Comprehensive Zoning By-law

Gateway to the Trent-Severn Canal
Rick Jones

Date of Passing: July 21, 2014
Consolidated to By-law #26-009 (January 21, 2026)

Quinte West

A Natural Attraction

Amendments to Document As Approved:				
By-law #	**Date**	**Location**	**Ward**	**Amendment**
14-86	07.21.2014	City of Quinte West	All	Comprehensive Zoning By-law
14-99	08.11.2014	36 Helyer Road	M	R2 to R2-10
14-102	08.11.2014	211 Sidney Street	T	R3 to R3-10
14-112	09.15.2014	451 Tabernacle Road	M	A to RR, A-1
14-113	09.15.2014	East of 1030 County Road 5	M	A, RR to A-7, RR-26
14-114	09.15.2014	15 White Oak Court	M	RR to RR-11
14-115	09.15.2014	City of Quinte West By-law 14-86	All	Housekeeping Amendment #1
14-116	09.15.2014	1283 Old Highway 2	S	R2-5-H, R3-4-H to R2-5, R3-4
14-117	09.15.2014	111 John Meyers Road	S	RR-1-H to RR-27
14-127	12.15.2014	19 Thompson Road	M	RU to RR, RU-2
14-128	12.15.2014	2 Glen Ross Road	S	RR to R1, R3
15-022	03.16.2015	HPEDSB - Old Highway 2	S	CF-3-H to CF-3
15-023	03.16.2015	2nd Dug Hill Road	M	R3-5-H to R3
15-024	03.16.2015	279 Crowe Road	M	A to RR-29
15-025	03.16.2015	610 & 582 Hamilton Road	S	A to RR, A-8
15-026	03.16.2015	Airport Road	S	RU to RR
15-027	03.16.2015	Golf Course Road	S	RU to RR, RU-22

Amendments to Document As Approved:				
15-028	03.16.2015	Airport Road	S	RU to RR
15-029	03.16.2015	285 Bellevue Drive	S	RU to RU-20
15-040	04.06.2015	1830 Old Highway 2	S	Revise Section 8.4.22
15-041	04.06.2015	450 County Road 5	M	RU to RU-21
15-042	04.06.2015	238 Dundas Street East	T	CC to CC-7
15-044	04.06.2015	170 Oak Lake Road	S	RR-1-H to RR-28-H
15-057	05.04.2015	2 - 29 Clifford Road	M	RU to RR-30, RR, RR-31 & RU-24
15-058	05.04.2015	1029 County Road 40	M	R2 to CC
15-059	05.04.2015	West of 1358 County Road 5	M	RU to RU-23
15-060	05.04.2015	East of 159 Rosebush Road	S	RU to RR & RU-25
15-061	05.04.2015	99 Dufferin Avenue	T	LM to SM
15-062	05.04.2015	West of 83 Huffman Road	S	RU to R2
15-087	06.15.2015	47 Gunter Settlement Road	M	RU to RR
15-091	07.13.2015	233 Marsh Hill Road	S	RU to RR
15-092	07.13.2015	191 Philburn Road	S	A to RR & RU
15-093	07.13.2015	558 9th Murray Road, Unit#9	M	RR to RR-32
15-108	09.08.2015	54 Cliff Way	S	RR-1-H to RR-34
15-109	09.08.2015	27 Cooke Lane	S	RR to RR-33
15-123	11.02.2015	417 Gallivan Road	S	RU to RR-35 & RR-36

Amendments to Document As Approved:				
15-124	11.02.2015	East of 1124 County Road 5	M	A to RR & A-9
15-125	11.02.2015	274 2nd Dug Hill Road	M	CF-1-H to CF-1
15-126	11.02.2015	62 Boardmans Road	S	RR to RR-37
15-159	12.07.2015	72 Boardsman Road	S	RU to RU-2
15-160	12.07.2015	325 Vermilyea Road	S	A to RR, A-10
16-001	01.18.2016	East of 55 Highway 33	M	RU to CC
16-015	02.16.2016	1337 & 1339 Hamilton Road	S	RU to RR & RU-26
16-026	03.07.2016	East of 133 Schriver Road	M	RU to RR
16-027	03.07.2016	City of Quinte West	All	Source Water Protection - IPZ
16-028	03.07.2016	318 Vermilyea Road	S	A to RR
16-042	04.04.2016	843 Maple View Road	M	A to RR, A-12
16-062	04.04.2016	City of Quinte West By-law 14-86	All	General Amendment #2
16-063	05.16.2016	635 Airport Road	S	RU to RR
16-064	05.16.2016	136 Hwy 33	M	LM to CC
16-076	06.06.2016	779 Fish and Game Club Road	S	RR to RR-38
16-077	06.06.2016	County Road 40	M	RM-H to RM
16-078	06.06.2016	143 & 145 Bay Street	T	OS to R3
16-095	07.11.2016	1693 Old Highway 2	S	RR to CR-10

Amendments to Document As Approved:				
16-104	08.08.2016	55 Halloway Road	S	RU to RR, RU-28
16-105	08.08.2016	50 John Meyers Road	S	RU to RR
16-106	08.08.2016	1616 Stockdale Road	M	RU to RR-39, RU-29
16-114	09.06.2016	133 Hearns Road	S	RU to RR
16-115	09.06.2016	674 Trenton-Frankford Road	S	RR to RR-40
16-119	10.03.2016	331 Oak Lake Road	S	RU to RR
16-132	11.07.2016	Fraser Drive	S	R4-2-H to R4-2, R2-13 & OS
16-133	11.07.2016	164 Flindall Road	M	A to RR, A-13
16-134	11.07.2016	Golf Course Road	S	RU to RU-30
16-135	11.07.2016	942 Baptist Church Road	S	RU to RR
16-151	12.05.2016	96 and 106 12 O'Clock Point Road	M	RR to RR-41, RR-42
16-152	12.05.2016	48 South Wellington Street	F	R1 to R3-11
17-012	02.06.2017	15 Riverside Drive	T	SM to SM-7
17-018	03.06.2017	48 Alyea Road	M	RU to RR
17-019	03.06.2017	208 Glen Ross Road	S	RU to RR-43
17-020	03.06.2017	North of 235 Hearns Road	S	RU to RR
17-033	04.03.2017	35 Trentside Lane	S	RR-18-H to RR-44-H
17-034	04.03.2017	2540 & 2528 Frankford Road	S	RR to RR-45
17-048	05.15.2017	2nd Dug Hill Road	M	D to CC

Amendments to Document As Approved:				
17-049	05.15.2017	23 Oak Lake Road	S	RU to RR
17-060	06.05.2017	1808 Harrington Road	S	A & RU to RR & A-14
17-061	06.05.2017	207 County Rd 5	M	CR-1 to RR
17-070	07.17.2017	61 & 63 Mill Street 46 Elgin Drive	F	CF & R1 to CF-4, R1 & R3
17-071	07.17.2017	613 Frankford Road	S	A to A-15
17-072	07.17.2017	98 & 100 Crown Street	T	R3 to R3-12
17-073	07.17.2017	City of Quinte West By-law 14-86	All	Amendment #3 – Pet Services
17-074	07.17.2017	149 North Murray Street	T	LM to SM-8
17-075	07.17.2017	2nd Dug Hill Road	M	D to GM
17-076	07.17.2017	394 Hearns Road	S	RU to RR
17-094	09.11.2017	72 Gunter Settlement Road & 27A Fitzgerald Road	M	RU to RR & RR-46
17-101	10.02.2017	50A & 50B Shier Lane	S	RR-1-H to RR-47
17-111	11.06.2017	North of 17464 & 17468 Hwy 2	M	D to R3
17-112	11.06.2017	334 Bigford Road	M	RU to RR
17-113	11.06.2017	178 Bigford Road	M	RU to RR & RU-31
17-114	11.06.2017	863 County Road 40	M	D to R2
17-131	12.04.2017	43 & 45 Wallbridge Road	S	RR to RR-48
18-008	02.05.2018	1538 Frankford-Stirling Road	S	OS to RR

Amendments to Document As Approved:				
18-009	02.05.2018	73 Potter Road	M	RU to RR
18-020	03.05.2018	55 Wallbridge Road	S	CF to RR-49
18-037	04.02.2018	980 Old Highway 2	S	CR to RM
18-038	04.02.2018	22499 Loyalist Parkway	M	RR to RR-50
18-054	05.07.2018	N of 1065 County Road 40	M	D to R2
18-055	05.07.2018	S of 274 2nd Dug Hill Road	M	D to R3-8, R5-2, OS
18-056	05.07.2018	431 Ketchesons Road	S	RU to RR
18-057	05.07.2018	60 Division Street	T	R3 to DC
18-058	05.07.2018	111 John Meyers Road	S	RR-27
18-064	06.04.2018	274 North Trent Street	F	R1 to R2-14, R2-15
18-065	06.04.2018	S of 273 Boulton Road	M	RU to RR, RU-32
18-078	07.16.2018	112 River Valley Road	S	A to RR, A-17
18-079	07.16.2018	121 Stockdale Road	M	GM to GM-3, EP
18-086	08.13.2018	67 Trentside Lane	S	RR-18-H to RR-53
18-087	08.13.2018	162 Flyboy Road	S	RU to RR, RU-33
18-088	08.13.2018	300 Bird Road	S	RR to RR-51
18-089	08.13.2018	6 Tate Road	M	RR to RR-52
18-090	08.13.2018	W of 661 Hearns Road	S	RU to RR
18-091	08.13.2018	198 Hennessey Road	M	A to RR, A-16
18-093	08.13.2018	City of Quinte West By-law 14-86	All	General Amendment #4
18-105	11.19.2018	1205 Moira Street West	S	Temporary Use

Amendments to Document As Approved:				
18-106	11.19.2018	235 Hearns Road	S	RU to RR
18-107	11.19.2018	766 Frankford Road	S	RU to RR
18-108	11.19.2018	200, 286A, 372 Hamilton Road	S	A to A-18, A-19
18-109	11.19.2018	N of 61 West Street	T	R2 to R4-5
18-112	11.19.2018	109 Dalmas Road & 1602 Old Wooler Road	M	A to RR, A-20
18-113	11.19.2018	S of 258 Flindall Road	M	RR to RR-55
18-114	11.19.2018	69 Catherine Street	T	OS to CF
19-021	03.18.2019	168 Moran Road	M	A to RR, A-21
19-022	03.18.2019	28 McMaster Road	M	RU to RR
19-023	03.18.2019	100 Bruyea Road	M	RU to RR
19-024	03.18.2019	633 Baptist Church Road	S	RU to RR
19-025	03.18.2019	9 Hillcrest Drive	M	D to R2
19-026	03.18.2019	5 Creswell Drive	T	DC to R4-6
19-036	04.15.2019	1977 & 1983 Old Highway 2	S	CR to CR-16, RU-13 to CR-16
19-037	04.15.2019	463 Oak Lake Road	S	RU to RR, RU-34
19-039	04.15.2019	City of Quinte West By-law 14-86	All	General Amendment #5
19-053	05.06.2019	Behind 212 MacLellan Avenue	T	OS to R3
19-054	05.06.2019	113 John Meyers Road	S	RR-1-H to RR-56
19-068	06.03.2019	390 Ketchesons Road	S	RU to RR-57, RU-35-H

Amendments to Document As Approved:				
19-069	06.03.2019	195 Smith Road	S	RU to RU-36
19-070	06.03.2019	130 River Road	S	RU to R2
19-071	06.03.2019	2485 Wallbridge-Loyalist Road	S	RU to RR
19-088	07.15.2019	139 Fitzgerald Road	M	RU to RR
19-089	07.15.2019	20 Old Portage Road	M	CF to RR-54
19-090	07.15.2019	203 North Huff Avenue	T	GM to GM-4
19-095	08.12.2019	28 Catherine Street 155 Henry Street	T	R3 to R4-7 & R4-8
19-096	08.12.2019	East of 1733 Fish & Game Club Road	S	RU to RR
19-097	08.12.2019	1226 Stockdale Road	M	RR to RR-58
19-098	08.12.2019	45 Halloway Road	S	RU-28 to RR
19-099	08.12.2019	44 Holland Road	M	RU to RR
19-103	09.16.2019	183 Gunter Settlement Road	M	RU to RR
19-104	09.16.2019	1338 Carman Road	M	A to RR
19-111	10.07.2019	West of 160 Huffman Road	M	RU to RR
19-112	10.07.2019	1830 Old Highway 2	S	EP to EP-2 Revise RR-22 provisions
19-113	10.07.2019	9 Begley Lane	S	RR-1-H to RR-59
19-132	12.16.2019	West of 69 Lock Road	M	RU to RR
19-133	12.16.2019	South of 18093 Telephone Road	M	RU to R2
20-002	01.13.2020	East of 16558 Highway 2	M	RU to RR

Amendments to Document As Approved:				
20-020	04.20.2020	314 Oak Lake Road	S	RU to RR
20-021	04.20.2020	359 Frankford-Stirling Road	S	EP to RR
20-044	05.19.2020	383 2nd Dug Hill Road	M	R3-5-H to R3-5 R4-3-H to R4-3
20-057	07.20.2020	West of 863 Gunter Settlement Road	M	RU to RR
20-058	07.20.2020	East of 862 Fish & Game Club Road	S	RU to RR
20-059	07.20.2020	209 Keating Road	S	RU to RU-38 RR to RR-60
20-060	07.20.2020	13 Philburn Road	S	RU to RM
20-067	08.10.2020	788 Gallivan Road	S	MX-H to RR
20-068	08.10.2020	1086 Stockdale Road	M	RU to RR
20-088	10.05.2020	City of Quinte West By-law 14-86	All	General Amendment #6
20-104	11.02.2020	11 Canal Street	T	LM to C-51
20-105	11.02.2020	1963 Old Highway 2	S	Amend CR-10
20-106	11.02.2020	17 Sidoaks Lane	S	RR-1-H to RR-62
20-121	12.07.2020	371 Stoney Point Road 215 Barcovan Beach Road	M	RU to RU-40-H RU to RU-41-H
20-122	12.07.2020	187 Airport Road	S	RU to RU-42
20-123	12.07.2020	Marsh Hill Road (Doornbos)	S	RU to RR
21-003	01.11.2021	43 & 45 Wallbridge Road	S	Revise RR-48 provisions
21-011	02.16.2021	103 & 105 Potter Road	M	RU to RR
21-012	02.16.2021	East of 255 Huffman Road	S	RU to RR & ESA

Amendments to Document As Approved:				
21-038	04.05.2021	285 Bellevue Drive	S	RU-20 to RM-6
21-039	04.05.2021	43 Victoria Street	F	R1 to R3-13
21-040	04.05.2021	4 Douglas Road	T	LM to CC-9
21-041	04.05.2021	2 Ryan Crescent	T	LM to CC-10
21-053	05.03.2021	246 English Settlement Road	M	A to RR & A-22
21-054	05.03.2021	342 English Settlement Road	M	A to RR & A-23
21-055	05.03.2021	231 Marsh Hill Road	S	RR to RU
21-056	05.03.2021	2 & 10 Palmer Road	M	RR to RU & A to A-24
21-057	05.03.2021	745 MacKenzie Road	S	RU to RR
21-069	06.07.2021	1226 Stockdale Road	M	RR-58 to CR
21-070	06.07.2021	345 Schriver Road	M	RU to RU-43
21-071	06.07.2021	North of 368 Bigford Road	M	RU to RR
21-078	07.19.2021	16488 & 16498 Highway 2	M	RU to RU-37
21-079	07.19.2021	496 Highway 33 233 Lock Road 247 Lock Road	M	RR to RR-64 RR to RR-65 RR to RR-66
21-080	07.19.2021	223 Jeffrey Drive	S	RR & RR-24-H to RR, RR-24-H & RR-67
21-081	07.19.2021	36 Webb Road	M	GM to CC-11
21-093	08.09.2021	1328 Fish & Game Club Road	S	RU to RR & RU RU to RU-44
21-096	09.13.2021	141 Barcovan Beach Road	M	RU-40-H to RU-40
21-097	09.13.2021	141 Fish & Game Club Road	S	RU to RR
21-112	10.04.2021	Rorabeck Road	S	A to RR

Amendments to Document As Approved:				
21-131	11.15.2021	54 Glen Ross Road	S	RU to RR
21-132	11.15.2021	443 Miron Road	M	RU to RR
21-133	11.15.2021	Stacey Road	M	RU to RR
21-134	11.15.2021	99 Dufferin Avenue	T	Temporary Use
21-136	11.15.2021	Highway 2	M	D & RU to R3-8, RU-45 & OS
21-139	11.15.2021	99 Dufferin Street	T	Definition Amendment
21-148	12.06.2021	684 & 728 Flying Club Road	S	RU-11 to RM & RU
21-149	12.06.2021	17520 Telephone Road	M	D & R2 to R2-16, R3-14, R3-15, R4-9, CF-6, CF-7, OS & EP
22-004	01.17.2022	63 Whites Road	S	D-1 to MHR-4
22-013	02.07.2022	186 Howes Road	S	MX to RU
22-014	02.07.2022	246 Bird Road	S	RU to RR & RU-44
22-015	02.07.2022	152 Dundas Street East	T	CC to R3-16
22-047	05.16.2022	168 Moran Road Southside Moran (Across from 168)	M	A-21 to RR-63 & A-21 A to A-21
22-048	05.16.2022	2 Carr Road	M	RU to RU-46
22-049	05.16.2022	1482 Harrington Road	S	A to RR & A to A-25
22-050	05.16.2022	1610 Trenton-Frankford Road	S	SM-6-H to GM-5
22-061	06.06.2022	1275 Glen Miller Road	S	RR to RR-68
22-062	06.06.2022	114 McCauley Road	M	Revise RR-5 provisions
22-063	06.06.2022	1988 County Road 64	M	RR-2 to RR-3

Amendments to Document As Approved:				
22-076	07.18.2022	178 Lester Road	S	CF & R2 to R3
22-077	07.18.2022	17378 Highway 2	M	D to CC
22-092	08.08.2022	153 Keating Road	S	RU to RR
22-093	08.08.2022	16425 Highway 2	M	CR to RR
22-094	08.08.2022	154 Lester Road	S	R2 to R3
22-095	08.08.2022	49 Glen Ross Road	S	A to A-26
22-096	08.08.2022	15 Bay Street	T	DC to R4-12
22-106	09.12.2022	1206 Moira Street West	S	RR to RR-69
22-107	09.12.2022	205 Barcovan Beach Road	M	RU-41-H to RU-41 & PSW
22-126	11.14.2022	526 Stacey Road	M	A & RU to RR & A-27
22-127	11.14.2022	22571 Loyalist Parkway	M	D & RR to RR-72, RR-73 & EP-3
22-128	11.14.2022	20 South Street	T	CF to R4-10
22-129	11.14.2022	22453 Loyalist Parkway	M	RR to RR-70 & RR-71
22-130	11.14.2022	518 Marsh Hill Road	S	RU to RR
22-131	11.14.2022	331C Oak Lake Road	S	RU to RR & RU-47
23-039	03.08.2023	16070 Highway 2	M	CR to CR-17
23-040	03.08.2023	247 Wallbridge Road	S	RU to RR
23-041	03.08.2023	21886 Loyalist Parkway	M	RU, RR, PSW to RU, PSW, RU-48 & RU-49
23-043	03.08.2023	366 Cooke Armstrong Road	S	RU to RU-50 & RR-74
23-044	03.08.2023	764B Old Highway 2	S	CR to CR-18

Amendments to Document As Approved:				
23-059	04.05.2023	467 Front Street	T	R3 to R3-17
23-060	04.05.2023	N of 798 White's Road	S	A to A-28
23-061	04.05.2023	99 Ontario Street	T	R4 to R4-11
23-070	05.17.2023	1235 Fish & Game Club Road	S	RU to RR-75
23-071	05.17.2023	460 Downs Road	M	RU to RU-51 & RR
23-086	06.14.2023	21 River Valley Road	S	RU to RU-52 & RR-76
23-087	06.14.2023	52 Heber Street	T	R3 to R3-18 & R3-19
23-088	06.14.2023	Part of 177 North Huff Avenue	T	GM to GM-6
23-089	06.14.2023	305 Oak Lake Road	S	RU to RR & RU-53
23-090	06.14.2023	East of 130 Dundas Street East	T	CC to CC-12
23-101	07.12.2023	Windover Street	F	R2 to R3 & R3-20
23-110	08.09.2023	274 Huffman Road West of 252 Huffman Road	F	RU to RR RR to RU-54
23-111	08.09.2023	1091 Moira Street	S	RU to RC
23-112	08.09.2023	22 McCann Street	T	R3 to R3-21 & R3-22
23-113	08.09.2023	East of 1171 Moira Street West	S	RU to RC
23-114	08.09.2023	7 & 9 Douglas Road	T	LM to SM-12
23-115	08.09.2023	NW of 38 Thomas Bata Boulevard	S	R4 to R4-13
23-122	09.06.2023	1415 Frankford-Stirling Road	S	RU to RR-77 & RU-55
23-123	09.06.2023	Windover Street	F	R1 to R3-23
23-137	10.04.2023	Between 37 & 27 Huffman Road	F	R2-2 to R3-24
23-139	10.04.2023	41, 47, 57 Stella Crescent	T	R4 to CF & R5-3

Amendments to Document As Approved:				
23-141	10.04.2023	398 Downs Road	M	RU to RR
23-148	11.01.2023	40 Frankford Crescent	T	SM-1 to R3-25-H
23-149	11.01.2023	Rosewood Subdivision Ph 4, St 2/3	S	R2 to R3
23-150	11.01.2023	130 A & B Roblin Road	S	A to A-29 & RR-78
23-151	11.01.2023	514 Old Highway 2	S	RR to CR
23-170	12.13.2023	Stonecrest Phases 5 & 6	S	OS, EP & R2-5 to PSW, EP, OS & R2-17
23-172	12.13.2023	79 East Davis Street	T	CC to CC-13
23-173	12.13.2023	17524 Highway 2	M	CC to CC-14-H
24-006	01.10.2024	137 McCauley Road	M	RR & RU to RR-79 & RU-56
24-007	01.10.2024	564 & 578A Old Highway 2	S	RR to R3-26
24-010	01.10.2024	City of Quinte West By-law 14-86	All	General Amendment #7
24-014	02.07.2024	260 North Trent Street	F	R2-1 & EP to R2-1 (amended), EP-4 & EP
24-020	02.07.2024	1330 Frankford Road	S	RU to RR
24-021	02.07.2024	74 Pines Lane	S	RR-1-H to RR-80
24-026	03.06.2024	13 Philburn Road	S	RU & A to RR & RU-57
24-027	03.06.2024	390 Sidney Street	T	LM to LM-5
24-028	03.06.2024	10 Trenton Street	T	CC to R5-4
24-030	03.06.2024	63 Holland Road	M	RC-1 to RR
24-034	05.15.2024	16136 Highway 2	M	RR to RR-81

Amendments to Document As Approved:				
24-044	04.17.2024	832 County Road 5	M	MX-1 to RR-82
24-045	04.17.2024	18 Edward Street	T	R2 to R3-27 & R4-14
24-046	04.17.2024	West of 236 Fish and Game Club	S	RU to RR
24-047	04.17.2024	Across from 314 Stockdale Road	M	RU to RR & EP
24-048	04.17.2024	525 Foxboro-Stirling Road	S	A to A-30
24-050	04.17.2024	41, 47, 57 Stella Crescent	T	R5-3 (Amended)
24-068	05.15.2024	102 Oak Lake Road	S	RR-1-H to RR-83
24-069	05.15.2024	178 Lester Road	S	R3 to R3-28
24-083	06.19.2024	83 Mitchell Road	M	RU, MX, PSW to RU & PSW
24-084	06.19.2024	451 Baptist Church Road	S	RU, RR, PSW to RR, RU-58 & PSW
24-085	06.19.2024	East of 141 Roblin Road	S	RU to RR
24-094	07.17.2024	1457 Fish & Game Club Road	S	RU to RR
24-095	07.17.2024	126 Oak Lake Road	S	RR-1-H to RR-84
24-099	07.17.2024	100 East Davis Street	T	CC to R5-5
24-100	07.17.2024	292 Glen Miller Road	S	D-1 to D-2
24-106	08.14.2024	991 Old Highway 2	S	D-1, PSW to CR-19, D-1 & PSW
24-109	08.14.2024	37 & 39 Bay Street	T	R3, OS to R3-29 & OS-1
24-121	10.16.2024	1610 Trenton-Frankford Road	S	SM-6-H to GM-5 & EP
24-127	10.16.2024	2nd Dug Hill Road (Appledene South)	M	D to R3, OS & EP
24-135	11.20.2024	416 Glen Ross Road E of 422 Glen Ross Rd	S	RR to RR-86 RU-15 & RR to RR-86,

Amendments to Document As Approved:				
				RU-59 & RR
24-136	11.20.2024	South of Grills Road	S	RR & A to RR-87 & A-31
24-148	12.11.2024	82 Victoria Street	F	R2 to R4-16
25-001	1.22.2025	1205 Moira Street West	S	RR to RR-69
25-004	1.22.2025	2 Fourth Avenue	T	R2 to R4-15
25-014	2.19.2025	172 Marsh Point Lane	S	RR, PSW, EP to RR-89, PSW & EP
25-015	2.19.2025	567 Downs Road	M	RU to RR
25-016	2.19.2025	267 & 287 Wallbridge Road	S	RR to RR-90
25-025	3.19.2025	City of Quinte West By-law 14-86	All	General Amendment #8
25-038	4.16.2025	899 Old Highway 2	S	MHR to RR-91
25-055	5.21.2025	297 Zion Road	M	A to RR & RU
25-056	5.21.2025	North of 78 Teal Road	M	RR & EP to RR-92 & EP
25-072	6.18.2025	85 Factory Road	S	RU to RR
25-073	6.18.2025	576 2nd Dug Hill Road	M	D to RR-H & RR-93
25-075	8.13.2025	City of Quinte West By-law 14-86	Q	General Amendment #9
25-087	7.16.2025	1675 County Road 64	M	RC & PSW to RR, RC-3, PSW & EP
25-089	7.16.2025	West of 176 Teal Road	M	RU to RR
25-099	8.13.2025	3 & 5 Wilson Crescent	T	R2 to R3-30 & R3-31
25-100	8.13.2025	South of 926 Grills Road	S	A to RR-87 & A-31
25-101	8.13.2025	267 & 287 Wallbridge Road	S	RR to RR-90

Amendments to Document As Approved:				
25-102	8.13.2025	576 2nd Dug Hill Road	M	D to RR-93 & RR-94-H
25-118	9.17.2025	672 Fish And Game Club Road 694 Fish And Game Club Road	M	A to RR RR to A
25-119	9.17.2025	5 Birch Street	T	R2 to R3
25-122	9.17.2025	470 Deer Run Road	S	RU to RR
25-125	10.1.2025	City of Quinte West By-law 14-86	Q	General Amendment #10
25-127	11.19.2025	City of Quinte West By-law 14-86	Q	General Amendment #11
25-128	10.15.2025	48 Alyea Road	M	RU to RR
25-129	10.15.2025	20 South Street	T	CF to R4-17
25-136	10.15.2025	805 Glen Miller Road	S	RU to RR & EP
25-167	12.17.2025	East of 135 Huffman Road	S	RU to R2 & R3-9
25-168	12.17.2025	99 Dufferin Avenue	T	Temporary Use Extension
25-169	12.17.2025	1168 Jamieson Road	M	RU to RU-60 & RR-85
25-170	12.17.2025	101 Downs Road	M	RU-4 to RU-61 & EP
26-003	1.21.2026	City of Quinte West By-law 14-86	Q	General Amendment #12
26-005	1.21.2026	148B Lester Road	S	R2 to R3 & R3-32
26-007	1.21.2026	153 Keating Road	S	RU to RR
26-009	1.21.2026	350 Glen Miller Road	S	D-1 to D-3

Table of Contents

1. Title and Components 26
- 1.1 Title of By-law 26
- 1.2 Compliance with Zoning By-law 26
- 1.3 Minor Variances to Former By-laws 26
- 1.4 Site Plan Agreements and Site Plan Approvals 26
- 1.5 Validity 27
- 1.6 Application 27
- 1.7 Interpretation 27
- 1.8 Zone Symbols 27
- 1.9 Exception Zone Symbols 28
- 1.10 Interpretation of Zone Boundaries 28
- 1.11 Zoning Administration 28
- 1.12 Application of Other Statutes and By-laws 29
- 1.13 Occupancy Permit 29
- 1.14 Occupancy of Uncompleted Dwellings 29
- 1.15 Buildings or Structures to be Moved 29

2. Zone Classification 30
- 2.1 Zones 30
- 2.2 Zone Classification 30

3. Definitions 32

4. General Provisions 86
- 4.1 Accessory Buildings, Structures and Uses 86
- 4.2 Additional Residential Units 89
- 4.3 Backyard Hens 91
- 4.4 Bed and Breakfast Establishments 91
- 4.5 Buffer Strip Regulations 91
- 4.6 Compliance with Other Laws 92
- 4.7 Established Building Line 92
- 4.8 Fences 93

4.9 Frontage Requirements 93
4.10 Garden Suites 94
4.11 Height Exceptions 94
4.12 Holding Zone Provisions 95
4.14 Home Industries 96
4.16 Marina Provisions 98
4.17 Minimum Distance Separation 98
4.18 Multiple Uses on One Lot 99
4.19 Multiple Zones on One Lot 99
4.20 Non-Complying Buildings and Structures 99
4.21 Non-Complying Lots 100
4.22 Non-Conforming Uses 101
4.23 Outdoor Display and Sales 101
4.24 Outdoor Furnace 102
4.25 Outdoor Storage 102
4.27 Public Uses 104
4.28 Ramps and Barrier-Free Access 105
4.29 Reduction of Requirements 105
4.30 Restaurant Patios 105
4.31 Shipping Containers 106
4.32 Sight Triangles 107
4.33 Special Setbacks 108
4.34 Swimming Pools and Pool Pumps, Filters and Heaters (By-law 20-088) 110
4.35 Through Lots 110
4.36 Uses of Lots without Buildings 110
4.37 Wayside Pits and Quarries 110
5. Parking and Loading Space Provisions 111
5.1 Applicability of this Section 111
5.2 Calculation of Parking Requirement 111

5.3 Dimensions of Parking Spaces 112
5.4 Location of Required Parking 113
5.5 Surface Treatment 114
5.6 Exclusive Use of a Parking Space 114
5.7 Parking Required for Outdoor Patios 114
5.8 Access to Parking Areas and Parking Spaces 114
5.9 Unlicensed Motor Vehicles 115
5.10 Parking of Recreational Trailers, Vehicles or Boats 116
5.11 Parking Garages 117
5.12 Parking Exempt Areas 117
5.13 Non-Residential Parking Requirements 118
5.14 Accessible Parking Spaces 120
5.15 Residential Parking Provisions 122
5.16 Residential Parking Requirements 125
5.17 Drive-Through Service Facilities 126
5.18 Loading Space Requirement 127
6. Rural (RU) Zone 129
6.1 Permitted Uses 129
6.2 Regulations For Permitted Uses 129
6.3 General Zone Provisions 130
6.4 Rural (RU) Exception Zones 130
7. Agricultural (A) Zone 146
7.1 Permitted Uses 146
7.2 Regulations For Permitted Uses 146
7.3 General Zone Provisions 146
7.4 Agricultural (A) Exception Zones 147
8. Rural Residential (RR) Zone 154
8.1 Permitted Uses 154
8.2 Regulations For Permitted Uses 154
8.3 General Zone Provisions 154

8.4 Rural Residential (RR) Exception Zones 155
9. Residential Type 1 (R1) Zone 182
9.1 Permitted Uses 182
9.2 Regulations For Permitted Uses 182
9.3 General Provisions 182
10. Residential Type 2 (R2) Zone 183
10.1 Permitted Uses 183
10.3 General Provisions 183
11. Residential Type 3 (R3) Zone 190
11.1 Permitted Uses 190
11.3 General Provisions 192
11.4 Residential Type 3 (R3) Exception Zones 192
12. Residential Type 4 (R4) Zone 202
12.1 Permitted Uses 202
12.2 Regulations For Permitted Uses 202
12.3 General Provisions 203
12.4 Residential Type 4 (R4) Exception Zones 203
13. Residential Type 5 (R5) Zone 211
13.1 Permitted Uses 211
13.2 Regulations For Permitted Uses 211
13.3 General Provisions 211
13.4 Residential Type 5 (R5) Exception Zones 212
14. Mobile Home Residential (MHR) Zone 214
14.1 Permitted Uses 214
14.3 General Provisions 215
14.4 Mobile Home Residential (MHR) Exception Zones 215
15. Downtown Commercial (DC) Zone 217
15.1 Permitted Uses 217
15.2 Regulations For Permitted Uses 218
15.3 General Provisions 219

15.4 Downtown Commercial (DC) Exception Zones 219
16. Corridor Commercial (CC) Zone 221
16.1 Permitted Uses 221
16.2 Regulations For Permitted Uses 222
16.3 General Provisions 223
16.4 Corridor Commercial (CC) Exception Zones 223
17. Neighbourhood Commercial (NC) Zone 228
17.1 Permitted Uses 228
17.2 Regulations For Permitted Uses 228
17.3 General Provisions 228
17.4 Neighbourhood Commercial (NC) Exception Zones 229
18. Commercial Rural (CR) Zone 230
18.1 Permitted Uses 230
18.2 Regulations For Permitted Uses 230
18.3 General Provisions 231
18.4 Commercial Rural (CR) Exception Zones 231
19. Rural Industrial (RM) Zone 239
19.1 Permitted Uses 239
19.2 Regulations For Permitted Uses 239
19.3 General Provisions 240
19.4 Rural Industrial (RM) Exception Zone 240
20. Recreation Commercial (RC) Zone 243
20.1 Permitted Uses 243
20.2 Regulations For Permitted Uses 243
20.3 Requirements For Camping Lots 245
20.4 General Zone Provisions 245
20.5 Recreation Commercial (RC) Exception Zones 246
21. Light Industrial (LM) Zone 248
21.1 Permitted Uses 248
21.2 Regulations For Permitted Uses 248

21.3 General Zone Provisions 249
21.4 Light Industrial (LM) Exception Zones 249
22. General Industrial (GM) Zone 253
22.1 Permitted Uses 253
22.2 Regulation For Permitted Uses 253
22.3 General Zone Provisions 254
22.4 General Industrial (GM) Exception Zones 254
23. Service Industrial (SM) Zone 257
23.2 Regulations For Permitted Uses 258
23.3 General Zone Provisions 259
23.4 Service Industrial (SM) Exception Zones 259
24. Extractive Industrial (MX) Zone 264
24.1 Permitted Uses 264
24.3 Requirements for the Removal of Holding 264
24.4 General Zone Provisions 265
24.5 Extractive Industrial (MX) Exception Zones 265
25. Waste Management (WM) Zone 266
25.1 Permitted Uses 266
25.2 Regulations For Permitted Uses 266
25.3 General Zone Provisions 266
25.4 Waste Management (WM) Exception Zones 267
26. Community Facility (CF) Zone 268
26.1 Permitted Uses 268
26.2 Regulations For Permitted Uses 268
26.3 General Zone Provisions 269
26.4 Community Facility (CF) Exception Zones 269
27. Open Space (OS) Zone 272
27.1 Permitted Uses 272
27.2 Regulations For Permitted Uses 272
27.3 General Zone Provisions 272

27.4 Open Space (OS) Exception Zones 272
28. Development (D) Zone 273
28.1 Permitted Uses 273
28.2 Regulations For Permitted Uses 273
28.3 General Zone Provisions 273
28.4 Development (D) Exception Zones 274
29. Environmental Protection (EP) Zone 275
29.1 Permitted Uses 275
29.2 General Zone Provisions 275
29.3 Environmental Protection (EP) Exception Zones 275
30. Provincially Significant Wetland (PSW) Zone 277
30.1 Permitted Uses 277
30.2 General Zone Provisions 277
31. Overlay Zones 278
31.1 Environmentally Sensitive Areas (ESA) Zone 278
31.4 Waste Disposal Assessment Area 279
31.5 Source Water Protection (SWP) Zone 280
32. Penalties and Adoption 282
32.1 Power to Restrain 282
32.2 Contravention and Penalty 282
32.3 Repeals 282
32.4 Effective Date 282

1. Title and Components

1.1 Title of By-law

This By-law may be cited as the "The City of Quinte West Comprehensive Zoning By- law".

1.2 Compliance with Zoning By-law

No land, building, structure, excavation, lot or premises shall be used or occupied and no building, structure or excavation shall be erected, altered or made, in whole or in part, for any purpose EXCEPT in conformity with the provisions of this By-law**.**

1.3 Minor Variances to Former By-laws

Where the Committee of Adjustment of the City of Quinte West or the former Township of Sidney, former Township of Murray, former Village of Frankford or the former City of Trenton or the Ontario Municipal Board has authorized a minor variance from the provisions of By-laws 2076-80, 78-694, 97-574 and 77-3359 as amended, in respect of any land, building or structure and the decision of the said Committee of Adjustment or the Ontario Municipal board authorizing such minor variance has become final and binding prior to the effective date of this By-law, the provisions of this By-law, as they apply to such land, building or structure, shall be deemed to be modified but only to the extent necessary to give effect to the provisions of that previous minor variance.

1.4 Site Plan Agreements and Site Plan Approvals

Where a Site Plan Agreement has been entered into prior to the effective date of this By- law or where Site Plan Approval has been granted by the City but a Building Permit for the development in either circumstance has not been issued, the provisions of this By- law, as they apply to such land, building or structure, shall be deemed to be modified to the extent necessary to give effect to such Site Plan Agreement or Site Plan Approval, provided that the Building Permit is issued within one (1) year of the effective date of this By-law. If a Building Permit is not issued within one (1) year of the effective date of this By-law a new Site Plan Agreement will be required

1.5 Validity

(By-law 18-093)

If any section, clause or provision of this By-law, including anything contained in the Schedules attached hereto, is for any reason declared by a court of competent jurisdiction invalid, such declaration does not affect the validity of this By-law as a whole and all the remaining sections, clauses, provisions or Schedules of this By-law remain in full force and effect until repealed.

Declaration: Schedules A, B, C, D, E, F, G, and H attached hereto form an integral part of this By-law.

1.6 Application

This By-law shall apply to and be enforceable within the municipal boundaries of the City of Quinte West.

1.7 Interpretation

Unless the contrary intention appears in this By-law, words importing the singular number or the masculine gender only, include more persons, parties or things of the same kind than one, and females as well as males, and the converse. Words used in the present tense include the future, and the word "shall" is mandatory and not directory.

"Illustrations" and "Notes" contained in this By-law are provided for information and convenience, and do not form part of this By-law.

1.8 Zone Symbols

The Zone symbols used on the Schedules to this By-law refer to the use of land, buildings and structures and excavations permitted by this By-law in the zone categories. In this By-law whenever the word “Zone” is used, preceded by any of the symbols, such Zone shall mean any area within the City of Quinte West delineated on the Schedules to this By-law and designated thereon by the symbol.

1.9 Exception Zone Symbols

Where a Zone symbol on the attached schedule(s) is followed by one or more numbers following the dash (-) symbol, such as R1-1, the numbers/letters following the dash (-) symbol refer to subsections in each of the parent zone classification. Lands zoned in this manner shall be subject to all the restrictions of the Zone, except as may otherwise be provided by the Exception Zone Provisions.

1.10 Interpretation of Zone Boundaries

When determining the boundary of any Zone as shown on any Schedule forming part of this By-law, the following provisions shall apply:

(a) A boundary following a highway, street, lane, railway right-of-way, utility corridor, hydro corridor or watercourse shall be the centerline of such highway, street, lane, railway right-of-way, utility corridor, hydro corridor or watercourse;

(b) A boundary indicated as substantially following lot lines shown on a Registered Plan of Subdivision or the municipal boundaries shall follow such lot lines or municipal boundaries;

(c) A boundary indicated as following a lot line abutting an unopened road allowance shall follow the centerline of such road allowance;

(d) Where a lot falls into two or more Zones, each portion of the lot shall be used in accordance with the provisions of this By-law for the applicable Zone; and,

(e) Where none of the above provisions apply, the Zone boundary shall be scaled from the Schedule(s).

In no case is a Zone boundary dividing a lot into two or more Zone categories intended to function as a property boundary.

1.11 Zoning Administration

This By-law shall be administered and enforced by the By-law Enforcement Officer.

1.12 Application of Other Statutes and By-laws

Nothing in this By-law shall relieve any person from the obligation to comply with the requirements of any applicable statute or regulation or of any applicable by-law of the City of Quinte West, or the obligation to obtain any license, permit, authority or approval required under any by-law of the City of Quinte West.

1.13 Occupancy Permit

No change may be made in the type or use or activity of any lot covered by this By-law, or of any building or structure until an Occupancy Certificate has been issued by the Chief Building Official.

1.14 Occupancy of Uncompleted Dwellings

No dwelling house shall be used for human habitation until the Building Code Act. R.S.O., 1990, as amended and the Regulations passed thereunder have been complied with and an Occupancy Permit has been obtained.

1.15 Buildings or Structures to be Moved

In all Zones, no buildings, or structures, residential or otherwise, normally requiring a building permit for construction shall be moved within the area affected by this By-law without a Building Permit.

2. Zone Classification

2.1 Zones

(By-law 18-093)

For the purposes of this By-law, the whole of the City of Quinte West is divided into various zones as named and described in the following sections, the boundaries of which are shown on Schedules A, B, C, D, E, F, G, H, all of which are attached to and form part of this By-law.

2.2 Zone Classification

For the purposes of this By-law, reference may be made to individual or categories of zones as set out below:

Rural/Agricultural Zone	**Zone Symbol**
Rural Zone	RU
Agricultural Zone	A
Residential Zone	
Rural Residential	RR
Residential Type 1	R1
Residential Type 2	R2
Residential Type 3	R3
Residential Type 4	R4
Residential Type 5	R5
Mobile Home Residential	MHR
Commercial Zones	
Downtown Commercial	DC
Corridor Commercial	CC
Neighbourhood Commercial	NC
Commercial Rural	CR
Recreation Commercial	RC

Industrial Zones	
Light Industrial	LM
General Industrial	GM
Service Industrial	SM
Extractive Industrial	MX
Waste Management Zone	WM
Rural Industrial	RM
Community/Open Space Zone	
Community Facility	CF
Open Space	OS
Development	D
Environmental Zones	
Environmental Protection	EP
Provincially Significant Wetland	PSW
Overlay Zone	
Environmentally Sensitive Areas	ESA
Flooding Hazard	
Waste Disposal Assessment Area	
Source Water Protection	SWP

3. Definitions

Abattoir
Means a slaughter-house designed for the purpose of killing animals, skinning, dressing and cutting up of carcasses, wrapping for sale for human consumption with cooler and freezer storage, and may include indoor confinement of animals while awaiting slaughter, but shall not include the manufacturing of meat by-products or any process related to rendering plants such as the manufacture of tallow, grease, glue, fertilizer, or any other inedible product. An abattoir may include the retail and wholesale sale of products processed on the site.

Accessory Building or Structure (By-law 24-010)
Means a building or structure, the use of which is customarily incidental and subordinate to a principle use, and located on the same lot therewith.

Accessory Farm Employee Accommodation
Means buildings or structures that are designed to be used for the accommodation of employees of the main agricultural use on the same lot as the main agricultural use on a temporary or permanent basis.

Accessory Use
Means a use customarily incidental and subordinate to, and exclusively devoted to the use of the lot, building or structure and located on the same lot as such main use.

Additional Residential Unit (ARU) (By-law 25-025)
Means a self-contained residential dwelling unit, complete with separate kitchen and bathroom facilities that is subordinate to a detached, semi-detached, duplex or townhouse dwelling. Additional Residential Units may be located within the primary building or within an accessory building or structure on the same lot as the primary dwelling.

Adult Entertainment Establishment
Means any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, goods or services or entertainment appealing to or designed to appeal to erotic or sexual appetites or inclinations. Adult entertainment establishment includes an adult entertainment parlour, adult video store, adult specialty store and body rub parlour.

For the purposes of the definition of *adult entertainment establishment*, the following definitions also apply:

"goods" includes books, magazines, pictures, slides, film and all other types of electronic media, and any other viewing or listening matter, clothing and accessories;
"Services or entertainment" includes activities, facilities, performances, exhibitions, viewings and encounters but does not include the exhibition of film approved under the *Theaters Act;*

"services or entertainment which are designed to appeal to erotic or sexual appetites or inclinations" and includes,

Services or entertainment of which a principal feature or characteristic is the nudity or partial nudity of any person, including, but not limited to the nudity or partial nudity of specified body areas; and,

Services or entertainment in respect of which the word "nude", "naked", "topless", "bottomless", "sexy", or any other word or any other picture, symbol or representation having like meaning or implication, is used in any advertisement.

Adult Entertainment Parlour
Means any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, services appealing to erotic or sexual appetites or inclinations.

For the purposes of the definition of *adult entertainment parlour,* the following definitions also apply:

"Services" includes activities, facilities, performances, exhibitions, viewings and encounters but does not include the exhibition of film approved under the *Theaters Act;*

"Services designed to appeal to erotic or sexual appetites or inclinations" includes, services of which a principal feature or characteristic is the nudity or partial nudity of any person;

Services in respect of which the word "nude", "naked", "topless", "bottomless", "sexy" or any other word or any other picture, symbol or representation having like meaning or implication, is used in any advertisement.

Adult Specialty Store
Means a premises specializing in the sale of a variety of goods and materials made or designed to appeal to erotic or sexual appetites, but does not include a *retail* store or convenience retail store.

Adult Video Store
Means an establishment where pre-recorded video tape, video discs, films and/or slides made or designed to appeal to erotic or sexual appetites or depicting sexual acts are offered for rent or sale where the proportion of adult videotapes to non-adult videotapes offered is equal to or exceeds the ration of 10:100 (adult videotape to non-adult videotape). An *adult video store* shall not include facilities for the screening or viewing of such products.

Aggregate
Means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act.

Aggregate Processing Plant
Means equipment for the crushing, screening or washing of aggregate, but does not include a concrete batching plant or an asphalt plant.

Aggregate Transfer Station
Means an area of land where aggregate products are temporarily stored prior to shipment and may include facilities for the administration or management of the business and the storage of required equipment, but does not include the retail sale of aggregate products.

Agricultural Processing Facility
Means a facility in which agricultural products undergo a process which may add value or extend the season for which they are available.

Agricultural Use
Means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fiber, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and other similar uses and associated on-farm buildings and structures.

Air Conditioner
Means equipment designed to cool the interior of buildings or structures and which are normally located outside and/or on a roof of such buildings or structures.

Aisle
Means an area of land used by motor vehicles to access parking spaces.

