

# *Puslinch* **ZONING** **Bylaw**

**TOWNSHIP OF PUSLINCH**  
**COMPREHENSIVE ZONING BY-LAW**



**FINAL | FEBRUARY 2018**

**FOR REVIEW AND DISCUSSION PURPOSES ONLY**



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## BY-LAW No. XX-XX

### OF THE

### CORPORATION OF THE TOWNSHIP OF PUSLINCH

A By-law to prohibit the use of land and the **erection** and use of **buildings** or **structures** except for certain purposes, and to regulate the type of construction and the **height**, bulk, location, size, **floor area**, density, character, and use of **buildings** or **structures**.

**NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:**



## 1.0 Administration and Interpretation

### 1.1 GENERAL

#### 1.1.1 Short Title

- a. This By-Law shall be referred to as the "Zoning By-Law" of the Corporation of the **Township** of Puslinch.

#### 1.1.2 Application

- a. The provisions of this By-Law shall apply to all those lands lying within the corporate limits of the **Township** of Puslinch.

#### 1.1.3 Repeal of Former By-law

- a. The provisions of the **Township** of Puslinch Zoning By-law 19/85, and all amendments thereto, are hereby repealed as far as they affect the lands covered by this By-law.
- b. Notwithstanding Section 1.1.3 a) above, the following lands shall continue to be subject to By-law 19/85:
  - i. lands subject to the transition clauses set out in Section 1.3 of this By-law, until Section 1.3 is repealed;
  - ii. **lots** known as:
    1. CON 2 REAR PT LOT 26 – frontage on Sideroad 25 N and Concession 7 - no municipal Address;
    2. CON 1 REAR LOT 24 - 7115 Concession 2;
    3. CON GORE REAR PT LOT 5 -6615 Concession 1;
    4. CON 7 PT LOT 23 PT RD ALLOW RP 61R6244 PART 1 AND RP 61R10513 PART 9 - 92 Brock Road S and CON 8 PT LOT 23 PT RD ALLOW RP 61R20126 PARTS 1 and 2 - no municipal address;
    5. CON 7 PT LOT 23 PT RD ALLOW RP 61R6244 PART 1 AND RP 61R10513 PART 9 - 92 Brock Road S and CON 8 PT LOT 23 PT RD ALLOW RP 61R20126 PARTS 1 and 2;
    6. CON GORE PT LOT 30 - 7272 Gore Road;
    7. CON 7 PT LOT 31, PLAN 135 LOTS 1 TO 17 FISHER ST S LOTS 33 TO 35 48 TO 50 - Portion of 66 Queen Street (DRS Subdivision).



#### 1.1.4 Compliance

- a. No person shall change the use of any land, **building**, or **structures, erect** or use any **building** or **structure**, or occupy any land or **building**, except for a use permitted and in accordance with the regulations provided by this by-law for the **Zone** in which the **lot** is located.
- b. Nothing in this By-law shall serve to relieve any person from any obligation to comply with the requirements of any other By-law of the **Township**, or any other regulations of the **County**, Province of Ontario, or Government of Canada, that may otherwise affect the use of land, **buildings**, or **structures**.

#### 1.1.5 Existing Uses Continued

- a. Nothing in this By-law shall apply to prevent the use of any **existing lot, building, or structure** for any purpose prohibited by this By-law if it was lawfully used for such purposes on the day of the passing of this By-law so long as it continues to be used for that purpose.

#### 1.1.6 Enforcement

- a. An **Officer** shall be responsible for the enforcement of this By-law and shall have all the power and inspection as provided under Section 49 of the Planning Act.

#### 1.1.7 Violations and Penalties

- a. Every person who contravenes any provision of this By-Law, and, if the person is a corporation, every director or officer of the corporation who knowingly concurs in the contravention, is guilty of an offence and on conviction is liable to fines under the Planning Act.

#### 1.1.8 Severability

- a. A decision of a court that one or more of the provisions of the By-law are invalid in whole or in part does not affect the validity, effectiveness, or enforceability of the other provisions or parts of the provisions of this By-law.

### 1.2 INTERPRETATION

#### 1.2.1 Definitions

- a. In this By-Law, unless the context requires otherwise, the definitions and interpretations set out in Section 3.0 hereof shall apply.
- b. For convenience, all words that are in bold font are defined in Section 3.0 of this By-law.

#### 1.2.2 Interchangeability

- a. Words used in the present tense include the future, words in the masculine gender include the feminine and neuter; the singular number includes the plural, and the plural includes the singular.



### 1.2.3 Diagrams

- a. Diagrams and images in this By-law are for convenience of reference only, do not form an operative part of this By-law, and are not considered to be an integral part of this By-law. Diagrams and images shall not in any way modify or limit the regulations contained herein.

### 1.2.4 Legislation

- a. Wherever legislation is referenced in this By-law, the reference is meant to include all applicable amendments to the legislation, including successor legislation, as well as all regulations or other secondary legislation that is passed in accordance with the referenced statute.

### 1.2.5 Conflict

- a. In the event of any conflict between this By-law and any other by-law passed by the **Township**, the more restrictive provision prevails unless legally required otherwise.

### 1.2.6 Zone Boundaries

- a. The **zones** and **zone** boundaries are shown on Schedules A and B of this By-law. When determining the boundary of any **zone**, the following provisions apply:
  - i. a boundary indicated as following a Provincial highway, **street**, **lane**, unopened **road reserve**, railway right-of-way, utility corridor or watercourse is the edge of such Provincial highway, **street**, **lane**, unopened **road reserve**, railway right-of-way, utility corridor or watercourse;
  - ii. a boundary indicated as substantially following **lot lines** follows such **lot lines**;
  - iii. where a boundary is indicated as following the regulatory flood line, the boundary shall be the floodline as determined by the applicable **Conservation Authority**;
  - iv. where a boundary is indicated as running substantially parallel to the boundary of a **street** and the distance from the **street** is not indicated, the boundary is deemed to be parallel to such a **street** and the distance from the **street** is to be determined according to the scale shown on the Schedule(s);
  - v. a boundary indicated as following a shoreline follows such shoreline and in the event of a natural change in the shoreline, the boundary will move with the actual shoreline;
  - vi. where a **lot** falls into two or more **zones**, each portion of the **lot** is to be used in accordance with the provisions of this By-law for the applicable **zone**; and,
  - vii. where none of the above provisions apply, the **zone** boundary is to be scaled from the Schedule(s).
- b. In no case is a **zone** boundary dividing a **lot** into two or more **zone** categories intended to function as a **lot** boundary for the purposes of calculating **yards** and setbacks. In all cases,



the **lot** line shall be used for the purposes of calculating setbacks, unless otherwise specified by this By-law.

- c. Where detailed resource mapping and/or site inspection results in a re-interpretation of the limits of the NE **Zone** or EP Overlay boundary, a zoning amendment will not be required, and all requirements of this by-law shall be reviewed relative to the revised interpretation of the NE **Zone** boundary or EP Overlay boundary, including any applicable setbacks.

### 1.3 TRANSITION

Section 1.3 is repealed in its entirety three years from the date of enactment of this By-law. Until such time, the following transitional provisions shall apply.

#### 1.3.1 Complete Applications

- a. This By-law does not apply to prevent the issuance of a building permit for a project for which a Complete Application for a:
  - i. Building Permit;
  - ii. Minor variance;
  - iii. Site Plan Control Approval;
  - iv. Part Lot Control Exemption Approval; or
  - v. Approval of Draft Plan of Subdivision or Draft Plan of Condominium was received on or prior to the day before this By-law was passed by **Council**.
- b. A "Complete Application" means an application which could have been approved or granted on the day before this By-law was passed by **Council**, had it been processed or disposed of on that day as determined in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P.13, and the Regulations, thereunder, the policies of the **County** Official Plan, and the applicable guidelines and policies of the **Township**.
- c. Where a project qualifies in accordance with Subsection 1.3.1 a., the building permit for that project may be issued, or the Committee of Adjustment approval, the Site Plan Control Approval, the Part Lot Control Exemption Approval, and the Approval of the Draft Plan of Subdivision or Draft Plan of Condominium may be granted if the project in question complies with the provisions of the **Township** Zoning By-law 19/85 as it read on the day before this By-law was passed by **Council**.
- d. Nothing in this By-law applies so as to continue the exemption provided by Subsection 1.3.1 a. beyond the issuance of the permit or other approval, and in no case does the exemption mentioned in Subsection 1.3.1 c. continue beyond the repeal of this subsection.
- e. Once the permit or approval under Subsection 1.3.1 a. has been granted, the provisions of this By-law apply in all other respects to the land in question.



### **1.3.2 Minor Variances**

- a. All minor variances applied for prior to the enactment of this By-law and finally approved pursuant to Section 45 of the Planning Act, R.S.O. 1990, c. P.13 continue to apply and remain in force as if they are variances to this By-law.

### **1.4 REVISIONS**

- a. Revisions may be made to this By-law without the need for a zoning by-law amendment in the following cases:
  - i. Correction of grammar, punctuation, or typographical errors or revisions to format in a manner that does not change the intent of the provisions;
  - ii. Adding or revising technical information on maps or schedules that does not affect the zoning of lands; and
  - iii. Changes to appendices, footnotes, headings, indices, marginal notes, tables of contents, diagrams, historical or reference information, page numbering, footers, and headers, which do not form a part of this by-law and are editorially inserted for convenience of reference only.



## 2.0 Classification of Zones

### 2.1 ZONES

- a. This By-law establishes the **Zones** identified in Table 2.1 below, and places all lands subject to this By-law in one or more of these **Zones**. The **zones** may be identified or referred to by its applicable **zone** symbol, as indicated in Table 2.1.
- b. For convenience purposes only, the third column of Table 2.1 describes the purpose of the **zone**. This column does not form a part of this By-law.

Table 2.1 **Zones** Established by the Zoning By-law

ZONES AND ZONE SYMBOLS		DESCRIPTION
<b>a. Residential</b>		
Urban Residential	UR	Provides for and regulates all forms of housing (including <b>single detached, semi-detached, duplex, and townhouse dwellings</b> ) in the Urban Centres of Aberfoyle and Morriston.
Hamlet Residential	HR	Provides for and regulates low density <b>single detached</b> units in the Hamlet of Arkell, as well as some small-scale multiple-unit development (including <b>semi-detached</b> and <b>duplex dwellings</b> ).
Rural Residential	RUR	Provides for and regulates residential <b>lots</b> in rural areas, typically on lands designated Secondary Agricultural in the <b>County</b> Official Plan.
Resort Residential	RR	Provides for and regulates seasonal or recreational residential uses in rural areas, typically on lands designated Recreational around Puslinch Lake and Secondary Agricultural in the <b>County</b> Official Plan.
<b>b. Mixed-use</b>		
Core Mixed-Use	CMU	Provides for and regulates a wide range of commercial, service, office, residential, and mixed-uses in the Central Business Districts of Aberfoyle and Morriston.
<b>c. Commercial</b>		
Commercial	C	Provides for and regulates local commercial uses in the in the Hamlet of Arkell.
Highway Commercial	HC	Provides for and regulates commercial uses serving the travelling public or uses not considered compatible within the Central Business Districts of Aberfoyle and Morriston.



ZONES AND ZONE SYMBOLS		DESCRIPTION
Agriculture-related Commercial	AC	Provides for and regulates small-scale commercial, industrial, and institutional uses in the Secondary Agricultural Area.
Resort Commercial	RC	Provides for and regulates <b>commercial recreational uses</b> , typically on lands designated Recreational in the <b>County</b> Official Plan.
<b>d. Industrial</b>		
Industrial	IND	Provides for and regulates <b>dry industrial</b> and limited commercial uses, typically on lands designated Rural Employment in the <b>County</b> Official Plan.
Extractive	EX	Provides for and regulates land that may be included within a license issued by the Ministry of Natural Resources and Forestry.
Disposal	DI	Provides for and regulates <b>waste</b> disposal facilities within the <b>Township</b> .
<b>e. Institutional</b>		
Institutional	I	Provides for and regulates institutional uses in the <b>Township</b> .
<b>f. Agricultural</b>		
Agricultural	A	Provides for and regulates <b>agricultural uses</b> , normal <b>farm</b> practices, and <b>farm related businesses</b> on lands designated Agricultural and Secondary Agricultural in the <b>County</b> Official Plan.
<b>g. Other</b>		
Future Development One <b>Zone</b>	FD1	Provides for and regulates the orderly development land designated Future Development in the Urban Centre of Aberfoyle, where the specific nature of the intended land uses is not known at this time.
Future Development Two <b>Zone</b>	FD2	Provides for and regulates the orderly development of the unbuilt residential areas of the Urban Centres of Aberfoyle and Morriston.
Future Development Three <b>Zone</b>	FD3	Provides for and regulates the orderly development of the unbuilt industrial area located along Highway 6.
Open Space <b>Zone</b>	OS	Provides for and regulates publicly-accessible built and natural settings for recreation, parks, and conservation areas.
Natural Environment <b>Zone</b>	NE	Provides for and regulates flood prone areas, hazardous lands, and natural heritage features, within the <b>Township</b> that have sensitivity or significance and require protection.



ZONES AND ZONE SYMBOLS		DESCRIPTION
		These areas are designated "Core" Greenlands in the <b>County</b> Official Plan.
<b>Zone Overlays</b>		
Environmental Protection Overlay	-	Corresponds to the Greenlands designation in the <b>County</b> Official Plan, and indicates that a physical feature is present that may require further review or permissions prior to development approvals or the issuance of a building permit.
Source Protection Vulnerable Areas Overlay	-	Applies to vulnerable areas for each municipal water supply source, as established by relevant <b>Source Protection Plans</b> . The source protection vulnerable areas overlay is the exterior outline of the approved Wellhead Protection Areas A through C, Issues Contributing Areas and Intake Protection Zone – 1 present in the <b>Township</b> , pursuant to the Clean Water Act.
Floodplain Overlay	f	Applies to the limits of the Regulatory Floodline and recognizes and permits limited development for lawfully established <b>buildings</b> and <b>structures</b> .
Industrial Design <b>Zone</b> Overlay	-	Applies to certain Industrial properties with high visibility from Highway 401 or Highway 6 and requires additional provisions that require a high level of design for industrial development.

## 2.2 SPECIAL ZONE SYMBOLS

- a. Where the **zone** symbol zoning certain lands on the Zoning Maps is preceded, or followed by any combination of a hyphen, number, or letter, provisions relating to one or more of the following special **zone** regulations apply to the lands so designated on the Zoning Maps. Lands so identified shall be subject to all the provisions and restrictions of the applicable parent **zone**, except as otherwise provided by the special **zone**.

### 2.2.1 Site-Specific Special Provisions

- a. When a zoning symbol includes the suffix (sp) followed by a number on the attached Schedules to this By-law, the number refers to a site-specific special provision that applies to the lands noted. Site-specific special provisions are listed in Section 14.0 of this By-law. Unless specifically amended by the **zone** exception, all other provisions of this By-law apply.

### 2.2.2 Holding Provisions

- a. When a zoning symbol includes the suffix (h) followed by a number, the lands are subject to holding **zone** removal provisions. Requirements for the removal of a holding **zone** symbol are set out in Section 15.0.



