Lot 17 and 18, Con. 4	Lands subject to this provision and within Lots 17 and 18, Concession 4, shall be considered one <i>lot</i> , for the purposes of calculating <i>lot frontage</i> and <i>lot area</i> , notwithstanding the intervening unopened road allowance between Lots 17 and 18, Concession 4. Minimum <i>lot frontage</i> : 40 m. Minimum <i>lot area</i> : 10 ha.
A2	34	1314-93 1361-94	Lots 2 & 3, Con. 4	Minimum <i>setback</i> from southerly <i>lot line</i> for a barn or <i>structure</i> to be used for an animal operation: 304.8 m.
A2	35	1575-99	Lot 4&5, Con. 4	Minimum <i>Lot frontage</i> : 88 m.
A2	36	058-2000	Pt. Lot 40, Con. 5	Minimum <i>Lot area</i> : 9 ha.
A2	37	026-2001	Pt. Lot 13, Con. 2	<i>Existing buildings</i> on the <i>lot</i> shall be deemed to conform with the regulations of the A2 Zone.

Zone	#	By-Law #	Address	Description of Special Provision
A2	38	020-2003	Pt. Lot 42, Con. 5	For <i>greenhouse</i> and <i>accessory buildings</i> : Minimum <i>Lot frontage</i> : 96 m. Minimum <i>Lot area</i> : 1.2 ha. Maximum <i>Lot coverage</i> : 50% Minimum <i>Side yard</i> : 3.6 m. Minimum <i>Rear yard</i> : 2 m.
A2	39	035-2004	Pt. Lot 1, Con. 2	Minimum <i>lot frontage</i> : 64 m. Minimum <i>lot area</i> : 10.8 ha.
A2	40	025-2005	Pt. Lot 29, Con. 5	The M.D.S. requirements of Section 4.14 shall apply to the <i>existing</i> barn and any new livestock operations proposed on the subject lands.
A2	41	032-2005	Pt. Lot 33, Con. 2	Minimum <i>Lot frontage</i> : 9.74 m
A2	42		Pt. Lot 19, Con. 5	The M.D.S. requirements of Section 4.14 shall apply to the <i>existing accessory building</i> and any new livestock operations proposed on the subject lands.
A2	43	033-2006	Pt. Lot 39, Con. 6	Maximum <i>Lot coverage</i> : 17%
A2	44	008-2009	Pt. Lot 25, Con. 5	Minimum <i>Lot area</i> " for <i>greenhouses</i> : 1 ha.
A2	45	036-2010	Pt. Lot 37, Con. 4	Minimum separation distance for a <i>dwelling</i> from the livestock facility at 43826 Flanagan Road: 135 m.
A2	46	037-2012	Pt. Lot 35, Con. 4	Maximum <i>lot coverage</i> for <i>accessory buildings</i> : 285 sq.m.
A2	47	54-1010	Pt. Lot 42, Con. 6	Minimum <i>east side yard</i> : 0 m. for <i>existing buildings</i> Minimum <i>north side yard</i> : 7 m. for <i>existing buildings</i>

Zone	#	By-Law #	Address	Description of Special Provision
A2	48	54-2010	Pt. Lot 42, Con. 6	Minimum separation distance for a <i>dwelling</i> from the livestock facility at 74242 Concession 6 Road: 85 m. Maximum <i>lot coverage</i> : 14.65% Maximum <i>lot coverage</i> for <i>accessory buildings</i> : 543.5 sq.m.
A2	49	006-2011	Pt. Lot 13, Con. 6	Minimum <i>Lot frontage</i> : 97.86 m. Minimum <i>Lot area</i> : 13.82 ha.
A2	50	043-2012	Pt. Lot 25, Con. 7	Minimum <i>Lot area</i> : 15.18 ha. Minimum <i>Lot frontage</i> : 106.86 m.
A2	51	050-2012	Pt. Lot 23, Con. 7	Minimum <i>lot frontage</i> on an open road: 0 m. Minimum <i>Lot area</i> : 9.41ha.
A2	52	051-2012	Pt. Lot 21, Con. 5	Minimum <i>Lot area</i> : 3694.3 sq.m. Minimum <i>North side yard</i> : 1.5 m.
A2	53	006-2013	Pt. Lot 44, Con. 6	Minimum <i>Lot frontage</i> : 55.40 m. Minimum <i>Lot area</i> : 14.37 ha.
A2	54	007-2013	Pt. Lot 42, Con. 6	Minimum <i>Lot frontage</i> : 20.117 m. Minimum <i>Lot area</i> : 10.9 ha.
A2	55	009-2013	Pt. Lot 18 &19, Con, 3	Minimum <i>Lot frontage</i> : 118.74 m. Minimum <i>Lot area</i> : 9.206 ha.
A2	56	041-2013	Pt. Lot 42 & 43, Con. 5	Minimum <i>Lot area</i> : 9.23 ha.
A2	57	041-2013	Pt. Lot 14 &15, Con. 2	Minimum <i>Lot area</i> : 9.23 ha.
A2	58	015-2015 002-2023	Pt. Lot 15, Con. 5	The M.D.S. requirements shall not apply. Minimum <i>lot frontage</i> : 26.76 m

Zone	#	By-Law #	Address	Description of Special Provision
A2	59	036-2015 002-2023	Pt. Lot 12, Con. 5	The M.D.S requirements shall not apply.
A2	60	036-2015 002-2023	Pt. Lot 12, Con. 5	Minimum <i>lot area</i> : 28.29 ha
A2	61	058-2015 002-2023	Pt. Lot 24, Con. 3	The M.D.S. requirements shall not apply.
A2	62	052-2016 002-2023	Pt. Lot 4, Con. 2	Minimum <i>lot area</i> : 22.9 ha
A2	63	034-2014 002-2023	Pt. Lot 28 & 29, Con. 5	Minimum <i>lot area</i> : 22.63 ha
A2	64	053-2018	Pt. Lots 50 & 51, Con. 6	Minimum <i>rear yard</i> : 13.4 m
A2	65	053-2018	Pt. Lots 50 & 51, Con. 6	Minimum <i>lot area</i> : 17.27 ha Minimum <i>lot frontage</i> : 176.05 m
A2	66	038-2019	Pt. Lot 31, Con. 6	Minimum <i>lot area</i> : 6.210 ha Minimum <i>lot frontage</i> : 83.41m
A2	67	060-2019	Pt. Lot 16, 17 & 18, Con. 3	Minimum <i>exterior side yard</i> for wedding venue: 4.8 m Maximum extent of <i>lot area</i> permitted to be used for a wedding venue: 1 ha The minimum parking requirements for places of assembly in Table 3 of Section 5.1 shall apply to a wedding venue.
A2	68	004-2020	Pt. Lot 16 & 17, Con. 3	Minimum <i>lot area</i> : 17.4 ha
A2	69	004-2021	Pt. Lot 9, Con. 4	Minimum <i>lot area</i> : 16.99 ha
A2	70	005-2021	Pt. Lot 39, Con. 5	Minimum southerly <i>side yard</i> setback: 70 m
A2	71	034-2022	Pt. Lot 34 & 35, Con. 2	Minimum <i>lot area</i> : 28.383 ha
A2	72	034-2022	Pt. Lot 34 & 35, Con. 2	Maximum <i>accessory building height</i> for the structures existing as of June 15, 2022: 8 m
A2	73	015-2012 002-2023	Pt. Lot 35, Con. 5	Minimum <i>lot area</i> : 8.3 ha
A2	74	014-2014 002-2023	Pt. Lot 29, Con. 6	Minimum <i>lot area</i> : 15.86 ha

Zone	#	By-Law #	Address	Description of Special Provision
A2	75	014-2014 002-2023	Pt. Lot 29, Con. 6	The M.D.S. requirements shall not apply.
A2	76	029-2014 002-2023	Pt. Lots 14 & 15, Con. 2	The M.D.S. requirements shall not apply. Maximum number of livestock units: 8
A2	77	024-2018 002-2023	Pt. Lots 50 & 51, Con. 7	Minimum <i>lot area</i> : 19.9 ha
A4				
A4	3	677-80 006-2006	Lot 1, Con. 1	Maximum permitted <i>Animal Units</i> : 1
A4	4	025-2000	Pt. Lot 7, Con. 1	The provisions of Table 22 in the Institutional Zone shall apply to the <i>place of worship</i> except the following: Minimum <i>lot area</i> : 6.8 ha. Minimum <i>lot frontage</i> : 342 m. Minimum size of chalet: 74.3 sq.m.
A4	5	032-2002	Pt. Lots 8 & 9	Part 6 on Map A-2 (Appendix A): Minimum <i>Lot frontage</i> : 20 m. Minimum <i>Lot area</i> : 11 ha.
A4	7	1258-92 1361-94	Lot 8, Con. 1	Minimum <i>Lot frontage</i> : 42 m.
A4	8	1295-93 1361-94	Lot 7, Con. 1	Minimum <i>Lot frontage</i> : 44 m.
A4	9	1378-94	Pt. Lot 1, Con. 1	Minimum <i>Lot frontage</i> 97 m. Minimum <i>Lot area</i> : 1.8 ha.
A4	10	1378-94 1504-97 010-2000	Pt. Lot 1, Con. 1 Lot 1, Con. 1 Pt. Lot 1, Con. 1	Minimum setback for <i>buildings</i> and <i>structures</i> from <i>pit or quarry</i> edge: 15 m. <i>Pit or quarry</i> edge means the top of the excavation Face.

Zone	#	By-Law #	Address	Description of Special Provision
A4	11	015-2001	Pt. Lots 6 & 7, Con. 1	Minimum <i>Lot area</i> : 14 ha.
A4	12	033-2002	Pt. Lot 11, Con. 5	Minimum <i>Lot frontage</i> : 142 m. Minimum <i>Lot area</i> : 2.2 ha.
A4	13	031-2010	Pt. Lot 9, Con. 5	Maximum <i>Lot coverage</i> : 372 sq. m. Maximum <i>Height of Accessory buildings</i> : 7.6 m.

7.0 RESIDENTIAL ZONES

7.1 Permitted Uses

The *uses* permitted in the Residential Hamlet (RH) and Residential Lakeshore (RLS) Zones are identified in Table 9 through symbols under the column related to each zone.

Table 9: Permitted Uses in the Residential Zones

Use	RH	RLS
<i>Single detached dwelling</i>	✓	✓
<i>Semi-detached dwelling</i>	✓	✓
<i>Converted dwelling</i>	✓	✓
<i>Secondary suite</i>	*	*
<i>Home occupation</i>	*	*
<i>Bed and breakfast</i>	✓	✓
<i>Day care facility</i>	✓	✓
<i>Group home</i>	✓	✓

✓ Permitted *use*

* Permitted as an *accessory use* only

7.2 Lot, Building and Structure Requirements

7.2.1 The regulations applicable to each of the Residential Hamlet (RH) and Residential Lakeshore (RLS) Zones are set out in Table 10 with additional requirements applying to specific *uses* in Section 7.2.2.

Table 10: Regulations applying to Residential Zones

Uses	Min. Lot Area	Max. Lot Coverage	Min. Lot Frontage	Min. Front Yard	Min. Exterior Side yard	Min. Interior Side yard	Min. Rear Yard	Max. Height
All <i>uses</i> permitted in an RLS Zone	1 ha. (1)	Refer to 7.2.2.1	46 m.	15 m.	15 m.	3 m.	15 m.	12 m.
All <i>uses</i> permitted in an RLS Zone where an <i>existing lot of record</i> is less than 4,000 m ²	<i>As existing</i>	Refer to 7.2.2.1	<i>As existing</i>	9 m.	9 m.	1.5 m.	10 m.	12 m.
All <i>uses</i> permitted in an RH zone	1 ha. (1)	10 %	46 m.	15 m.	15 m.	3 m.	15 m.	12 m.

Note:

- (1) The minimum lot size shall be 1 hectare unless a hydrogeological study undertaken by an applicant demonstrates that on-site *sustainable private services* can be achieved on a smaller *lot* with no negative impacts on surface and/or ground water features, in which case the minimum *lot* size is 4,000 m²

By-law
023-2024

7.2.2 Additional Provisions

- 7.2.2.1 In the RLS Zone, the maximum *lot coverage* is shown on the maps in Section 15, as a percentage of the *lot area*, and is denoted by the number following the RLS symbol, shown as RLS.c#, where # denotes the maximum lot coverage.
- 7.2.2.2 In the RLS Zone, a maximum *front yard setback* shall be established as the average of the *front yard setbacks* of the two adjacent *lots*. Where the average *front yard setback* is less than the minimum *front yard* requirement in Table 10, the maximum *front yard setback* may be greater than the average by up to 1 metre.
- 7.2.3.3 In the RLS Zone, the maximum depth of a *dwelling* shall be 16 metres measured from the minimum required *front yard setback* or from the maximum *front yard setback* where the average of the two adjacent *dwellings* are closer to the *street* than the minimum required *front yard setback*.

7.3 Site Specific Exceptions for Permitted Uses

- 7.3.1 Notwithstanding the permitted *uses* in subsection 7.1, the following Site Specific Exceptions shall apply to the specific property listed in Table 11 and illustrated in Maps 1 to 40 in Section 15. These uses may be:
- a) in addition to the uses permitted in subsection 7.1
 - b) solely permitted to the exclusion of all other uses in section 7.1, or
 - c) not permitted, despite being listed in subsection 7.1

Table 11: Permitted Use Exceptions

Zone	#	By-Law #	Address	Additional Uses Permitted	Sole Permitted Uses	Excluded Uses
RH						
RH	1	1419-96	Pt. Lot 14, Con. 1	Bridal shop, Craft shop, Apparel shop and Antique shop		
RH	2	1569-99	Lot 19, Con. 3	Dentist's <i>office</i> , Doctor's <i>office</i> , Real estate <i>office</i>		
RH	3	043-2004	Pt. Lot 39, Con. 5		Mushroom growing facility	
RH	4	037-2005	Pt. Lot 32, Con. 5	A pottery studio and related <i>uses</i>		
RLS						
RLS	1	1235-91 1361-94	Lot 30, Con. 1	A <i>mobile home</i> for seasonal purposes		
RLS	2		Pt. Lot 12, Con 1		One <i>private garage</i>	Conversion of <i>private garage</i> for human habitation
RLS	3	1496-97 1525-98	Lots 18,19, Con. 1 Lot 23, Con. 1	Two <i>existing single detached dwellings</i>		
RLS	4	005-2009	Pt. Lots 31 & 32, Con. 1	3 <i>existing single detached dwellings</i> , excluding enlargements		

Zone	#	By-Law #	Address	Additional Uses Permitted	Sole Permitted Uses	Excluded Uses
RLS	36	036-2007	Pt. Lot 16 & 17, Con. 1	41 single-detached dwelling condominium units and communal water and wastewater services		
RLS	43	039-2019	Pt. Lot 23, Con. 1	Private storage as a principle use.		
RLS	46	053-2023	Pt. Lot 14, Con. 1 PCL 41	<i>Accessory building</i> without the erection of the primary <i>dwelling</i> .		

7.4 Site Specific Exceptions for Lot. Building and Structure Requirements

7.4.1 The following specific provisions listed in Table 12 shall apply to the properties referenced by each special provision in lieu of the corresponding provisions in Table 10.

Table 12: Lot and Building and Structure Exceptions

Zone	#	By-Law #	Address	Description of Special Provision
RH				
RH	2	1569-99	Lot 19, Con. 3	Maximum <i>gross floor area</i> of all <i>office uses</i> : 60% of the total <i>gross floor area</i> of the <i>building</i> .
RH	3	043-2004	Pt. Lot 39, Con. 5	A mushroom growing facility shall be subject to the regulations of the Industrial M1 Zone contained in Table 18.
RH	5	707-81	Lot 18, Con. 3	Minimum frontage: 0m.
RH	6	846-83 1361-94	Lot 18, Con. 3	Minimum <i>lot frontage</i> : 40 m.

Zone	#	By-Law #	Address	Description of Special Provision
RH	7	1096-88 1361-94	Lot 15, Con. 1	Maximum <i>lot coverage</i> : 8%.
RH	8	1131-89 1361-94	Lot 31, Con. 4	Minimum <i>lot frontage</i> : 33.5 m.
RH	9	1131-89 1361-94	Lot 31, Con. 4	Minimum <i>west side yard</i> for the <i>existing dwelling</i> : 2.16 m. Minimum <i>west side yard</i> for any enlargement or extension of the <i>dwelling</i> : 6 m.
RH	10	1138-89 1361-94	Lot 16, Con. 1	Minimum <i>lot frontage</i> : 89.5 m. Minimum <i>lot area</i> : 0.8 ha.
RH	11	1147-89 1361-94	Lot 14, Con. 1	The minimum <i>lot frontage</i> : 45.778 m.
RH	12	1159-90 1361-94	Lot 37, Con. 4	Minimum <i>lot frontage</i> : 41.26 m. Setback from south <i>lot line</i> : 23 m.
RH	13	1163-90 1361-94	Lot 17, Con. 4	Minimum <i>Lot frontage</i> : 33 m.
RH	14	1172-90 1361-94	Lot 15, Con. 1	Minimum <i>frontage</i> on a public road: 0 m. The west <i>lot line</i> shall be deemed to be the <i>front lot line</i> .
RH(H)	15	1201-90 1361-94	Lot 31, Con. 5	Minimum <i>Lot frontage</i> : 158 m. Minimum <i>Lot area</i> : 6.4 ha.
RH	16	1257-92 1361-94	Lot 13, Con. 1	Minimum <i>side yard</i> , from the north, side <i>lot line</i> : 6 m. Minimum <i>side yard</i> , from the south, side <i>lot line</i> : 45.72 m.
RH	17	1287-93 1361-94	Lots 15 & 16, Con. 1	Minimum <i>Lot frontage</i> : 40 m.

Zone	#	By-Law #	Address	Description of Special Provision
RH	18	1299-93 1361-94	Lots 15 and 16, Con. 1	Minimum <i>Lot Frontage</i> : 45 m.
RH	19	1303-93 1361-94	Lots 38 & 39, Con. 4	Minimum <i>Lot frontage</i> : 30 m. Minimum <i>Front yard</i> : 8 m.
RH	20	1364-94	Pt. Lot 20, Con. 3	Maximum <i>lot coverage</i> for an <i>accessory building</i> : 111.48 sq. m.
RH	21	1495-97	Lot 13, Con. 1	Minimum <i>Lot area</i> 0.6: ha.
RH	22	007-2000	Lots 18 & 19, Con. 4	Minimum <i>Lot frontage</i> : 24 m.
RH	23	041-2000	Pt. Lot 13, con. 1	Minimum <i>Lot area</i> : 0.6 ha.
RH	24	034-2002	Pt. Lot 134, Con. 1	Minimum <i>Lot frontage</i> : 30 m. Minimum <i>Lot area</i> 1,393: sq. m. Maximum <i>Lot coverage</i> : 14.2% Minimum <i>Side yard</i> : 3 m. Minimum <i>Rear yard</i> : 9 m. <i>Accessory Building</i> : Maximum size: 46 sq. m. provided <i>lot coverage</i> not exceeded. Minimum <i>Rear yard</i> : 1.2 m. Minimum <i>Side yard</i> : 1.2 m.
RH	25	040-2002	Pt. Lot 14, Con. 1	Part 1 on Map A-4 (Appendix A): Municipal <i>Lot frontage</i> : 40 m. Part 4 and Part 5 on Map A-4 (Appendix A): Minimum <i>Lot frontage</i> : 20 m.
RH	26	026-2003	Pt. Lot 16, Con. 1	Minimum <i>Lot frontage</i> : 20 m.
RH	27	061-2019	Pt. Lot 18, Con. 3	Minimum <i>lot frontage</i> : 45.89 m.

Zone	#	By-Law #	Address	Description of Special Provision
RH	28	061-2019	Pt. Lot 18, Con. 3	Minimum <i>lot frontage</i> : 42.10 m. Minimum <i>front yard</i> : 10 m. Minimum <i>rear yard</i> : 10 m.
RH	29	010-2023	Pt. Lot 32, Con. 4	Minimum <i>lot frontage</i> for Lot 5: 35.93 m. Minimum <i>lot frontage</i> for Lot 6: 36.94 m. Minimum <i>lot frontage</i> for Lot 10: 28.45 m. Minimum <i>lot frontage</i> for Lot 11: 33.15 m.
RH	30	006-2024	Pt. Lots 19 & 20, Con. 3	Minimum <i>lot frontage</i> : 20 m. Minimum <i>front yard</i> : 10 m. Maximum <i>front yard</i> to the principal <i>dwelling</i> : the average <i>front yard</i> setback of principal <i>dwellings</i> on adjacent <i>lots</i> facing the same <i>street</i> plus 5 m. to a maximum of 25 m. For the purposes of this by-law, a vacant <i>lot</i> shall be considered to have a <i>dwelling front yard</i> setback of 25 m. Minimum <i>side yard</i> : 3 m. Minimum <i>rear yard</i> : 10 m. Maximum <i>height</i> : 2 storeys That the northern property line of Lot 1 be deemed the <i>rear lot line</i> .
RLS				
RLS	1	1235-91 1361-94	Lot 30, Con. 1	Minimum <i>Front yard</i> : 9 m. Minimum <i>Side yard</i> : 0.9 m. one side, 6 m. other side Minimum <i>Rear yard</i> : 9 m. Maximum <i>Mobile home Size</i> : 3.6 m wide 13.1 m length
RLS	2	1470-97	Pt. Lot 12, Con. 1	Regulations for a <i>private garage</i> : Minimum <i>front yard</i> : 7.6 m. Minimum <i>side yard</i> : 3 m. Minimum <i>rear yard</i> : 6 m. Minimum <i>gross floor area</i> : 70 sq. m. Maximum <i>building height</i> : 5 m.

Zone	#	By-Law #	Address	Description of Special Provision
RLS	3	1525-98	Lot 23, Con. 1	Minimum <i>Yards</i> : 0.8 m. Maximum <i>Lot coverage</i> : 120 sq. m. For the construction of a gazebo: Minimum Distance from the top of the Breakwall: 0.3 m. Minimum <i>Side Yard</i> West Side: 15 m.
RLS	4	005-2009	Pt. Lots 31 & 32, Con. 1	Minimum <i>front yard</i> (31L113 Lakeshore): 8.1 m. Minimum <i>front yard</i> (31L109 Lakeshore): 10 m. Minimum <i>front yard</i> for an <i>accessory building</i> : 5.9 m. Minimum <i>west side yard</i> (31L113 Lakeshore): 3.2 m. Minimum <i>east side yard</i> (31L109 Lakeshore): 2.4 m.
RLS	5	707-81 713-81	Lot 1, Con. 1	The <i>lot line</i> abutting the unopened road allowance between <i>Lot 1</i> and <i>Lot 2</i> is deemed to be the <i>front lot line</i> . Minimum <i>front yard</i> for the <i>existing single detached dwelling</i> : 3 m. Minimum <i>side yard</i> : 6 m. for new <i>dwellings</i> . Minimum <i>front yard</i> : 6 m. for new <i>dwellings</i> .
RLS	6	793-82	Lot 7, Con. 1	Minimum <i>Side yard</i> : 4 m. Minimum <i>Side yard</i> : as <i>existing</i> Minimum <i>Rear yard</i> : as <i>existing</i>
RLS	7	834-83 1361-94	Lot 31, Con. 1	Minimum <i>Rear yard</i> : 10 m.
RLS	8	894-84 1361-94	Lot 5, Con. 1	Minimum <i>Side yard</i> : 2.7 m.
RLS	9	931-85 1361-94	Lot 30, Con. 1	Minimum <i>Front yard</i> : 10.7 m. Minimum <i>Side yard</i> : 4.6 m. Minimum <i>Rear yard</i> : 10.7 m. Minimum Distance to High Water Mark: 10.7 m.

Zone	#	By-Law #	Address	Description of Special Provision
RLS	10	033-2007	Pt. Lot 4, Con. 1	Maximum <i>Height</i> : 7.5 m. Minimum Landscaped Open Space: 35% Any enlargement or extension to <i>buildings</i> and <i>structures</i> is prohibited below 177.2 m. I.G.L.D. within 50 m. of the Lake Erie shoreline and beyond that, below 176.2 m. I.G.L.D.
RLS	11	1178-90 1361-94	Lot 8, Con. 1	Minimum <i>Side yards</i> : as <i>existing</i> Minimum <i>Rear yards</i> : as <i>existing</i> Minimum Landscaped Open Space: 35%
RLS	12	1080-88 1361-94	Lot 21, Con. 1	Minimum <i>Landscaped area</i> : 60% Minimum <i>Front yard</i> : 7.5 m. Minimum <i>Rear yard</i> : 7.5 m.
RLS	13a	1093-88 1361-94	Lot 3, Con. 1	Lot 1 on Map A-5a (Appendix A) Minimum <i>landscaped area</i> : 60%. Minimum <i>Front yard</i> : 38.1 m. Minimum <i>Rear Yard</i> : 61.0 m. Minimum <i>front and rear yards</i> shall be measured from the midpoint of the <i>front lot line</i> . The rear yard begins at 61.0 m. from the midpoint of the <i>front lot line</i> and extends to the lake. Minimum interior <i>side yard</i> abutting an attached garage with no rooms above: 2 m. and 5 m. for the other interior side yard Minimum interior <i>side yard</i> in all other cases: 4 m. Maximum <i>building height</i> : 7.5 m. Maximum <i>lot coverage</i> for <i>accessory buildings</i> : 93 sq. m. provided the total <i>lot coverage</i> for all <i>buildings</i> and <i>structures</i> on the <i>lot</i> does not exceed the maximum <i>lot coverage</i> for the zone.