Alter
Means when used in reference to a building or part thereof, to change any one or more of the internal or external dimensions of such building, or to change the type of construction of the exterior walls or roof thereof. When used in reference to a lot, the word “alter” means to decrease the width, depth or area thereof or to decrease the width, depth or area of any required yard, setback, landscaped open space or parking area, or to change the location of any boundary of such lot with respect to a public highway or laneway, whether such alteration is made by conveyance of any portion of said lot, or otherwise. The words “altered” and “alteration” shall have a corresponding meaning.

Amusement Machine – Deleted (By-law 20-088)

Animal Shelter
Means a premises where abandoned, lost or rescued animals are sheltered or boarded for the purposes of adoption or claiming, but shall not include an animal clinic or kennel.

Arena
Means a building, or part of a building, in which the principle facilities provided are for such recreational activities as curling, skating, hockey, lacrosse, broomball, or similar athletic activity, which facilities may include dressing rooms, concession booths, bleachers, plant equipment for the making of artificial ice and such other facilities as are normally considered incidental and subordinate hereto.

Art Gallery (By-law 21-139)
Means a premise used for any combination of the preservation, exhibition or sale of paintings, sculptures, castings, exhibits, and similar objects of interest, educational, or high value or other works of art.

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, and includes stockpiling and storage of bulk materials used in the process.

Assembly Hall
Means a building, or part of a building, in which facilities are provided for such purposes as meetings for athletic, civic, educational, political, religious or social purposes and may include a banquet hall, private club or fraternal organization.

Attached
Means a building otherwise complete in itself, which depends for structural support or complete enclosure, upon a division wall or walls shared in common with an adjacent building or buildings. Such shared or common wall shall be a minimum of 1 metre in length.

Attic
Means the portion of a building situated between the roof and the ceiling of the top storey, which is not a one-half storey.

Auction Sales Establishment
Means an establishment used for the sale of items in which the price is determined through bidding and may include, as an accessory use, an outdoor display and sales area.

Balcony
Means an outdoor living area on a partially enclosed platform attached to or extended horizontally from one or more main walls of a building and which is not accessed by stairs from the outside.

Banquet Hall
Means a premises used for the purpose of catering to banquets, weddings, receptions or similar functions for which food and beverages may be prepared and served.

Basement
Means that portion of a building between two floor levels, which is partially below grade, but which has at least one half of its clear height above grade.

Bed And Breakfast Establishment
Means a private dwelling in which a maximum of three (3) guest rooms are made available for rent to the travelling or vacationing public, whether rented regularly, seasonally or occasionally. Such establishment may offer meals to those persons patronizing the establishment. A bed and breakfast establishment shall not include a restaurant, hotel, motel or any other form of tourist establishment.

Boarding, Lodging or Rooming
Means a building or portion thereof that has a building height not exceeding 3 storeys and a building area not exceeding 600 m² in which lodging is provided for more than 4 persons in return for remuneration or for the provision of services or for both and in which the lodging rooms do not have both bathrooms and kitchen facilities for the exclusive use of the occupants of the guest rooms, but shall not include a hotel, motel, motor hotel, apartment, hospital, group home or other institution, eating establishment, retirement home, or a bed and breakfast establishment. A Boarding, Lodging or Rooming House shall be permitted only by amendment to this Bylaw.

Boat Docking and Launching Facility
Means a structure used to take a boat into or out of a waterbody or watercourse or to moor a boat. This definition shall include a boat launching ramp, boat lift or dock, but shall not include a boat house nor any building used for human habitation or any boat servicing, repair or sales facility.

Boat House, Private
Means a detached accessory building or structure, which is designed or used for the sheltering of a boat or other form of water transportation and may include storage of household equipment incidental to the residential use permitted on the lot, but shall not include any areas for human habitation.

Body Rub
Means the kneading, manipulating, rubbing, massaging, touching or stimulating, by any means, of a person's body or part thereof, but does not include:

Medical or therapeutic treatment given by a person duly qualified, licensed or registered to do so under the laws of the Province of Ontario; and,

Alternative health care services, such as shiatsu and reflexology, given by a person duly qualified to provide such services through completion of formal courses and education and training in the provision of such service offered by an organization or institution that has the qualifications to provide such services.

Body Rub Establishment
Means a premises where a Body Rub is performed, offered or solicited in pursuance of a trade, calling, business or occupation, but shall not include:

Any premises where Body Rubs are performed for the purpose of medical or therapeutic treatment and are performed by persons duly qualified, licensed or registered to do so under the laws of the Province of Ontario; and,

Any premises where Body Rubs are performed for the purpose of alternative health care services, such as shiatsu and reflexology, given by a person duly qualified to provide such services through completion of formal courses and education and training in the provision of such service offered by an organization or institution that has the qualifications to provide such services.

Buffer Strip
Means an area which shall be used for no purpose other than landscaping, including decorative rock treatments or other required structural features, a row of trees or a continuous massing of deciduous and coniferous shrubs. The remainder of such buffer strip shall be used for no purpose other than landscaping features, planting trees, shrubs, annuals and/or perennials, grass, or similar vegetation. Walkways and driveways accessing the lot from the street are permitted to cross a buffer strip.

Building
Means a structure occupying an area greater than 10 m^2 consisting of a wall, roof and floor or any of them or a structural system serving the function thereof including all plumbing, works, fixtures and service systems and a structure occupying an area of 10 m^2 or less that contains plumbing.

Building, Main
Means the building which contains the principle use of the lot on which such building is located.

Building Area
Means that portion of the lot area of a lot permitted to be covered by one or more building envelopes.

Building By-Law
Means a By-law passed by the City of Quinte West pursuant to the Ontario Building Code Act, and the Regulations passed thereunder, all as amended from time to time.

Building Envelope
Means an area of a lot within which permitted buildings may be established as determined by the required minimum yards and setbacks.

Building Permit
Means a Building Permit issued by the Chief Building Official of the City of Quinte West under the Building By-law.

Building Supply Outlet
Means an establishment in which building, or construction materials and home improvement materials are offered for retail sale.

Bulk Fuel Depot
Means a premises for the bulk storage of petroleum, petroleum products, chemicals, gases or similar substances.

Business, Professional or Administrative Office
Means a service commercial use where the affairs of businesses, professions, services, industries, governments, non-profit organizations or like activities are conducted, in which the chief product of labour is the processing and storage of information rather than the production and distribution of goods.

By-Law
Means this City of Quinte West Comprehensive Zoning By-law. Unless the context otherwise requires.

By-Law Enforcement Officer
Means an officer or employee of the City of Quinte West for the time being charged with the duty of enforcing the provisions of this By-law.

Call Centre
Means a building or part hereof used as a telecommunication centre for purposes such as product support, consumer assistance and tele-marketing.

Campground (By-law 20-088)
Means a tourist establishment consisting of at least five (5) seasonal camping lots and comprising land used or maintained as grounds for the camping or temporary parking of trailers, motorized mobile homes, truck campers, campers or camping tents, but does not include parks or camping grounds maintained by a public authority.

Cannabis Production and Processing Facility (By-law 19-090)
Means the use of land, buildings, or structures where cannabis is produced, harvested, processed, tested, destroyed, packaged, stored and distributed, and authorized by license issued by Health Canada.

Car Wash
Means a building, or part thereof, which is used or designed to be used for the washing of motor vehicles by mechanical means or by hand labour methods.

Carport
Means a building or structure which is less than 60% enclosed, and is used for the parking or storage of one or more motor vehicles.

Cellar
Means that portion of a building, between two floor levels, which has at least half of its height from finished floor to finished ceiling below finished grade level adjacent to the exterior walls of the building.

Cemetery
Means land that is set apart or used as a place for the interment of the dead or in which human bodies have been buried, within the meaning of the Cemeteries Act, as amended from time to time. A cemetery may include such accessory uses as mausoleums, crematoriums, columbariums and niche gardens.

Centreline
Means with reference to a public street, a line drawn parallel to and equidistant from the limits of the public street and with reference to a private street, a line drawn parallel to and equidistant from the edges of the paved surface of the private street.

Chief Building Official
Means the officer employed by the City of Quinte West as is appointed under the Building By-law and shall include any inspector likewise appointed.

Child Care Centre (By-law 18-093)
Means a premises operated by a person licensed under the Child Care and Early Years Act to operate a child care centre for the purpose of providing temporary care to children for a continuous period not to exceed twenty-four (24) hours. A Child Care Centre shall not include Home Child Care as defined in this By-law.

Church – Deleted (By-law 20-088)

Clinic
Means a building or part of a building used solely by medical doctors, dentists, optometrists, chiropodists, chiropractors, and /or drugless practitioners, as well as by their staff and their patients, for the purposes of consultation, diagnosis and office treatment. This definition shall not include a hospital or home occupation clinic.

Club
Means an establishment or premises used as an athletic, recreational, service or social club. This definition may include the premises of a fraternal organization.

Commercial Fitness Centre
Means a premises in which facilities are provided for recreational or athletic activities such as body-building, gymnastics, martial arts and exercise classes and may include associated facilities such as a sauna, a swimming pool, a solarium, a cafeteria and accessory retail store.

Commercial Greenhouse – Deleted (By-law 20-088)

Commercial School
Means a premises used as a school conducted for gain, including a studio of a dancing teacher or a music teacher, an art school, a golf school, school of calisthenics, business or trade school and any other such specialized school.

Commercial Self-Storage Facility
Means a premise used for the temporary storage of items and secured storage areas or lockers which are generally accessible by means of individual loading doors for each storage unit or locker.

Communication Dish
Means a device that is utilized to receive and/or transmit telecommunications radio or television or other data signals.

Community Centre
Means any tract of land, or building or buildings or any part of any building used for community recreational and/or social activities whether used for commercial purposes or not, the control of which is vested in the Municipality, a local board or agent thereof, including any building, structure or facility established as a Community Recreation Centre within the meaning of the Community Recreation Centres Act. Ancillary uses may include meeting rooms and a banquet hall and related kitchen facilities.

Concrete Batching Plant
Means a premises where concrete or concrete products used in building or construction are produced, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises and the storage and maintenance of required equipment, but does not include the retail sale of finished concrete products.

Conservation Use
Means an area of land that is generally left in its natural state and which is used for any combination of preservation, protection, or improvement of components of the natural heritage system of other lands for the benefit of man and the natural environmental and which may include, as an accessory use, hiking trails and cross country ski trails, buildings and structures such as nature interpretation centres and public information centres.

Contractor's Yard
Means a yard of any building trade or contractor where equipment and material are stored or where a contractor performs shop or assembly work, but does not include any other yard or establishment otherwise defined or classified herein. This definition includes any building or shop situated on the same property.

Council
Means the Council of the Municipality.

Crematorium
Means an establishment devoted to the cremation of corpses.

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 shall include baking, dressmaking, upholstering, weaving, repair, refinishing or antiques and other art objects, ceramic making, painting, sculpting and the repair of personal effects, but shall not include metal spinning, woodworking or furniture manufacturing, or refinishing of antique automobiles, and further does not include any factory production or any shop or factory otherwise classified or defined in the By-law.

Day Nursery (By-law 24-010)
Means a premises that receives more than five children who are not of common parentage, primarily for the purpose of providing temporary care, or guidance, or both temporary care and guidance for 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;

(b) under ten years of age in all other cases, but does not include;

(c) part of a public school, separate school or private school with the meaning of the *Education Act* or part of a school continued or established under section 13 of the *Education Act*.

Deck (By-law 24-010)
Means a covered, or uncovered and unenclosed structure that is accessory to a residential or non- residential use and used as an outdoor area, with a foundation holding it erect and a floor that is above finished grade and may or may not include stairs. For the purposes of this definition, a covered deck refers to a deck that has a roof line that is incorporated into the existing house structure during the initial building approval, subject to applicable regulations and permits. Covered decks are not considered part of the primary lot coverage and must adhere to accessory lot coverage regulations. Uncovered decks, detached or attached are deemed accessory buildings and structures and must comply with lot coverage maximums as per applicable regulations.

Detached
Means when used in reference to a building, a building which is not dependent on any other building for structural support or enclosure.

Development
Means the construction, erection or placing of one or more buildings or structures of any kind on land or the making of an addition or alteration to a building or structure which has the effect of increasing the size or usability thereof, and includes related activities such as site grading and the temporary or permanent placing, dumping or removal of fill originating on the site or elsewhere; and the laying out and establishment of a commercial parking lot. For the purposes of this definition, "fill" means earth, sand, gravel, building materials, rubble, rubbish, garbage, or any other material whether similar to or different from any of the aforementioned materials, whether originating on the site or elsewhere, used or capable of being used to raise, lower, or in any way affect or alter the contours of the ground.

Drive-Through Service Facility
Means a building or structure where goods or services are offered to the public within a parked or stationary vehicle by way of a service window.

Driveway
Means an unobstructed passageway used to provide vehicular access to a lot from a street or lane.

Dry Cleaning Establishment
Means where dry cleaning, dry dyeing, cleaning or pressing of articles or goods of fabric is carried on and in which only non-flammable solvents are or can be used which do not emit odours or fumes and from which no noise or vibration is emitted. A dry cleaning establishment can also mean a premise where articles are dropped off, stored or picked up by members of the public and such articles are sent off site to be cleaned.

Dwelling
Means a building or part thereof containing one or more dwelling units but does not include a camping tent, tourist trailer, park model trailer, camper, mobile home, houseboat, bunkhouse or a room or suite of rooms in a boarding, lodging or rooming house, hotel, motel, tourist home or institution.

Dwelling, Accessory (By-law 19-039)
Means an accessory dwelling unit that is located in a non-residential use.

Dwelling, Apartment
Means a dwelling unit in a building containing four or more dwelling units that share a common external access to the outside through a common vestibule and a common corridor system. A dwelling in any other type of building is not an apartment dwelling.

Dwelling, Duplex
Means a whole of a dwelling that is divided horizontally into two separate dwelling units, each of which has a separate independent entrance directly from the outside or through a common vestibule.

Dwelling, Modular
Means a dwelling unit manufactured in a remote facility in accordance with applicable Canadian Standards Association standards, and divided into multiple modules or sections which are delivered and assembled on the intended site of use.

Dwelling, Multiple Unit
Means a dwelling unit in a building containing three or more dwelling units, but which is not an apartment dwelling or a townhouse dwelling.

Dwelling, Seasonal
Means a single detached dwelling containing only one dwelling unit, constructed and maintained as a secondary place of residence for seasonal vacations and recreational purposes only and not as a principal residence.

Dwelling, Semi-Detached
Means a dwelling unit in a building that is divided vertically into two dwelling units that share a common wall above grade each of which has a separate independent entrance directly from outside.

Dwelling, Single Detached
Means a detached dwelling containing not more than one dwelling unit.

Dwelling, Stacked Townhouse (By-law 23-059)
Means a building designed to contain three or more dwelling units attached side by side, two units high, with each dwelling unit having a private entrance to grade level and a private open space area. Any upper unit may utilize a portion of the roof of any lower unit for calculating private open space.

Dwelling, Townhouse
Means a dwelling unit in a building that is vertically divided into a minimum of three dwelling units, each of which has an independent entrance at grade to the front and rear of the building.

Dwelling Unit
Means a residential use that functions as a housekeeping unit used or intended to be used as a domicile by one or more persons under a single tenancy containing cooking, eating, living, sleeping and sanitary facilities; and having a private entrance from outside the building or from a common hallway or stairway inside or outside the building.

Dwelling Unit, Condominium
Means a dwelling unit in a building designated or described as a separate unit on a Registered Condominium Plan registered pursuant to the Condominium Act and intended for human habitation, and includes any interest in land pertaining to ownership of a unit.

Dwelling Unit, Second (By-law 19-039)
Means a self-contained dwelling unit located within a single detached dwelling; or dwelling unit located in a semi-detached, duplex, or townhouse dwelling; or dwelling unit within a detached building or structure ancillary to a single detached, semi-detached, duplex, or townhouse dwelling located on the same lot.

Dwelling Unit Area
Means the habitable area contained within the inside walls, excluding the thickness of the outside walls, of a dwelling unit, excluding any private garage, carport, porch, deck, cellar, the unfinished portion of any attic or basement or sunroom (unless such sunroom is habitable in all seasons of the year); and, excluding public or common hall areas or stairways in dwelling houses containing more than one dwelling unit.

Easement
Means an instrument that is registered on title which provides for the use of land subject to the easement for sewer, water, drainage or utility purposes and which may include a right-of-way in favour of a public authority.

Eave
Means a roof overhang, free of enclosing walls, without supporting columns.

Elderly Persons Centre
Means any facility intended primarily for the use of elderly persons for purposes which include social, cultural, athletic or recreational activities, and shall include any centre established under the Elderly Persons Centres Act.

Electricity Generation Facility
Means a facility for the generation of electricity, but shall not include a solar panel or wind turbine.

Emergency Housing
Means emergency shelters or facilities that accommodate not less than three and not more than ten residents, and provide temporary lodging, board, and personal support services to homeless individuals in a 24-hour supervised setting, for up to 30 days.

Emergency Service Facility
Means a building that houses emergency personnel, their supplies, equipment and vehicles and may include an ambulance response facility, fire station or police station.

Energy from Waste Facility
Means the use of land, buildings, or structures for the purpose of energy generation from the incineration of waste.

Equestrian Centre
Means an area of land where horses are boarded and taken out to be ridden by their owners, or rented to others and where riding lessons may be given.

Equipment Sales, Rental and Repair Establishment
Means a building or part of a building, structure or yard in which articles machinery and equipment, including heavy machinery and equipment, are serviced or repaired and may be offered or kept for rent, lease or hire under an agreement for compensation.

Erect
Means to build, construct, reconstruct, alter, relocate or, without limiting the generality of the foregoing, shall include any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, structurally altering or non-structurally altering any existing building or structure by an addition, deletion, enlargement or extension.

Established Building Line
Means the average setback from the street line of existing buildings located on one side of the street where three (3) or more of the lots having street access, and located within 300.0 metres (984.25 ft.) of each other, have been built upon.

Established Grade
Means the average surface elevation of the finished level of the ground adjoining the outside walls of the main building of any building or structure.

Existing
Means existing on the date of the passing of this By-law. Where a Special Zone provision refers to buildings or structures existing as of a specific date, then the word “existing” in that Special Provision shall be deemed to mean that date.

Farm Implement and Equipment Sales and Service Establishment
Means a building, structure, or area where farm implements, equipment and farm supplies are kept for sale at retail and may include facilities for the servicing of such implements or equipment.

Farm Produce Retail Outlet
Means a use accessory to a permitted farm which consists of retail sale of agricultural products.

Farm Related Tourism Establishment
Means a commercial farm that provides, as an accessory use, educational and active opportunities to experience the agricultural way of life. Such activities may include farm machinery and equipment exhibitions, farm-tours, petting zoos, hayrides, sleigh rides, processing demonstrations, pick your own produce, farm theme playground for children and small-scale educational establishments that focus on farming instruction. Overnight camping, amusement parks and recreational uses are not permitted.

Feed Mill
Means a full farm service centre including a feed manufacturing/processing plant, grain elevators, grain or feed storage silos or bins, a retail farm supply store including the sale of farm chemicals and storage tanks and equipment for handling liquid nitrogen and fertilizers, gasoline, and diesel fuel tanks to service the vehicles and equipment of the operator.

Financial Institution
Means an establishment in which financial services are offered to the public and includes a bank, credit union, trust company, savings office, cheque cashing company, or any other retail banking operation.

Flea Market, Commercial
Means a building or open area in which stalls or sales areas are set aside for use by various unrelated individuals to sell articles that are homemade, home-grown, handcrafted, old, obsolete, or antique and may include the selling of goods at retail by businesses or individuals who are generally engaged in retail trade.

Flood plain (By-law 16-062)
For river stream and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards.

Flooding Hazard
Means the inundation of areas adjacent to a shoreline or a river or stream system, and not ordinarily covered by water.

Floodproofing, Dry
Means the use of fill, columns or design modifications to elevate openings in buildings or structures above the Regulatory Flood level or the use of watertight doors, seals, berms/floodwalls to prevent water from entering openings below the Regulatory Flood level.

Floodproofing, Wet
Means the use of materials, methods, and design measures to maintain structural integrity and minimize water damage in buildings or structures which are intentionally designed to allow flood waters to enter, as determined by the City in consultation with the Conservation Authority.

Floor Area
Means the total area of all floors in a building, measured between the exterior faces of the exterior walls of the building at each floor level.

Floor Area, Gross
Means the aggregate of the areas of each floor of a building or structure above or below established grade, measured between the exterior faces of the exterior walls and the building or structure excluding the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles, unless the parking of motor vehicles is the principle use of the building or structure.

Floor Area, Ground
Means the area of a lot occupied by a building or structure measured to the interior face of the exterior walls, excluding in the case of a dwelling any private garage, breezeway, porch or verandah.

Floor Area, Net
Means the aggregate of the floor areas of a building above or below established grade, but excluding car parking areas within the building, stairways, elevator shafts, service or mechanical room and penthouses, washrooms, garbage or recycling rooms, staff locker and lunch rooms, loading areas, any space with a floor to ceiling height of less than 1.8 metres and any part of a basement that is unfinished, is used solely for storage purposes and is not accessible to the public.

Forestry
Means the management, development and cultivation of timber resources to ensure the continuous production of wood or wood products, provision of proper environmental conditions for wildlife, protection against floods and erosion, protection of water supplies, and preservation of the recreation resource and shall include reforestation area owned or managed by the Ministry of Natural Resources or local Conservation Authority or under a plan approved by a Registered Professional Forester.

Funeral Home
Means an establishment used for providing funeral supplies and services to the public and includes facilities intended for the preparation of the human body for interment, but does not include a crematorium.

Garage, Parking
Shall mean a building or structure used for the parking of motor vehicles and may include aisles, parking spaces and related ingress and egress lanes.

Garage, Private
Means a detached accessory building or portion of a dwelling house which is designed or used for the sheltering of a private motor vehicle and storage of household equipment incidental to the residential occupancy, and which is fully enclosed and roofed. For the purposes of this By-law, a private garage excludes a carport or other open shelter.

Gasoline Pump Island
Means a structure which is an accessory use intended to provide gasoline for vehicles.

Garden Suite
Means a one unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure on the same lot and that is designed to be portable.

Golf Course
Means an outdoor public or private area operated for the purpose of playing golf and which may include, as accessory uses, a restaurant, a clubhouse, a retail store selling golf equipment and accessories, a fitness centre, a miniature golf course, a dwelling unit for an owner/caretaker and other buildings or structures devoted to the maintenance, administration of the golf course.

Golf Driving Range
Means an indoor or outdoor public or private facility dedicated to the driving of golf balls from fixed golf tees and which may include, as accessory uses, a clubhouse, a retail store selling golf equipment and accessories, a dwelling unit for an owner/caretaker and other buildings and structures devoted to the maintenance, administration and operation of the golf driving range.

Grade, Finished
Means the average elevation of the finished surface of the ground adjacent to the ground level of the building or structure.

Group Home
Means a single detached dwelling for the accommodation of three (3) to ten (10) persons, exclusive of staff, living under supervision in a single housekeeping unit, and who by reason of their emotional, mental, social or physical condition or legal status, require a group living environment. A Group Home shall be licensed and/or approved under Provincial or Federal statutes, and in compliance with municipal By-laws. A Group Home shall not include a foster home.

Guest
Means a person, other than a boarder, who contracts for accommodation and includes all the members of the person's party.

Guest Room
Means a room or suite of rooms used or maintained for the accommodation of an individual or individuals to whom hospitality is extended for compensation.

Habitable Room
Means a room designed for living, sleeping, eating or food preparation, include a den, library, sewing-room or enclosed sunroom, but not including any space in a dwelling used as a lobby, hallway, closet, or bathroom or any room having floor space of less than 4.6 m^2 (49.52 $ft.^2$).

Height and Height of Building
Means the vertical distance, measured between the finished grade at the front of the building, and:

In the case of a flat roof, the highest point of the roof surface;
In the case of a mansard roof, the deck roof line; and
In the case of a gable, hip or gambrel roof, the average height between the eaves and ridge.

Accessory roof fixtures and facilities, such as chimneys, towers, steeples or television antennas, shall be disregarded in calculating the height of a building.

The front of the building shall be determined to be the face of the building facing the front lot line.

Highway
Means a highway within the meaning of the Municipal Act, as amended from time to time.

Hobby Farm
Shall mean an agricultural use as defined in this By-law which is carried out on a parcel of land which is 4.9 ha or less in size.

Home Child Care (By-law 18-093)
Means the temporary care of:

(a) Five or less children where unlicensed under the Child Care and Early Years Act; or
(b) Six or less children where licensed under the Child Care and Early Years Act.
Where such care is provided within a dwelling for a continuous period not exceeding twenty-four (24) hours. Home Child Care shall not include a Child Care Centre as defined in this By-law.

Home Industry
Means a small-scale commercial or industrial establishment that operates from a separate accessory building on the same lot as the home of the proprietor. Home industries include uses such as a carpentry/woodworking shop, a craft shop, a metal/welding shop, an electrical shop, a plumbing shop, small engine repair, a landscaping or landscape contracting business, a siding/roof installer, a sign-making shop, a taxidermy shop, an appliance repair outlet, a tack shop, a bricklayer/masonry operation, a firewood cutting yard. It may also include retail sales associated with the above uses.

Home Occupation (By-law 18-093)
Means an occupation or business conducted for gain or profit within a dwelling or dwelling unit or accessory building by a person residing therein. Home occupations include uses such as an office for a professional or tradesperson, an art or photographic studio, a craft shop, a work room for a dressmaker or seamstress, a hairstylist, an art or music teacher, or a similar activity. A home occupation shall include a dog/pet groomer provided all pens and holding areas are located within the dwelling and there is no overnight accommodation of such pets.

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

Hotel
Means a tourist establishment containing four or more guest rooms served by a common building entrance. Accessory uses may include accommodation for permanent staff, dining rooms, beverage rooms, meeting rooms or similar uses.

Industrial Facility
Means a facility or activity relating to: the assemblage and/or storage of substances/goods, raw materials; their processing and/or manufacturing; and/or the packaging and shipping of finished products. Industrial facilities are further defined as being either Class I, II or III.

> **Class I Industrial Facility** means a place of business for a small scale, self-contained plant or building which produces/stores a product that is contained in a package and has low probability of fugitive emissions. Outputs are infrequent, and could be point source or fugitive emissions for noise, odour, dust and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage.
>
> **Class II Industrial Facility** means a place of business for medium scale processing and manufacturing with outdoor storage of wastes or materials (i.e., it has an open process) and/or there are periodic outputs of minor annoyance. There are occasional outputs of either point source or fugitive emissions for noise, odour, dust and/or vibration, and low probability of fugitive emissions. Shift operations are permitted and there is frequent movement of products and/or heavy trucks during daytime hours.
>
> **Class III Industrial** Facility means a place of business for large-scale manufacturing or processing, characterized by large physical size, outside storage of raw and finished products, large production volumes and continuous movement of products and employees during daily shift operations. It has frequent outputs of major annoyance and there is a high probability of fugitive emissions.

Industrial Use, Dry
Means an industrial use that does not utilize water in any manufacturing or processing activities and where water is required for sanitary use only.

Industrial Use, General (By-law 14-115)
Means the use of land, buildings or structures for the manufacturing, processing (including food processing), fabricating or assembly of materials or goods and the warehousing or bulk storage of materials or good together with related accessory uses but shall not include open processing, a recycling facility, a waste management facility, or an energy from waste facility.

Industrial Use, Light (By-law 14-115)
Means the use of land, building or structures for the manufacturing, fabricating, processing (including food processing) or assembly of materials or goods, predominantly from previously prepared materials and within an enclosed building, and may include finishing, packaging, incidental storage, sales and distribution of such products but shall not include open processing, a recycling facility, a waste management facility or an energy from waste facility.

Infrastructure
Means a physical structure (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, waste management systems, electricity generation facilities and transmission and distribution systems, communication / telecommunications facilities, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Kennel **(**By-law 20-088)
Means as defined in the City of Quinte West Dog Licensing and Control By-law.

Landscaped Open Space
Means the open unobstructed space from ground to sky at finished grade on a lot accessible by walking from the street on which the lot is located and which is suitable for the growth and maintenance of grass, flowers, shrubs and other landscaping and includes any surfaced walk, patio or similar area but does not include any driveway or ramp, whether surfaced or not, any curb, retaining wall, parking area or any open space beneath or within any building or structure.

Landscaping Operation
Means a premises used for the exclusive purposes of providing landscape contracting services, including the incidental storage of landscaping equipment, and may include the accessory growing of plants, but shall not include a commercial greenhouse, nursery or retail store.

Lane
Means a public thoroughfare which affords only a secondary means of access to abutting lots, and which is not intended for general traffic circulation.

Laundromat
Means a building or structure or part thereof where self-service or coin-operated laundry machines, using only water, detergents, and additives, are made available to the public for the purpose of laundry cleaning. This definition does not include dry-cleaning, dyeing or pressing.

Library
Means a public library within the meaning of the Public Libraries Act, as amended from time to time.

Liquor Licenced Premises
Means any building, structure or premises licensed under the Liquor Licence Board of Ontario.

Livestock
Means dairy, beef, swine, poultry, horses, goats, sheep, ratites, fur-bearing animals, deer and elk, game animals, birds and any other animal raised for food, fur or fibre.

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

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

Livestock Sales Barn or Outlet (By-law 20-088)
Means land, building, or structure used where livestock such as cattle, goats, sheep, and horses are sold.

Loading Space
Means an off-street space on the same lot as the building or contiguous to a group of buildings for the temporary parking of a commercial vehicle, while loading or unloading merchandise or materials, which space abuts a street, lane, road, highway or other appropriate means of access.

Long Term Care Facility
Means a premises licensed pursuant to Provincial legislation, where a broad range of personal care, support and health services are provided for the elderly, disabled or chronically ill occupants in a supervised setting, and may include one or more accessory uses, such as common dining, lounging, kitchen, recreational or medical offices/clinics, but shall not include a retirement home.

Lot
Means a parcel of land that is registered as a legally conveyable parcel of land in the applicable Land Registry Office.

Lot Area
Means the total horizontal area bounded by the lot lines of a lot, excluding the horizontal area of such lot covered by water or marsh.

Lot, Corner
Means a lot situated at the intersection of two streets, to the intersection of a street and a private right-of-way, of which two adjacent sides that abut the intersecting streets and a private right-of-way, contain an angle of not more than one hundred and thirty-five (135) degrees.

Lot Coverage
Means that percentage of the lot area covered by buildings and structures above ground level and excludes that portion of such lot area which is occupied by a building or portion thereof which is completely below ground level. Lot coverage shall not include balconies, canopies, and overhanging eaves, provided none of the foregoing is less than 2.5 metres (8.2 ft.) above the finished grade.

Lot Depth
Means the horizontal distance between the front and rear lot lines. If the front and rear lot lines are not parallel, “lot depth” shall mean the length of a straight line joining the middle of the front lot line with the middle of the rear lot line. Where there is no rear lot line, “lot depth” shall mean the length of a straight line joining the middle of the front lot line with the apex of the triangle formed by the side lot lines.

Lot, Existing
Means a lot which on the date of passing of this By-law, was held under distinct and separate ownership from abutting lots as shown by a registered conveyance in the records of the Registry or Land Titles Office.

Lot Frontage
Means the horizontal distance between parallel side lot lines measured along a straight front lot line. Where the front lot line is not a straight line or where the side lot lines are not parallel, the lot frontage shall be measured perpendicular to the line joining the mid-points of the front and rear lot lines measured back from the front lot line a distance equivalent to the minimum front yard depth as specified in this By-law. In the case where there is no rear lot line, the lot frontage shall be measured by a line perpendicular to the line joining the mid-point of the front lot line to the apex of the triangle formed by the side lot lines. In the case of a corner lot, lot frontage shall be considered to be the shorter of the two.

Lot Frontage, Shoreline
Means the horizontal distance between the two most widely separated points on any one shoreline of a lot.

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

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

Lot Line, Front
Means in the case of an interior lot, the lot line abutting a street to which access is available; or

Means in the case of a through lot:
If it abuts 2 streets, the lot line abutting the street from which access is primarily gained to the lot; or
If it abuts a street and a navigable waterway, the lot line along the street.

Lot Line, Exterior Side
Means any lot line which abuts a street, other than a front lot line.

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

Lot Line, Side
Means a lot line other than a front or rear lot line.

Lot, Through
Means a lot bounded on two opposite sides by streets.

Marijuana Dispensary (By-law 16-062)
Means a business selling or dispensing marijuana or cannabis products as the primary activity of the business.

Marina
Means an establishment or premises, usually containing docking facilities, launching facilities or mooring facilities where watercraft or watercraft accessories (as well as ATV's, snowmobiles and other recreational machines) are berthed, stored, serviced, repaired, constructed or kept for sale or rent and where facilities for the sale of marine fuels or lubricants, accessory retail sales, a water taxi, barging service and/or waste water pumping facilities may be provided.

Marine Facility
Means an accessory building or structure which is used to take a boat into or out of a water body, to moor, to berth or to store a boat. This definition may include a boat launching ramp, boat lift, dock or boathouse, but shall not include any building used for human habitation or any boat service, repair or sales facility.

Medical Marijuana Production Facility (By-law 16-062)
Means a premises used for growing, producing, testing, destroying, storing, or distribution of medical marijuana or cannabis authorized by a license issued by Health Canada.

Micro-Brewery
Means a premises used for the small-scale production of beer or spirits produced for consumption on the same premises and retail sale and may include, as accessory uses, a business office, and a restaurant.

Miniature Golf Course
Means an area of land or a building, structure, or premises or part thereof operated for profit or gain as a commercial place of amusement in which facilities are provided to simulate the game of golf or any aspect of the game on a small scale, but does not include a golf ball driving range.

Minimum Distance Separation (MDS)
Means the mathematical tool to determine a recommended distance between livestock and manure storage facilities and non-agricultural uses.

Mobile Home
Means any dwelling that is designed to be mobile, and constructed or manufactured to provide a permanent residence in accordance with the applicable Canadian Standards Association (CSA) but does not include a park model home, travel trailer or tent trailer or trailer otherwise designed.

Mobile Home Park
Means land that has been provided and designed for the location of two or more occupied mobile homes.

Mobile Home Park Management Office (By-law 20-088)
Means land, building, or structure used for the general management and administration of a mobile home park and may include a mobile home sales office and display area.

Mobile Home Site
Means a parcel of land in a Mobile Home Park used for the placement of a mobile home and for the exclusive use of the mobile home occupant.

Model Home
Means a building that is used on a temporary basis as a sale office and/or as an example of the type of dwelling that is for sale in a related development, and which is not occupied or used for human habitation.

Modular Home
Means a prefabricated building or structure which is designed to provide a permanent dwelling unit for one or more persons, and which is placed on a finished permanent foundation. This definition shall not include a mobile home, a travel trailer or tent trailer or a trailer otherwise defined.

Motel
Means a premises that contains suites with no private cooking facilities that are rented on a temporary basis to the public with each room being accessed directly from the outside.

Motor Home
Means a self-propelled vehicle designed for the temporary living, sleeping or eating accommodation of persons including a truck camper.

Motor Vehicle
Means a motor vehicle within the meaning of the Highway Traffic Act, as amended from time to time.

Motor Vehicle Body Shop
Means an establishment used for the painting or repairing of motor vehicle bodies, exterior and undercarriage, and in conjunction with which there may be towing service and motor vehicle rentals for customers while the motor vehicle is under repair, but shall not include any other use or activity otherwise defined or classified in this By-law.

Motor Vehicle, Commercial
Means a commercial motor vehicle within the meaning of the Highway Traffic Act, as amended from time to time.

Motor Vehicle Dealership
Means an establishment where a dealer displays motor vehicles for sale or rent and in conjunction with which there may be a motor vehicle repair garage, a motor vehicle body shop, car wash, but shall not include any other establishment otherwise defined or classified in this By-law.

Motor Vehicle Part Supply (By-law 20-088)
Means a building or structure used for the purpose of retail sales of equipment and parts used to repair, service or customize motor vehicles. This does not include any installations or repairs.

Motor Vehicle Repair Garage
Means an establishment used for the repairing of motor vehicles, but shall not include the sale of motor vehicle fuels or a motor vehicle body shop. Car washes are not an accessory use.

Motor Vehicle Service Station
Means an establishment where gasoline, propane, oil, grease, antifreeze, tires, tubes, tire accessories, electric light bulbs, spark plugs, batteries and automotive accessories for motor vehicles, or similar automotive products are stored or kept for sale to the general public, or where motor vehicles may be oiled, greased or washed, or have their ignition adjusted, tires inflated or batteries charged, or where only minor mechanical or running repairs essential to the actual operation of motor vehicles are executed or performed. A motor vehicle service station can include accessory convenience retail uses and an accessory restaurant.

Municipality
Means the Corporation of the City of Quinte West.

Museum
Means a facility used for the preservation of a collection of painting, other works of art, object of natural history, mechanical scientific or philosophical inventions, instruments, models or designs and which may also include libraries, reading rooms' laboratories and accessory offices.

Nightclub
Means an establishment with a floor area greater than 370 m^2 whose primary function is the provision of pre-recorded music, or live musical entertainment, whether such pre-recorded music or live music is provided for listening or dancing by the patrons, or any combination of the above functions, and whose accessory function is the sale and consumption on the premises of food and alcoholic beverages, but does not include a restaurant.

Non-Complying
Means a building, structure or lot that does not comply with the regulation(s) of this By-law.

Non-Conforming
Means a use that is not a permitted use in the Zone in which the said use is situated.

Noxious
Means when used with reference to any use or activity in respect of any land, building or structure or a use or activity which, from its nature or from the manner of carrying on same, creates or is liable to create, by reason of destruction gas or fumes, dust, objectionable odour, noise or vibration or unsightly storage of goods, wares, merchandise, salvage, machinery parts, junk, waste or other material, a condition which may become hazardous or injurious as regards to health or safety or which prejudices the character of the surrounding area or interferes with or may interfere with the normal enjoyment of any use or activity in respect of any land, building or structure as identified in the Health Promotion and Protection Act.

Nursery (By-law 20-088)
Means land use for the growing of sod, flowers, bushes, trees or other gardening, landscaping, orchard stock for wholesale or retail sale. This use does not include a cannabis production and processing facility or a medical marijuana production facility.

Occupancy Permit
Means a certificate issued by the Chief Building Official for the occupancy of any land, building, excavation or structure to the effect that the proposed use or activity complies with this By-law.

Outdoor Furnace
Means any appliance housed in a structure or free standing, that is primarily designed to convert solid fuel to heat and transfer the heat to another or adjacent structure, pool, green house or for domestic water heating or other purposes any may include a boiler or pressure vessel.

Outside Display and Sale
Means the outdoors display and sale of goods or merchandise as an accessory activity to a permitted use that is carried out within a building on the same lot, and which shall not extend onto any adjoining lot.

Outside Storage
Means an accessory storage area outside of the principle or main building on the lot.

Park, Private
Means any open space area other than a public park which is owned, operated and maintained in whole or in part for profit on a commercial or private member basis and which may include therein one or more of the following facilities and activities: swimming, wading, boating facilities, picnic areas, cross country and downhill ski areas, facilities for the serving of meals and the retail sale of sports equipment or provision of accessory health and fitness facilities, but for the purpose of this By-law shall not include a trailer park or camp.

Park, Public
Means any area of land under the jurisdiction of a public authority that is designed and/or maintained for active or passive recreational purposes. Without limiting the generality of the foregoing, a park may include municipal parks and playgrounds, swimming pools, splash pads, sport courts, bowling greens, boating facilities and sports fields and ancillary retail uses.

Parking Angle
Means the angle which is equal to or less than a right angle, formed by the intersection of the side of the parking space and line parallel to the aisle.

Parking Area
Means an area provided for the parking of motor vehicles and may include aisles, parking spaces, pedestrian walkways, and related ingress and egress lanes, but shall not include any part of a public street.

Park Model Home
Means a trailer designed for temporary human habitation having permanent running gear and meeting CSA Standard Z241.

Parking Lot
Means any parking area other than a parking area accessory to a permitted use.

Parking Lot, Commercial
Means an area of land used for the parking of motor vehicles for a fee, with such use forming the principle use of a lot.

Parking Space
Means an area, exclusive of any aisles, ingress or egress lanes, for the parking or storage of motor vehicles and may include a private garage.

Patio, Restaurant
Means an outside area that is accessory to a restaurant and where food and/or beverages are prepared and/or served in conjunction with the restaurant use.

Person
Means any human being, association, firm, partnership, incorporated company, corporation, agent or trustee and the heirs, executors, or other legal representatives of a person to whom the context can apply according to law.

Personal Service Shop
Means a premises in which services involving the care of persons or their apparel are offered and includes a barber shop, a hairdressing shop, a beauty shop, a shoe repair establishment, a dry cleaners distribution station, photographer's studio, tailor, travel agent, day spa, tanning salon or similar service establishments but shall not include any adult entertainment establishment.

Pet Services (By-law 17-073)
Means a premises in which services and the sale of goods for the care of household pets are offered directly to the general public, and may include pet grooming services; but does not include a Commercial Kennel as defined in this By-law, overnight pet boarding, or an outdoor exercise area for animals.

Pharmacy
Means a retail store in which the main use is the retail sale of drugs, pharmaceutical products, medicines and drug sundries.

Pit
Means a place where unconsolidated gravel, stone, sand, earth, clay, fill, mineral, or other material is being or has been removed by means of an open excavation to supply materials for construction, industrial or manufacturing purposes, but does not include a wayside pit or land or land under water excavated for a building or structure. This definition shall **not** include:

Any excavation incidental to the erection of a building or structure for which a building permit has been issued;
Any excavation incidental to the construction of any public works;

Any asphalt plant, cement manufacturing plant or concrete batching plant; or

Any wayside pit as defined herein.

Planning Act
Means the Planning Act R.S.O 1990, Chapter P.13 as amended from time to time.

Place of Amusement
Means a premise that contains facilities that offer games of skill and competition for the amusement of the public, such as motion simulation rides, virtual reality games, video games, computer games, laser games and similar types of uses. Also includes a billiard or pool hall, bowling alley, curling or skating rink or other similar use. A Place of Amusement does not include casinos or any other establishment accommodating gambling or gaming activities, wagering or betting, video lottery and gaming machines or any other similar type of gambling use.

Place of Entertainment
Means a motion picture or live theatre, arena, auditorium, planetarium, concert hall and other similar uses but shall not include an adult entertainment use, any use entailing the outdoor operation or racing of animals or motorized vehicles, a casino or any other establishment accommodating or providing gambling or gaming activities, wagering or betting, video lottery or gaming machines, or any other similar type of gambling use.

Place of Worship
Means a building dedicated to religious worship and includes a church, synagogue or assembly hall and may include such accessory uses as a nursery school, a school of religious education, convent, monastery or parish hall.

Porch
Means a covered or uncovered, enclosed or unenclosed structure that is used to define and provide access to a dwelling.

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, and includes stockpiling and storage of bulk materials used in the process and which is not of permanent construction, but is designed to be dismantled and moved to another location as required.

Portable Concrete Batching Plant
Means a concrete batching plant which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

Portable Processing Plant
Means equipment for the crushing, screening or washing of sand and gravel aggregate materials, but does not include a concrete batching plant or an asphalt plant, which equipment is capable of being readily drawn or readily propelled by a motor vehicle and which equipment is not considered permanently affixed to the site.

Principle or Main Building
Means the building in which the principle uses for which the building lot is situated are located.

Printing Establishment
Means an establishment wherein printing, photocopying, blue printing, duplicating, publishing or lithography are conducted.

Private Home Daycare (By-law 24-010)
Means the temporary care for reward or compensation of five children or less who are under ten years of age where such care is provided in a private residence, other than the home of a parent or guardian of any such child, for a continuous period not exceeding twenty-four hours.

Private Road
Means a private thoroughfare not under the jurisdiction of the City or the Province of Ontario or created through the registration of a plan of condominium.

Provincial Highway
Means a street under the jurisdiction of the Province of Ontario.

Public Authority
Means Federal, Provincial, County or Municipal agencies, and includes any commission, board, authority or department established by such agency.

Public Use
Means any use of land, buildings or structure by or on behalf of a public authority.

Public Works Yard
Means a facility where salt and/or sand is stored in addition to motor vehicles and equipment owned and operated by a public authority.

Quarry
Means land or land under water from which consolidated aggregate is being or has been excavated, and that has not been rehabilitated, but does not mean land or land under water excavated for a building or structure on the excavation site. A quarry does not include a wayside quarry as defined in this By-law.

Recreational Trailer, Vehicle or Boat
Means any vehicle that is suitable for being attached to a motor vehicle for the purpose of being drawn or is self-propelled, and may be capable of being used on a short term recreational basis for living, sleeping or eating accommodation of human beings and includes a travel trailer, pick- up camper, motorized camper, boat trailer, or tent trailer.

Recreational Trailer, Vehicle or Boat Sale Establishment
Means a premises used for the sale of recreational trailers, vehicles or boats and may include, as an accessory use, the repair and storage of recreational trailers, vehicles or boats.

Recreational Use, Active
Means a recreational use or activity with buildings or which requires alterations or soil or topography and includes such activities as golf courses, playing fields, trailer parks, campgrounds and conservation areas involving built structures.

Recreational Use, Passive
Means an activity or use of land carried out for recreational purposes which does not require the construction of buildings or the alteration of soil or topography and includes open space and environmental areas.

Recycling Facility
Means enclosed or unenclosed premises for the collection, composting, sorting, processing, or temporary storage of recyclable materials such as glass, tins, paper, plastic and other non-hazardous recyclable materials but does not include unlicensed motor vehicles, trees, tires, metal, salvage.

Rental Cabin or Rental Cottage Establishment
Means a tourist establishment designed to accommodate one group travelling together in a detached building or in one of 2 such buildings which have a common wall, in accordance with all regulations set out in this By-law.

Repair
Means the provision of such facilities and the making of additions or alterations or the taking of such actions as may be required so that the property shall be in good condition. “Repair” shall be synonymous with the terms “reconstruct” and “renovate”.

Repair Shop
Means an establishment used for the servicing, repairing or renting of articles, goods or materials, and may include an outlet for service and repair done off premises, but does not include any use involving the sale, rental or servicing of motor vehicles.

Research and Development Use (By-law 20-088)
Means land, building, or a structure used for systematic research, data collection and manipulation, or technical or scientific development or information or new products, and may include a research laboratory; but excludes industrial and manufacturing operations other than those required as a part of the research and excludes a cannabis production and processing facility or medical marijuana production facility.

Resort
Means a tourist establishment that operates throughout all or part of the year and that has facilities for serving meals and furnishing equipment, supplies or services to persons in connection with recreational purposes.

Restaurant
Means a building or part of a building in which the principle business is the preparation and serving of food and refreshments to the public for consumption at tables within or outside the building and which may include the preparation of food in a ready-to-consume state for consumption off the premises, but shall not include a drive-through service facility.