### **2.2.3 Temporary Use Permissions**

- a. When a zoning symbol includes the suffix (t) followed by a number, the subject zoning is temporary and expires on a date set out in Section 16.0.

## **2.3 LAND OWNERSHIP**

- a. The **Township** makes no representation or implication, nor should any inference be drawn from the Schedules attached to this By-law as to the ownership of any land and/or rights of access to such land. Ownership and access rights are legal matters that fall solely within the purview of a court of competent jurisdiction.

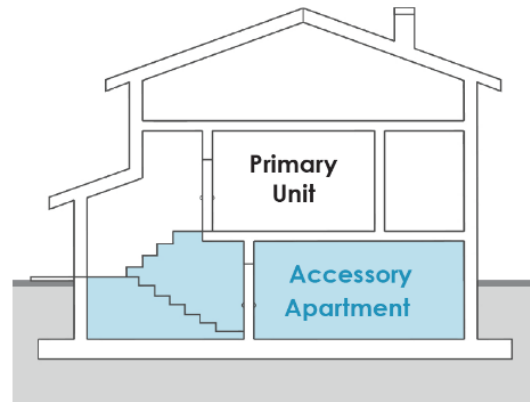


## 3.0 Definitions

The presence of definitions of various uses contained in this Section does not necessarily mean that the use is a permitted use within the **Township** unless specifically listed as a permitted use in a **zone** or **zones**.

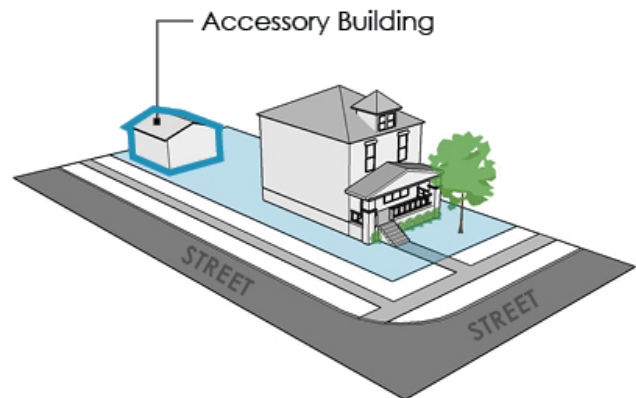
**Abattoir:** any **premises** specifically designed to accommodate the penning and slaughtering of live animals and the preliminary processing of animal carcasses and may include the packing, treating, storing and sale of the product on the **premises**.

**Accessory apartment:** a self-contained **dwelling unit** with a private kitchen, bathroom facilities and sleeping areas, which is within or subordinate to a detached, a **semi-detached**, or **townhouse dwelling**.



**Accessory building or structure:** a detached **building** or **structure**, the use of which is naturally and normally incidental to, subordinate to, or exclusively devoted to a **principal** use or **building** on the same **lot**.

**Accessory farm employee accommodation:** a **building** or **structure** designed to be used on a temporary basis for the accommodation of employees of the main **agricultural use** on the same **lot** as the main **agricultural use**.



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

**Activity:** for lands subject to the Grand River, Halton Region and Hamilton Region **Source Protection Plans**, one or a series of related processes that occurs within a geographical area and may be related to a particular land use.

**Adult entertainment establishment:** any **premises** in which:

- a. goods, entertainment or services designed to appeal to erotic or sexual appetites or inclinations are provided including live entertainment, which includes the display of nudity; or
- b. body-rubs, including the kneading, manipulating, rubbing, massaging, touching or stimulating by any of a person's body, are performed, offered or solicited, excluding where body-rubs performed, offered or solicited are for the purpose of medical or therapeutic



treatment and are performed or offered by persons licensed or registered to do so under the laws of the Province of Ontario; and

- c. **adult live nudity establishments**, Body Rub Establishments, Video Stores – Adult Only and **adult novelty stores**.

**Adult live nudity establishment:** any **premises** that provides live entertainment for its patrons, which includes the display of nudity, such as strip clubs.

**Adult novelty store:** any **premises** used for the sale, rental or lending of sex paraphernalia alone or in combination with one or more of adult electronic media, adult print media or other items.

**Aggregate:** gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock, other than metallic ores, or other prescribed material pursuant to the Aggregate Resources Act.

**Aggregate processing facility:** any **premises** used to process, crush, screen, wash, store/stockpile, and/or sort **aggregate**, and includes an **asphalt plant**, a concrete batching plant, cement manufacturing plant, a brick and tile manufacturing plant, an **aggregate** transfer station, and stockpiling/blending of recycled **aggregate**.

**Agricultural service and supply establishment:** any **premises** used for the supply of goods, materials, equipment and/or services that support **agricultural uses**.

**Agricultural use:** the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-**farm buildings** and **structures** and **accessory uses, buildings, and structures**, including an accessory **outdoor storage area**.

**Agriculture-related uses:** those **farm**-related commercial and **farm**-related **industrial uses** that are directly related to **farm** operations in the area, support agriculture, benefit from being in close proximity to **farm** operations, and provide direct products and/or services to **farm** operations as a **principal** activity. Such uses could include **agricultural service and supply establishments**, and **farm** products processing and storage facilities.

**Agri-tourism business:** those agriculturally-related tourism uses that promote enjoyment, education, or activities related to the agricultural operation. The **principal** activity on the **lot** shall be an **agricultural use**. As such, uses must:

- a. Be dependent on the existence of the agricultural operation; and,
- b. Use products that are produced on the **premises** or related to agriculture.

Such activities could include hay or corn maze, petting zoo, hay/sleigh rides, pumpkin chucking, **farm** tours, and processing demonstrations.

**Aisle:** the area used by **vehicles** for access to and from all off-street **parking spaces**, but does not include an access **driveway**.



**Alteration:** the modification of a structural component of a **building** or **structure** that results in a change of use, or any increase or decrease in the volume or **floor area** of a **building** or **structure**.

**Amenity area:** the common indoor and outdoor areas which are intended for recreational use by the occupants of a **premise**, and may include open spaces, patios, balconies, pools, gymnasiums, communal play areas, lounges, sundecks and roof decks but shall not include service areas, **parking areas** and **driveways**.

**Animal clinic:** any **premises** where cats, dogs, and other domesticated animals (excluding livestock) are given medical or surgical treatment for a limited time, within which there may be shelter facilities provided for overnight medical treatment but shall not include a **kenel**.

**Animal clinic, agricultural:** any **premises** where food producing animals or horses are given on-site medical or surgical treatment and may include overnight or long-term medical treatment, but shall not include a **kenel**. **Accessory** office use, pharmacy, laboratory and/or mobile veterinary operation are also permitted.

**Art gallery:** any **premises** where paintings, sculptures, or other works of art are exhibited or sold.

**Artisan studio:** any **premises** used for the design or creation of artistic articles such as pottery, glass, wood, leather, weaving, painting, clothing, metal, or gems, and which may also include the exhibition and/or retail sale of art or objects designed, created, or produced on site.

**Asphalt plant:** an industrial use that produces and/or recycles asphalt or similar coated road stone and has equipment designed to heat and dry aggregate and to mix mineral aggregate with bitumen and/or tar, and includes:

- a. the stockpiling and storage of bulk materials used in the process or finished product(s) manufactured on the **premises**; and/or
- b. the storage and maintenance of equipment, and facilities for the administration or management of the business or plant.

**Assembly hall:** any **premises** used for the gathering of persons for civic, political, travel, religious, social, educational, recreational or similar purposes, and may include the preparation, serving, and consumption of food and beverages.

**Attached:** a **building** or **structure** otherwise complete in itself, which depends for structural support or complete enclosure, upon a division wall or wall shared in common with an adjacent **building** or **structure**, or adjacent **buildings** or **structures**. For the purposes of this by-law, **buildings** connected by breezeway or by a connecting roof structure but open to the ground shall be considered to be attached.

**Auction sales establishment:** any **premises** where goods, wares, merchandise, effects or the like are offered for sale to the highest bidder, but does not include a livestock auction.

**Balcony:** a horizontal platform that may be partially enclosed projecting from the exterior of a **building** at the second floor level or above, and which is not supported by vertical uprights other



than the wall itself except when located above a **porch** or veranda, and which is only accessible from within a **building**.

**Barrier-free:** a **building** and its facilities, which can be approached, entered and used by persons with physical or sensory disabilities.

**Basement:** one or more **storeys** of a **building** located below the **first storey**.

**Bed and breakfast establishment:** a **single detached dwelling** in which no more than five guest rooms are made available by the resident of the **building** for the temporary accommodation of the traveling public.

**Boarding, lodging or rooming house:** a **building** in which lodging is provided for more than four persons, 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 individual occupants.

**Buffer:** a **landscaped** or fenced area intended to obstruct or reduce the noise, lighting, glare, unsightly views, or any other nuisance of one land use or **lot** to another.

**Building:** any **structure**, or part thereof, consisting of walls and a roof which is used or intended to be used for the shelter, accommodation or enclosure of persons, animals, or chattels, and includes any structure defined as a building or part thereof in the Building Code Act.

**Building supply store:** any **premises** where building supply products such as millwork, cement, siding, roofing, plumbing or electrical supplies, heating, cooling or ventilating construction supplies, fireplaces, windows, paints, wall coverings, and floor coverings are stored for the purpose of wholesale or retail trade, including an accessory **outdoor storage area**.

**Business or professional office:** any **premises** used for conducting the affairs of businesses, professions, services, industries, governments, or like activities, in which the **principal** product of labour is the processing and/or storage of information rather than the production and distribution of goods.

**Canopy:** a roof-like **structure** projecting more than 300 mm from the exterior face of the **building**.

**Caterer's establishment:** any **premises** in which food and beverages are prepared for consumption off the **premises**.

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

**Centre-line:**

- a. With reference to a **public street** - a line drawn parallel to and equidistant from the limits of the **public street** or designated **road reserve**; or
- b. With reference to a **private street** - a line drawn parallel to and equidistant from the edges of the paved surface of the **private street**.



**Commercial fitness centre:** any **premises** where physical fitness and recreational equipment and/or instruction are provided for use by the public.

**Commercial mall:** any **premises** of primarily commercial uses that serves residents within the surrounding neighbourhoods and functions as a unit either in a single **building** or in multiple **buildings** on the same **lot** or on an abutting **lot** for which common loading and parking facilities and other common services may be but not necessarily are provided.

**Commercial motor vehicle:** a **motor vehicle** having permanently attached thereto a truck or delivery body and includes ambulances, hearses, casket wagons, fire apparatus, buses and tractors used for hauling purposes on **streets**.

**Commercial recreational use:** a privately-owned sports or recreational **premises** operated for use by private members and/or the public and includes uses such as a pool hall, bowling alley, paint ball facility, curling rink, rock climbing facility, and miniature golf, but does not include any other use otherwise classified or defined herein.

**Commercial school or studio:** any **premises** where instruction is given for hire or gain and includes a music, dance or yoga studio, an art, business, or trade educational establishment, and any other such specialized educational business.

**Commercial self-storage facility:** any **premises** used for the temporary storage of items, which contains secured storage areas and/or lockers which are generally accessible by individual loading doors for each storage unit or locker, or stored outdoors in a secured area.

**Community garden:** an area of land, rooftop, or other space or common area managed and maintained by individuals and/or non-profit organizations, to grow and harvest:

- a. food crops; and/or
- b. non-food, ornamental crops, such as flowers grown for personal or group use, consumption, or donation. Community gardens may be divided into separate plots or may be farmed collectively.

**Community use:** any **premises** owned and operated by the **Township** or a non-profit community service group that provides social, recreational, or other similar facilities for use by the general public. Examples of community uses include cultural facilities, libraries, and sports/fitness facilities (such as arenas, indoor **swimming pools**, gymnasiums, tennis courts, and playing fields).

**Composting yard:** a **lot** or part thereof, used for the composting of food waste and organic materials.

**Conservation Authority:** the Conservation Authority having jurisdiction, or any successors thereto.

**Conservation use:** 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 or other lands for the benefit of man and the natural environment and which may include, as an **accessory use**, passive recreational uses (such as hiking trails and cross



country ski trails), and **buildings** and **structures** (such as nature interpretation centres and public information centres).

**Contractor's yard:** a **lot** or part thereof, used by any general contractor or builder as an **outdoor storage area** for equipment and materials, or where a contractor and/or tradesperson performs shop and assembly work, and/or offers a trade or service, which is not generally open to the public, and includes, but is not limited to, landscaping services, general construction services, cabinetry services, plumbing services and welding services, or other similar services but does not include any other use as defined by this By-law.

**Council:** the Council of the Corporation of the **Township**.

**County:** the Corporation of the County of Wellington.

**Day care centre:** any **premises** in which more than 5 children are provided with temporary care, protection and supervision in accordance with the Day Nurseries Act and does not provide overnight accommodation.

**Day care, private home:** a private residence where care, protection and supervision are provided for up to five children or five elderly persons but which does not provide overnight accommodation to those being cared for.

**Deck:** a **structure** with no solid roof or walls which may be constructed on piers or a foundation and used as an outdoor **amenity area**, and which may include landings and stairs, but does not include a **balcony** or **porch** as defined herein.

**Drive-through service facility:** any **premises**, including **stacking lanes**, that is used to provide or dispense products or services, either wholly or in part, through an attendant at a window or an automated machine, to customers remaining in **vehicles**. A drive-through facility does not include a **motor vehicle washing establishment** or a **gas bar**.

**Driveway:** a defined area providing access for **vehicles** from a **street** or a **lane** to a **parking area**, **loading space**, **private garage**, carport, **building** or **structure**.

**Dry cleaning plant:** any **premises** used for dry cleaning, cleaning, dyeing, pressing or other similar treatment of articles or apparel and may include a depot for receiving and distributing said articles.

**Dry cleaning depot:** any **premises** used for receiving or distributing articles of clothing to be treated elsewhere, or having been treated elsewhere, to the processes of dry cleaning, dry dyeing or cleaning or pressing.

**Dwelling, duplex:** a **dwelling unit** in a **building** that is divided horizontally into two **dwelling units**, each of which has an independent entrance either directly to the outside or through a common vestibule or a combination of both.

**Dwelling, multiple:** a **dwelling unit** in a **building** containing four or more **dwelling units** that would not be considered any other type of **dwelling unit** as defined by this By-law.