Zone	#	By-Law #	Address	Description of Special Provision
RLS	13b	1093-88 1361-94	Lot 3, Con. 1	<p>Lot 2 on Map A-5a (Appendix A)</p> <p>Minimum <i>landscaped area</i>: 60%.</p> <p>Front yard: 40.2 m.</p> <p>Rear Yard: 63.1 m.</p> <p>Minimum <i>front and rear yards</i> shall be measured from the midpoint of the <i>front lot line</i>. The rear yard begins at 63.1 m. from the midpoint of the <i>front lot line</i> and extends to the lake.</p> <p>Minimum interior <i>side yard</i> abutting an attached garage with no rooms above: 2 m. and 5 m. for the other interior side yard</p> <p>Minimum interior <i>side yard</i> in all other cases: 4 m.</p> <p>Maximum <i>building height</i>: 7.5 m. (24.6 ft.).</p> <p>Maximum <i>lot coverage</i> for <i>accessory buildings</i>: 93 sq. m. provided the total <i>lot coverage</i> for all <i>buildings and structures</i> on the <i>lot</i> does not exceed the maximum <i>lot coverage</i> for the zone.</p>
RLS	13c	1093-88 1361-94	Lot 3, Con. 1	<p>Lot 3 on Map A-5a (Appendix A)</p> <p>Minimum <i>landscaped area</i>: 60%.</p> <p>Front Yard: 40.5 m.</p> <p>Rear Yard: 63.4 m.</p> <p>Minimum <i>front and rear yards</i> shall be measured from the midpoint of the <i>front lot line</i>. The rear yard begins at 63.4 m. from the midpoint of the <i>front lot line</i> and extends to the lake.</p> <p>Minimum interior <i>side yard</i> abutting an attached garage with no rooms above: 2 m. and 5 m. for the other interior side yard</p> <p>Minimum interior <i>side yard</i> in all other cases: 4 m.</p> <p>Maximum <i>building height</i>: 7.5 m.</p> <p>Maximum <i>lot coverage</i> for <i>accessory buildings</i>: 93 sq. m. provided the total <i>lot coverage</i> for all <i>buildings and structures</i> on the <i>lot</i> does not exceed the maximum <i>lot coverage</i> for the zone.</p>

Zone	#	By-Law #	Address	Description of Special Provision
RLS	13d	1093-88 1361-94	Lot 3, Con. 1	<p>Lot 4 on Map A-5a (Appendix A)</p> <p>Minimum <i>landscaped area</i>: 60%. Front Yard: 45.1 m. Rear Yard: 68.0 m.</p> <p>Minimum <i>front and rear yards</i> shall be measured from the midpoint of the <i>front lot line</i>. The rear yard begins at 68.0 m. from the midpoint of the <i>front lot line</i> and extends to the lake.</p> <p>Minimum interior <i>side yard</i> abutting an attached garage with no rooms above: 2 m. and 5 m. for the other interior side yard Minimum interior <i>side yard</i> in all other cases: 4 m. Maximum <i>building height</i>: 7.5 m. Maximum <i>lot coverage</i> for <i>accessory buildings</i>: 93 sq. m. provided the total <i>lot coverage</i> for all <i>buildings and structures</i> on the <i>lot</i> does not exceed the maximum <i>lot coverage</i> for the zone.</p>
RLS	13e	1093-88 1361-94	Lot 3, Con. 1	<p>Lot 5 on Map A-5a (Appendix A)</p> <p>Minimum <i>landscaped area</i>: 60%. Front Yard: 56.4 m. Rear Yard: 79.2 m.</p> <p>Minimum <i>front and rear yards</i> shall be measured from the midpoint of the <i>front lot line</i>. The rear yard begins at 79.2 m. from the midpoint of the <i>front lot line</i> and extends to the lake.</p> <p>Minimum interior <i>side yard</i> abutting an attached garage with no rooms above: 2 m. and 5 m. for the other interior side yard Minimum interior <i>side yard</i> in all other cases: 4 m. Maximum <i>building height</i>: 7.5 m. Maximum <i>lot coverage</i> for <i>accessory buildings</i>: 93 sq. m. provided the total <i>lot coverage</i> for all <i>buildings and structures</i> on the <i>lot</i> does not exceed the maximum <i>lot coverage</i> for the zone.</p>

Zone	#	By-Law #	Address	Description of Special Provision
RLS	13f	1093-88 1361-94	Lot 3, Con. 1	<p>Lot 6 on Map A-5a (Appendix A)</p> <p>Minimum <i>landscaped area</i>: 60%.</p> <p>Front Yard: 50.9 m.</p> <p>Rear Yard: 89.3</p> <p>Minimum <i>front and rear yards</i> shall be measured from the midpoint of the <i>front lot line</i>. The rear yard begins at 89.3 m. from the midpoint of the <i>front lot line</i> and extends to the lake.</p> <p>Minimum interior <i>side yard</i> abutting an attached garage with no rooms above: 2 m. and 5 m. for the other interior side yard</p> <p>Minimum interior <i>side yard</i> in all other cases: 4 m.</p> <p>Maximum <i>building height</i>: 7.5 m.</p> <p>Maximum <i>lot coverage</i> for <i>accessory buildings</i>: 93 sq. m. provided the total <i>lot coverage</i> for all <i>buildings and structures</i> on the <i>lot</i> does not exceed the maximum <i>lot coverage</i> for the zone.</p>
RLS	13g	1093-88 1361-94	Lot 3, Con. 1	<p>Lot 7 on Map A-5a (Appendix A)</p> <p>Minimum <i>landscaped area</i>: 60%.</p> <p>Front Yard: 58.5 m. (192 ft.)</p> <p>Rear Yard: 100.0 m. (328 ft.)</p> <p>Minimum <i>front and rear yards</i> shall be measured from the midpoint of the <i>front lot line</i>. The rear yard begins at 100.0 m. from the midpoint of the <i>front lot line</i> and extends to the lake.</p> <p>Minimum interior <i>side yard</i> abutting an attached garage with no rooms above: 2 m. and 5 m. for the other interior side yard</p> <p>Minimum interior <i>side yard</i> in all other cases: 4 m.</p> <p>Maximum <i>building height</i>: 7.5 m.</p> <p>Maximum <i>lot coverage</i> for <i>accessory buildings</i>: 93 sq. m. provided the total <i>lot coverage</i> for all <i>buildings and structures</i> on the <i>lot</i> does not exceed the maximum <i>lot coverage</i> for the zone.</p>

Zone	#	By-Law #	Address	Description of Special Provision
RLS	13h	1093-88 1361-94	Lot 3, Con. 1	Lot 8 on Map A-5b (Appendix A) Minimum <i>landscaped area</i> : 60%. All <i>buildings</i> or <i>structures</i> to be constructed on <i>Lot 8</i> shall be constructed within the <i>building apron</i> as set forth on Map A-5b (Appendix A) Minimum interior <i>side yard</i> abutting an attached garage with no rooms above: 2 m. and 5 m. for the other interior side yard Minimum interior <i>side yard</i> in all other cases: 4 m. Maximum <i>height</i> for a <i>dwelling</i> : 7.5 m. Maximum <i>lot coverage</i> for <i>accessory buildings</i> : 93 sq. m. provided the total <i>lot coverage</i> for all <i>buildings</i> and <i>structures</i> on the <i>lot</i> does not exceed the maximum <i>lot coverage</i> for the zone.
RLS	14	1111-89 1361-94	Lot 4, Con. 1	Minimum <i>side yard</i> abutting the road allowance between <i>Lots 3</i> and <i>4</i> : 6.096 m.
RLS	15	1114-89 1361-94	Lot 15, Con. 1	Minimum easterly <i>side yard</i> : 1.93 m.
RLS	16	1115-89 1361-94	Lot 19, Con. 1	Minimum easterly <i>side yard</i> : 1.5 m
RLS	17	1214-91 1361-94	Lot 20, Con. 1	Minimum <i>Front yard</i> : 9.4 m. Minimum <i>side yard</i> for an existing <i>accessory building</i> situated on the eastern part of the property: as <i>existing</i> Minimum <i>rear yard</i> for the <i>accessory building</i> situated on the southwestern part of the property: as <i>existing</i> Maximum <i>Lot coverage</i> : 11%
RLS	18	1167-90 1361-94	Lot 13, Con. 1	Minimum <i>Side yard</i> Abutting Public <i>Street</i> : 14.0 m.
RLS	19	185-90 1361-94	Lot 12, Con. 1	Minimum <i>Lot Area</i> : 1,950 sq. m. Minimum <i>Front Yard</i> : 6 m. Minimum <i>Front yard</i> : 6 m.
RLS	20	1219-91 1361-94	Lot	Min <i>Lot Frontage</i> : 7.6 m.

Zone	#	By-Law #	Address	Description of Special Provision
RLS	21	1344-94 1361-94	Lot 1, Con. 1	The subject land is deemed to be one <i>lot</i> . The <i>lot lines</i> shall be defined as the <i>lot lines</i> on the outside perimeter of the <i>lot</i> and not the <i>lot lines</i> on the internal rights-of-way. The <i>front lot line</i> shall be the <i>lot line</i> on the north perimeter of the <i>lot</i> . The rear <i>lot line</i> shall be the <i>lot line</i> on the south perimeter of the <i>lot</i> . The <i>side lot lines</i> shall be the <i>lot lines</i> on the east and west perimeter of the <i>lot</i> . Minimum <i>setback</i> from any <i>lot line</i> : 6 m. Minimum <i>front yard setbacks</i> for detached <i>private garage</i> and detached <i>carport</i> : 2.1 m.
RLS	22	1427-96	Pt. Lot 1, Con. 1	The subject land is deemed to be a <i>lot</i> . The west <i>lot line</i> shall be the <i>front lot line</i> .
RLS	23		Pt. Lot 27, Con. 1	Minimum <i>Lot Frontage</i> : 53 m. Minimum <i>Lot Area</i> : 0.6 hectare The <i>existing dwelling</i> shall be deemed to conform with the minimum <i>front yard</i> , minimum <i>side yard</i> and minimum <i>rear yard</i> requirements of the RLS Zone contained in Table 10.
RLS	24	1547-99	Lot 10, Con. 1	The <i>existing dwelling</i> and <i>private garage</i> shall be deemed to conform with the yard requirements of the RH Zone contained in Table 10.
RLS	25	1550-99	Lot 16, Con. 1	Minimum <i>Lot frontage</i> : 5.7 m.
RLS	26	1573-99	Lot 13, Con. 1	Minimum <i>Front yard</i> : 10 m.
RLS	27	013-2000	Pt. Lot 18, Con. 1	Minimum <i>Front yard</i> : 7 m. Minimum <i>Side yard</i> Garage Side Only: 1.8 m. Minimum <i>Rear yard</i> : 7 m. Minimum Distance to Top of Bank: 7 m.
RLS	28	014-2003	Pt. Lot 15, Con. 1	Minimum <i>Lot frontage</i> shall be: 30 m.

Zone	#	By-Law #	Address	Description of Special Provision
RLS	29	039-2003	Pt. Lot 21, Con. 1	Maximum <i>lot coverage</i> : 22% Minimum <i>rear yard</i> : 5 m. Minimum <i>side yard to an accessory building</i> 1.8 m. Minimum distance to top of retaining wall: 5 m.
RLS	30	025-2004	Pt. Lot 13, Con. 1	Minimum <i>Lot frontage</i> : 51.8 m.
RLS	31	029-2004	Pt. Lot 22, Con. 1	Minimum <i>Rear yard</i> : 11.58 m.
RLS	32	031-2004	Pt. Lot 4, Con. 1	Minimum <i>Side yard</i> : 1.8 m. Minimum distance to top of bank: 7 m.
RLS	33	026-2005	Pt. Lot 28, Con. 1	Minimum <i>Side yard</i> : 0.16 m.
RLS	34	012- 2008	Pt. Lot 9, Con. 1	Maximum <i>Lot coverage</i> : 20.5%
RLS	35	031-2007	Pt. Lot 9, Con. 1	Maximum <i>height of an accessory buildings</i> : 5.8 m. Maximum <i>lot coverage</i> : 16.65% Maximum <i>lot coverage of an accessory buildings</i> : 7.02%

Zone	#	By-Law #	Address	Description of Special Provision
RLS	36	036-2007	Pt. Lot 16 & 17, Con. 1	<p>Minimum <i>lot area</i>: 14 ha</p> <p>Regulations for <i>Dwelling Units</i>:</p> <ul style="list-style-type: none"> a) Maximum <i>height</i>: 11 m b) Minimum <i>frontage</i> per unit on a private road: 14 m c) Minimum <i>front yard</i> – lakefront units: 15 m d) Minimum <i>front yard</i> to detached garage – lakefront units: 6 m e) Minimum <i>front yard</i> – non-lakefront units: 4 m f) Minimum <i>front yard</i> to attached garage – non-lakefront units: 6 m g) Minimum <i>rear yard</i> – non-lakefront units: 7.5 m h) Minimum <i>rear yard</i> setback to O-3 zone: 7.5 m i) The depth of a <i>dwelling</i> shall not exceed 3 m beyond the average depth of the adjacent dwellings. j) Minimum <i>side yard</i> setback: 1.5 m k) Maximum <i>lot coverage</i> – lakefront units: 30% l) Maximum <i>lot coverage</i> – non-lakefront units: 45% m) Minimum <i>front yard</i> setback to accessory buildings other than a detached garage: 15 m n) The front wall of an attached garage shall be recessed from the front wall of a <i>dwelling</i> by a minimum of 0.2 m o) <i>Accessory buildings</i> may be permitted in the <i>rear yard</i> with a minimum <i>rear yard</i> and <i>side yard</i> setback of 2 m p) Minimum of 1.5 parking spaces per dwelling unit <p>Certain lands on Schedule 2 are exempt from M.D.S. requirements.</p> <p>The lands shall not be used in the calculation of M.D.S. for expanding farm operations.</p>
RLS	37	019-2008	P t. Lot 27, Con. 1	<p>Minimum <i>front yard</i> for <i>private garage</i>: 1.2 meters</p> <p>Minimum west <i>side yard</i> for a <i>private garage</i>: 1.2 meters.</p> <p>Maximum <i>lot coverage</i> for <i>accessory buildings</i>: 3.25%</p>

Zone	#	By-Law #	Address	Description of Special Provision
RLS	38	030-2009	Pt. Lot 13, Con. 1	Maximum <i>lot coverage</i> : 19%
RLS	39	005-2009	Pt. Lots 31 & 32, Con. 1	Minimum <i>Front yard</i> : 3.6m.
RLS	40	044-2009 044-2009 017-2012	Pt. Lot 4, Con. 1	Maximum <i>lot coverage</i> : 20.6%, Minimum easterly <i>side yard setback</i> : 2.57 m. Minimum westerly <i>side yard setback</i> : 2.75 m. Minimum westerly <i>side yard setback</i> for an accessory <i>building</i> : 0.92 m. Maximum <i>lot coverage</i> for an accessory <i>building</i> : 5.10% Minimum <i>front yard setback</i> for a <i>private garage</i> : 6m.
RLS	41	014-2010	Pt. Lot 13, Con. 1	Maximum <i>lot coverage</i> : 17% Minimum required northerly <i>side yard</i> : 2 m. Minimum required <i>front yard</i> : 6 m.
RLS	42	041-2012	Lot 29, Plan 732	Minimum required westerly <i>side yard</i> : 1.50 m.
RLS	43	039-2019	Pt. Lot 23, Con.1	Maximum <i>height</i> : 9.6m
RLS	44	035-2022	Pt. Lot 13, Con. 1	Minimum <i>lot area</i> : 0.79 ha Minimum <i>lot frontage</i> : 41 m
RLS	45	019-2023	Plan 8 Lots 55 & 56 NP735	Minimum western <i>exterior side yard</i> : 1.5 m Minimum eastern <i>exterior side yard</i> : 2.97 m Minimum <i>rear yard</i> : 1.2 m The subject lands are exempt from the centreline street setback requirements in Section 4.13.
RLS	46	053-2023	Pt. Lot 14, Con. 1 PCL 41	Maximum overall <i>lot coverage</i> : 21% Maximum <i>accessory building lot coverage</i> : 21% Minimum <i>accessory building front yard</i> : 3m Minimum <i>accessory building side yard</i> : 1.5m Minimum <i>accessory building height</i> : 6.9m

8.0 COMMERCIAL ZONES

8.1 Permitted Uses

The *uses* permitted in the Hamlet Commercial (C1), Tourist Commercial (C2) and Resort Recreational Commercial (C3) Zones are identified in Table 13 through symbols under the column related to each zone. Where a “Q” is shown in the column under a zone, a qualification applies to a permitted *use* as described following Table 13.

Table 13: Permitted Uses in the Commercial Zones

Use	C1	C2	C3
Antiques shop	✓	✓	
Automobile sales establishment	✓		
Automotive service station/ gas bar	✓		
Automotive service garage	✓		
Bank	✓		
Bowling Alley	✓		
Building or lumber supply use	✓		
Banquet Hall	✓		
Community centre	✓		
Custom workshop	✓		
Dry cleaning depot	✓		
Farm supply and service establishment	✓		
Funeral home	✓		
Group home	✓		
Garden Centre	✓		
Laundromat	✓		
Medical or Dental clinic	✓		
Motel or hotel	✓	✓	
Offices	✓		
Personal service shop	✓	✓	*
Place of entertainment or recreation	✓		
Printing establishments	✓		
Private clubs	✓		
Public use	✓		
Restaurants	✓	✓	*
Retail store	✓		
Tavern/bar/pub	✓		
Food markets	✓	✓	
Convenience retail stores	✓	✓	*
Service shop	✓		
Veterinary clinic	✓		
Dwelling unit as a secondary use	Q1	Q1	Q1
Tourist shop		✓	
Cabins and lodges			✓
Golf courses, driving ranges and miniature golf			✓
Campgrounds			✓
Seasonal trailer parks			✓

Use	C1	C2	C3
<i>Resorts</i>			✓
<i>Existing Dwellings</i> and enlargement hereof	✓	✓	✓

✓ Permitted use

* Permitted as an *accessory use* only

Q1 *Dwelling units* are permitted as a *secondary use* on a *lot* provided:

- a) the *gross floor area* of the *dwelling unit* is less than or equal to 50% of the *gross floor area* of the *primary commercial use*;
- b) the *dwelling units* are not located in the *basement, cellar* or on the ground floor of a *commercial building*, except that a *dwelling unit* may be located on the ground floor of a *hotel* or *motel*; and
- c) Any *single detached dwelling* constructed secondary to a *commercial use* on a *lot* shall meet the requirements of the Hamlet Residential “RH” Zone and shall be located no closer than 7.5 metres from the *commercial use*.

8.2 Lot, Building and Structure Requirements

8.2.1 The regulations applicable to *uses* permitted in the Hamlet Commercial (C1), Tourist Commercial (C2) and Resort Recreational Commercial (C3) Zones are set out in Table 14 and additional requirements applying to specific *uses* are outlined in Section 8.2.2.

Table 14: Regulations Applying to Commercial Zones

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Uses	Min. Lot Area	Max. Lot Coverage	Min. Lot Frontage	Min. Front Yard	Min. Exterior Side yard	Min. Interior Side yard	Min. Rear Yard	Max. Height
<i>Uses permitted in the C1 Zone, not otherwise listed below</i>	4,000 m ²	25 %	46 m.	3 m.	6 m.	1.8 m. except 5 m. abutting a Residential Zone	7.5 m. except 14 m. abutting a Residential Zone	13 m.
<i>Uses permitted in the C2 Zone not otherwise listed below</i>	4,000 m ²	25 %	46 m.	3 m.	12 m.	5 m.	7.5 m. except 14 m. abutting a Residential Zone	13 m.
<i>Uses permitted in the C3 Zone not otherwise listed below</i>	4,000 m ²	10%	46 m.	12 m.	12 m.	5 m.	7.5 m. except 14 m. abutting a Residential Zone	13 m.
<i>Automotive service stations/gas bars</i>	4,000 m ²	25%	46 m.	- 9 m. - 7.5 m. for gas bar kiosk	15 m.	7.5 m.	7.5 m. except 14 m. abutting a Residential Zone	13 m.
<i>Seasonal trailer parks</i>	8,000 m ²	20%	60 m.	12 m.	12 m.	7.5 m.	12 m.	6 m.

8.2.2 Additional Provisions

8.2.2.1 For all permitted *uses* in a Commercial Zone:

- a) a minimum of 10% of the *lot* must be landscaped open space;
- b) *front yards* shall have a *landscaping area* at least 3 metres in width;
- c) outside storage of goods and products for sale are prohibited; and,
- d) outdoor lighting shall be downcast and directed away from *residential* properties.

8.2.2.2 For *Automobile Service Stations/Gas Bars*:

- a) the maximum accessory *convenience retail* floor area shall be 185 square metres,
- b) propane storage tanks in conjunction with an automobile service station or a gas bar shall be located a minimum of:
 - i) 15 metres from a *street line*,
 - ii) 10 metres from a *lot line*, and
 - iii) 15 metres from any *residential use* or *residential zone*, and
- c) light standards, *signs*, fuel pump islands and fuel pumps may be located in any required minimum *yard* at a distance of not less than 5 metres from any *street line* provided that no such *structure* is located within a required *visibility triangle*.

8.2.2.3 For Seasonal *Trailer parks*:

- a) each cabin or *trailer* shall occupy a minimum area of 280 square metres;
- b) each cabin or *trailer* shall be located a minimum of 7.5 metres from any other cabin or *trailer*
- c) the total number of cabins or *trailers* shall not exceed 12 per hectare of land zoned Resort Recreational "C3".

8.2.2.4 For *Tourist shops*, the maximum *gross floor area* shall be 1,000 square metres.

8.2.2.5 For *existing dwellings*, expansion is permitted, subject to the regulations of the Hamlet Residential "RH" Zone in Table 10.

8.3 Site Specific Exceptions for Permitted Uses

8.3.1 Notwithstanding the permitted *uses* in subsection 8.1, the following Site Specific Exceptions shall apply to the specific property listed in Table 15 and illustrated in Maps 1 to 40 in Section 15. These uses may be:

- a) in addition to the uses permitted in subsection 8.1
- b) solely permitted to the exclusion of all other uses in section 8.1, or
- c) not permitted, despite being listed in subsection 8.1

Table 15: Permitted Use Exceptions

Zone	#	By-Law #	Address	Additional Uses Permitted	Sole Permitted Uses	Excluded Uses
C1						
C1	1		Lot 30, Con. 5		<i>Automotive Service Garage</i>	
C1	2	581-78	Lot 20, Con. 1		Radio and television sales and service	
C1	3	581-78	Lot 20, Con. 4		Woodworking shop Value added agricultural retail, processing, packaging and storage	
C1	4	1437-96	Pt. Lot 19, Con. 5	A woodworking and furniture making business		
C2						
C2	1	581-78	Lot 28, Con. 1	<i>Automotive service station/gas bar</i>		
C2	2	810-82 1361-94	Lot 19, Con. 4	<i>Miniature Golf</i>		

Zone	#	By-Law #	Address	Additional Uses Permitted	Sole Permitted Uses	Excluded Uses
C2	3	992-86 1361-94	Lot 14, Con. 1		Sales and service of pleasure boats	
C2	4	009-2007	Pt. Lot 16, Con. 1		Manufacturing and sale of custom windows and mouldings	
C3						
C3	1	930-85 1361-94	Lot 30, Con. 1	<i>Single detached dwelling used by the property owner.</i>		
C3	2	1361-94	Pt. Lot 22, Con. 1	<i>1 single detached dwelling 25 seasonal rental units 50 summer campsites for trailer or motor home</i>		
C3	3	033-2001	Pt. Lot 14, Con. 1	<i>An apparel shop and tourist shop</i>		

8.4 Site Specific Exceptions for Lot, Building and Structure Requirements

8.4.1 The following specific provisions listed in Table 16 shall apply to the properties referenced by each special provision in lieu of the corresponding provisions in Table 14.

Table 16: Lot and Building and Structure Exceptions

Zone	#	By-Law #	Address	Description of Special Provision
C1				
C1	5	747-81	Lot 19, Con. 3	Minimum <i>Lot area</i> 2,900: sq. m. Maximum <i>Lot coverage</i> : 20%
C1	6	1361-94	Pt. Lot 20, Con. 6	Maximum seating capacity in the <i>existing restaurant</i> : 30 persons
C1	7	1519-98	Lot 19, Con. 6	Minimum <i>lot frontage</i> : 5.4m.
C2				
C2	5	1361-94	Pt. Lot 4, Con. 1	Maximum seating capacity in the <i>existing restaurant</i> : 27 persons Minimum <i>parking spaces</i> : 17
C3				
C3	3	033-2001	Pt. Lot 14, Con. 1	The <i>existing building</i> and <i>structures</i> shall be deemed to conform with the requirements of the C2 Zone contained in Table 14.

9.0 INDUSTRIAL ZONES

9.1 Permitted Uses

The *uses* permitted in the Industrial (M1) and Extractive Industrial (M2) Zones are identified in Table 17 through symbols under the column related to each zone. Where a “Q” is shown in the column under a zone, a qualification applies to a permitted *use* as described following Table 17.

Table 17: Permitted Uses in the Industrial Zones

Use	M1	M2
Manufacturing and Industrial <i>uses</i>	Q1, Q2	
Warehousing and Wholesaling <i>uses</i>	Q2	
<i>Kennels</i>	✓	
Custom welding, fabrication and assembly	✓	
Public storage	✓	
Transport truck depot	✓	
Works yards	✓	
<i>Pits and Quarries</i> , and processing of extracted natural materials		✓
<i>Agricultural uses</i> , including only existing intensive animal operations		Q3
<i>Portable asphalt plant</i>		✓
Accessory Retail Sales	*	*

✓ Permitted *use*

* Permitted as an *accessory use* only

Q1 *Noxious* manufacturing and industrial *uses* are prohibited.

Q2 A *salvage yard* is not considered a manufacturing, warehousing or industrial *use*.

Q3 Subject to the requirements of the A1 Zone.

9.2 Lot, Building and Structure Requirements

9.2.1 The regulations applicable to *uses* permitted in the Industrial (M1) and Extractive Industrial (M2) Zones are set out in Table 18 and additional requirements applying to specific *uses* are outlined in Section 9.2.2.

Table 18: Regulations Applying to Industrial Zones

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Uses	Min. Lot Area	Max. Lot Coverage	Min. Lot Frontage	Min. Front Yard	Min. Exterior Side yard	Min. Interior Side yard	Min. Rear Yard	Max. Height
Uses permitted in the M1 Zone not otherwise listed below	4,000 m ²	30%	46 m.	15 m.	10 m.	7.5 m. except 10 m. abutting a Residential Zone	7.5 m. except 15 m. abutting a Residential Zone abutting a railway right-of-way or siding	17 m.
<i>Kennels</i>	10 hectare	10%	180 m.	150 m.	150 m.	75 m. except 150 m. abutting a <i>Dwelling</i> or Institutional use on another lot or parcel	75 m. except 150 m. abutting a <i>Dwelling</i> or Institutional use on another lot or parcel	13 m.
<i>Uses permitted in the M2 Zone</i> <i>Building or Structure, excluding fence</i>	NR	NR	NR	- 30 m. from lot line - 90 m. from occupied <i>dwelling</i> or Residential Zone				NR
Excavation	NR	NR	NR	- 15 m - 30 m. from any street, occupied <i>dwelling</i> or Residential Zone				NR

NR = No requirement

9.2.2 Additional Provisions

9.2.2.1 For all *uses*:

- a) Open air operations, storage and display of goods or materials are prohibited in any *front yard*, or in any *side yard* or *rear yard* which abuts a Provincial Highway,
- b) The storage and *use* of hazardous liquid or bleachable chemicals requires a secondary containment system around storage areas subject to site plan control.

9.2.2.2 For all *uses*, except *agricultural uses*, a *landscaping area* having a minimum depth of 3 metres shall be provided in the *front yard* abutting the *front lot line*, and in the *exterior side yard* abutting the *exterior side lot line* except where an ingress or egress is situated in accordance with Section 5.8.

9.2.2.3 For industrial and manufacturing *uses*, accessory retail sales of products manufactured, assembled or stored on the property is permitted to a maximum size of 15% of the *gross floor area* of the industry and/or manufacturing *use*.