Restaurant, Take-Out
Means a building or part of a building where prepared food is primarily consumed outside of the premises and where no more than six (6) seats for customers are provided.

Retail Store
Means a premises in which goods, wares, merchandise, substances, articles of things are displayed, rented or sold directly to the general public but does not include an adult specialty store, adult video stores, building supply outlet, commercial greenhouse, farm produce outlet, nursery, supermarket, specialty food store or motor vehicle use.

Retail Store, Accessory
Means a retail store accessory to a permitted non-residential use.

Retail Store, Convenience
Means an establishment where a variety of household products (e.g. furniture polish, paper towel), meat, baked goods and grocery items are offered for sale primarily to serve the day-to-day needs of the residents of the residential area in the general vicinity of the building and may include a video rental outlet, a dry cleaner's distribution station, the sale of flowers and plants.

Retirement Home
Means a premises that provides accommodation primarily to seniors or retired persons, where each private living unit may have separate private bathroom and kitchen facilities; but where living units are accessed from a common hall, and where common facilities for the preparation and consumption of food, common lounges, recreation rooms and medical care facilities are provided.

Right-of-Way, Private
Means a private road which affords access to abutting lots and is not maintained by the City, and does not include a lane, street, road or highway as herein defined.

Right-of-Way, Public
Means a right-of-way owned by the City which affords access to abutting lots and is not maintained on a year-round basis and does not include a street, road or highway herein defined.

Salvage Yard
Means a place where goods, wares, merchandise, articles or things are processed for further use and where such goods, wares, merchandise, articles or things are stored wholly or partly in the open. This definition may include a junkyard, a scrap metal yard and a motor vehicle wrecking yard or premises. A Salvage Yard shall not include an establishment where the principle or main use of a lot is the storage and/or recycling of used vehicle tires.

Saw and/or Planing Mill
Means a building, structure or area where timber is cut, sawed or planed, either to finished lumber, or as an intermediary step and may include facilities for the kiln drying of lumber and may or may not include the distribution of such products on a wholesale or retail basis.

School Portable
Means a temporary building or structure designed to serve as a classroom on a lot that is also the site of a school.

School, Private
Means a premises used as an academic school which secures the major part of its funding from sources other than government agencies.

School, Public
Means a school under the jurisdiction of a Board as defined by the Ministry of Education.

Seasonal Camp
Means an establishment that is owned and operated by a private club or organization for the boarding and lodging of children during the summer months only, and may include such activities as boating, riding and archery.

Sensitive Land Use
Means a building, amenity area or outdoor space where routine or normal activities occurring at reasonably expected times would experience one or more adverse effect(s) such as noise, vibration, odours and other air emissions, litter, dust and other particulates, and other contaminants, generated by a nearby industrial facility or land use. The sensitive land use may be a part of the natural or built environment. Depending upon the particular facility or land use involved, a sensitive land use and associated activities may include, but are not limited to, one or a combination of:

Residences, uses or facilities where people sleep, for example, dwellings, long term care facilities, hospitals, trailer parks, campgrounds, mobile home parks, etc. These uses are considered to be sensitive 24 hours/day;

Permanent institutional uses such as schools, churches, municipal offices, libraries, community centres, and day care centres; and Community and neighbourhood parks and playgrounds.

Service Commercial Use
Means a premises where clerical, business, professional and administrative services such as banking, accounting, insurance, investment and financial planning, land use planning, engineering or architectural services or the services of other consultants are provided and may include personal service shops.

Setback
Means the horizontal distance from the property line or defined physical feature such as a stable top of bank measured at right angles from such line or feature to the nearest part of any building or structure or amenity area or other component of a use that is subject to the setback on the lot.

Sewage Treatment Facility
Means a building or structure approved by the Ministry of the Environment, where domestic and/or industrial waste is treated.

Shipping Container
Means any container that was used for the transport of goods by means of rail, truck or by sea that is strong enough to be suitable for the repeated use and includes but is not limited to inter- modal Shipping Containers, the body of a transport trailer or a straight truck box.

Shopping Centre
Means a group of commercial uses, which has been designed, developed and managed as a unit by a single owner or tenant, or a group of owners or tenants, as distinguished from a business area comprising unrelated individual uses.

Sidewalk
Means a paved area within the municipal right-of-way that is designed for use by pedestrians.

Sign
Means any identification, description, illustration or device illuminated or non-illuminated including any supporting structure that is visible from any public place or located on private property and exposed to the public which directs attention to a product, service, place, activity, person, institution, business or solicitation. Without limiting the generality of the foregoing, a sign includes any permanently installed or situated merchandise; or any emblem, painting, banner, pennant, placard or temporary sign designed to advertise, identify or convey information, but sign does not include window displays and flags or emblems of patriotic, civic, educational, religious organizations or private clubs.

Solid Fuel
Means any wood, paper or cardboard product, or similar fuel, organic products, or any other combustible products.

Stacking Lane
Means an area of land that is used exclusively for motor vehicles whose occupants are waiting to be provided with goods, material or services.

Storey
Means the portion of a building, other than an attic, basement or cellar, included between any floor level and the floor, ceiling or roof next above.

Storey, First
Means the lowest storey of a building closest to finished grade having its ceiling 1.8 metres or more above average finished grade.

Storey, One Half
Means a portion of a building situated wholly or in part within the roof and having its floor level not lower than 1.2 metres (3.94 ft.) below the line where roof and outer wall meet and in which there is sufficient space to provide a distance between finished floor and finished ceiling of at least 2.0 metres (6.56 ft.) over a floor area equal to at least 50 percent of the area of the floor next below.

Stormwater Management Facility
Means an end-of-pipe management facility being a detention or retention basin, which may include a permanent pool, designed to temporarily store and treat collected stormwater runoff and release it at a controlled rate or direct it for an intended reuse.

Street Line
Means the limit of the street or road allowance and is the dividing line between a lot or block and street or road.

Street or Road
Means a highway as defined by the Municipal Act, as amended from time to time, and the Highway Traffic Act, as amended from time to time, which affords the principle means of access to abutting lots and does not include a lane or private right-of-way as defined in this By-law.

Street or Road, Improved Public
Means a public street, road or highway under the jurisdiction of the Province of Ontario, or the City of Quinte West which is constructed to current design standards of the Province, or City; and which is maintained so as to allow normal vehicular access to adjacent properties throughout all seasons of the year.

Structure
Means anything that is erected, built or constructed or parts joined together, the use of which requires location on the ground, or attached to something having location on the ground, but does not include a sign, tourist trailer, mobile home, light standard, a fence that has a height of 1.8 metres or less or a retaining wall that has a height of 1.0 metres or less.

Studio
Means any premises or part thereof used as a working place for the creation of paintings, sculptures, pottery, video and other pictures or objects that are the subject of art. A studio can include a dance studio or other practice facility for the performing arts.

Supermarket
Means an establishment containing a complete departmentalized food store selling a comprehensive line of groceries, baked goods, fresh fruit and vegetables, canned goods, dairy products, frozen foods, and fresh and frozen meats. The sale of confectionary, drugs and cosmetics and financial services optical services, photo services and a seasonal garden centre may also be included.

Tarp Structure
Means a structure that is constructed out of material and/or plastic and/or vinyl that is designed to protect motor vehicles or other items from weather related events such as rain or snow.

Taxi Service Depot/Dispatch Establishment
Means an establishment where taxi's and/or limousine taxis are dispatched from and where such vehicles may be parked and/or stored.

Technology Industry (By-law 20-088)
Means land, building, or a structure used to manufacture, assemble, package, or store advanced or sophisticated devices especially in the fields of electronics and computers.

Tent, Camping
Means every kind of temporary shelter to which the term is normally considered to apply for sleeping that is not permanently affixed to the site and that is capable of being easily moved and is not considered a structure.

Tent, Special Event
Means a portable shelter made out of material such as canvas, plastic or vinyl, supported by one or more poles or a frame and often secured by ropes fastened to pegs in the ground.

Theatre
Means an establishment that is used for the showing of motion pictures or for dramatic, musical or live performances. For the purposes of this definition, an adult entertainment establishment is not considered to be a theatre.

Tillable Hectares
Means the total area of land, including pasture that can be worked or cultivated to grow crops.

Top of Bank
Means the line which defines the transition between tableland and sloping ground at the crest of a slope associated with a watercourse, as determined by an approved Geotechnical Study or by the appropriate Conservation Authority.

Tourist Establishment
Means a building, area or facilities designed or used for the accommodation of the travelling or vacationing public, and shall include a lodge, resort, hotel, motel, and a rental cabin or rental cottage establishment, but shall not include a trailer park or camp.

Tourist Trailer
Means a trailer capable of being used for the temporary living, sleeping or eating accommodation of persons notwithstanding that its running gear is or may be removed.

Tourist Vehicle
Means any self-propelled vehicle including a bus, motor home, truck or van, which is equipped for the temporary living, sleeping or eating accommodation of persons. For the purposes of this By-law, “Tourist Vehicle” shall include a Tourist Trailer.

Trade and Convention Centre
Means an establishment where facilities are provided for the displaying of goods and/or services for the general public, such as an auto show or computer trade show of where groups of people meet for civic, educational, political, religious or social purposes.

Tradeperson’s Shop
Means a building used by a tradesperson such as a plumber or electrician, for the storage of their equipment and supplies but shall not include outside storage.

Trailer
Means any vehicle 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 and is capable of being used for the transport of goods, materials, equipment or livestock notwithstanding that such vehicle is jacked up or that its running gear is removed.

Trailer Park or Camp (By-law 16-062)
Means a tourist establishment consisting of at least five (5) camping sites and comprising land used or maintained as grounds for the camping or temporary parking of tourist trailers, motor homes, park model trailers, truck campers, campers or camping tents, and includes accessory service commercial uses, but does not include parks or camping grounds maintained by any department of the Government of Ontario or of Canada; or any crown corporation, commission or board.

Transportation Terminal
Means the use of land for the purpose of storing, servicing, washing, repairing or loading of trucks and transport trailers with materials or goods that are not manufactured, assembled, warehoused, or processed on the same lot, but does not include an aggregate transfer station or waste transfer facility.

Use
Means, when used as a noun, the purpose for which a lot or building or structure, or any combination thereof, is design, arranged, occupied or maintained and when used as a verb, "**Used**" shall have a corresponding meaning.

Use, Accessory
Means a use that is customarily incidental to, subordinate to or exclusively devoted to the main use located on the same lot.

Use, Main
Means the principle purpose for which a lot, building or structure is designed, arranged, intended, occupied or maintained.

Veterinarian
Means a person registered under the provisions of the Veterinarians Act, as amended from time to time.

Veterinary Clinic
Means a building or part of a building in which facilities are provided for the prevention, cure and alleviation of disease and injury to animals, and in conjunction with which there may be temporary sheltering of animals during the treatment period. A Veterinary Clinic shall not include a Commercial Kennel, any facility used for the cremation or disposal of dead animals or an outdoor exercise area for animals.

Warehouse
Means a building or part of a building used for the storage and distribution of goods, wares, merchandise, substances, articles or things, and may include facilities for a wholesale or retail commercial outlet, but shall not include a cartage or transportation depot.

Waste
Means ashes, garbage, refuse, domestic waste, industrial waste or municipal refuse and other such materials as may be designated as waste from time to time in the regulations of the Environmental Protection Act, R.S.O. 1990, c.E-19, as amended from time to time.

Waste Composting Facility
Means any land upon, into, in or through which, or building or structure in which organic waste that is to be diverted from landfill is deposited, stored, processed and recycled into compost; and, any operation carried out or machinery or equipment used in connection with the depositing, storage, transfer, processing or recycling.

Waste Management Facility
Means any land upon, into, in or through which, or building or structure in which waste is deposited, disposed of, handled, stored, transferred, treated or processed; and, any operation carried out or machinery or equipment used in connection with the depositing, disposal, handling, storage, transfer, treatment or processing. Such a facility shall require an environmental assessment under the Environmental Assessment Act, R.S.O. 1990, c.E.18, as amended from time to time (Ontario) or the Canadian Environmental Assessment Act, 1992, c.37, as amended from time to time (Canada).

Waste Recycling Facility
Means the use of land, buildings or structures for the collection and processing of materials such as paper, plastic, glass, metal, Styrofoam and other similar materials for recycling, but shall not include a waste composting facility or waste transfer facility.

Waste Storage Area
Means a space allocated either within a main building or in an accessory building or structure where garbage, refuse or recycling materials are temporarily stored while awaiting disposal, but does not include any storage for hazardous waste or materials.

Waste Transfer Facility
Means the use of land, buildings, and structures for the collection of waste into bulk containers for the further transport to a waste management facility, waste composting facility, waste recycling facility or other waste disposal facility.

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

Water Frontage
Means the boundary between the water and land fronting on and providing access to a watercourse, bay or lake.

Water Supply Plant
Means a building or structure, approved by the Ministry of the Environment where water is treated for human consumption.

Water Supply System, Public
Means an adequate distribution system of underground piping and related storage, including pumping and purification appurtenances operated by a municipal corporation and/or the Ministry of the Environment and/or any public utilities commission for public use.

Wayside Pit
Means a temporary pit opened and used by a public road authority, or their agents, solely for the purpose of road construction or an associated road project or contract and which is not located on the public lands.

Wayside Quarry
Means a temporary quarry opened and used by a public road authority, or their agents, solely for the purpose of road construction or an associated road project or contract and which is not located on the public lands.

Well
Means an underground source of water which has been rendered accessible by the drilling or digging of a hole from ground level to the water table and may include a private piped system from a surface water source.

Wellhead Protection Area
Means the surface and subsurface area surrounding a water well or well field that supplies a public water system and through which contaminants are reasonably likely to move so as eventually to reach the water well or well field.

Wholesale Shop (By-law 20-088)
Means land, building, or a structure used for the storage and sale of quantities of goods, wares, merchandise and materials for resale to an industrial or commercial use.

Workshop
Means a building or part of a building where fabrication or manufacturing is performed by tradesmen requiring manual or mechanical skills and may include a carpenter's shop, a locksmith's shop, a gunsmith's shop, a tinsmith's shop, a commercial welder's shop, or similar uses.

Yard
Means a space, appurtenant to a building or structure, located on the same lot as the building or structure, which space is open, uncovered and unoccupied from the ground to the sky except for such accessory buildings, structures or uses as are specifically permitted elsewhere in the By-law.

Yard, Front
Means a yard extending across the full width of the lot between the front lot line of the lot and the nearest part of any building or structure on the lot, the nearest outside storage use on the lot, or edge or rim of an excavation on the lot.

Yard, Rear
Means a yard extending across the full width of the lot between the rear lot line of the lot and the nearest part of any building or structure on the lot, or the nearest outside storage use on the lot, or the edge or rim of an excavation on the lot.

Yard, Required
Means the minimum yard required by the provision of this By-law.

Yard, Side
Means a yard extending from the required front yard to the required rear yard and from the side lot line of the lot to the nearest part of any building or structure on the lot, or the nearest outside storage use on the lot, or the edge or rim of an excavation on the lot.

Yard, Exterior Side
Means a side yard immediately adjoining a public street for the purposes of exterior side yards, unimproved municipal road allowances shall be considered a public street.

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

Yard, Water
Means the yard extending from the high-water mark on any body of water to the nearest wall of any building or structure on the lot.

Zone
Means a designated area of land use(s) shown on the Zoning Schedules of this By-law.

Zone Provisions

Means the permissible uses or activities, the minimum area and dimensions of lots, the minimum dimensions of yards, the maximum lot coverage, the minimum setback, the minimum gross floor area, the minimum landscaped open space, the maximum height of buildings, minimum parking area requirements, and all other standards and regulations of the respective Zones as are set out within the By-law.

4. General Provisions

4.1 Accessory Buildings, Structures and Uses

4.1.1 Permitted Uses

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

(a) Any occupation for gain or profit conducted within or accessory to a dwelling unit or on such lot associated therewith, except as is specifically permitted in accordance with this By-law; or

(b) Any building used for human habitation except in accordance with this By-law, as is specifically permitted.

(c) Accessory buildings, structures and uses shall only be permitted once the principal use has been established.

4.1.2 Relation to Street

(a) Residential Zones

An accessory building or structure, which is not part of the principal or main building on the lot, shall not be erected closer to the street line than the principal or main building on the lot and shall further be erected in conformity with the yard and setback requirements of the respective Residential Zone, except as may otherwise be provided for herein.

Notwithstanding the foregoing, on waterfront lots, accessory structures are permitted closer to the street than the main or principal building but cannot be located within the minimum required front yard.

(b) Non-Residential Zones

An accessory building or structure shall not be erected closer to the street line than the minimum required yard setback requirements of the respective non-residential zone, and further, shall not be erected closer than 3 metres to an interior side or rear lot line except as may otherwise be provided for herein. Notwithstanding the foregoing, a gatehouse or information kiosk or other similar accessory structure shall be permitted within a required front or side yard or within the area between the street line and the required setback.

4.1.3 Relation to Principal or Main Building

Except as may otherwise be provided herein, any accessory building or structure, which is not part of the principal or main building, shall not be erected closer than 1.5 metres to the principal or main building.

4.1.4 Lot Coverage

The total lot coverage of all accessory buildings and structures, except swimming pools, shall not exceed 15 percent of the lot area.

4.1.5 Accessory Structure Encroachments

Notwithstanding the yard and setback provisions of this By-law to the contrary, awnings, clothes poles, flag poles, garden trellises, retaining walls, signs or similar uses which comply with the licensing and/or regulatory By-laws of the Municipality, shall be permitted in any required yard.

Notwithstanding the yard and setback provisions of this By-law to the contrary an accessory structure which does not exceed 4.5 metres in height, or one storey may encroach into any interior side yard or rear yard provided a minimum 1 metre setback from the property line is maintained. An accessory building or structure may exceed 4.5 metres in height to a maximum height of 7 metres subject to the yard requirements of the zone. A mutual garage may be erected on a common lot line.

4.1.6 Boat House, Pump House and Docking Facilities

(a) Notwithstanding any other provision of this By-law to the contrary, a boat house or pump house may be erected and used in the required yard of a lot abutting a waterway provided such accessory building or structure is not located closer than 1.0 metre to the interior side lot line.

(b) Notwithstanding any other provisions of this By-law to the contrary, no dock or projection thereof shall be located within 2.0 metres of the lot line or projection thereof.

(c) For the purpose of this Section, the projection of the lot lines shall be made at 90^{o} to the point at which the lot line intersects the shoreline.

4.1.7 Exterior Unenclosed Stairs

Notwithstanding the yard and setback provisions of this By-law to the contrary, unenclosed exterior stairs may project into any required setback a maximum of 1.2 metres.

4.1.8 Ornamental Structures (By-law 18-093)

Notwithstanding the yard and setback provisions of this By-law to the contrary, sills, chimneys, cornices, eaves, gutters, parapets, pilasters, or other ornamental structures may project into any required yard a maximum distance of 0.6 metres.

4.1.9 Unenclosed Porches, Balconies, Steps or Patios

Notwithstanding the yard and setback provisions of this By-law to the contrary, unenclosed porches, balconies, decks, steps and patios, covered or uncovered, may project into any required yard a maximum distance of 1.3 metres, but not closer than 1.2 metres to any lot line, provided that in the case of porches, steps or patios such uses are not more than 1.8 metres above grade, exclusive of hand railings or other similar appurtenances.

4.1.10 Temporary Buildings and Structures for Construction Uses

A tool shed, construction trailer, scaffold or other building or structure incidental to construction is permitted in all Zones on the lot where construction is being undertaken and only for so long as it is necessary for the work in progress and until the work is completed or abandoned. For the purpose of this By-law, “abandoned” shall mean the failure to proceed expeditiously with the construction work.

4.1.11 Relation to Other Accessory Buildings and Structures (By-law 25-127)

Except as may otherwise be provided herein, a detached accessory structure shall be located a minimum of 1.0 metres from any other detached accessory building or structure.

4.2 Additional Residential Units

(By-law 25-025 & 25-075)

Where permitted, an additional residential unit is subject to the following provisions:

4.2.1 A maximum of three (3) additional residential unit uses are permitted on a lot developed with a single detached, semi-detached, duplex or townhouse dwelling, in an area of settlement, provided the lot is serviced by municipal water and sewage systems, and may be located as follows:

1. A maximum of three (3) additional residential units are permitted within the primary dwelling; or

2. A maximum of two (2) additional residential units are permitted within the primary dwelling and one (1) within an accessory detached structure on the same lot; or

3. A maximum of one (1) additional residential unit is permitted within the primary dwelling and two (2) within an accessory detached structure on the same lot,

A duplex dwelling is considered to contain two (2) residential units; there shall only be two (2) additional residential units permitted per lot.

A maximum of one (1) additional residential unit is permitted on a lot developed with a single detached, semi-detached, duplex, or townhouse dwelling located outside of a settlement area and serviced by either private water and sewage systems or municipal water and private sewage systems. The additional residential unit may be located within the primary dwelling or within one (1) accessory detached structure on the same lot.

In no case, shall three (3) additional residential units be permitted in a detached accessory building.

4.2.2 The use is subordinate to the main use on the same lot;

4.2.3 An additional residential unit is not permitted on a property where there is a garden suite also situated;

4.2.4 One (1) parking space is required for the additional residential unit, in addition to the parking required for the single detached, semi-detached or townhouse dwelling. Tandem parking to accommodate the second dwelling unit is permitted;

4.2.5 A minimum lot area of 0.4 hectares where the additional residential unit is privately serviced;

4.2.6 An additional residential unit is only permitted on a lot with direct frontage on a municipal road that is maintained year round;

4.2.7 An additional residential unit is not permitted in the following areas:

- A floodplain or an area rendered inaccessible to people and vehicles during times of flooding;
- A lot on a private road or unmaintained municipal road allowance; or
- Lands designated in the Official Plan as being within Area Specific Policy 3A for Oak Lake.

Where an additional residential unit is located within a detached ancillary building, the following provisions apply:

4.2.8 An additional residential unit must be located in the interior side yard or rear yard of the primary dwelling. Notwithstanding the foregoing, on lands within the Rural Residential (RR) Zone, the Rural (RU) Zone, the Agricultural (A) Zone, or on waterfront lots, additional residential units located in ancillary buildings are permitted in the front yard and exterior side yard subject to the minimum front yard and exterior side yard requirement of the zone;

4.2.9 A maximum coverage of 45% of the yard in which the additional residential unit is located;

4.2.10 A minimum interior side yard and a minimum rear yard of 1.2 metres; or in the case of lands within the Rural Residential (RR) Zone, the Rural (RU) Zone, or the Agricultural (A) Zone, the minimum interior side yard and rear yard requirements of the zone apply;

4.2.11 A maximum height of 4.5 metres. The height may exceed 4.5 metres to a maximum height of 7 metres subject to the minimum yard requirements of the zone;

4.2.12 A minimum setback of 1.5 metres from the primary dwelling located on the same lot; and

4.2.13 A walkway with a minimum width of 1.2 metres shall be provided from the driveway, street or parking area to the additional residential unit.

4.3 Backyard Hens

4.3.1 The keeping of hens shall be restricted to properties that are zoned to permit a single family dwelling.

4.3.2 The keeping of hens shall be restricted to properties that have a minimum of 0.4 hectares (one acre); and

4.3.3 An enclosure for keeping one or more hens:

(a) Shall be located at least 3.0 metres from the side lot line and at least 1.2 metres from the rear lot line of the lot on which the hen coop is located.

(b) Shall be located at least 3.0 metres from abutting dwellings.

(c) Must be at least 7.5 metres from any church or school.

(d) Shall contain an enclosed roof structure and shall be no greater than 3.0 by 3.0 metres and no greater than 4.5 metres in height.

(e) Shall only be located in the rear yard.

4.4 Bed and Breakfast Establishments

A Bed and Breakfast establishment shall be permitted in a single detached dwelling house only and shall have a maximum of 3 guest rooms per establishment.

Bed and Breakfast establishments shall be deemed a residential use and shall be permitted only in zones where specifically provided for as a permitted use.
Bed and Breakfast establishments shall conform to all regulations and requirements of the Zone where permitted.

Parking shall be in accordance with Section 5 of this By-law.

4.5 Buffer Strip Regulations

4.5.1 Location

Where the interior side or rear lot line in a Community Facility, Commercial or Industrial Zone abuts a Residential Zone, a buffer strip adjoining such abutting lot line or portion thereof shall be provided on the lot within the Community Facility, Commercial or Industrial Zone.

4.5.2 Contents

Required buffer strips shall contain one or more of the following screening devices:

(a) A continuous row of trees;
(b) A continuous hedgerow of evergreens, bushes or shrubs;
(c) A berm;
(d) A wall; or,
(e) A fence.

4.5.3 Design

Screening devices comprising a required buffer strip shall:

(a) Be arranged so as to form a dense or opaque screen or barrier;
(b) Be designed to have an ultimate height of not less than 1.8 metre above the elevation of the ground at the nearest lot line, provided that they do not obstruct a sight triangle.

4.5.4 Landscaped Open Space Supplement

A buffer strip referred to in this Subsection may form a part of any landscaped open space required by this By-law.

4.5.5 Allowances for Driveways

Notwithstanding Section 4.34.3, the buffer strip can be interrupted to allow for access to a property where site access will be provided from a rear yard.

4.6 Compliance with Other Laws

This By-law shall not be effective to reduce or mitigate any restriction lawfully imposed by a Federal, Provincial or County Government Authority having jurisdiction to impose such restrictions.

4.7 Established Building Line

Notwithstanding any other provision of this By-law to the contrary, where an established building line has been established that does not meet the minimum front yard requirement of a lot, the established building line can be determined to be the front yard setback requirement.

4.8 Fences

Fences shall be located through the following regulations:

4.8.1 Within any area zoned Residential; Rural, Agricultural; Environmental Protection; Development; Community Facility; Open Space; zone, the maximum height of a boundary fence shall be 1.8 metres.

4.8.2 Within any commercial or industrial zone, the maximum height of a boundary fence shall be 3 m.

4.8.3 The maximum height of a fence in a required front or exterior side yard of a residential zone shall be 0.8 m. (By-law 20-088)

4.8.4 All fences are also subject to the Site Triangle provisions of this By-law. Where there is a contradiction between provisions, the most restrictive provision shall prevail and be applied. (By-law 20-088)

4.9 Frontage Requirements

4.9.1 Public Street

No person shall erect any building or structure in any Zone unless the lot upon which such building or structure is to be erected fronts on an improved public street, maintained year-round, and further, that such building or structure complies with the setback provisions of this By-law.

4.9.2 Unassumed Road (By-law 16-062)

Notwithstanding the provisions of 4.9.1 hereof to the contrary, the provisions of this By-law shall not apply to prevent the erection of a permitted building or structure on a lot in a Registered Plan of Subdivision where a properly executed subdivision agreement has been entered into with the Municipality whereunder the street or streets will not be assumed by the Municipality until such time as specified in the said agreement.

4.9.3 Private Right-of-Way

Notwithstanding the provisions of Subsection 4.9.1 hereof, where a building has been erected prior to the date of passage of this By-law on a lot which fronts on a private right-of-way registered on title and providing legal ingress and egress to an Improved Public Street or a private road, the provisions of this By-law shall not apply to prevent the enlargement, alteration, extension or renovation of such a building or structure or the construction of an

accessory structure, provided the use of such building or structure is permissible in the Zone in which it is located and that all other applicable provisions of this By-law are complied with and subject to the necessary approvals required by the City of Quinte West.

4.10 Garden Suites

Where a garden suite is permitted by a Temporary Use By-law, the following provisions shall apply.

4.10.1 Minimum setback for the garden suite shall be equal to the required rear and interior side yards for the main building from the rear and interior side lot lines;

4.10.2 In no case shall the garden suite be located any closer to the front or exterior lot line than the front walls of the main dwelling on the same lot;

4.10.3 The minimum floor area of any garden suite shall be 50 m^2;

4.10.4 The maximum floor area of any garden suite shall be 100 m^2 and shall not exceed 40% of the gross floor area of the principal single detached dwelling; and

4.10.5 Maximum height of any garden suite shall be 5.0 metres.

4.11 Height Exceptions

Notwithstanding the height provisions herein contained, nothing in this By-law shall apply to prevent the erection, alteration, or use of the following accessory buildings or structures provided the principle use is a use permitted with the Zone in which it is located, namely:

- A church spire,
- A belfry,
- A flag pole,
- A clock tower,
- A chimney,
- A water tank,
- A radio or television tower or antenna,
- Air conditioner duct,
- A barn or silo,

- Drying elevator,
- Incidental equipment required for processing, and,
- External equipment associated with internal building equipment.

The Trenton Airport Zoning Regulations prepared by the Department of National Defence and Public Works Canada, regulate the height of buildings in proximity to CFB Trenton and the airplane approach to CFB Trenton. The Trenton Airport Zoning Regulations are federally regulated and as such have priority over municipal regulations. Compliance with the Trenton Airport Zoning Regulations will be required.

4.12 Holding Zone Provisions

4.12.1 Permitted Uses (By-law 18-093)

Where a zone symbol on "Schedule A" is followed by the Holding zone symbol "H" the permitted uses and relevant zone provisions applicable to that zone do not apply until such time as the Holding zone symbol "H" is removed in accordance with the requirements of the Planning Act. No development of such lands shall be permitted until such times as the "H" symbol has been removed in accordance with the Planning Act.

Prior to the removal of the Holding zone symbol "H" only uses that existed as of the date of the adoption of the Holding zone provisions shall be permitted.

4.12.2 Removal of the Holding Symbol

A Holding zone symbol shall only be removed in accordance with Section 36 of the Planning Act, 1990, as amended, and only when Council is satisfied that the criteria for the removal of the Holding zone symbol that are specified in the By- law that established the Holding zone symbol for the area have been met in a manner and form acceptable to Council.

4.12.3 Notwithstanding Section 4.12.1 to the contrary, on lots with an existing dwelling an accessory structure may be constructed without need for the removal of the holding provision.

4.13 Hobby Farm

(By-law 16-062)

The number of livestock permitted on a Hobby Farm shall be in accordance with the following or the Minimum Distance Separation MDS I and II formulae, whichever is more restrictive:

Minimum Lot Area	Nutrient Units Permitted as defined in the MDS	Tillable Area Requirement
0 – 1.2 ha	Not Permitted	N/A
1.2 – 1.6 ha	1	1.2 ha
1.6 - 2.0 ha	2	1.6 ha

Notwithstanding the foregoing, Section 4.3 of this By-law contains provisions for the keeping of backyard hens.

Hobby farms shall not be permitted in Settlement Areas as identified in the City of Quinte West Official Plan.

4.14 Home Industries

A home industry as defined in this By-law shall subject to the following provisions:

(a) The home industry may be operated or located in all or any part of an accessory building or on any part of a lot subject to the other applicable provisions of this By-law.

A home industry shall not be permitted to operate or located in any part of a dwelling house on a lot.

The total number of home industries permitted shall be limited to one per lot.

A home industry shall be clearly secondary to the main use of the property and shall not change the character of the property.

(b) A home industry shall only be operated by the occupant of a dwelling which is located on the same lot.

(c) Not more than two (2) persons, other than the occupants of the dwelling on the same lot shall be employed in the home industry. Not more than 100 square metres of floor area of all accessory buildings or structures on any lot shall be devoted to a home industry use.

(d) The home industry shall only be permitted on a lot subject to and in accordance with the zone provisions.

(e) There shall be no external display or advertisement other than a legal sign constructed in accordance with the City of Quinte West Sign By-law as amended from time to time.

(f) Notwithstanding any provision of this By-law to the contrary, any area used for outdoor storage/activity and/or parking associated with the home industry shall be screened in such a manner as to render the materials, items or activity as not being visible from a public street or road or from adjacent properties. The outdoor storage/activity and/or parking area shall not exceed an area equal to 50% of the area of the building used for the home industry.

(g) Any vehicles associated with a home industry shall be parked in an area other than a public street or a required front yard. A minimum of two (2) parking spaces shall be provided in addition to those parking requirements of Section 5 of this By-law.

4.15 Home Occupation

(By-law 18-093)

Home occupations shall be permitted in all Zones in which a dwelling is permitted. The following regulations shall apply to regulate a home occupation:

(a) No person, other than a resident of the dwelling shall be engaged in such home occupation;

(b) Only one non-internally illuminated identification shall be permitted. The sign may be a facia, window, or ground sign. The maximum surface area of the sign shall not exceed .4 m^2;

(c) Such home occupation shall be clearly secondary to the main residential use and shall not change the residential character of the dwelling nor create or become a public nuisance;

(d) Not more than 15 percent of the gross floor area of the dwelling shall be used for the purposes of the home occupation use where such home occupation is conducted within the principal residence;

(e) Such home occupation shall not include a medical clinic, a private hospital, a long term care facility, an eating establishment or a veterinary clinic;

(f) There shall be no outside display or storage of goods or materials associated with a home occupation use;

(g) The operation of a home occupation shall not create nor become a public nuisance, in particular in regard to noise, traffic or parking. There shall be no equipment or process used which creates noise, vibration, glare, fumes, odours, or electrical interference in excess of that normally experienced in a residential neighbourhood; and

(h) All parking spaces shall be provided on the same lot as the home occupation, and shall be provided in accordance with the requirements of Section 5 of this By-law.

4.16 Marina Provisions

Notwithstanding any building setback provision contained herein to the contrary, nothing shall prevent the location of a marine facility in any yard adjacent to a shoreline provided that such marine facility is not located within 1.0 metre of any lot line except the shoreline.

4.17 Minimum Distance Separation

Notwithstanding any other yard or setback provisions in this By-law to the contrary no residential, institutional, commercial, industrial or recreational use located on a separate lot and otherwise permitted by this By-law shall be erected or altered unless it complies with the Minimum Distance Separation (MDS I) Formula as developed by the Ontario Ministry of Agriculture and Rural Affairs.

Notwithstanding any other yard or setback provision in this By-law to the contrary, no building housing livestock or manure handling facility shall be erected or expanded unless it complies with the Minimum Distance Separation (MDS II) Formula as developed by the Ontario Ministry of Agriculture and Rural Affairs.

4.18 Multiple Uses on One Lot

Where a lot contains more than one use which is not an accessory use as defined herein except for an accessory dwelling house or dwelling unit, the lot area requirement shall be the sum of the requirements for the separate uses thereof; however, the lot frontage requirement shall be the greatest of the lot frontage requirements for each individual use in the zone where such lot is located.

4.19 Multiple Zones on One Lot

Where a lot is divided into more than one Zone under the provisions of this By-law, each such portion of the said lot shall be used in accordance with the Zone Provisions of this By-law for the applicable zone. The lot area and lot frontage requirements of the most restrictive zone on the lot shall be applied to the entire lot.

4.20 Non-Complying Buildings and Structures

4.20.1 Replacement, Enlargement, Repair or Renovation

A building or structure that does not comply with this By-law, but which was legally constructed/altered in accordance with the by-laws in force at the time of construction/alteration may be replaced, enlarged, repaired or renovated provided that the replacement, enlargement, repair or renovation:

(a) Does not further increase the non-compliance;

(b) Complies with all other applicable provisions of this By-law; and

(c) A non-complying building destroyed by fire or other disaster, must be replaced within two years of the date of destruction which will be considered to be the date the building became uninhabitable.

4.20.2 Non-Compliance as a Result of Acquisition by a Public Authority

Notwithstanding any other provision of this By-law, where, as a result of an acquisition of land by a public authority, a lot becomes a non-complying lot, such non-complying lot may be used for any purpose otherwise permitted by this By- law within the Zone in which the lot is located, provided that:

(a) Such lot as reduced is accessible to vehicular traffic from a public road either directly or via private access;

(b) No change is made to such lot or to any buildings or structure thereon, subsequent to the date of the said acquisition, that would increase the degree of any non-conformity resulting from such acquisition or that would contravene any other provision of this By-law; and,

(c) This provision is not construed as mitigating or legalizing any non-conformity or contravention pertaining to such lot prior to the date of such acquisition.

4.20.3 Driveways and Required Parking Spaces
Notwithstanding any other provision of this By-law, where, as a result of an acquisition of land by a public authority, a contravention of this By-law would arise relating to the minimum required number of parking spaces, minimum size of parking spaces, minimum width of a driveway, location or parking spaces and/or driveways or minimum required setbacks and/or yards for driveways and/or parking spaces, then the lands so affected shall be deemed to comply with this By-law to the extent the lands complied with the By-law on the day before the acquisition was finalized.

4.20.4 Driveways and Required Parking Spaces
Notwithstanding any other provision of this By-law to the contrary, where, as a result of an acquisition land by a public authority, such acquisition results in a contravention of this By-law relating to the minimum required number of parking spaces, minimum size of parking spaces, minimum width of a driveway, location of parking spaces and/or driveways or minimum required setbacks and/or yards for driveways and/or parking spaces, then the lands so affected are deemed to comply with this By-law to the extent is complied with this By-law on the day before the expropriation was finalized.

4.21 Non-Complying Lots

A lot in existence prior to the effective date of this By-law that does not meet the lot area and/or lot frontage requirements of the applicable Zone, of this By-law is permitted to be used and buildings and structures may be permitted to be erected, enlarged, repaired or renovated thereon provided the use conforms with the provisions of this By-law and the buildings or structures comply with all of the other provisions of this By-law.

4.22 Non-Conforming Uses

The provisions of this By-law shall not apply to prevent the use of any land, building or structure for any purpose prohibited by this By-law if such land, building or structure was lawfully used for such purpose on the date of passing of this By-law, so long as it continues to be used for that purpose. Nothing in the By-law shall prevent the strengthening to a safe condition or the reconstruction of any building or structure or part of any such building of structure that is used for a non-confirming use, provided such alteration or repair does not increase the height, size or volume or change the use of such building or structure.

4.23 Outdoor Display and Sales

Where an outdoor display and sales area is permitted as an accessory use, the outdoor display and sales area shall comply with the following setbacks:

4.23.1 Maximum distance between an outdoor display and sales area and building containing the principle use of the lot – 12.0 metres;

4.23.2 Minimum required interior side yard for an outdoor display and sales area – 3.0 metres;

4.23.3 Minimum required rear yard for an outdoor display and sales area – 3.0 metres;

4.23.4 Minimum setback for an outdoor display and sales area from a Residential Zone boundary – 7.5 metres;

4.23.5 The maximum permitted area for an outdoor display and sales area shall be 200% of the floor area of the main building on the same lot;

4.23.6 The outdoor display and sales area must be located outside of any required parking spaces, loading areas and required buffer strips;

4.23.7 The outdoor display and sales area shall be established and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and comprised in whole or in part of one or more materials including asphalt, concrete, concrete or brick pavers, gravel or similar materials; and,

4.23.8 The display of motor vehicles at a motor vehicle dealership or the accessory sale of motor vehicles where permitted by this By-law, are not subject to the provisions of Sections 4.23.2, 4.22.3, 4.23.4 and 4.23.5 of this By-law.

4.24 Outdoor Furnace

4.24.1 Outdoor furnaces are permitted in the Rural, Agricultural, Rural Residential, any commercial and any industrial zone;

4.24.2 A Building Permit is required for the installation of all outdoor furnaces;

4.24.3 Outdoor Furnaces shall not be installed closer to any structure than recommended by the manufacturer and not closer than 30 metres to any property line; and

4.24.4 Outdoor Furnaces are only permitted in rear yards.

4.25 Outdoor Storage

4.25.1 General Provision

Where accessory outdoor storage is permitted in a zone:

(a) Outdoor storage shall be permitted only in a rear or interior side yard and shall not be located any closer than 18.0 metres to any streetline, including the Highway 401 streetline;

(b) The height of stored materials shall not exceed 4.5 metres;

(c) Outdoor storage shall be screened by opaque fencing with a minimum height of 2.75 metres;

(d) Outdoor storage is not permitted within any yard adjoining a residential zone boundary; and

(e) The maximum permitted area for outdoor storage shall be the lesser of 30% of the lot area or twice the ground floor area of the main building on the lot.

4.25.2 Agricultural Uses

Outdoor storage of farm-related materials shall be permitted accessory to an agricultural use. The provisions of Section 4.25.1 above shall not apply.

4.26 Prohibited Uses

(By-law 16-062)

The following uses, activities and/or objects shall be prohibited in any Zone:

4.26.1 The use of any camping tent, trailer or motor vehicle for human habitation, except where such camping tent, trailer or motor vehicle is located in a campground, in a trailer park or in a mobile home park;

4.26.2 The use of any accessory building or structure or boathouse for human habitation;

4.26.3 The use of a truck, bus, coach body or rail car for human habitation or for storage purposes;

4.26.4 The storage of disused rail cars, streetcars, buses, truck bodies or trailers without wheels unless otherwise permitted by this By-law;

4.26.5 The parking or storage of trailers or commercial motor vehicles on a vacant lot;

4.26.6 The parking or storage of trailers or commercial motor vehicles on a vacant lot for the purposes of advertising;

4.26.7 The outdoor storage of more than 2 vehicles or pieces of machinery that are unplated, derelict or that do not require plates. The 2 vehicles or pieces of machinery that may be stored outdoors must be kept under an opaque cover secured and completely covering the vehicle;

4.26.8 The manufacturing, refining, rendering or distillation of acid, ammonia, chlorine, coal, creosote, explosives, fireworks, glue, petroleum or tar; and,

4.26.9 The bulk storage of industrial chemicals, fuels and oils, hazardous waste or liquid industrial waste unless specifically permitted by as defined under Environmental Protection Act, R.S.O. 1990, c.E 19, as amended from time to time.

Except as may otherwise be specifically permitted under this By-law, no use shall be permitted which, from its nature or the materials used therein, is declared by the Ministry of the Environment, the local Health Unit or the City of Quinte West, to be a noxious use.

4.27 Public Uses

Notwithstanding any other provisions of this By-law, the City, any public authority, or any Department or Ministry of the Government of Canada or Ontario, and for the purposes of this Section shall include any school board, Hydro One Networks Inc., Ontario Power Generation, any telecommunications company, and any natural gas distribution company, may for the purposes of the public service, use any land or erect or use any building in any zone subject to the following provisions:

4.27.1 Such public use shall comply with all applicable zone regulations, parking and loading requirements of the Zone in which it is located;

4.27.2 Such use, building or structure is buffered from an adjacent residential use in accordance with Section 4.5 of this By-law;

4.27.3 Notwithstanding any provision of this By-law to the contrary, buildings and structures which are used for the storage of road maintenance materials within a public works yard owned by a public authority shall be exempt from the height requirements of this By-law;

4.27.4 Outdoor storage of goods, materials or equipment is not permitted in any required yard abutting a Residential Zone;

4.27.5 Any above-ground, utility or public use which is located in a Residential Zone, shall be located and maintained in general harmony with the residential buildings permitted in such Zone;

4.27.6 Electricity generation facilities and transmission and distribution systems are permitted in all zones subject to any regulatory requirements for the utility involved; and

4.27.7 Secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of the electricity transmission and distribution facilities and that secondary uses require technical approval from Hydro One Networks Inc.

4.28 Ramps and Barrier-Free Access

Nothing in this By-law shall prevent the location of a barrier-free entrance that conforms to the requirements of Section 3.8 (Barrier-Free Design) of the Ontario Building Code (Ontario Regulation 350/06) or its successor. Barrier-Free entrances shall include barrier free ramps, lifts and associated landings. Notwithstanding the foregoing, barrier- free entrances must comply with the requirements of Section 4.32, Sight Triangles.

4.29 Reduction of Requirements

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

4.30 Restaurant Patios

Restaurant patios are a permitted accessory to any restaurant provided that:

4.30.1 A restaurant patio shall be permitted in any yard with no required setback to the applicable lot line;

4.30.2 Notwithstanding Subsection 4.30.1, a restaurant patio shall not be permitted within a sight triangle required by this By-law;

4.30.3 Notwithstanding Subsection 4.26.1, a restaurant patio shall not be located within any buffer strip required this By-law;

4.30.4 Notwithstanding Subsection 4.26.1, a restaurant patio shall be setback a minimum of 7.5 metres from any Residential Zone;

4.30.5 The maximum height of a restaurant patio shall be 4.0 metres except if it is on a roof; and

4.30.6 A restaurant patio shall be contained by fencing with a minimum height of 1.0 metre.

4.31 Shipping Containers

Shipping containers may be used as an accessory structure for storage purposes in the Agricultural, Rural, Commercial Rural and Industrial Zones provided the following provisions are met:

4.31.1 Shipping containers are required to meet the regulations for a permitted use;

4.31.2 Shipping containers are not permitted in a Residential Zone except on a temporary basis for moving purposes for a period not to exceed 7 days in which case the shipping container must be located on the driveway. A shipping container is also permitted in a Residential Zone for the storage of materials during construction and must be removed from the property upon the completion of construction which will be deemed to be the date of the issuance of an occupancy permit. A shipping container used for temporary storage in a Residential Zone shall not exceed a maximum height of 3 metres and a maximum length of 6 metres;

4.31.3 The use of shipping containers shall be accessory to the main permitted use of the property;

4.31.4 Shipping containers shall only be permitted in a rear yard and shall not be permitted in a required parking area;

4.31.5 Shipping containers shall be screened from the road frontage and adjacent buildings;

4.31.6 Shipping containers are not permitted on properties adjacent to residential uses or lands zoned for residential use or a Community Facility or Open Space Zone;

4.31.7 Shipping Containers may be placed in an Industrial Zone as an accessory storage structure subject to the following provisions:

(a) Minimum lot area .4 ha

(b) A maximum of one (1) shipping container is permitted per.4 ha lot area to a maximum of four (4) containers.

(c) Maximum Shipping Container Area 51 m^2;

4.31.8 Shipping containers are permitted in the Rural, Rural Commercial, and Agricultural Zones as an accessory storage structure subject to the following provisions:

(a) Minimum Lot Area .4 ha

(b) A maximum of one (1) shipping container is permitted per.4 ha lot area to a maximum of four (4) containers.

(c) Maximum Shipping Container Area 51 m^2; and

4.31.9 Shipping containers used as accessory structures must comply with the Building Code Act.

4.32 Sight Triangles

(By-law 20-088)

Notwithstanding any other provisions of this By-law to the contrary, the following are prohibited in a sight triangle on a corner lot that is measured according to the provisions set out in the Table below:

4.32.1 any structure, deciduous tree, building or structure which would obstruct the vision of drivers; and

4.32.2 a fence, hedge, bush, coniferous tree, or other vegetation that has a height greater than 0.8 metres above the elevation of the centre line of the lowest adjacent street.

Subject lot has access onto a:

Other Street	Local Street or Private Road	Collector Street	Arterial Road
Local Street or Private Road	3.0 metres	5.0 metres	9.0 metres
Collector Street	5.0 metres	7.0 metres	9.0 metres
Arterial Road	9.0 metres	9.0 metres	9.0 metres

This Section of the By-law does not apply to Parking Exception Areas in the Downtown Commercial Cores as shown on Schedules A, B and C and to public road allowances.