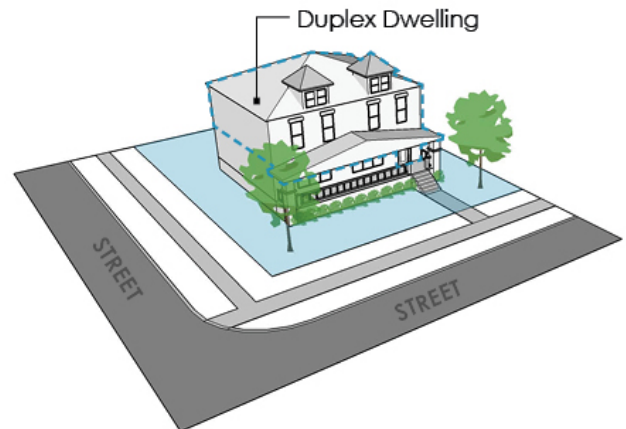
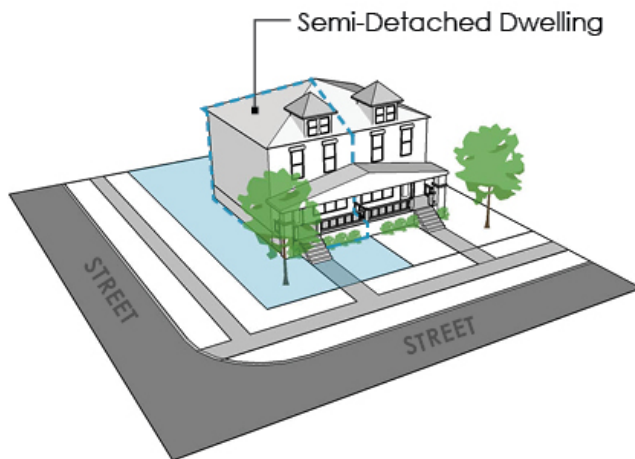
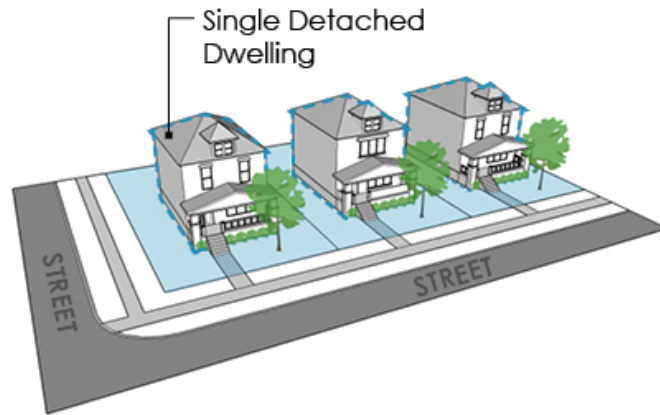


**Dwelling, semi-detached:** a **dwelling unit** in a **building** that is divided vertically into two **dwelling units** that share a common wall above **grade**.

**Dwelling, single detached:** a **dwelling unit** in a **building** containing only one **dwelling unit**.

**Dwelling, townhouse:** 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, rear, and/or side of the **building**.

**Dwelling or dwelling unit:** a suite operated as a housekeeping unit, used, or capable of being used by one or more persons, and containing cooking, living, sleeping and sanitary facilities.



**Erect:** to build, construct, reconstruct, move, or enlarge a **building** or **structure**, and includes any physical operation and preparatory work.

**Equestrian uses:** any **premises** for the boarding of horses, the training of horses and riders and the staging of equestrian events, which may include a riding arena, riding school, or boarding stable.

**Equipment rental establishment:** any **premises** where residential and commercial equipment is kept for rental, but does not include an establishment where industrial equipment is kept for rental.



**Existing:** a **lot**, a **building**, or a **structure** in existence prior to the date of passing of this By-Law.

**Factory outlet:** any **premises** that is secondary to an **industrial use** or a service trade, wherein products manufactured, produced, processed or stored on the **premises** are kept or displayed, for wholesale or retail sale, or wherein orders are taken for the delivery of such products.

**Farm:** a **lot**, which the **principal activity** is agricultural and includes associated **buildings** and **structures** such as **dwelling units**, livestock facilities, farm implement **buildings**, silos, granaries and similar **buildings** and **structures**.

**Farm related business:** any **premises** that is limited in area and located on a **farm**, and depends directly on the **farm** for the business to operate. Examples include: **agri-tourism business; micro-brewery, distillery, or winery**; value-added processing or packaging; and pick-your-own operation. Farm related businesses shall be accessory to the existing permitted **agriculture use(s)** on the **lot** and any commercial retail space shall primarily include the sale of value-added products produced by the **farm**.

**Farm greenhouse:** a **building** used for the growing of flowers, fruits, vegetables, plants, shrubs, trees, and other similar agricultural products, under glass, fiberglass or plastic, and other similar materials.

**Farm products sales outlet:** a use accessory to an active farm on the **lot**, that includes a **building** or **structure** with commercial retail space for the sale of value-added products produced by the **farm**. The sale of products not produced on the **farm** or by the **farm** corporation is prohibited.

**Farmer's market:** any **premises** where the **farm** products are sold from covered or open air areas designated for individual retailers.

**Financial institution:** any **premises** such as a bank, credit union, trust company or similar lending institution that is open to the public, excluding other businesses that offer financing for products sold at that business.

**First storey:** the **storey** that has its floor closest to **grade** and its ceiling more than 1.8 metres above **grade**.

**Floor area:** the space on any **storey** of a **building** between exterior walls and the centerline of required firewalls, including the space occupied by interior wall and partitions, but not including exits, vertical service spaces and their enclosing assemblies.

**Floor area, net:** means the total area of all floors of a **building** measured from the interior faces of the exterior walls or demising walls, but does not include the area of stair wells, elevators, escalators, ventilating shafts, attics, concourses, washrooms, **attached** enclosed and covered loading docks and related enclosed corridors used for loading purposes, above and below **grade** parking **structures**, storage rooms, rooms for garbage containment, and mechanical rooms.

**Fuel depot:** any **premises** where petroleum, gasoline, fuel oil, gas propane or other fuels are stored in tanks for wholesale distribution or bulk sales but does not include facilities for the sale of fuels for private **vehicles**.



**Funeral establishment:** a funeral parlour, undertaking establishment, or similar use used for furnishing funeral supplies and services to the public and may include facilities intended for the care and preparation of the human body for interment or cremation and facilities for the coordination of rites and ceremonies with respect to interment or cremation.

**Garage, private:** an enclosed **building** that is detached or part of the **principal building**, and is designed and used for the storage of one or more **vehicles** and in which there are no facilities for repairing or servicing such **vehicles** for gain or profit.

**Garden centre:** any **premises** used for the growing and/or retail sale of flowers, bushes, shrubs, trees, plants, and other garden centre stock, including an accessory **outdoor storage area**. A garden centre also includes the incidental sale of such items as fertilizers, pesticides, soil, pots, and garden ornaments and may also include greenhouses.

**Garden suite:** a one-unit detached **dwelling** that is designed to be portable and is ancillary to an **existing dwelling unit**.

**Gas bar:** any **premises** used for the sale of **vehicle** fuels and **vehicle** accessories, and may also include accessory retail sales of convenience foods and beverages, car washes and sale of propane, but does not include repairs to a **vehicle**.

**Golf course:** the use of land for the purposes of playing golf and may include a clubhouse, **driving range**, eating establishment, banquet hall, meeting rooms and retail uses accessory to the golf course, but does not include **miniature golf courses** and similar uses operated for commercial amusement purposes.

**Golf driving range:** a public or private area designed, **landscaped**, and used for the practice of golf from individual tees.

**Grade:** the average level of proposed or finished ground adjoining a **building** or **structure** at all exterior walls.

**Group home:** residential accommodation in a **single detached dwelling** for up to 10 people (exclusive of staff) with special needs beyond economic requirements, including physical, social, and mental needs, which require support functions for daily living.

**Height:** the vertical distance between the elevation of the **grade** adjoining the base of the exterior walls or supports of such **building** or **structure**, exclusive of any artificial embankment, at the centre of the front of the **building**, and the highest point of the roof surface or parapet wall. In the case of a **structure** not having a roof, height shall be measured to the top part of such **structure**.





**Home business:** an occupation conducted within a **dwelling unit** by the resident or residents of the **dwelling unit** and which is an **accessory use** to the **dwelling unit**.

**Home industry:** a small-scale use providing a service that is accessory to a **dwelling unit** or agricultural operation. A home industry may be conducted in whole or in part in an **accessory building** and may include a carpentry shop, a metal working shop, a welding shop, or minor equipment repair shop, etc., but does not include any activity relating to the operation or maintenance of a **vehicle** or any activity requiring the use of toxic chemicals.

**Hospital:** any public institution, **building** or other **premises** or place established for the treatment of persons in accordance with the Public Hospitals Act.

**Hotel:** a **building** used to accommodate a travelling public, by supplying them with sleeping accommodation (with or without meals) but without a stove, and which may include retail uses, a **restaurant**, meeting rooms, an exercise room, and other amenities for use by guests and which are accessory to the hotel.

**Industrial equipment rental establishment:** any **premises** where industrial equipment is kept for rental to the public and/or contractors.

**Industrial use:** any **premises** used for the processing of goods and materials; the assembly of manufactured goods; the manufacturing of goods; the repair and servicing of goods and similar uses; research laboratories; and printing establishments; including any permanent storage facilities or accessory equipment that is in conjunction with the use, but does not include a **motor vehicle service establishment**, or **motor vehicle body shop**.

**Industrial Use, Dry:** any **premises** used for industrial purposes, where:

- a. No water requirements are necessary as part of the assembly, manufacture, fabrication, repair, packaging and storage activities, and
- b. No sewage disposal requirements are necessary as part of the assembly, manufacture, fabrication, repair, packaging and storage activities, and
- c. Water supply and sewage disposal requirements are limited to those necessary to serve on-site employees only.

**Individual on-site sewage services:** individual, autonomous sewage disposal systems that are owned, operated, and managed by the **owner** of the **lot** upon which the system is located.

**Individual on-site water services:** individual, autonomous water supply systems that are owned, operated, and managed by the **owner** of the **lot** upon which the system is located.

**Kennel:** any **premises** used for boarding/training/breeding of dogs/cats/other domestic animals.

**Landscaped:** an area of land that is the site of trees, shrubs, flowers, grass or other horticultural elements, decorative stonework, screening, or other architectural elements, and may include lands that are used as walkways that provide access onto the **lot** from the **street**, or as snow



storage areas, all of which are designed to enhance the visual amenity of a property and does not include **parking areas**.

**Lane:** a publicly or privately owned right-of-way that is not intended for general traffic circulation and which provides **vehicle** access to an abutting **lot**.

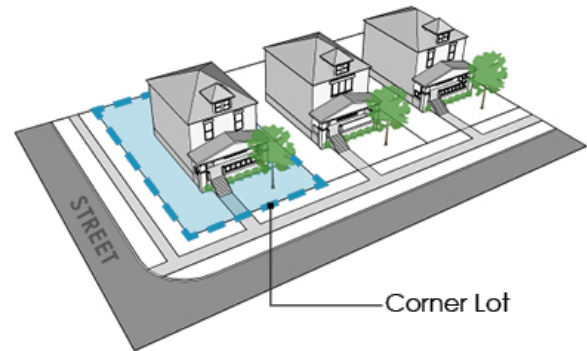
**Loading space:** an unobstructed area of land that is used for the temporary parking of one or more **vehicles** while merchandise/materials are being loaded/unloaded from such **vehicles**.

**Long term care facility:** any **premises** where a broad range of personal care, support and health services are provided for residents in a supervised setting, and may include one or more **accessory uses**, such as common dining, lounging, kitchen and recreational areas, and administrative and **medical offices** serving residents of the long term care facility.

**Lot:** a parcel of land that is registered as a legally conveyable parcel of land in the Land Titles Registry Office.

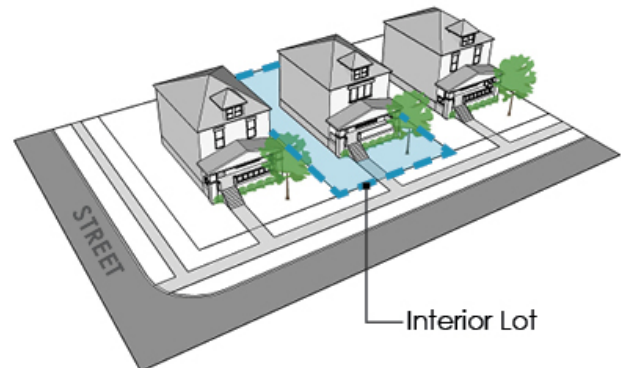
**Lot area:** the total horizontal area within the **lot lines** of a **lot**.

**Lot, corner:** a **lot** at the intersection of two or more **streets** or upon two parts of the same **street** with such **street** or **streets** containing an angle of less than or equal to 135 degrees.



**Lot coverage:** the total horizontal area of a **lot** covered by the **first storey** of all **buildings** and **structures** on the **lot**, but does not include open, unenclosed **decks**, patios, and **porches** not exceeding three (3) metres in **building height** and not covered by a support roof structure. For the purpose of calculating **lot coverage** in accordance with the zone provisions of this By-law, the **lot coverage** of all **accessory buildings and structures** on the subject lot shall be included.

**Lot frontage:** the horizontal distance between two **interior side lot lines** or between an **interior side** and **exterior side lot line** or between two **exterior side lot lines** with such distance being measured perpendicularly to the line joining the mid-point of the **front lot line** with the mid-point of the **rear lot line** at a point on that line six (6) metres from the **front lot line**.



**Lot, interior:** a **lot** situated between adjacent **lots** and having access to one **street**.

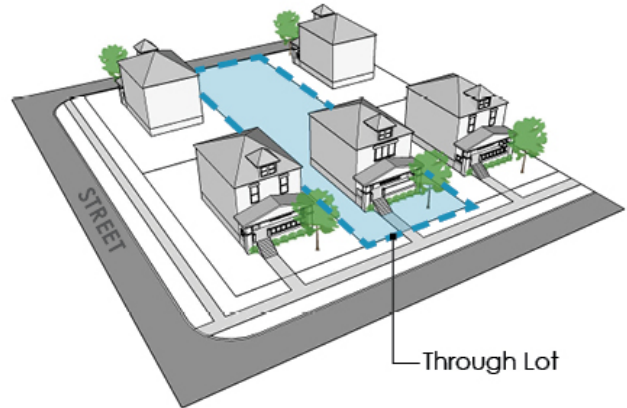


**Lot, through:** a **lot** that is not a **corner lot** but has **frontage** on more than one **street**.

**Lot line:** a line delineating any boundary of a **lot**.

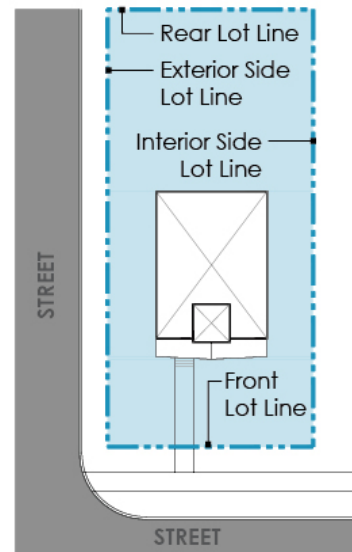
**Lot line, exterior side:** the **lot line** of a **corner lot**, other than the **front lot line**, which divides the **lot** from a **street**.

**Lot line, front:** the **lot line** that divides the **lot** from the **street**, provided that in the case of a **corner lot**, the shorter **lot line** that abuts a **street** is deemed to be the front lot line and the longer **lot line** that abuts a **street** is deemed to be an **exterior side lot line**.



**Lot line, interior side:** a **lot line**, other than a **rear lot line** that does not abut a **street**.

**Lot line, rear:** the **lot line** opposite the **front lot line**. In the case of a **lot** with no rear lot line, the point where two side **lot lines** intersect is the point from which a line is drawn to the mid-point of the **front lot line**. In the case of a **corner lot**, the **exterior side lot line** is deemed to extend to its hypothetical point of intersection with the extension of the **front lot line** for the purposes of calculating **lot frontage**.