9.2.2.4 For *Agricultural uses*, the regulations for the Agricultural Transition “A1” Zone in Table 6 shall apply.

9.3 Site Specific Exceptions for Permitted Uses

9.3.1 Notwithstanding the permitted *uses* in subsection 9.1, the following Site Specific Exceptions shall apply to the specific property listed in Table 23 and illustrated in Maps 1 to 40 in Section 15. These uses may be:

- a) in addition to the uses permitted in subsection 9.1
- b) solely permitted to the exclusion of all other uses in section 9.1, or
- c) not permitted, despite being listed in subsection 9.1

Table 19: Permitted Use Exceptions

Zone	#	By-Law #	Address	Additional Uses Permitted	Sole Permitted Uses	Excluded Uses
M1						
M1	1	581-78 1473-97	Lot 38, Con. 1		One <i>single detached dwelling</i> , A transport truck depot, <i>Automotive service garage</i> , A welding fabrication shop, Storage	
M1	2	581-78 38-2000	Lot 36, Con. 5		Storage and maintenance of construction equipment, A welding shop, <i>Restaurant</i> , Farmers market	
M1	3	677-80	Lot 1, Con. 3		Extraction and packaging of peat	
M1	4	1049-87	Lot 22, Con. 1		Manufacturing of gas fired burners for radiant tube heating systems, Manufacturing of extension stems for underground water valves	<i>Dwellings</i>

Zone	#	By-Law #	Address	Additional Uses Permitted	Sole Permitted Uses	Excluded Uses
M1	5	802-82	Lot 1, Con. 1		<i>Offices, Accessory industrial warehousing of a minor nature, Accessory helicopter landing pad.</i>	Outdoor storage and display of materials
M1	6	1361-94 1387-94	Lot 15 Con. 1	A ditching and drainage company, Storage and repairing of equipment, Construction and heavy equipment sales and service, <i>Farm supply and service establishment, Office, Building bay rental, Outside storage of personal goods, boats, trailers, vintage cars and recreational vehicles</i>		
M1	7	043-2002	Pt. Lot 5, Con. 5		<i>Office, 2 bay train engine maintenance building, Accessory Parking Lot</i>	

M2						
M2	1	OMB decision PL051302 and PL 060001	Part Lots 2,3,4, and 5 and Concession 1		A quarry inclusive or processing and related plant and operational facilities for the crushing, screening and washing of aggregate materials; Aggregate stockpiling where the aggregate is derived from crushed bedrock produced with the Extractive Industrial (M3) Zone – Exception 310 Agriculture Conservation, forestry and reforestation; A public use and/or utility The outside storage of goods and materials where such use is ancillary and incidental to a permitted non-residential used otherwise specified herein.	Residential Uses

9.4 Site Specific Exceptions for Lot, Building and Structure Requirements

9.4.1 The following specific provisions listed in Table 20 shall apply to the properties referenced by each special provision in lieu of the corresponding provisions in Table 18.

Table 20: Lot and Building and Structure Exceptions

Zone	#	By-Law #	Address	Description of Special Provision
M1				
M1	2	581-78 38-2000	Lot 36, Con. 5	Maximum <i>restaurant</i> seating: 16 persons Maximum number of outside venders for farmers market: 14 Minimum <i>parking spaces</i> for the farmers market: 24
M1	4	1049-87	Lot 22, Con. 1	Minimum <i>front yard</i> : 30 m. Minimum <i>rear yard</i> : 30 m. Minimum <i>side yard</i> : 30 m. Minimum northerly <i>side yard</i> : 15 m. Maximum <i>lot coverage</i> : 10%. Maximum gross <i>floor area</i> : 15% of the <i>lot area</i> .
M1	5	802-82	Lot 1, Con. 1	Minimum <i>parking spaces</i> : 1 space for each 28 sq. m. of <i>ground floor area</i> plus one space for each 70 sq. m. of remaining <i>gross floor area</i> .
M1	6	1361-94 1387-94	Lot 15 Con. 1	Maximum <i>Lot coverage</i> : 25% Minimum <i>Side yard</i> for New <i>Structures</i> : 12 m. Minimum <i>Rear yard</i> : 15 m.
M1	8	1186-90 1361-94	Lot 6, Con. 6	Minimum <i>Side yard</i> : 15.2 m.
M1	9	006-2000	Lot 40, Con. 5	Minimum <i>Side yard</i> on the south side of the <i>building</i> : 6 m.
M1	7	043-2002	Pt. Lot 5, Con. 5	Maximum <i>Lot frontage</i> : as existing Maximum <i>Lot area</i> : as existing Minimum <i>Front yard</i> : 217 m. Minimum Number of <i>Parking spaces</i> : 5 m.

Zone	#	By-Law #	Address	Description of Special Provision
M2	1	OMB decision PL051302 and PL 060001	Part Lots 2,3,4, and 5 and Concession 1	<p>Minimum <i>yard</i> requirements to:</p> <ul style="list-style-type: none"> - Highway No. 3: 30 metres - Quarries Road: 30 metres - Bessey Road: 30 metres - Adjacent the Trans Canada trail: 20 metres - Adjacent to Open Space Zones: 30 metres <p>Minimum <i>yard</i> from product stockpile: 30 metres and 90 metres to any <i>dwelling unit</i> or area zoned within Residential Zone where such lands are held under distinct and separate ownership.</p>

10.0 INSTITUTIONAL ZONE**10.1 Permitted Uses**

The *uses* permitted in the Institutional (I) Zone are identified in Table 21 through symbols under the column related to the zone. Where a “Q” is shown in the column under a zone, a qualification applies to a permitted *use* as described following Table 21.

Table 21: Permitted Uses in the Institutional Zone

Use	I
<i>Places of worship, Monastery, Convent</i>	✓
<i>Schools</i>	✓
<i>Day nurseries</i>	✓
<i>Nursing home,</i>	✓
Children’s home	✓
Hospitals	✓
Municipal arena	✓
Municipal community centre	✓
Municipal <i>offices</i>	✓
Municipal operations centre	✓
Training <i>school</i>	✓
Libraries	✓
Post offices	✓
Police stations	✓
Fire halls	✓
Weigh-scales and fruit and vegetable inspection stations	✓
Water and sewage treatment, pumping and storage facilities	Q1
<i>Dwellings existing</i> prior to the passing of this by-law	✓

✓ Permitted *use*

Q1 Water and sewage treatment, pumping and storage facilities shall be carried out by or on behalf of a Municipal, Provincial, or Federal Government or Utility Agency.

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10.2 Lot, Building and Structure Requirements

10.2.1 The regulations applicable to *uses* permitted in the Institutional (I) Zone are set out in Table 22 and additional requirements applying to specific *uses* are outlined in Section 10.2.2.

Table 22: Regulations applying to the Institutional Zone

Uses	Min. Lot Area	Max. Lot Coverage	Min. Lot Frontage	Min. Front Yard	Min. Exterior Side yard	Min. Interior Side yard	Min. Rear Yard	Max. Height
All <i>uses</i> , not otherwise listed below	4,000 m ²	30%	46 m.	15 m.	15 m.	7.5 m.	7.5 m.	NR
<i>Schools</i>	1.6 hectares	NA	90 m.	15 m.	7.5 m.	7.5 m.	7.5 m.	NR

NR = No requirement

10.2.2 Additional Provisions

10.2.2.1 A *landscaping area* in the form of a planting strip having a minimum width of 1.5 metres shall be provided adjacent to every portion of any *lot line* that abuts any Residential Zone.

10.0.2.2 A *landscaping area* having a minimum depth of 3 metres shall be provided in the *front yard* abutting the *front lot line*, and in the *exterior side yard* abutting the *exterior side lot line* except where an ingress or egress is situated in accordance with Section 5.8.

10.2.2.3 Permitted *dwelling*s shall be subject to the regulations of the Hamlet Residential “RH” Zone in Table 10.

10.3 Site Specific Exceptions for Permitted Uses

- 10.3.1 Notwithstanding the permitted *uses* in subsection 10.1, the following Site Specific Exceptions shall apply to the specific property listed in Table 23 and illustrated in Maps 1 to 40 in Section 15. These uses may be:
- a) in addition to the uses permitted in subsection 10.1
 - b) solely permitted to the exclusion of all other uses in section 10.1, or
 - c) not permitted, despite being listed in subsection 10.1

Table 23: Permitted Use Exceptions

Zone	#	By-Law #	Address	Additional Uses Permitted	Sole Permitted Uses	Excluded Uses
I	1	1335-93 1361-94	Lot 6, Con. 1	Manufacture of wooden caskets, coffins and urns		
I	2	1586-99	Pt. Lots 6 & 7, Con. 1	One <i>single detached dwelling</i>		

10.4 Site Specific Exceptions for Lot, Building and Structure Requirements

10.4.1 The following specific provisions listed in Table 24 shall apply to the properties referenced by each special provision in lieu of the corresponding provisions in Table 22.

Table 24: Lot and Building and Structure Exceptions

Zone	#	By-Law #	Address	Description of Special Provision
I	3	076-2019	Pt. Lot 20, Con. 4	Minimum <i>rear yard</i> : 5m

11.0 OPEN SPACE ZONE**11.1 Permitted Uses**

The *uses* permitted in the Open Space (O) Zone are identified in Table 25 through symbols under the column related to each zone.

Table 25: Permitted uses in the Open Space Zones

Use	O
Arena	✓
Parks	✓
Playgrounds	✓
Tennis courts	✓
Lawn bowling greens	✓
Outdoor natural rinks	✓
Athletic fields	✓
<i>Golf courses</i>	✓
Picnic areas	✓
Community and recreation centres	✓
Boat launching ramps	✓
Shelters and docking facilities	✓
Outdoor swimming pools	✓
<i>Cemeteries, crematoriums</i>	✓
<i>Accessory residential uses for maintenance and security staff</i>	✓
<i>Existing Agricultural uses, excluding buildings and structure</i>	✓
Flood and erosion protection works	✓
Forestry use	✓
Conservation uses	✓
Trails and pedestrian rest areas	✓

✓ Permitted *use*

11.2 Lot, Building and Structure Requirements

The regulations applicable to *uses* permitted in the Open Space (O) Zone are set out in Table 26.

Table 26: Regulations applying to the Open Space Zone

Uses	Min. Lot Area	Max. Lot Coverage	Min. Lot Frontage	Min. Front Yard	Min. Exterior Side yard	Min. Interior Side yard	Min. Rear Yard
All Open Space Zone <i>uses</i> , not otherwise listed below	700 m ²	10%	15 m.	15 m.	15 m.	7.5 m. except 15 m. abutting a Residential Zone	7.5 m. except 15 m. abutting a Residential Zone
<i>Cemeteries</i> , and crematoriums	8,000 m ²	10%	15 m.	15 m.	15 m.	7.5 m. except 15 m. abutting a Residential Zone	7.5 m. except 15 m. abutting a Residential Zone

11.3 Site Specific Exceptions for Permitted Uses

11.3.1 Notwithstanding the permitted *uses* in subsection 11.1, the following Site Specific Exceptions shall apply to the specific property listed in Table 27 and illustrated in Maps 1 to 40 in Section 15. These uses may be:

- a) in addition to the uses permitted in subsection 11.1
- b) solely permitted to the exclusion of all other uses in section 11.1, or
- c) not permitted, despite being listed in subsection 11.1

Table 27: Permitted Use Exceptions

Zone	#	By-Law #	Address	Additional Uses Permitted	Sole Permitted Uses	Excluded Uses
O1						
O	1	1398-95 NPCA– Chippawa Park	Pt. Lots 46 & 47, Con. 7	Resource Centre, Overnight camping, Miniature Golf Course		Community and recreation centres
O	2	033-2000	Pt. Lots 3 & 4, Cons. 1 & 2	Nature centre, Office, Accessory parking lot, Dwelling unit for security staff.		Community and recreation centre,
O	3	036-2007	Part of Lot 17, Cons. 1	Recreational uses		Buildings and Structures
O	4	1361-94	Pt. Lots 1 & 2, Con. 3		<i>Existing uses</i>	
O	5	OMB decision PL051302 and PL 060001	Part Lots 2,3,4, and 5 and Concession 1		Conservation, reforestation or other use providing for the preservation of the environment	
O	6	036-2017	Pt. Lots 16 & 17, Con. 1	Communal water and wastewater services and buildings and structures related to the use.		

11.4 Site Specific Exceptions for Lot, Building and Structure Requirements

11.4.1 The following specific provisions listed in Table 28 shall apply to the properties referenced by each special provision in lieu of the corresponding provisions in Table 26.

Table 28: Lot and Building and Structure Exceptions

Zone	#	By-Law #	Address	Description of Special Provision
O1				
O	4	1361-94	Pt. Lots 1 & 2, Con. 3	The lands shall be preserved in a natural state.
O	6	1314-93 1361-94	Lots 2 & 3, Con. 4	Minimum <i>setback</i> from southerly <i>lot line</i> for a barn or <i>structure</i> to be <i>used</i> for an animal operation: 304.8 m.

12.0 MOBILE HOME PARK ZONE**12.1 Permitted Uses**

The *uses* permitted in the Mobile Home Park (MHP) Zone are identified in Table 29 through symbols under the column related to each zone.

Table 29: Permitted Uses in the Mobile Home Park Zone

Use	MHP
<i>Mobile home parks</i>	✓
<i>Single detached dwelling</i>	✓
<i>Convenience retail store</i>	*

✓ Permitted use

* Permitted as an *accessory use* only

12.2 Lot, Building and Structure Requirements

12.2.1 The regulations applicable to *uses* permitted in the Mobile Park (MHP) Zone are set out in Table 30 and additional requirements applying to specific *uses* are outlined in Section 12.2.2.

Table 30: Regulations applying to the Mobile Home Park Zone

Uses	Min. Lot Area	Max. Lot Coverage	Min. Lot Frontage	Min. Front Yard	Min. Exterior Side Yard	Min. Interior Side yard	Min. Rear Yard	Min. Floor Area
<i>Mobile home park</i>	2 hectares	NA	60 m.	15 m.	15 m.	7.5 m. except 15 m. adjacent to a Residential Zone	7.5 m. except 15 m. adjacent to a Residential Zone	NA
<i>Mobile home site</i>	see Section 12.2.2.1	NA	12 m.	5 m.	1 m. on one side, 3.5 m. on the other		7.5 m.	65 m ²
<i>Convenience retail store</i>	2 hectares	5%	60m	15m	15m	7.5 m. except 15 m. adjacent to a Residential Zone	7.5 m. except 15 m. adjacent to a Residential Zone	NA

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12.2.2 Additional Provisions

- 12.2.2.1 The minimum size of a *mobile home site* on communal septic services shall be 465 square metres and the minimum size of a *mobile home site* on *sustainable private services* shall be of sufficient size to meet requirements of the Building Code Act but not less than 700 square metres.
- 12.2.2.2 Compliance of *mobile home site* requirements in Section 12.2.2.1 does not exempt compliance with the *mobile home park* requirements in Section 12.2.
- 12.2.2.3 A minimum of 10% of the *lot area used* for a *Mobile Home Park* shall be provided for recreational purposes in a single consolidated area.
- 12.2.2.4 Each *mobile home site* shall be accessible by means of a driveway:
- a) at least 3.5 metres in width where the driveway is for one-way traffic
 - b) at least 7.5 metres in width where the driveway is for two-way traffic
- 12.2.2.5 The maximum number of *mobile home sites* shall be 20 per net hectare.
- 12.2.2.6 For *existing dwellings*, expansion is permitted, subject to the regulations of the Hamlet Residential “RH” Zone in Table 10.

12.3 Site Specific Exceptions for Permitted Uses

- 12.3.1 Notwithstanding the permitted *uses* in subsection 12.1, the following Site Specific Exceptions shall apply to the specific property listed in Table 31 and illustrated in Maps 1 to 40 in Section 15. These uses may be:
- a) in addition to the uses permitted in subsection 12.1
 - b) solely permitted to the exclusion of all other uses in section 12.1, or
 - c) not permitted, despite being listed in subsection 12.1

Table 31: Permitted Use Exceptions

Zone	#	By-Law #	Address	Additional Uses Permitted	Sole Permitted Uses	Excluded Uses

12.4 Site Specific Exceptions for Lot, Building and Structure Requirements

12.4.1 The following specific provisions listed in Table 32 shall apply to the properties referenced by each special provision in lieu of the corresponding provisions in Table 30.

Table 32: Lot and Building and Structure Exceptions

Zone	#	By-Law #	Address	Description of Special Provision

13.0 OVERLAY ZONES

13.1 Permitted Uses

13.1.1 The *uses* permitted in the Overlay Zones are identified in Table 33 through symbols under the column related to each zone.

Table 33: Permitted Uses in the Overlay Zones

Use	Hazard	Environmental Protection	Environmental Conservation	Fish Habitat
Parks	✓			
Playgrounds	✓			
Athletic fields	✓			
<i>Golf courses</i> excluding buildings	✓			
Picnic areas	✓			
Boat launching ramps	✓			
Docking facilities	✓			
<i>Existing agricultural uses, excluding buildings and structures</i>		✓	✓	✓
<i>Agricultural uses, excluding buildings</i>	✓			
Flood and erosion protection works	✓	✓	✓	✓
Forestry use	✓	✓	✓	✓
Conservation uses	✓	✓	✓	✓
Trails and pedestrian rest areas	✓	✓	✓	✓

✓ Permitted *use*

13.1.2 All lands falling within a Hazard Overlay Zone, Environmental Conservation Overlay Zone, Environmental Protection Overlay Zone and Fish Habitat Overlay Zone are identified on the maps in Section 15 with a hatched overlay.

13.1.3 Notwithstanding the permitted uses in the applicable underlying zones shown on the maps in Section 15, where a lot is also subject to an Environmental Protection Overlay Zone, no *uses* and no *building* or *structure* or an expansion to an *existing building* or *structure* shall be permitted until an environmental impact study (EIS), in accordance with EIS Guidelines, as adopted by the Township, Regional Municipality of Niagara or Peninsula Conservation Authority, as may be amended from time to time, and other studies that may be required by the Township based on approved guidelines or terms of reference, are approved. The requirement for an EIS may be scoped or waived in accordance with the EIS guidelines. The *uses* permitted in Table 33 may be permitted subject to a scoped EIS in accordance with the EIS guidelines.

13.1.4 The environmental impact study required by Section 13.1.3 shall confirm the boundaries of any *natural heritage feature or area* within the Environmental Protection Zone and any required buffer to the natural heritage feature or area. Where the environmental impact study, determines that the boundary is smaller

than the Environmental Protection Zone shown on the maps in Section 15, the lands no longer falling within the boundary of the Environmental Protection Overlay Zone shall be subject to the requirements of the underlying zone.

- 13.1.5 Notwithstanding the permitted uses in the applicable underlying zones shown on the maps in Section 15, where a lot is also subject to an Environmental Conservation Overlay Zone, no uses and no *building* or *structure* or an expansion to an *existing building* or *structure* shall be permitted until an environmental impact study (EIS), in accordance with EIS Guidelines as adopted by the Township, Regional Municipality of Niagara or Niagara Peninsula Conservation Authority, as may be amended from time to time, and other studies that may be required by the Township based on approved guidelines or terms of reference, are approved. The requirement for an EIS may be scoped or waived in accordance with the EIS guidelines. The *uses* permitted in Table 33 may be permitted subject to a scoped EIS in accordance with the EIS guidelines.
- 13.1.6 The environmental impact study (EIS) required by Section 13.1.5 shall confirm the boundaries of any *natural heritage feature* or *area* within the Environmental Conservation Overlay Zone and shall determine the uses in the underlying zones that may be permitted.
- 13.1.7 Where a Hazard Overlay Zone is shown on the maps in Section 15, it includes hazards associated with watercourses (riverine erosion, *flooding hazard*) and the Lake Erie shoreline as per the Niagara Peninsula Conservation Authority's Regulation of Development, Interference with Wetlands and Alteration to Shorelines and Watercourses O. Reg. 1-55/05 . Along a watercourse, the Hazard Overlay Zone includes the greater of: the stable top of bank for *erosion hazards*, or the *flooding hazard* of a watercourse. Along Lake Erie, the Hazard Overlay Zone includes the greater of the *flooding hazard*, *erosion hazard* or *dynamic beach hazard* associated with Lake Erie.
- 13.1.8 Notwithstanding the permitted uses in the applicable underlying zones shown on the maps in Section 15, where a lot is also subject to a Hazard Overlay Zone, no uses and no *building* or *structure* or an expansion to an *existing building* or *structure* shall be permitted unless a permit for development or site alteration is issued by the Niagara Peninsula Conservation Authority (NPCA). Where a permit is issued by the NPCA, the requirements of the underlying zone shall apply to the extent permitted by the permit issued by the NPCA.
- 13.1.9 Notwithstanding the permitted uses in the applicable underlying zones shown on the maps in Section 15, where a lot is also subject to a Fish Habitat Overlay Zone, no uses and no *building* or *structure* or an expansion to an *existing building* or *structure* shall be permitted within 30 metres of the stable top of bank adjacent to a watercourse containing critical fish habitat as defined by the Ministry of Natural Resources and Forestry (MNR) or within 15 metres of the stable top of bank

adjacent to a watercourse containing Important or Marginal fish habitat as defined by the MNRF until an environmental impact study (EIS), in accordance with EIS Guidelines as adopted by the Township, Regional Municipality of Niagara or Niagara Peninsula Conservation Authority, as may be amended from time to time, and other studies that may be required by the Township based on approved guidelines and terms of reference, are approved. The requirement for an EIS may be scoped or waived in accordance with the EIS guidelines. The *uses* permitted in Table 33 may be permitted subject to a scoped EIS in accordance with the EIS guidelines.

- 13.1.10 The environmental impact study required by Section 13.1.9 shall demonstrate that the permitted uses of the underlying zone will result in no net loss of the productive capacity of *fish habitat* as determined by the Department of Fisheries and Oceans or its designate and determine the uses in the underlying zones that may be permitted

14.0 HOLDING ZONE

- 14.1 Notwithstanding any other provisions of this By-law, where a zone symbol is followed by an open bracket and the letter “H” and a closed bracket, the lands subject to that zone shall be used only for the uses, buildings and structures that existed at the date of the passing of this by-law, until the “H” is removed.
- 14.2 Council may pass a by-law to remove the Holding (H) Symbol, thereby placing the lands in the zone indicated by the zone symbol, when all of the applicable requirements have been met.
- 14.3 The following Holding provisions in Table 34 apply to the properties specified:

Table 34: Holding Zone Provisions

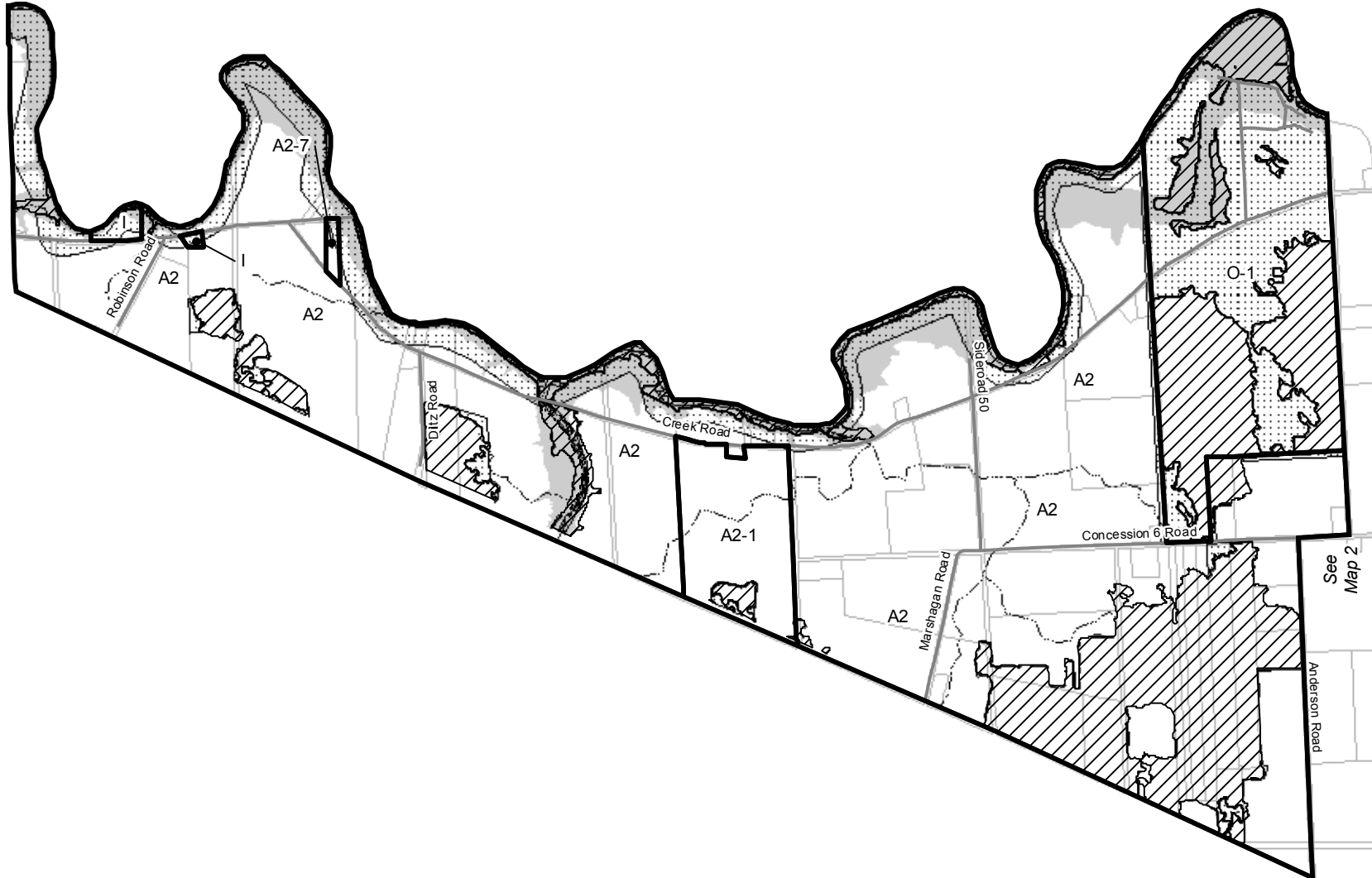
Zone	By-Law #	Address	Description of Holding Provision	Map No.
RLS	036-2007	Pt. Lot 17, Con. 1	The (H) provision may be removed following approval and installation: <ol style="list-style-type: none"> a. a site plan agreement or condominium agreement and a municipal responsibility agreement for the water supply and sewage disposal systems; b. a storm water management plan, grading plan and drainage plan satisfactory to the Township and the Niagara Peninsula Conservation Authority; c. a landscaping plan and a tree preservation plan satisfactory to the Township; d. an environmental impact statement with habitat preservation plans satisfactory to the Township and the Regional Municipality of Niagara; e. a geotechnical study for the proposed water supply and sewage disposal systems satisfactory to the Township and the Ministry of the Environment; f. Environmental Site Assessments satisfactory to the Township and the Ministry of the Environment; g. a transportation impact study satisfactory to the Township; and h. parkland dedication satisfactory to the Township. 	Map 25

Zone	By-Law #	Address	Description of Holding Provision	Map No.
RLS	044-2009 044-2009 017-2012	Pt. Lot 4, Con. 1	Requirement to lift the (H) provision: <i>Lot</i> grading and drainage plan prepared by a qualified professional and approved by the Township.	Map 31
C1	007-2008	Pt. Lot 19, Con. 4	Requirement to lift the (H) provision: Arrangements for road widening of Forks Road are made to the satisfaction of the Regional Municipality of Niagara.	Map 37
C1	007-2008	Pt. Lot 19, Con. 4	Requirement to lift the (H) provision: Access arrangements to Provincial Highway 3 are made to the satisfaction of the Ministry of Transportation on Ontario.	Map 37
C3	045-2009	Pt. Lot 24, Con. 1	Requirement to lift the (H) provision: 1. Lot grading and drainage plan prepared by a qualified professional and approved by the <i>Township</i> , the Regional Municipality of Niagara and the Niagara Peninsula Conservation Authority. 2. Report titled "Hydrogeological Assessment 24L51 and 24L53 Lakeshore Road" prepared by Trow Engineering and dated March 19, 2009 is "peer reviewed" to the satisfaction of the Township of Wainfleet and the Regional Municipality of Niagara.	Map 22
C3	045-2009	Pt. Lot 24, Con. 1	Requirement to lift the (H) provision: 1. Lot grading and drainage plan prepared by a qualified professional and approved by the Township, the Regional Municipality of Niagara and the Niagara Peninsula Conservation Authority. 2. Report titled "Hydrogeological Assessment 24L51 and 24L53 Lakeshore Road" prepared by Trow Engineering and dated March 19, 2009 is "peer reviewed" to the satisfaction of the Township of Wainfleet and the Regional Municipality of Niagara.	Map 22









Zone	By-Law #	Address	Description of Holding Provision	Map No.
C3	045-2009	Pt. Lot 24, Con. 1	Requirement to lift the (H) provision: 1. Lot grading and drainage plan prepared by a qualified professional and approved by the Township, the Regional Municipality of Niagara and the Niagara Peninsula Conservation Authority. 2. Report titled "Hydrogeological Assessment 24L51 and 24L53 Lakeshore Road" prepared by Trow Engineering and dated March 19, 2009 is "peer reviewed" to the satisfaction of the Township of Wainfleet and the Regional Municipality of Niagara.	Map 22
RH		Various properties within the Hamlets, except Lots 38 & 39, Con. 4	Requirement to lift the (H) provision: Plan of subdivision or consent approved by the Township of Wainfleet.	Maps 33-40,
A4/A2		Lots 6,7,8,9, Con. 6 and 7	Requirement to lift the (H) provision: Noise study submitted to the satisfaction of the Township of Wainfleet.	Maps 5 and 9

15.0 MAPS

NOTE: Consolidated mapping is pending - the following maps are not current. Please contact Planning staff to confirm zoning for your property/project.