4.33 Special Setbacks

4.33.1 Provincial Highways and Railroads

Specific setbacks from provincial highways and railways will be determined through the preparation of noise and vibration studies as required by the City of Quinte West Official Plan and through the Ministry of Transportation permitting process.

4.33.2 Lake Ontario Shoreline

Notwithstanding any other provision in this By-law, all buildings and structures shall be setback a minimum of 30.0 metres from the 75.7 metre G.S.C. elevation.

4.33.3 Bay of Quinte

Notwithstanding any other provision in this By-law, all buildings and structures shall be setback a minimum of 30.0 metres from the 76.11 metre G.S.C. elevation.

4.33.4 Pipelines

Notwithstanding any other provisions of this By-law to the contrary, no building or structure or no excavation shall be permitted within 10 metres of a major natural gas or oil pipeline right-of-way. Where pipelines are located within hydro corridors, setbacks for electricity generation facilities and transmission distribution systems shall be provided and maintained in accordance with the requirements of the appropriate provincial Ministry, utility provider, or other organization.

Notwithstanding any provision of this By-law to the contrary, no permanent building or structure may be located within 7 metres of the TransCanada pipeline right-of-way. Accessory structures shall have a minimum setback of at least 3 metres from the limit of the right-of-way. Where pipelines are located within hydro corridors, setbacks for electricity generation facilities and transmission distribution systems shall be provided and maintained in accordance with the requirements of the appropriate provincial Ministry, utility provider, or other organization.

4.33.5 Trenton Ward

Notwithstanding any provision in this By-law to the contrary, no building or structure shall be located closer than the sum of the front yard requirement plus 13 metres from the centre line of the following streets:

- Trenton Street
- Water Street
- Front Street (South of C.P.R. overpass)
- Division Street (North of Dundas Street)
- Dufferin Avenue (South of Dundas to Carrying Place Road)
- Carrying Place Road
- Marmora Street (Between Dundas Street and Dixon Drive)
- Dundas Street East
- Dixon Drive
- Sidney Street (North of Dixon Drive)

4.33.6 Notwithstanding any provision in this By-law to the contrary, no residential use or area zoned for a residential use shall be located within 450 metres of a sewage lagoon, or to the open part of a Sewage Treatment Plan, or within 500 metres of a waste disposal site except as may otherwise be permitted by the Ministry of the Environment.

4.33.7 Notwithstanding any provision in this By-law to the contrary, no residential use shall be located within 120 metres of an Aggregate Zone other than a residence owned and occupied by the owner of the aggregate operation.

4.33.8 Provincially Significant Wetlands

New buildings, structures or uses or additions, alterations or replacement of existing building or structures shall only be permitted within 120 metres of lands zoned Provincially Significant Wetland (PSW) where it has been demonstrated to the satisfaction of the City of Quinte West and the appropriate Conservation Authority, that the proposed development will have no negative impact on the Provincially Significant Wetland or its ecological function.

4.34 Swimming Pools and Pool Pumps, Filters and Heaters
(By-law 20-088)
Where an outdoor swimming pool is constructed in a Residential Zone, it shall only be permitted in a rear yard and interior side yard and constructed in accordance with the following requirements:

4.34.1 Minimum interior side and rear yard setback – 1.5 metres;

4.34.2 An accessory outdoor swimming pool shall not be included in lot coverage calculations;

4.34.3 Minimum setback from side or rear lot lines for water circulating or treatment equipment such as pumps, filters and heaters – 3.0 m; and

4.34.4 A minimum setback of 1.5 metres between a pool and a dwelling.

4.35 Through Lots
Where a lot, which is not a corner lot, has a frontage on more than one street or is bounded on more than one side by a street, private right-of-way or watercourse or water body, the setback and front yard requirements contained herein shall apply on each street or adjacent private right-of-way or watercourse or water body, as the case may be, in accordance with the provisions of the Zone or Zones in which such lot is located.

4.36 Uses of Lots without Buildings
Unless expressly permitted by this By-law, no permitted use in any Residential, Commercial or Industrial Zone is permitted unless a main building is erected on the same lot.

4.37 Wayside Pits and Quarries
A wayside pit or wayside quarry is permitted in any zone except the Wetland and Environmental Protection Zones.

5. Parking and Loading Space Provisions

No person shall use any land, building or structure in any Zone for any purpose permitted by this By-law, unless the minimum number of parking spaces required are provided in accordance with the provisions of this Part of the By-law.

5.1 Applicability of this Section

(a) The parking and loading space requirements of this Part of the By-law shall not apply to any use in existence at the date of passing of this By-law so long as the floor area, as it existed at such date, is not increased.

(b) If an addition or alteration is made to the building that increases the floor area, additional parking and loading spaces shall be required to be provided for the additional floor area as required by the regulations of this By-law.

(c) If the use of lands or a building or part of a building is changed to a use that requires additional parking than what existed as of the date of passing of this By-law, additional parking and loading spaces shall be required in accordance with the regulations of this By-law.

5.2 Calculation of Parking Requirement

5.2.1 Rounding of Requirements

Where the minimum number of parking spaces is calculated on the basis of a rate or ratio, the required number of parking spaces shall be rounded to the next higher whole number where the calculated required number of parking spaces results in a fraction of a parking space.

5.2.2 More than One Use on a Lot

The parking requirements for more than one use on a single lot or for a building containing more than one use, shall be the sum total of the parking requirements for each of the component uses, unless otherwise noted.

5.2.3 Requirements Based on Capacity

Where the number of parking spaces required in accordance with this By-law is based upon the “capacity” of a use, such capacity shall be equal to the maximum capacity of any building or structure pertaining to such use, as determined by the Ontario Building Code, relevant fire safety regulations or, where applicable, the Liquor Licensing Board or Ontario or other public agency having jurisdiction whichever capacity is less.

5.3 Dimensions of Parking Spaces

(By-law 20-088)

5.3.1 General Requirements

(a) Where parking spaces are provided in a surface parking area, or on a driveway each parking space shall have a width of not less than 2.7 metres and a length of not less than 6 metres. In the case of parking areas containing more than 3 parking spaces where parking spaces are provided in a row, the parking spaces located at each end of the row shall have a minimum width of 3 metres.

(b) Where parking spaces are provided in an enclosed or underground parking garage, such parking spaces shall have a width of not less than 2.7 metres and a length of not less than 6 metres. In the case of parking areas containing more than 3 parking spaces where parking spaces are provided in a row, the parking spaces located at each end of the row shall have a minimum width of 3 metres.

(c) Where required parking spaces are provided within a private garage accessory to a detached, semi-detached or townhouse dwelling, with such a private garage being a single car garage or a double car garage with a separating wall, each parking space shall have a width of not less than 2.9 metres and length of not less than 6.0 metres and a height clearance of not less than 2.1 metres. A minimum area of 2.9 metres wide by 5.3 metres long by 2.1 metres high of this space shall be unobstructed by any component of any structure including stairs.

(d) Where parking spaces are provided within a private garage accessory to a detached, semi-detached or townhouse dwelling, with such a private garage being a single car garage or double car garage with no separating wall, each parking space shall have a width of not less than 2.75 metres and length of not less than 6.0 metres and a height of not less than 2.1 metres. A minimum area of 5.5. metres wide by 5.3 metres long by 2.1 metres high of this space shall be unobstructed by any component of any structure, including stairs.

5.3.2 Parallel Parking

Where principal access to a parking space is located on its longest side, such parking space shall have a minimum width of 2.75 metres and a minimum length of 6.8 metres.

5.3.3 Single Stacked Angled Parking

Where principle access to a parking space is located on its shortest side, and where landscaped open space, a sidewalk or a wall abuts the parking spaces along the opposite shorter side, and where the parking space is provided at any angle between ten and seventy degrees, measured between the edge of the pavement and the longer side of the parking space, such parking space shall have a minimum width of 2.75 metres and a minimum length of 6.4 metres.

5.4 Location of Required Parking

5.4.1 Same Lot as the Use

All parking spaces shall be located on the same lot as the use that requires the parking.

5.4.2 Yards where Parking Areas are Permitted

Outdoor parking areas shall be permitted in any part of any yard, except that **no part** of any parking area shall be located:

(a) Within a sight triangle in accordance with Section 4.32 of this By-law;

(b) Closer to the property line adjacent to any street having a width of more than 10.0 metres than:

(i) 1.0 metre in any Industrial, Commercial, Community Facility (CF), Open Space (OS) or Recreation Commercial (RC) Zone; or,

(ii) 2.0 metres in any Rural (RU), Agricultural (A), Waste Disposal (MD) or Extractive Industrial (MX) Zone; and

(c) Closer to any Residential Zone than:

(i) The 1.0 metre in any Commercial, Community Facility (CF) or Open Space (OS) Zone; or,

(ii) 3.0 metres in any Agricultural (A), Rural (RU), Waste Disposal (MD), Extractive Industrial (MX) Zone.

5.4.3 Where parking is provided in any front yard or exterior side yard, the parking area shall be separated from any adjacent street line by a strip of land with a minimum width of 1.5 metres which shall be reserved for landscaping purposes and such strip shall include a curb or similar barrier, except for entrances and exits.

5.5 Surface Treatment

All parking spaces, loading spaces, queuing lanes and spaces, parking areas, parking lots and all driveways and aisles providing, access thereto shall be established and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and comprised in whole or in part of one or more materials including asphalt, concrete, concrete or brick pavers, gravel or similar materials. The use of similar materials which provide for the infiltration of water into the ground is also permitted.

5.6 Exclusive Use of a Parking Space

Any parking space shall be unobstructed and available for parking purposes and used exclusively for that purpose at all times, unless otherwise specified in this By-law.

5.7 Parking Required for Outdoor Patios

Parking spaces are not required for any outdoor patio occupying less than 40% of the net floor area of the restaurant it serves. Where the outdoor patio occupies an area equal to or greater than 40% of the net floor area of the restaurant it serves, parking spaces shall be required at the required minimum requirement specified in Section 5.13 of the By-law for that portion of the outdoor patio greater than 40% of the net floor area of the restaurant it serves.

5.8 Access to Parking Areas and Parking Spaces

5.8.1 Double Parking

Each required parking space shall be accessible at all times for parking a vehicle without the necessity of moving any other vehicle, except that nothing in the By- law shall apply to prevent the parking of a vehicle in any part of a

driveway accessory to a duplex dwelling, single detached dwelling, semi-detached dwelling or street townhouse dwelling.

5.8.2 Width of Parking Aisles

The minimum width of an aisle providing access to a parking space within a parking area shall be 3.5 metres, except in the case of angled off-street parking accessed by a one-way aisle, the aisle width shall be in accordance with the following table.

Angle of Parking (Degrees)	Minimum Required Aisle Width (metres)
0 to less than 45	3.5
45 to less than-56	4.3
56 to less than 70	6.5
70 to less than-90	6.7

5.8.3 Width of Access Ramps and Driveways in Non-Residential Zones

Access ramps and driveways accessing a parking area or a parking lot shall be a minimum of 3.0 metres in width for one-way traffic and a minimum of 6.0 metres in width for two-way traffic, and in no case shall be more than 9.0 metres in width.

5.9 Unlicensed Motor Vehicles

(a) The parking of an unlicensed motor vehicle on a lot shall be permitted only as an accessory use to a motor vehicle dealership, motor vehicle body shop or a motor vehicle repair garage located on the same lot; and,

(b) No part of any lot in a Residential Zone shall be used for the parking or storage outdoors of any vehicle, other than a recreational vehicle, where such vehicle does not bear a valid license plate and currently valid validation tag.

5.10 Parking of Recreational Trailers, Vehicles or Boats

(By-law 16-062)

The outdoor parking or storage of any recreational trailer, vehicle or boat is permitted on any lot that is zoned to permit residential uses by this By-law, but shall be subject to the following provisions:

(a) The recreational vehicle or boat is not used for human habitation purposes at any time;

(b) A recreational trailer, vehicle or boat may be parked or stored on a lot provided it is parked or stored on a driveway, interior side yard or rear yard and it is parked a minimum of 1.0 metres from any lot line adjacent to a public street;

(c) A recreational trailer, vehicle or boat, or combination thereof, having a height of 1.8 metres or more shall not be parked closer than 1.2 metres from any side or rear lot line;

(d) A total maximum of 1 recreational trailer, vehicle or boat is permitted to be stored on a lot;

(e) Where a recreational vehicle or boat is kept on a trailer, the recreational vehicle or boat and trailer together shall be counted as one recreational trailer, vehicle or boat;

(f) The height of any stored recreational trailer, vehicle or boat on a lot shall be a maximum of 3.2 metres measured from the ground to the highest fixed point of the recreational vehicle. The overall length of any stored recreational trailer, vehicle or boat on a lot shall be a maximum of 6 metres (exclusive of a hitch or tongue);

(g) Where the recreational vehicle being stored on a lot is a boat, the length of the boat permitted to be stored on the lot shall be measured from the bow to the stern. The length of the trailer, stern drive, rudder of bowsprit shall not be included in the calculation of the boat length; and

(h) In the agricultural and rural designations of the Official Plan, larger recreational trailers, vehicles and boats may be parked and stored on areas other than a driveway subject to the setbacks of the zone.

5.11 Parking Garages

Parking garages shall comply with the provisions for the main building in accordance with this By-law. No setbacks or yards shall be required for any portion of a parking garage if it is constructed completely below the established grade. This exemption shall also apply to ventilation shafts and housings, stairways and other similar facilities associated with below grade parking garages that extend from below established grade.

5.12 Parking Exempt Areas

Notwithstanding any provision of this By-law to the contrary, lands within the Parking Exempt Areas identified on Schedules A, B and C are exempt from having to meet the requirements of Section 5 for the provision of parking and loading spaces.

5.13 Non-Residential Parking Requirements

(By-law 20-088)

The number of parking spaces required for non-residential uses shall be calculated in accordance with the standards set out below:

Use	Minimum Parking Space Requirement (Net floor area unless otherwise specified)
Arena	1 space per 4 fixed seats
Art Gallery	1 space per 40 m^2
Assembly Hall	1 space per 6 persons capacity
Banquet Hall	1 space per 5.8 m^2
Billiard Hall	1 space per 20 m^2
Bowling Alley	2 spaces per lane
Campground, Trailer Park	1 per camping site within campground plus those spaces required for other permitted uses
Car Wash	Self-service 1 space per bay
Child Care Centre	1.5 spaces per classroom plus 1 space per 30 m^2
Clinic	1 space per 16m^2
Commercial Fitness Centre	1 space per 20 m^2
Commercial Greenhouse	1 space per 20 m^2
Commercial Kennel	1 space per 16.5 m^2
Commercial Self Storage	1 space per 100 m^2
Community Centre	1 space per 10 m^2
Financial Institution	1 space per 18 m^2

Funeral Home	Minimum 10 spaces, plus 1 space per 13 m^2
Golf Course	5 spaces per hole
Golf Driving Range, Miniature Golf Course	1.5 spaces per tee
Hospital	1 space per 21 m^2
Industrial Use	1 space per 30 m^2 for the first 1000m^2 1 space per 100 m^2 for the floor area between 1,000 and 5000 m^2 plus 1 space per 200 m^2 for the floor area in excess of 5000 m^2.
Library	1 space per 26.5 m^2
Marina	1 space per every two boat slip plus 1 space per 100 m^2 GFA
Motel, Hotel	1 space per guest room plus the parking requirement for accessory restaurants, meeting rooms and banquet halls
Motor Vehicle Body Shop Motor Vehicle Repair Garage	1 space per 20 m^2 for the business office and any retail component
Motor Vehicle Dealership, Motor Vehicle Service Station	1 space per 20 m^2
Museum	1 space per 40 m^2
Office	1 space per 33 m^2
Personal Service Shop, Repair Shop, Dry Cleaning Outlet	1 space per 20 m^2
Place of Amusement	1 space per 9 m^2 or one space per 4 seat capacity, whichever is greater
Place of Worship	1 space per 9 m^2 or one space per 4 persons of worship area capacity whichever is greater
Restaurant, Private Club	1 space per 9 m^2

Restaurant Patio	1 space per 18 m^2 of area used for restaurant patio
Retail Store, Retail Store Convenience	1 space per 20 m^2 For any property with greater than 1,400 m^2 of retail and/or commercial floor area, no less than 1 space per 25 m^2 and no more than 1 space per 17 m^2 shall be provided.
School, Private School, Public	4 spaces per classroom
Shopping Centre	1 space per 17 m^2
Trade and Convention Centre	1 space per 20 m^2, plus any spaces required for any accessory restaurant and/or banquet hall
Transportation Terminal	1 space per 85 m^2
Warehouse	1 space per 100 m^2 of gross floor area up to 2,750 m^2, plus 0.5 spaces for each 100 m^2 of gross floor area in excess of 2,750 m^2
Wayside Pit or Quarry	Any spaces required for the business office
Veterinary Clinic	1 space per 16.9 m2
Any other non-residential use not specified in this table	1 space per 30 m2

5.14 Accessible Parking Spaces

(By-law 16-062)

Accessible parking spaces for the exclusive use of persons with disabilities shall be provided in accordance with the following requirements:

5.14.1 Types of Accessible Parking Spaces

(a) Type A, a wider parking space which has a minimum width of 3.4 m and signage that identifies the space as “van accessible”.

(b) Type B, a standard parking space which has a minimum width of 2.7 m.

5.14.2 Access Aisles

Access aisles, the space between parking spaces that allows persons with disabilities to get in and out of their vehicles, must be provided for all parking spaces for the use of persons with disabilities in off-street parking facilities.

Access aisles may be shared by two parking spaces for the use of persons with disabilities in an off-street parking facility and must have a minimum width of 1.5 m with a minimum length of 6 m and must be marked with high tonal contrast diagonal lines where the surface is asphalt, concrete or some other hard surface.

5.14.3 Number of Accessible Parking Spaces Required

Accessible parking spaces shall be provided in accordance with the following Table:

Total Parking Requirement	Number of Accessible Parking Spaces Required
Total parking requirement – 12 spaces or less	One Type A parking space
Total parking requirement – 13 – 100 spaces	Four percent of the total number of parking spaces. The distribution of Type A and Type B parking spaces shall be in accordance with Section 5.14.4.
Total parking requirement – 101 – 200 spaces	Three percent of the total number of parking spaces plus one additional space. The distribution of Type A and Type B parking spaces shall be in accordance with Section 5.14.4
Total parking requirement – 201 – 1000 spaces	Two percent of the total number of parking spaces plus an additional two spaces. The distribution of Type A and Type B parking spaces shall be in accordance with Section 5.14.4
Total parking requirement – greater than 1,000	One percent of the total number of parking spaces plus an additional 11 spaces. The distribution of Type A and Type B parking spaces shall be in accordance with Section 5.14.4.

5.14.4 Distribution of Type A and Type B Accessible Parking Spaces
Where an even number of accessible parking spaces are required an equal number of Type A and Type B spaces must be provided.

Where an odd number of accessible parking spaces are required the number of parking spaces required will be divided equally between Type A and Type B spaces but the additional parking space, the odd numbered space, may be a Type B parking space.

5.14.5 Multiple Off-Street Parking Facilities Provided
Where more than one off-street parking facility is provided at a site, the number and type of parking spaces for the use of persons with disabilities shall be calculated according to the number and type of parking spaces required for each off-street parking facility.

The location of accessible parking spaces where there is more than one off-street parking facility at a site the required accessible parking spaces may be distributed among the off-street parking facilities in a manner that provides substantially equivalent or greater accessibility regarding distance from an accessible entrance or user convenience.

5.15 Residential Parking Provisions

5.15.1 Location of Parking (By-law 20-088)

(a) The parking of motor vehicles associated with a residential use is only permitted within a parking garage, a surface parking area, private garage, carport or on a driveway accessing an individual dwelling unit, a private garage or a carport.

(b) No vehicle shall be parked on an unsurfaced area of any front or exterior side yard.

(c) A parking area shall be setback 1.0 m from a streetline.

(d) Subject to the provisions of Section 5.15.2 (c), only one driveway is permitted per lot.

5.15.2 Driveways in Residential Zones

(a) Maximum and Minimum Driveway Width

i. The minimum driveway width shall be 3.0 m.

ii. The maximum driveway width shall be equal to the garage door width plus 1.5 metres or 6.1 metres, whichever is greater, provided a minimum of 40% of the area of the front or exterior side yard in which the driveway is located is the site of soft landscaping.

iii. Notwithstanding Section 5.15.2(a), the maximum width of a driveway at the streetline shall be 6.1 metres.

(b) Entrances for Driveways

Driveways used for providing access for the parking of motor vehicles, shall:

- Not be located within a sight triangle, except that, where a lot is occupied by a semi-detached dwelling unit, the driveway shall be located as far as possible from the intersection; and,
- Comply with any applicable regulations of the City pertaining to entrances onto public roads.

(c) Provisions for Second Driveways

On lots within any Residential zone that have a lot frontage of less than 30 metres, only one driveway from a public street onto the lot is permitted. If such a lot has a frontage of 30 metres or greater, a second driveway is permitted, provided:

i. The driveways are at least 7.0 metres apart, measured at the streetline; and

ii. No more than 50% of the area of the front yard and 30% of the width of the lot frontage is used for driveway purposes.

5.15.3 Parking of Commercial Motor Vehicles in Residential Zones

(a) The parking or storage of one commercial vehicle per dwelling unit on a lot is permitted in any Residential Zone, provided the commercial vehicle has a registered gross vehicle weight of 3,400 kilograms or less.

5.16 Residential Parking Requirements

The number of parking spaces required for residential uses shall be calculated in accordance with the following table.

Table Residential Parking Requirements

Use	Minimum Parking Space Requirement
Bed and Breakfast Establishment	1 space per room or suite used for the purpose of lodging for the travelling public, in addition to the required parking for the dwelling unit
Boarding or Rooming House	2 spaces, plus 0.5 space/room for every separate room designed as accommodation
Custom Workshop, Home Industry, Home Occupation	1 space, but only if the use occupies a gross floor area of 15.0 m^2 or greater.
Dwelling, Accessory Garden Suite	1 per unit, in addition to the required parking for the dwelling unit
Dwelling, Accessory in the Downtown Commercial Zone	1 space per unit
Dwelling, Apartment	1.25 spaces per unit, plus .25 spaces per unit dedicated for visitor parking in a building containing 4 or more dwelling units
Dwelling, Multiple Unit	2 spaces per unit, plus 0.25 spaces per unit dedicated for visitor parking
Dwelling, Duplex Dwelling, Semi-Detached Dwelling, Single Detached Dwelling Townhouse	2 spaces per unit
Mobile Home	1 space per unit
Retirement Home, Long Term Care Facility	.5 spaces per bed

5.17 Drive-Through Service Facilities

Where drive-through service facilities are permitted, the provisions of this Section shall apply.

5.17.1 Stacking Lane Requirements

Stacking lanes are required and shall be exclusive of any other parking space and loading space and aisle requirements contained within this By-law and shall be provided in accordance with the provisions of this Section.

(a) Stacking Space Requirements

The minimum stacking space requirements within a designated stacking lane shall be in accordance with the following table:

Use Associated with Drive-Through Service Facility	Minimum Required Ingress Spaces	Minimum Required Egress Spaces
Restaurant or any Eating Establishment	7	3
Car Wash	5	1
Financial institution and all other uses	4	n/a

(b) Location of Ingress and Egress Spaces

Required ingress spaces shall be located and calculated from the entrance of the stacking lane to the product pick-up window, if an order box is provided or the dispensing machine and required egress spaces shall be located after the service product pick-up window or dispensing machine. The vehicle space at the product pick-up window shall count towards the minimum egress spaces. Ingress and egress spaces shall not interfere with or restrict property access.

(c) Length of Stacking Lane

The length of the stacking lane associated with the drive-through service facility shall be the total number of required ingress spaces and egress spaces.

(d) Multiple Stacking Lane Requirements
Where multiple stacking lanes are required on a lot, the stacking space requirements shall be provided for each individual stacking lane in compliance with the provisions of Section 5.17.1 (a) of this By-law.

(e) Size of Stacking Space
All stacking spaces shall be regular in shape, with a minimum length of 6.0 metres and a minimum width of 3.0 metres.

(f) Delineation of Stacking Lane Requirements
Stacking lanes shall be unobstructed and shall be clearly delineated by pavement markings or physical barriers, and shall be independent of the balance of the parking area and loading area.

(g) Setbacks from Residential Zone Boundary
Stacking lanes and all order boxes using voice communication to order shall be located no closer than 3 metres from any Residential Zone boundary.

5.18 Loading Space Requirement

Loading or unloading spaces are required under this By-law, in accordance with the Loading Space Requirement Table and the owner of every building or structure or used for any purpose involving the receiving, shipping, loading or unloading of goods, wares, merchandise or raw materials shall provide and maintain on the lot loading and unloading spaces accordingly. Each loading or unloading space shall be at least 9.0 metres (29.53 ft.) long, 3.5 metres (11.48 ft.) wide and have a vertical clearance of at least 5.0 metres (16.40 ft.). In addition, adequate space shall be provided for the parking of vehicles awaiting access to the loading or unloading spaces.

5.18.1 Loading Space Requirement Table

Area of Building	Loading Space
280 m^2 or less	1 space
Exceeding 280 m^2 but not exceeding 2,300 m^2	2 spaces
Exceeding 2,300 m^2 but not exceeding 7,500 m^2	3 spaces, plus 1 additional space for each addition 9,300 m^2 (100,107.64 $ft.^2$ or fractional part thereof in excess of 7,500 m^2 (80,731.97 $ft.^2$.)

5.18.2 Access

Access to loading spaces shall be by means of a driveway at least 6.0 metres (19.69 ft.) in width contained on the lot on which the spaces are located and leading to an improved public street as defined herein.

5.18.3 Loading Space Surface

Driveways, loading spaces, and related aisles and turning areas shall be maintained with a stable surface which is treated so as to prevent the raising of dust.

5.18.4 Location

The loading space or spaces required herein shall be located on the lot occupied by the building, structure or use for which the loading spaces are required, and shall be located in a side or rear yard unless such space or spaces are removed from the street line a minimum distance of 15.0 metres (49.21 ft.) as measured from the street line to the nearest part of the loading space. No loading space shall be located closer than 7.5 metres (24.6 ft.) to any other lot line.

5.18.5 Additions to or Changes in Use of Existing Buildings

The loading space requirements referred to herein shall not apply to any existing building so long as the gross floor area, as it exists, is not increased. If an addition is made to the building or structure which increases the gross floor area, then additional loading spaces shall be provided in accordance with Section 4.18 and in accordance with the provisions of the Loading Space Requirement Table for such addition.

6. Rural (RU) Zone

6.1 Permitted Uses

6.1.1 Single detached dwelling
6.1.2 Abattoir
6.1.3 Agricultural use
6.1.4 Agricultural processing facility
6.1.5 Bed and breakfast establishment
6.1.6 Cemetery
6.1.7 Kennel (By-law 20-088)
6.1.8 Commercial greenhouse
6.1.9 Conservation use
6.1.10 Home Child Care (By-law 18-093)
6.1.11 Equestrian centre
6.1.12 Deleted (By-law 20-088)
6.1.13 Farm produce retail outlet
6.1.14 Farm related tourism establishment
6.1.15 Feed mill
6.1.16 Forestry
6.1.17 Group home
6.1.18 Home occupation
6.1.19 Home industry
6.1.20 Livestock sales barn
6.1.21 Portable asphalt plant
6.1.22 Veterinary clinic
6.1.23 Additional Residential Unit (By-law 25-025 & 25-075)

6.2 Regulations For Permitted Uses

6.2.1	Minimum Lot Area	2 ha
6.2.2	Minimum Lot Frontage	60 m
6.2.3	Minimum Front Yard Depth	12 m
6.2.4	Minimum Exterior Side Yard Width	12 m
6.2.5	Minimum Interior Side Yard Width	6 m
6.2.6	Minimum Rear Yard Depth	12 m
6.2.7	Maximum Building Height	11 m
6.2.8	Maximum Lot Coverage of All Buildings	10%

6.3 General Zone Provisions

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Rural (RU) Zone shall apply.

6.4 Rural (RU) Exception Zones

6.4.1 Rural Exception 1 (RU-1) Zone

Notwithstanding any other provision of this By-law to the contrary, within the Rural Exception One (RU-1) Zone, all residential uses are prohibited. All other provisions of the Rural (RU) Zone shall apply.

6.4.2 Rural Exception 2 (RU-2) Zone

Notwithstanding any other provision of this By-law to the contrary, within the Rural Exception Two (RU-2) Zone, existing barns shall be used for dry storage only and the housing of livestock is prohibited. All other provisions of the Rural (RU) Zone shall apply.

6.4.3 Rural Exception 3 (RU-3) Zone

6.4.4 Rural Exception 4 (RU-4) Zone

125 Downs Road

Notwithstanding any provision of this By-law to the contrary, within the Rural Exception 4 (RU-4) Zone, a minimum westerly interior side yard of 80 metres is required. All other provisions of the Rural (RU) Zone shall apply.

6.4.5 Rural Exception 5 (RU-5) Zone

1257 Stockdale Road

Notwithstanding any provision of this By-law to the contrary, within the Rural Exception 5 (RU-5) Zone, a minimum setback of 139.9 metres is required between any residential use and any feed lot area on a specialized farm or any building or structure on a specialized farm which is used to house animals or fowl unless such residential building or mobile home is located on the same lot therewith. All other provisions of the Rural (RU) Zone shall apply.

6.4.6 Rural Exception 6 (RU-6) Zone
116 DeMille Road
Notwithstanding any provision of this B-law to the contrary, within the Rural Exception 6 (RU-6) Zone, residential access may be provided via the residential frontage, approximately 12. 19 m, of the lot immediately west of the lands zoned RU-6. These two lots are separated by an Unopened Road Allowance that may be crossed for access purposes. All other provisions of the Rural (RU) Zone shall apply.

6.4.7 Rural Exception 7 (RU-7) Zone
1359 Carmel Road
In addition to the uses permitted in Section 6.1 of this By-law, within the Rural Exception 7 Zone, a motor vehicle repair garage in an accessory building shall also be permitted. All other provisions of the Rural (RU) Zone shall apply.

6.4.8 Rural Exception 8 (RU-8) Zone
Fairground Road
Notwithstanding the uses permitted in Section 6.1 of this By-law, within the Rural Exception 8 (RU-8) Zone, the only permitted use is a commercial storage facility and any well must be located more than 500 metres from a waste management facility. All other provisions of the Rural (RU) Zone shall apply.

6.4.9 Rural Exception 9 (RU-9) Zone (By-law 20-088)
30 Boudrie Road
In addition to the uses permitted in Section 6.1 of this By-law, within the Rural Exception 9 Zone, a childcare centre with a maximum capacity of eleven children is also permitted in an existing farm dwelling. A minimum of one parking space shall be provided for each employee as well as two parking spaces provided for clientele. A strip of land of not less than 1.5 metres in width between the street land and the parking area shall be maintained as a landscaped area consisting of grass, as well as trees and/or shrubbery. All other provisions of the Rural (RU) Zone shall apply.

6.4.10 Rural Exception 10-H (RU-10-H) Zone
Oak Lake
Notwithstanding any provision of this By-law to the contrary, on lands zoned Rural Exception 10-H (RU-10-H) Zone, the application of liquid and/or solid waste within 30 metres of the high-water mark of Oak Lake or within 30 metres of any natural or man-made stream, ditch, channel, river, creek (whether intermittent or not) leading to Oak Lake is not permitted until such time as the Holding "H" symbol has been removed from the subject property.

The Holding "H" symbol shall be removed in accordance with the provisions of Section 36 of the Planning Act, R.S.O., 1990, upon completion of an Environmental Farm Plan and Nutrient Management Plan for the subject property, to the satisfaction of the City, demonstrating that all sources of nutrients are being directed away from Oak Lake or any natural or man-made stream, ditch, channel, river, creek (whether intermittent or not) leading to Oak Lake. All other provisions of the Rural (RU) Zone shall apply.

6.4.11 Rural Exception 11 (RU-11) Zone
Flying Club Road
In addition to the uses permitted in Section 6.1 of this By-law, in the Rural Exception 11 (RU-11) Zone, a commercial water taking operation having an appropriate Ministry of Environment and Energy "Permit To Take Water" is a permitted use. The maximum floor area for a water processing plant located in Part 1 of Plan 21R-6055 is 290 m^2 and such building shall not be located closer than 30 metres to a street line or 50 metres from a side or rear lot line.

Within the Rural Exception 11, (RU-11) Zone, pipes, valves, hoses, accesses and other similar structures and improvement related to a commercial water taking operation are permitted within any setback requirements from an Environmental Protection Zone or setbacks from a watercourse. All other provisions of the Rural (RU) Zone shall apply.

6.4.12 Rural Exception 12 (RU-12) Zone
362 Glen Ross Road
In addition to the uses permitted in Section 6.1 of this By-law, in the Rural Exception 12 (RU-12) Zone, a fishing preserve having an appropriate Ministry of Natural Resources “Fishing Preserve Licence” and a “Licence to Culture and Sell Fish” shall be a permitted use.

Notwithstanding any provision of this By-law to the contrary, within the Rural Exception 12 (RU-12) Zone, a minimum of seven parking spaces are required. All other provisions of the Rural (RU) Zone shall apply.

6.4.13 Rural Exception 13 (RU-13) Zone
1977 Old Highway 2
Notwithstanding any provision of this By-law to the contrary, within the RU-13 Zone, the keeping of livestock shall be limited to the housing of a maximum of two horses in the existing farm buildings. All other provisions of the Rural (RU) Zone shall apply.

6.4.14 Rural Exception 14 (RU-14) Zone
250 Airport Road
Notwithstanding any provision of this By-law to the contrary, within the Rural Exception 14 (RU-14) Zone, the barn existing barn shall be limited to the keeping of a maximum of five horses and a single detached dwelling with a minimum setback of 85 metres from the existing barn located at 272 Airport Road is permitted. All other provisions of the Rural (RU) Zone shall apply.

6.4.15 Rural Exception 15 (RU-15) Zone
Glen Ross Road
Notwithstanding any provision of this By-law to the contrary, within the Rural Exception 15 (RU-15) Zone, a maximum of 2 horses are permitted to be kept on the property in accordance with the Minimum Distance Separation Formulae (MDS). All other provisions of the Rural (RU) Zone shall apply.

6.4.16 Rural Exception 16 (RU-16) Zone
2152 Frankford Road
In addition to the uses permitted in Section 6.1 of this By-law, in the Rural Exception 16 (RU-16) Zone, a retail store restricted to the sale and service of outdoor wood furnaces and the sale of outdoor recreation related materials and supplies including fishing supplies (live bait and tackle) and hunting supplies (firearms, crossbows, ammunition, and hunting clothing apparel) shall be permitted in a building in existence on the date of passing of this By-law with the setbacks in existence on the date of passing of this By-law. All other provisions of the Rural (RU) Zone shall apply.

6.4.17 Rural Exception 17 Holding (RU-17-H) Zone
631 Aikins Road
Notwithstanding any provision of this By-law to the contrary, within the Rural Exception 17 Holding (RU-17-H) Zone, full remediation of the lands is required in accordance with Ministry of the Environment standards prior to any use or occupancy of the lands. The holding symbol will only be removed upon the completion of an Environmental Impact Study satisfactory to the City of Quinte West and the appropriate Conservation Authority and submission of a remediation plan, prepared by a qualified professional, in accordance with the requirements of the Ministry of the Environment and to the satisfaction of the City of Quinte West. All other provisions of the Rural (RU) Zone shall apply.

6.4.18 Rural Exception 18 Holding (RU-18-H) Zone
Wooler Landfill
Notwithstanding any provision of this By-law to the contrary, within the Rural Exception 18 Holding (RU-18-H) Zone, prior to the use or occupancy of the lands the holding symbol must be removed. The holding symbol will only be removed upon submission of evidence that the property is not contaminated or that it has been remediated to a suitable standard in accordance with the requirements of the Ministry of the Environment. All other provisions of the Rural (RU) Zone shall apply.

6.4.19 Rural Exception 19 (RU-19) Zone
Mackenzie Road
Notwithstanding any provision of this By-law to the contrary, within the Rural Exception 19 (RU-19) Zone, the minimum lot frontage shall be 22.25 metres along Harrington Road. In addition to the uses permitted in the Rural (RU) Zone, within the Rural Exception 19 (RU-19) Zone, an accessory building shall be permitted without a main use. All other provisions of the Rural (RU) Zone shall apply.

6.4.20 Rural Exception 20 (RU-20) Zone (By-law 15-029)
285 Bellevue Drive
Notwithstanding any provision of this By-law to the contrary, within the Rural Exception 20 (RU-20) Zone, the minimum lot frontage shall be 50 metres. All other provisions of the Rural (RU) Zone shall apply.

6.4.21 Rural Exception 21 (RU-21) Zone (By-law 15-041)
450 County Road 5
In addition to the uses permitted in Section 6.1 of this By-law, within the Rural Exception 21 (RU-21) Zone, a 100 square metre second dwelling on the subject property shall be permitted to be used temporarily as a dwelling for farm labour for a period of time to not exceed three (3) years, in accordance with all other applicable provisions of the By-law. In accordance with Section 39 (4) of the Planning Act, R.S.O. 1990 c. P.13, the temporary use may be extended by periods of time to not exceed three (3) years. The required temporary use agreement, executed between the landowner and the Corporation of the City of Quinte West, will require:

(a) The Owners shall install a septic system in accordance with the design submitted to the City of Quinte West, Building Department and approved under a Site Inspection Report for a Sewage System Permit.

(b) Other than as provided in paragraph (a) above, all other services for the second dwelling shall be provided to the second dwelling through the principal dwelling located on the lands subject to this Temporary Use By-law.

(c) All costs associated with or arising out of the construction, installation, servicing, maintenance and removal of the second dwelling and associated septic system shall be at the sole expense of the Owners.

(d) The Owners shall identify the occupants of the second dwelling by name.

(e) The Owners of the subject property shall cease to use the structure as a second dwelling for farm labour subject to the Temporary Use By-law within thirty (30) days of:

i. The expiration of the Temporary Use By-law provided for herein; or

ii. The vacating of the second dwelling by the Occupants; or

iii. The sale or other conveyance of the lands subject to this Temporary Use By-law to a person other than the Owners; or

iv. The vacating of the lands subject to this Temporary Use By-law to the Owners.

6.4.22 Rural Exception 22 (RU-22) Zone (By-law 15-027)
Golf Course Road
Notwithstanding any provision of this By-law to the contrary, within the Rural Exception 22 (RU-22), the five (5) existing accessory structures existing on March 16, 2015 are permitted. An interior side yard of .8 metres is recognized for Accessory Structure D as identified in the surveyor sketch for Consent Application (D10/B70/14S). All other provisions of the Rural (RU) Zone shall apply.

6.4.23 Rural Exception 23 (RU-23) Zone (By-law 15-059)
County Road 5
Notwithstanding Section 6.2.2 of this By-law to the contrary, within the Rural Exception 23 (RU-23) Zone, the minimum lot frontage shall be 40.69 metres. All other provisions of the Rural (RU) Zone shall apply.

6.4.24 Rural Exception 24 (RU-24) Zone (By-law 15-057)
2-29 Clifford Road
Notwithstanding Section 8.2.6 of this by-law to the contrary, within the Rural Exception 24 (RU-24) Zone, a rear yard setback of 2.1 metres is permitted for the existing accessory dwelling. All other provisions of the Rural (RU) Zone shall apply.

6.4.25 Rural Exception 25 (RU-25) Zone (By-law 15-060)
East of 159 Rosebush Road
Notwithstanding Section 4.1.1 (c) of this By-law to the contrary, within the Rural Exception 25 (RU-25) Zone, the barn and accessory structure existing on the date of passing of this By-law shall be permitted. All other provisions of the Rural (RU) Zone shall apply.

6.4.26 Rural Exception 26 (RU-26) Zone (By-law 16-015)
1337 & 1339 Hamilton Road
Notwithstanding Section 6.2.5 of this By-law to the contrary, within the Rural Exception 26 (RU-26) Zone, the interior side yard setback shall be 5.7 metres for the existing garage. All other provisions of the Rural (RU) Zone shall apply.

6.4.27 Rural Exception 27 (RU-27) Zone (By-law 16-062)
Fish & Game Club Road and River Drive
Notwithstanding Sections 6.1 and 4.33.6 of this By-law, within the Rural Exception 27 (RU-27) Zone, the following special provisions shall apply:
(a) A permitted single detached dwelling must be hooked up to and serviced by municipal water and sewage disposal systems; and
(b) A permitted single detached dwelling must meet a minimum setback of 100 metres from a waste management facility.
All other provisions of the Rural (RU) Zone shall apply.

6.4.28 Rural Exception 28 (RU-28) Zone (By-law 16-104)
55 Halloway Road
Notwithstanding Sections 6.2.2 of this By-law to the contrary, within the Rural Exception 26 (RU-26) Zone, the Minimum Lot Frontage shall be 51 metres. All other provisions of the Rural (RU) Zone shall apply.

6.4.29 Rural Exception 29 (RU-29) Zone (By-law 16-106)
1616 Stockdale Road
Notwithstanding Sections 4.1 of this By-law to the contrary, within the Rural Exception 29 (RU-29) Zone an accessory structure without a principal use shall be permitted. All other provisions of the Rural (RU) Zone shall apply.

6.4.30 Rural Exception 30 (RU-30) Zone (By-law 16-134)
Golf Course Road
Notwithstanding Section 4.1 (c) of this by-law to the contrary, within the Rural Exception 30 (RU-30) Zone an accessory structure without a principle use shall be permitted. All other provisions of the Rural (RU) Zone shall apply.

6.4.31 Rural Exception 31 (RU-31) Zone (By-law 17-113)
178 Bigford Road
Notwithstanding Section 4.1.1 of this by-law to the contrary, within the Rural Exception 31 (RU-31) Zone the accessory structure existing on the date of passage of this By-law shall be permitted without a main use. All other provisions of the Rural (RU) Zone shall apply.

6.4.32 Rural Exception 32 (RU-32) Zone (By-law 18-065)
Boulton Road (South of 273)
Notwithstanding Section 4.1.1 of this By-law to the contrary, within the Rural Exception 32 (RU-32) Zone the minimum lot frontage shall be 49 metres.

6.4.33 Rural Exception 33 (RU-33) Zone (By-law 18-087)
162 Flyboy Road
Notwithstanding Section 6.2.4 of this By-law to the contrary, within the Rural Exception 33 (RU-33) Zone, the exterior side setback of 1.8 metres for the existing dwelling is permitted.

6.4.34 Rural Exception 34 (RU-34) Zone (By-law 19-037)
463 Oak Lake Road
Notwithstanding Section 18.1 of this By-law, within the Rural Exception 34 (RU-34) Zone, the Minimum Lot Frontage shall be 55 metres. All other provisions of the Rural (RU) Zone shall apply.

6.4.35 Rural Exception 35 – Hold (RU-35-H) Zone (By-law 19-068)
Frankford Road
Notwithstanding any other provisions of this By-law to the contrary, within the Rural Exception 35 – Hold (RU-35-H) Zone, the only permitted uses shall be those in existence on the date of passage of this By-law.

Any new development will require the lifting of the holding (-H) provision. The requirements of the lifting of the (-H) provision are:
i. The preparation of an Environmental Impact Study (EIS) completed by a qualified professional to the satisfaction of the City in consultation with Quinte Conservation.
ii. The preparation of a Site Plan by a qualified professional to the satisfaction of the City.

6.4.36 Rural Exception 36 (RU-36) Zone (By-law 19-069)
195 Baum Road
Notwithstanding Section 6.1 to the contrary, within the Rural Exception 36 (RU-36) Zone, a provision to identify an Assembly Hall will be a permitted use, subject to site plan control.

6.4.37 Rural Exception 37 (RU-37) Zone (By-law 21-078)
16488 Highway 2
Notwithstanding Section 6.1 of this By-law to the contrary, within the Rural Exception 37 (RU-37) Zone a reduced lot frontage of 54.5 m is recognized. All other provisions of the Rural (RU) Zone shall apply.

6.4.38 Rural Exception 38 (RU-38) Zone (By-law 20-059)
209 Keating Road
Notwithstanding Section 4.1 of this By-law to the contrary, within the Rural Exception 38 (RU-38) Zone, the minimum lot frontage shall be 45 metres. All other provisions of the Rural (RU) Zone shall apply.

6.4.39 Rural Exception 39 (RU-39) Zone (By-law 20-088)
151 Sagers Corners Road
Notwithstanding Section 6.1 to the contrary, within the Rural Exception 39 (RU-39) Zone, the only permitted uses shall be a single detached dwelling and an agricultural use.

6.4.40 Rural Exception 40 (RU-40) Zone (By-law 21-096)
141 Barcovan Beach Road
Notwithstanding Section 6.1 of this By-law to the contrary, within the Rural Exception 40 Zone a site plan control agreement is registered on title of the subject lot to permit the construction of a residential dwelling. Notwithstanding Section 6.1 of this By-law to the contrary, within the Rural Exception 40 (RU-40) Zone, all other provisions of the Rural (RU) Zone shall apply.

6.4.41 Rural Exception 41 (RU-41-H) Zone (By-law 22-107)
205 Barcovan Beach Road
Notwithstanding Section 6.1 of this By-law to the contrary, within the Rural Exception 41 (RU-41) Zone a site plan control agreement is to be registered on title of the subject lot which permits the construction of a residential dwelling. Notwithstanding Section 6.1 of this By-law to the contrary, within the Rural Exception 41 (RU-41) Zone, all other provisions of the Rural (RU) Zone shall apply.

6.4.42 Rural Exception 42 (RU-42) Zone (By-law 20-122)
187 Airport Road
Notwithstanding Section 6.1 of this By-law to the contrary, the Rural Exception 42 (RU-42) Zone will permit a structure to be built for the manufacturing and dispensing of craft beer on the subject lot.

6.4.43 Rural Exception 43 (RU-43) Zone (By-law 21-070)
345 Schriver Road
Notwithstanding Section 6.1 of this By-law to the contrary, within the Rural Exception 43 (RU-43) Zone, a reduced frontage of 27.4 m is recognized on Schriver Road. All other provisions of the Rural (RU) Zone shall apply.

6.4.44 Rural Exception 44 (RU-44) Zone (By-law 21-093)
1328 Fish & Game Club Road
Notwithstanding Section 6.1 of this By-law to the contrary, within the Rural Exception 44 (RU-44) Zone a reduced lot frontage of 22 m is recognized. All other provisions of the Rural (RU) Zone shall apply.

6.4.45 Rural Exception 45 (RU-45) Zone (By-law 21-136)
Highway 2
Notwithstanding Section 8.1 of this By-law to the contrary, within the Rural Exception 45 (RU-45) Zone, the following provisions shall apply:

- Minimum Lot Frontage 25 m

All other provisions of the Rural (RU) Zone shall apply.