**Marina:** any **premises** located on the shore of a body of water which provides docking or mooring space or **structures** for all types of marine pleasure craft and may include electricity, water and sewer services for these craft as well as fueling facilities; such an establishment may also include those services and **structures** related to in-water and dry storage of marine pleasure craft and the sale, service and repair of such craft and commercial functions related to the boating public which are accessory and subordinate to the use of the site as a boating facility.

**Marihuana:** the substance referred to as "Cannabis" in sub item I(2) of Schedule II to the Controlled Drugs and Substances Act, SC 1996, c 19.

**Medical marihuana production facility:** any **building** or **structure** authorized to possess, sell, provide, ship, deliver, transport, destroy, produce, export and/or import **marihuana** for medical purposes.

**Medical office:** any **premises** used for the medical, dental, surgical and/or therapeutic treatment of human beings including clinics operated by a number and/or variety of medical professionals, but does not include a **hospital**.



**Micro-brewery, distillery, or winery:** any **premises** that may be operated in conjunction with a **restaurant** where beer, wine or liquor may be produced onsite, as well as consumed on the **premises**, or sold or distributed.

**Miniature golf course:** any **premises** where a golf game is played with a putter on a small course that has various obstacles at each hole.

**Mixed-use building:** a **building** used for any combination of permitted commercial uses and residential uses, but shall not include residential uses in the **first storey**.

**Mobile home:** a prefabricated **building** which is designed to be towed on its own chassis (notwithstanding that its running gear is or may be removed), and is designed and equipped for year-round occupancy and containing facilities for cooking or for the installation of cooking equipment, as well as sanitary facilities including a flush toilet and shower or bathtub.

**Mobile home park:** a **lot** containing two or more **mobile home lots**, with or without any **building, structures** or uses **accessory** thereto.

**Model home:** a **building** which is used on a temporary basis as a sales office or as an example of the type of **dwelling unit** that is for sale in a related development and which is not occupied or used as a **dwelling unit**.

**Motel:** any **building** that contains suites with no private cooking facilities that are rented on a temporary basis to the travelling public with each room being accessed from the outside.

**Motor vehicle:** any **vehicle** propelled or driven otherwise than by muscular power, but does not include a motor vehicle running only upon rails, a power assisted bicycle, a motorized snow **vehicle**, a **farm** tractor, or electric slow moving vehicles and personal mobility devices.

**Motor vehicle body shop:** any **premises** used for the painting and/or repairing of the exterior and/or the undercarriage of **motor vehicle** bodies and includes the temporary parking of **motor vehicles** in the process of repair.

**Motor vehicle sales and rental establishment:** the use of land, **buildings** and **structures**, or portion thereof, where **motor vehicles** are displayed, sold, leased, or rented.

**Motor vehicle service establishment:** any **premises** where services are performed or executed on **motor vehicles** and may include the installation of exhaust systems, repair of the electrical systems, transmission repair, brake repair, radiator repair, tire repair and installation, rustproofing, **motor vehicle** diagnostic centre, major and minor mechanical repairs or similar use.

**Motor vehicle washing establishment:** any **premises** in which the mechanical or hand washing and cleaning of **motor vehicles** is carried out.

**Museum:** any **premises** for the preservation of a collection of any combination of paintings, other works of art, objects of natural history, mechanical, scientific or philosophical inventions, instruments, models, or designs.

**Non-complying:** a **building, structure** or **lot** that does not comply with this By-law.



**Non-conforming:** a use that is not a permitted use in the **zone** in which the said use is situated.

**Officer:** a police officer, municipal law enforcement officer or any other person appointed by by-law to enforce the provisions of this By-law.

**Outdoor commercial patio:** an unenclosed outdoor space, whether covered, *used* for the accommodation of patrons of an associated **restaurant**.

**Outdoor display and sales area:** an outdoor place used in conjunction with the **principal building or structure** on the same **lot**, for the accessory display and/or sales of produce, merchandise, or the supply of services in association with the **principal** use of the **lot**. Such a display and/or sales area may be wholly or partially contained in a tent.

**Outdoor storage area:** the storage of equipment, goods, or raw materials outside of any **building or structure** in the open air. For the purposes of this by-law, the overnight parking of **vehicles** shall not be deemed to be outdoor storage. An outdoor storage area does not include an **outdoor display and sales area**, and does not include any permanent storage facilities or accessory equipment that is in conjunction with an **agricultural or industrial use**.

**Outdoor storage use:** any **premises** where an **outdoor storage area** forms the main use of a **lot**, but does not include a **salvage yard**. For the purposes of this by-law, the parking of **vehicles** is not considered to be an outdoor storage use.

**Salvage:** includes:

- a. the person for the time being managing or receiving the rent of a **lot** or **premises** in connection with which the word is used, whether on the person's own account or as agent or trustee of any other person, or who would receive the rent if the **lot** and **premises** were let; and
- b. a lessee or occupant of the **lot** who, under the terms of a lease, is required to repair and maintain the **lot** in accordance with the standards for the maintenance and occupancy of **lot**.

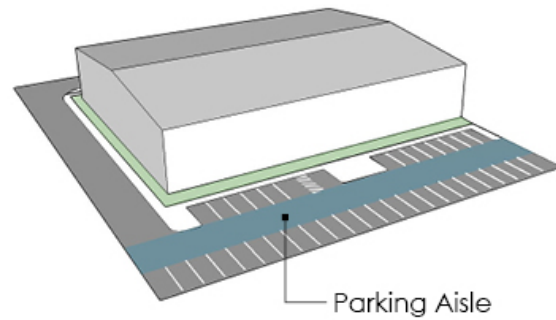
**Park, public:** any area of land under the jurisdiction of a **public authority** that is designed and/or maintained for active or passive recreational purposes and may include municipal parks and playgrounds, campgrounds, open spaces, **golf courses, swimming pools**, tennis courts, bowling greens, arenas, boating facilities, sports fields, and ancillary retail uses.

**Park, private:** a park, other than a **public park**, operated on a commercial and/or private member basis, and which includes one or more recreational uses, such as such as campgrounds, **golf courses, swimming pools**, tennis courts, bowling greens, arena, boating facilities, sports fields, a picnic area, and ancillary retail uses.



**Parking aisle:** that portion of a **parking area** which is provided and maintained to be used by **vehicles** to access individual **parking spaces**.

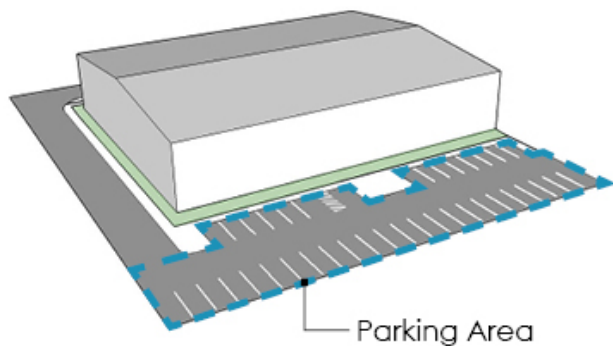
**Parking area:** an open area of land not located within a **street** or **lane** that is intended for the use of parking of **vehicles** in **parking spaces**, but does not include a **driveway** or any area where **vehicles** for sale, rent or repair are kept or stored.



**Parking lot, commercial:** an area of land used for the parking of **vehicles** for a fee.

**Parking area, municipal:** an area of land used for the parking of **vehicles** that is owned and/or controlled by a **public authority**.

**Parking space:** an area of land which is provided and maintained for the purpose of temporary storage of a **vehicle**.



**Personal service establishment:** any **premises** providing services related to:

- a. the grooming of persons (such as a barber or salon or the maintenance, or repair of personal articles and accessories);
- b. small appliance or electronics repair; or
- c. the maintenance of a residence or business (such as private mail box, photocopying, or custodial services).

**Pit:** land or land under water where unconsolidated **aggregate** material is being or has been removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes, and has not been rehabilitated, but shall not include a **quarry** as defined herein, an excavation incidental to the **erection** of a **building or structure** for which a building permit has been granted, or an excavation incidental to the construction of any public works.

**Place of entertainment:** any **premises** that contains facilities that offer games for the amusement of the public, such as rides, games and similar types of uses, and which may include incidental preparation and sales of food and beverages on the **premises** but does not include



establishments accommodating gambling or gaming activities, wagering or betting and does not include an **adult entertainment establishment**.

**Place of worship:** any **premises** used for the practice of religion and faith-based spiritual purposes wherein people assemble for religious worship, faith-based teaching, fellowship and community social outreach, and may include **accessory uses** such as a place of assembly, auditorium, **private school**, convent, parish hall and/or manse, if the manse is located on the same **lot** as the place of worship.

**Planting strip:** an area of land that is used exclusively for landscaping and can be crossed by **driveways** and walkways accessing a **lot** from the **street**.

**Postal or courier outlet:** any **premises** for the provision of postal and courier pick-up and drop-off services for letters and small parcels, but does not include a postal or courier distribution or terminal facility.

**Porch:** a **structure** with a roof and at least one side that is open and unenclosed that is accessed by stairs from **grade** and which provides access to the **first storey** of a **dwelling unit**.

**Portable asphalt or concrete plant:** a **building** or **structure**:

- a. 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; or
- b. with equipment designed to mix cementing materials, **aggregate**, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the
- c. which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

**Premises:** the whole or part of lands, **buildings** or **structures**, or any combination of these.

**Principal building:** a **building** in which the **principal** use(s) on the **lot** is conducted. For the purpose of this By-law, a **principal** building shall also include a school portable.

**Private club:** any **premises** used as a meeting place by members and guests of members of nonprofit and non-commercial organizations for community, social or cultural purposes. This definition does not include uses that are normally carried out as a commercial enterprise.

**Propane transfer facility:** any **premises**, including any outdoor area, where tanks having an aggregate propane storage capacity of less than 45,000.0 litres, and from which the retail sale of propane fuel to the public is provided.

**Public authority:** any commission, board, or authority or any quasi-public body that is controlled by the Federal and/or Provincial governments and/or any commission, board, or authority or any quasi-public body that is controlled by the **County** or **Township**, provided it is owned or operated by or for, or under the authority of, the **County** or the **Township**.



**Public use:** any use of land, **buildings**, or **structures** by, or on behalf of, a **public authority**.

**Quarry:** land or land under water where consolidated **aggregate** has been or is being removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes, and that has not been rehabilitated, but shall not include a **pit** as defined herein, an excavation incidental to the **erection** of a **building or structure** for which a building permit has been granted or an excavation incidental to the construction of any public works.

**Recreational vehicle:** a **motor vehicle** that is primarily designed to provide temporary living quarters for recreational camping, travel or seasonal use, whether it has its own motor power or is mounted on or towed by another **vehicle**, and includes travel trailers, fifth wheel travel trailers, tent trailers and campers whether the camper is or is not attached to a **motor vehicle** and does not include a **mobile home** or a manufactured home.

**Recycling facility:** any **premises** where goods, wares, merchandise, articles, or things are dismantled and/or sorted for further use.

**Reserve:** a strip of land abutting a **street** and owned by the **public authority** having jurisdiction over such **street**.

**Restaurant:** any **premises** that is used for 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**.

**Retail store:** any **premises** in which goods, wares, merchandise, substances, articles, or things are displayed, rented, or sold directly to the public, and includes a grocery store, but does not include any use otherwise defined by this By-law.

**Retirement home:** any **premises** containing **dwelling units** or other rooms used for the accommodation of primarily elderly persons as their residence, and which contains a common dining area for the residents thereof, and may contain a common lounge, recreational room and **medical offices** serving residents of the retirement home.

**Salvage yard:** an area outside of a **building** used for a wrecking yard, the keeping or storing of used **vehicles**, **farm** implements, building products, waste paper, rags, bones, bottles, bicycles, tires, metal scrap material or salvage or where the foregoing are bought, sold, exchanged, baled, packed, disassembled, wrecked, or dealt with in any other manner for further use.

**School, private:** any **premises** used as an academic institution that secures the major part of its funding from sources other than government agencies.

**School, public:** any **premises** used as an academic school under the authority of a Provincially approved educational institution or parochial school operated on a non-profit basis.

**Service or repair establishment:** any **premises** used primarily for the repair of household articles but does not include shops for the repair of internal combustion engines, **vehicles** or other similar uses.



**Shipping container:** An article of transportation equipment, including one that is carried on a chassis and is designed to facilitate the transportation of goods by one or more means of transportation and includes intermodal containers, bodies of transport trucks, or straight truck boxes.

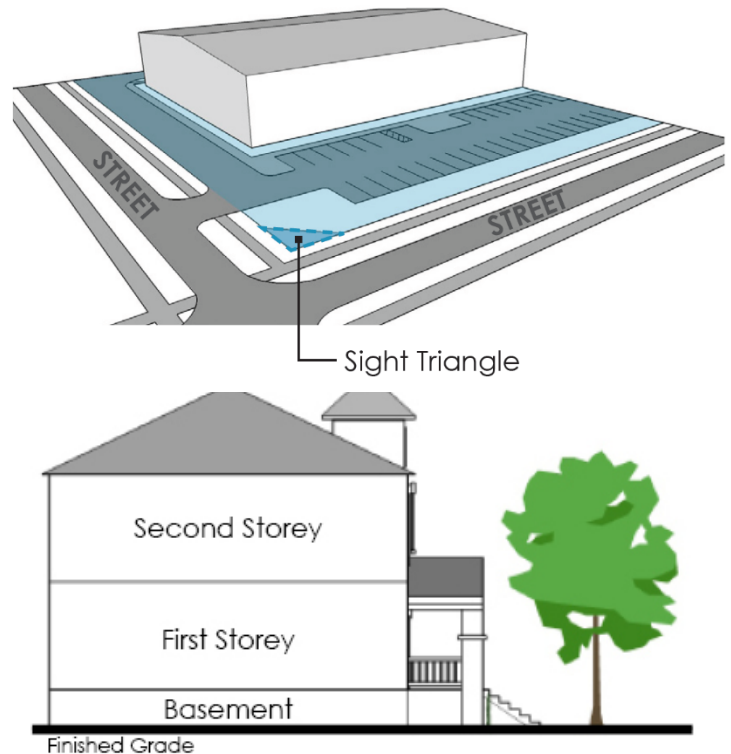
**Short term accommodation:** use of a **building** or **structure** or any part thereof that operates or offers a place of temporary residence, lodging or occupancy by way of concession, permit, lease, license, rental agreement, or similar commercial arrangement for any period less than thirty (30) consecutive calendar days, throughout all or any part of a calendar year. Short term accommodation uses shall not mean or include a **motel, hotel, bed and breakfast establishment, hospital**, or similar commercial or institutional use.

**Sight triangle:** A theoretical triangular area that is clear of any visual obstruction and is formed between points measured along a **lot line** a prescribed distance from the intersection of a **street**, Provincial highway, or railway corridor.

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

**Storey:** the portion of a **building**:

- a. that is situated between the top of any floor and the top of the floor next above it, or,
- b. that is situated between the top of the floor and the ceiling above the floor, if there is no floor above it.