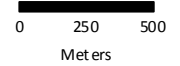
Legend

-  Zone Boundary
-  Hamlet Boundary
-  Environmental Protection Overlay
-  Environmental Conservation Overlay
-  Hazard Overlay
-  Fish Habitat Overlay
-  Roads
-  Lot Lines



MAP 1
Zoning Map
JULY 2014

Township of Wainfleet
Zoning By-law





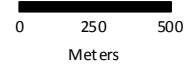
Legend

- Zone Boundary
- Hamlet Boundary
- Environmental Protection Overlay
- Environmental Conservation Overlay
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- Fish Habitat Overlay
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- Lot Lines



MAP 2
Zoning Map
 JULY 2014

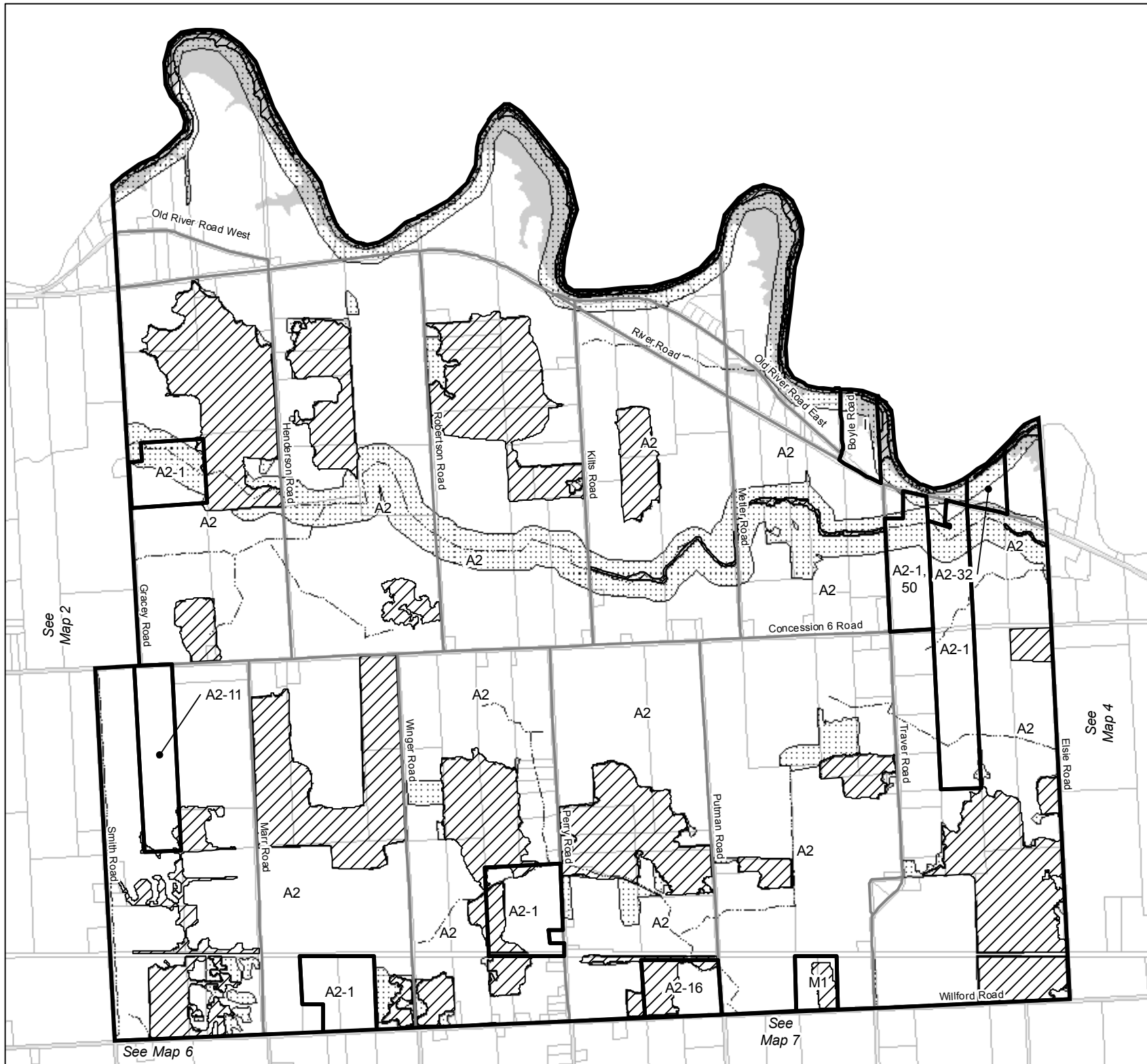
Township of Wainfleet
Zoning By-law











See Map 1

See Map 3

See Map 6

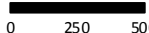


Legend

-  Zone Boundary
-  Hamlet Boundary
-  Environmental Protection Overlay
-  Environmental Conservation Overlay
-  Hazard Overlay
-  Fish Habitat Overlay
-  Roads
-  Lot Lines

MAP 3
Zoning Map
 JULY 2014

Township of Wainfleet
Zoning By-law



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See Map 2









See Map 4

See Map 6

See Map 7



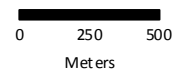
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-  Hamlet Boundary
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-  Lot Lines











MAP 4 Zoning Map JULY 2014

Township of Wainfleet Zoning By-law





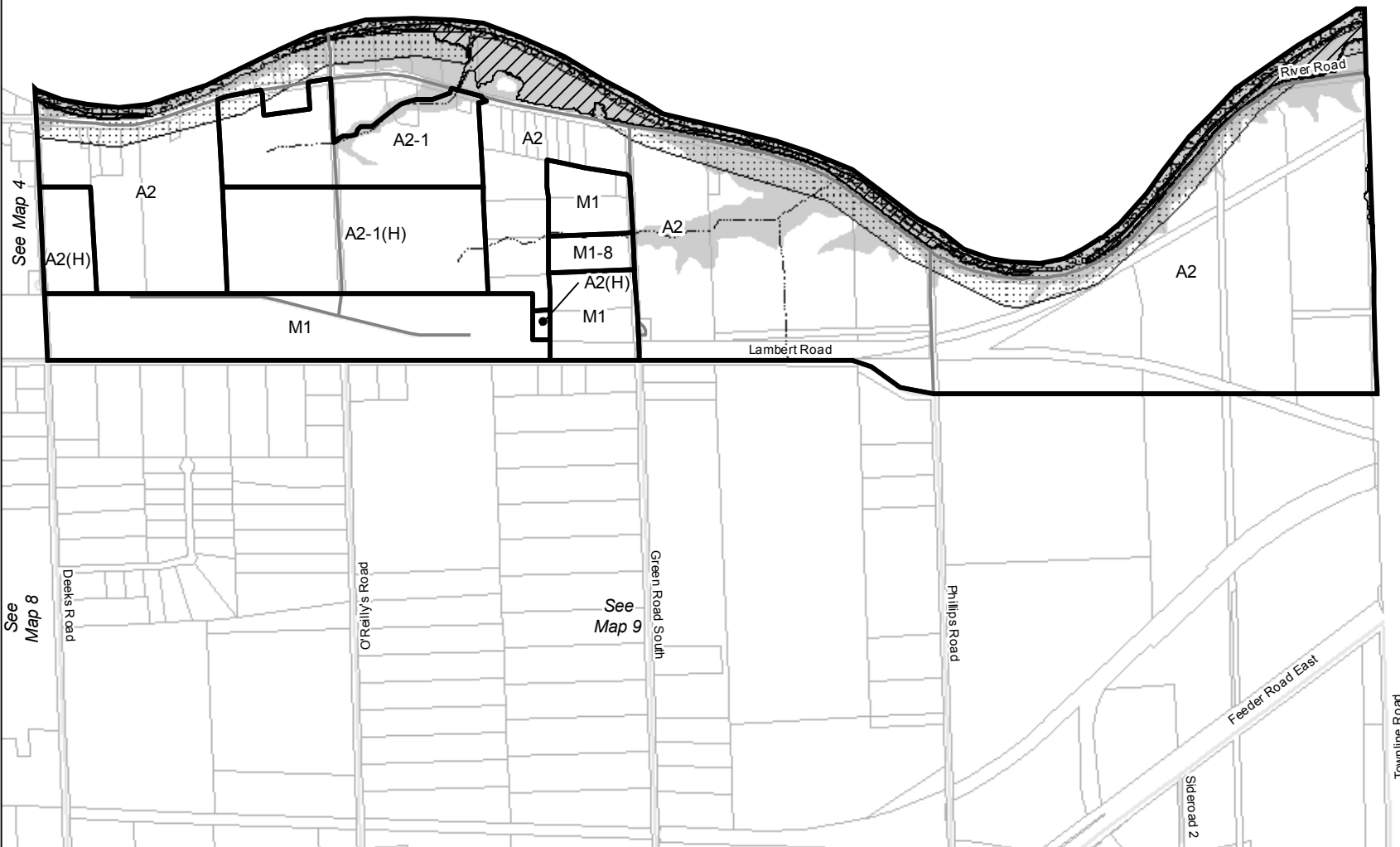
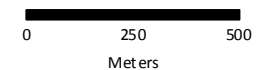
Legend

-  Zone Boundary
-  Hamlet Boundary
-  Environmental Protection Overlay
-  Environmental Conservation Overlay
-  Hazard Overlay
-  Fish Habitat Overlay
-  Roads
-  Lot Lines



MAP 5 Zoning Map JULY 2014

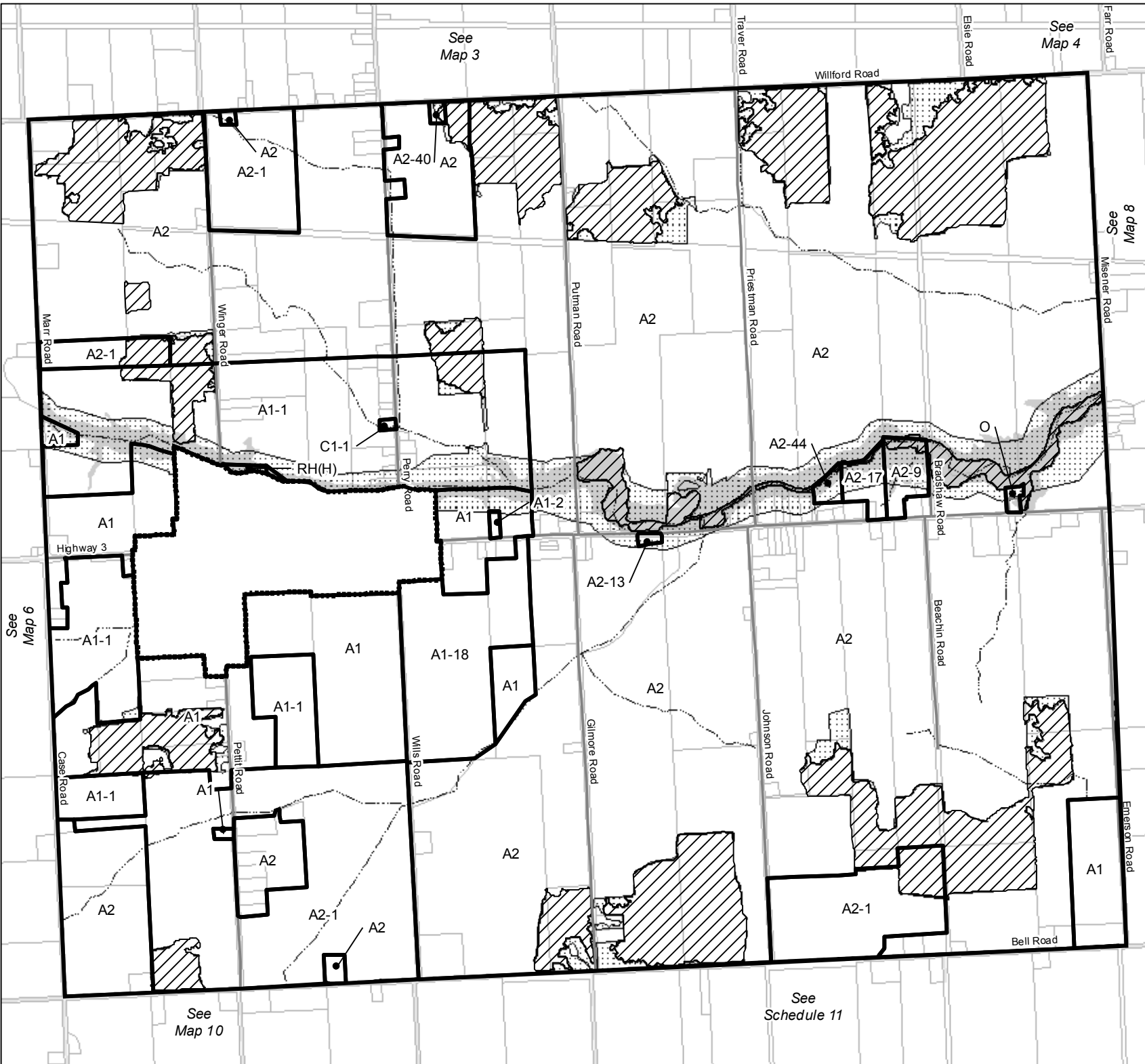
Township of Wainfleet Zoning By-law



See Map 4

See Map 8

See Map 9



See Map 3

See Map 4

See Map 8

See Map 6

See Map 10

See Schedule 11



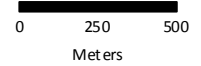
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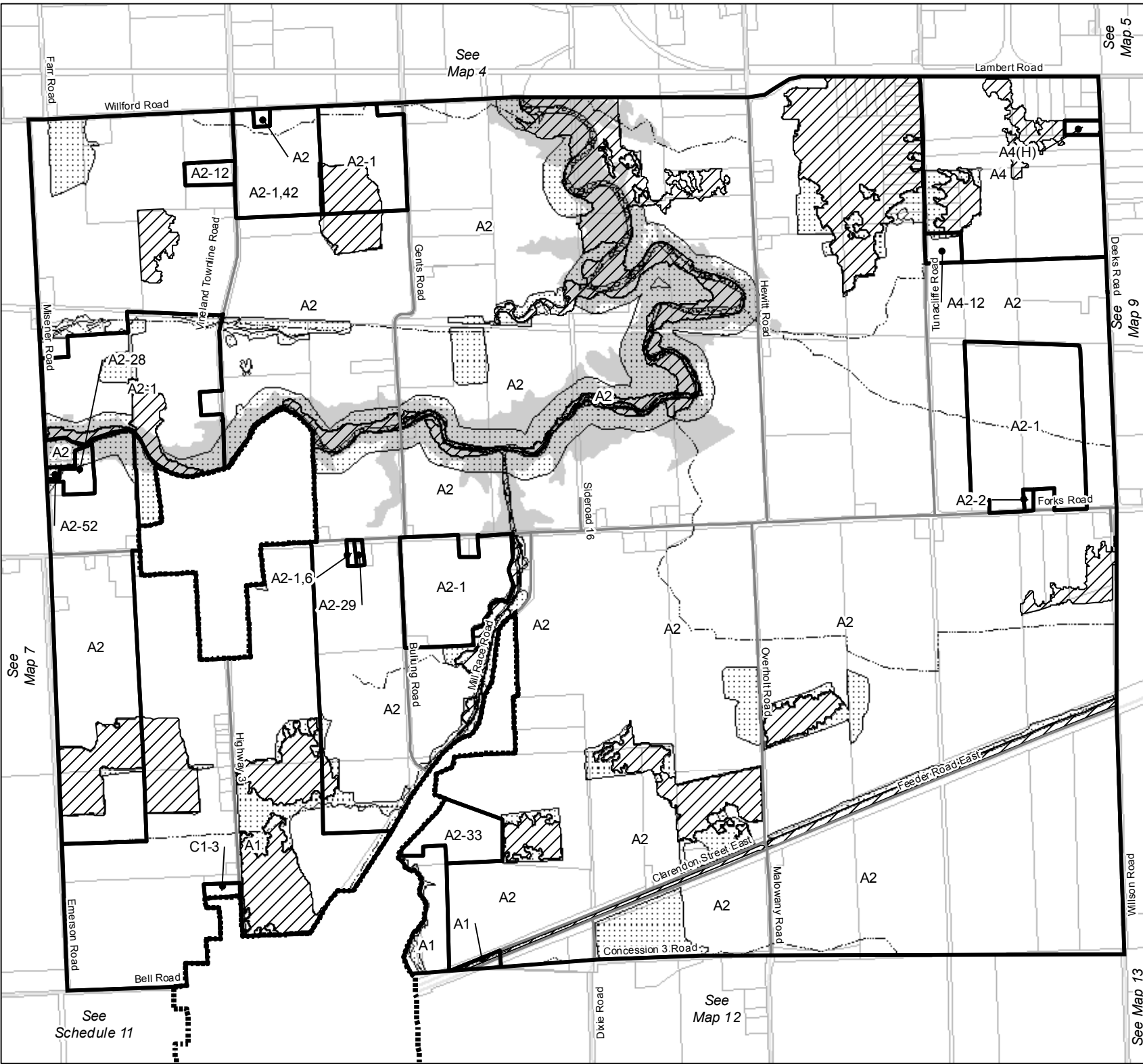
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- Hamlet Boundary
- Environmental Protection Overlay
- Environmental Conservation Overlay
- Hazard Overlay
- Fish Habitat Overlay
- Roads
- Lot Lines











MAP 7
Zoning Map
JULY 2014

Township of Wainfleet
Zoning By-law





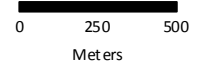
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-  Zone Boundary
-  Hamlet Boundary
-  Environmental Protection Overlay
-  Environmental Conservation Overlay
-  Hazard Overlay
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-  Roads
-  Lot Lines



MAP 8
Zoning Map
 JULY 2014

Township of Wainfleet
Zoning By-law



See Map 7

See Map 4

See Map 5

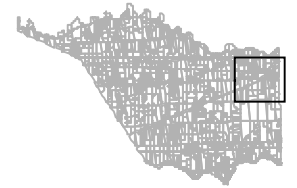
See Map 9

See Map 12









See Schedule 11

See Map 4

See Map 5



Legend

-  Zone Boundary
-  Hamlet Boundary
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-  Lot Lines



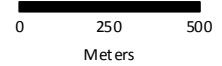
MAP 9

Zoning Map

JULY 2014

Township of Wainfleet

Zoning By-law



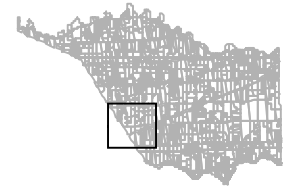
See Map 12

See Map 13









See Map 8

See Map 6

See Map 7



Legend

-  Zone Boundary
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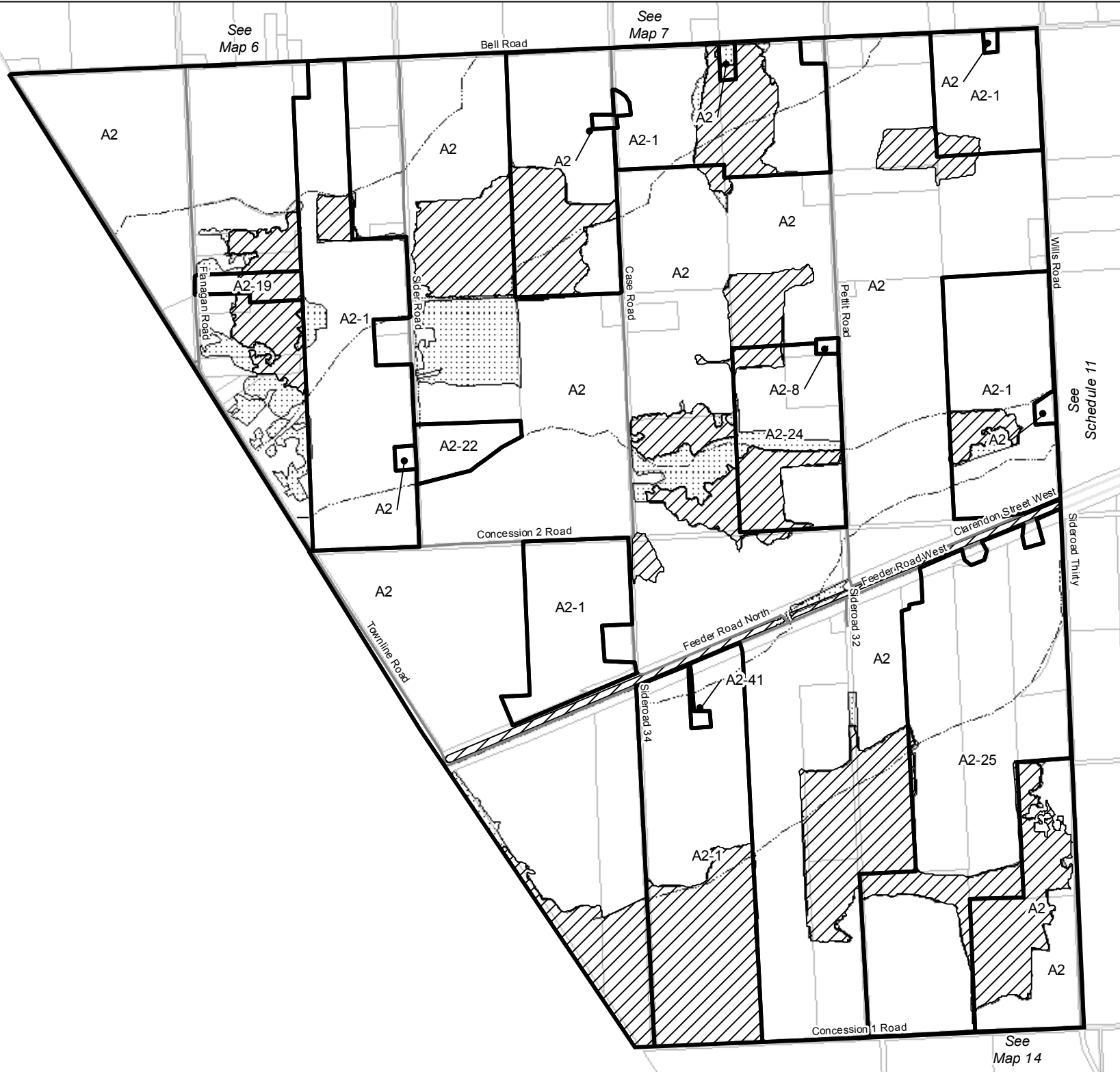
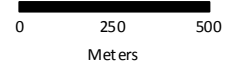
MAP 10

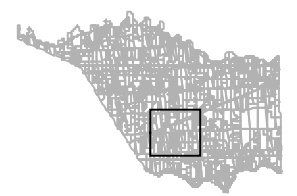
Zoning Map

JULY 2014









Township of Wainfleet

Zoning By-law





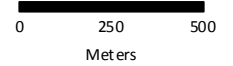
Legend

-  Zone Boundary
-  Hamlet Boundary
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-  Roads
-  Lot Lines



MAP 11
Zoning Map
 JULY 2014

Township of Wainfleet
Zoning By-law



See Map 7

See Map 8

See Map 10

See Map 14

See Map 15

See Map 12

Sideroad 20

Mills Road

Gilmore Road

Bell Road

Clarendon Street West

Feeder Road West

Sideroad 22

Abbey Road

Abbey Road West

Sideroad Thirty

Gibsons Sideroad

Sideroad Twenty-six

Sideroad 24

Brawn Road

Station Road

A2

A2

A2-1

A1

A2

A2

A2-1

A1-1

A2

A2-1

A1

A2

A2

A2

A2

A2-3

A2

A2-1,30

A2

A2-31

A2

A2

A2

A2

A2-1

See Map 8

See Map 9

A2

O-4

O

O-2

M1-3

A2-39

A2-14

A2

A4

M2

M1

A2(H)

C1

Garringer Road

See Map 12

Wilson Road

Graybiel Road

Highway 3

Blederman Road

Kwik Mix Road

Erie Peat Road

Youngs Road

Cement Road



Legend

- Zone Boundary
- Hamlet Boundary
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- Environmental Conservation Overlay
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- Lot Lines