6.4.46 Rural Exception 46 (RU-46) Zone (By-law 22-048)
2 Carr Road
Notwithstanding Section 6.1 of this By-law to the contrary, within the Rural Exception 46 (RU-46) Zone, a reduced lot frontage of 24.2 meters, as well as a reduced exterior side yard setback of 3.8 metres is permitted. All other provisions of the Rural (RU) Zone shall apply.

6.4.47 Rural Exception 47 (RU-47) Zone (By-law 22-130)
331C Oak Lake Road
Notwithstanding Section 6.2.2, the minimum frontage is 47 metres. All other provisions of the Rural (RU) Zone shall apply.

6.4.48 Rural Exception 48 (RU-48) Zone (By-law 23-041)
21832 Loyalist Parkway
In addition to the uses permitted in Section 6.1, within the Rural Exception 48 (RU-48) Zone, a reduced lot frontage of 55.1 metres is permitted. All other provisions of the Rural (RU) Zone shall apply.

6.4.49 Rural Exception 49 (RU-49) Zone (By-law 23-041)
2510 County Road 64
In addition to the uses permitted in Section 6.1, within the Rural Exception 49 (RU-49) Zone, a reduced lot frontage of 21 metres is permitted. All other provisions of the Rural (RU) Zone shall apply.

6.4.50 Rural Exception 50 (RU-50) Zone (By-law 23-043)
366 Cooke Armstrong Road
In addition to the uses permitted in Section 6.1, within the Rural Exception 50 (RU-50) Zone, a reduced lot frontage of 56 metres is permitted. All other provisions of the Rural (RU) Zone shall apply.

6.4.51 Rural Exception 51 (RU-51) Zone (By-law 23-071)
460 Downs Road
Notwithstanding Section 6.2.3 of this By-law to the contrary, within the Rural Exception 51 (RU-51) Zone, the front yard setback of 4.4 metres for the existing single-detached dwelling, and 0 metres for the existing detached garage is permitted. All other provisions of the Rural (RU) Zone shall apply.

6.4.52 Rural Exception 52 (RU-52) Zone (By-law 23-086)
21 River Valley Road
Notwithstanding Section 6.2.2 of this By-law to the contrary, within the Rural Exception 52 (RU-52) Zone, a reduced lot frontage of 36 metres is permitted. All other provisions of the Rural (RU) Zone shall apply.

6.4.53 Rural Exception 53 (RU-53) Zone (By-law 23-089)
305 Oak Lake Road
Notwithstanding Section 6.2.2 of this By-law to the contrary, within the Rural Exception 53 (RU-53) Zone, a reduced lot frontage of 54.9 metres is permitted. All other provisions of the Rural (RU) Zone shall apply.

6.4.54 Rural Exception 54 (RU-54) Zone (By-law 23-110)
West of 252 Huffman Road
Notwithstanding Section 6.2.2 of this By-law to the contrary, within the Rural Exception 54 (RU-54) Zone, the minimum lot frontage shall be 38.1 metres. Notwithstanding any provision of this By-law to the contrary, within the Rural Exception 54 (RU-54) Zone, the existing workshop and concrete skating rink are permitted.

6.4.55 Rural Exception 55 (RU-55) Zone (By-law 23-122)
1415 Frankford-Stirling Road
Notwithstanding Section 6.2 of this By-law to the contrary, within the Rural Exception 55 (RU-55) Zone, the yard setbacks of the barn existing on the date of the passing of this by-law, shall be as they existed prior to the passing of this by-law. Future alterations to the existing structure shall comply with the requirements of the Rural (RU) Zone. Notwithstanding any other provision of this By-law to the contrary, within the Rural Exception 55 (RU-55) Zone, the existing 15m x 11m barn encroaching within the road allowance shall be used for dry storage only and the housing of livestock within the existing barn shall be prohibited. All other provisions of the Rural (RU) Zone shall apply.

6.4.56 Rural Exception 56 (RU-56) Zone (By-law 24-006)
137 McCauley Road
Notwithstanding Section 4.1.1 (c) of this by-law to the contrary, within the Rural Exception 56 (RU-56) Zone, the existing 80 square metre accessory structure without a principle use shall be permitted. Notwithstanding Section 4.1.5 of this by-law to the contrary, within the Rural Exception 56 (RU-56) Zone the minimum interior side yard setback of the existing 80 square metre accessory building shall be 2 metres. All other provisions of the Rural (RU) Zone shall apply.

6.4.57 Rural Exception 57 (RU-57) Zone (By-law 24-026)
13 Philburn Road
Notwithstanding Section 6.2 of this By-law to the contrary, within the Rural Exception 57 (RU-57) Zone, the yard setbacks of the barn existing on the date of the passing of this by-law shall be as they existed prior to the passing of this by-law. All other provisions of the Rural (RU) Zone shall apply.

6.4.58 Rural Exception 58 (RU-58) Zone (By-law 24-084)
451 Baptist Church Road
Notwithstanding any provision of this By-law to the contrary, within the Rural Exception 58 (RU-58) Zone the minimum lot frontage shall be 49 metres. All other provisions of the Rural (RU) Zone shall apply.

6.4.59 Rural Exception 59 (RU-59) (By-law 24-135)
East of 422 Glen Ross Road
Notwithstanding any provision of this By-law to the contrary, within the Rural Exception 59 (RU-59) Zone, a minimum lot frontage of 56 metres shall be permitted. All other provisions of the Rural (RU) Zone shall apply.

6.4.60 Rural Exception 60 (RU-60) Zone (By-law 25-169)
1168 Jamieson Road
Notwithstanding any provision of this By-law to the contrary, within the Rural Exception 60 (RU-60) Zone, the existing outbuildings and barns shall be used for dry storage only, and the housing of livestock is prohibited.

6.4.61 Rural Exception 61 (RU-61) Zone (By-law 25-170)
101 Downs Road

Notwithstanding any provision of this By-law to the contrary, within the Rural Exception 61 (RU-61) Zone, a minimum westerly interior side yard of 30 metres is required for a new single detached dwelling. Further, the 30 metre westerly side yard setback does not apply along the full extent of the westerly property line, instead, is only to be measured along the portion of the property that is immediately adjacent to the wrecking yard at 83 Downs Road.

7. Agricultural (A) Zone

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

7.1 Permitted Uses

7.1.1	Single detached dwelling	
7.1.2	Agricultural use	
7.1.3	Bed and breakfast establishment	
7.1.4	Cemetery	
7.1.5	Commercial greenhouse	
7.1.6	Conservation use	
7.1.7	Equestrian centre	
7.1.8	Farm produce retail outlet	
7.1.9	Forestry	
7.1.10	Group home	
7.1.11	Home occupation	
7.1.12	Home industry	
7.1.13	Home Child Care	(By-law 18-093)
7.1.14	Kennel	(By-law 20-088)
7.1.15	Additional Residential Unit	(By-law 25-025 & 25-075)

7.2 Regulations For Permitted Uses

7.2.1	Minimum Lot Area	40 ha
7.2.2	Minimum Lot Frontage	100 m
7.2.3	Minimum Front Yard Depth	12 m
7.2.4	Minimum Exterior Side Yard Width	12 m
7.2.5	Minimum Interior Side Yard Width	6 m
7.2.6	Minimum Rear Yard Depth	12 m
7.2.7	Maximum Building Height	11 m
7.2.8	Maximum Lot Coverage of All Buildings	10%

7.3 General Zone Provisions

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Rural (RU) Zone shall apply.

7.4 Agricultural (A) Exception Zones

7.4.1 Agricultural Exception 1 (A-1) Zone

Notwithstanding any other provision of this By-law to the contrary, within the Agricultural Exception 1 (A-1) Zone, all residential uses are prohibited. All other provisions of the Agricultural (A) Zone shall apply.

7.4.2 Agricultural Exception 2 (A-2) Zone

Notwithstanding any other provision of this By-law to the contrary, within the Agricultural Exception 2 (A-2) Zone, existing barns shall be used for dry storage only and the housing of livestock is prohibited. All other provisions of the Agricultural (A) Zone shall apply.

7.4.3 Agricultural Exception 3 (A-3) Zone

TCS Cold Storage, Fraser Road

In addition to the uses permitted in Section 7.1 of this By-law, in the Agricultural Exception 3 (A-3) Zone, a warehouse shall also be permitted. All other provisions of the Agricultural (A) Zone shall apply.

7.4.4 Agricultural Exception 4 (A-4) Zone

149 English Settlement Road

In addition to the uses permitted in Section 7.1 of this By-law, in the Agricultural Exception 4 (A-4) Zone, a private school shall also be permitted. All other provisions of the Agricultural (A) Zone shall apply.

7.4.5 Agricultural Exception 5 (A-5) Zone

Hamilton Road

Notwithstanding any provision of this By-law to the contrary, within the Agricultural Exception 5 (A-5) Zone, an agricultural processing plant is a permitted use and an abattoir is not permitted. The maximum gross floor area for an agricultural processing plant is 2,787 m^2, the minimum front yard and interior side yards for an agricultural processing plant are 30 metres. All other provisions of the Agricultural (A) Zone shall apply.

7.4.6 Agricultural Exception 6 (A-6) Zone
377 Meyers Creek Road
In addition to the uses permitted in Section 7.1 of this By-law, in the Agricultural Exception 6 (A-6) Zone, an outdoor adventure game is also permitted. For the purposes of the Agricultural Exception 6 (A6) Zone, an outdoor adventure game shall mean an outside entertainment facility providing participation games limited to paintball. All other provisions of the Agricultural (A) Zone shall apply.

7.4.7 Agricultural Exception 7 (A-7) Zone (By-law 14-113)
East of 1030 County Road 5
Notwithstanding any provisions of this By-law to the contrary, within the area zoned Agricultural Exception 7 (A-7) Zone, the minimum lot area shall be 11.83 hectares.

7.4.8 Agricultural Exception 8 (A-8) Zone (By-law 15-025)
610 & 582 Hamilton Road
Notwithstanding any provisions of this By-law to the contrary, within the Agricultural Exception 8 (A-8) Zone, a machine shop is a permitted use. All other provisions of the Agricultural (A) Zone shall apply.

7.4.9 Agricultural Exception 9 (A-9) Zone (By-law 15-124)
East of 1124 County Road 5
Notwithstanding Section 7.2.1 of this By-law to the contrary, the minimum lot area shall be 36.1 hectares in the Agricultural Exception 9 (A-9) Zone. All other provisions of the Agricultural (A) Zone shall apply.

7.4.10 Agricultural Exception 10 (A-10) Zone (By-law 15-160)
325 Vermilyea Road
Notwithstanding Section 7.2.1 of this By-law to the contrary, within the Agricultural Exception 10 (A-10) Zone, the minimum lot area shall be 30.9 hectares. All other provisions of the Agricultural (A) Zone shall apply.

7.4.11 Agricultural Exception 11 (A-11) Zone (By-law 16-062)
640 Hamilton Road
Notwithstanding Section 7.1 of this By-law, within the Agricultural Exception 11 (A-11) Zone, a petting zoo shall be permitted in addition to the uses normally permitted in the Agricultural (A) Zone. For the purposes of the A-11 Zone, a petting zoo shall be limited to farm animals on the most southerly 200 metres of the lands. No exotic animals are permitted. All other provisions of the Agricultural (A) Zone shall apply.

7.4.12 Agricultural Exception 12 (A-12) Zone (By-law 16-042)
843 Maple View Road
Notwithstanding Section 7.2.3 of this by-law to the contrary, within the Agricultural Exception 12 (A-12) Zone, the minimum Front Yard Depth shall be .5 metres.

Notwithstanding Section 7.1.1 of this by-law to the contrary, within the Agricultural Exception 12 (A-12) Zone, the two single detached dwellings existing on the date of passing of this By-law shall be permitted. All other provisions of the Agricultural (A) Zone shall apply.

7.4.13 Agricultural Exception 13 (A-13) Zone (By-law 16-133)
164 Flindall Road
Notwithstanding Section 7.2.1 of this by-law to the contrary, within the Agricultural Exception 13 (A-13) Zone, the minimum lot area shall be 36.8 hectares.

Also notwithstanding any provision of this by-law to the contrary, within the Agricultural Exception 13 (A-13) Zone, all residential uses are prohibited. All other provisions of the Agricultural (A) Zone shall apply.

7.4.14 Agricultural Exception 14 (A-14) Zone (By-law 17-060)
1808 Harrington Road
Notwithstanding Sections 7.2.1 and 7.2.2 of this By-law to the contrary, within the Agricultural Exception 14 (A-14) Zone, the minimum lot area shall be 20.6 hectares and the minimum lot frontage shall be 67 metres. All residential uses are prohibited. All other provisions of the Agricultural (A) Zone shall apply.

7.4.15 Agricultural Exception 15 (A-15) Zone (By-law 17-071)
613 Frankford Road
Notwithstanding Sections 7.2.1 and 7.2.3 of this By-law to the contrary, within the Agricultural Exception 15 (A-15) Zone, the minimum lot area shall be 10 hectares and the buildings existing on the date of passage of this By- law shall be deemed to satisfy all setbacks requirements of this By-law. All other regulations of the Agricultural (A) Zone shall apply.

7.4.16 Agricultural Exception 16 (A-16) Zone (By-law 18-091)
198 Hennessey Road
Notwithstanding Section 7.2.1 of this By-law to the contrary, within the Agricultural Exception 16 (A-16) Zone a lot area of 2.19 ha is permitted.

7.4.17 Agricultural Exception 17 (A-17) Zone (By-law 18-078)
112 River Valley Road
Notwithstanding Section 7.2.1 and 7.2.3 of this By-law to the contrary, within the Agricultural Exception 17 (A-17) Zone, all residential uses are prohibited; the minimum lot area shall be 12 hectares; and the minimum lot frontage shall be 52 metres. All other regulations of the Agricultural (A) Zone shall apply.

7.4.18 Agricultural Exception 18 (A-18) Zone (By-law 18-108)
200, 286A, 372 Hamilton Road
In addition to the uses permitted in Section 7.1 of this By-law, within the Agricultural Exception 18 (A-18) Zone, the following uses shall also be permitted:

- Farm supply facility
- A full farm service centre including the agricultural feed/seed warehouse
- A fertilizer blending facility
- An agricultural chemical warehouse
- Equipment storage and offices.

Notwithstanding Sections 7.2.1 and 7.2.2 of this By-law, within the Agricultural Exception 18 (A-18) Zone the minimum lot area shall be 8 ha and the minimum lot frontage shall be 120 metres.

7.4.19 Agricultural Exception 19 (A-19) Zone (By-law 18-108)
200, 286A, 372 Hamilton Road
In addition to the uses permitted in Section 7.1 of this By-law, within the Agricultural Exception 19 (A-19) Zone, the following uses shall also be permitted:

- Grain handling facility which includes primarily grain storage, drying and shipping.

Notwithstanding Sections 7.2.1 and 7.2.2 of this By-law, the minimum lot area for the Agricultural Exception 19 (A-19) Zone shall be 7 ha and the minimum lot frontage shall be 90 metres.

7.4.20 Agricultural Exception 20 (A-20) Zone (By-law 18-112)
109 Dalmas Road and 1602 Old Wooler Road
Notwithstanding Section 7.2.1 of this By-law, within the Agricultural Exception 20 (A-20) Zone, the minimum lot area shall be 25 ha.

7.4.21 Agricultural Exception 21 (A-21) Zone (By-law 19-021)
168 Moran Road
Notwithstanding Section 7.1.1 of this By-law, within the Agricultural Exception 21 (A-21) Zone no future residential development on prime agricultural land is permitted and a reduced lot area of 28 ha is recognized.

7.4.22 Agricultural Exception 22 (A-22) Zone (By-law 21-053)
246 English Settlement Road
Notwithstanding Section 7.1 of this By-law to the contrary, within the Agricultural Exception 22 (A-22) Zone, no future residential development on prime agricultural land is permitted and a reduced lot area of 19.11 ha is recognized. All other provisions of the Agricultural (A) Zone shall apply.

7.4.23 Agricultural Exception 23 (A-23) Zone (By-law 21-054)
342 English Settlement Road
Notwithstanding Section 7.1 of this By-law to the contrary, within the Agricultural Exception 23 (A-23) Zone, no future residential development on prime agricultural land is permitted and a reduced lot area of 13.13 ha is recognized. All other provisions of the Agricultural (A) Zone shall apply.

7.4.24 Agricultural Exception 24 (A-24) Zone (By-law 21-056)
2 Ray Palmer Road
Notwithstanding Section 7.1 of this By-law to the contrary, within the Agricultural Exception 24 (A-24) Zone, no future residential development on prime agricultural land is permitted and a reduced lot area of 10.99 ha is recognized with 24 m of frontage on Ray Palmer Road. All other provisions of the Agricultural (A) Zone shall apply.

7.4.25 Agricultural Exception 25 (A-25) Zone (By-law 22-049)
1482 Harrington Road
Notwithstanding Section 7.1 of this By-law to the contrary, within the Agricultural Exception 25 (A-25) Zone, a reduced lot frontage of 59 meters and a reduced lot area of 20 hectares will apply. All other provisions of the Rural (RU) Zone shall apply.

7.4.26 Agricultural Exception 26 (A-26) Zone (By-law 22-095)
7.4.26 Agricultural Exception 26 (A-26) Zone
49 Glen Ross Road Road
Notwithstanding Section 7.2.1 of this By-law to the contrary, within the Agricultural Exception 26 (A-26) Zone, the minimum lot area shall be 19.15 ha. All other provisions of the Rural (RU) Zone shall apply.

7.4.27 Agricultural Exception 27 (A-27) Zone (By-law 22-126)
526 Stacey Road
Notwithstanding Section 7.2.1 of this By-law to the contrary, within the Agricultural Exception 27 (A-27) Zone, the minimum lot area shall be 11 ha. All other provisions of the Rural (RU) Zone shall apply.

7.4.28 Agricultural Exception 28 (A-28) Zone (By-law 23-060)
North of 798 Whites Road
Notwithstanding Section 7.2.1 of this By-law to the contrary, within the Agricultural Exception 28 (A-28) Zone, the minimum lot area shall be 2.0 ha and minimum lot frontage shall be 20 metres. All other provisions of the Rural (RU) Zone shall apply.

7.4.29 Agricultural Exception 29 (A-29) Zone (By-law 23-150)
130 A Roblin Road
Notwithstanding Section 7.2 of this By-law to the contrary, within the Agricultural Exception 29 (A-29) Zone, the following provisions shall apply:

- Minimum Lot Area 36.6 ha
- Minimum Lot Frontage 98.8 m
- Existing outbuildings and barn on the property are prohibited from housing livestock.

All other provisions of the Agricultural (A) Zone shall apply.

7.4.30 Agricultural Exception 30 (A-30) Zone (By-law 24-048)
525 Foxboro-Stirling Road
In addition to the permitted uses in Section 7.1 of this By-law, in the Agricultural Exception 30 (A-30) Zone, a truss manufacturing facility as an On-Farm Diversified Use (OFDU) in an existing riding arena shall also be permitted. Notwithstanding Section 4.14 of this By-law, a maximum of 2% of the subject property shall be used for the purposes of the truss manufacturing facility.
All other regulations of the Agricultural (A) Zone shall apply.

7.4.31 Agricultural Exception 31 (A-31) Zone (By-law 24-136 & 25-100)
South of 926 Grills Road
Notwithstanding any provision of this By-law to the contrary, within the Agricultural Exception 31 (A-31) Zone, a minimum lot area of 3.84 hectares shall be permitted. All other provisions of the Agricultural (A) Zone shall apply.

7.4.32 Agricultural Exception 32 (A-32) Zone (By-law 25-127)
275 Frankford Road
In addition to the uses permitted in Section 7.1 of this By-law, in the Agricultural Exception 32 (A-32) Zone, an abattoir and meat store shall also be permitted. All other provisions of the Agricultural (A) Zone shall apply.

8. Rural Residential (RR) Zone

No person shall within any Rural Residential (RR) Zone use any land erect, alter or use any building or structure except in accordance with the following provisions:

8.1 Permitted Uses

8.1.1	Single detached dwelling	
8.1.2	Seasonal dwelling	
8.1.3	Bed and breakfast establishment	
8.1.4	Group home	
8.1.5	Hobby farm	
8.1.6	Home occupation	
8.1.7	Home Child Care	(By-law 18-093)
8.1.8	Additional Residential Unit	(By-law 25-025 & 25-075)

8.2 Regulations For Permitted Uses

8.2.1	Minimum Lot Area	.4 ha
8.2.2	Minimum Lot Frontage	45 m
8.2.3	Minimum Front Yard	7.5 m
8.2.4	Minimum Exterior Side Yard	7.5 m
8.2.5	Minimum Interior Side Yard	2.5 m
8.2.6	Minimum Rear Yard	7.5 m
8.2.7	Maximum Building Height	11.0 m
8.2.8	Maximum Lot Coverage of All Buildings	30%
8.2.9	Minimum Landscaped Open Space	30%
8.2.10	Maximum Number of Dwellings Per Lot	1

8.3 General Zone Provisions

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Rural Residential (RR) Zone shall apply.

8.4 Rural Residential (RR) Exception Zones

8.4.1 Rural Residential Exception One-H (RR-1-H)

Oak Lake

Notwithstanding any other provision of this By-law to the contrary, within the Rural Residential Exception One – H (RR-1-H) Zone, the only permitted uses shall be those uses legally in existence on the date of passage of this By-law. Conversion of seasonal dwellings for year round occupancy is prohibited.

Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception One Zone, minimum lot area and setbacks shall be as they existed on the date of passing of this By-law.

Removal of the holding (-H) provision may require the completion of an Environmental Impact Assessment completed by a qualified professional to the satisfaction of the City in consultation with Lower Trent Conservation for all development within 30 metres of the high water mark. The EIA must address:

- Impact of the proposed development on water quality and fish habitat;
- Mitigation measures to be taken for the protection of water quality and fish habitat of Oak Lake;
- Identification of the extent and composition of the natural vegetative buffer to be established along the shoreline of the subject property; and
- Other matters as may be deemed necessary by the City in consultation with the LTC.

Removal of the holding (-H) provision will require written confirmation from the local Health Unit indicating that the existing sewage disposal system is capable of accommodating any proposed addition, renovation and/or alternations in accordance with all applicable laws and regulations.
All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.2 Rural Residential Exception Two (RR-2) Zone

Youngs Cove

Notwithstanding any other provision of this By-law to the contrary, within the Rural Residential Exception 2 (RR-2) Zone, the following provisions shall apply:

Permitted Uses:

- Single detached dwelling
- Home occupation

Zone Provisions:

- Minimum Lot Area 2000 m^2
- Minimum Front Yard 9 m
- Minimum Rear Yard 7.5 m
- Interior Side Yard 2.4 m
- Exterior Side Yard 5 m
- Minimum Gross Floor Area 111 m^2
- Maximum Lot Coverage 35%
- Maximum Building Height 10.5 m
- No person shall erect or use in whole or in part any building or structure for any permitted use in the RR-2 Zone unless serviced by and connected to an adequate municipal water supply system and an adequate communal sanitary sewer system.

All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.3 Rural Residential Exception Three (RR-3) Zone

Youngs Cove

Notwithstanding any other provision of this By-law to the contrary, within the Rural Residential Exception 3 (RR-3) Zone, the following provisions shall apply:

Permitted Uses:

- Single detached dwelling
- Home occupation

Zone Provisions:

- Minimum Lot Area 800 m^2
- Minimum Lot Frontage 20 m
- Minimum Front Yard 9 m

- Minimum Rear Yard 7.5 m
- Interior Side Yard 1.8 m
- Exterior Side Yard 4.1 m
- Minimum Gross Floor Area 111 m^2
- Maximum Lot Coverage 35%
- Maximum Building Height 10.5 m
- No person shall erect or use in whole or in part any building or structure for any permitted use in the RR-3 Zone unless serviced by and connected to an adequate municipal water supply system and an adequate communal sanitary sewer system.

All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.4 Rural Residential Exception Four (RR-4) Zone (By-law 20-088)
46 Lock Road

In addition to the uses permitted in Section 8.1 of this By-law, within the Rural Residential Exception 4 (RR-4) Zone, the following uses are also permitted:

- Motor Vehicle Repair Garage
- Motor Vehicle Rental Establishment
- Motor Vehicle Dealership

All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.5 Rural Residential Exception Five (RR-5) Zone
114 McCauley Road

Notwithstanding any other provision of this By-law to the contrary, within the Rural Residential Exception 5 (RR-5) Zone, the following provisions shall apply:

Permitted Uses:

In addition to the uses permitted in Section 8.1 of this By-law, the following uses shall also be permitted:

- Watercraft, motorcycle and small engine sales, service and repair shop

In addition to the regulations contained in Section 8.2 of this By-law, the following regulations shall also apply:

- Open storage must be enclosed in a building or structure (ie. 5 foot high solid fence) as the rear of the existing building. Trailers used for transportation purposes are not applicable to this provision but must be kept at the rear of existing buildings.
- Merchandise for advertisement purposes may be permitted in the front or side yards of the Rural Residential Exception 5 (RR-5) Zone.

All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.6 Rural Residential Exception 6 (RR-6) Zone
16900 Highway 2
In addition to the uses permitted in Section 8.1 of this By-law, in the Rural Residential Exception 6 (RR-6) Zone, a motor vehicle dealership and a ceramic and gift shop shall be permitted as accessory uses. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.7 Rural Residential Exception 7 (RR-7) Zone
416 Bigford Road
Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception 7 (RR-7) Zone, a home occupation shall be permitted in an accessory building and the maximum gross floor area of the building to be used for the home occupation shall be 84 m^2. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.8 Rural Residential Exception 8 (RR-8) Zone
2460 County Road 64
Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception 8 (RR-8) Zone, a maximum of 2 horses are permitted in the existing frame barn which has a maximum height of 7.3 m. The minimum front yard for the Rural Residential Exception 8 (RR-8) Zone shall be 7.86 m. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.9 Rural Residential Exception 9 (RR-9) Zone

547 Christiani Road

Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception 9 (RR-9) Zone, may be temporarily used for a "Garden Suite" for a period of time not to exceed ten (10) years commencing June 18, 2012 and terminating June 17, 2022, in accordance with all other applicable provisions of the By-law and provided an agreement is executed between the land owner and the Municipality ensuring, among other things, that:

- The Owners shall install a septic system in accordance with the design submitted to the Haliburton, Kawartha, Pine Ridge District Health Unit and approved under Site Inspection Report for a Sewage System Permit (File #QW-5-12)
- Other than as provided in paragraph (a) above, all other services for the Garden Suite shall be provided to the Garden Suite through the principle dwelling located on the lands subject to this Temporary Use By-law.
- All costs associated with or arising out of the construction, installation, maintenance and removal of the Garden Suite and associated septic system shall be at the sole expense of the Owners.
- The Owners of the subject property shall remove the Garden Suite and associated septic system from the lands subject to the Temporary Use By-law within thirty (30) days of :
- The expiration of the Temporary Use By-law provided for herein; or
- The vacating of the Garden Suite by the Occupants; or
- The sale or other conveyance of the lands subject to this Temporary Use By-law to a person other than the Owners; or
- The vacating of the lands subject to this Temporary Use By-law to the Owners.

All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.10 Rural Residential Exception 10 (RR-10) Zone

County Road 40 & Jarvis Road

Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception 10 (RR-10) Zone, the following provisions shall apply:

Permitted Uses

Townhouse

●	Lot Area (whichever is the greater)	
●	Minimum Lot Area	.8 ha
●	Minimum Lot Area per unit	.2
●	Lot Frontage	20 m
●	Front, Exterior, Side and Rear Yard	8.5 m
●	Minimum Setback from internal roads	6 m
●	Minimum Dwelling Unit Floor Area	75 m^2
●	Maximum Building Height	10.7 m
●	Maximum Lot Coverage	30%
●	Minimum Landscaped Open Space	10%
●	Minimum distance between buildings on the lot	
●	- Between 2 exterior walls, without a window to habitable room	3 m
●	- Between 2 exterior walls, either having a window to a habitable room	10 m
●	More than one main building shall be permitted on a lot provided each main building is in conformity with all requirements of this By-law.	
●	Minimum number or dwelling units in a main building	2
●	Maximum number of dwelling units	8

All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.11 Rural Residential Exception 11 (RR-11) Zone (By-law 14-114)

15 White Oak Court

Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception 11 (RR-11) Zone, a 26 metre interior side yard along the southern lot line is required and buildings or structure including accessory structure are permitted within the yard. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.12 Rural Residential Exception 12 (RR-12) Zone

Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception 12 (RR-12) Zone, the following provisions shall apply:

- Minimum Lot Frontage 20 m
- Minimum Lot Area .32 ha
- No building or structure or private sewage system shall be located within 15 metres of the high water mark or a watercourse.

All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.13 Rural Residential Exception 13 (RR-13) Zone

1053 Frankford Stirling Road

Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception 12 (RR-13) Zone, the following provisions shall apply:

- Minimum Lot Frontage 12.1 m
- Minimum Lot Area .28 ha
- Minimum Front Yard 6 m
- No building or structure shall be located within 20 metres of a Provincially Significant Wetland Zone.

All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.14 Rural Residential Exception 14 (RR-14) Zone

Nova Children's Centre, Montrose Road (By-law 20-088)

Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception 14 (RR-14) Zone, a child care centre with a maximum capacity of twenty-eight (28) children shall be a permitted use with a minimum of one (1) parking space provided for each employee in addition to two parking spaces provided for clientele. A strip of land not less than 1.5 metres in width between the street line and the parking area shall be maintained as a landscaped area consisting of grass, as well as trees and/or shrubbery. In addition, for the area described as Parts 30 and 31 of Plan 1631, wooden board on board fencing to a minimum height of 1.8 metres shall be required adjacent to the residential use on Part 2 of Plan 1890; and the playground area shall be limited to Part 31 of Plan 1631 and shall be enclosed with chain link and/or wooden board on board fencing having a minimum height of 1.5 metres. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.15 Rural Residential Exception 15 (RR-15) Zone

Montrose Inn

Notwithstanding the definition of Bed and Breakfast Establishment contained in Section 3 of this By-law, within the Rural Residential Exception 15 (RR-15) Zone, a bed and breakfast establishment with a maximum of five guest rooms is permitted. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.16 Rural Residential Exception 16 (RR-16) Zone

1414 Old Highway 2

Notwithstanding Section 8.2.2 Minimum Lot Frontage, within the Rural Residential Exception 16 (RR-16) Zone the minimum lot frontage shall be 20 metres. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.17 Rural Residential Exception 17 (RR-17) Zone
1414 Old Highway 2
Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception 17 (RR-17) Zone, accessory buildings are permitted in the front yard and the existing accessory building with an eastern interior side yard setback of .33 metres is permitted. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.18 Rural Residential Exception 18 (RR-18-H) Holding Zone
Trentside Lane
Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception 18 (RR-18-H) Holding Zone, only uses existing on January 20, 1986 shall be permitted until such time as the holding provision has been removed. The holding provision shall only be removed upon completion of the following:

- Confirmation of potable water and sewage treatment facilities by the City of Quinte West;
- Approval of the City of Quinte West regarding road access and drainage;
- Written confirmation from Lower Trent Conservation that the proposed building has been designed to be dry-proofed so that no opening or services being part of the building are below .3 metres above the Regulatory Flood Elevation and further that the grade of access would not be less than .3 metres below the Regulatory Flood Elevation and after construction the landowner provide the City with an affidavit from the builder that the requirements of this Section have been satisfied.
- Upon removal of the holding provision, lands can be used in accordance with the provisions of the Rural Residential Zone.

All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.19 Rural Residential Exception 19 (RR-19) Zone
1326 Wallbridge-Loyalist Road
In addition to the permitted uses in the Rural Residential Zone, within the Rural Residential Exception 19 (RR-19) Zone, the following uses shall also be permitted within the existing commercial building:

- Assembly, wholesaling and/or retailing of handcrafts;
- Flea market; and
- Wholesale business.

All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.20 Rural Residential Exception 20 (RR-20) Zone
1735 Frankford Road
In addition to the uses permitted in Section 7.1 of this By-law, the housing of a maximum of 5 horses is permitted in the barn existing on August 15, 2011. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.21 Rural Residential Exception 21 (RR-21) Zone
Grandview Estates
Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception 21 (RR-21) Zone, no dwelling shall be permitted within 40 metres of an Extractive Industrial (MX) or Extractive Industrial Holding (MX-H) Zone. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.22 Rural Residential Exception 22 (RR-22) Zone (By-law 19-112)
Bay of Quinte Golf Course
Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception 22 (RR-22) Zone, the minimum lot frontage on a road is 27 metres and the minimum lot area is .4 ha. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.23 Rural Residential Exception 23 (RR-23) Zone
Notwithstanding any provision of this By-law to the contrary, within the area zoned Rural Residential Exception 23 (RR-23) Zone, permitted uses shall be limited to a storage shed and no more than one (1) recreational

vehicle on site subject to conditions described in the Site Plan Control Agreement registered on title. Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception 23 (RR-23) Zone, a recreational vehicle is permitted for living and sleeping accommodation provided it is not used for a period exceeding thirty (30) consecutive days and the lot is not being leased or rented for such living or sleeping accommodation. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.24 Rural Residential Exception 24 Holding (RR-24-H) Zone

Notwithstanding any provision of this By-law to the contrary, within the area zoned Rural Residential Exception 24 Holding (RR-24-H) Zone, development cannot occur until the holding symbol has been removed. The Holding symbol shall only be removed upon completion of the following:

- Demonstration that the property meets the minimum lot area requirement of .4 ha
- Submission of a report by a qualified hydrogeologist confirming that there is an adequate source of potable water capable of servicing the proposed use without negatively impacting the water supply of adjacent uses.
- Submission of a report by a qualified professional confirming that the site is capable of accommodating the required private sanitary sewage disposal system over the long term.
- Submission of a lot grading plan and stormwater management plan completed by a qualified engineer to the satisfaction of the appropriate Conservation Authority.
- Confirmation that an entrance permit can be issued by the City of Quinte West.
- Confirmation that the property meets the requirements of the Minimum Distance Separation Guidelines.
- Execution of all agreements required by the foregoing.

All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.25 Rural Residential Exception 25 (RR-25) Zone
1478 Old Highway 2
Notwithstanding any provision of this By-law to the contrary, within the area zoned Rural Residential Exception 25 (RR-25) Zone, the minimum lot area shall be .28 ha and the minimum lot frontage shall be 40 metres. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.26 Rural Residential Exception 26 (RR-26) Zone (By-law 14-113)
East of 1030 County Road 5
Notwithstanding any provision of this By-law to the contrary, within the area zoned Rural Residential Exception 26 (RR-26) Zone, which will permit a residential dwelling with a setback of 60 metres from the centerline of County Road 5.

8.4.27 Rural Residential Exception 27 (RR-27) Zone (By-law 14-117)
111 John Meyers Road (By-law 16-062)
Notwithstanding Sections 8.2.1 and 8.2.2 of this By-law, within the Rural Residential Exception 27 (RR-27) Zone, the minimum lot area shall be 0.19 ha and the minimum lot frontage shall be 22 metres.
(By-law 18-058)
The minimum setback for a seasonal dwelling shall be 13.58 metres from the shore of Oak Lake. Only a seasonal dwelling and accessory uses shall be permitted.

8.4.28 Rural Residential Exception 28 Holding (RR-28-H) Zone (By-law 15-044)
170 Oak Lake Road
Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception 28 Holding (RR-28-H) Zone, a 24' x 24' detached garage in the front yard with a setback of 7.5 metres from the front lot line and a side yard setback of 4.1 metres shall be permitted. Removal of the holding (-H) provision may require the completion of an Environmental Impact Assessment completed by a qualified professional to the satisfaction of the City in consultation with Lower Trent

Conservation for all development within 30 metres of the high water mark. The EIA must address:

- Impact of the proposed development on water quality and fish habitat;
- Mitigation measures to be taken for the protection of water quality and fish habitat of Oak Lake;
- Identification of the extent and composition of the natural vegetative buffer to be established along the shoreline of the subject property; and
- Other matters as may be deemed necessary by the City in consultation with the LTC.

Removal of the Holding (-H) provision will require written confirmation from the local Health Unit indicating that the existing sewage disposal system is capable of accommodating any proposed addition, renovation and/or alterations in accordance with all applicable laws and regulations.
All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.29 Rural Residential Exception 29 (RR-29) Zone (By-law 15-024)
279 Crowe Road
Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception 29 (RR-29) Zone, the accessory structure existing on March 16, 2015 and use of storage trailer in the front yard shall be permitted. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.30 Rural Residential Exception 30 (RR-30) Zone – deleted By-law 20-088

8.4.31 Rural Residential Exception 31 (RR-31) Zone (By-law 15-057)
2-29 Clifford Road
Notwithstanding Section 8.2.5 of this By-law to the contrary, within the Rural Residential Exception 31 (RR-31) Zone, an interior western side yard setback of 1.8 metres is permitted for the existing cottage. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.32 Rural Residential Exception 32 (RR-32) Zone (By-law 15-093)
558 9th Murray Road, # 9
Notwithstanding Section 4.9.1 of this By-law, within the Rural Residential Exception 32 (RR-32) Zone, development is permitted on a property with frontage on a private road. Notwithstanding Section 8.2.3 of this By-law to the contrary, within the Rural Residential (RR) Zone, the minimum front yard shall be 4.5 metres.

8.4.33 Rural Residential Exception 32 (RR-33) Zone (By-law 15-109)
27 Cooke Lane
Notwithstanding Section 4.9.1 of this By-law, within the Rural Residential Exception 33 (RR-33) Zone, residential development is permitted on a private road.

8.4.34 Rural Residential Exception 34 (RR-34) Zone (By-law 15-108)
54 Cliff Way
Notwithstanding Section 4.9.1 of this By-law, within the Rural Residential Exception 34 (RR-34) Zone, residential development is permitted on a private road. Notwithstanding Section 8.2.3 of this By-law, within the Rural Residential Exception 34 (RR-34) Zone, the minimum front yard shall be 7.1 metres.

8.4.35 Rural Residential Exception 35 (RR-35) Zone (By-law 15-123)
417 Gallivan Road
Notwithstanding Section 8.2.2 Minimum Lot Frontage, in the Rural Residential Exception 35 (RR-35) Zone the minimum lot frontage shall be 35.3 metres. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.36 Rural Residential Exception 36 (RR-36) Zone (By-law 15-123)
417 Gallivan Road
Notwithstanding Section 8.2.2 Minimum Lot Frontage, in the Rural Residential Exception 36 (RR-36) Zone the minimum lot frontage shall be 43.4. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.37 Rural Residential Exception 37 (RR-37) Zone (By-law 15-126)
62 Boardsman Road
In addition to the uses permitted in Section 8.1 of the By-law, a duplex dwelling shall also be permitted in the Rural Residential Exception 37 (RR-37) Zone.

8.4.38 Rural Residential Exception 38 (RR-38) Zone (By-law 16-076)
779 Fish and Game Club Road
Notwithstanding Section 8.1.5 of this By-law, within the Rural Residential Exception 38 (RR-38) Zone, the existing barn shall be used for dry storage only and the housing of livestock is prohibited.

8.4.39 Rural Residential Exception 39 (RR-39) Zone (By-law 16-106)
1616 Stockdale Road
Notwithstanding Section 8.2 of this By-law to the contrary, within the Rural Residential Exception 39 (RR-39) Zone the minimum lot frontage shall be 41 metres. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.40 Rural Residential Exception 40 (RR-40) Zone (By-law 16-115)
674 Trenton-Frankford Road
Notwithstanding Section 8.2 of this By-law to the contrary, within the Rural Residential Exception 40 (RR-40) Zone the minimum lot shall be .3 hectares and the minimum lot frontage shall be 36.58 metres. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.41 Rural Residential Exception 41 (RR-41) Zone (By-law 16-151)
96 12 O'Clock Point Road
Notwithstanding Sections 8.2.1 and 8.2.6 of this by-law to the contrary, within the Rural Residential Exception 41 (RR-41) Zone the minimum lot area shall be 0.21 hectares and the minimum rear yard setback for the existing residence shall be 0 metres. All other provisions of Rural Residential (RR) Zone shall apply.

8.4.42 Rural Residential Exception 42 (RR-42) Zone (By-law 16-151)
106 12 O'Clock Point Road
Notwithstanding Sections 8.2.1, 8.2.2 and 8.2.3 of this by-law to the contrary, within the Rural Residential Exception 42 (RR-42) Zone the minimum lot area shall be 0.15 hectares, the minimum lot frontage shall be 43 metres and the minimum front yard setback shall be 6.7 metres. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.43 Rural Residential Exception 43 (RR-43) Zone (By-law 17-019)
208 Glen Ross Road
Notwithstanding Sections 4.1.2 (a) of this By-law to the contrary, within the Rural Residential Exception 43 (RR-43) Zone, two accessory buildings with a minimum 17 metre exterior side yard setback are permitted. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.44 Rural Residential Exception 44 (RR-44) Zone (By-law 17-033)
35 Trentside Lane
Notwithstanding Sections 4.12 and 8.4.18 of this By-law to the contrary, within the Rural Residential Exception 44 Holding (RR-44-H) Zone two additions and attached deck (a 6'x29' living space, a 12'x16' bedroom and a 10'x29' attached deck) constructed prior to March 16, 2017 shall be permitted. All other provisions of the Rural Residential Exception 18 Holding (RR-18-H) Zone shall apply.

8.4.45 Rural Residential Exception 45 (RR-45) Zone (By-law 17-034)
2540 & 2528 Frankford Road
Notwithstanding Sections 8.2.1 and 8.2.2 of the By-law to the contrary, within the Rural Residential Exception 45 (RR-45) Zone the minimum lot area shall be 0.15 ha and the minimum lot frontage shall be 30.47 metres. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.46 Rural Residential Exception 46 (RR-46) Zone (By-law 17-094)
72 Gunter Settlement Road
Notwithstanding Section 4.1.2 of the By-law to the contrary, within the Rural Residential Exception 46 (RR-46) Zone an accessory structure with a front yard setback of 13.5 metres is permitted in the front yard. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.47 Rural Residential Exception 47 (RR-47) Zone (By-law 17-101)
50A & 50B Shier Lane
Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception 47 (RR-47) Zone, the development of one (1) single detached dwelling on a private road with a minimum 3 metre front yard setback is permitted. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.48 Rural Residential Exception 48 (RR-48) Zone
(By-law 17-131/By-law 21-003)
43 Wallbridge Road
Notwithstanding Section 8.2 of this By-law to the contrary, within the Rural Residential Exception 48 (RR-48) Zone, the minimum lot area shall be 931 square metres and the minimum lot frontage shall be 12.19 metres. The existing single detached dwelling with a front yard setback of 6.9 metres and a minimum interior side yard setback of .1 metres on the north side and 2.23 metres on the south side is permitted.

45 Wallbridge Road
Notwithstanding Sections 8.2 and 4.1.2 of this By-law to the contrary, within the Rural Residential Exception 48 (RR-48) Zone, the minimum lot frontage shall be 28.79 metres. The existing single detached dwelling with a front yard setback of 7.2 metres and an accessory structure with an interior side yard setback of .5 metres is permitted.
All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.49 Rural Residential Exception 49 (RR-49) Zone (By-law 18-020)
55 Wallbridge Road
Notwithstanding Sections 8.2.1 and 8.2.2 of this By-law to the contrary, within the Rural Residential Exception 49 (RR-49 Zone, the minimum lot area requirements shall be .1 ha and the minimum lot frontage shall be 19.5 metres.

8.4.50 Rural Residential Exception 50 (RR-50) Zone (By-law 18-038)
22499 Loyalist Parkway
Notwithstanding Section 3 – Definitions, within the Rural Residential Exception 50 (RR-50) Zone, Lot Line Front means the lot line along the north property line abutting municipally owned property. Notwithstanding Section 4.9.1, buildings and structures may be erected and used on lots with access to a municipally improved public road via right of way over other lands in municipal ownership. Notwithstanding Section 8.2.2, the minimum lot frontage is 35.0 metres. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.51 Rural Residential Exception 51 (RR-51) Zone (By-law 18-088)
300 Bird Road
Notwithstanding Section 4.1.1(c) of this By-law to the contrary, within the Rural Residential Exception 51 (RR-51) Zone, the existing accessory structure shall be permitted prior to the development of the primary use.

8.4.52 Rural Residential Exception 52 (RR-52) Zone (By-law 18-089)
6 Tate Road
Notwithstanding Section 8.2.1 of this By-law to the contrary, within the Rural Residential Exception 52 (RR-52) Zone, a lot area of 0.1995 ha is permitted.

8.4.53 Rural Residential Exception 53 (RR-53) Zone (By-law 18-086)
67 Trentside Lane
Notwithstanding Section 4.9 of the By-law to the contrary, within the Rural Residential Exception 53 (RR-53) Zone, a single detached dwelling shall be permitted with frontage on a private lane.

8.4.54 Rural Residential Exception 54 (RR-54) Zone (By-law 19-089)
20 Old Portage Road
Notwithstanding Section 4.1.2(a) of this Bylaw to the contrary, within the Rural Residential Exception 54 (RR-54) Zone, to permit the redevelopment of the existing stone church into a dwelling while recognizing the structures existing setbacks. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.55 Rural Residential Exception 55 (RR-55) Zone (By-law 18-113)
South of 258 Flindall Road
Notwithstanding Section 4.1.1(c) of this By-law, the existing accessory structure as of the date of passing of this By-law, shall be permitted prior to the development of the principle use.

8.4.56 Rural Residential Exception 56 (RR-56) Zone (By-law 19-054)
113 John Meyers Road
Notwithstanding Sections 8.2.1 and 8.2.2 to the contrary, within the Rural Residential Exception 56 (RR-56) Zone, the minimum lot area shall be 0.196 ha and the minimum lot frontage shall be 18.9 metres.

8.4.57 Rural Residential Exception 57 (RR-57) Zone (By-law 19-068)
390 Ketchesons Road
Notwithstanding Sections 8.2.1 and 8.2.2 to the contrary, within the Rural Residential Exception 57 (RR-57) Zone, the minimum lot area shall be 0.58 ha with no lot frontage and accesses the public road over an unopened road allowance.

8.4.58 Rural Residential Exception 58 (RR-58) Zone (By-law 19-097)
1226 Stockdale Road
Notwithstanding Section 8.1 to the contrary, within the Rural Residential Exception 58 (RR-58) Zone, a provision to permit a home industry and the provision of 12 on-site parking spaces shall be permitted.

8.4.59 Rural Residential Exception 59 (RR-59) Zone (By-law 19-113)
9 Begley Lane
Notwithstanding Section 4.9 of this By-law to the contrary, within the Rural Residential Exception 59 (RR-59) Zone, a single detached dwelling shall be permitted with frontage on a private lane.