**Street, public:** a thoroughfare, other than a **lane**, which is maintained by a public road authority and which is open and passable during all seasons. For the purposes of applying the **setback** provisions of this By-law to development on an **existing lot** a **street** shall include any adjacent unopened road **reserve** or private road that serves as the legal main access to the **lot**. for the purposes of this By-law does not include a **private street**.

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

**Structure:** anything that is **erected**, built, or constructed of parts joined together and **attached** or fixed permanently to the ground or any other structure. For the purpose of this By-law, a fence, a light standard, transformers, and a sign are deemed to not be structures.



**Source Protection Plan:** a drinking water Source Protection Plan prepared under the Clean Water Act.

**Swimming pool:** any body of water which is: located outdoors above ground or in-ground on privately owned **lot**; contained in whole or in part by artificial means; and designed to contain water to a depth of 600 mm (24 inches) or more. For the purpose of this by-law, a swimming pool does not include a storm water management pond or a pond located on lands zoned **agricultural**.

**Theatre:** any **premises** intended for the production and viewing of the performing arts or the screening and viewing of motion pictures, and consisting of an auditorium with permanently fixed seats intended solely for a viewing audience.

**Threat, existing:** for lands subject to the Halton Region and Hamilton Region **Source Protection Plans**, an **activity** that commenced, or has been engaged, in a location in a vulnerable area within ten years prior to the **Source Protection Plan** taking effect where there would be a drinking water threat. It includes any expansion of the **activity** only on the same **lot**.

**Threat, future:** for lands subject to the Halton Region and Hamilton Region **Source Protection Plans**, any **activity** in a vulnerable area where there could be a drinking water threat that is not defined as an **existing threat** within the Halton Region and Hamilton Region **Source Protection Plans**.

**Threat, significant drinking water:** a drinking water threat that, according to a risk assessment, poses or has the potential to pose a significant risk.

**Transport terminal:** any **premises** used for storing, servicing, washing, repairing, dispatching or loading of trucks and/or transport trailers with materials or goods that are not manufactured, assembled, or processed on the same **lot**, and which may include a **warehouse**.

**Travel trailer park:** a **lot** used for overnight or short-term accommodation for travel trailers, tourist trailers, **recreational vehicles**, campers or tent trailers. The trailers may be parked or stored at the travel trailer park from season to season. No travel trailer park may be used for permanent accommodation except for one unit occupied by the **owner** or the caretaker.

**Township:** the Corporation of the Township of Puslinch or the land within the geographic limit of the Corporation of the Township of Puslinch.

**Warehouse:** a **building** which is used primarily for the housing, storage, adapting for sale, packaging or wholesale distribution of goods, wares, merchandise, food stuff substances and articles, but does not include a fuel storage tank.

**Waste:** ashes, garbage, refuse, domestic waste, industrial waste, municipal refuse, any material whose composition does not comply with the requirements of the Ministry of Environment Standards for Clean Fill, and other such materials as are designated in the regulations of the Environmental Protection Act, R.S.O. 1990, c. e. 19.



**Waste disposal area:** any **premises** operated by or for the **Township** or the **County**, or authorized by the Ministry of Environment, where garbage, refuse or domestic or industrial **waste** is disposed of or dumped, and shall include a sewage treatment plant or sewage lagoon.

**Waste transfer station:** a place authorized by the Ministry of Environment where **waste** material is collected, sorted, prepared, and/or transferred into containers for shipment to a land fill site, **recycling facility** or other **waste** disposal facility.

**Wayside pits and quarries:** a temporary pit or quarry opened and used by or for a **public authority** solely for a particular project or contract of **street** construction and not located on the right-of-way.

**Yard:** an open, uncovered space on a **lot** pertaining to a **building** and unoccupied by **buildings** or **structures** except as specifically permitted in this By-law.

**Yard, exterior side:** the **yard** of a **corner lot** extending from the **front yard** to the **rear yard** between the **exterior side lot line** and the exteriors of the **principal building** or **structure** on the **lot**.

**Yard, front:** a **yard** extending across the full width of the **lot** between the **front lot line** and the nearest exteriors of the **principal building** or **structure** on the **lot**.

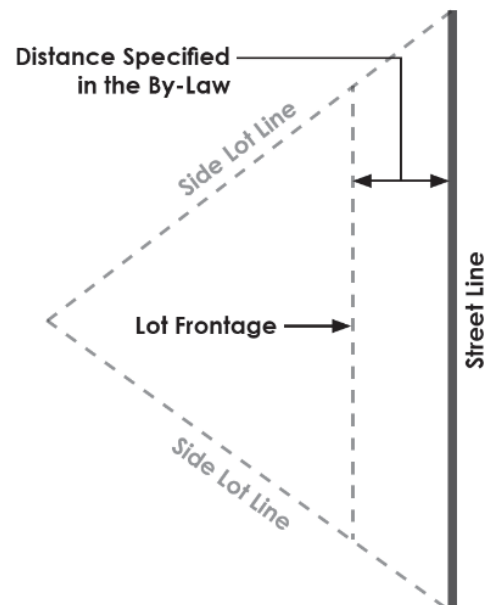
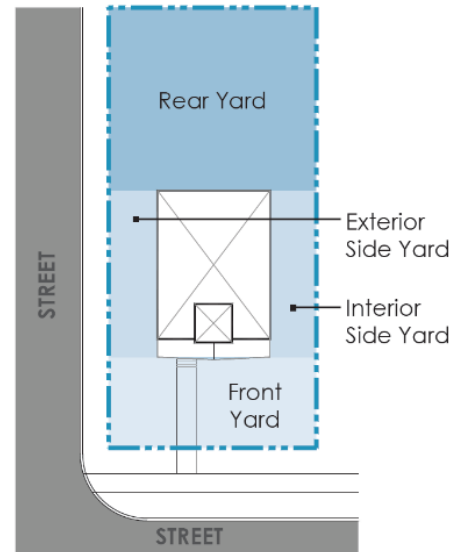
**Yard, interior side:** a **yard** other than an **exterior side yard** that extends from the **front yard** to the **rear yard** between the **interior side lot line** and the exteriors of the **principal building** or **structure** on the **lot**.

**Yard, maximum:** the maximum distance of a **yard** from a **lot line**. In calculating the maximum yard, the minimum horizontal distance from the respective **lot line** is to be used.

**Yard, required:** the minimum distance of a **yard** required from a **lot line**. No part of a required yard for a **building** or **structure** is to be included as part of a required yard for another **building** or **structure**. In calculating required yards, the minimum horizontal distance from the respective **lot lines** is to be used.

**Yard, rear:** a **yard** extending across the full width of the **lot** between the **rear lot line** and the nearest exteriors of the **principal building** or **structure** on the **lot**.

**Zone:** a classification of land use shown on the Schedules of this By-law.





## 4.0 General Provisions

### 4.1 ACCESS REGULATIONS

- a. Unless otherwise specified by this By-law, no **lot**, or **building** or **structure** on said **lot**, shall be used unless the **lot**:
  - i. abuts or fronts on a **street** which is assumed by by-law by a **public authority**, or a 0.3 metre **reserve** abutting said **street**;
  - ii. is being constructed pursuant to a subdivision agreement with the **Township**;
  - iii. fronts on a year-round maintained **street** that was not established as a consequence of registering a plan of subdivision; or
  - iv. is a **private street** within a plan of condominium that either provides direct access to a **public street** or which connects with other **private streets** within a plan of condominium or other plans of condominium to access a **public street**.

### 4.2 ACCESSORY APARTMENTS

- a. Where permitted by this By-law, a maximum of one **accessory apartment** shall be permitted per **single detached, semi-detached, or townhouse dwelling**, provided that:
  - i. the maximum **floor area** shall not exceed the lesser of 40 percent of the **floor area** of the **principal dwelling unit** or 130 m<sup>2</sup>; and
  - ii. **individual on-site sewage and water services** are approved for the **lot** and have adequate capacity for the **accessory apartment** and any other uses on the **lot**.
- b. An **accessory apartment** shall only be permitted above a detached **building** in the Agricultural (A) **Zone**, subject to the following provisions:
  - i. the **building** is located within 15 metres of the **single detached dwelling** on the **lot**;
  - ii. the **building** does not exceed eight (8) metres in **height**;
  - iii. the **building** complies with the minimum **interior side, exterior side, and rear yard** requirements for a **single detached dwelling** in the Agricultural (A) **Zone**; and
  - iv. a maximum of one **accessory apartment** is provided on the **lot**.

### 4.3 ACCESSORY FARM EMPLOYEE ACCOMMODATION

- a. One **accessory farm employee accommodation** shall be permitted accessory to and on the same **lot** as an **agricultural use** subject to the following provisions:
  - i. the **lot** shall have a minimum area of 20 hectares;



- ii. the minimum **floor area** of the **accessory farm employee accommodation** shall be 75 m<sup>2</sup>;
- iii. access to the **accessory farm employee accommodation** shall be provided by way of the same **driveway** and entrance way as the **principal dwelling unit**; and
- iv. The **accessory farm employee accommodation** shall be located within 100 metres of the **principal dwelling unit**.

## 4.4 ACCESSORY USES, BUILDING AND STRUCTURES

### 4.4.1 Accessory Uses Permitted in All Zones

Unless otherwise prohibited or restricted in this By-law, **accessory uses** shall be permitted in all **zones** in accordance with the provisions of this Section.

### 4.4.2 Accessory Buildings and Structures

- a. No **accessory building or structure** shall be **erected** on a **lot** prior to the **erection** of the **principal building** on the **lot**.
- b. No **accessory building or structure** shall be used for human habitation or as a **home business**, unless expressly permitted by this By-law.
- c. No **accessory building or structure** or part thereof shall be located within:
  - (i) an easement that is in favour of a **public authority**;
  - (ii) a **sight triangle**; or
  - (iii) One (1) metre from the **principal building** on the **lot**.
- d. Nothing in this By-Law shall apply to prevent the **erection** of a:
  - (i) gatehouse, anywhere in a **front yard** or **exterior side yard** in an Industrial **Zone**;
  - (ii) boat house or boat dock at the edge of a watercourse; or
  - (iii) a partially enclosed shelter for use by children while waiting for a school bus, anywhere in a **front yard** or **exterior side yard** in an Agricultural (A) **Zone**.
- e. No more than three **accessory buildings or structures** shall be permitted on a **lot** in any Residential **Zone**, unless otherwise permitted by this By-law.
- f. Regulations in Table 4.1 shall also apply to **accessory buildings and structures**. Where a maximum **lot coverage** is identified for **accessory buildings and structures** in table 4.1 below, it should be noted that the maximum lot coverage



Table 4.1 Additional Regulations – **Accessory Buildings and Structures**

<b>STANDARD</b>	
Maximum Permitted <b>Lot Coverage</b> – Residential <b>Zones</b>	10% to a max. floor area of 200 m <sup>2</sup>
Maximum Permitted <b>Lot Coverage</b> – All Other <b>Zones</b>	
<b>Lot area</b> less than 1 ha	5%
<b>Lot area</b> between 1 and 4 ha	500 m <sup>2</sup> plus 3% of <b>lot area</b> if greater than 1 ha
<b>Lot area</b> greater than 4 ha	1,400 m <sup>2</sup> plus 1% of <b>lot area</b> if greater than 4 ha
Maximum Permitted <b>Height</b>	
Agricultural (A) <b>Zone</b> – <b>lot area</b> greater than 1 ha	7 m
All other <b>lot</b> sizes and <b>zones</b>	5 m
Minimum Required <b>Front Yard</b>	Equal to the minimum <b>front yard</b> requirement for the <b>principal building</b>
Minimum Required <b>Interior Side Yard</b>	2 m
Minimum Required <b>Exterior Side Yard</b>	Equal to the minimum <b>exterior side yard</b> requirement for the <b>principal building</b>
Minimum Required <b>Rear Yard</b>	2 m

#### 4.4.3 Setback Special Provisions

- a. For setback calculations in accordance with Table 4.1, the following Special Provisions shall also apply:
  - i. natural gas or electricity metres and air conditioning units, dog houses, freestanding mail boxes, **driveway** entrance pillars, statues, storage lockers under 1m high, pool pumps and filters not inside **accessory buildings**, flag poles, free standing trellises, shopping cart enclosures, **waste** receptacles, school bus shelters, back-up generators, composters, planters, and barbeques are not considered **structures** for the determination of setbacks; and
  - ii. permitted **yard** encroachments and obstructions in Section 4.30 shall also apply.



## 4.5 BED AND BREAKFAST ESTABLISHMENTS

- a. Where a **bed and breakfast establishment** is permitted, such use shall be in accordance with the provisions for the **zone** in which it is located and shall also comply with the following regulations:
  - i. No more than 5 guest rooms shall be permitted in a **bed and breakfast establishment**;
  - ii. A **bed and breakfast establishment** shall be operated by the person or persons whose **principal** residence is the **dwelling unit** in which the **bed and breakfast establishment** is located;
  - iii. A **bed and breakfast establishment** shall only be permitted within a **single detached dwelling**; and
  - iv. Any exterior stairways required for a **bed and breakfast establishment** shall be located in a side or **rear yard**.

## 4.6 DWELLING UNITS

### 4.6.1 Location within Non-Residential Buildings

- a. Where a **dwelling unit** is located within or **attached** to a non-residential **building**, such **dwelling unit** shall:
  - i. not be located in a **basement** or cellar; and
  - ii. not be located on a **first storey**, unless located behind the **principal** non-residential use.

### 4.6.2 Maximum Number of Dwelling Units Per Lot

- a. A maximum of one **dwelling unit** shall be permitted per **lot**, except:
  - i. in the case of a **lot** which contained more than one legally established **dwelling unit** on the date of passing of this By-Law, in which case the maximum number of **dwelling units** permitted on such **lot** shall be the number of **existing dwelling units** on the said **lot**; or
  - ii. in a **zone** where more than one **dwelling unit** is specifically permitted hereby.

## 4.7 ESTABLISHED BUILDING LINES

- a. On any **lot** between two **existing buildings** which are not more than 90 metres apart and both of which are between the **street** line and the **building** line established by this section, a **building** may be **erected**, the front wall of which is in line with the front wall of the **existing building** closest to the required **building** line.



## 4.8 GARDEN SUITES

- b. A maximum of one **garden suite** may be permitted as a temporary use on an Agricultural or Residential **lot**, as an **accessory use** to an **existing single detached dwelling**, subject to the following regulations:
- i. **Driveway** access to both the **principal dwelling unit** and the **garden suite** shall be limited to one;
  - ii. The siting of a **garden suite** shall be in accordance with the provisions for **accessory uses** of subsection 4.4 of this By-law;
  - iii. The maximum **height** of a **garden suite** shall be five (5) metres and no more than one **storey**;
  - iv. No **garden suite** shall be located closer than three (3) metres to the **principal dwelling unit** on the **lot** or any **building** on an abutting **lot**;
  - v. The **floor area** of any **garden suite** shall not exceed 100 m<sup>2</sup>;
  - vi. All **garden suites** shall be provided with adequate water and sewage disposal systems; and
  - vii. All **garden suites** shall be established pursuant to Section 39 of the Planning Act, which authorizes **Council** to pass a Temporary Use By-law for a maximum duration of twenty years.

## 4.9 GROUP HOMES

- a. A **group home** may be permitted in any **single detached dwelling** provided the **dwelling unit** has 20 m<sup>2</sup> per person residing within the **dwelling unit**.