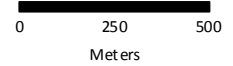
MAP 13

Zoning Map

JULY 2014

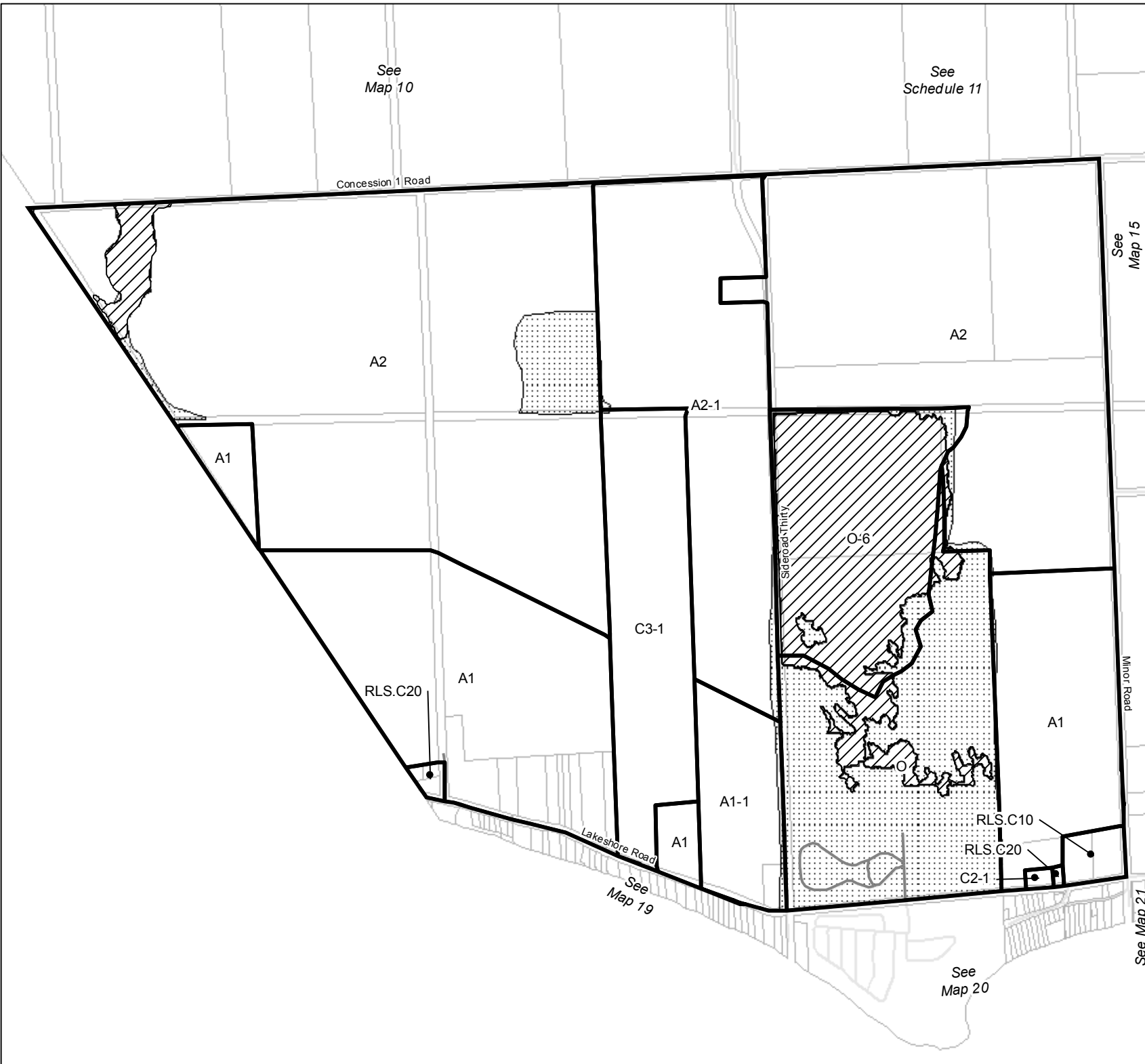
Township of Wainfleet

Zoning By-law











See Map 17

See Map 18



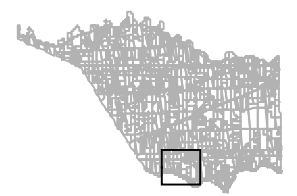
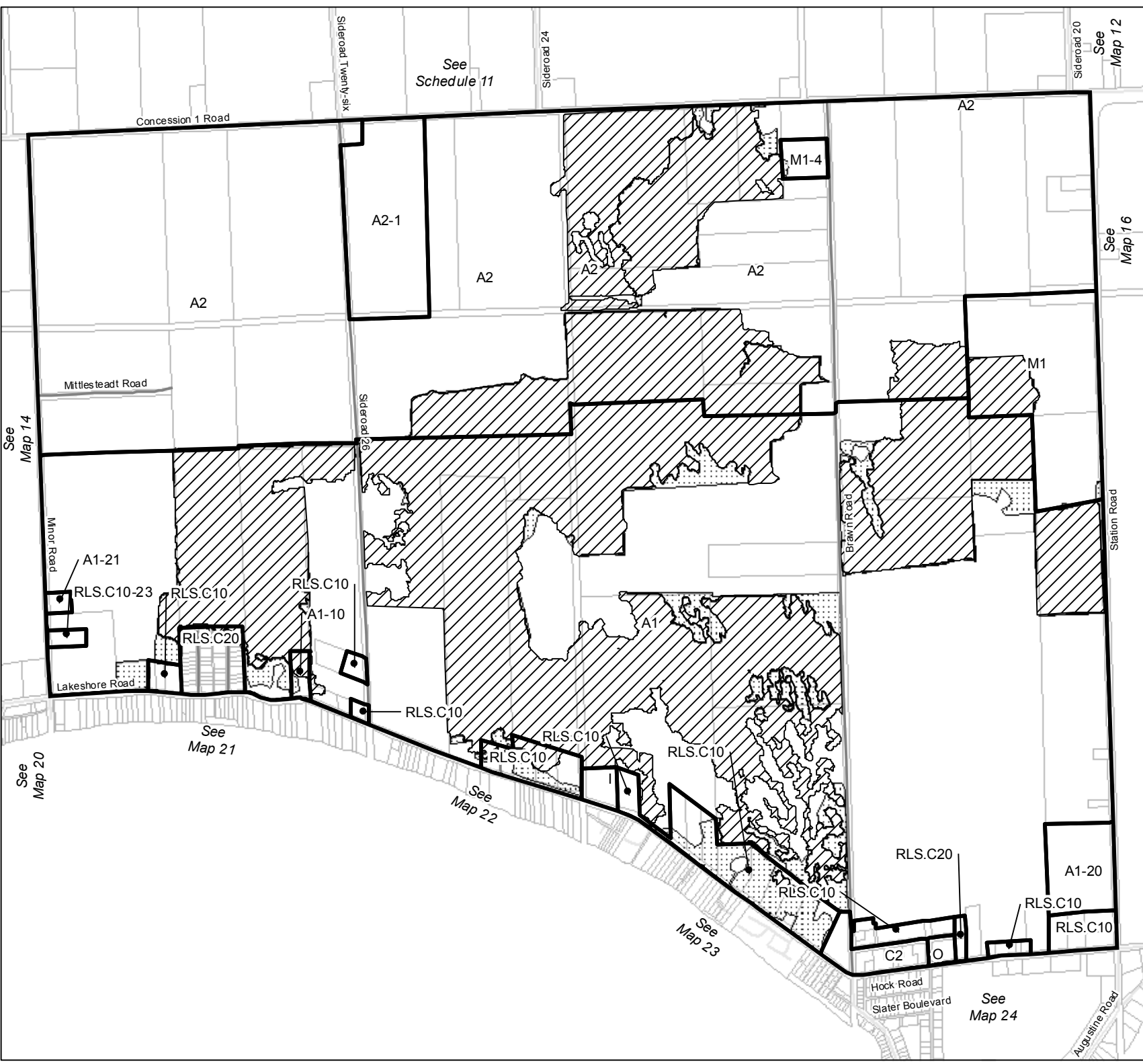
Legend

-  Zone Boundary
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-  Lot Lines



MAP 14
Zoning Map
 JULY 2014

Township of Wainfleet
Zoning By-law



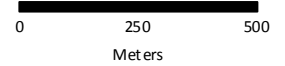
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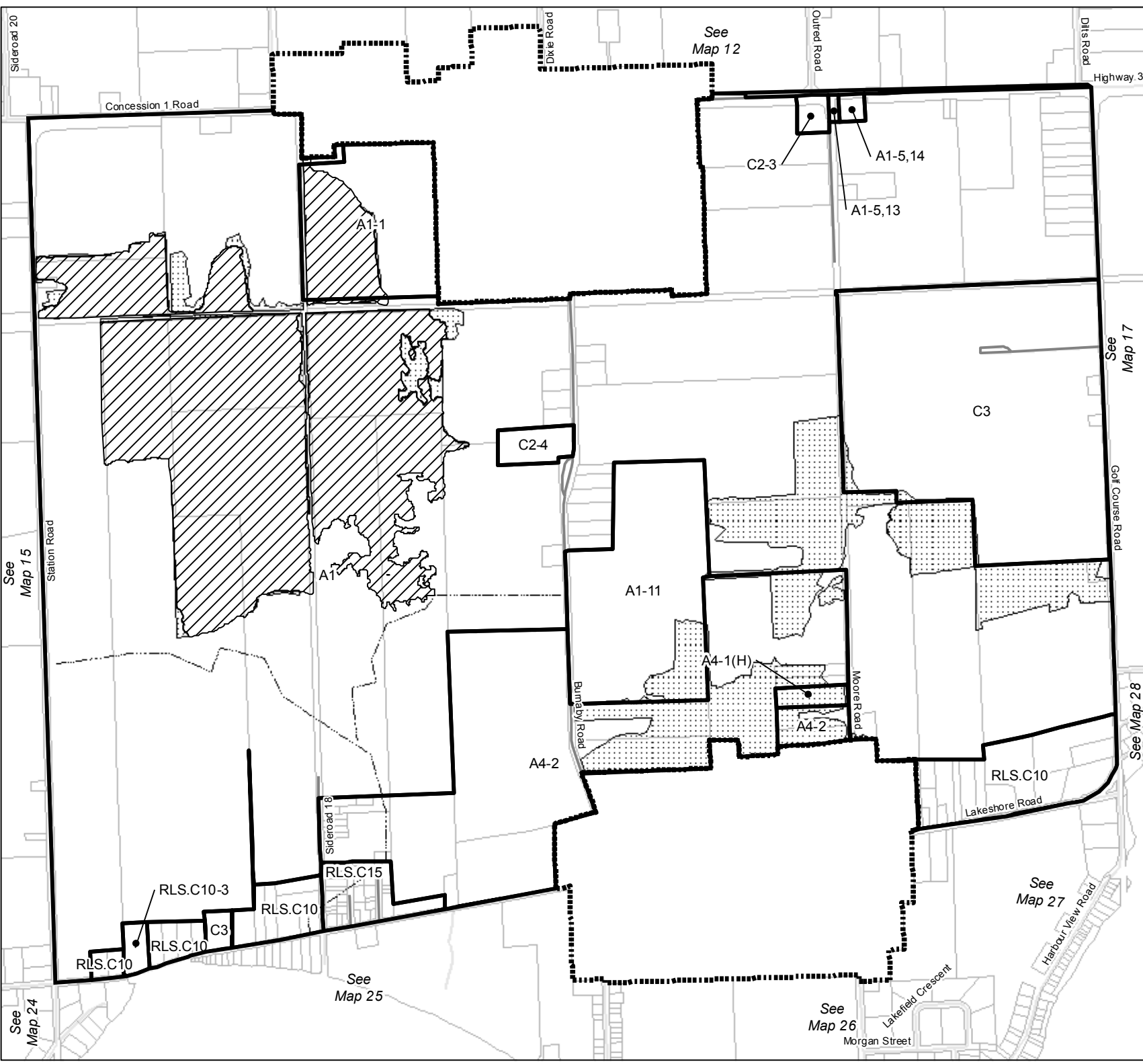
- Zone Boundary
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- Hazard Overlay
- Fish Habitat Overlay
- Roads
- Lot Lines











MAP 15
Zoning Map
 JULY 2014

Township of Wainfleet
Zoning By-law





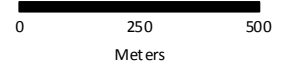
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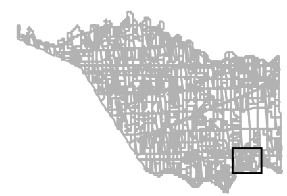
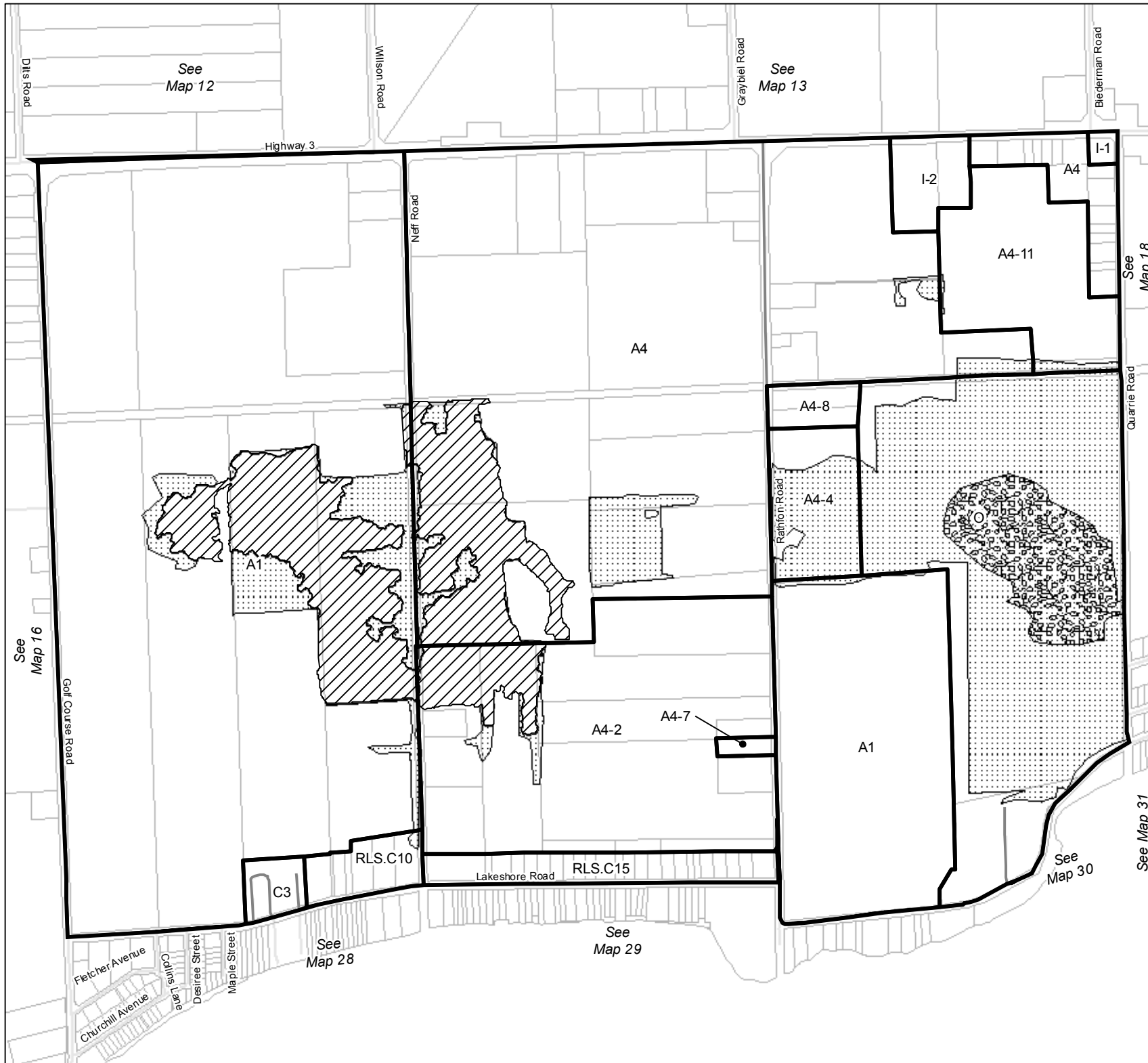
-  Zone Boundary
-  Hamlet Boundary
-  Environmental Protection Overlay
-  Environmental Conservation Overlay
-  Hazard Overlay
-  Fish Habitat Overlay
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-  Lot Lines



MAP 16
Zoning Map
 JULY 2014

Township of Wainfleet
Zoning By-law





- Legend**
- Zone Boundary
 - Hamlet Boundary
 - Environmental Protection Overlay
 - Environmental Conservation Overlay
 - Hazard Overlay
 - Fish Habitat Overlay
 - Roads
 - Lot Lines



MAP 17
Zoning Map
 JULY 2014

Township of Wainfleet
Zoning By-law



See Map 13

See Map 17

See Map 30

See Map 31

See Map 32



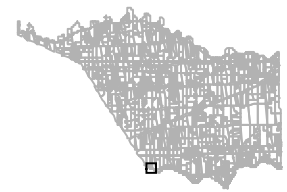
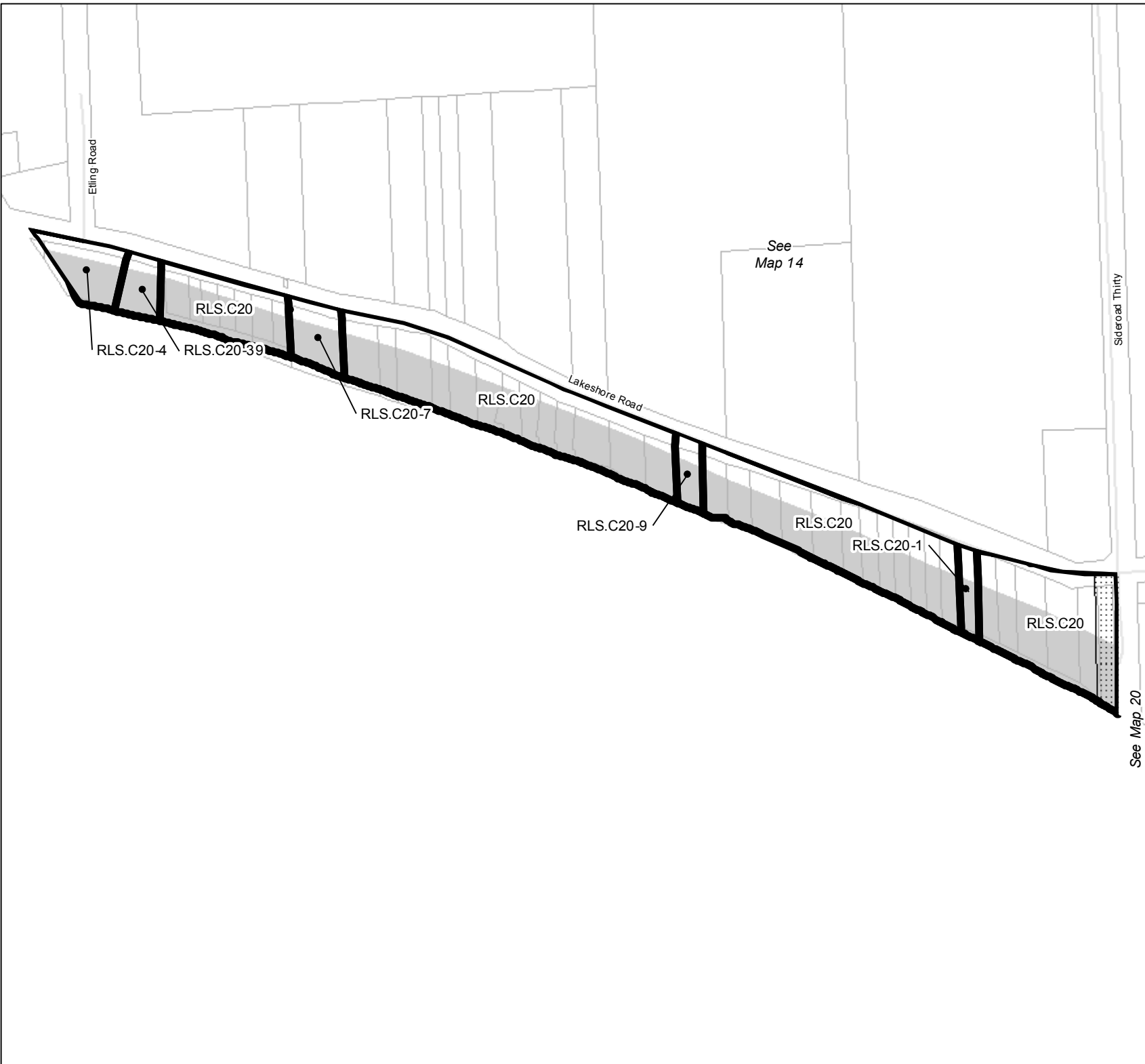
Legend

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






MAP 18
Zoning Map
 JULY 2014

Township of Wainfleet
Zoning By-law



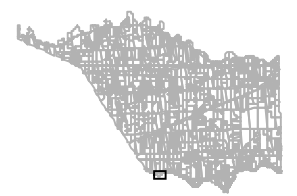
Legend

-  Zone Boundary
-  Hamlet Boundary
-  Environmental Protection Overlay
-  Environmental Conservation Overlay
-  Hazard Overlay
-  Fish Habitat Overlay
-  Roads
-  Lot Lines











MAP 19
Zoning Map
 JULY 2014

Township of Wainfleet
Zoning By-law



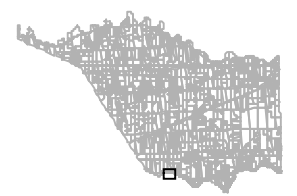
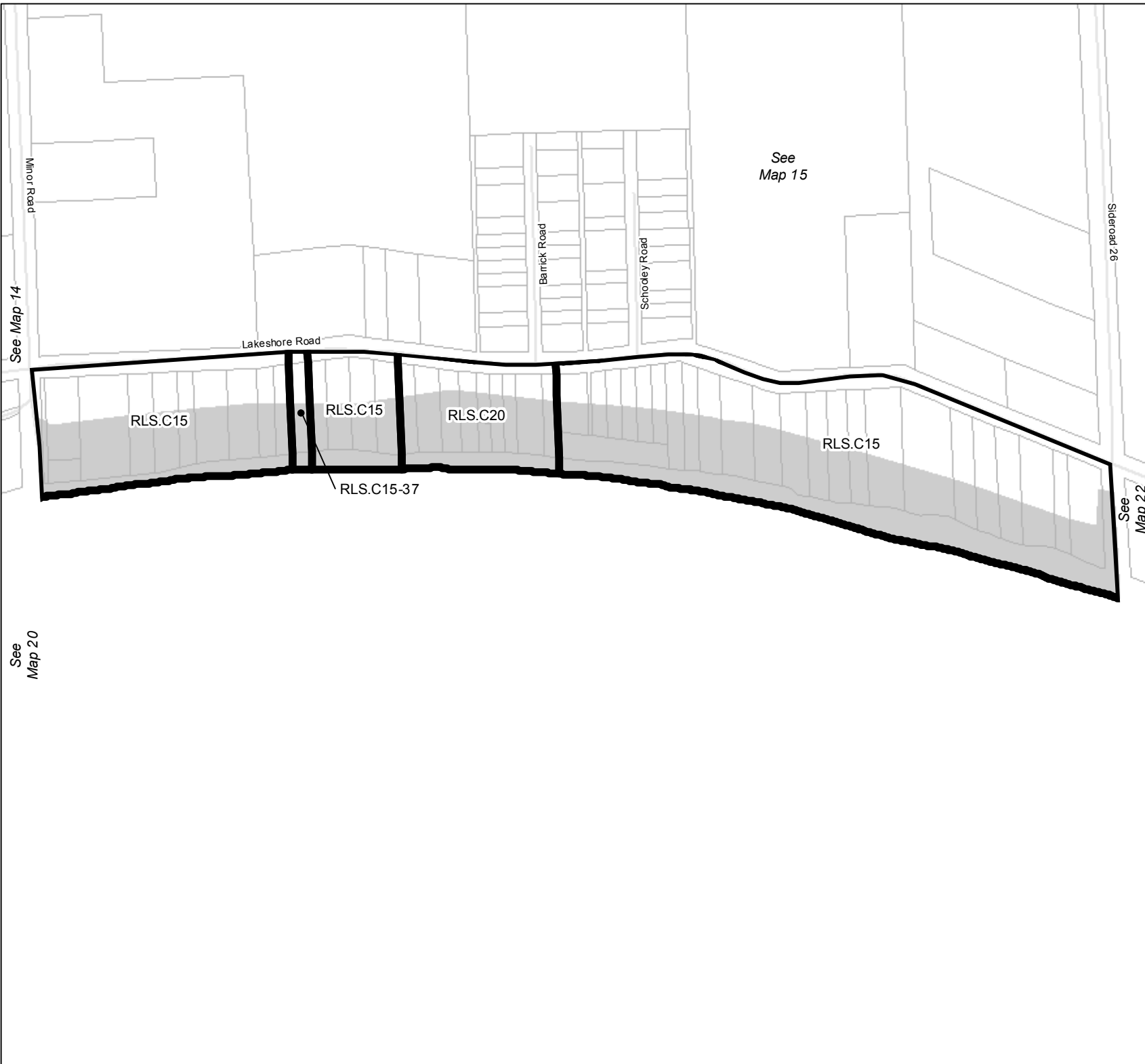
Legend

-  Zone Boundary
-  Hamlet Boundary
-  Environmental Protection Overlay
-  Environmental Conservation Overlay
-  Hazard Overlay
-  Fish Habitat Overlay
-  Roads
-  Lot Lines











MAP 20
Zoning Map
 JULY 2014

Township of Wainfleet
Zoning By-law



Legend

-  Zone Boundary
-  Hamlet Boundary
-  Environmental Protection Overlay
-  Environmental Conservation Overlay
-  Hazard Overlay
-  Fish Habitat Overlay
-  Roads
-  Lot Lines