8.4.60 Rural Residential Exception 60 (RR-60) Zone (By-law 20-059)
197 Keating Road
Notwithstanding Section 8.2 of this By-law to the contrary, within the Rural Residential Exception 60 (RR-60) Zone the existing accessory structure with a rear yard setback of .75 metres shall apply. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.61 Rural Residential Exception 61 (RR-61) Zone (By-law 20-088)
25-27 Lodge Road
Notwithstanding the provisions of Sections 8(1) and 8(2) to the contrary, within the area zoned RR-61 permitted uses shall include two existing semi-detached dwellings in addition to the uses normally permitted in the RR zone; and a minimum lot frontage of 15.2 metres shall be permitted.

8.4.62 Rural Residential Exception 62 (RR-62) (By-law 20-106)
17 Sidoaks Lane
Notwithstanding Section 4.9 of this By-law to the contrary, within the Rural Residential Exception 62 (RR-62) Zone a single detached dwelling shall be permitted with frontage on a private lane.

8.4.63 Rural Residential Exception 63 (RR-63) Zone (By-law 22-047)
168 Moran Road
Notwithstanding the provisions of Sections 8(1) and 8(2) of this By-law to the contrary, within the Rural Residential Exception 63 (RR-63) Zone, a Single Detached Dwelling is permitted. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.64 Rural Residential Exception 64 (RR-64) Zone (By-law 21-079)
496 Highway 33
Notwithstanding Section 8.1 of this By-law to the contrary, within the Rural Residential Exception 64 (RR-64) Zone, the following provisions shall apply:

- Minimum Lot Area 2,204 sq m
- Existing shed along south property line 0.9 m

All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.65 Rural Residential Exception 65 (RR-65) Zone (By-law 21-079)
233 Lock Road
Notwithstanding Section 8.1 of this By-law to the contrary, within the Rural Residential Exception 65 (RU-37) Zone, the following provisions shall apply:

- Minimum Lot Area 2,350 sq m

All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.66 Rural Residential Exception 66 (RR-66) Zone (By-law 21-079)
247 Lock Road

Notwithstanding Section 8.1 of this By-law to the contrary, within the Rural Residential Exception 66 (RR-66) Zone, the following provisions shall apply:

- Minimum Lot Area 2,029 sq m
- Existing Shed Along South Property Line 0.6 m
- Interior Side Yard Setback 2.4 m

All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.67 Rural Residential Exception 67 (RR-67) Zone (By-law 21-080)
223 Jeffrey Drive

Notwithstanding Section 8.1 of this By-law to the contrary, within the Rural Residential Exception 67 (RR-67) Zone, a garage is permitted with no plumbing in or to the structure.

All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.68 Rural Residential Exception 68 (RR-68) Zone (By-law 22-061)
1275 Glen Miller Road

Notwithstanding Section 4.2.8 of this By-law to the contrary, an additional residential unit on a lot with 0.35 ha on private services, shall be permitted.

8.4.69 Rural Residential Exception 69 (RR-69) Zone (By-law 22-106 & 25-001)
1205 Moira Street West

Notwithstanding any other provisions of this By-law to the contrary, 1205 Moira Street West may be used as a doggie daycare / boarding facility to accommodate a maximum of fifteen (15) dogs overnight, with a day sitting of an additional maximum of ten (10) dogs, with on-site staff and one (1) dwelling unit, as a temporary use for three (3) years to expire on November 19, 2024.

8.4.70 Rural Residential Exception 70 (RR-70) Zone (By-law 22-129)
22453 Loyalist Parkway
Notwithstanding Section 3 Definitions, within the Rural Residential Exception 70 (RR-70) Zone, Lot Line Front means the lot line along the north property line abutting municipally owned property. Notwithstanding Section 4.9.1, buildings and structures may be erected and used on lots with access to a municipally improved public road via right of way over other lands in municipal ownership. Notwithstanding Section 8.2.1, the minimum lot area is 0.25 hectares. Notwithstanding Section 8.2.2, the minimum lot frontage is 53.09 metres. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.71 Rural Residential Exception 71 (RR-71) Zone (By-law 22-129)
22453 Loyalist Parkway
Notwithstanding Section 3 Definitions, within the Rural Residential Exception 71 (RR-71) Zone, Lot Line Front means the lot line along the north property line abutting municipally owned property. Notwithstanding Section 4.9.1, buildings and structures may be erected and used on lots with access to a municipally improved public road via right of way over other lands in municipal ownership. Notwithstanding Section 8.2.2, the minimum lot frontage is 12.05 metres. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.72 Rural Residential Exception 72 (RR-72) Zone (By-law 22-127)
22571 Loyalist Parkway
Notwithstanding Section 4.9.1 of this By-law to the contrary, within the Rural Residential Exception 72 (RR-72) Zone, lots may have frontage that is not on an improved public street. Required front yard setbacks will be measured from the closest property limit of the public recreational trail. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.73 Rural Residential Exception 73 (RR-73) Zone (By-law 22-127)
22571 Loyalist Parkway
In addition to the permitted uses in Section 8.1 of this Bylaw, in the Rural Residential Exception 73 (RR-73) Zone, two detached dwellings shall be permitted. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.74 Rural Residential Exception 74 (RR-74) Zone (By-law 23-043)
Cooke Armstrong Road
In addition to the uses permitted in Section 6.1, within the Rural Residential Exception 74 (RR-74) Zone, a portion of the lot frontage is on a private road is permitted. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.75 Rural Residential Exception 75 (RR-75) Zone (By-law 23-070)
1235 Fish and Game Club Road
Notwithstanding Section 4.1.1(c) of the By-law to the contrary, within the Rural Residential Exception 75 (RR-75) Zone, the existing accessory structures shall be permitted prior to the development of the primary use. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.76 Rural Residential Exception 76 (RR-76) Zone (By-law 23-086)
River Valley Road
Notwithstanding Section 8.2.2 of this By-law to the contrary, within the Rural Residential Exception 76 (RR-76) Zone, a reduced lot frontage of 44 metres is permitted. All other provisions of the Rural Residential (RR) Zone shall apply.

8.3.77 Rural Residential Exception 77 (RR-77) Zone (By-law 23-122)
1415 Frankford-Stirling Road
Notwithstanding Section 8.2 of this By-law to the contrary, the minimum front yard setback for the existing single detached dwelling and barn shall be as they existed prior to the passing of this by-law. Future alterations to existing structures shall comply with the requirements of the Rural Residential (RR) Zone. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.78 Rural Residential Exception 78 (RR-78) Zone (By-law 23-150)
130 B Roblin Road
Notwithstanding Section 8.2. of this By-law to the contrary, within the Rural Residential Exception 78 (RR-78) Zone, the following provisions apply:

- The existing accessory building within the front yard with a front yard setback of 0.4 metres is permitted.

All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.79 Rural Residential Exception 79 (RR-79) Zone (By-law 24-006)
137 McCauley Road
Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception 79 (RR-79) Zone the minimum lot frontage shall be 39 metres. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.80 Rural Residential Exception 80 (RR-80 Zone) (By-law 24-021)
74 Pines Lane.
Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception 80 (RR-80) Zone the reconstruction of a residential dwelling and accessory structures is permitted, contingent upon the approval of both the site plan and septic system. All other provisions of the Rural Residential (RR) shall apply.

8.4.81 Rural Residential Exception 81 (RR-81 Zone) (By-law 24-034)
16136 Highway 2
Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception 81 (RR-81) Zone, the 4-unit apartment dwelling and single-detached dwelling existing on May 15, 2024 shall be permitted on the same lot. All other uses and provisions of the Rural Residential (RR) Zone shall apply.

8.4.82 Rural Residential Exception 82 (RR-82 Zone) (By-law 24-044)
832 County Road 5 (applies only to lot addition lands being added to 852 County Road 5). Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception 82 (RR-82) Zone, the construction of any new buildings or structures on the property is prohibited. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.83 Rural Residential Exception 83 (RR-83) Zone (By-law 24-068)
102 Oak Lake Road
Notwithstanding Section 8.2 of this By-law to the contrary, within the Rural Residential Exception 83 (RR-83) Zone, an eastern interior side yard setback of 0.5 metres for the dwelling shall be permitted. Notwithstanding Section 4.1.9 of this By-law to the contrary, within the Rural Residential Exception 83 (RR-83) Zone, the attached deck on the north side of dwelling shall have a rear yard setback of 5.8 metres. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.84 Rural Residential Exception 84 (RR-84 Zone) (By-law 24-095)
126 Oak Lake Road.
Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception 84 (RR-84) Zone, a Site Plan Control Agreement is registered on title of the subject lot to permit the reconstruction of the seasonal cottage, accessory structure, and septic system on the property. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.85 Rural Residential Exception 85 (RR-85) Zone (By-law 25-169)
1168 Jamieson Road
Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception 85 (RR-85) Zone, the front yard setback for the existing single detached dwelling shall be 3.6 metres, and the front yard setback for the existing frame shed shall be 1.0 metre.

8.4.86 Rural Residential Exception 86 (RR-86) Zone (By-law 24-135)
416 Glen Ross Road
Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception 86 (RR-86) Zone, a hobby farm containing a maximum of 4 Nutrient Units shall be permitted in accordance with the Minimum Distance Separation Formulae (MDS). All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.87 Rural Residential Exception 87 (RR-87) Zone (By-law 24-136 & 25-100)
South of 926 Grills Road
Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception 87 (RR-87) Zone, the use of the property for farm related storage and repairs is permitted. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.88 Rural Residential Exception 88 (RR-88) Zone

8.4.89 Rural Residential Exception 89 (RR-89) Zone (By-law 25-014)
172 Marsh Point Lane
Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception 89 (RR-89) Zone, a single detached dwelling on a property with frontage on a private road, within the floodplain, is permitted. Notwithstanding Section 8.2, a westerly interior side yard setback of 1.45 metres, and a front yard setback of 2.69 metres from the private road is permitted. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.90 Rural Residential Exception 90 (RR-90) Zone (By-law 25-016 & 25-101)
267 and a part of 287 Wallbridge Road
Notwithstanding any provision of this By-law to the contrary, within the Rural Residential Exception 90 (RR-90) Zone, a minimum lot area of 0.1945 hectares and a minimum front yard setback of 4 metres shall be permitted. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.91 Rural Residential Exception 91 (RR-91) Zone (By-law 25-038)
899 Old Highway 2
Notwithstanding Section 4.2 of this By-law to the contrary, within the RR-91 Zone, an additional residential unit shall be permitted on a 0.38 hectare lot on partial services. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.92 Rural Residential Exception 92 (RR-92) Zone (By-law 25-056)
North of 78 Teal Road
Notwithstanding Section 4.33.6 of this By-law to the contrary, within the RR-92 Zone, residential uses shall be permitted within 500 metres of a waste disposal site. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.93 Rural Residential Exception 93 (RR-93) Zone (By-law 25-073 & 25-102)
576 2nd Dug Hill Road
Notwithstanding any provision of this By-law to the contrary, within the RR-93 Zone, a minimum lot frontage of 20.37 metres shall be permitted. All other provisions of the Rural Residential (RR) Zone shall apply.

8.4.94 Rural Residential Exception 94 Holding (RR-94-H) Zone (By-law 25-073)
576 2nd Dug Hill Road (By-law 25-102)
Notwithstanding any provision of this By-law to the contrary, within the RR-94-H Zone, development cannot occur until the Holding symbol has been removed. The Holding symbol shall only be removed upon completion of the following:

- Submission of a Noise Study by a qualified professional to assess the impact on existing or proposed sensitive land uses within 500 metres from a principal main railway line.
- Submission of an archaeological assessment by a licensed consultant archaeologist to the satisfaction of the City.

All other provisions of the Rural Residential (RR) Zone shall apply.

9. Residential Type 1 (R1) Zone

No person shall within any Residential Type 1 (R1) Zone use any land, erect, alter or use any building or structure except in accordance with the following provisions:

9.1 Permitted Uses

9.1.1 Single Detached Dwelling
9.1.2 Group Home
9.1.3 Bed and Breakfast Establishment
9.1.4 Home Occupation
9.1.5 Home Child Care (By-law 18-093)
9.1.6 Additional Residential Unit (By-law 25-025 & 25-075)

9.2 Regulations For Permitted Uses

9.2.1	Minimum Lot Area	700 m^2
9.2.2	Minimum Lot Frontage	18 m
9.2.3	Minimum Front Yard	7.5 m
9.2.4	Minimum Exterior Side Yard	7.5 m
9.2.5	Minimum Interior Side Yard	2.0 m
9.2.6	Minimum Rear Yard	7.5 m
9.2.7	Maximum Building Height	11.0 m
9.2.8	Maximum Lot Coverage of All Buildings	35%
9.2.9	Minimum Landscaped Open Space	30%
9.2.10	Maximum Number of Dwellings Per Lot	1
9.2.11	Maximum Number of Dwelling Units Per Lot	2

9.2.12 All buildings in the Residential Type 1 (R1) Zone shall be serviced by municipal water and sewer services.

9.3 General Provisions

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Residential Type 1 (R1) Zone shall apply.

10. Residential Type 2 (R2) Zone

No person shall within any Residential Type 2 (R2) Zone use any land, erect or use any building except in accordance with the following provisions:

10.1 Permitted Uses

10.1.1 Single Detached Dwelling
10.1.2 Group Home
10.1.3 Bed and Breakfast Establishment
10.1.4 Home Child Care (By-law 18-093)
10.1.5 Additional Residential Unit (By-law 25-025 & 25-075)
10.1.6 Home Occupation

10.2 Regulations For Permitted Uses

(By-law 16-062)

10.2.1	Minimum Lot Area	450 m^2
10.2.2	Minimum Lot Frontage	15 m
10.2.3	Minimum Front Yard	6 m
10.2.4	Minimum Exterior Side Yard	5 m
10.2.5	Minimum Interior Side Yard	1.2 m
10.2.6	Minimum Rear Yard	6 m
10.2.7	Maximum Building Height	11.0 m
10.2.8	Maximum Lot Coverage of All Buildings	40%
10.2.9	Minimum Landscaped Open Space	30%
10.2.10	Maximum Number of Dwellings Per Lot	1
10.2.11	Maximum Number of Dwelling Units Per Lot	2

10.2.12 All buildings in the Residential Type 2 (R2) Zone shall be serviced by municipal water and sewer services.

10.3 General Provisions

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Residential Type 2 (R2) Zone shall apply.

10.4 Residential Type 2 (R2) Exception Zones

10.4.1 Residential Type 2 Exception 1 (R2-1) Zone (By-law 24-014)
260 North Trent Street
Notwithstanding any other provision of this By-law to the contrary, within the R2-1 Zone, the following regulations shall apply:
Lot Requirements:

- Minimum Lot Frontage 57m
- Minimum Lot Area 4.0 hectares
- Maximum density 11 units/hectare

Vacant Land Condominium Unit Lot Provisions

- Minimum Lot Frontage 14.5m
- Minimum Lot Area 450 square metres
- Minimum Front Yard 6 metres
- Minimum Rear Yard 6 metres
- Minimum Interior Side Yard 1.2 metres (Single Storey Dwellings)
  1.8 metres (Two Storey Dwellings)
- Minimum Exterior Side Yard 5.0 metres
- For the purposes of the R2-1 Zone, a private street shall be defined as a “private thoroughfare which is registered as a common element (or similar) under the provisions of the Condominium Act, 1998 as amended from time to time or replaced from time to time’.
- All buildings and structures shall be setback 30m from the high water mark of the Trent River.

All other provisions of the Residential Type 2 (R2) Zone shall apply.

10.4.2 Residential Type 2 Exception 2 (R2-2) Zone
Notwithstanding any other provision of this By-law to the contrary, within the Residential Type 2 Exception 2 (R2-2) Zone, the following provisions shall apply:

- Minimum Front Yard 6 m
- Exterior Side Yard 4.5 m

All other provisions of the Residential Type 2 (R2) Zone shall apply.

10.4.3 Residential Type 2 Exception 3 (R2-3) Zone

Notwithstanding any other provision of this By-law to the contrary, within the Residential Type 2 Exception 3 (R2-3) Zone, the following provisions shall apply:

- Minimum Lot Area 437m^2
- Minimum Front Yard 3 m
- Minimum Rear Yard 6.5 m

All other provisions of the Residential Type 2 (R2) Zone shall apply.

10.4.4 Residential Type 2 Exception 4 (R2-4) Zone
Freedom Crescent

In addition to all other provisions of this By-law, within the Residential Type 2 Exception 4 (R2-4), a 30 metre setback shall be maintained between a railway right-of-way and a dwelling. All other provisions of the Residential Type 2 (R2) Zone shall apply.

10.4.5 Residential Type 2 Exception 5 (R2-5) Zone

Notwithstanding any provision of this By-law to the contrary, within the Residential Type 2 Exception 5 (R2-5) Zone, the following provisions shall apply:

- Lots serviced by open road side ditches require a minimum lot area of 850 m^2 and a minimum lot frontage of 23 metres.
- Minimum Exterior Side Yard 4.5m

All other provisions of the Residential Type 2 (R2) Zone shall apply.

10.4.6 Residential Type 2 Exception 6 (R2-6) Zone
Glen Miller

Notwithstanding any provision of this By-law to the contrary, within the Residential Type 2 Exception 6 (R2-6) Zone, development can take place on the basis of municipal water and private septic services. All other provisions of the Residential Type 2 (R2) Zone shall apply.

10.4.7 Residential Type 2 Exception 7 Holding (R2-7-H) Zone

Notwithstanding any provision of this By-law to the contrary, within the Residential Type 2 Exception 7 Holding (R2-7-H) Holding Zone no development can occur until the Holding zone has been removed. Removal of the Holding Zone will only be undertaken upon submission of a Design Plan which takes into consideration the findings of the required technical studies including the:

- Environmental Impact Study
- Heritage Impact Assessment
- Archaeological Assessment
- Servicing Study
- Storm Water Management Report

The Design Plan will show:

- Proposed pedestrian trails and routes
- Distribution and composition of residential density
- Scale and placement of non-residential uses
- Guidelines for public spaces and open spaces
- Architectural guidelines for built form
- Areas requiring special lot and building placement or architectural features

The Design Plan will be implemented through Site Plan Control.

All other provisions of the Residential Type 2 (R2) Zone shall apply.

10.4.8 Residential Type 2 Exception 8 (R2-8) Zone
161 Byron Street

Notwithstanding any provision of this By-law to the contrary, within the Residential Type 2 Exception 8 (R2-8) Zone, a multi-unit dwelling with a maximum of three (3) residential units shall be permitted with a minimum front yard of 3.2 metres and a minimum northerly interior side yard of 1 metres for the dwelling in existence on December 16, 2013. All other provisions of the Residential Type 2 (R2) Zone shall apply.

10.4.9 Residential Type 2 Exception 9 (R2-9) Zone

Notwithstanding any provision of this By-law to the contrary, within the Residential Type 2 Exception 9 (R2-9) Zone, the minimum exterior side yard shall be 5 metres. All other provisions of the Residential Type 2 Exception 9 Zone shall apply. All other provisions of the Residential Type 2 (R2) Zone shall apply.

10.4.10 Residential Type 2 Exception 10 (R2-10) Zone (By-law 14-99)

In addition to the uses permitted in Section 10.1 of this By-law, within the Residential Type 2 Exception 10 (R2-10) Zone, the lands may be temporarily used for a "Garden Suite" for a period of time not to exceed twenty (20) years, commencing August 11, 2014 and terminating August 10, 2034, in accordance with all other applicable provisions of the By-law. In accordance with Section 39 (4) of the Planning Act, R.S.O. 1990 c.P.13, the temporary use may be extended by periods of time to not exceed 3 years. The required temporary use agreement, executed between the land owner and the Corporation of the City of Quinte West, will ensure that, among other things:

a) The Owners shall install a septic system in accordance with the design submitted to the City of Quinte West, Building Department and approved under a Site Inspection for a Sewage System Permit.

b) Other than as provided in paragraph (a) above, all other services for the Garden Suite shall be provided to the Garden Suite through the principal dwelling located on the lands subject to this Temporary Use By-law.

c) All costs associated with or arising out of the construction, installation, servicing, maintenance and removal of the Garden Suite and associated septic system shall be at the sole expense of the Owners.

d) The Owners shall identify the occupants of the garden suite by name.

e) The Owners of the subject property shall cease to use the structure as a Garden Suite subject to the Temporary Use By-law within thirty (30) days of:

(i) The expiration of the Temporary Use By-law provided for herein; or
(ii) The vacating of the Garden Suite by the Occupants; or
(iii) The sale or other conveyance of the lands subject to this Temporary Use By-law to a person other than the Owners; or
(iv) The vacating of the lands subject to this Temporary Use By-law to the Owners.

10.4.11 Residential Type 2 Exception 11 (R2-11) Zone
Stonecrest
Notwithstanding any provision of this By-law to the contrary, within the Residential Type 2 Exception 11 (R2-11) Zone the minimum lot frontage shall be 12.9 metres.

10.4.12 Residential Type 2 Exception 12 Holding (R2-12-H)
Helyer Road (By-law 16-062)
Notwithstanding any provision of this By-law to the contrary, within the Residential Type 2 Exception 12 Holding (R2-12-H) Zone no development can occur until the Holding Zone has been removed. Removal of the Holding Zone will only be undertaken upon confirmation that the property can be serviced by municipal water and sanitary sewer services. All other provisions of Residential Type 2 Zone shall apply.

10.4.13 Residential Type 2 Exception 13 (R2-13) (By-law 16-132)
Fraser Drive Subdivision Batawa
Notwithstanding Sections 10.2.3 and 10.2.4 of this By-law, within the Residential Type 2 Exception 13 (R2-13) Zone, the minimum front yard setback shall be 3.5 metres for a single detached dwelling and 12 metres for a garage (either attached or detached) and the minimum exterior side yard setback shall be 6 metres.

In the Residential Type 2 Exception 13 (R2-13) Zone a 7.5 metre vegetated buffer zone measured from the rear property line, shall be required. The required vegetated buffer zone shall consist of a continuous massing of coniferous and deciduous trees and shrubs.
The primary function for this buffer is to provide a natural screen between adjoining properties.

10.4.14 Residential Type 2 Exception 14 (R2-14) Zone (By-law 18-064)
274 North Trent Street
Notwithstanding any provision of this By-law to the contrary, within the Residential Type 2 Exception 14 (R2-14) Zone, the dwelling and detached garage existing on the property on the date of passage of this by-law shall be deemed to comply with all setback requirements of this By-law.

10.4.15 Residential Type 2 Exception 15 (R2-15) Zone (By-law 18-064)
274 North Trent Street
Notwithstanding any provision of this By-law to the contrary, within the Residential Type 2 Exception 15 (R2-15) Zone, the minimum front yard setback is 5.0 metres and the rear yard setback is 4.2 metres.

10.4.16 Residential Type 2 Exception 16 (R2-16) Zone (By-law 21-149)
17520 Telephone Road and Helyer Road
Notwithstanding Section 10.2.7 of this By-law to the contrary, within the Residential Type 2 Exception 16 (R2-16) Zone, the maximum building height shall be one storey. All other regulations of the Residential Type 2 (R2) Zone shall apply.

10.4.17 Residential Type 2 Exception 17 (R2-17) Zone (By-law 23-170)
1283 Old Highway 2
In addition to all other provisions of this By-law, within the Residential Type 2 Exception 17 (R2-17) Zone, a 30 metre setback shall be maintained between a railway right-of-way and a dwelling. No modifications to the crash berm are permitted, without approval from CP Rail, and the City of Quinte West. All other provisions of the Residential Type 2 (R2) Zone shall apply.

11. Residential Type 3 (R3) Zone

No person shall within any Residential Type 3 (R3) Zone use any land, erect or use any building except in accordance with the following provisions:

11.1 Permitted Uses

11.1.1 Single Detached Dwelling
11.1.2 Semi-detached Dwelling
11.1.3 Duplex Dwelling
11.1.4 Multi-Unit Dwelling
11.1.5 Townhouse Dwelling
11.1.6 Home Occupation
11.1.7 Group Home
11.1.8 Bed and Breakfast Establishment
11.1.9 Home Child Care (By-law 18-093)
11.1.10 Additional Residential Unit (By-law 25-025 & 25-075)

11.2 Regulations For Permitted Uses

(By-law 16-062)

11.2.1 Single Detached or Duplex Dwellings

● Minimum Lot Area	370 m^2
● Minimum Lot Frontage	12 m
● Minimum Front Yard	6 m
● Minimum Interior Side Yard	1.2 m
● Minimum Exterior Side Yard	5 m
● Minimum Rear Yard	6 m
● Minimum Landscaped Open Space	30%
● Maximum Lot Coverage	45%
● Maximum Building Height	11m

11.2.2 Semi-Detached Dwelling

● Minimum Lot Area on Same Lot	650 m^2
● Minimum Lot Area on Separate Lot	325 m^2
● Minimum Lot Frontage on Same Lot	18 m
● Minimum Lot Frontage on Separate Lot	9 m

● Minimum Front Yard	6 m
● Minimum Interior Side Yard	1.2 m on one side 0 m on the other side
● Minimum Exterior Side Yard	5 m
● Minimum Rear Yard	6 m
● Minimum Landscaped Open Space	30%
● Maximum Lot Coverage	45%
● Maximum Building Height	11 m

11.2.3 Multi-Unit Dwelling

● Minimum Lot Area	230 m^2/unit
● Minimum Lot Frontage	6 m/unit
● Minimum Front Yard	6 m
● Minimum Exterior Side Yard	5 m
● Minimum Interior Side Yard	1.2 m
● Minimum Rear Yard	6 m
● Maximum Building Height	11 m
● Maximum Lot Coverage	45%
● Minimum Landscaped Open Space	30%

11.2.4 Townhouse Dwelling Unit

● Minimum Lot Area	230 m^2
● Minimum Lot Frontage	6 m
● Minimum Front Yard	6 m
● Minimum Interior Side Yard	0 m to a common wall otherwise 1.2 m
● Minimum Exterior Side Yard	5 m
● Minimum Rear Yard	6 m
● Minimum Landscaped Open Space	30%
● Maximum Lot Coverage	45%
● Maximum Building Height	11 m

11.2.5 All buildings in the Residential Type 3 (R3) Zone shall be serviced by municipal water and sewer services.

11.3 General Provisions

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Residential Type 3 (R3) Zone shall apply.

11.4 Residential Type 3 (R3) Exception Zones

11.4.1 Residential Type 3 Exception 1 (R3-1) Zone

Notwithstanding any other provision of this By-law to the contrary, within the R3-1 Zone, the following regulations shall apply:

- Minimum Lot Frontage 16 m
- Minimum Lot Frontage per dwelling unit 8 m
- Minimum Interior Side Yard 2.4

All other provisions of the Residential Type 3 (R3) Zone shall apply.

11.4.2 Residential Type 3 Exception 2 (R3-2) Zone

Notwithstanding any other provision of this By-law to the contrary, within the R3-2 Zone, the following regulations shall apply:

- Minimum Front Yard main building 5 m
- Minimum Front Yard attached garage 4 m

All other provisions of the Residential Type 3 (R3) Zone shall apply.

11.4.3 Residential Type 3 Exception 3 (R3-3) Zone

Kingsfisher Cove

Notwithstanding any other provision of this By-law to the contrary, within the R3-3 Zone, the following regulations shall apply:

Lot Requirements

- Minimum Lot Area 6 ha
- Minimum Front yard 10 m
- Maximum Lot Coverage 40%
- Maximum Building Height 12 m
- Maximum No. of Dwellings per Building 8

Condominium Lot Provisions

- Minimum Lot Frontage 6 m on a private street
  3 m on a curved private street

● Minimum Lot Area	160 m^2 Bachelor 160 m^2 1 Bedroom 185 m^2 2 Bedroom 230 m^2 3 Bedroom
● Minimum Front Yard	3.3 m
● Minimum Rear Yard	4 m (2.35 m provided a minimum side yard of 4 m is provided)
● Minimum Interior Side Yard	1.2 m except for a common wall in which case the interior side yard shall be 0 m
● Minimum Exterior Side Yard	3.3 m
● Minimum Gross Floor Area	75 m^2
● Minimum Landscaped Open Space	25%

- For the purposes of the R3-3 Zone, a private street shall be defined as "a private thoroughfare which is registered as a common element under the provisions of the *Condominium Act, 1998* as amended from time to time or replaced from time to time.

All other provisions of the Residential Type 3 (R3) Zone shall apply.

11.4.4 Residential Type 3 Exception 4 (R3-4) Zone (By-law 16-062)
Stonecrest Subdivision

Notwithstanding any provision of this By-law to the contrary, within the Residential Type 3 Exception 4 (R3-4) Zone the minimum lot frontage shall be 6 metres per dwelling unit, the minimum exterior side yard shall be 4.5 metres. All other provisions of the Residential Type 3 (R3) Zone shall apply.

11.4.5 Residential Type 3 Exception 5 Holding (R3-5-H) Zone
2nd Dug Hill Road

Notwithstanding any provision of this By-law to the contrary, within the Residential Type 3 Exception 5 Holding (R3-5-H) Zone no development can occur until the Holding zone has been removed. Removal of the Holding Zone will only be undertaken upon confirmation that the

property can be serviced by municipal water and sanitary sewer services. All other provisions of the Residential Type 3 (R3) Zone shall apply.

11.4.6 Residential Type 3 Exception 6 Holding (R3-6-H) Zone
River Road Frankford
Notwithstanding any provision of this By-law to the contrary, within the Residential Type 3 Exception 6 Holding (R3-6-H) Zone, no development can occur until the Holding zone has been removed. Removal of the Holding Zone will only be undertaken upon confirmation that the property can be serviced by municipal water and sanitary sewer services. All other provisions of the Residential Type 3 (R3) Zone shall apply.

11.4.7 Residential Type 3 Exception 7 (R3-7) Zone
Dundas Street West
Notwithstanding any provisions of this By-law to the contrary, within the Residential Type 3 Exception 7 (R3-7) Zone, the following provisions shall apply:

- Minimum Lot Area 195 m^2
- Minimum front yard 0.3 m
- Minimum rear yard 3.2 m
- Maximum lot coverage Townhouse end unit 62%
- Maximum lot coverage Townhouse interior unit 85%

All other provisions of the Residential Type 3 (R3) Zone shall apply.

11.4.8 Residential Type 3 Exception 8 (R3-8) Zone
Notwithstanding any provision of this By-law to the contrary, within the Residential Type 3 Exception 8 (R3-8) Zone, the minimum front yard depth for an attached garage shall be 4.5 metres and the minimum exterior side yard shall be 5 metres. All other provisions of the Residential Type 3 Zone shall apply.

11.4.9 Residential Type 3 Exception 9 (R3-9) Zone

Notwithstanding any provision of this By-law to the contrary, within the Residential Type 3 Exception 9 (R3-9) Zone, the minimum exterior side yard for all dwelling units shall be 4 metres and the minimum rear yard for townhouse dwelling units shall be 5 metres.

11.4.10 Residential Type 3 Exception 10 (R3-10) Zone (By-law 14-102)
211 Sidney Street

Notwithstanding the provisions of this By-law to the contrary, within the Residential Type 3 Exception 10 (R3-10) Zone, the following regulations shall apply:

(a) Minimum Lot Area on Same Lot	530 sq. metres
(b) Minimum Lot Area on Separate Lot	265 sq. metres

All other provisions of the Residential Type 3 Zone shall apply.

11.4.11 Residential Type 3 Exception 11 (R3-11) Zone (By-law 16-152)
48 South Wellington Street

Notwithstanding Section 11.2.1 of this by-law, within the Residential Type 3 Exception 11 (R3-11) Zone the dwelling and detached garage existing on the property on the date of passage of this by-law shall be deemed to satisfy all setback requirements of this by-law and further notwithstanding Section 11.2.1 of this by-law a minimum rear yard of 5.0 metres for construction of a new dwelling shall be permitted.

Also notwithstanding Section 4.2.3 of this by-law, within the Residential Type 3 Exception 11 (R3-11) Zone the accessory dwelling unit within the existing dwelling on the date of passage of this by-law may have a maximum floor area of 120 m².

Also notwithstanding Section 4.1.1 of this by-law, the existing garage is permitted until such time as a new dwelling is constructed.
All other requirements of the Residential Type 3 (R3) Zone shall apply.

11.4.12 Residential Type 3 Exception 12 (R3-12) Zone (By-law 17-072)
98 and 100 Crown Street
Notwithstanding Section 11.2.1 of this By-law to the contrary, within the Residential Type 3 Exception 12 (R3-12) Zone the buildings existing on the property on the date of passage of this By-law shall be deemed to satisfy all setback and lot coverage requirements of this By-law, and further, notwithstanding Section 5.4 of this By-law the required parking may be provided entirely within the road allowance. All other regulations of the Residential Type 3 (R3) Zone shall apply.

11.4.13 Residential Type 3 Exception 13 (R3-13) Zone (By-law 21-039)
43 Victoria Street, Frankford
Notwithstanding Section 11.2.2 of this By-law to the contrary, within the Residential Type 3 Exception 13 (R3-13) Zone, a semi-detached dwelling shall be permitted with a Minimum Lot Frontage of 8.5 metres. All other provisions of the Residential Type 3 (R3) Zone shall apply.

11.4.14 Residential Type 3 Exception 14 (R3-14) Zone (By-law 21-149)
17520 Telephone Road and Helyer Road
Notwithstanding Section 11.2 of this By-law to the contrary, within the Residential Type 3 Exception 14 (R3-14) Zone, the following regulations shall apply:

Single Detached or Duplex Dwelling

- Minimum Front Yard 4.5 m
- Minimum Front Yard for Attached Garage 6 m
- Minimum Exterior Side Yard 4.5 m

Townhouse Dwelling Unit

- Maximum Lot Coverage 50%

All other regulations of the Residential Type 3 (R3) Zone shall apply.

11.4.15 Residential Type 3 Exception 15 (R3-15) Zone (By-law 21-149)
17520 Telephone Road and Helyer Road
Notwithstanding Section 11.2 of this By-law to the contrary, within the Residential Type 3 Exception 15 (R3-15) Zone, the following regulations shall apply:

Single Detached or Duplex Dwelling

- Minimum Front Yard 4.5 m
- Minimum Front Yard for Attached Garage 6 m
- Minimum Exterior Side Yard 4.5 m
- Maximum Building Height One Storey

All other regulations of the Residential Type 3 (R3) Zone shall apply.

11.4.16 Residential Type 3 Exception 16 (R3-16) Zone (By-law 22-015)
152 Dundas Street East
Notwithstanding Section 11.2.3 of this By-law to the contrary, within the Residential Type 3 Exception 16 (R3-16) Zone, the total minimum lot frontage requirement is 12.0 metres, and the building existing on the property on the date of passage of this By-law shall be deemed to satisfy all yard setback requirements of this By-law. All other provisions of the Residential Type 3 (R3) Zone shall apply.

11.4.17 Residential Type 3 Exception 17 (R3-17) Zone (By-law 23-059)
467 Front Street
Notwithstanding any provision of this By-law to the contrary, within the Residential Type 3 Exception 17 (R3-17) Zone, the following regulations shall apply:

Stacked Townhouse Dwelling

- Minimum Lot Frontage 5.0 m/unit
- Minimum Lot Area 138.9 m²/unit
- Minimum Front Yard 3.2 m
- Required Parking Spaces 30
- Parking Setback From Streetline 0 m

All other regulations of the Residential Type 3 (R3) Zone shall apply.

11.4.18 Residential Type 3 Exception 18 (R3-18) Zone (By-law 23-059)
Heber Street
Notwithstanding Section 11.2.1 of this By-law to the contrary, within the Residential Type 3 Exception 18 (R3-18) Zone, a reduced lot area of 323 square metres is permitted. All other provisions of the Rural (RU) Zone shall apply.

11.4.19 Residential Type 3 Exception 19 (R3-19) Zone (By-law 23-059)
52 Heber Street
Notwithstanding Section 11.2.1 of this By-law to the contrary, within the Residential Type 3 Exception 19 (R3-19) Zone, the minimum front yard setback of the existing dwelling shall be 0.0 metres, and the minimum interior side yard setback and rear yard setback shall be 0.6 metres for the existing accessory structure. All other provisions of the Residential Type 3 (R3) Zone shall apply.

11.4.20 Residential Type 3 Exception 20 (R3-20) Zone (By-law 23-101)
Windover Street
Notwithstanding Section 11.2.1 of this By-law to the contrary, within the Residential Type 3 Exception 20 (R3-20) Zone, a maximum lot coverage of 50% is permitted. All other provisions of the Residential Type 3 (R3) Zone shall apply.

11.4.21 Residential Type 3 Exception 21 (R3-21) Zone (By-law 23-112)
20 McCann Street
Notwithstanding any provision of this By-law to the contrary, within the Residential Type 3 Exception 21 (R3-21) Zone, the single detached dwelling existing on the property on the date of passage of this by-law shall be deemed to comply with all setback, lot coverage, and lot area requirements of this by-law.

11.4.22 Residential Type 3 Exception 22 (R3-22) Zone (By-law 23-112)
22 McCann Street
Notwithstanding any provision of this By-law to the contrary, within the Residential Type 3 Exception 22 (R3-22) Zone, the multi-unit dwelling

existing on the property on the date of passage of this by-law shall be deemed to comply with all setback, lot coverage, and lot area requirements of this by-law.

11.4.23 Residential Type 3 Exception 23 (R3-23) Zone (By-law 23-123)
Windover Street
Notwithstanding Section 11.2.1 of this By-law to the contrary, within the Residential Type 3 Exception 23 (R3-23) Zone, a maximum lot coverage of 50% for a townhouse development is permitted. All other provisions of the Residential Type 3 (R3) Zone shall apply.

11.4.24 Residential Type 3 Exception 24 (R3-24) Zone (By-law 23-137)
Between 27 & 37 Huffman Road
Notwithstanding Section 11.2.4 of this By-law to the contrary, within the R3-24 Zone, the following regulations shall apply for Townhouse Dwelling Units:

- Minimum Lot Frontage Per Unit 3.25m
- Minimum Rear Yard 2.2m
- Maximum Lot Coverage (Excluding uncovered decks). 40%.

All other regulations of the Residential Type 3 (R3) Zone shall apply. Notwithstanding section 5.15.2(a)(ii) softscaping requirements shall not apply to lands zoned R3-24 Zone where a 6.0 metre driveway is provided.

11.4.25 Residential Type 3 Exception 25 Holding (R3-25-H) Zone
40 Frankford Crescent (By-law 23-122)
Notwithstanding any provision of this By-law to the contrary, within the Residential Type 3 Exception 25 Holding (R3-25-H) Zone, prior to residential use or occupancy of the lands, the Holding Symbol shall be removed. Removal of the Holding Symbol will only be undertaken upon a Record of Site Condition being received from the Ministry of Environment, Conservation and Parks. All other provisions of the Residential Type 3 Zone shall apply.

11.4.26 Residential Type 3 Exception 26 (R3-26) Zone (By-law 24-007)
564 & 578A Old Highway 2
Notwithstanding any provision of this By-law to the contrary, within the Residential Type 3 Exception 26 (R3-26) Zone the townhouse condominium units are to be serviced by municipal water and communal sewage services. All other provisions of the Residential Type 3 (R3) Zone shall apply.

11.4.27 Residential Type 3 Exception 27 (R3-27) Zone (By-law 24-045)
18 Edward Street
Notwithstanding Sections 5.16 and 4.26 of this By-law to the contrary, within the R3-27 Zone, a minimum of four parking spaces shall be provided.

Notwithstanding Section 5.15.1 of this By-law to the contrary, within the R3-27 Zone, the parking area shall be setback a minimum of 0.9 metres from a street line.

Notwithstanding Section 5.15.2 of this By-law to the contrary, within the R3-27 Zone, a maximum driveway width shall be equal to the garage door width plus 1.5 metres or 6.1 metres, whichever is greater, provided a minimum of 32% of the area of the front or exterior side yard in which the driveway is located is the site of soft landscaping.

All other provisions of the Residential Type 3 (R3) Zone shall apply.

11.4.28 Residential Type 3 Exception 28 (R3-28) Zone (By-law 24-069)
178 Lester Road
In addition to the uses permitted in Section 11.1 of this By-law, within the Residential Type 3 Exception 28 (R3-28) Zone, emergency housing shall also be permitted. All other provisions of the Residential Type 3 (R3) Zone shall apply.

11.4.29 Residential Type 3 Exception 29 (R3-29) Zone (By-law 24-109)
37 & 39 Bay Street
Notwithstanding any provision of this By-law to the contrary, within the Residential Type 3 Exception 29 (R3-29) Zone, a 0m front yard setback shall be permitted. All other provisions of the Residential Type 3 (R3) Zone shall apply.

11.4.30 Residential Type 3 Exception 18 (R3-30) Zone (By-law 25-099)
3 Wilson Crescent
Notwithstanding Section 11.2.2 of this By-law to the contrary, within the Residential Type 3 Exception 30 (R3-30) Zone, a minimum lot area of 272.92 square metres and a minimum rear yard setback of 2.94 metres are permitted. All other provisions of the Residential Type 3 (R3) Zone shall apply.

11.4.31 Residential Type 3 Exception 31 (R3-31) Zone (By-law 25-099)
5 Wilson Crescent
Notwithstanding Section 11.2.2 of this By-law to the contrary, within the Residential Type 3 Exception 31 (R3-31) Zone, a minimum lot area of 254.23 square metres and a minimum rear yard setback of 3.15 metres are permitted. All other provisions of the Residential Type 3 (R3) Zone shall apply.

11.4.32 Residential Type 3 Exception 32 (R3-32) Zone (By-law 26-005)
148B Lester Road
Notwithstanding Section 11.2.2 of this By-law to the contrary, within the Residential Type 3 Exception 32 (R3-32) Zone, a reduced accessory structure setback of 0.6 metres for the existing shed is permitted. All other provisions of the Residential Type 3 (R3) Zone shall apply.

12. Residential Type 4 (R4) Zone

No person shall within any Residential Type 4 (R4) Zone use any land, erect or use any building except in accordance with the following provisions:

12.1 Permitted Uses

12.1.1 Apartment Dwelling
12.1.2 Home Occupation
12.1.3 Multi-unit Dwelling
12.1.4 Townhouse Dwelling
12.1.5 Additional Residential Unit within a permitted townhouse dwelling (By-law 25-025 & 25-075)
12.1.6 Group Home

12.2 Regulations For Permitted Uses

12.2.1 Apartment Dwellings

• Minimum Lot Area	160 m^2 per unit
• Minimum Lot Frontage	25 m
• Minimum Front Yard	7.5 m
• Minimum Exterior Side Yard	7.5 m
• Minimum Interior Side Yard	7.5 m
• Minimum Rear Yard	7.5 m
• Maximum Building Height	11 m
• Minimum Landscaped Open Space	25%

12.2.2 Mutli-Unit Dwelling

• Minimum Lot Area	160 m^2 per unit
• Minimum Lot Frontage	6 m/unit
• Minimum Front Yard	6 m
• Minimum Exterior Side Yard	6 m
• Minimum Interior Side Yard	1.2 m
• Minimum Rear Yard	6 m
• Maximum Building Height	11 m
• Maximum Lot Coverage	45%
• Minimum Landscaped Open Space	30%

12.2.3 Townhouse Dwelling Unit

● Minimum Lot Area	230 m2/unit
● Minimum Lot Frontage	6 m
● Minimum Front Year	6 m
● Minimum Exterior Side Yard	6 m
● Minimum Interior Side Yard	0 m to a common wall otherwise 1.2 m
● Minimum Rear Yard	6 m
● Maximum Building Height	11 m
● Maximum Lot Coverage	45%
● Minimum Landscaped Open Space	30%

12.2.4 All buildings in the Residential Type 4 (R4) Zone shall be serviced by municipal water and sewer services.

12.3 General Provisions

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Residential 4 (R4) Zone shall apply.

12.4 Residential Type 4 (R4) Exception Zones

12.4.1 Residential Type 4 Exception 1 (R4-1) Zone
83 Marmora Street
In addition to the uses permitted in Section 12.1, within the R4-1 zone, the following uses shall also be permitted:

- Business, Professional and Administrative Offices

All other provisions of the Residential Type 4 (R4) Zone shall apply.

12.4.2 Residential Type 4 Exception 2 (R4-2) Zone (By-law 16-062)
Batawa

In addition to the uses permitted within the Residential Type 4 (R4) Zone, within the Residential Type 4 Exception 2 (R4-2) Zone the following uses shall also be permitted:

Permitted Accessory Uses:

- Artists' studios, craft shops/studios, sign makers, etc. which may include a retail component
- Personal Service Shop
- General services such as tutorial services, small cafes, small bakeries, mail delivery services, printing and photocopying services, desktop publishing services, graphic design, travel and insurance agencies, day care centres, etc.
- Business, professional and administrative office
- Small industrial workshops such as machine shops, component manufacturing, engineering services

Additional Zone provisions:

- Maximum Lot Coverage 50%
- 50% of the floor area may be permitted for work-related accessory uses.

Notwithstanding any provision of this By-law to the contrary, within the Residential Type 4 Exception 2 Holding (R4-2-H) Zone, no development can occur until the Holding zone has been removed. Removal of the Holding Zone will only be undertaken upon submission of a Design Plan which takes into consideration the findings of the required technical studies including:

- Environmental Impact Study
- Heritage Impact Assessment
- Archaeological Assessment
- Servicing Study
- Storm Water Management Report

The Design Plan will show:

- Proposed pedestrian trails and routes
- Distribution and composition of residential density
- Scale and placement of non-residential uses
- Guidelines for public spaces and open spaces
- Architectural guidelines for built form
- Areas requiring special lot and building placement or architectural features

All other provisions of the Residential Type 4 (R4) Zone shall apply.

12.4.3 Residential Type 4 Exception 3 Holding (R4-3-H) Zone
2nd Dughill Road
Notwithstanding any provision of this By-law to the contrary, within the Residential Type 4 Exception 3 Holding (R4-3-H) Holding Zone no development can occur until the Holding zone has been removed. Removal of the Holding Zone will only be undertaken upon confirmation that the property can be serviced by municipal water and sanitary sewer services. All other provisions of the Residential Type 4 (R4) Zone shall apply.

12.4.4 Residential Type 4 Exception 4 (R4-4) Zone
88 Princess Street
Notwithstanding any provision of this By-law to the contrary, within the Residential Type 4 Exception 4 (R4-4) Zone, the following provisions shall apply:

● Minimum Lot Area	160m2
● Minimum Lot Frontage per dwelling unit on a private road	6.7 m
● Minimum Interior Side Yard	1.5 m to a wall of a building which contains no windows to a habitable room 2.3 m to a wall of a building which contains windows to a habitable room

- Minimum Rear Yard 8 m
- Maximum Lot Coverage 46%
- Minimum Landscaped Area 35%
- Maximum Building Height 10.7 m
- Maximum distance from a private parking area or driveway to windows of a habitable room 3.8 m

All other provisions of the Residential Type 4 (R4) Zone shall apply.