## 4.10 HEIGHT RESTRICTIONS

- a. Unless otherwise restricted in this By-law, no **building** or **structure** shall exceed 10 metres in **height**, except that neither this provision nor any other provision of this By-Law shall apply to restrict the **height** of any of the following **structures**:
- i. antenna;
  - ii. barn;
  - iii. belfry;
  - iv. chimney;
  - v. clock tower;
  - vi. crushing, washing, screening, processing or **asphalt plant**;



- vii. elevator or stairway penthouse;
- viii. flag pole;
- ix. grain elevator and storage;
- x. grain dryer;
- xi. hydro-electric transmission tower;
- xii. ornamental **structure**;
- xiii. radio antenna;
- xiv. silo;
- xv. spire;
- xvi. steeple;
- xvii. **structure** containing heating, cooling or other mechanized equipment pertaining to a **building**;
- xviii. tower;
- xix. water storage tank or tower; or,
- xx. windmill.

#### 4.11 HOME BUSINESSES

- a. Where permitted, **home businesses** shall be permitted in accordance with the following provisions:
  - i. At no time shall any **home business** employ more than one on-site employee who does not reside in the **dwelling unit** to which such **home business** is accessory;
  - ii. A maximum of two **home businesses** may be permitted in a **dwelling unit** provided each **home business** can meet the requirements of this By-law;
  - iii. A **home business** shall be permitted within an **accessory structure** in the Agricultural (A) **Zone**;
  - iv. The maximum total **floor area** dedicated to all **home businesses** on a **lot** shall not exceed the lesser of 25 percent of the **floor area** of the **dwelling unit** on the **lot** or 50 m<sup>2</sup>. The maximum total **floor area** dedicated to **home businesses** includes any **home business** operated in an **accessory structure** in accordance with subsection (iii).
  - v. The **home business** shall be clearly incidental and secondary to the **principal** residential use to which it is accessory and shall not change the residential character of the **dwelling unit**.



- vi. No **home business** shall create or become a public nuisance, particularly with regard to noise, traffic, emissions, parking or radio or television interference.
- vii. The following uses are specifically prohibited as **home businesses**:
  - 1) **adult entertainment establishment**;
  - 2) **animal clinic** or **agricultural animal clinic**;
  - 3) any use involving the storage, repair, maintenance and/or towing of **vehicles** or engines;
  - 4) **bed and breakfast establishment**;
  - 5) **contractor's yard**;
  - 6) **hospital**;
  - 7) **industrial use**;
  - 8) **warehouse**;
  - 9) **kennel**;
  - 10) **restaurant**;
  - 11) **retail store**;
  - 12) **salvage yard**;
  - 13) truck terminal; or
  - 14) **funeral establishment**.

#### 4.12 HOME INDUSTRIES

- a. The following regulations apply to a **home industry** where permitted by this By-law:
  - i. The **home industry** shall be clearly incidental and secondary to the **principal** residential use to which it is accessory and shall not change the residential character of the dwelling;
  - ii. A **home industry** shall not be permitted to operate or locate in any part of a **dwelling unit**;
  - iii. The total number of **home industries** permitted shall be limited to one per **lot**;
  - iv. No **home industry** shall create or become a public nuisance, particularly with regard to noise, traffic, emissions, parking or radio or television interference;
  - v. Only two on-site employees, in addition to the permanent residents of the **dwelling unit**, may be employed by the **home industry**;
  - vi. The **home industry** shall meet the same **yard** provisions as required for the **principal** use on the **lot** for the **Zone** in which it is located;



- vii. The maximum total **floor area** dedicated to a **home industry** on a **lot** shall not exceed 100 m<sup>2</sup>; and
- viii. The following uses are specifically prohibited as **home industry**:
  - 1) a **restaurant**;
  - 2) **animal clinic** or **agricultural animal clinic**;
  - 3) **warehouse**; or,
  - 4) the repairing, sale or storage of **vehicles**, **mobile homes**, trailers, or heavy machinery.

#### 4.13 KENNELS

- a.  **kennels** are prohibited uses unless specifically permitted by an amendment to this By-law.
- b. Where specifically permitted by an amendment to this By-law, no **lot**, **building** or **structure** shall be used for a **kennel**, unless the **lot**, **building** and **structure** is in compliance with the following regulations and any other applicable provisions of this By-law:
  - i. the minimum required **lot area** shall be 3 ha;
  - ii. the **kennel** shall be located no closer than 125 m from any **existing residential dwelling**, or **commercial** or **institutional building** on any other **lot**;
  - iii. a secure, chain link fence enclosure shall be installed and maintained around any outdoor run or outdoor common play area;
  - iv. any pen area for the housing of dogs shall be constructed with solid walls and roofing;
  - v. dog activity is not permitted in any outdoor run or outdoor common play area between the hours of 8 p.m. and 7 a.m
- c. In no case may a **kennel** contain anything other than single level dog runs.

#### 4.14 LANDSCAPED OPEN SPACE AND PLANTING STRIPS

##### 4.14.1 Landscaped Open Space

- a. **Landscaped** open space shall be provided in accordance with any **zone** provisions and the following regulations:
  - i. Any part of a **lot** which is not occupied by **buildings**, **structures**, **parking areas**, **loading spaces**, **driveways**, excavations, or permitted **outdoor storage areas** shall be maintained as **landscaped** open space; however, this provision shall not apply to **agricultural uses**;
  - ii. Where **landscaped** open space of any kind, including a **planting strip**, is required adjacent to any **lot line** or elsewhere on a **lot**, nothing in this By-Law shall apply to prevent such **landscaped** open space from being traversed by pedestrian walkways or permitted **driveways**, provided that the minimum angle of intersection between a **driveway** and a required **planting strip** shall be 60 degrees; and



- iii. No part of any **driveway, parking area, loading space**, stoop, roof-top, **balcony, swimming pool** or space enclosed within a **building** shall be considered **landscaped** open space.

#### 4.14.2 Planting Strips

- a. A minimum three (3) metre wide **planting strip** abutting the full length of a **lot line** is required on a **lot** in any Mixed-use, Institutional, Commercial, or Industrial **Zone** that abuts an **interior side** or **rear lot line** of a **lot** in any Residential **Zone**.
- b. Where a fence, wall, row of trees or hedgerow is provided as part of a **planting strip** required by this By-Law, such fence, wall, row of trees or hedgerow shall be designed to have an ultimate **height** of not less than 1.5 metres above the elevation of the ground at the nearest **lot line**, except that within a **sight triangle** the maximum **height** of any such landscaping materials shall be 0.6 metres.
- c. Where there is a wall or fence having a **height** of 1.5 metres or more along an interior side or **rear lot line**, the width of the **planting strip** established in sub-section (a) can be reduced to 1.5 metres in width.
- d. Where the ingress and egress of a **driveway** and/or walkway extend through a **planting strip**, it shall be permissible to interrupt the **planting strip** within 1 m of the edge of the **driveway** and/or walkway.
- e. **Planting strips** required by this section of the By-law can be counted as part of any **landscaped** open space requirement of this By-law.

#### 4.14.3 Special Landscape Requirements along Brock Road

- a. Notwithstanding any other requirement of this by-law, a minimum three (3) metre wide **planting strip** abutting the full length of the **lot line** is required on a **lot** in any **Zone** that abuts Brock Road, between the Urban Centres of Aberfoyle and Morriston, as shown on Map B-4 of this By-law.

#### 4.15 LIGHTING

- a. The type, location, **height**, intensity, and direction of lighting shall be designed to ensure that lighting is confined to the **building** face, **parking area** and the vicinity of the **lot**.
- b. Lighting fixtures shall be installed with the light directed downwards and deflected away from adjacent **lots** and **streets**, and in such a manner as to not confuse persons driving **vehicles** on such **streets**.



## 4.16 MINIMUM DISTANCE SEPARATION – MDS I AND II

### 4.16.1 MDS I – New Non-Farm Uses

- a. Notwithstanding any other **yard** or setback provisions of this By-law to the contrary, no residential, institutional, commercial, industrial or recreational use, located on a separate **lot** and permitted within the Agricultural (A) **Zone** or any other **zone** in which **agricultural uses** are permitted, shall be **erected** or altered unless it complies with the Minimum Distance Separation I (MDS I) setback from a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time.
- b. The above provision shall not apply to **lots existing** as of the date of passing of this By-law, which are less than 4 hectares in area.
- c. The above provision shall also not apply to permitted **agriculture-related uses** and **farm related businesses**, except where specifically required otherwise in this By-law.

### 4.16.2 MDS II – New or Expanding Livestock Facilities and Manure Storage Facilities

- a. Notwithstanding any other **yard** or setback provisions of this By-law to the contrary, no livestock facility or manure storage facility shall be **erected** or expanded unless it complies with the Minimum Distance Separation II (MDS II) setback, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time.
- b. The above provision shall also not apply to permitted **agriculture-related uses** and **farm related businesses**, except where specifically required otherwise in this By-law.
- c. Notwithstanding the above, an **existing** manure storage system which does not meet MDS II requirements, may be replaced by a more compatible system which results in a reduction in the separation distance required, provided the livestock housing capacity is not increased.

## 4.17 LEGAL NON-CONFORMITY AND LEGAL NON-COMPLIANCE

### 4.17.1 Buildings and Structures

- a. A **non-complying building** or **structure** that does not comply with this By-law, but which was legally **erected**/altered in accordance with a by-law that was in effect in accordance with Section 34 of the Planning Act at the time of construction and/or **alteration** may be enlarged, repaired, or renovated provided that the enlargement, repair, or renovation does not further reduce the **existing yard(s)**, and all other provisions of this By-law are met.
- b. Nothing in this By-law shall apply to prevent the restoration, repair or renovation, or the replacement of any lawfully constructed **building** or **structure existing** prior to the passing of this By-law, provided that such restoration, repair or renovation, or replacement will not increase the **height**, size, volume or change the use of such **building** or **structure** unless in compliance with this By-law.



#### 4.17.2 Lots

- a. 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**, may be used and **buildings** thereon may be **erected**, enlarged, repaired, or renovated provided the use conforms with the By-law and the **buildings** or **structures** comply with all the other provisions of this By-law.

#### 4.17.3 Non-Compliance as a Result of Land Acquisition by a Public Authority

- a. Notwithstanding any other provision in this By-law, where, as a result of an acquisition of land by the **Township, County**, the Province of Ontario, the Government of Canada or any department, board, commission or agency thereof, and where such acquisition results in a contravention of this By-law, the following applies:
  - i. if the acquisition results in a contravention of this By-law with respect to minimum **lot frontage** and **lot area** requirements, the remaining **lot frontage** and/or **lot area** shall be deemed to be legal **non-complying**;
  - ii. if the acquisition results in a contravention of this By-law with respect to parking, loading, **planting strip, front yard, interior side yard, exterior side yard, rear yard, lot coverage, landscaped** open space or **amenity area** requirements, the lands so affected are deemed to comply with this By-law to the extent it complied with this By-law on the day before the acquisition was finalized; and
  - iii. notwithstanding subsection (ii), no new **building, structure** or addition to an **existing building or structure** shall be **erected** or located except in accordance with all the provisions of this By-law, excluding subsection (i).

#### 4.17.4 Non-Conforming Uses

- a. No **lot** can be used, and no **building** or **structure** can be used, except in conformity with the provisions of this By-law unless such use legally existed before the date of passing this By-law and provided that it has continued and continues to be used for such purpose, and that such use, when established, was not contrary to any By-law in force at that time.

#### 4.18 ONE PRINCIPAL BUILDING PER LOT

- a. No more than one **principal building** shall be constructed on a **lot** except for permitted **buildings** within an agricultural, commercial, institutional, or industrial **zone**.

#### 4.19 MULTIPLE USES AND ZONES PER LOT

##### 4.19.1 More than One Use

- a. Where any **building, structure** or **lot** is used for more than one purpose as provided by this By-law, the said **building, structure**, or **lot** shall comply with the provisions of this By-law relating to each use.



- b. Where standards or provisions pertaining to two or more uses on one **lot** are in conflict, the highest or more restrictive standards or provisions shall prevail.

#### 4.19.2 More than One Zone

- a. Where a **lot** is divided into more than one **zone**, each portion of the **lot** shall be used for a purpose that is permitted within each applicable **zone**. Non-residential **accessory buildings and structures** shall be in the same **zone** as the **principal building**.

#### 4.20 OUTDOOR COMMERCIAL PATIOS

- a. Where an **outdoor commercial patio** is located on a **lot** in conjunction with a **restaurant** on the same **lot**, the **outdoor commercial patio** shall be:
  - i. Set back a minimum of 12 metres from a Residential **Zone** boundary;
  - ii. Located outside of any required **parking spaces, loading spaces**, and required **planting strips**;
  - iii. Located within three (3) metres of the **restaurant** use;
  - iv. Located outside of any required **sight triangle**; and
  - v. No more than 50 percent of the **restaurant** seating permitted under the Liquor License Act within which the **outdoor commercial patio** is associated.

#### 4.21 OUTDOOR DISPLAY AND SALES AREAS

- a. Where an **outdoor display and sales area** is located on a **lot**, the following provisions apply:
  - i. **Outdoor display and sales areas** are prohibited in any minimum **required yard** setback of the **zone** in which it is located;
  - ii. The **outdoor display and sales area** shall be set back a minimum of 12 metres from any Residential **Zone** boundary;
  - iii. The maximum **height** of any **outdoor display and sales area** shall be three (3) metres;
  - iv. The **outdoor display and sales area** shall be located outside of any required **parking spaces, loading spaces, sight triangles** and required **planting strips**; and
  - v. Notwithstanding subsection (iv), if the **outdoor display and sales area** is temporary, it may occupy up to 10 percent of the **parking spaces** required by this By-law.
- b. For the purposes of this Section, temporary shall mean a period not to exceed 60 days in a calendar year.



## 4.22 OUTDOOR STORAGE USES AND AREAS

- a. Where an **outdoor storage uses and areas** is permitted by this By-law, the following provisions shall apply:
- i. The **outdoor storage area** shall only be permitted in a rear or **interior side yard** and shall not be located any closer than 20 metres to any **lot line** abutting a street; and
  - ii. No **outdoor storage area** shall be located closer than two (2) metres to any **lot line**;
  - iii. The **outdoor storage area** shall not exceed the lesser of 25 percent of the total **lot area** or the total ground **floor area** of the **principal building** on the **lot**;
  - iv. The **outdoor storage area** shall be screened by opaque fencing, a masonry wall, landscaping, or berms, to the satisfaction of the **Township**;
  - v. No materials (other than machinery and equipment) in an **outdoor storage area** shall exceed six (6) metres in **height**;
  - vi. The storage of derelict or scrap **motor vehicles** or machinery and appliances or equipment in an **outdoor storage area** shall be prohibited;
  - vii. An **outdoor storage area** is not permitted within any **yard** abutting a Residential **Zone** boundary;
  - viii. Any **outdoor storage area** shall be maintained as **landscaped** open space or provided and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and drained; and
  - ix. Notwithstanding subsection (viii), no **outdoor storage area** shall be considered part of any **landscaped** open space required herein.
- b. Nothing in subsection (a) shall apply to prevent or otherwise restrict the outdoor storage of farm equipment or machinery any part of a **lot** whereon the principal use is an **agricultural use**.
- c. Nothing in subsection (a) shall apply to prevent or otherwise restrict the use as an **outdoor storage area** of any part of a **lot** for a special temporary sale, by auction or garage sale, of personal possessions belonging to the occupants thereof.