MAP 21
Zoning Map
 JULY 2014

Township of Wainfleet
Zoning By-law

See Map 14

See Map 20

See Map 15

Sideroad 26

See Map 22

RLS.C15

RLS.C15

RLS.C20

RLS.C15

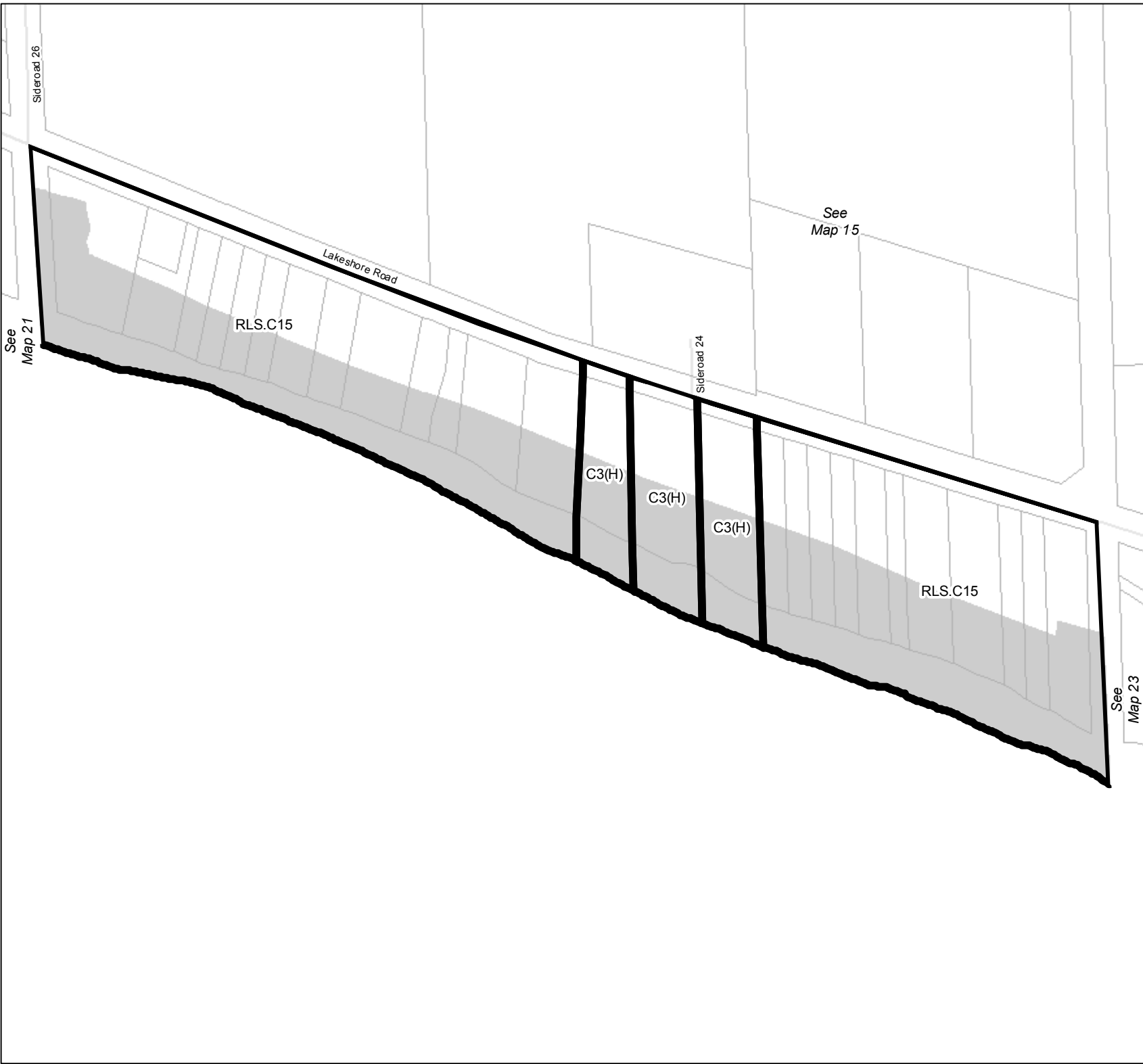
RLS.C15-37

Lakeshore Road









Barrick Road

Schooley Road

Minor Road

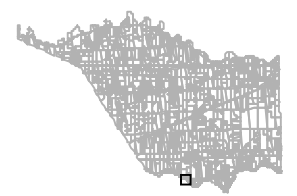
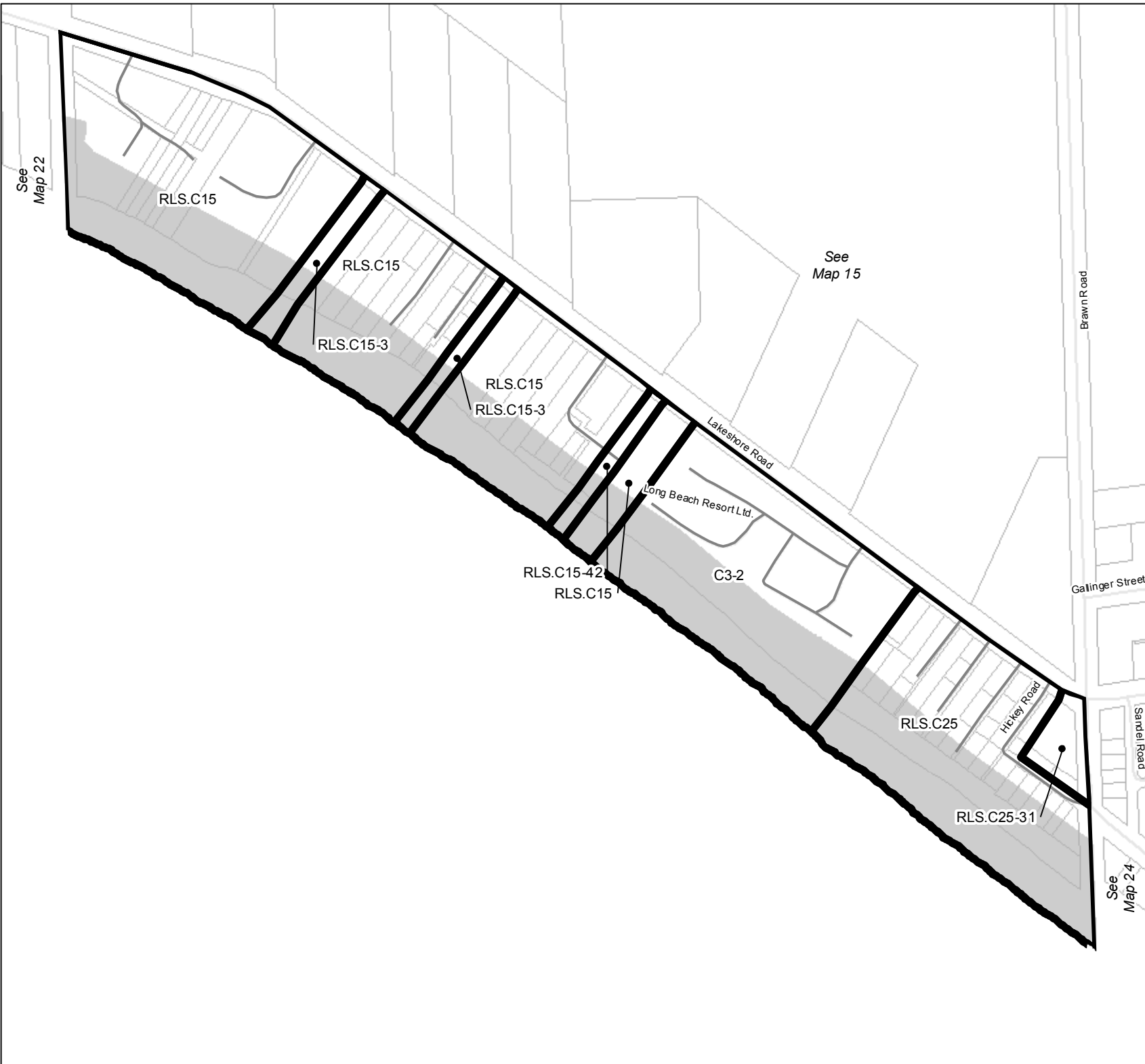


Legend









-  Zone Boundary
-  Hamlet Boundary
-  Environmental Protection Overlay
-  Environmental Conservation Overlay
-  Hazard Overlay
-  Fish Habitat Overlay
-  Roads
-  Lot Lines

MAP 22
Zoning Map
 JULY 2014

Township of Wainfleet
Zoning By-law



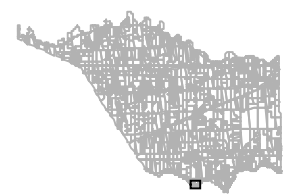
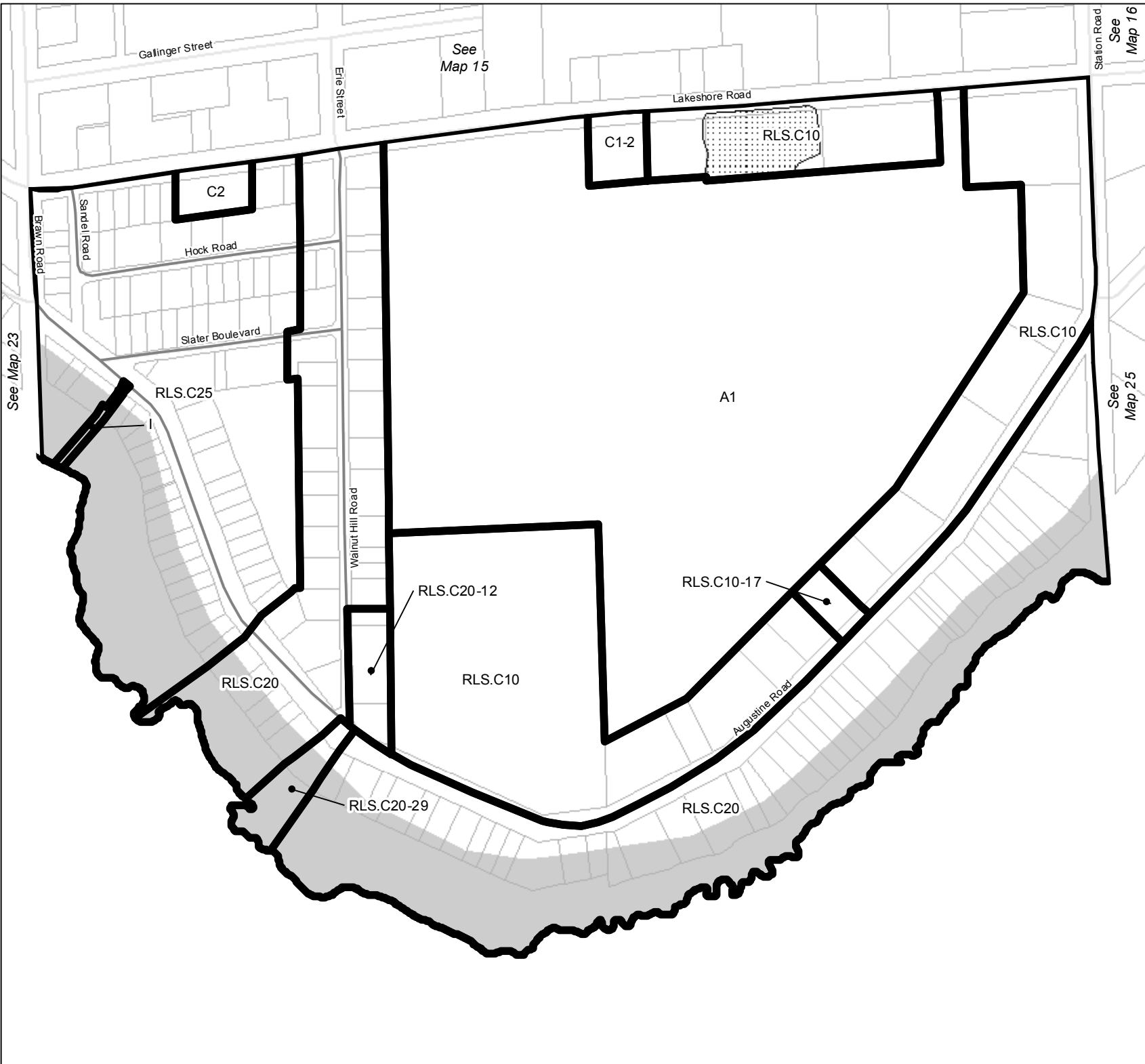
Legend

-  Zone Boundary
-  Hamlet Boundary
-  Environmental Protection Overlay
-  Environmental Conservation Overlay
-  Hazard Overlay
-  Fish Habitat Overlay
-  Roads
-  Lot Lines











MAP 23
Zoning Map
 JULY 2014

Township of Wainfleet
Zoning By-law



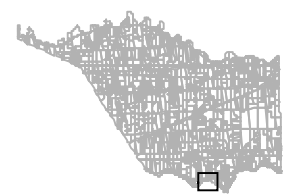
Legend

-  Zone Boundary
-  Hamlet Boundary
-  Environmental Protection Overlay
-  Environmental Conservation Overlay
-  Hazard Overlay
-  Fish Habitat Overlay
-  Roads
-  Lot Lines











MAP 24
Zoning Map
 JULY 2014

Township of Wainfleet
Zoning By-law



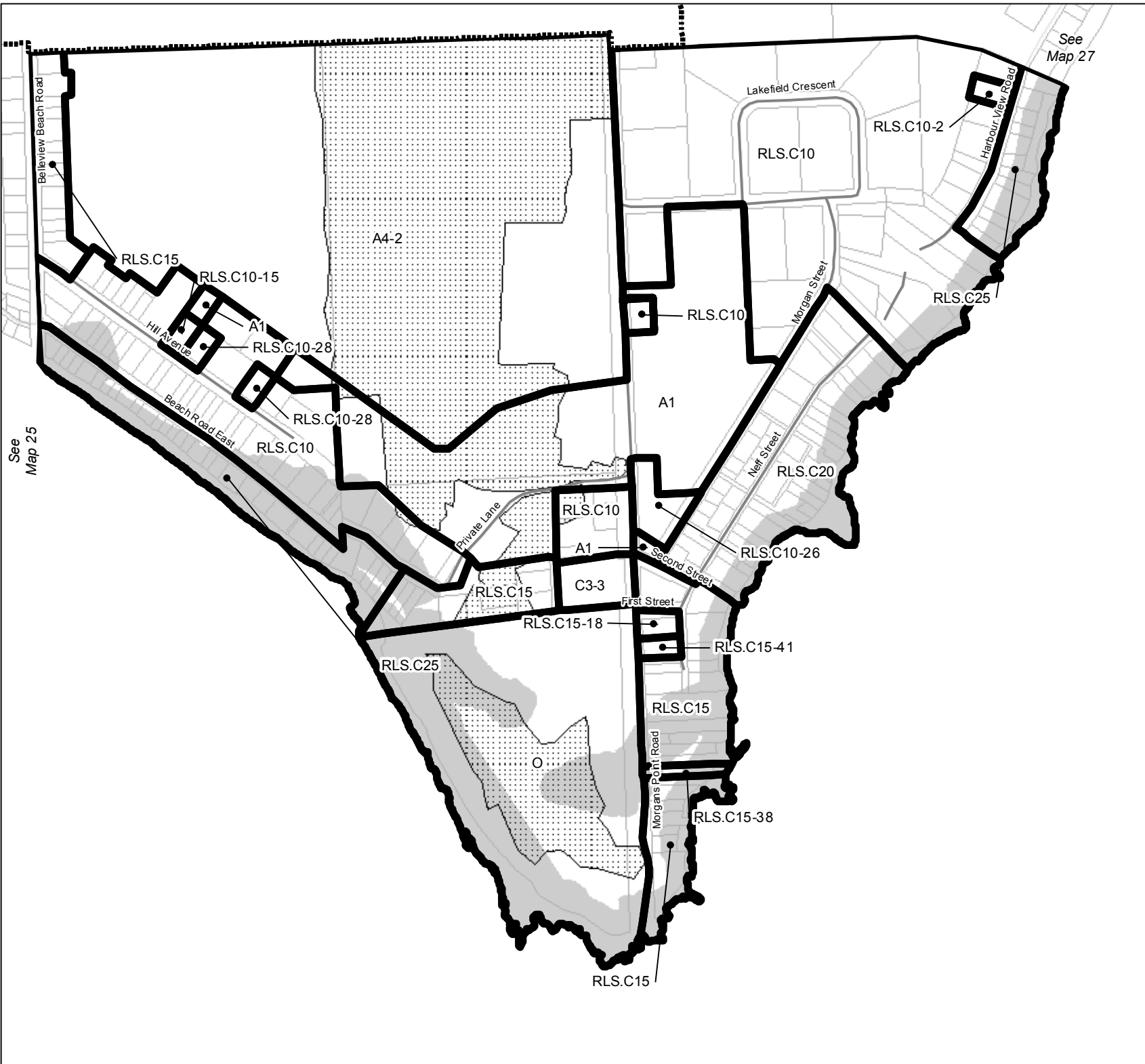
Legend

-  Zone Boundary
-  Hamlet Boundary
-  Environmental Protection Overlay
-  Environmental Conservation Overlay
-  Hazard Overlay
-  Fish Habitat Overlay
-  Roads
-  Lot Lines



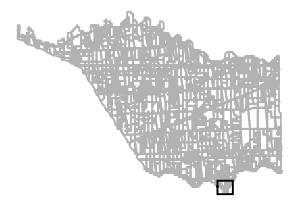
MAP 25
Zoning Map
 JULY 2014

Township of Wainfleet
Zoning By-law



See Map 25

See Map 27



Legend

- Zone Boundary
- Hamlet Boundary
- Environmental Protection Overlay
- Environmental Conservation Overlay
- Hazard Overlay
- Fish Habitat Overlay
- Roads
- Lot Lines











MAP 26
Zoning Map
 JULY 2014

Township of Wainfleet
Zoning By-law



Legend

-  Zone Boundary
-  Hamlet Boundary
-  Environmental Protection Overlay
-  Environmental Conservation Overlay
-  Hazard Overlay
-  Fish Habitat Overlay
-  Roads
-  Lot Lines

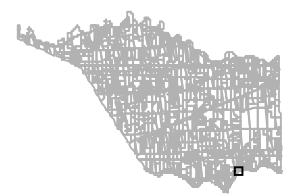


MAP 27








Zoning Map

JULY 2014

Township of Wainfleet
Zoning By-law



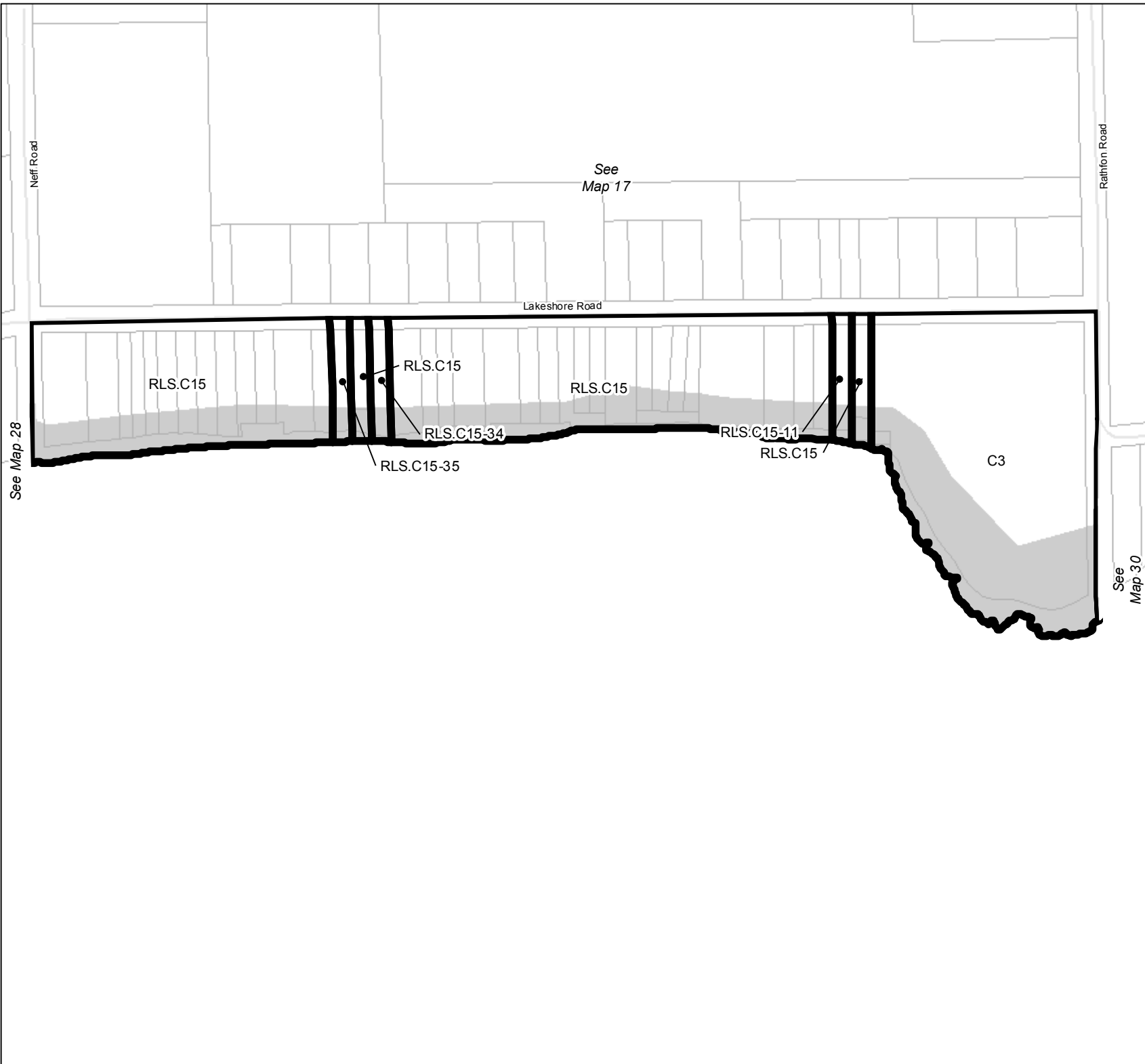
Legend

-  Zone Boundary
-  Hamlet Boundary
-  Environmental Protection Overlay
-  Environmental Conservation Overlay
-  Hazard Overlay
-  Fish Habitat Overlay
-  Roads
-  Lot Lines











MAP 28
Zoning Map
 JULY 2014

Township of Wainfleet
Zoning By-law



Legend

-  Zone Boundary
-  Hamlet Boundary
-  Environmental Protection Overlay
-  Environmental Conservation Overlay
-  Hazard Overlay
-  Fish Habitat Overlay
-  Roads
-  Lot Lines

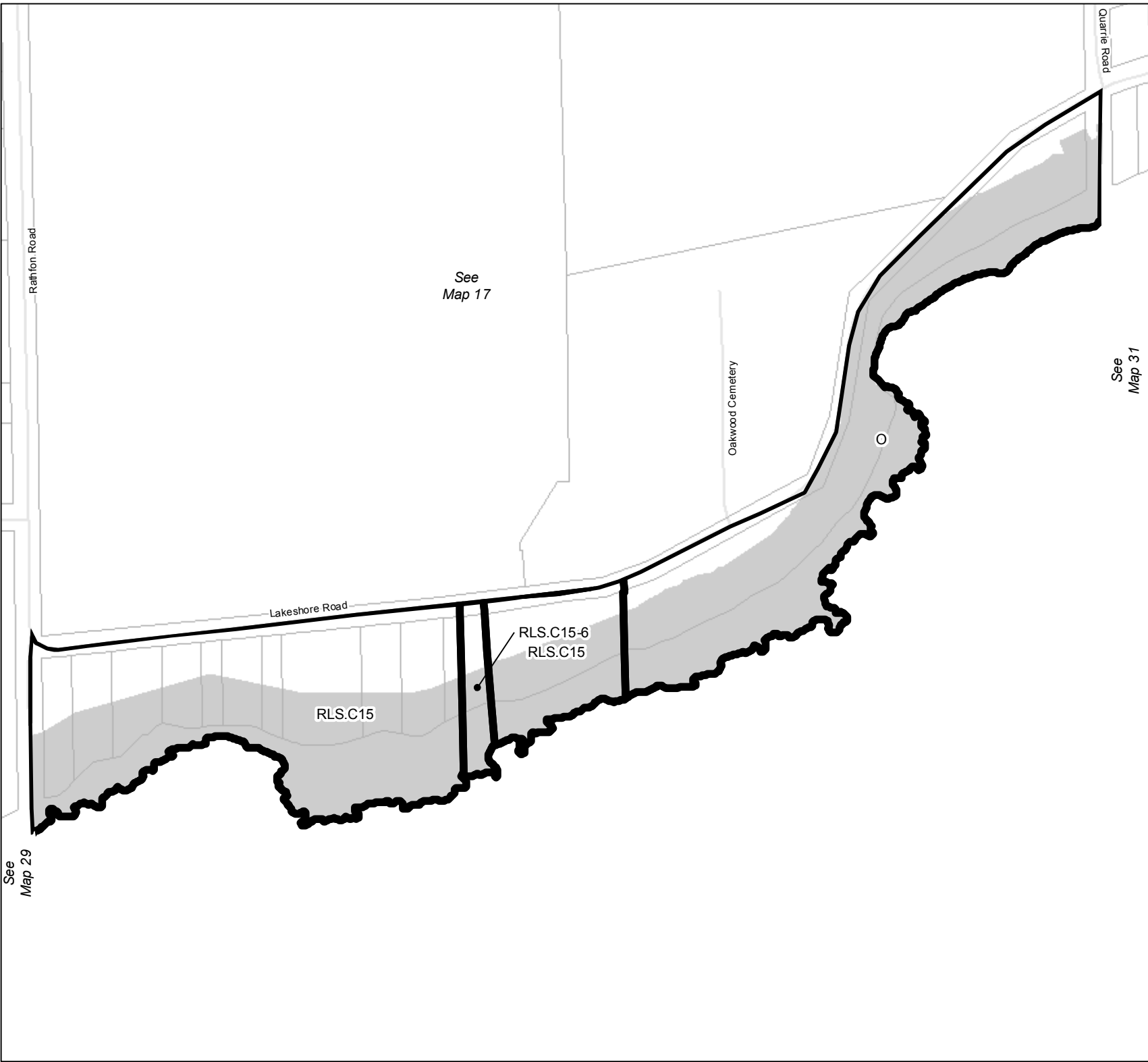
MAP 29
Zoning Map
 JULY 2014

Township of Wainfleet
Zoning By-law









See Map 28

See Map 17

See Map 30



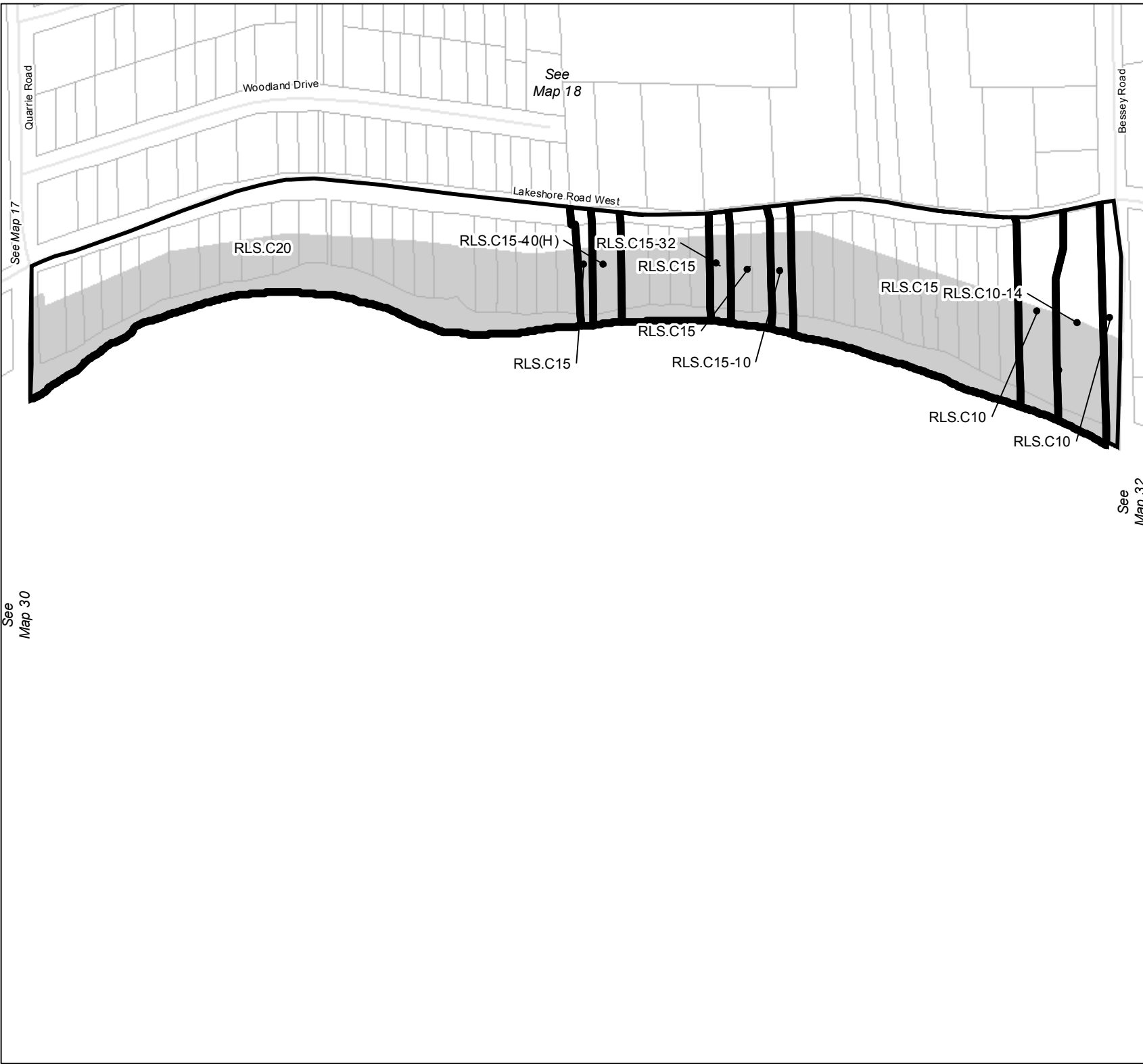
Legend

-  Zone Boundary
-  Hamlet Boundary
-  Environmental Protection Overlay
-  Environmental Conservation Overlay
-  Hazard Overlay
-  Fish Habitat Overlay
-  Roads
-  Lot Lines