12.4.5 Residential Type 4 Exception 5 (R4-5) Zone (By-law 18-109)
North of 61 West Street

Notwithstanding any provision of this By-law to the contrary, within the Residential Type 4 Exception 5 (R4-5) Zone, the following provisions shall apply:

- Minimum Lot Frontage 10.0 m
- Minimum Interior Side Yard 6.0 m
- Maximum Number of Storeys 1
- Maximum Number of Apartment Units 6

All other provisions of the Residential Type 4 (R4) Zone shall apply.

12.4.6 Residential Type 4 Exception 6 (R4-6) Zone (By-law 19-026)
5 Creswell Drive

In addition to the uses permitted in Section 12.2.1, within the Residential Type 4 Exception 6 (R4-6) Zone, a twenty-eight (28) unit apartment dwelling is a permitted use, and notwithstanding any provision of this By-law to the contrary, the building and parking lot existing on the property on the date of passage of this by-law shall be deemed to satisfy all requirements of this By-law. All other requirements of the Residential Type 4 (R4) Zone shall apply.

12.4.7 Residential Type 4 Exception 7 (R4-7) Zone (By-law 19-095)
28 Catherine Street

Notwithstanding any provision of this By-law to the contrary, within the Residential Type 4 Exception 7 (R4-7) Zone, the four (4) unit apartment dwelling existing at the date of passage of this by-law is a permitted use and is deemed to comply with all setback, lot frontage, lot area, lot

coverage, landscaped open space and parking requirements of this By-law. All other regulations of the Residential Type 4 (R4) Zone shall apply.

12.4.8 Residential Type 4 Exception 8 (R4-8) Zone (By-law 19-095)
155 Henry Street
Notwithstanding any provision of this By-law to the contrary, within the Residential Type 4 Exception 8 (R4-8) Zone, the six (6) unit apartment dwelling existing at the date of passage of this by-law is a permitted use and is deemed to comply with all setback, lot frontage, lot area, lot coverage, landscaped open space and parking requirements of this By-law. All other regulations of the Residential Type 4 (R4) Zone shall apply.

12.4.9 Residential Type 4 Exception 9 (R4-9) Zone (By-law 21-149)
17520 Telephone Road and Helyer Road
Notwithstanding Section 12.2 of this By-law to the contrary, within the Residential Type 4 Exception 9 (R4-9) Zone, the Minimum Rear Yard setback for an Apartment Dwelling when abutting an Environmental Protection (EP) Zone shall be 1.0 metres. All other regulations of the Residential Type 4 (R4) Zone shall apply.

12.4.10 Residential Type 4 Exception 10 (R4-10) Zone (By-law 22-128)
South Street
Notwithstanding Section 12.2.1 of this By-law (Apartment Dwellings) to the contrary, within the Residential Type 4 Exception 10 (R4-10) Zone, the following provision shall apply:

- Maximum Building Height 15.0 m

12.4.11 Residential Type 4 Exception 11 (R4-11) Zone (By-law 23-061)
99 Ontario Street
In addition to the uses permitted in Section 12.2.1, within the Residential Type 4 Exception 11 (R4-11) Zone, a seventeen (17) unit apartment dwelling is a permitted use, and notwithstanding any provision of this By-law to the contrary, the building and parking lot existing on the property on the date of passage of this by-law shall be deemed to satisfy all

requirements of this Bylaw. All other requirements of the Residential Type 4 (R4) Zone shall apply.

12.4.12 Residential Type 4 Exception 12 (R4-12) Zone (By-law 22-096)
15 Bay Street
Notwithstanding Section 12.2.2, within the Residential Type 4 Exception 12 (R4-12) Zone, the minimum lot area is 155.4 square metres per unit. All other provisions of the Residential Type 4 (R4) Zone apply. Notwithstanding Section 5.16, 8 parking spaces shall be permitted.

12.4.13 Residential Type 4 Exception 13 (R4-13) Zone (By-law 23-115)
Northwest of 38 Thomas Bata Boulevard
Notwithstanding Section 12.2.3 of this By-law to the contrary, within the Residential Type 4 Exception 13 (R4-13) Zone, the minimum lot area shall be 160 square metres per townhouse dwelling unit. All other provisions of the Residential Type 4 (R4) Zone shall apply.

12.4.14 Residential Type 4 Exception 14 (R4-14) Zone (By-law 24-045)
18 Edward Street
Notwithstanding Section 12.2 of this By-law to the contrary, within the R4-14 Zone, the following regulations shall apply:

- Minimum Interior Side Yard 5.2 m
- Minimum Rear Yard 5.5 m

All other provisions of the Residential Type 4 (R4) Zone shall apply. Notwithstanding Section 5.15.1 of this By-law to the contrary, within the R4-14 Zone, the parking area shall be setback a minimum of 0.7 metres from a street line. Notwithstanding Section 5.15.2 of this By-law to the contrary, within the R4-14 Zone, a maximum driveway width shall be equal to the garage door width plus 1.5 metres or 6.1 metres, whichever is greater, provided a minimum of 17% of the area of the front or exterior side yard in which the driveway is located is the site of soft landscaping.

12.4.15 Residential Type 4 Exception 15 (R4-15) Zone (By-law 25-004)
2 Fourth Avenue

Notwithstanding Section 5.16 of this By-law to the contrary, within the R4-15 Zone, a minimum of 23 parking spaces shall be provided for a multi-unit dwelling.

Notwithstanding Section 12.2 of this By-law to the contrary, within the Residential Type 4 Exception 15 (R4-15) Zone, the following regulations shall apply:

- Minimum Lot Area 155 m^2 per unit
- Minimum Lot Frontage 22.4 m

All other provisions of the Residential Type 4 (R4) Zone shall apply.

12.4.16 Residential Type 4 Exception 14 (R4-16) Zone (By-law 24-148)
82 Victoria Street
Notwithstanding Section 5.16 of this By-law to the contrary, within the R4-14 Zone, a minimum of 26 parking spaces shall be provided for an apartment dwelling.

Notwithstanding Section 12.2 of this By-law to the contrary, within the Residential Type 4 Exception 14 (R4-16) Zone, the following regulations shall apply:

- Minimum Lot Frontage 22.4 m
- Minimum Interior Side Yard 3 m
- Maximum Building Height 12 m

All other provisions of the Residential Type 4 (R4) Zone shall apply.

12.4.17 Residential Type 4, Exception 17 (R4-17) Zone
20 South Street

Notwithstanding any provision of this By-law to the contrary, the Residential Type 4, Exception 17 (R4-17) Zone will apply to property described as Parts 1 to 4 Plan 21R26914 in its entirety, irrespective of subsequent land division.

Notwithstanding Section 12.2.1 of this by-law to the contrary, within the Residential Type 4, Exception 17 (R4-17) Zone, the following regulations shall apply:

- Minimum Lot Area 130 sqm per unit
- Minimum Lot Frontage 20 m

Notwithstanding Section 5.16 of this by-law to the contrary, within the Residential Type 4, Exception 17 (R4-17) Zone, the following regulations shall apply:
Residential Parking Requirements

- Dwelling, Apartment 1.0 space per unit

All other provisions of the Residential Type 4 (R4) Zone shall apply.

13. Residential Type 5 (R5) Zone

No person shall within any Residential Type 5 (R5) Zone use any land, erect or use any building except in accordance with the following provisions:

13.1 Permitted Uses

13.1.1 Apartment Dwelling
13.1.2 Home Occupation
13.1.3 Group Home

13.2 Regulations For Permitted Uses

13.2.1	Minimum Lot Area	80m2/unit
13.2.2	Minimum Lot Frontage	45 m
13.2.3	Minimum Front Yard	7.5 m
13.2.4	Minimum Exterior Side Yard	7.5 m
13.2.5	Minimum Interior Side Yard Width	7.5 m
13.2.6	Minimum Rear Yard	7.5 m
13.2.7	Maximum Building Height	Not applicable
13.2.8	Maximum Lot Coverage of All Buildings	30%
13.2.9	Minimum Landscaped Open Space	30%

13.2.10 All buildings in the Residential Type 5 (R5) Zone shall be serviced by municipal water and sewer services.

13.3 General Provisions

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Residential 5 (R5) Zone shall apply.

13.4 Residential Type 5 (R5) Exception Zones

13.4.1 Residential Type 5 Exception 1 (R5-1) Zone
242 King Street
In addition to the uses permitted in Section 13.1, within the R5-1 Zone, the following uses shall also be permitted:

- Clinic
- Personal Service Shop
- Administrative or professional offices for Trenton Memorial Lodge and/or Trenton Memorial Hospital

Notwithstanding any other provision of this By-law to the contrary, within the R5-1 Zone, the following regulations shall also apply:

- All commercial uses will be restricted to the westerly 507.28 m^2 of the basement of the building.

All other provisions of the Residential Type 5 (R5) Zone shall apply.

13.4.2 Residential Type 5 Exception 2 (R5-2) Zone (By-law 18-055)
South of 274 2nd Dug Hill Road
Notwithstanding subsection 13.2.7 of this By-law to the contrary, within the Residential Type 4 Exception 2 (R5-2) Zone the maximum building height will be four (4) stories.
All other provisions of the Residential Type 5 (R5) Zone shall apply.

13.4.3 Residential Type 5 Exception 3 (R5-3) Zone (By-law 24-050)
41, 47 & 57 Stella Crescent
Notwithstanding Section 13.2 of this By-law to the contrary, within the R5-3 Zone, the following regulations shall apply:

- Minimum Lot Area 43.1 m^2/unit
- Minimum Front Yard 2.0m
- Minimum Interior Side Yard 5.0m
- Maximum Building Height 45.0m (129m asl)
- Minimum Landscaped Open Space 5.2%

All other regulations of the Residential Type 5 (R5) Zone shall apply.
Notwithstanding Section 5.4.3 of this By-law to the contrary, within the R5-3 Zone, where parking is provided in the front yard, the parking

area shall be separated from the front lot line with a strip of land with a minimum width of 1.35 metres reserved for landscaping purposes, except for entrances and exits.

Notwithstanding Section 5.16 of this By-law to the contrary, within the R5-3 Zone, 1.01 parking spaces per dwelling unit shall be provided.

Notwithstanding Section 5.18.2 or 5.18.4 of this By-law to the contrary, within the R5-3 Zone, a loading space shall be permitted 1.0m from an interior side yard and shall be accessed from a driveway of at least 4.0 metres.

13.4.4 Residential Type 5 Exception 4 (R5-4) Zone (By-law 24-028)
10 Trenton Street

Notwithstanding Section 13.2 of this By-law to the contrary, within the R5-4 Zone, the following regulations shall apply:

- Minimum Interior Side Yard Setback (For Existing Buildings): 0 metres

Any new building or structure shall comply with the interior side yard setback requirements of the R5 Zone.

Notwithstanding Section 5 of this By-law to the contrary, within the R5-4 Zone, the following regulations shall apply:

- Minimum Resident Parking Space: 1 space per unit
- Minimum Visitor Parking Space: 0.2 spaces per unit

All other regulations of the Residential Type 5 (R5) Zone shall apply.

13.4.5 Residential Type 5 Exception 5 (R5-5) Zone (By-law 24-099)
100 East Davis Street

Notwithstanding Section 13.2 of this By-law to the contrary, with the Residential Type 5 Exception 5 (R5-5) Zone, the following regulations shall apply:

- Minimum Front Yard 3.5m
- Minimum Exterior Side Yard 3.5m
- Maximum Lot Coverage of All Buildings 35%
- Minimum Landscaped Open Space 20%

All other provisions of the Residential Type 5 (R5) Zone shall apply.

14. Mobile Home Residential (MHR) Zone

No person shall within any Mobile Home Residential (MH) Zone use any land, erect or use any building except in accordance with the following provisions:

14.1 Permitted Uses

14.1.1 Mobile Home
14.1.2 Mobile Home Park
14.1.3 Mobile Home Park Management Office
14.1.4 Recreational Use Accessory to a Mobile Home Park
14.1.5 Home Occupation
14.1.6 Group Home

14.2 Regulations For Permitted Uses

(By-law 18-093)

14.2.1	Minimum Mobile Home Park Area	4 ha
14.2.2	Minimum Mobile Home Park Lot Frontage	91 m
14.2.3	Minimum Interior Side Yard setback for a Mobile Home Park	7.5 m
14.2.4	Minimum Mobile Home Site Area	464.5 m^2
14.2.5	Minimum Mobile Home Site Frontage	15 m
14.2.6	Minimum Mobile Home Front Yard	4.5 m
14.2.7	Minimum Mobile Home Rear Yard	3.0 m
14.2.8	Minimum Mobile Home Interior Side Yard	3.0 m
14.2.9	Minimum one way road width	6 m
14.2.10	Minimum two way road width	7.3 m

14.2.11 All roadways shall be paved and constructed in accordance with the standards of and approved by the City of Quinte West.

14.2.12 A minimum of 8% of the total Mobile Home Park area shall be used exclusively for park and recreation purposes. Within a Mobile Home Park a minimum .3 ha playground shall be provided.

14.2.13 Mobile home site frontage shall be calculated along the internal mobile home park roads and mobile home yards shall be calculated between mobile homes, buildings, or structures and the mobile home site boundaries. (By-law 18-093)

14.3 General Provisions

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Residential Type 3 (R3) Zone shall apply.

14.4 Mobile Home Residential (MHR) Exception Zones

14.4.1 Mobile Home Residential Exception 1 (MHR-1) Zone
Kenron Estates
In addition to all other provisions of the Mobile Home Residential Zone, within the Mobile Home Residential Exception 1 (MHR-1) Zone, a maximum of 450 mobile home sites is permitted. All other provisions of the Mobile Home Residential (RMH) Zone shall apply.

14.4.2 Mobile Home Residential Exception 2 (MHR-2) Zone
Bayview Estates
In addition to all other provisions of the Mobile Home Residential Zone, within the Mobile Home Residential Exception 2 (MHR-2) Zone, a maximum of 152 mobile home sites is permitted. All other provisions of the Mobile Home Residential (RMH) Zone shall apply.

14.4.3 Mobile Home Residential Exception 3 (MHR-3) Zone
In addition to all other provisions of the Mobile Home Residential Zone, within the Mobile Home Residential Exception 3 (MHR-3) Zone, a maximum of 171 mobile home sites is permitted. All other provisions of the Mobile Home Residential (RMH) Zone shall apply.

14.4.4 Mobile Home Residential Exception 4 (MHR-4) Zone
63 White's Road (By-law 22-004)
Notwithstanding Sections 14.2.5 and 14.2.13 of this By-law to the contrary, within the Mobile Home Residential Exception 4 (MHR-4) Zone, the following provisions shall apply:

- Minimum Mobile Home Site Frontage 7.5 m

Mobile Home Site Frontage shall be calculated in accordance with Section 3 Lot Frontage.

In addition to all other provisions of the Mobile Home Residential Zone within the Mobile Home Residential Exception 4 (MHR-4) Zone a maximum of six mobile home sites is permitted. All other provisions of the Mobile Home Residential (MHR) Zone shall apply.

15. Downtown Commercial (DC) Zone

No person shall within any Downtown Commercial (DC) Zone use any land, erect or use any building except in accordance with the following provisions:

15.1 Permitted Uses

15.1.1 Accessory Residential Uses
15.1.2 Accessory Dwelling
15.1.3 Art Gallery
15.1.4 Assembly Hall
15.1.5 Auction Sales Establishment
15.1.6 Banquet Hall
15.1.7 Business, Professional or Administrative Office
15.1.8 Clinic
15.1.9 Commercial Fitness Centre
15.1.10 Commercial School
15.1.11 Child Care Centre (By-law 18-093)
15.1.12 ~~Drive Through Service Facility~~ (By-law 24-010)
15.1.13 Dry Cleaning Establishment
15.1.14 Deleted (By-law 20-088)
15.1.15 Emergency Service Facility
15.1.16 Financial Institution
15.1.17 Funeral Home
15.1.18 Hotel
15.1.19 Community Centre (By-law 20-088)
15.1.20 Laundromat
15.1.21 Library
15.1.22 Marina
15.1.23 Micro-Brewery
15.1.24 Motel
15.1.25 Museum
15.1.26 Parking Lot Commercial
15.1.27 Parking Garage
15.1.28 Personal Service Shop
15.1.29 Pet Services (By-law 17-073)

15.1.30 Place of Amusement
15.1.31 Place of Entertainment
15.1.32 Place of Worship
15.1.33 Printing Establishment
15.1.34 Deleted (By-law 20-088)
15.1.35 Public Use
15.1.36 Repair Shop
15.1.37 Restaurant
15.1.38 Retail Store
15.1.39 Retail Store, Convenience
15.1.40 Retirement Home
15.1.41 Service Commercial Use
15.1.42 Studio
15.1.43 Supermarket
15.1.44 Take-Out Restaurant
15.1.45 Taxi Service Depot/Dispatch Establishment
15.1.46 Theatre
15.1.47 Trade and Convention Centre
15.1.48 Veterinary Clinic

15.2 Regulations For Permitted Uses

15.2.1	Minimum Lot Area	n/a
15.2.2	Minimum Lot Frontage	n/a
15.2.3	Minimum Front Yard	Established building line or where not applicable, 0 m
15.2.4	Minimum Exterior Side Yard	Established building line or where not applicable, 0 m
15.2.5	Minimum Interior Side Yard Width	0 m except where a yard abuts a lot located in any non-commercial zone, the setback shall be 3 m
15.2.6	Minimum Rear Yard	0 m except where a yard abuts a lot located in any non-commercial zone, the setback shall be 3 m
15.2.7	Minimum Lot Coverage of All Buildings	n/a

15.2.8 Accessory Residential uses are permitted on any floor above the first storey where a non-residential use is permitted and in the rear half of the ground floor commercial use.

15.3 General Provisions

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Downtown Commercial (DC) Zone shall apply.

15.4 Downtown Commercial (DC) Exception Zones

15.4.1 Downtown Commercial Exception 1 (DC-1) Zone

Notwithstanding any other provision of this By-law to the contrary, within the Downtown Commercial Exception One (DC-1) Zone, the following provisions shall apply:

- Minimum Setback from the EC Zone 1 m
- Buffer Strips are not required

All other provisions of the Downtown Commercial (DC) Zone shall apply.

15.4.2 Downtown Commercial Exception 2 (DC-2) Zone

2 Dundas Street East

Notwithstanding any other provision of this By-law to the contrary, within the Downtown Commercial Exception Two (DC-2) Zone, required parking can be provided off site and the interior side yard setback shall be 0. All other provisions of the Downtown Commercial (DC) Zone shall apply.

15.4.3 Downtown Commercial Exception 3 Holding (DC-3-H) Zone

Batawa

In addition to the uses permitted in the Downtown Commercial Zone, within the Downtown Commercial Exception 3 Holding (DC-3-H) Zone, residential uses in accordance with the Residential Type 4 (R4) Zone shall also be permitted in accordance with the zone provisions for the Downtown Commercial (DC) Zone.

Notwithstanding any provision of this By-law to the contrary, within the Residential Type 2 Exception 2 Holding (R2-2-H) Zone, no development can

occur until the Holding zone has been removed. Removal of the Holding Zone will only be undertaken upon submission of a Design Plan which takes into consideration the findings of the required technical studies including:

- Environmental Impact Study
- Heritage Impact Assessment
- Archaeological Assessment
- Servicing Study
- Storm Water Management Report

The Design Plan will show:

- Proposed pedestrian trails and routes
- Distribution and composition of residential density
- Scale and placement of non-residential uses
- Guidelines for public spaces and open spaces
- Architectural guidelines for built form
- Areas requiring special lot and building placement or architectural features

All other provisions of the Downtown Commercial (DC) Zone shall apply.

15.4.4 Downtown Commercial Exception 4 Holding (DC-4-H) Zone

In addition to the uses permitted in the Downtown Commercial Zone, within the Downtown Commercial Exception 4 (DC-4) Zone, 75 residential units shall be permitted in the existing former plant building. All other provisions of the Downtown Commercial (DC) Zone shall apply.

16. Corridor Commercial (CC) Zone

No person shall within any Corridor Commercial (CC) Zone use any land, erect or use any building except in accordance with the following provisions:

16.1 Permitted Uses

(By-law 16-062)

16.1.1 Accessory Residential Uses
16.1.2 Assembly Hall
16.1.3 Auction Sales Establishment
16.1.4 Banquet Hall
16.1.5 Building Supply Outlet
16.1.6 Business, Professional or Administrative Office
16.1.7 Call Centre
16.1.8 Car Wash
16.1.9 Clinic
16.1.10 Commercial Fitness Centre
16.1.11 Commercial School
16.1.12 Child Care Centre (By-law 18-093)
16.1.13 Drive-through Service Facility
16.1.14 Dry Cleaning Establishment
16.1.15 Dwelling, Accessory
16.1.16 Equipment Sales, Rental and Repair Establishment
16.1.17 Financial Institution
16.1.18 Nursery (By-law 20-088)
16.1.19 Funeral Home
16.1.20 Hotel
16.1.21 Laundromat
16.1.22 Marina
16.1.23 Micro-Brewery
16.1.24 Motel
16.1.25 Motor Vehicle Repair Garage
16.1.26 Motor Vehicle Dealership
16.1.27 Motor Vehicle Service Station

16.1.28 Nightclub
16.1.29 Personal Service Shop
16.1.30 Pet Services (By-law 17-073)
16.1.31 Place of Amusement
16.1.32 Place of Entertainment
16.1.33 Place of Worship
16.1.34 Printing Establishment
16.1.35 Private Club
16.1.36 Public Use
16.1.37 Repair Shop
16.1.38 Restaurant
16.1.39 Retail Store
16.1.40 Retail Store, Convenience
16.1.41 Retirement Home
16.1.42 Service Commercial Use
16.1.43 Shopping Centre
16.1.44 Studio
16.1.45 Supermarket
16.1.46 Taxi Service Depot/Dispatch Establishment
16.1.47 Theatre
16.1.58 Trade & Convention Centre
16.1.59 Veterinary Clinic

16.2 Regulations For Permitted Uses

16.2.1.	Minimum Lot Area	n/a
16.2.2	Minimum Lot Frontage	n/a
16.2.3	Minimum Front Yard	3 m
16.2.4	Minimum Exterior Side Yard	3 m
16.2.5	Minimum Interior Side Yard Width	0 m except where land abuts a Residential Zone, the minimum required yard shall be 6 m
16.2.6	Minimum Rear Yard	0 m except where land abuts a Residential Zone, the minimum required yard shall be 6 m
16.2.7	Maximum Building Height	15.0 m

16.2.8	Maximum Lot Coverage of All Buildings	40%
16.2.9	Minimum Landscaped Open Space	10%

16.3 General Provisions

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Corridor Commercial (CC) Zone shall apply.

16.4 Corridor Commercial (CC) Exception Zones

16.4.1 Corridor Commercial Exception 1 (CC-1) Zone

In addition to the uses permitted in Section 16.1, within the Corridor Commercial Exception 1 (CC-1) Zone, the following uses shall also be permitted:

- Three apartment units

Notwithstanding any other provision of this By-law to the contrary, within the Corridor Commercial Exception 1 (CC-1) Zone, the following provisions shall apply:

- Maximum Gross Floor Area 435 m^2
- Minimum Interior Side Yard 1.5 m

All other provisions of the Corridor Commercial (CC) Zone shall apply.

16.4.2 Corridor Commercial Exception 2 Holding (CC-2-H) Zone
County Road 40

Notwithstanding any provision of this By-law to the contrary, within the Corridor Commercial Exception 2 Holding (CC-2-H) Zone, no development can occur until the Holding zone has been removed. Removal of the Holding Zone shall be undertaken upon completion of the following to the satisfaction of the City of Quinte West:

- Servicing Study
- Traffic Analysis

All other provisions of the Corridor Commercial (CC) Zone shall apply.

16.4.3 Corridor Commercial Exception 3 Holding (CC-3-H) Zone
2nd Dug Hill Road
Notwithstanding any provision of this By-law to the contrary, within the Corridor Commercial Exception 3 Holding (CC-3-H) Zone, no development can occur until the Holding zone has been removed. Removal of the Holding Zone shall be undertaken once a Site Plan Agreement has been entered into to the satisfaction of the City of Quinte West. All other provisions of the Corridor Commercial (CC) Zone shall apply.

16.4.4 Corridor Commercial Exception 4 Holding (CC-4-H) Zone
Highway 33
Notwithstanding any provision of this By-law to the contrary, within the Corridor Commercial Exception 4 Holding (CC-4-H) Zone, no development can occur until the Holding zone has been removed. Removal of the Holding Zone shall be undertaken upon completion of a Traffic Analysis to the satisfaction of the City of Quinte West. All other provisions of the Corridor Commercial (CC) Zone shall apply.

16.4.5 Corridor Commercial Exception 5 Holding
(CC-5-H) River Road Frankford
Notwithstanding any provision of this By-law to the contrary, within the Corridor Commercial Exception 5 Holding (CC-5-H) Zone, no development can occur until the Holding zone has been removed. Removal of the Holding Zone shall be undertaken upon confirmation that the property can be serviced by municipal water and sanitary sewer services and a traffic analysis for any proposed use confirming that the existing roads can accommodate the proposed use. All other provisions of the Corridor Commercial (CC) Zone shall apply.

16.4.6 Corridor Commercial Exception 6 (CC-6) Zone
In addition to the uses permitted in the Corridor Commercial Zone, in the Corridor Commercial Exception 6 (CC-6) Zone, a contractor's yard and a landscape supply business shall also be permitted. All other provisions of the Corridor Commercial (CC) Zone shall apply.

16.4.7 Corridor Commercial Exception 7 (CC-7) Zone (By-law 15-042)
238 Dundas Street East
Notwithstanding any provision of this By-law to the contrary, within the Corridor Commercial Exception 7 (CC-7) Zone, a maximum of four (4) accessory dwelling units shall be permitted in the rear section of the main building only, and the front yard depth for the existing main building shall be 1.3 metres. All other provisions of the Corridor Commercial (CC) Zone shall apply.

16.4.8 Corridor Commercial Exception 8 Holding (CC-8-H) Zone
165 Dufferin Ave (By-law 16-062)
Notwithstanding any provision of this By-law to the contrary, within the Corridor Commercial Exception 8 Holding (CC-8-H) Zone, no development can occur until the Holding Zone has been removed. Removal of the Holding Zone shall be undertaken upon confirmation that soil on the site conforms to provincial standards and a site plan agreement has been entered into with the municipality.

16.4.9 Corridor Commercial Exception 9 (CC-9) Zone (By-law 21-040)
4 Douglas Road
In addition to the uses permitted in Section 16.1, within the Corridor Commercial Exception 9 (CC-9) Zone, a warehouse, digital media sales and sign manufacturer are also permitted. All buildings existing on the property at the time of passing of this By-law are deemed to comply with By-law 14-86. All other provisions of the Corridor Commercial (CC) Zone shall apply.

16.4.10 Corridor Commercial Exception 10 (CC-10) Zone (By-law 21-041)
2 Ryan Crescent
In addition to the uses permitted in Section 16.1, within the Corridor Commercial Exception 10 (CC-10) Zone, a golf cart sales and warehouse centre, including accessory uses such as a golf cart track, mini golf, and open storage compound are also permitted. All other provisions of the Corridor Commercial (CC) Zone shall apply.

16.4.11 Corridor Commercial Exception 11 (CC-11) Zone (By-law 21-081)
36 Webb Road
Notwithstanding Section 16.1 of this By-law to the contrary, within the Corridor Commercial Exception 11 (CC-11) Zone, a motor vehicle repair garage shall be permitted. The existing dwelling is recognized as an accessory use to the motor vehicle repair garage. All other provisions of the Corridor Commercial (CC) Zone shall apply.

16.4.12 Corridor Commercial Exception 12 (CC-12) Zone (By-law 24-010)
East of 130 Dundas Street East
Notwithstanding Section 16.1. and 16.2 of this By-law to the contrary, within the Corridor Commercial Exception 12 (CC-12) Zone, eleven (11) residential units in the form of condominium or apartments above commercial uses shall be a permitted use and a landscaped open space of 7.71% of the lot is permitted. Notwithstanding Section 5.16 of this By-law to the contrary, within the Corridor Commercial Exception 12 (CC-12) Zone, a parking rate of 2.67 parking spaces shall be required per retail commercial unit. Notwithstanding the requirements of Section 5.18.4 of the By-law to the contrary, a loading space shall be permitted within the front yard and no closer than 0 meters to any other lot line All other provisions of the Corridor Commercial (CC) Zone shall apply.

16.4.13 Corridor Commercial Exception 13 (CC-13) Zone (By-law 23-172)
79 East Davis Street
Notwithstanding Section 16.1 of this By-law to the contrary, within the Corridor Commercial Exception 13 (CC-13) Zone, a maximum of the following uses shall also apply:

- Fourteen (14) apartment units
- Thirty-Six (36) Parking Stalls
- A 3.0-metre-wide parking space at the one end of each of the two (2) parking rows.

All other provisions of the Corridor Commercial (CC) Zone shall apply.

16.4.13 Corridor Commercial Exception 14-Holding (CC-14-H) Zone
17524 Highway 2 (By-law 23-173)

Notwithstanding any provision of this By-law to the contrary, within the Corridor Commercial Exception 14-Holding (CC-14-H) Zone, no development can occur until the Holding Zone has been removed. Removal of the Holding Zone will only be undertaken upon confirmation that the property can be serviced by municipal water and sanitary sewer services. All other provisions of the Corridor Commercial (CC) Zone shall apply.

17. Neighbourhood Commercial (NC) Zone

No person shall within any Neighbourhood Commercial (NC) Zone use any land, erect or use any building except in accordance with the following provisions:

17.1 Permitted Uses

17.1.1	Accessory Residential Use	
17.1.2	Community Centre	
17.1.3	Child Care Centre	(By-law 18-093)
17.1.4	Dry Cleaning Establishment	
17.1.5	Laundromat	
17.1.6	Personal Service Shop	
17.1.7	Pet Services	(By-law 17-073)
17.1.8	Public Use	
17.1.9	Restaurant	
17.1.10	Retail Store, Convenience	

17.2 Regulations For Permitted Uses

17.2.1.	Minimum Lot Area	465 m^2
17.2.2	Minimum Lot Frontage	15 m
17.2.3	Minimum Front Yard	0 m
17.2.4	Minimum Exterior Side Yard	0 m
17.2.5	Minimum Interior Side Yard Width	3 m
17.2.6	Minimum Rear Yard	7.5 m
17.2.7	Maximum Building Height	12 m
17.2.8	Maximum Lot Coverage of All Buildings	40%
17.2.9	Minimum Landscaped Open Space	15%
17.2.10	An accessory residential use is only permitted on any floor above the first storey.	

17.3 General Provisions

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Neighbourhood Commercial (NC) Zone shall apply.

17.4 Neighbourhood Commercial (NC) Exception Zones

17.4.1 Neighbourhood Commercial Exception 1 (NC-1) Zone
116 Byron Street
Notwithstanding any other provision of this By-law to the contrary, within the R2-1 Zone, the front yard depth shall be 1.92 metres and 1 parking space shall be required for each 27.87 m^2 of gross commercial space in addition to that parking required for any accessory residential dwelling unit. All other provisions of the Neighbourhood Commercial (NC) Zone shall apply.

17.4.2 Neighbourhood Commercial Exception 2 (NC-2) Zone
Kenron Estates, Sunny Creek Estates, Bayview Estates
Notwithstanding any other provision of this By-law to the contrary, within the NC-2 Zone, the following uses shall be permitted and the following provisions shall apply:

(a) Permitted uses:
- Community Centre;
- Child Care Centre; (By-law 20-088)
- Laundromat;
- Personal Service Shop;
- Public Use;
- Retail Store, Convenience;
- Mobile Home Sales Office and Display Area;
- Mobile Home Park Management Office

(b)	Minimum Front Yard	7.5m
(c)	Minimum Rear Yard	7.5m
(d)	Minimum Interior Side Yard	3.0m
(e)	Minimum Exterior Side Yard	7.5m
(f)	Maximum Building Height	12.0m
(g)	Minimum one way road width	6.0m
(h)	Minimum two way road width	7.3m

(i) Minimum yards shall be calculated from the internal mobile home park roads and municipal road allowances.

18. Commercial Rural (CR) Zone

No person shall within any Commercial Rural (CR) Zone use any land, erect or use any building except in accordance with the following provisions:

18.1 Permitted Uses

18.1.1 Residential uses accessory to a permitted Commercial Use
18.1.2 Auction Sales Establishment
18.1.3 Banquet Hall
18.1.4 Building Supply Outlet
18.1.5 Business, Professional and Administrative Office
18.1.6 Commercial Greenhouse
18.1.7 Commercial Self-Storage Facility
18.1.8 Farm produce retail outlet
18.1.9 Nursery (By-law 20-088)
18.1.10 Hotel
18.1.11 Marina
18.1.12 Motel
18.1.13 Nursery
18.1.14 Personal Service Shop
18.1.15 Pet Services (By-law 17-073)
18.1.16 Public Park
18.1.17 Restaurant
18.1.18 Retail Store, Convenience
18.1.19 Veterinary Clinic

18.2 Regulations For Permitted Uses

18.2.1 For All Permitted Uses

(a)	Minimum Lot Area	4,000 m^2
(b)	Minimum Lot Frontage	45 m
(c)	Minimum Front Yard	20 m
(d)	Minimum Rear Yard	8 m
(e)	Minimum Interior Side Yard	3 m
(f)	Minimum Exterior Side Yard	8 m
(g)	Maximum Lot Coverage	30 %

(h) Maximum Building Height 11 m
(i) Maximum Number of Residential Uses 1

18.2.2 For land Abutting a Residential Zone or a Residential Use
Notwithstanding the provisions of subsection 18.2.1, where an interior side yard and/or rear yard abuts a residential zone of any existing residential use then such interior side yard and/or rear yard shall be a minimum of 10 metres.

18.3 General Provisions

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Commercial Rural (CR) Zone shall apply.

18.4 Commercial Rural (CR) Exception Zones

18.4.1 Commercial Rural Exception 1 (CR-1) Zone
207 County Road 5
Notwithstanding Section 18.1 of this By-law, in the Commercial Rural Exception 1 (CR-1) Zone, the following provisions shall apply:
Permitted Uses

- Contractor's Yard
- Public Use
- Accessory Open Storage
- Single Detached Dwelling

(By-law 17-061)

Notwithstanding Section 18.2.1 (c) of this By-law, in the Commercial Rural Exception 1 (CR-1) Zone, the following provision shall apply:
(a) Minimum Front Yard setback for the existing structure shall be 8 metres.
All other provisions of the Commercial Rural (CR) Zone shall apply.

18.4.2 Commercial Rural Exception 2 (CR-2) Zone
English Settlement Road
Notwithstanding any provision of this By-law to the contrary, within the Commercial Rural Exception 2 (CR-2) Zone, the following provisions shall apply:

- No open storage shall cover more than 71% of the lot area zoned CR-2 Zone.
- A maximum of sixteen (16) shipping containers is permitted.

All other provisions of the Commercial Rural (CR) Zone shall apply.

18.4.3 Commercial Rural Exception 3 (CR-3) Zone
16 Tate Road
Notwithstanding any provision of this By-law to the contrary, within the Commercial Rural Exception 3 (CR-3) Zone, the following provisions shall apply:

(a) Permitted Uses:
- Contractors Yard
- Transportation Terminal

(b) Interior Side Yard abutting lands with existing residential uses shall be 7.3 m

(c) A Buffer Strip consisting of both trees and fencing shall be provided in accordance with Section 4.34.

All other provisions of the Commercial Rural (CR) Zone shall apply.

18.4.4 Commercial Rural Exception 4 (CR-4) Zone
21786 Loyalist Parkway
Notwithstanding any provision of this By-law to the contrary, within the Commercial Rural Exception 4 (CR-4) Zone, the following provisions shall apply:

(a) Permitted Uses
- Manufacturing or fabrication of blasting mats and other similar goods
- Recycling of scrap rubber
- Sale of goods manufactured on site

- Antique market for the purchase and resale of antiques and the storage, repair and finishing of such antiques for the purpose of resale. This use is restricted to the existing 595 m2 metal clad building.
- Warehouse

(b) In the Commercial Rural Exception 4 (CR-4) Zone, any area used for the open storage of goods, materials or any other articles shall be screened from adjacent residential areas by an opaque fence which is maintained in good condition.

18.4.5 Commercial Rural Exception 5 (CR-5) Zone
16 Roblin Road

Notwithstanding any provision of this By-law to the contrary, within the Commercial Rural Exception 5 (CR-5) Zone, the following provisions shall apply:

Permitted Uses

- Specialty Food Store and Gift Shop

For the purpose of the Commercial Rural Exception 5 (CR-5) Zone, a "Specialty Food Store and Gift Shop" shall be defined as the use of land or the occupancy of a building or structure for the purpose of selling or offering for sale, goods, wares or merchandise on an item basis, directly to the public item such as jams, jellies, maple syrup, cheese, fudge, food gift baskets, seasonal fruit and vegetables, baked goods, frozen foods, hand crafts, wood crafts and art and includes the storage or warehousing of those goods, wares or merchandise.

Prohibited Uses

- Accessory residential uses are not permitted.

Regulations

i)	Minimum Lot Frontage	95 m
ii)	Minimum Front Yard	30 m
iii)	Minimum Rear Yard	35 m
iv)	Minimum Interior Side Yard	40 m

v) Minimum Exterior Side Yard 15 m
vi) Maximum Lot Coverage 10%
vii) Maximum Building Floor Area 800 m2
viii) Maximum Building Height 10 m
ix) Minimum Landscaped Area width adjacent to (except for ingress and egress):
- Front Lot Line 9.5 m
- Interior Side Lot Line 9.5 m
- Exterior Side Lot Line 15 m
- Rear Lot Line 9.5 m

x) No open storage or off street storage shall be located within a required front yard, side yard or landscaped area. Open storage areas and off street loading spaces shall be enclosed by adequate buffering and screening in the form of landscaping and/or fencing to a height of not less than 1.8 m.

All other provisions of the Commercial Rural (CR) Zone shall apply.

18.4.6 Commercial Rural Exception 6 (CR-6) Zone
673B Wallbridge-Loyalist Road
Notwithstanding Section 18.1 of this By-law, the only permitted use in the Commercial Rural Exception 6 (CR-6) Zone is a landscape supply business which shall include the bulk storage of topsoil, mulch, crushed stone and other landscape supplies.
All other provisions of the Commercial Rural (CR) Zone shall apply.

18.4.7 Commercial Rural Exception 7 (CR-7) Zone
673A Wallbridge-Loyalist Road
Notwithstanding any provision of this By-law to the contrary, within the Commercial Rural Exception 7 (CR-7) Zone the following provisions shall apply:

(a) a landscape supply business is not permitted in the Commercial Rural Exception 7 (CR-7) Zone. For the purposes of the Commercial Rural Exception 7 (CR-7) Zone a landscape supply business means the use of land, building, or structures for the bulk storage of topsoil, mulch, crushed stone and other landscape supplies;

(b) The minimum interior side yard width to the existing concrete building along the southerly lot boundary shall be 3.35 metres, of which 1.5 metres abutting the lot line shall be maintained as a landscaped area;
(c) The minimum rear yard to the existing concrete building along the westerly lot boundary shall be 1.07 metres; and
(d) The minimum interior side yard to the existing building along the northern lot boundary shall be 2.75 metres.

All other provisions of the Commercial Rural (CR) Zone shall apply.

18.4.8 Commercial Rural Exception 8 (CR-8) Zone
801 Fish and Game Club Road
Notwithstanding Section 8.1 of this By-law, within the Commercial Rural Exception 8 (CR-8) Zone, only the following uses will be permitted:

- Farm Implement Sales and Service;
- Recreational Vehicle Sales and Service; and,
- Repair Shop

All other provisions of the Commercial Rural (CR) Zone shall apply.

18.4.9 Commercial Rural Exception 9 (CR-9) Zone (By-law 16-062)
870 Frankford Stirling Road
Notwithstanding Section 18.1 of this By-law to the contrary, within the Commercial Rural Exception 9 (CR-9) Zone, the only permitted use is the motor vehicle sales lot existing on the date of the passing of this By-law. All other provisions of the Commercial Rural (CR) Zone shall apply.

18.4.10 Commercial Rural Exception 10 (CR-10) Zone (By-law 20-106)
1693 Old Highway 2
Notwithstanding Section 18.1 of this By-law to the contrary, within the Commercial Rural Exception 10 (CR-10) Zone, a sewing and quilting business shall be permitted in the existing dwelling, new addition and attached garage, and the setbacks for the dwelling and bay garage will be recognized. All other provisions of the Commercial Rural (CR) Zone shall apply.

18.4.11 Commercial Rural Exception 11 (CR-11) Zone (By-law 18-093)
1189 County Road 64
Notwithstanding the provisions of Section 18.1 of this By-law to the contrary, within the Commercial Rural Exception 11 (CR-11) Zone, the only permitted uses shall be a farm, a farm produce outlet, and a contractor's yard. All other provisions of the Commercial Rural (CR) Zone shall apply.

18.4.12 Commercial Rural Exception 12 (CR-12) Zone (By-law 18-093)
41 Adams Road
Notwithstanding the provisions of Section 18.1 of this By-law to the contrary, within the Commercial Rural Exception 12 (CR-12) Zone, the only permitted uses shall be a Banquet Hall, and a Retail Store. All other provisions of the Commercial Rural (CR) Zone shall apply.

18.4.13 Commercial Rural Exception 13 (CR-13) Zone (By-law 18-093)
542 Old Highway 2
Notwithstanding the provisions of Section 18.1 of this By-law to the contrary, within the Commercial Rural Exception 13 (CR-13) Zone, the only permitted uses shall be:

- A motor vehicle dealership, a motor vehicle repair garage and a fire protection service with a maximum gross floor area of 372 square metres to be located within the most northerly 44 metres of the subject parcel; and
- A single detached dwelling owned and occupied by the owner of the motor vehicle dealership, motor vehicle repair garage, or fire protection service with a minimum front yard of 74.4 metres.

All other provisions of the Commercial Rural (CR) Zone shall apply.

18.4.14 Commercial Rural Exception 14 (CR-14) Zone

18.4.15 Commercial Rural Exception 15 (CR-15) Zone

18.4.16 Commercial Rural Exception 16 (CR-16) Zone (By-law 19-036)
1977 & 1983 Old Highway 2
Notwithstanding Section 18.2 of this By-law, within the Commercial Rural Exception 16 (CR-16) Zone, the respective Lot Frontages existing at the date of passing of this By-law shall be recognized. All other provisions of the Commercial Rural (CR) Zone shall apply.

18.4.17 Commercial Rural Exception 17 (CR-17) Zone (By-law 23-039)
16070 Highway 2
In addition to the uses permitted in Section 18.1, within the Commercial Rural Exception 17 (CR-17) Zone, a Commercial Fitness Centre for a gymnastics studio is permitted. All other provisions of the Commercial Rural (CR) Zone shall apply.

18.4.18 Commercial Rural Exception 18 (CR-18) Zone (By-law 23-044)
764B Old Highway 2
In addition to the uses permitted in Section 18.1, within the Commercial Rural Exception 18 (CR-18) Zone, a second dwelling unit is permitted. Notwithstanding Section 18.2.1(i) of this by-law to the contrary, within the Commercial Rural Exception (CR-18) Zone, the maximum number of residential uses shall be 2. All other provisions of the Commercial Rural (CR) Zone shall apply.

18.4.19 Commercial Rural Exception 19 (CR-19) Zone (By-law 24-106)
991 Old Highway 2
Notwithstanding any provision of this By-law to the contrary, within the Commercial Rural Exception 19 (CR-19) Zone, only the following uses shall be permitted and the following provisions shall apply:

Permitted Uses:

- Recreational Vehicle Sales Establishment
- Motor Vehicle Dealership
- Motor Vehicle Repair Garage, as a secondary use, used in conjunction with another permitted use
- Motor Vehicle Part Supply

- Equipment Sales, Rental and Repair Establishment
- Outside Display and Sale
- Outside Storage
- Business, Professional and Administrative Office
- Commercial Greenhouse
- Commercial Self-Storage Facility
- Nursery
- Retail Store, Convenience
- Retail Store providing for personal outdoor home and recreational activities
- Tradesperson's Shop

For the purpose of the Commercial Rural Exception 19 (CR-19) Zone, a "Recreational Vehicle Sales Establishment" shall be defined as the use of any lot or building for the storage and display of boats, trailers, campers, motor homes, all-terrain vehicles and other similar equipment for sale, rent or lease, but excludes mobile homes or motor vehicles. Accessory uses may include facilities for the repair and maintenance of such recreational vehicles.

Notwithstanding any provision of this By-law to the contrary, within the Commercial Rural Exception 19 (CR-19) Zone, the maximum permitted area for an outdoor storage area shall be 6,000 square metres, and the minimum number of required parking spaces is 20. All other provisions of the Commercial Rural (CR) Zone shall apply.

19. Rural Industrial (RM) Zone

No person shall within any Rural Industrial (RM) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

19.1 Permitted Uses

19.1.1 Residential Uses accessory to a permitted Rural Industrial Use
19.1.2 Abattoir
19.1.3 Bulk Fuel Depot
19.1.4 Contractor's Yard
19.1.5 Feed Mill
19.1.6 Farm Implement and Equipment Sales and Service Establishment
19.1.7 Livestock Sales Barn
19.1.8 Motor Vehicle Repair Garage
19.1.9 Motor Vehicle Service Station
19.1.10 Motor Vehicle Dealership
19.1.11 Portable asphalt plant
19.1.12 Transportation Terminal

19.2 Regulations For Permitted Uses

19.2.1 For All Permitted Uses

(a)	Minimum Lot Area	4,000 m^2
(b)	Minimum Lot Frontage	45 m
(c)	Minimum Front Yard	20 m
(d)	Minimum Rear Yard	8 m
(e)	Minimum Interior Side Yard	3 m
(f)	Minimum Exterior Side Yard	8 m
(g)	Maximum Lot Coverage	30%
(h)	Maximum Building Height	11 m
(i)	Maximum Number of Residential Units	1

19.2.2 For land Abutting a Residential Zone or a Residential Use
Notwithstanding the provisions of subsection 19.2.1, where an interior side yard and/or rear yard abuts a residential zone of any existing residential use then such interior side yard and/or rear yard shall be a minimum of 10 metres.

19.3 General Provisions

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Rural Industrial (RM) Zone shall apply.

19.4 Rural Industrial (RM) Exception Zone

19.4.1 Rural Industrial Exception 1 (RM-1) Zone
1055 Old Highway 2
Notwithstanding Section 19.1 of this By-law, the only permitted use in the Rural Industrial Exception 1 (RM-1) Zone is a warehouse.
All other provisions of the Rural Industrial (RM) Zone shall apply.