## 4.23 SERVICES REQUIRED

- a. Private servicing capability is a prerequisite to development within the **Township**. No **building** or **structure** shall be **erected** or used unless it has been demonstrated to the satisfaction of the **Township** that the **lot** is of sufficient size and shape to accommodate the **dwelling unit**, individual on-site water and sewage system envelopes, while maintaining compliance with Ontario Building Code requirements and O.Reg. 903 made under the Ontario Water Resources Act.



## 4.24 SHIPPING CONTAINERS

**Shipping containers** may be used as an **accessory structure** for storage purposes in the Agricultural (A) **Zone** and Industrial **Zones** subject to the following regulations.

### 4.24.1 Shipping Containers in Residential Zones

- a. **Shipping containers** shall not be permitted in a Residential **Zone** except on a temporary basis for moving purposes for a period not to exceed 14 days, in which case the **shipping container** shall be located on the **driveway**.
- b. A **shipping container** used for temporary storage in a Residential **Zone** shall only be permitted for a period not to exceed 6 months and shall be removed from the **lot** upon the completion of construction which will be deemed to be the date of the issuance of an occupancy permit.
- c. A **shipping container** used for temporary storage in a Residential **Zone** shall not exceed a maximum **height** of three (3) metres and a maximum length of six (6) metres.
- d. **Shipping containers** shall not be subject to the maximum **lot** coverage requirements for **accessory buildings** in Residential **zones**, as per Table 4.1 of this By-law.

### 4.24.2 Shipping Containers in Agricultural and Industrial Zones

- a. **Shipping containers** shall only be permitted on a **lot** with a minimum area of 0.4 hectares.
- b. A maximum of one **shipping container** shall be permitted per 0.4 hectares of **lot area** to a maximum of four containers on any one **lot**.
- c. **Shipping containers** shall only be permitted in a **rear yard** and shall not be permitted in a required **parking area**.
- d. **Shipping containers** shall only be permitted where an **outdoor storage area** or **outdoor storage use** is also permitted.
- e. **Shipping containers** in an Industrial **Zone** shall be screened from the **street frontage** and **buildings** on abutting **lots**.
- f. **Shipping containers** shall not be permitted any closer than 10 metres to a **lot** containing residential uses or **zoned** for residential use.
- g. **Shipping containers** shall not be used for human habitation.
- h. The maximum size of a **shipping container** permitted shall be 51 m<sup>2</sup>.
- i. **Shipping containers** shall be subject to the maximum **lot** coverage requirements for **accessory buildings**, as per Table 4.1 of this By-law.



## 4.25 SHORT TERM ACCOMMODATION

- a. **Short term accommodation** is a prohibited use unless specifically permitted by an amendment to this By-law.
- b. Where specifically permitted by an amendment to this By-law, no **lot, building or structure** shall be used for **short term accommodation**, unless the **lot, building and structure** can meet the following regulations and any other applicable provisions of this By-law:
  - i. where permitted, the maximum occupant load of a **short term accommodation** use shall be 8 visitors;
  - ii. the minimum distance from any other **short term accommodation** uses or **bed and breakfast establishment** shall be 120 metres; and
  - iii. a **short term accommodation** use shall not occur on the same **lot** as a **home business**, in an **accessory apartment**, or **accessory building or structure**.

## 4.26 SIGHT TRIANGLES

### 4.26.1 Prohibition of Obstructions

- a. Notwithstanding any other provisions of this By-Law, within any area defined herein as a **sight triangle**, no **building or structure** shall be **erected**, no **vehicle** shall be parked, no **lot** shall be graded, and no landscaping materials shall be permitted to grow, in such a manner as to impede or obstruct the vision of persons driving **vehicles** on an abutting **street** above a **height** of 0.6 metres above the elevation of the **centre-line** of the said **street**.
- b. The following are prohibited on that portion of a **lot** defined as a **sight triangle**:
  - i. a **building or structure**; and
  - ii. a fence, tree, hedge, bush or other vegetation, the top of which exceeds 0.6 metres in **height** above the elevation of the **centre-line** of the adjacent **street**.

### 4.26.2 Extent of Sight Triangles

- a. For the purposes of calculating the extent of a **sight triangle**, the distance between the point of intersection of the two **lot lines** and their respective points of intersection with the line constituting the third side of the triangle shall be in accordance with Table 4.3:

Table 4.2 Requirements for **Sight Triangles**

STANDARD	
Where at least one of the abutting intersecting <b>streets</b> is a <b>County Road</b> or Provincial Highway	28 m
Where neither abutting intersecting <b>street</b> is a <b>County Road</b> or Provincial Highway	9 m



STANDARD	
Where a <b>street</b> intersects a railway right-of-way at <b>grade</b> , or such greater distance as may be required from time to time by the Canadian Transportation Commission	46 m

## 4.27 SWIMMING POOLS

### 4.27.1 Outdoor Swimming Pools

- a. Outdoor **swimming pools** shall be permitted in the interior, rear, and **exterior side yards**, provided they are set back a minimum of 1.5 metres from the **interior side** and **rear lot lines** and 3.5 metres from the **exterior side lot line**, with the setback measured from the water's edge of the **swimming pool**; and
- b. Outdoor **swimming pool** pumps, filters and heaters, or any **accessory building or structure** containing such equipment, are permitted in the **interior**, **rear** and **exterior side yards**, provided they are set back a minimum of two (2) metres from any **lot line**.

### 4.27.2 Lot Coverage Exemption

- a. Notwithstanding any other provisions of this By-Law, no outdoor **swimming pool** or any related **structures** shall be considered part of the **lot coverage** of a **lot**, but where a **swimming pool** is enclosed within a **building** or where a **structure** appurtenant to a **swimming pool** constitutes a **building** as defined herein, such **building** shall comply with any **lot coverage** requirements set out herein for the **zone** in which such **building** is located.

## 4.28 USES PERMITTED IN ALL ZONES

### 4.28.1 Public Uses

- a. **Public uses** shall be permitted in all **zones**.
- b. **Wayside pits and quarries**, **portable asphalt plants**, and **portable concrete plants** used on **public authority** contracts shall be permitted in all **zones**, except those areas of **existing** development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.
- c. Where a **public use** is permitted, the following provisions shall also apply:
  - i. such **public use** shall comply with all applicable **zone** standards, and parking and loading requirements of the **zone** in which it is located;
  - ii. no **outdoor storage area** or **outdoor storage use** is permitted unless specifically permitted in the **Zone** in which the **public use** is located; and
  - iii. Any **accessory use** to a **public use** shall be clearly incidental and accessory to the **principal** use.



#### 4.28.2 Other Uses

- a. Other uses permitted in any **zone**, excluding Natural Environment, Open Space **Zones**, and Floodplain **Zone** Overlay, are listed below:
  - i. essential emergency services such as police and fire stations and ambulance dispatch; and
  - ii. **municipal parking areas.**

#### 4.28.3 Construction Uses

- a. Nothing in this By-Law shall prevent the use of any part, other than a **sight triangle**, of any **lot** in any **zone** for the **erection** of a legal sign not greater than 3 m<sup>2</sup> in area, the excavation of soil or earth or the **erection** or use of any temporary **building** or **structure** where such sign, excavation, **building** or **structure** is directly incidental to, and necessary for, construction work on the same **lot** or work relating to a public utility or a **street** including, but not so as to limit the generality of the foregoing, a construction camp, a work camp, a tool shed, a **wayside pit** or a scaffold, but only for so long as such **building** or **structure** is necessary for the work in progress and until the work is completed or abandoned, and only while a valid building permit for the said construction remains in force, where applicable.

#### 4.29 USES PROHIBITED IN ALL ZONES

- a. Unless otherwise specifically permitted in this By-law, the following uses are prohibited throughout the **Township**:
  - i. an **adult entertainment establishment**;
  - ii. the boiling of blood, tripe, bones or soaps for commercial purposes;
  - iii. the tanning or storage of uncured hides or skins;
  - iv. the manufacturing of glue or fertilizers from dead animals or from human or animal **waste**;
  - v. an **abattoir**, stockyard, livestock exchange, or dead stock depot;
  - vi. the extracting of oil from fish;
  - vii. a track or course for the racing of **motor vehicles**, motorcycles, dirt bikes, snowmobiles or any other **motor vehicles**;
  - viii. a **salvage yard**;
  - ix. a disposal site for **waste**;
  - x. the refining, storage or use in manufacturing of coal oil, rock oil, fuel oil, natural gas, propane, burning fluids, naphtha, benzol, benzine, gasoline, dynamite, dualin, nitroglycerine, gun powder, petroleum or any other combustible, inflammable, volatile or



otherwise dangerous liquids, gasses or solid materials except where specifically permitted hereby or in conjunction with a permitted **industrial use**, except that this provision shall not apply to prevent the above ground storage of such substances by a farmer, where such storage is incidental and accessory to an **agricultural use**, or the use of natural gas, propane or fuel oil for domestic purposes, such as heating and cooking, in conjunction with a residential use;

- xi. the use of any tent, trailer or **vehicle** for human habitation, except where such tent, trailer or **vehicle** is located in a campground, in a **travel trailer park** or in a **mobile home park**;
- xii. the use of any **accessory building or structure** for human habitation or for gain or profit, unless as otherwise permitted by this By-law;
- xiii. the use of a truck, bus, coach body or rail car for human habitation or for storage purposes;
- xiv. the storage of disused rail cars, streetcars, buses, truck bodies or trailers without wheels;
- xv. the parking or storage of trailers or **commercial motor vehicles** on a vacant **lot**;
- xvi. the parking or storage of trailers or **commercial motor vehicles** on a **lot** for the purposes of advertising;
- xvii. the outdoor storage of partially dismantled **motor vehicles** or trailers or **motor vehicle** or trailer parts unless otherwise specifically permitted by this By-law; and,
- xviii. any use which causes the emission of corrosive gasses, toxic gasses or radioactive gasses or, into any **zone** other than an Industrial **Zone**, or electromagnetic fields, heat, glare, nonagricultural odours, noise, vibrations, dust, dirt, fly ash or smoke which does not comply with emission regulations as may be established from time to time by the Province of Ontario, the Government of Canada, or any agencies thereof;
- xix. large scale outdoor storage of salt and/or sand/salt mixtures; or,
- xx. the use of a **lot** for war games, organized assassination games, music festivals and/or concerts.

## 4.30 YARD ENCROACHMENTS AND OBSTRUCTIONS

### 4.30.1 Projection into Required Yards

- a. No part of any **required yard** shall be obstructed by any **building** or **structure** or part thereof except in the case of one or more of the following:
  - i. **accessory buildings or structures** specifically permitted in a **required yard** elsewhere in this By-Law;



- ii. awnings, canopies, cornices, coves, belt courses, eaves, gutters, parapets, pilasters, sills, or weather-shielding **structures** shall be permitted to encroach into any **required yard** by no more than 0.6 metres;
- iii. non-walk in bay, box out and bow windows, without foundations, with a maximum width of three (3) metres and a maximum **height** of one **storey** shall be permitted to encroach into any **required yard** by no more than 0.5 metres;
- iv. chimneys and gas fireplace projections and chases with a maximum width of 1.8 metres shall be permitted to encroach into any **required yard** by no more than 0.5 metres, but no closer than 0.6 metres from the applicable **lot line**;
- v. roofless functional and ornamental **structures** including, but not necessarily restricted to, drop awnings, clothes poles, ornamental fountains, statues, monuments, picnic tables, benches, cenotaphs, memorials, planters, garden trellises, fences, boundary and retaining walls, hedgerows and legal signs;
- vi. **decks, porches**, patios, uncovered terraces and exterior steps providing access between finished **grade** and either the **basement** or the **first storey** of a **building**, where such **structures** project no more than 1.5 metres into a required **front yard**, a required **rear yard** or a required **exterior side yard**, but no closer than 0.6 metres from the applicable **lot line**;
- vii. fire escapes are permitted to encroach into any **required yard** by no more than 1.5 metres, but no closer than 0.6 metres from the applicable **lot line**;
- viii. stairs that access any part of the **principal building** at or above **grade** and which are not associated with a **deck** or **porch**, may encroach into the required **rear yard** by no more than 1.5 metres and into the required front and **exterior side yards** provided that no part of the stairs or landing are closer than 0.6 metres from the **front** and **exterior side lot lines**. Stairs that access the **principal building** below **grade** are not permitted in the **front yard**, are not permitted in the required **interior** and **exterior side yards** and are permitted to encroach into the required **rear yard** by no more than 1.5 metres;
- ix. **balconies** projecting not more than 1.5 metres into any **required yard** and which do not project into any **sight triangle**, but no closer than 0.6 metres from the applicable **lot line**;
- x. air conditioners, heat pumps and backup generators are permitted in the required **interior side** and **rear yards**, provided they are no closer than 0.6 metres from the **interior side** and **rear lot lines** and no closer than 1.5 metres from the **exterior side lot line**; and,
- xi. underground service **structures** such as sewage systems and firefighting tank reservoirs which do not project more than two (2) metres into a required **interior side yard** or **rear yard**, and which do not project more than three (3) metres into a required **front yard** or **exterior side yard**.



#### 4.30.2 Projection Beyond Lot Lines

- a. No part of any **building** or **structure** on a **lot** shall project beyond any **lot line** or **street** line of such **lot**.

#### 4.31 SETBACKS FROM THE NATURAL ENVIRONMENT ZONE

- a. No **buildings** or **structures**, including a private sewage treatment system and associated tile weeping bed, shall be constructed closer than 30 metres from the limit of a Natural Environment (NE) **Zone**.
- b. Notwithstanding the required setback in subsection (a) above or any other provision in this By-law to the contrary:
  - i. **Accessory buildings or structures** to **existing** residential **dwelling units**, enlargements of **existing buildings** or **structures**, or reconstruction of **existing buildings** or **structures** including improvements to manure storage systems associated with an **existing** livestock facility, shall be permitted on a **lot** adjacent to the NE **Zone** provided that a minimum setback of three (3) metres is maintained from the adjacent NE **Zone** boundary; and
  - ii. Where a vacant **lot** existed on the day of passing of this By-law, a building permit may be issued for permitted **buildings** or **structures**, excluding new agricultural **buildings** and **structures**, provided that:
    - 1) there is no other suitable location on the **lot** outside of the 30 metre minimum setback, and
    - 2) a setback of at least three (3) metres from the NE **Zone** boundary is maintained.
- c. Notwithstanding the above, the setback from the Natural Environment (NE) **Zone** may be reduced to a distance that is supported by the **Conservation Authority** having jurisdiction pursuant to its authority provided under the Conservation Authorities Act, R.S.O. 1990. Where the **Conservation Authority** provides written approval for a reduced setback from the NE **Zone** an amendment to this By-law shall not be required.

#### 4.32 SETBACKS FROM WATERCOURSES

- a. No **buildings** or **structures** shall be constructed closer than 30 metres from a cold water watercourse or 15 metres from a warm water watercourse that is not within the Natural Environment (NE) **Zone**.