MAP 30
Zoning Map
 JULY 2014

Township of Wainfleet
Zoning By-law



Legend

-  Zone Boundary
-  Hamlet Boundary
-  Environmental Protection Overlay
-  Environmental Conservation Overlay
-  Hazard Overlay
-  Fish Habitat Overlay
-  Roads
-  Lot Lines



MAP 31
Zoning Map
 JULY 2014

Township of Wainfleet
Zoning By-law

See Map 17

See Map 30

See Map 18

See Map 32











See Map 31

See Map 18



Legend

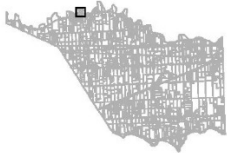
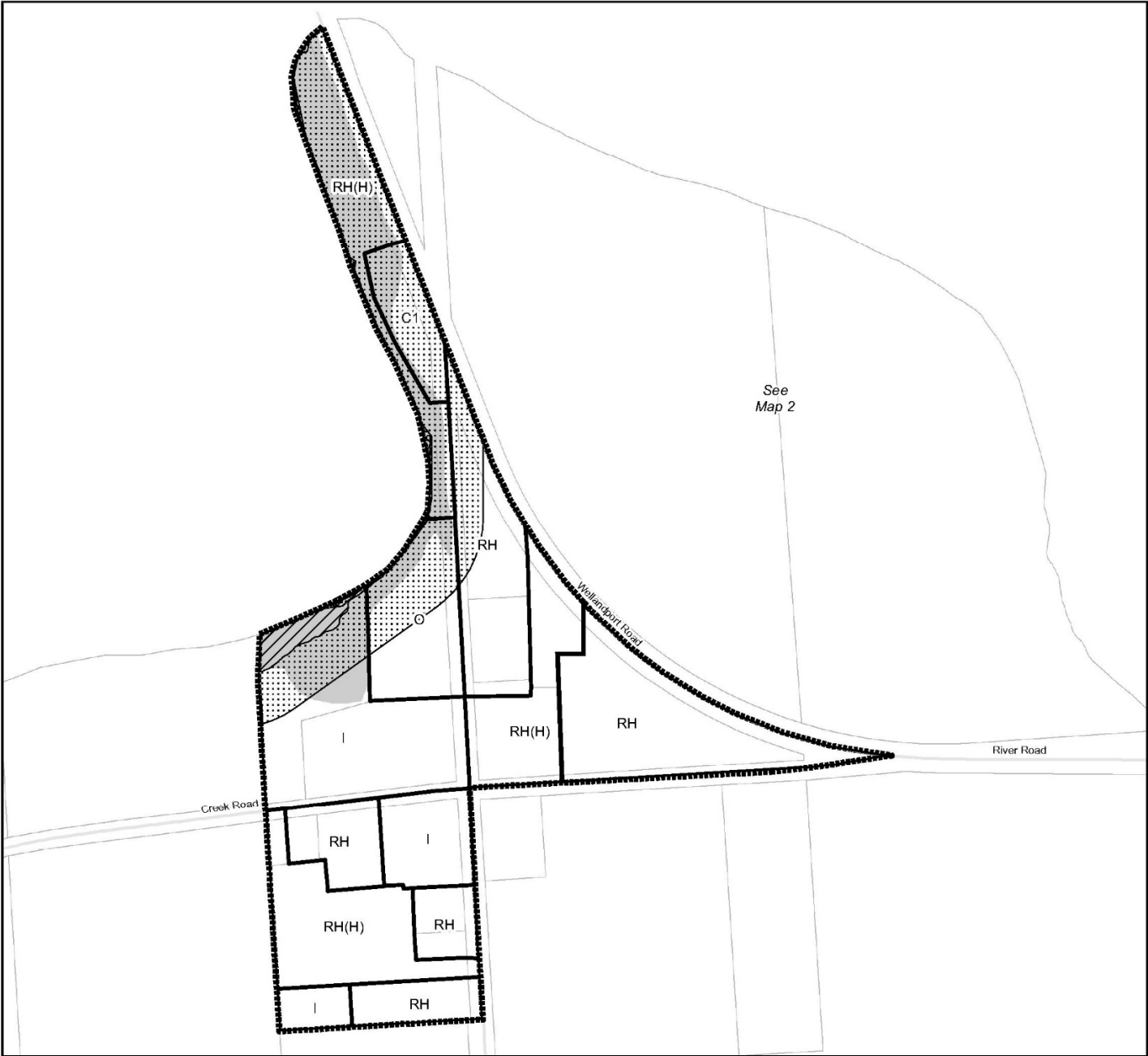
-  Zone Boundary
-  Hamlet Boundary
-  Environmental Protection Overlay
-  Environmental Conservation Overlay
-  Hazard Overlay
-  Fish Habitat Overlay
-  Roads
-  Lot Lines



MAP 32
Zoning Map
 JULY 2014

Township of Wainfleet
Zoning By-law

Schedule A5 to By-law 023-2024



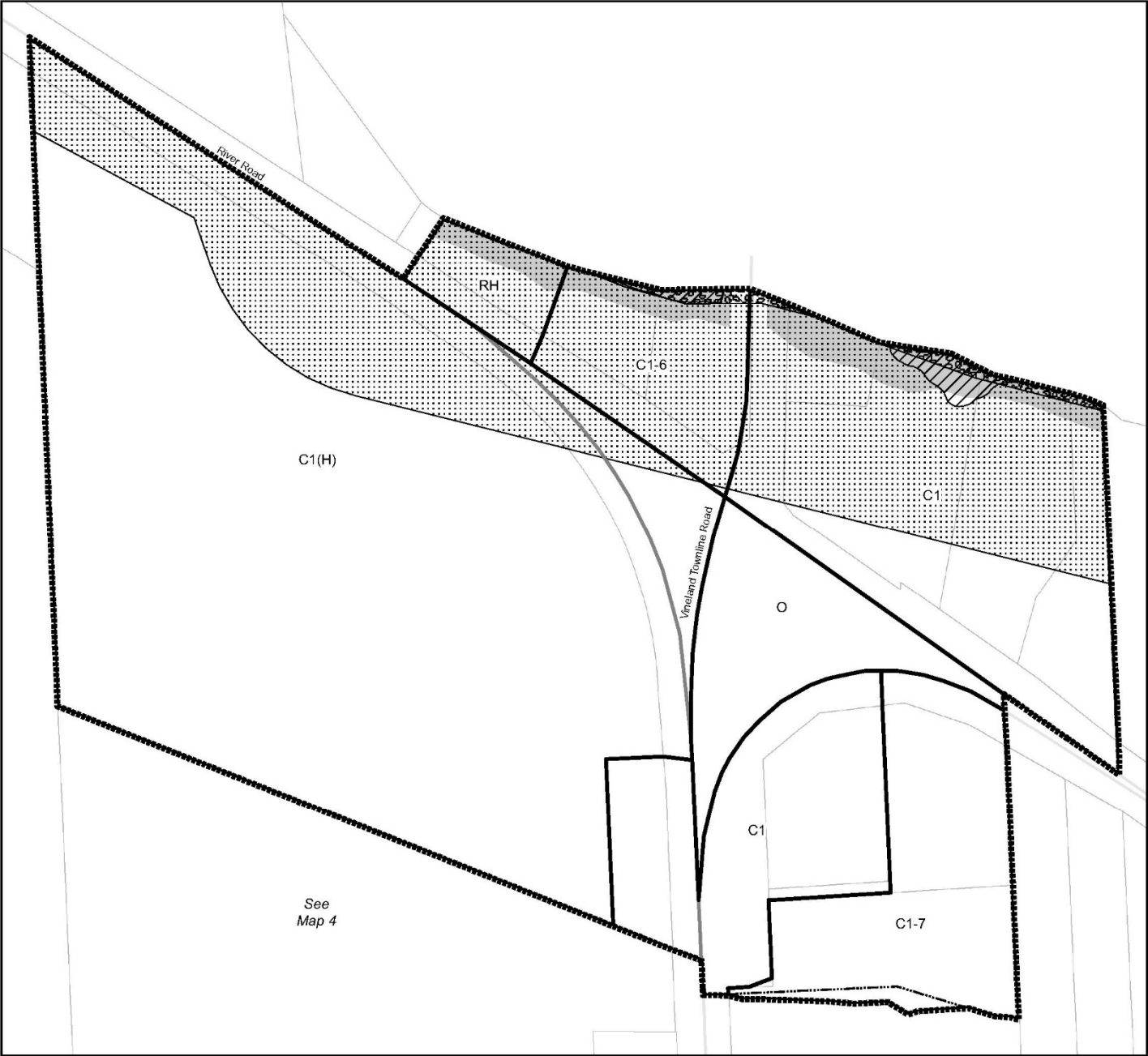
Legend

- Zone Boundary
- Hamlet Boundary
- Environmental Protection Overlay
- Environmental Conservation Overlay
- Hazard Overlay
- Fish Habitat Overlay
- Roads
- Lot Lines

MAP 33
Zoning Map

Township of Wainfleet
Zoning By-law

Schedule A6 to By-law 023-2024



Legend

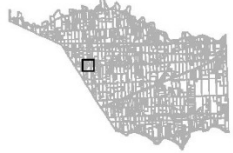
- Zone Boundary
- Hamlet Boundary
- Environmental Protection Overlay
- Environmental Conservation Overlay
- Hazard Overlay
- Fish Habitat Overlay
- Roads
- Lot Lines



MAP 34
Zoning Map

Township of Wainfleet
Zoning By-law

Schedule A7 to By-law 023-2024



Legend

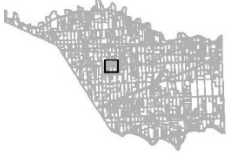
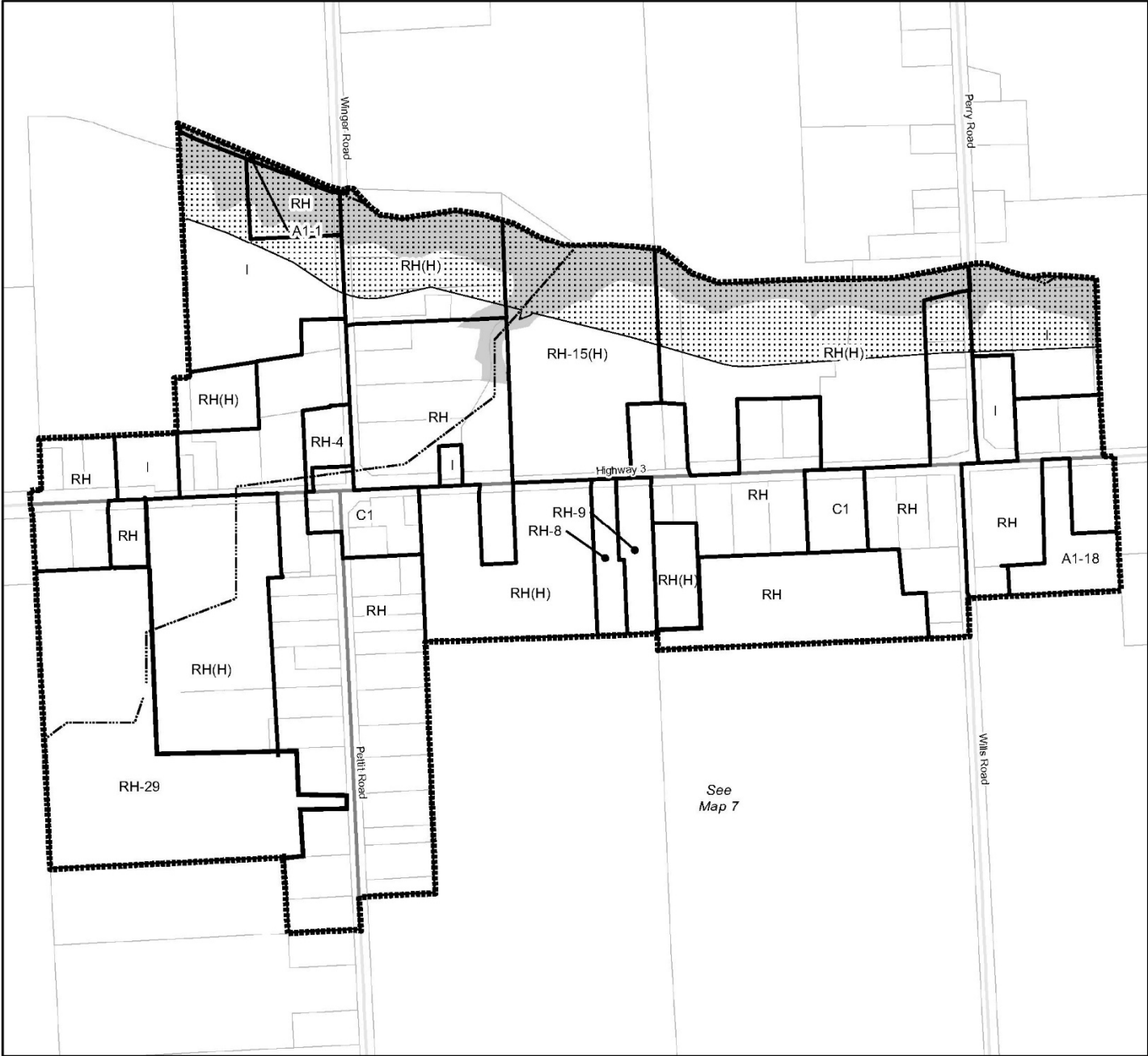
- Zone Boundary
- Hamlet Boundary
- Environmental Protection Overlay
- Environmental Conservation Overlay
- Hazard Overlay
- Fish Habitat Overlay
- Roads
- Lot Lines



MAP 35
Zoning Map

Township of Wainfleet
Zoning By-law

Schedule A8 to By-law 023-2024



Legend

- Zone Boundary
- Hamlet Boundary
- Environmental Protection Overlay
- Environmental Conservation Overlay
- Hazard Overlay
- Fish Habitat Overlay
- Roads
- Lot Lines



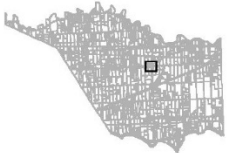
MAP 36
Zoning Map

Township of Wainfleet
Zoning By-law

Schedule A9 to By-law 023-2024



See Map 8



Legend

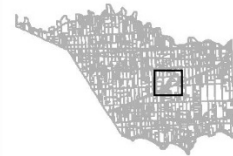
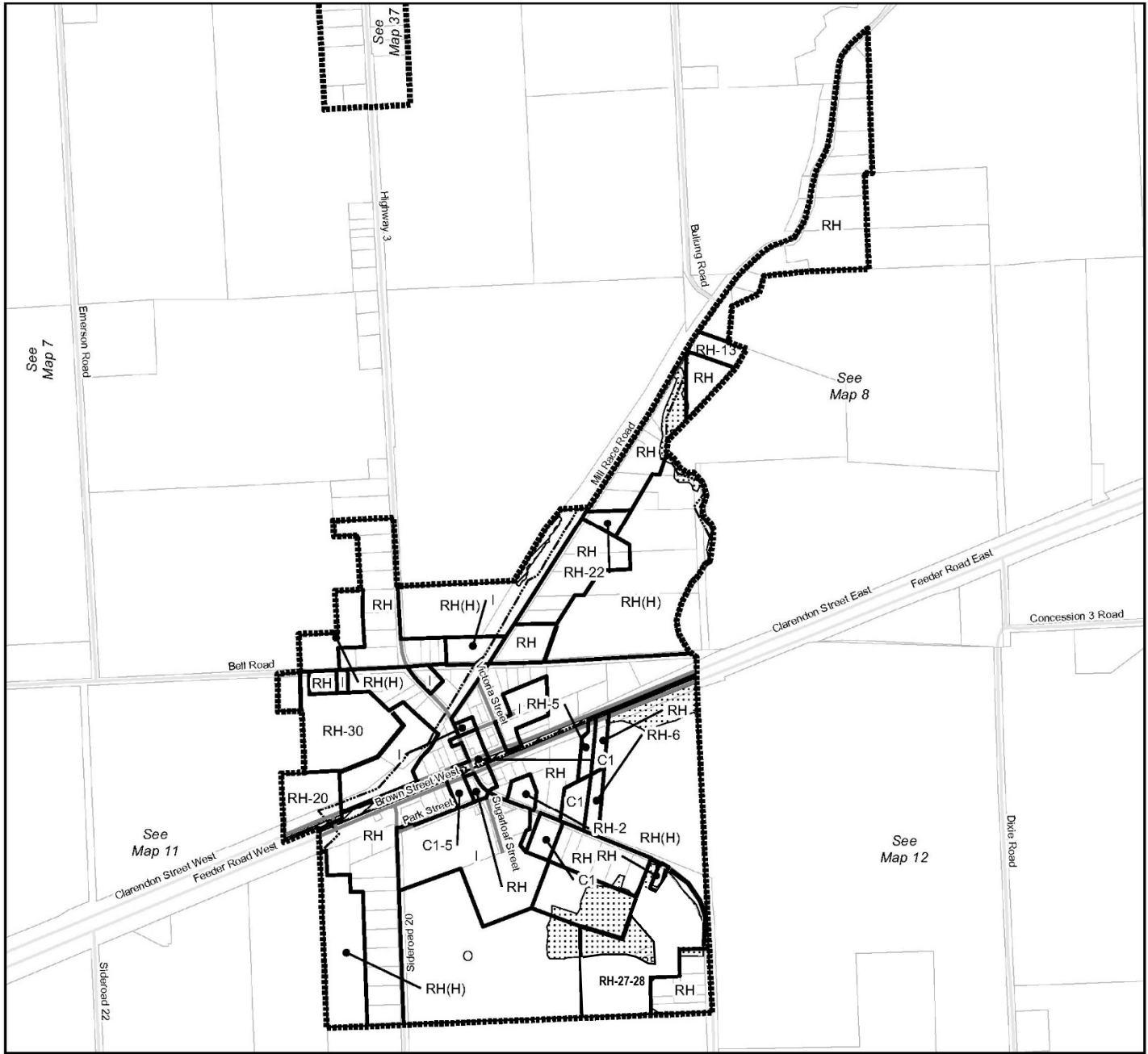
- Zone Boundary
- Hamlet Boundary
- Environmental Protection Overlay
- Environmental Conservation Overlay
- Hazard Overlay
- Fish Habitat Overlay
- Roads
- Lot Lines











MAP 37
Zoning Map

Township of Wainfleet
Zoning By-law

Schedule A10 to By-law 023-2024



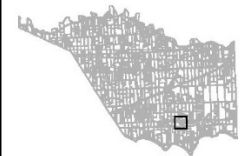
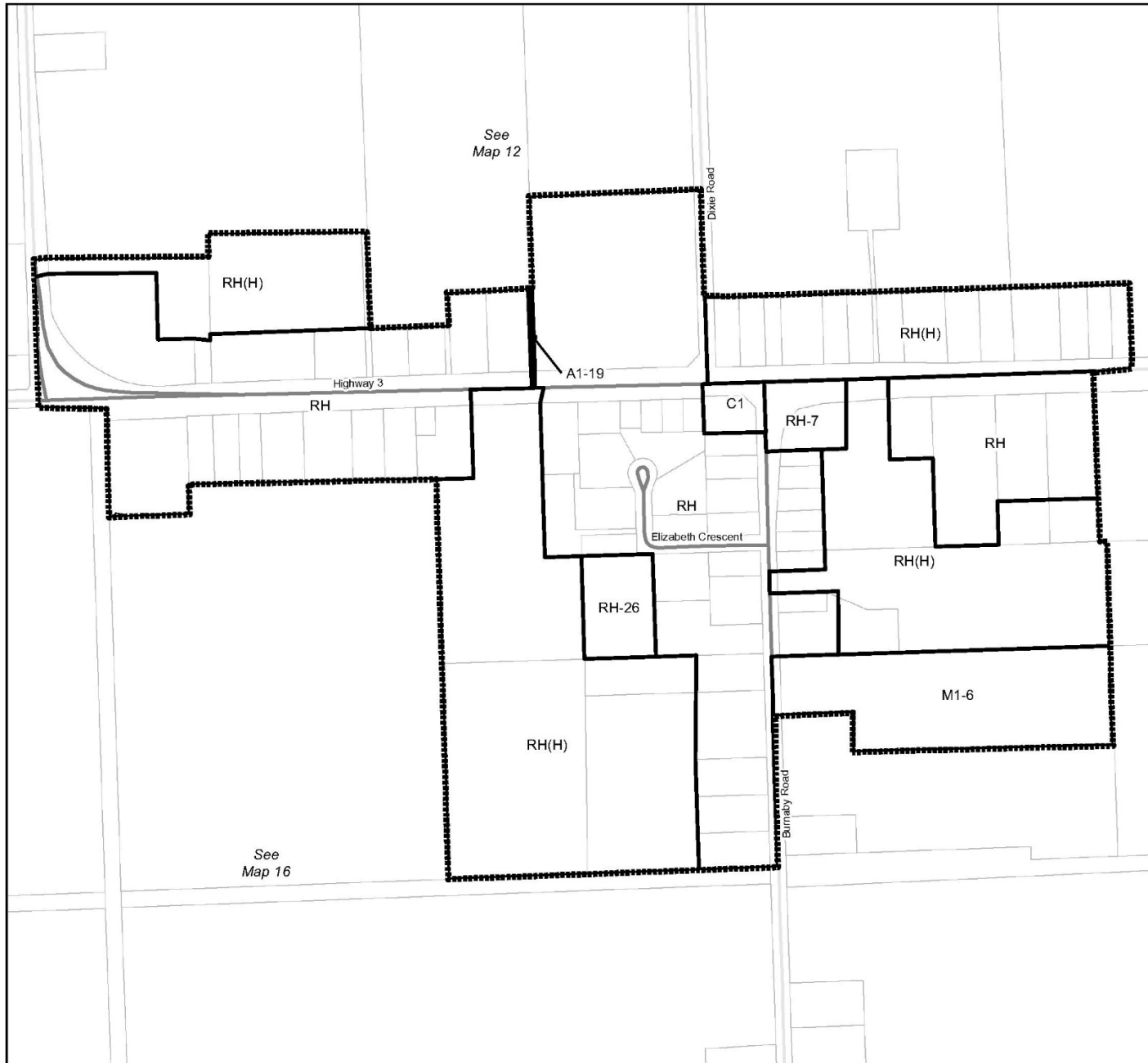
Legend

-  Zone Boundary
-  Hamlet Boundary
-  Environmental Protection Overlay
-  Environmental Conservation Overlay
-  Hazard Overlay
-  Fish Habitat Overlay
-  Roads
-  Lot Lines

MAP 38 Zoning Map

Township of Wainfleet
Zoning By-law

Schedule A11 to By-law 023-2024



Legend

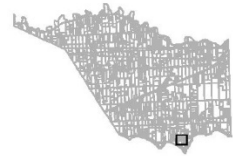
- Zone Boundary
- Hamlet Boundary
- Environmental Protection Overlay
- Environmental Conservation Overlay
- Hazard Overlay
- Fish Habitat Overlay
- Roads
- Lot Lines



MAP 39 Zoning Map

Township of Wainfleet
Zoning By-law

Schedule A12 to By-law 023-2024



Legend

- Zone Boundary
- Hamlet Boundary
- Environmental Protection Overlay
- Environmental Conservation Overlay
- Hazard Overlay
- Fish Habitat Overlay
- Roads
- Lot Lines



MAP 40 Zoning Map

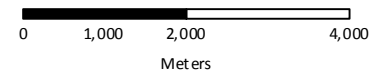
Township of Wainfleet
Zoning By-law

MAP 41

Zoning Map

July 2014

Township of Wainfleet Zoning By-law



Areas of High Aquifer Vulnerability

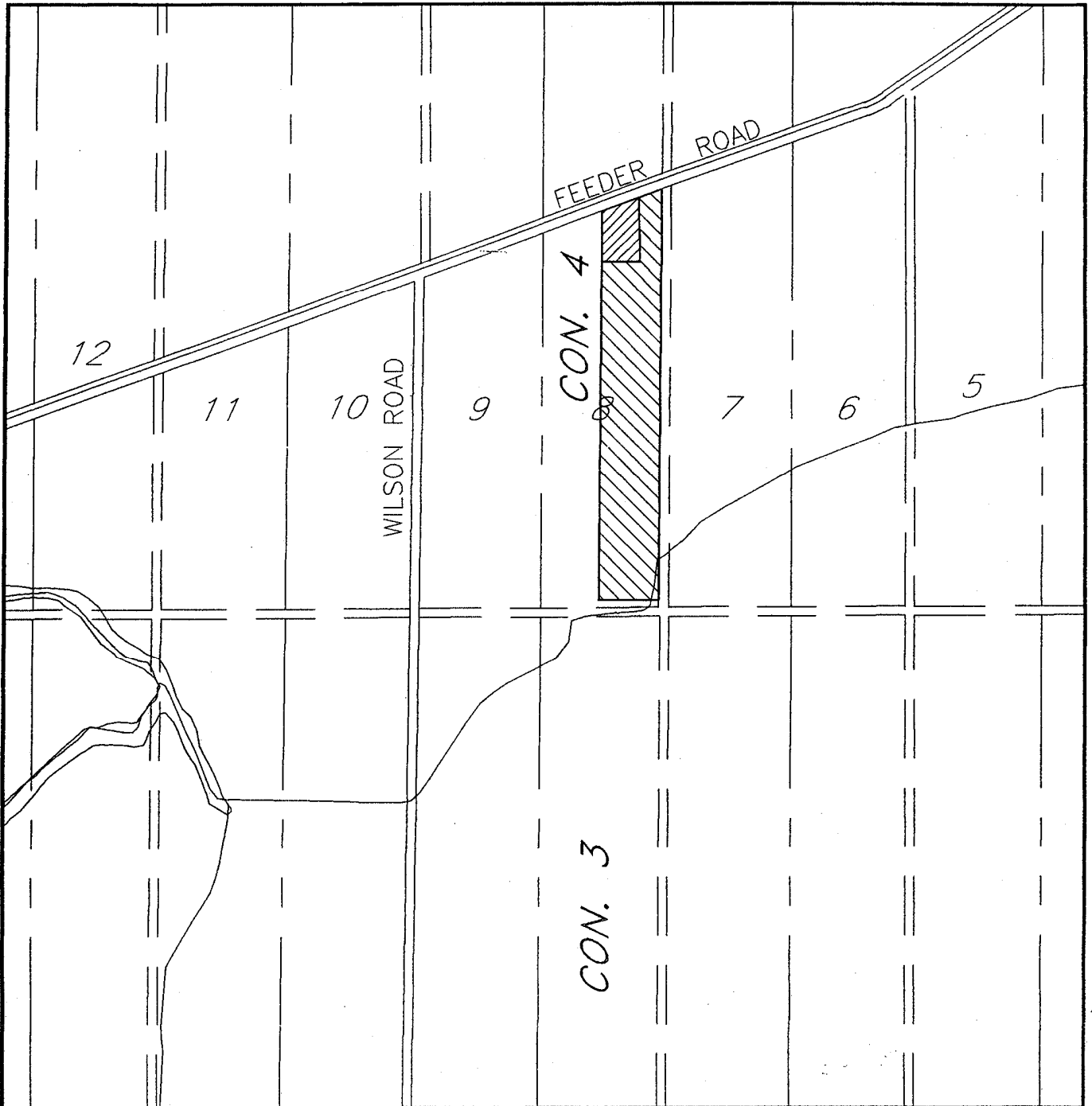
Roads

Lot Lines

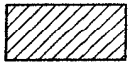


APPENDIX A

APPENDIX A - MAP A-1



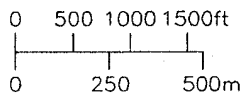
TOWNSHIP OF WAINFLEET



PART 1 OF SUBJECT LANDS



PART 2 OF SUBJECT LANDS



THIS IS SCHEDULE 'A' TO BY-LAW NO. 023-2000
PASSED THIS 23rd DAY OF May, 2000.