19.4.2 Rural Industrial Exception 2 Holding (RM-2-H) Zone
Roblin Road
Notwithstanding Section 19.1 of this By-law, the only permitted uses in the Rural Industrial Exception 2 Holding (RM-2-H) shall be:

- Assembly, Fabrication and Light Manufacturing
- Warehouse
- Wholesale Establishment
- Commercial Self-Storage
- Financial Institution
- Commercial Greenhouse
- Personal Service Shop
- Business, Professional and Administrative Office
- Transportation Terminal
- Clinic
- Dry Cleaning Establishment
- Funeral Home
- Motor Vehicle Repair Garage
- Motor Vehicle Service Station
- Motor Vehicle Dealership
- Printing Establishment
- Retail Store
- Place of Worship

Notwithstanding any provision of this By-law to the contrary, within the Rural Industrial Exception 2 Holding (RM-2-H) Zone, no development can occur until the Holding zone has been removed. Removal of the Holding Zone shall be undertaken upon completion of the following to the satisfaction of the City of Quinte West:

- A Hydrogeological Study
- A Traffic Study
- Entrance Permit Approval
- A Storm Water Management Plan
- Decommissioning of any groundwater wells not needed to service the proposed development
- Approval of private sewage disposal system
- Confirmation that the property has merged with the adjacent property also zoned RM-2-H

All other provisions of the Rural Industrial (RM) Zone shall apply.

19.4.3 Rural Industrial Exception 3 (RM-3) Zone

Notwithstanding any provision of this By-law to the contrary, within the Rural Industrial Exception 3 (RM-3) Zone, the only permitted uses shall be:

- Transportation Terminal
- Open Storage
- Warehousing
- Motor Vehicle Repair Garage

All other provisions of the Rural Industrial (RM) Zone shall apply.

19.4.4 Rural Industrial Exception 4 (RM-4) Zone

178 Howes Road

In addition to the uses permitted in the Rural Industrial (RM) Zone, within the Rural Industrial Exception 4 (RM-4) Zone, a salvage yard shall also be permitted.

All other provisions of the Rural Industrial (RM) Zone shall apply.

19.4.5 Rural Industrial Exception 5 (RM-5) Zone (By-law 18-093)
1684 Trenton-Frankford Road
Notwithstanding the provisions of Section 19.1 of this By-law to the contrary, within the Rural Industrial Exception 5 (RM-5) Zone, outdoor storage is permitted in addition to the uses normally permitted in the Rural Industrial (RM) Zone.
All other provisions of the Rural Industrial (RM) Zone shall apply.

19.4.6 Rural Industrial Exception 6 (RM-6) Zone (By-law 21-038)
285 Bellevue Drive
In addition to the uses permitted in Section 19.1, a Contractor's yard and greenhouse is a permitted use within the Rural Industrial Exception 6 (RM-6) Zone. All uses existing on the property at the time of passing of this By-law are deemed to comply with By-law 14-86. All other provisions of the Rural Industrial (RM) Zone shall apply.

20. Recreation Commercial (RC) Zone

No person shall within a Recreation Commercial (RC) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

20.1 Permitted Uses

20.1.1 Residential Use accessory to a Permitted Commercial Use
20.1.2 Assembly Hall
20.1.3 Community Centre
20.1.4 Golf Driving Range
20.1.5 Golf Course
20.1.6 Marina
20.1.7 Place of Amusement
20.1.8 Place of Entertainment
20.1.9 Seasonal Camp
20.1.10 Tourist Establishment,
20.1.11 Trailer Park or Camp
20.1.12 Private Park

20.2 Regulations For Permitted Uses

20.2.1 Minimum Lot Area

	Public Water and Public Sewage Disposal	Private Water Supply and Private Sewage Disposal
Trailer Park or Camp or Seasonal Camp	--	4,600 m^2
Tourist Establishment	1,200 m^2 plus 230 m^2 for each guest room, tourist cottage or cabin in excess of 4	1,200 m^2 plus 930 m^2 for each guest room, tourist cottage or cabin in excess of 4
Other Permitted Uses	1,400 m^2	2,800 m^2

20.2.2 Minimum Lot Frontage

	Public Water and Public Sewage Disposal	Private Water Supply and Private Sewage Disposal
Trailer Park or Camp or Seasonal Camp	--	100 m
Tourist Establishment	46 m	46 m
Other Permitted Uses	25 m	25 m

20.2.3 Minimum Front Yard

(a) Trailer Park or Camp or Seasonal 15.0 m
(b) Other Permitted Uses 12.0 m

20.2.4 Minimum Exterior Side Yard

(a) Trailer Park or Camp or Seasonal Camp 15.0 m
(b) Other Permitted Uses 12.0 m
(c) Minimum Exterior Side Yard Width
(i) Trailer Park or Camp or Seasonal Camp 15.0 m
(ii) Other Permitted Uses 12.0 m

20.2.5 Minimum Interior Side yard

(a) Trailer Park or Camp or Seasonal Camp 15.0 m
(b) Other Permitted Uses 9.0 m
Except where the interior side lot line abuts a Residential Zone, the minimum interior Side Yard shall be: 12.0 m

20.2.6 Minimum Rear Yard

(a) Trailer Park or Camp or Seasonal Camp 15.0 m
(b) Other Permitted Uses 7.5 m

20.2.7 Minimum Lot Depth for a Trailer Park or Camp or Seasonal Camp 90.0 m

20.2.8 Maximum Building Height 11.0 m

20.2.9	Maximum Lot Coverage of All Buildings	
	(a) Motor Vehicle Fuel Establishment, Hotel or Motel	20%
	(b) Trailer Park or Camp or Seasonal Camp	10%
	(c) Other Permitted Uses	40%
20.2.10	Minimum Landscaped Open Space	15%
20.2.11	Maximum Number of Dwelling Units	1
20.2.12	Minimum Distance between any building in a Lodge, Resort or Tourist Establishment	6.0 m

20.3 Requirements For Camping Lots

20.3.1	Minimum Area	185 m^2
20.3.2	Minimum Frontage	9.0 m

20.4 General Zone Provisions

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Recreation Commercial (RC) Zone shall apply.

20.5 Recreation Commercial (RC) Exception Zones

20.5.1 Recreation Commercial Exception 1 (RC-1) Zone

Notwithstanding any provision of this By-law to the contrary, within the Recreation Commercial Exception 1 (RC-1) Zone, the following provisions shall apply:

(a) Permitted Uses

- Country Club
- Driving Range
- Farm not including a specialized farm
- Public Use
- 18 Hole Golf Course
- Accessory Dwelling House

All other provisions of the Recreation Commercial (RC) Zone shall apply.

20.5.2 Recreation Commercial Exception 2 (RC-2) Zone

Notwithstanding any provision of this By-law to the contrary, within the Recreation Commercial Exception 2 (RC-2) Zone, the following provisions shall apply:

(a) Minimum Front Yard shall be as existing May 5, 2014 for all existing buildings and structures. All new buildings and structures shall be required to meet the minimum front yard requirement for the RC Zone.

(b) Minimum southern interior side yard shall be 1.2 metres.

20.5.3 Recreation Commercial Exception 3 (RC-3) Zone (By-law 25-087)
1675 County Road 64

Notwithstanding Section 20.2.3 of this By-law to the contrary, within the RC-3 Zone, the minimum lot frontage for a trailer park shall be 20 metres.

Notwithstanding any section of this By-law to the contrary, within the RC-3 Zone, any building or structure in existence as of July 16, 2025 that meets one or more of the following criteria shall be permitted:

- constructed on a private right of way;
- located within the 1:100 year flooding hazard; and/or
- encroaches into any required yard setbacks.

No additional development shall be permitted within the flooding hazard or on the private right of way.

All other provisions of the Recreation Commercial (RC) Zone shall apply.

21. Light Industrial (LM) Zone

No person shall within a Light Industrial (LM) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

21.1 Permitted Uses

21.1.1 Accessory Retail Use
21.1.2 Call Centre
21.1.3 Industrial Use, Light
21.1.4 Warehouse
21.1.5 Wholesale Shop

21.2 Regulations For Permitted Uses

21.2.1 **For All Permitted Uses**

(a)	Minimum Front Yard	15 m except where the opposite side of the street is in a residential zone in which case the minimum front yard is 22 m.
(b)	Minimum Rear Yard	7.5 m except where the yard abuts a residential zone, Environmental Protection Zone or an Open Space Zone in which case the minimum interior side yard shall be 12 m. Where a rear yard abuts a railway right-of-way providing loading facilities the minimum rear yard shall be 0 m.
(c)	Minimum Interior Side Yard	6 m except where the yard abuts a residential zone, Environmental Protection Zone or an Open Space Zone in which case the minimum interior side yard shall be 12 m. Where an interior side yard abuts a railway right of way providing loading facilities the minimum interior side yard shall be 0 m.

(d)	Minimum Exterior Side Yard	15 m except where the opposite side of the street is in a residential zone in which case the minimum front yard is 22 m.
(e)	Maximum Lot Coverage	50%
(f)	Maximum Building Height	15 m

(g) The maximum gross floor area for a permitted accessory retail use is limited to 5% of the gross floor area used for the main use or 93 m^2, whichever is the lessor.

21.3 General Zone Provisions

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Light Industrial (LM) Zone shall apply.

21.4 Light Industrial (LM) Exception Zones

21.4.1 Light Industrial Exception 1 (LM-1) Zone (By-law 18-093)

230 North Murray Street

In addition to the uses permitted in Section 21.1, within the LM-1 Zone, the following use shall also be permitted:

- Private Club

All other provisions of the Light Industrial (LM) zone shall apply.

21.4.2 Light Industrial Exception 2 (LM-2) Zone

Notwithstanding any provision of this By-law to the contrary, within the Light Industrial Exception 2 (LM-2) Holding Zone, the holding zone will be removed upon completion of the following:

- Site specific development shall be preceded by an Environmental Impact Assessment to assess the potential impacts of development and site alteration on the natural features and their ecological functions to the satisfaction of Lower Trent Conservation Authority and the Municipality.
- Site specific development shall be preceded by a Servicing Options Study to the Municipality's satisfaction.

- Site specific development on private services shall be preceded by a hydrogeological study prepared by a qualified professional. All industrial uses shall comply with the requirements of the Health Unit, the Ministry of the Environment and the Ontario Building Code regarding the disposal of wastes and supply of potable water.
- Site specific development shall be preceded by a storm water management plan prepared by a qualified professional engineer to the satisfaction of the municipality and the Conservation Authority which addressed both water quality and quantity.
- Site specific development shall be preceded by a Traffic Impact Study which addressed the potential impact on Stockdale Road, including but not limited to, the need for turning lane, tapers or any other improvements. The Traffic Impact Study shall be submitted to the Ministry of Transportation for their review and approval addressing the anticipated traffic volumes and the impact upon the highway.
- All future development shall comply with the Ministry of Transportation requirements regarding setback, frontage and access. Permits from the Ministry of Transportation may be required for access, building, signs and utility encroachments and storm water management.
- Adequate Buffering and setbacks shall be provided between light industrial/manufacturing uses and adjacent uses and roadways. Such buffers may include the provision of grass strips, screening and the planting of trees and shrubs and the location of a berm or fence.

All other provisions of the Light Industrial (LM) zone shall apply.

21.4.3 Light Industrial Exception 3 (LM-3) Zone

525 Bellevue Drive

Notwithstanding any provision of this By-law to the contrary, within the Light Industrial Exception 3 (LM-3) Zone, the following provisions shall apply:

(a) Permitted Uses

- Light Industrial Warehousing Repair Shop
- Commercial self-storage facility

(b) Minimum Lot Frontage 190 m

(c)	Minimum Front Yard	15 m
(d)	Minimum Interior Side Yard	15 m
(e)	Minimum Rear Yard	22 m

(f) A strip of land with a depth of 3 m abutting the street line shall be maintained as a landscaped area, except for ingress and egress.

(g) That area within the Light Industrial Exception 3 (LM-3) Zone located within 22 metres of the northern property line shall be maintained as an open, uncovered, unoccupied natural space or yard. A strip of land with a depth of 3 metres abutting the northern boundary shall be maintained as a landscape area consisting of grass, cedar hedge and wooden board on board fencing. The wooden board on board fencing shall have a minimum height of 2.4 metres and shall be located on the southern limit of the required 3 metre landscape area.

(h) Storage not within a wholly enclosed building and commercial vehicle parking areas not within an enclosed building shall not be located within 75 metres of the northern boundary of the Light Industrial Exception 3 (LM-3) Zone.

(i) With the exception of ingress and egress, a strip of land not less than 3 metres in width shall be maintained as a landscaped area with fencing adjacent to any storage area not within an enclosed building or commercial vehicle parking area.

(j) The gross floor area of the main building used for assembly shall not exceed 1,000 m^2. The gross floor area of the building used for manufacturing shall not exceed 1,800 m^2.

(k) Maximum lot coverage 15%

All other provisions of the Light Industrial (LM) zone shall apply.

21.4.4 Light Industrial Exception 4 (LM-4) Zone

In addition to the uses permitted in the Light Industrial (LM) Zone, in the Light Industrial Exception 4 (LM-4) Zone the following uses shall also be permitted:

- A truck terminal
- A motor vehicle repair garage
- Outdoor storage

All other provisions of the Light Industrial (LM) zone shall apply.

21.4.5 Light Industrial Exception 5 (LM-5) Zone (By-law 24-027)

390 Sidney Street

Notwithstanding any provision of this By-law to the contrary, within the Light Industrial Exception 5 (LM-5) Zone the following use shall be permitted in addition to the normally permitted uses:

- Recreational Trailer, Vehicle or Boat Sale, Service & Parts Supply Establishment.
- Accessory Outdoor Storage shall be permitted for the storage of recreational trailers, vehicles and boats.

All other provisions of the Light Industrial (LM) Zone shall apply.

22. General Industrial (GM) Zone

No person shall within a General Industrial (GM) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

22.1 Permitted Uses

22.1.1 Accessory Outdoor Storage
22.1.2 Bulk Fuel Depot
22.1.3 Call Centre
22.1.4 Contractor's Yard
22.1.5 Industrial Use, General
22.1.6 Industrial Use, Light
22.1.7 Transportation Terminal
22.1.8 Warehouse
22.1.9 Wholesale Shop

22.2 Regulation For Permitted Uses

22.2.1 **For All Permitted Uses**

(a)	Minimum Front Yard	15 m except where the opposite side of the street is in a residential zone in which case the minimum front yard is 22 m.
(b)	Minimum Rear Yard	7.5 m except where a rear yard abuts a residential zone, Environmental Protection Zone or an Open Space Zone, the minimum rear yard shall be 15 m. Where a rear yard abuts a railway right-of-way providing loading facilities the minimum rear yard shall be 0 m.
(c)	Minimum Interior Side Yard	6 m except where the yard abuts a residential zone, Environmental Protection Zone or an Open Space Zone in which case the minimum interior side yard shall be 15 m.

		Where an interior side yard abuts a railway right-of-way providing loading facilities the minimum interior side yard shall be 0 m.
(d)	Minimum Exterior Side Yard	15 m where the opposite side of the street is in a residential zone in which case the minimum front yard is 22 m.
(e)	Maximum Lot Coverage	50%
(f)	Maximum Building Height	15 m

(g) The maximum gross floor area for a permitted accessory retail use is limited to 5% of the gross floor area used for the main use or 93 m^2, whichever is the lesser.

22.3 General Zone Provisions

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the General Industrial (GM) Zone shall apply.

22.4 General Industrial (GM) Exception Zones

22.4.1 General Industrial Exception 1 (GM-1) Zone (By-law 18-093)

In addition to the uses permitted in Section 22.1, within the General Industrial
Exception 1 (GM-1) Zone, the following uses are also permitted:

- Grain Elevators

All other provisions of the General Industrial (GM) Zone shall apply.

22.4.2 General Industrial Exception 2 (GM-2) Zone

Notwithstanding any provision of this By-law to the contrary, within the General Industrial Exception 2 (GM-2) outside shall be subject to the following additional requirements:

- All materials stored outside shall be piled less than 2.75 metres in height.
- All materials stored outside shall be located a minimum of 3.0 metres from any adjacent property line.
- All material stored outside shall be arranged in individual piles or bins, each no more than 100 m2 in area.
- All piles or bins of material stored outside shall be separated from other piles or bins of stored material by a minimum distance of 3.0 metres.

All other provisions of the General Industrial (GM) Zone shall apply.

22.4.3 General Industrial Exception 3 (GM-3) Zone (By-law 18-079)
121 Stockdale Road

In addition to the uses permitted in Section 22.1 of this By-law, within the General Industrial Exception 3 (GM-3) Zone, a Commercial Self-Storage Facility shall also be permitted subject to Site Plan Control approval by the City of Quinte West. All other provisions of the General Industrial (GM) Zone shall apply.

22.4.4 General Industrial Exception 4 (GM-4) Zone (By-law 19-090)
203 North Huff Avenue

Notwithstanding Section 22.1 of this By-law, within the General Industrial Exception 4 (GM-4) Zone, Cannabis Production and Processing Facility, with accessory retail sales, is a permitted use. All other provisions of the General Industrial (GM) Zone shall apply.

22.4.5 General Industrial Exception 5 (GM-5) Zone (By-law 22-050)
1610 Trenton-Frankford Road
Notwithstanding Section 22.1 of this By-law to the contrary, within the General Industrial Exception 5 (GM-5) Zone, outside storage of bulk mulch, is a permitted use. All other provisions of the General Industrial (GM) Zone shall apply.

22.4.6 General Industrial Exception 6 (GM-6) Zone (By-law 23-088)
Part of 177 North Huff Avenue
Notwithstanding Section 22.1 of this By-law to the contrary, within the General Industrial Exception 6 (GM-6) Zone, only outside storage as a principal use is permitted.

23. Service Industrial (SM) Zone

No person shall within a Service Industrial (SM) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

23.1 Permitted Uses

23.1.1 Auction Sales Establishment
23.1.2 Assembly Hall
23.1.3 Banquet Hall
23.1.4 Building Supply Outlet
23.1.5 Business, Professional or Administrative Office
23.1.6 Call Centre
23.1.7 Car Wash
23.1.8 Commercial Fitness Centre
23.1.9 Commercial School
23.1.10 Commercial Self-Storage Facility
23.1.11 Contractor's Yard (except on land abutting Highway 401, arterial roads, and collector roads) (By-law 16-062)
23.1.12 Custom Workshop
23.1.13 Industrial Use, Light
23.1.14 Community Centre (By-law 20-088)
23.1.15 Motor Vehicle Body Shop
23.1.16 Motor Vehicle Parts Supply
23.1.17 Motor Vehicle Repair Garage
23.1.18 Deleted (By-law 20-088)
23.1.19 Printing Establishment
23.1.20 Recreational Equipment, Sales, Rental and Service Establishment
23.1.21 Equipment Sales, Rental and Repair Establishment (By-law 20-088)
23.1.22 Repair Shop
23.1.23 Research and Development Use
23.1.24 Retail Store, Accessory
23.1.25 Taxi Service Depot/Dispatch Establishment
23.1.26 Technology Industry
23.1.27 Trade and Convention Centre
23.1.28 Trades Person's Shop

23.1.29 Veterinary Clinic
23.1.30 Warehouse
23.1.31 Wholesale shop

23.2 Regulations For Permitted Uses

23.2.1 For All Permitted Uses

(a)	Minimum Lot Frontage	36 m
(b)	Minimum Front Yard	9 m except where the opposite side of the street is in a residential zone in which case the minimum front yard is 15 m
(c)	Minimum Rear Yard	7.5 m except where the yard abuts a lot in a residential, Open Space Zone or Environmental Protection Zone in which case the minimum rear yard shall be 12 m Where the rear yard abuts a railway right-of-way which provide loading facilities, the minimum rear yard shall be 0 m
(d)	Minimum Interior Side Yard	6 m except where the yard abuts a residential, Open Space Zone or Environmental Protection Zone in which case the minimum interior side yard shall be 12 m Where an interior side yard abuts a railway right-of-way providing loading facilities the minimum interior side yard shall be 0 m
(e)	Minimum Exterior Side Yard	9 m
(f)	Maximum Lot Coverage	50%
(g)	Maximum Building Height	15 m

(h) The maximum gross floor area for a permitted accessory retail use is limited to 10% of the gross floor area used for the main use or 93 m2, whichever is the lesser.

(i) A restaurant is permitted provided it is subordinate to and supports the main use on the site and does not exceed 10% of the gross floor area of the main buildings.

23.3 General Zone Provisions

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Service Industrial (SM) Zone shall apply. (By-law 18-093)

23.4 Service Industrial (SM) Exception Zones

23.4.1 Service Industrial Exception 1 (SM-1) Zone (By-law 18-093)
40 Frankford Crescent
In addition to the uses permitted in Section 23.1, within the Service Industrial Exception 1 (SM-1) Zone, the following use shall also be permitted:

- One accessory dwelling unit

All other provisions of the Service Industrial (SM) Zone shall apply.

23.4.2 Service Industrial Exception 2 (SM-2) Zone (By-law 18-093)
30 Carrying Place Road
In addition to the uses permitted in Section 23.1, within the Service Industrial
Exception 2 (SM-2) Zone, the following use shall also be permitted:

- Interior decorating store

In addition to all other provisions of this By-law to the contrary, within the Service Industrial Exception 2 (SM-2) Zone, the following provisions shall apply:

- Notwithstanding the definition of a Motor Vehicle Repair Garage, within the SM-2 Zone, a Motor Vehicle Repair Garage shall be limited to oil changes and rust proofing.

- Notwithstanding the definition of Car Wash, within the SM-2 Zone a Car Was shall not include a mechanical car wash.
- In addition to the Regulations contained in Section 23.2, in the Service Industrial Exception 2 (SM-2) Zone, a 1.8 metre wood privacy fence shall be installed and maintained along the east and west property lines on the rear 50% of the property.

All other provisions of the Service Industrial (SM) Zone shall apply.

23.4.3 Service Industrial Exception 3 (SM-3) Zone (By-law 18-093)
RCAF Road and Hamilton Road

In addition to the uses permitted in Section 23.1, within the Service Industrial Exception 3 (SM-3) Zone, the following uses shall also be permitted:

- Restaurant
- Specialty Food Store
- Financial Institution
- Personal Service Shop
- Retail Store, Convenience
- Transportation Terminal

All other provisions of the Service Industrial (SM) Zone shall apply.

23.4.4 Service Industrial Exception 4 (SM-4) Zone (By-law 18-093)
214 Glen Miller Road

In addition to the uses permitted in Section 23.1, in the Service Industrial Exception 4 (SM-4) Zone, a transportation terminal shall also be permitted. All other provisions of the Service Industrial (SM) Zone shall apply.

23.4.5 Service Industrial Exception 5 (SM-5) Zone (By-law 18-093)
37 Gotha Street

In addition to the uses permitted in Section 23.1, within the Service Industrial Exception 5 (SM-5) Zone, outside storage shall be permitted. All other provisions of the Service Industrial (SM) Zone shall apply.

23.4.6 Service Industrial Exception 6 Holding (SM-6-H) Zone
Batawa

Notwithstanding any provision of this By-law to the contrary, within the Service Industrial Exception 6 Holding (SM-6-H) Holding Zone no development can occur until the Holding zone has been removed. Removal of the Holding Zone will only be undertaken upon submission of a Design Plan which takes into consideration the findings of the required technical studies including the:

- Environmental Impact Study
- Heritage Impact Assessment
- Archaeological Assessment
- Servicing Study
- Storm Water Management Report

The Design Plan will show:

- Proposed pedestrian trails and routes
- Distribution and composition of residential density
- Scale and placement of non-residential uses
- Guidelines for public spaces and open spaces
- Architectural guidelines for built form
- Areas requiring special lot and building placement or architectural features

The Design Plan will be implemented through Site Plan Control.
All other provisions of the Service Industrial (SM) Zone shall apply.

23.4.7 Service Industrial Exception 7 (SM-7) Zone (By-law 17-012)
15 Riverside Drive

In addition to the uses permitted in Section 23.1 of this By-law, within the Service Industrial Exception 7 (SM-7) Zone, outside storage shall be permitted subject to Site Plan Control Approval by the City of Quinte West.
All other provisions of the Service Industrial (SM) Zone shall apply.

23.4.8 Service Industrial Exception 8 (SM-8) Zone (By-law 17-074)
149 North Murray Street
Notwithstanding Section 23.1 of this By-law to the contrary, within the Service Industrial Exception 8 (SM-8) Zone, the following uses are permitted:

Auction Sales Establishment
Assembly Hall
Banquet Hall
Business, Professional or Administrative Office
Call Centre
Clinic
Commercial Fitness Centre
Commercial School
Commercial Self-Storage Facility
Contractor's yard
Custom Workshop
Industrial Use – Light
Institutional use
Laboratory
Pharmacy
Printing Establishment
Radiology Services
Recreational Equipment Sales Rental and Service
Research and Development Use
Retail Store, Accessory
Taxi Service Depot / Dispatch Establishment
Technology Industry
Trade and Convention Centre
Trades Person's Shop
Veterinary Clinic
Warehouse
Wholesale Shop
All other provisions of the Service Industrial (SM) Zone shall apply.

23.4.9 Service Industrial Exception 9 (SM-9) Zone (By-law 21-134 & 25-168)
99 Dufferin Avenue
Notwithstanding Section 23.1 of this By-law to the contrary, within the Service Industrial Exception 9 (SM-9) Zone, the following provisions shall continue to apply:

- Art Gallery

May be temporarily used for an "Art Gallery" for a period of time not to exceed three (3) years commencing on December 17, 2025 and terminating on December 17, 2028. All other provisions of the Service Industrial (SM) Zone shall apply.

23.4.10 Service Industrial Exception 10 (SM-10) Zone (By-law 24-010)
85 Wolfe Street
In addition to the uses permitted in Section 23.1 of this By-law, within the Service Industrial Exception 10 (SM-10) Zone, outside storage shall be permitted subject to Site Plan Control Approval by the City of Quinte West. All other provisions of the Service Industrial (SM) Zone shall apply.

23.4.12 Service Industrial Exception 12 (SM-12) Zone (By-law 23-114)
7 and 9 Douglas Road
In addition to the permitted uses of the Service Industrial (SM) Zone, a restaurant shall be a permitted use. Notwithstanding Section 23.2.1(i) of this By-law to the contrary, as a permitted use, a restaurant shall be considered a principal use. Notwithstanding Section 23.2.1(d) of this By-law to the contrary, within the Service Industrial Exception 12 (SM-12) Zone, a minimum interior side yard setback of 2.2 metres is permitted. All other provisions of the Service Industrial (SM) Zone shall apply.

24. Extractive Industrial (MX) Zone

No persons shall within an Extractive Industrial (MX) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

24.1 Permitted Uses

24.1.1 Aggregate Transfer Station (By-law 20-088)
24.1.2 Aggregate processing plant
24.1.3 Agricultural use
24.1.4 Portable Asphalt Plant
24.1.5 Concrete batching plant
24.1.6 Conservation Use
24.1.7 Forestry Use
24.1.8 Quarry
24.1.9 Sand and gravel pit

24.2 Regulations For Permitted Uses

Minimum Front Yard	30.0 m
Minimum Rear Yard	15.0 m
Minimum Exterior Side Yard	30.0 m
Minimum Interior Side Yard	15.0 m

24.3 Requirements for the Removal of Holding

Development within an Extractive Industrial Holding (MX-H) Zone shall only be undertaken once the Holding Zone has been removed. Removal of the Holding Zone shall be undertaken upon completion of the following to the satisfaction of the City of Quinte West:

- a hydrogeological assessment,
- a traffic study,
- an environmental impact assessment,
- confirmation that the requirements of the Aggregate Assessment Act have been met,
- confirmation that the Ministry of Natural Resources would issue an aggregate license,

- submission of a Site Plan Application illustrating adequate buffering,
- submission of a rehabilitation plan,
- confirmation that Ministry of the Environment requirements regarding pumping and dewatering, water supply, waste water, solid and liquid waste disposal and all atmospheric emissions including dust, noise and vibration have been addressed.

24.4 General Zone Provisions

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Extractive Industrial (MX) Zone shall apply.

24.5 Extractive Industrial (MX) Exception Zones

24.5.1 Extractive Industrial Exception 1 (MX-1) Zone

Notwithstanding any provision of this By-law to the contrary, within the Extractive Industrial Exception 1 (MX-1) Zone, principal access may be provided by means of a private right-of-way. All other provisions of the Extractive Industrial (MX) zone shall apply.

25. Waste Management (WM) Zone

No person shall within the Waste Management Disposal Industrial (WM) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

25.1 Permitted Uses

25.1.1 Waste recycling facility
25.1.2 Waste management facility
25.1.3 Salvage yard
25.1.4 Sewage treatment facility, including a sewage lagoon
25.1.5 Waste Transfer facility (By-law 20-088)
25.1.6 Waste composting facility

25.2 Regulations For Permitted Uses

25.2.1	Minimum Front Yard	100 m except where the land use on the opposite side of the road is a residential use, in which case the minimum front yard shall be 500 m
25.2.2	Minimum Exterior Side Yard	100 m except where the land use on the opposite side of the road is a residential use, in which case the minimum exterior side yard shall be 500 m
25.2.3	Minimum Interior Side Yard	100 m except where the lands abut a residential use, in which case the minimum interior side yard shall be 500 m
25.2.4	Minimum Rear Yard	100 m except where the lands abut a residential use, in which case the minimum rear yard shall be 500 m

25.3 General Zone Provisions

All provisions of Section 4, General Zone provisions, where applicable to the use of any land, building or structure permitted within the Waste Management (WM) Zone shall apply.

25.4 Waste Management (WM) Exception Zones

25.4.1 Waste Management Exception One (WM-1) Zone

Notwithstanding Section 25.1 of this By-law, within the Waste Management Exception 1 (WM-1) Zone, the only permitted use is a farm and no buildings or structures are permitted to be erected. All other provisions of the Waste Management Zone shall apply.

25.4.2 Waste Management Exception Two (WM-2) Zone

Sidney Auto Wreckers

Notwithstanding Section 25.1 of this By-law, within the Waste Management Exception 2 (WM-2) Zone, the only permitted use is a salvage existing as of the date of passing the By-law. All other provisions of the Waste Management Zone shall apply.

25.4.3 Waste Management Exception Three (WM-3) Zone

Guffin Lane

Notwithstanding Section 25.1 of this By-law, within the Waste Management Exception 3 (WM-3) Zone, the only permitted use is a salvage yard and wrecking yard existing on the date of passing of this By-law. All other provisions of the Waste Management Zone shall apply.

26. Community Facility (CF) Zone

No person shall within a Community Facility (CF) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

26.1 Permitted Uses

26.1.1 Accessory dwelling
26.1.2 Accessory dwelling unit
26.1.3 Arena
26.1.4 Assembly hall
26.1.5 Cemetery
26.1.6 Community centre
26.1.7 Curling rink
26.1.8 Daycare centre
26.1.9 Child Care Centre (By-law 20-088)
26.1.10 Elderly persons centre
26.1.11 Deleted (By-law 20-088)
26.1.12 Hospital
26.1.13 Long term care facility
26.1.14 Museum
26.1.15 Nursery school
26.1.16 Place of worship
26.1.17 Deleted (By-law 20-088)
26.1.18 Public or private school
26.1.19 Public uses
26.1.20 Parking lot
26.1.21 Retirement home

26.2 Regulations For Permitted Uses

(a)	Minimum Lot Area	Not applicable
(b)	Minimum Lot Frontage	Not applicable
(c)	Minimum Front Yard	12.0 m
(d)	Minimum Exterior Side Yard	12.0 m

(e)	Minimum Interior Side Yard except where the interior side lot line abuts a residential zone, the minimum interior side yard shall be:	7.5 m 10.5 m
(f)	Minimum Rear Yard Depth	7.5 m
(g)	Maximum Lot Coverage	50%
(h)	Minimum Landscaped Open Space	30%
(i)	Maximum Number of Dwelling Units or Single Detached Dwellings Per Lot	1

26.3 General Zone Provisions

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Community Facility (CF) Zone shall apply.

26.4 Community Facility (CF) Exception Zones

26.4.1 Community Facility Exception 1 (CF-1) Zone

Notwithstanding any provision of this By-law to the contrary, within the Community Facility Exception 1 (CF-1) Zone, the only permitted use shall be a church. The –H (Holding) provision shall only be removed at such time as the subject property is serviced by municipal water and sanitary sewer services. All other provisions of the Community Facility (CF) Zone shall apply.

26.4.2 Community Facility Exception 2 (CF-2) Zone

Notwithstanding Section 5.13 of this By-law, within the Community Facility Exception 2 (CF-2) Zone, the minimum number of required off-street parking spaces shall be 172 permanent parking spaces and 106 overflow parking spaces (278 total parking spaces). All other provisions of the Community Facility (CF) Zone shall apply.

26.4.3 Community Facility Exception 3 Holding (CF-3-H) Zone

(a) In addition to the uses permitted in Section 25.1, a communal sewage treatment facility and stormwater management facility shall be permitted adjacent to the wetland located to the south;

(b) The area that may be serviced by the School Board property for the sanitary servicing and stormwater management services shall be restricted to the area identified on Schedule "B" to this By-law;

(c) The type, size and capacity of the communal sanitary sewage system shall be restricted to what is reasonably required to service existing uses and the draft plan of subdivision approved through File No. D12/S73/01, within the area identified on Schedule "B" to this By-law;

(d) The location and design of the sanitary sewer and stormwater management system and facility shall be restricted in accordance with the draft plan conditions approved through File No. D12/S73/01.

(e) Within the Community Facility Exception 3-H (CF-3-H) Zone, no development is permitted until such time as the "-H" symbol has been removed in accordance with Section 36 of the Planning Act, R.S.O. 1990. Removal of the holding provision requires the successful completion of a communal sewage treatment facility.

All other provisions of the Community Facility (CF) Zone shall apply.

26.4.4 Community Facility Exception 4 (CF-4) Zone (By-law 17-070)
61 Mill Street

Notwithstanding Section 26.2 of this By-law within the Community Facility Exception 4 (CF-4) Zone, the main building existing on the property on the date of passage of this By-law shall be deemed to satisfy all setback requirements of this By-law, and further, notwithstanding Section 5.13 of this By-law the required number of parking spaces shall be 27.

26.4.5 Community Facility Exception 5 (CF-5) Zone (By-law 20-104)
11 Canal Street

In addition to the uses permitted in Section 26.1, a Respite Care Facility is a permitted use within the Community Facility Exception 5 (CF-5) Zone. All uses existing on the property at the time of passing of this By-law, and the existing east side yard of 0.6 metres, are deemed to comply with

By-law 14-86. All other provisions of the Community Facility (CF) Zone shall apply.

27. Open Space (OS) Zone

No person shall within the Open Space (OS) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

27.1 Permitted Uses

27.1.1 Recreation use, active (By-law 20-088)
27.1.2 A conservation area including outdoor recreation activities, nature study and wildlife areas, or other similar use as provides
27.1.3 A private park
27.1.4 A boat launch ramp
27.1.5 A parking lot
27.1.6 A municipal marina
27.1.7 Recreation use, passive (By-law 20-088)

27.2 Regulations For Permitted Uses

27.2.1	Minimum Lot Area	Not applicable
27.2.2	Minimum Lot Frontage	Not applicable
27.2.3	Minimum Front Yard	12.0 m
27.2.4	Minimum Exterior Side Yard	12.0 m
27.2.5	Minimum Interior Side Yard	7.5 m
27.2.6	Minimum Rear Yard	7.5 m
27.2.7	Maximum Building Height	11.0 m
27.2.8	Maximum Lot Coverage of All Buildings	10%

27.3 General Zone Provisions

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Open Space (OS) Zone shall apply.

27.4 Open Space (OS) Exception Zones

27.4.1 Open Space Exception 1 (OS-1) Zone (By-law 24-109)
37 & 39 Bay Street
Additional Permitted Uses:

- Accessory Structures that existed as of August 14, 2024. All other provisions of the Open Space (OS) Zone shall apply.

28. Development (D) Zone

No person shall within a Development (D) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

28.1 Permitted Uses

28.1.1 An existing single detached dwelling
28.1.2 An existing farm or agricultural use
28.1.3 A farm produce retail outlet
28.1.4 A home occupation
28.1.5 Accessory uses
28.1.6 Legal uses in existence on the date of passage of this By-law

28.2 Regulations For Permitted Uses

28.2.1	Minimum Lot Area	as existing
28.2.2	Minimum Lot Frontage	as existing
28.2.3	Minimum Front Yard	15.0 m
28.2.4	Minimum Exterior Side Yard	15.0 m
28.2.5	Minimum Interior Side Yard	6.0 m
28.2.6	Minimum Rear Yard	15.0 m
28.2.7	Maximum Lot Coverage	30%

28.3 General Zone Provisions

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Development (D) Zone shall apply.

28.4 Development (D) Exception Zones

28.4.1 Development Exception One (D-1) Zone

Glen Miller/South Sidney

(a) Notwithstanding Section 28.1 of this By-law, within the Development Exception One (D-1) Zone, a new single detached dwelling shall be permitted on an existing lot of record. New residential development must be connected to the municipal water supply and may be serviced by private individual sewage systems. New single detached dwellings in the D-1 Zone shall be constructed in accordance with the regulations for the Residential Type 2 (R2) Zone contained in Section 10.2 of this By-law. All other provisions of the Development (D) Zone shall apply.

28.4.2 Development Exception Two (D-2) Zone (By-law 24-100)

292 Glen Miller Road

Notwithstanding any provision of this By-law to the contrary, within the Development Exception Two (D-2) Zone, the existing second dwelling units within the dwellings municipally known as 292 B & C and 306 A & B shall be permitted. Notwithstanding any provision of this By-law to the contrary, within the Development Exception Two (D-2) Zone, the existing setbacks, lot coverage and lot area are deemed to comply with the requirements of this By-law. All other provisions of the Development (D) Zone shall apply.

28.4.3 Development Exception Three (D-3) Zone (By-law 26-009)

350 Glen Miller Road

Notwithstanding any provision of this By-law to the contrary, within the Development Exception Three (D-3) Zone, a Contractor's Yard with an associated Office, a Commercial Golf Simulator, and a Commercial Self-Storage Facility are permitted. Notwithstanding Section 28.2 of this By-law to the contrary within the Development Exception Three (D-3) Zone, a minimum interior side yard setback of 0 metres and a minimum rear yard setback of 3.4 metres are permitted for the existing structures. For the purposes of the Development Exception Three (D-3) Zone, both parcels shall be treated as one single parcel. All other provisions of the Development (D) Zone shall apply.

29. Environmental Protection (EP) Zone

No person shall within any Environmental Protection (EP) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

29.1 Permitted Uses

29.1.1 Residential uses are prohibited with the exception of an existing single detached dwelling

29.1.2 An agriculture use, excluding buildings;

29.1.3 A forestry use;

29.1.4 A conservation area including outdoor recreation activities, nature study and wildlife areas, or other similar use which provides for the preservation of the natural environment;

29.1.5 Structures required for flood, erosion and siltation control works;

29.1.6 A marine facility;

29.1.7 Existing uses, buildings and structures.

29.2 General Zone Provisions

All provisions of Section 4, General Zone Provisions of this By-law where applicable to the use of any land, building or structure permitted within the Environmental Protection (EP) Zone shall apply.

29.3 Environmental Protection (EP) Exception Zones

29.3.1 Environmental Protection Exception One (EP-1) Zone

In addition to all other provisions of this By-law, within the Environmental Protection Exception 1 (EP-1) Zone, the following provisions shall also apply:

- A Stage 3 Archaeological Assessment must be undertaken to determine the size, extent, nature and degree of preservation, age and cultural affiliation of the archaeological site identified on this property prior to any development activities being undertaken.
- No activities which result in the disturbance of the ground surface in the vicinity of this archaeological site will be permitted until appropriate mitigation has been completed.

All other provisions of the Environmental Protection (EP) Zone shall apply.

29.3.2 Environmental Protection Exception 2 (EP-2) Zone (By-law 19-112)
1830 Old Highway 2
Notwithstanding Section 29.1.1 of this By-law, the Environmental Protection Exception 2 (EP-2) Zone will permit one private dock per lot, subject to the appropriate permits.

29.3.3 Environmental Protection Exception 3 (EP-3) Zone (By-law 22-127)
22571 Loyalist Parkway
In addition to all other provisions of this Bylaw, within the Environmental Protection Exception 3 (EP-3) Zone, the minimum required setback for all new structures from the Bay of Quinte shall be the erosion hazard, being 15 metres from the Bay of Quinte 100-year flood hazard elevation of 76.25 CGVD28 (includes 0.2 metre wave uprush allowance).

29.3.4 Environmental Protection Exception 4 (EP-4) Zone (By-law 24-014)
260 North Trent Street
Notwithstanding any provision of this By-law to the contrary, within the Environmental Protection Exception 4 (EP–4) Zone marine facilities, boat houses, pump houses and docking facilities shall be prohibited. All other provisions of the Environmental Protection (EP) Zone shall apply.

30. Provincially Significant Wetland (PSW) Zone

No person shall within any Provincially Significant Wetland (PSW) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

30.1 Permitted Uses

30.1.1 Conservation Use

30.1.2 Recreation Use – Passive no structures

30.1.3 Uses, buildings or structures including agricultural activities existing as of the date of passing of this By-law.

30.2 General Zone Provisions

All provisions of Section 4, General Provisions where applicable to the use of any land, building or structure permitted in the Provincially Significant Wetland (PSW) Zone shall apply and be complied with.

31. Overlay Zones

Notwithstanding any other provision of this By-law to the contrary, within the areas shown on the Schedules to this By-law as being within one of the following Overlay Zones, the following provisions shall additionally apply to or, where applicable, supersede the parent Zone standards on lands within the applicable Overlay Zone.

31.1 Environmentally Sensitive Areas (ESA) Zone

Within the Environmentally Sensitive Area, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this Section in accordance with the regulations contained or referred to in this section.

31.1.1 Permitted Uses

(a) All uses permitted within the underlying zone classification

31.1.2 Regulations for Uses Permitted in Section 30.1.1

(a) For all uses, buildings and structures, the regulations of the underlying zone shall apply.

(b) Prior to issuing a building permit for any building or structure within the Environmentally Sensitive Areas, the City should be satisfied, in consultation with the local Conservation Authority, that no physical hazard exists which would cause harm to life or property and in this regard, the City, in consultation with the local Conservation Authority, may require professional technical reports to be submitted in support of any development (i.e. drainage reports, slope stability report, environmental impact report). In this regard, the applicant is encouraged to consult with the local Conservation Authority prior to submitting the building permit application to determine the extent of the physical hazard and need for report and/or permits under Ontario Regulations 163/06 and 319/09.

31.1.3 General Provisions

All provisions of Section 4, General Provisions where applicable to the use of any land, building or structure permitted in the Environmentally Sensitive Areas (ESA) Zone shall apply and be complied with.

31.2 Flood Plain

(By-law 16-062)

Within the Flood Plain, no land shall be used and no buildings or structures shall be erected or used except for those in accordance with any regulations of, and subject to the approval of, the City and the appropriate Conservation Authority.

31.2.1 Any use, building or structure that legally existed on the effective date of this By- law:

(a) Shall be subject to the provisions of Section 4.20 and 4.22 of the By-law;

(b) The minimum elevation for any door, window or other opening for any building or structure within the Flood Plain or within 30 metres of a regulated watercourse shall be based on the flood elevation at that area and will be determined in consultation with the appropriate Conservation Authority.

31.2.2 The minimum elevation for any door, window or other opening for any other building or structure within the Municipality shall be equal to the dry floodproofing elevation as determined by the appropriate Conservation Authority.

31.4 Waste Disposal Assessment Area

Within the Waste Disposal Assessment Area, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this Section in accordance with the regulations contained or referred to in this section.

31.4.1 Permitted Uses

(a) All uses permitted within the underlying zone classification

31.4.2 Regulations for Uses Permitted in Section 30.1.1

(a) For all uses, buildings and structures, the regulations of the underlying zone shall apply.

(b) Prior to issuing a building permit for any building or structure within the Waste Disposal Assessment Area, the municipality must receive written confirmation from the Ministry of the Environment that the

provisions of the Environmental Protection Act have been satisfied and that any necessary hydrogeological, geological and visual impact studies have been undertaken to the satisfaction of the City of Quinte West.

31.5 Source Water Protection (SWP) Zone

Within the Source Water Protection (SWP) Zone, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

31.5.1 Permitted Uses

(a) All uses permitted within the underlying zone classification.

31.5.2 Regulations for Uses Permitted in Section 31.5.1

(a) Notwithstanding the permitted uses and zone provisions of any underlying zones, uses that include the following drinking water treats are prohibited except in accordance with Section 31.5.2(b)

(i) The establishment, operation or maintenance of a waste disposal site within the meaning of Part V of the Environmental Protection Act;

(ii) The establishment, operation or maintenance of a system that collects, stores, transmits, treats or disposes of sewage;

- The storage and management or agricultural source material;
- The handling and storage of non-agricultural source material;
- The handling and storage of commercial fertilizer
- The handling and storage of pesticide;
- The handling and storage of road salt;
- The storage of snow
- The handling and storage of fuel;
- The handling and storage of dense non aqueous phase liquid;
- The handling and storage of an organic solvent;
- An airport and specifically the management of runoff that contains chemicals used in the de-icing of aircraft; and
- The use of land as livestock grazing or pasturing of land, an outdoor confinement area or farm-animal yard.

(b) Upon the Province issuing any related Provincial Instrument and /or the Risk Management Official (RMO) issuing a Restricted Land Use Notice pursuant to Section 59 of the Clean Water Act, a land use prohibited in Section 31.5.2(a) is permitted in accordance with the provisions of the underlying Zone(s) and all other applicable provisions of Zoning By-law 14-86, as amended.

32. Penalties and Adoption

32.1 Power to Restrain

Where any building or structure is or is proposed to be erected, altered, reconstructed, extended or enlarged, or any building or structure of part thereof is or is proposed to be used, or any land is or is proposed to be used, in contravention of any provision of this By-law, the same may be restrained by action at the instance of a taxpayer or the Municipality pursuant to the provisions of Section 440 of the Municipal Act as amended from time to time.

32.2 Contravention and Penalty

Every person who contravenes any provision of the By-law and if the person is a corporation, every directory or officer who knowingly concurs in the contravention, is guilty of an offence and on conviction is liable to the penalties prescribed in Section 67 of the Planning Act.

32.3 Repeals

All Zoning By-laws and amendments thereto, passed pursuant to Section 34 of the *Planning Act,* R.S.O. 1990, or a predecessor thereto, in force on the date of adoption of this By-law, shall be repealed immediately subsequent to this By-law coming into full force and effect.

32.4 Effective Date

This By-law shall come into force and effect on the date of passing by the Council of the City of Quinte West, subject to the provisions of Section 34 of the *Planning Act.*