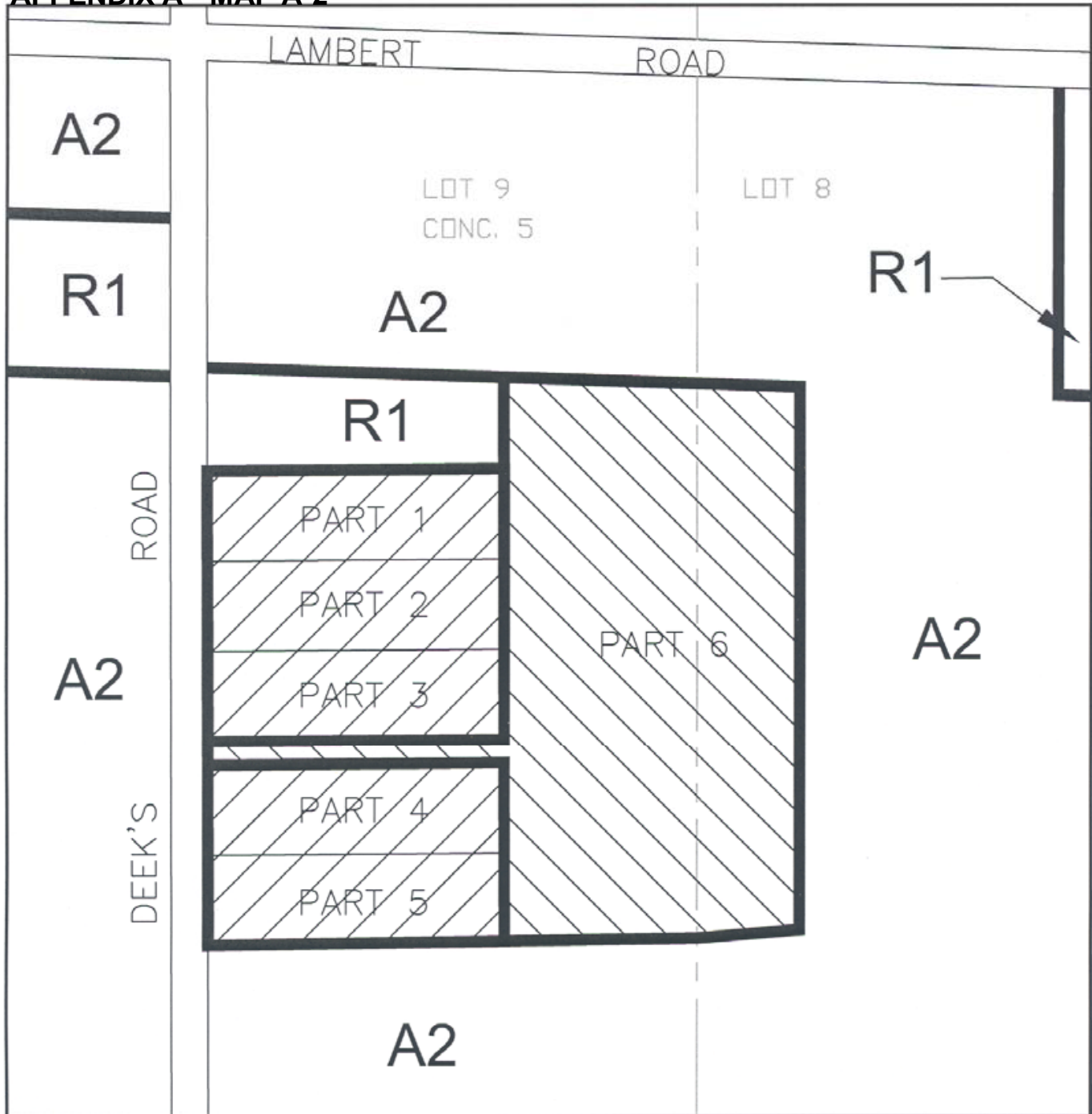
MAYOR

Stan Rottley

CLERK

[Signature]

APPENDIX A - MAP A-2



TOWNSHIP OF WAINFLEET



LANDS TO BE REZONED FROM AGRICULTURAL 'A2' ZONE TO RESIDENTIAL 'R1' ZONE (PARTS 1-5)



LANDS TO BE REZONED FROM AGRICULTURAL 'A2' ZONE TO AGRICULTURAL 'A2-' ZONE (PART 6)

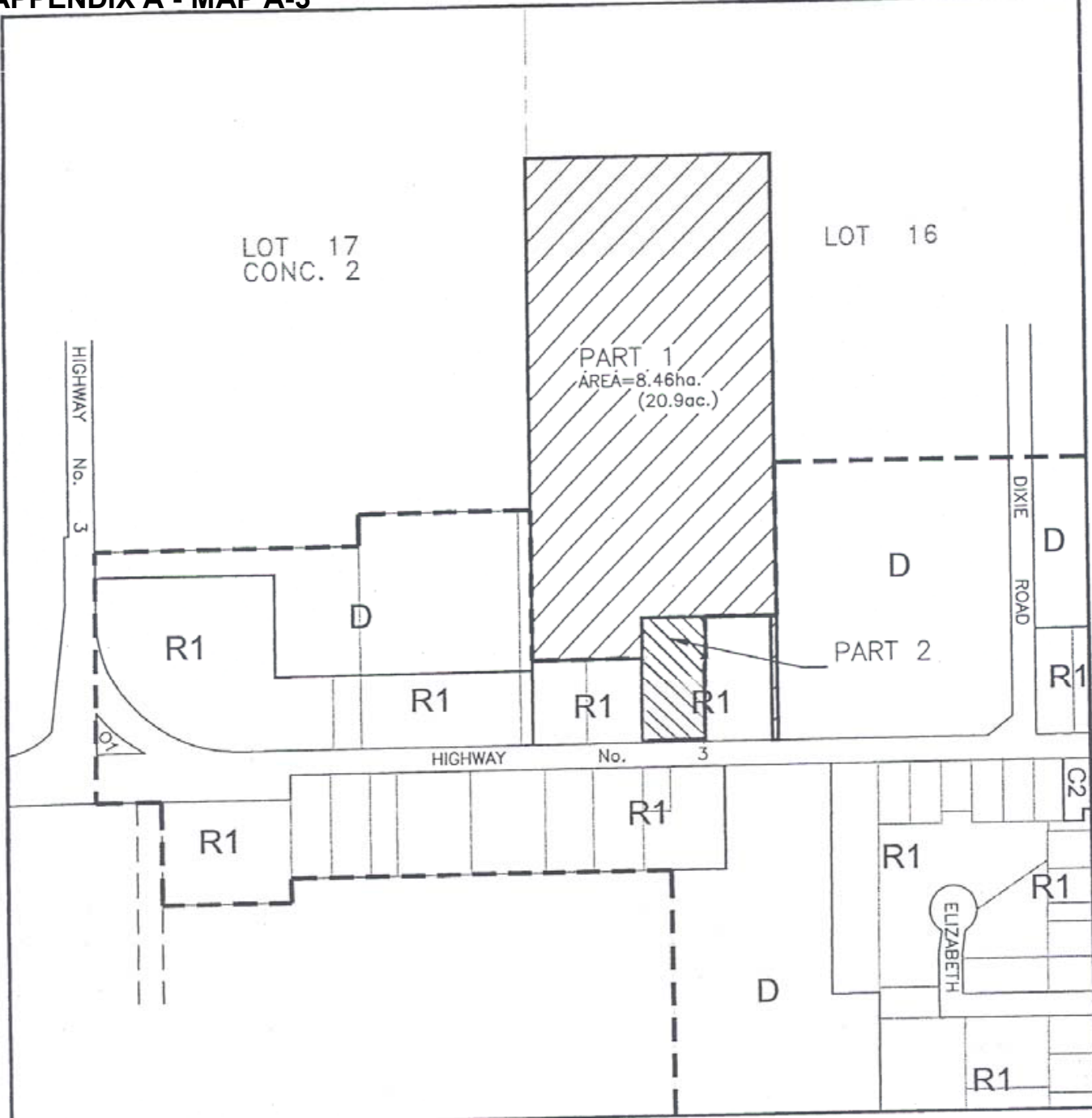
THIS IS SCHEDULE 'A' TO BY-LAW NO. 032-2002 PASSED THIS 11th DAY OF JUNE 2002.

MAYOR _____

CLERK _____



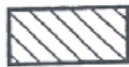
APPENDIX A - MAP A-3



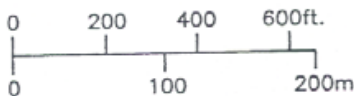
TOWNSHIP OF WAINFLEET



LANDS TO BE REZONED FROM AGRICULTURAL 'A1' ZONE TO AGRICULTURAL 'A1-_____' ZONE



LANDS TO BE REZONED FROM AGRICULTURAL 'A1' ZONE TO RESIDENTIAL 'R1' ZONE

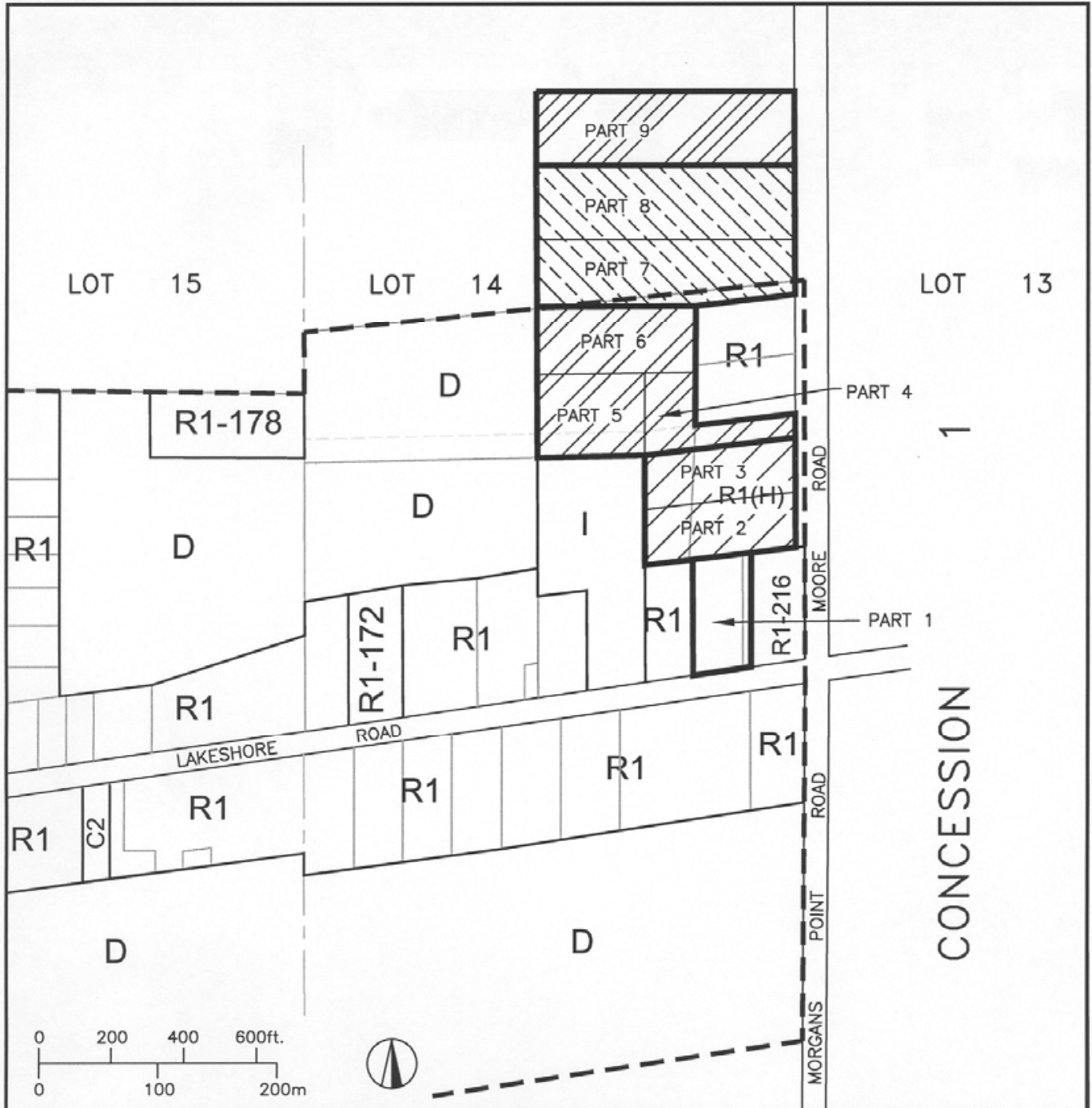







THIS IS SCHEDULE 'A' TO BY-LAW NO. 031-2002
 PASSED THIS 11th DAY OF JUNE 2002.

MAYOR _____

CLERK _____

APPENDIX A - MAP A-4



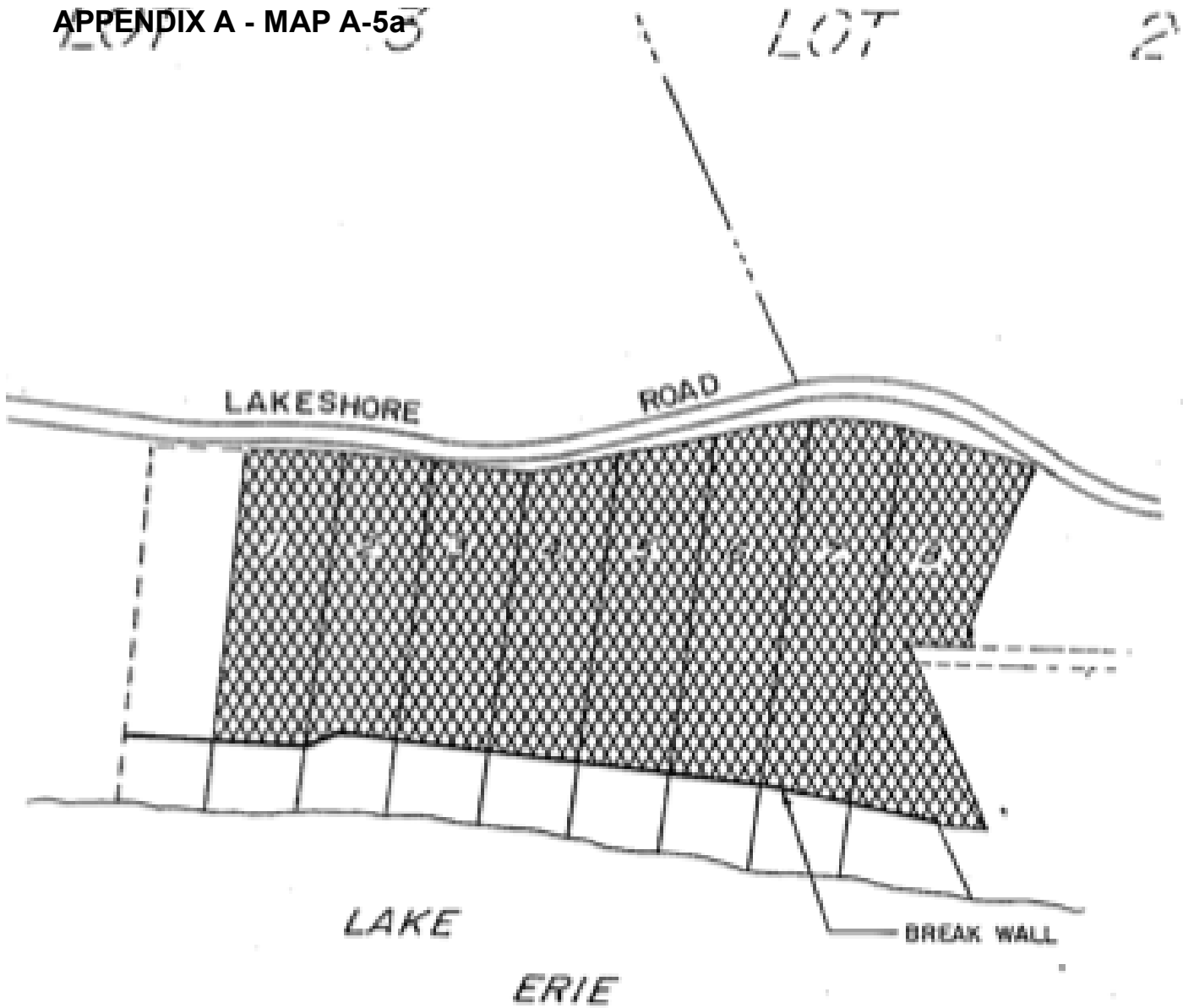
-  LANDS TO REMAIN RESIDENTIAL 'R1' ZONE (PART 1)
-  LANDS TO BE REZONED FROM RESIDENTIAL HOLDING 'R1(H)' & DEVELOPMENT 'D' ZONE TO RESIDENTIAL 'R1' ZONE (PARTS 2,3)
-  LANDS TO BE REZONED FROM DEVELOPMENT 'D' ZONE TO RESIDENTIAL 'R1' ZONE (PARTS 4,5,6)
-  LANDS TO BE REZONED FROM AGRICULTURAL 'A1' ZONE TO RESIDENTIAL 'R1' ZONE (PARTS 7,8)
-  LANDS TO BE REZONED FROM AGRICULTURAL 'A1' ZONE TO AGRICULTURAL SPECIAL EXCEPTION 'A1-124(b)' ZONE (PART 9)

TOWNSHIP OF WAINFLEET

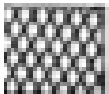
THIS IS SCHEDULE 'A' TO BY-LAW NO. 040-2002
 PASSED THIS 13th DAY OF August 2002.

MAYOR _____

CLERK _____



TOWNSHIP OF WAINFLEET



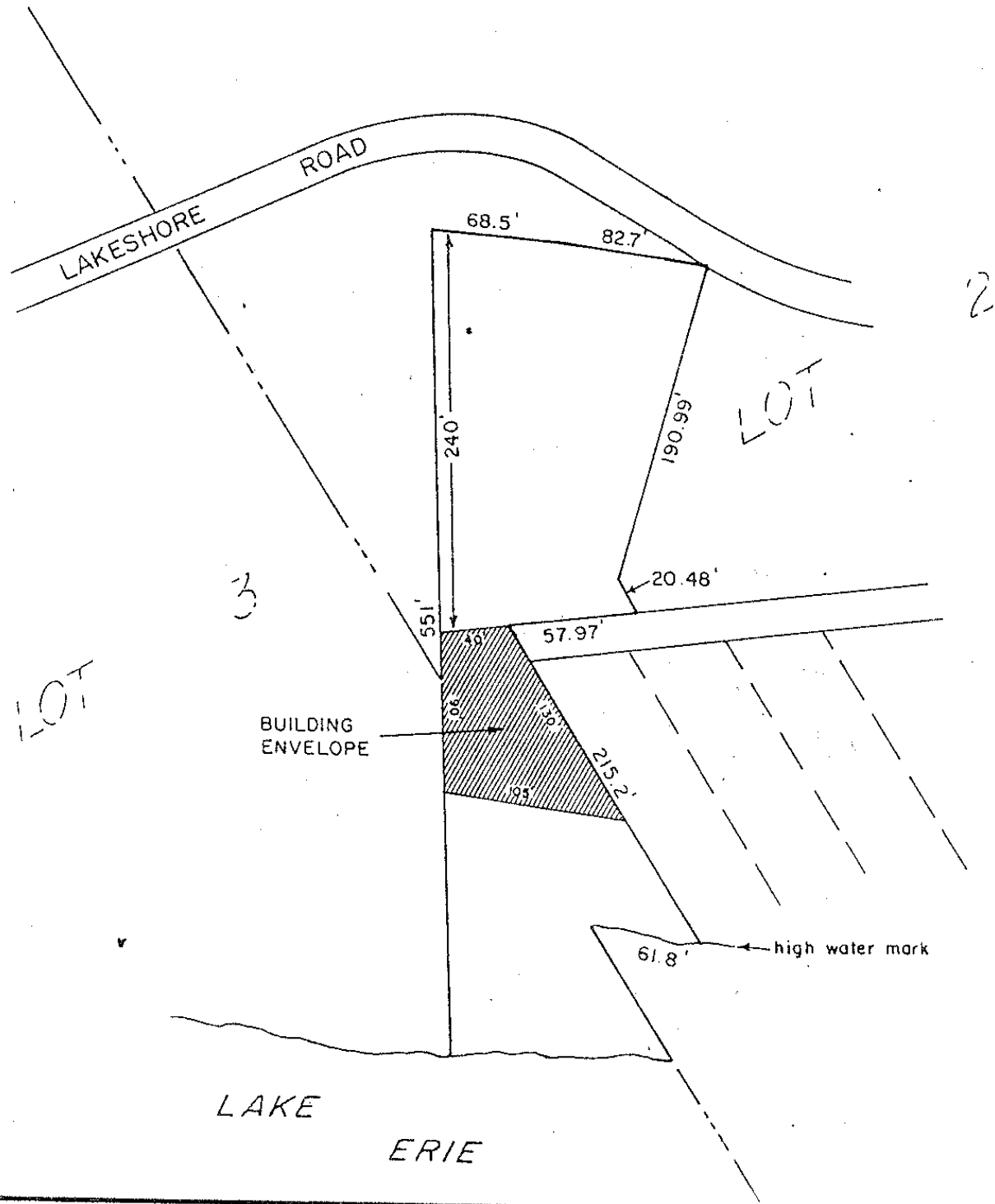
CHANGE FROM RI AND H TO RI-163 ZONE.

THIS IS SCHEDULE 'C' TO BY-LAW NO. 109
PASSED THIS 25 DAY OF April



MAYOR [Signature]

APPENDIX A - MAP A-5b

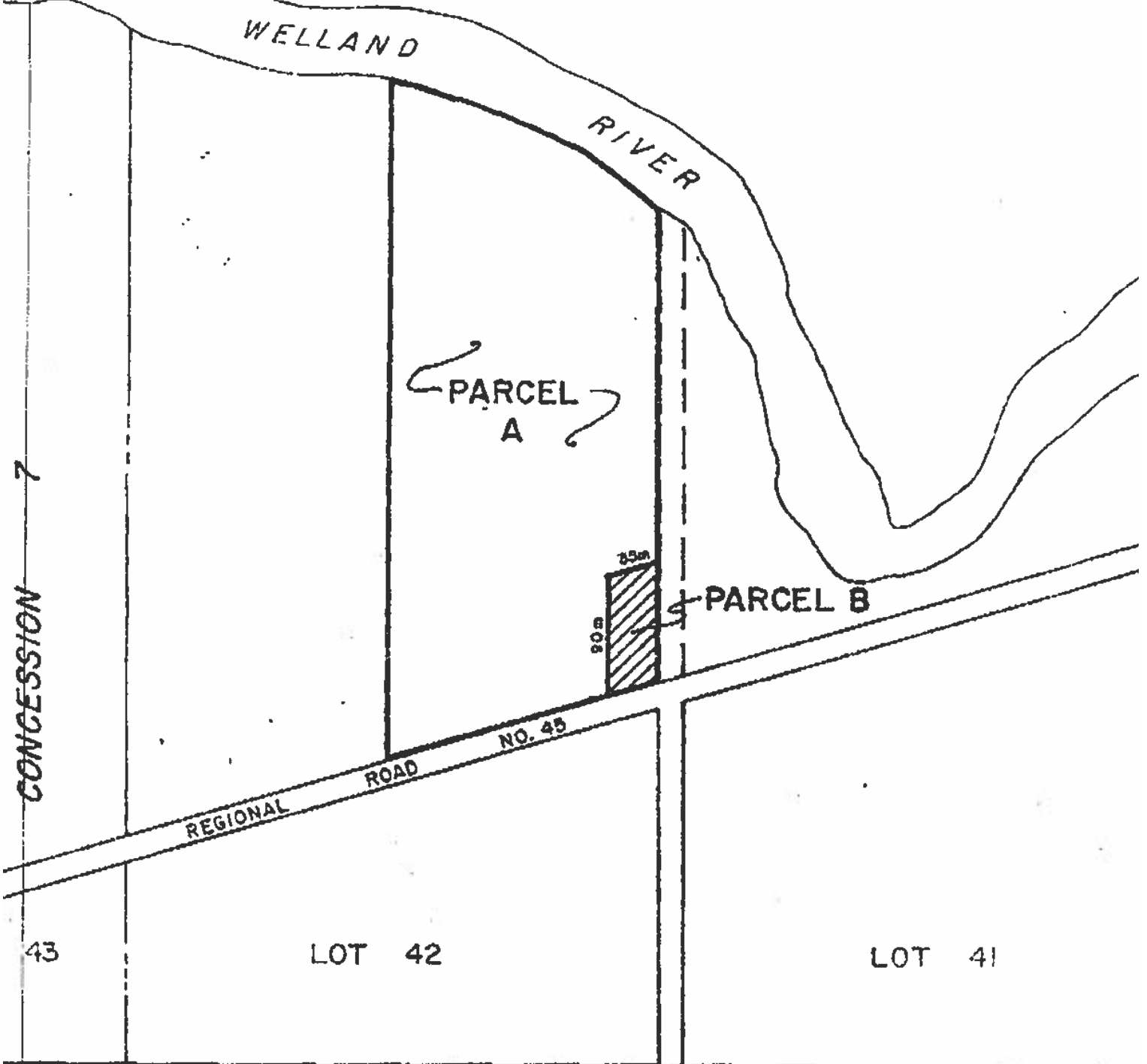


TOWNSHIP OF WAINFLEET

THIS IS SCHEDULE 'B' TO BY-LAW NO. 10
PASSED THIS 25th DAY OF April

MAYOR *John Pettit*

APPENDIX A - MAP A-6



TOWNSHIP OF WAINFLEET



CHANGE FROM A1 TO A1-191 ZONE

THIS IS SCHEDULE 'A' TO BY-LAW NO. 1190-91
PASSED THIS 28th DAY OF August 1991



0 200 400 600 ft.

MAYOR

[Signature]

[Signature]