#### 4.33 TEMPORARY RESIDENCE DURING CONSTRUCTION

- a. Where a new **single detached dwelling** is being constructed on a vacant **lot** in an Agricultural (A) **Zone**, a **mobile home** may be located and used as a temporary residence on the same **lot** during the construction of a new **dwelling unit** for a period of time not to exceed 12 months after the building permit for the new **dwelling unit** is issued.



- b. Where a new **single detached dwelling** is being constructed to replace an **existing single detached dwelling** on the same **lot** in an Agricultural (A) **Zone**, the **existing dwelling unit** may continue to be used as a temporary residence during the construction of the new residence for a period of time not to exceed 12 months after the building permit for the new **dwelling unit** is issued.



## 5.0 Parking and Loading Regulations

### 5.1 LOADING AND UNLOADING SPACE REGULATIONS

#### 5.1.1 Loading Spaces Required

- a. The **owner** of any **lot, building or structure** used or **erected** for any purpose involving the receiving, shipping, loading or unloading of goods, wares, merchandise, or raw materials, other than an **agricultural use**, shall provide and maintain, on the same **lot**, facilities comprising one or more **loading spaces** in accordance with the provisions of this Section.

#### 5.1.2 Loading Space Requirements

- a. The number of **loading spaces** required on a **lot** shall be based on the total **net floor area** of all the uses on the said **lot** for which **loading spaces** are required by Subsection 5.1.1, in accordance with Table 5.1 below.

Table 5.1 Number of **Loading Spaces** Required

NET FLOOR AREA OF BUILDING OR STRUCTURE	MINIMUM NUMBER OF LOADING SPACES REQUIRED
Less than 250 m <sup>2</sup>	0
Between 250 m <sup>2</sup> and 2,500 m <sup>2</sup>	1
Greater than 2,500 m <sup>2</sup> and less than 5,000 m <sup>2</sup>	2
Greater than 5,000 m <sup>2</sup>	3 + 1 additional space for each 10,000 m <sup>2</sup> in excess of 5,000 m <sup>2</sup>

#### 5.1.3 Dimensions of Loading Spaces

- a. The minimum dimensions of a **loading space** shall be 3.5 metres in width and 10 metres in length, with a minimum vertical clearance of four (4) metres.

#### 5.1.4 Location of Loading Spaces

- a. Required **loading spaces** shall:
- be provided on the same **lot** occupied by the **building or structure** for which the said **loading spaces** are required;
  - abut the **building** for which the **loading space** is provided; and
  - shall not form a part of any **street or lane**.



### 5.1.5 Yards Where Permitted

- a. **Loading spaces** shall not be permitted:
  - i. closer than three (3) metres to any **lot line**;
  - ii. in any **front yard**;
  - iii. in any minimum **required yard**;
  - iv. between the exterior closest to the **exterior lot line** and the **exterior lot line**; and
  - v. closer than 7.5 metres to any Residential **Zone** boundary, except if it is located entirely within a **building** or **structure** or located in a Residential **Zone**.

### 5.1.6 Access to Loading Spaces

- a. Access to **loading spaces** shall be by means of a **driveway** at least six (6) metres wide contained within the **lot** on which the **loading spaces** are located.

### 5.1.7 Addition to Existing Use

- a. When a **building** or **structure** has insufficient **loading spaces** on the date of passing of this By-Law to comply with the requirements herein, this By-Law shall not be interpreted to require that the deficiency be made up prior to the construction of any addition, provided that any additional **loading spaces** required by this By-Law for such addition are provided in accordance with all provisions hereof respecting **loading spaces**.

### 5.1.8 Exemption for C1 and CMU Zone

- a. Notwithstanding any other provision hereof to the contrary, no **loading spaces** shall be required for any **building**, **structure**, or use located within a C1 or CMU **Zone**.

## 5.2 PARKING REGULATIONS

### 5.2.1 General Parking Provisions

- a. No person shall use any **premises** in any **zone** for any purpose permitted by this By-law, unless the minimum number of **parking spaces** required are provided as specified by this By-law.
- b. 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 up to the next whole number.
- c. The parking requirements for more than one use on a **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 specified in this By-law.
- d. All required **parking spaces** shall be unobstructed and available for general parking purposes and used for that purpose at all times, unless otherwise specified in this By-law.



## 5.2.2 Parking spaces Required

- a. Except as otherwise provided herein, the **owner** of any **lot, building, or structure** used or **erected** for any of the purposes set forth in Tables 5.2 and 5.3 of this Subsection, shall provide and maintain for the sole use of the **owner** or other persons entering upon or making use of the said **lot, building or structure** from time to time, one or more **parking spaces** in accordance with the provisions of this Subsection.

Table 5.2 Residential **Parking Space** Requirements

USE	MINIMUM PARKING SPACE REQUIREMENT
Accessory apartment	1 per <b>dwelling unit</b> , in addition to the requirement for the <b>principal dwelling unit</b>
Bed and breakfast	1 per guest room, in addition to the requirement for the <b>principal dwelling unit</b>
Boarding, lodging, or rooming house	1 per guest room, in addition to the requirement for the <b>principal dwelling unit</b>
Dwelling, duplex	2 per <b>dwelling unit</b>
Dwelling, multiple	1.5 per <b>dwelling unit</b> and 0.25 per unit for visitor <b>parking spaces</b>
Dwelling, semi-detached	2 per <b>dwelling unit</b>
Dwelling, Single detached	2 per <b>dwelling unit</b>
Dwelling, townhouse	2 per <b>dwelling unit</b>
Dwelling unit in mixed-use building	1 per <b>dwelling unit</b>
Garden suite	1 per <b>dwelling unit</b>
Group home	2 per <b>dwelling unit</b>
Home business	1 for any employee that is not a resident in the <b>dwelling unit</b> in addition to the required parking for the <b>dwelling unit</b>
Home industry	1 for any employee that is not a resident in the <b>dwelling unit</b> in addition to the required parking for the <b>dwelling unit</b>
Private home day care	The minimum parking space requirement for the <b>principal dwelling unit</b>
Retirement home	0.5 spaces per unit.



Table 5.3 Non-residential Parking Space Requirements

USE	MINIMUM PARKING SPACE REQUIREMENT (BASED ON NET FLOOR AREA UNLESS OTHERWISE NOTED)
<b>Agricultural use</b>	No requirement
<b>Agriculture-related use</b>	1 per 100 m <sup>2</sup>
<b>Agricultural service and supply establishments</b>	1 per 40 m <sup>2</sup>
<b>Animal clinic or agricultural animal clinic</b>	1 per 40 m <sup>2</sup>
<b>Art gallery</b>	1 per 30 m <sup>2</sup>
<b>Artisan studio</b>	1 per 30 m <sup>2</sup>
<b>Asphalt plant</b>	1 per 30 m <sup>2</sup> for office component
<b>Assembly hall</b>	1 per 5 persons seating capacity or 1 per 10 m <sup>2</sup> GFA where there are no seats
<b>Auction sales establishment</b>	1 per 15 m <sup>2</sup>
<b>Motor vehicle body shop</b>	3 per service bay
<b>Motor vehicle sales and rental establishment</b>	1 per 30 m <sup>2</sup> for office component
<b>Motor vehicle service establishment</b>	3 per service bay or 1 per 100 m <sup>2</sup> or whichever is greater
<b>Motor vehicle washing establishment</b>	1 plus 6 waiting spaces per wash bay
<b>Building supply store</b>	1 per 100 m <sup>2</sup>
<b>Business or professional office</b>	1 per 40 m <sup>2</sup>
<b>Caterer's establishment</b>	1 per 40 m <sup>2</sup>
<b>Commercial mall</b>	1 per 20 m <sup>2</sup>
<b>Commercial school or studio</b>	1 per 30 m <sup>2</sup>
<b>Commercial self-storage facility</b>	1 per 100 m <sup>2</sup>
<b>Community garden</b>	1 per 100 m <sup>2</sup> of area used for <b>community garden</b> purposes



USE	MINIMUM PARKING SPACE REQUIREMENT (BASED ON NET FLOOR AREA UNLESS OTHERWISE NOTED)
Contractor's yard	1 per 50 m <sup>2</sup>
Day care centre	1 per 40 m <sup>2</sup>
Dry cleaning plant	1 per 40 m <sup>2</sup>
Dry cleaning depot	1 per employee and 2 additional spaces for pickup / loading
Factory outlet	1 per 20 m <sup>2</sup>
Farm related business	1 per 40 m <sup>2</sup>
Farm greenhouse	No requirement
Financial institution	1 per 20 m <sup>2</sup> or 1 per 30 m <sup>2</sup> if the <b>financial institution</b> has a <b>drive-through service facility</b>
Funeral establishment	1 per 20 m <sup>2</sup>
Gas bar	1 per <b>gas bar</b> pump
Garden centre	1 per 35 m <sup>2</sup>
Golf course	5 per hole
Golf driving range	1.5 per tee
Hospital	4 per bed
Hotel or motel	1 per guest room plus 1 per 20 m <sup>2</sup> of <b>floor area</b> of each refreshment room or dining room
Industrial use	1/100 m <sup>2</sup> for the first 10,000 m <sup>2</sup> of <b>floor area</b> And 1/200 m <sup>2</sup> for any <b>floor area</b> after the first 10,000 m <sup>2</sup>
Kennel	1 per 30 m <sup>2</sup> for office component
Laundromat	1 per 30 m <sup>2</sup>
Long term care facility	1 per 4 beds and 1 per 2 employees
Marina	0.5 per boat slip and 1/20 m <sup>2</sup> of total retail <b>floor area</b>
Medical office	1 per 25 m <sup>2</sup>



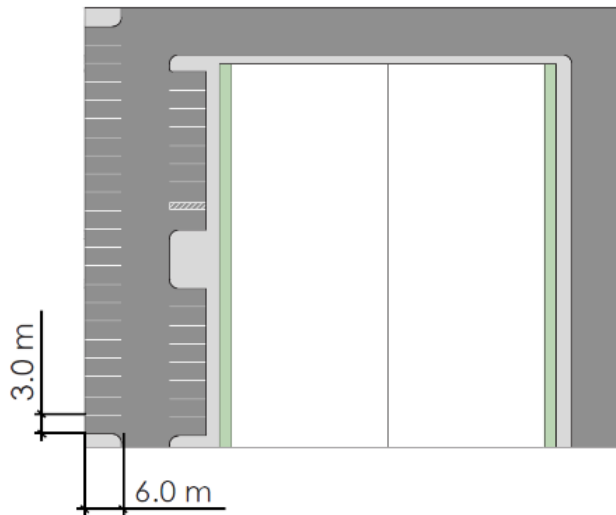
USE	MINIMUM PARKING SPACE REQUIREMENT (BASED ON NET FLOOR AREA UNLESS OTHERWISE NOTED)
Miniature golf course	1.5 per tee
Museum	1 per 30 m <sup>2</sup>
Personal service establishment	1 per 20 m <sup>2</sup>
Place of entertainment	1 per 20 m <sup>2</sup>
Place of worship	1 per 4 persons seating capacity or 1 per 10 m <sup>2</sup> , whichever is greater
Postal or courier outlet	1 per 30 m <sup>2</sup>
Private club	1 per 4 persons seating capacity or 1 per 10 m <sup>2</sup> , whichever is greater
Private school	1.5 per classroom for elementary schools 5.0 per classroom for secondary schools
Public buildings	1 per 30 m <sup>2</sup>
Public school	1.5 per classroom for elementary schools 5.0 per classroom for secondary schools
Recreational vehicle sales or rental establishment	1 per 30 m <sup>2</sup> for office component
Equipment rental establishment	1 per 50 m <sup>2</sup>
Restaurant	1 per 10 m <sup>2</sup> including <b>outdoor patio</b> area
Retail store	1 per 20 m <sup>2</sup>
Salvage yard	1 per 20 m <sup>2</sup>
Service or repair establishment	1 per 50 m <sup>2</sup>
Short term accommodation	0.5 <b>parking spaces</b> per occupant or 1.0 parking space per guest room used for sleeping, whichever is the greater
Trade service establishment	1 per 50 m <sup>2</sup>
Transport terminal	1 per 100 m <sup>2</sup>
Warehouse	1 per 200 m <sup>2</sup>



USE	MINIMUM PARKING SPACE REQUIREMENT (BASED ON NET FLOOR AREA UNLESS OTHERWISE NOTED)
Any <b>outdoor storage area</b> involving the display and sale of goods and materials, including <b>vehicles</b>	1 per 100 m <sup>2</sup> of <b>net floor area</b> and <b>outdoor storage area</b>
Any other use permitted by this by-law other than those listed above	1 per 20 m <sup>2</sup> of <b>net floor area</b>
Any other place of assembly permitted by this by-law other than those listed above	1 per permitted Fire Code Capacity

### 5.2.3 Dimensions of Parking Spaces

- a. A **parking space** required hereby shall have minimum rectangular dimensions of three (3) by six (6) metres, except that:
  - i. the minimum width of a **parking space** accessory to a **single detached, semi-detached** or **townhouse dwelling** shall be 2.5 metres; and,
  - ii. where the **principal** access to a **parking space** is provided on the longest dimension of such **parking space**, the minimum dimensions of the said **parking space** shall be three (3) by 6.7 metres.



### 5.2.4 Shared Parking Spaces

- a. Where more than one of the uses listed in Table 5.3 are located on the same **lot**, **parking spaces** may be shared between the uses, and the cumulative total of **parking spaces** required for all the uses on the **lot** may be reduced from that required in Table 5.4.
- b. To calculate the required parking using Table 5.4:
  - A. Determine the parking requirement for each use;
  - B. Calculate the parking requirement for each use;



- C. Multiply the required parking by the percentage of peak period for each time period;
- D. Calculate the total required parking for all uses in each time period, for both weekdays and Saturdays (excluding Sundays); and
- E. The time period with the highest total parking requirement is the required parking for the lot.

Table 5.4 Percentage of Required Parking Permitted to be Shared

USE	PERCENTAGE OF PEAK PERIOD							
	WEEKDAY				SATURDAY			
	Morning	Noon	Afternoon	Evening	Morning	Noon	Afternoon	Evening
<b>Business or professional office</b>	100	80	100	10	10	10	10	5
<b>Financial institution</b>	100	100	100	15	20	20	20	5
<b>Hotel or motel</b>	70	70	70	100	70	70	70	100
<b>Place of entertainment or theatre</b>	10	10	25	80	40	70	80	100
<b>Restaurant</b>	20	90	30	100	30	90	50	100
<b>Retail store</b>	75	80	90	90	80	100	100	50

### 5.2.5 Location of Parking Spaces

- a. All required **parking spaces** shall be provided on the same **lot** occupied by the **building, structure**, or use for which such **parking spaces** are required, and shall not form a part of any **street** or **lane**.
- b. **Parking spaces** shall not extend into any part of a **lot** that is required to be used for **planting strips** as specified by this By-law.

### 5.2.6 Parking in Residential Zones

- a. The maximum width of a **driveway** leading to a **private garage** or carport in the **front** or **exterior side yards** shall be:
  - i. Six (6) metres for a **lot** having a **lot frontage** of 12 metres or less;
  - ii. Equal to 50 percent of the **lot frontage** on a **lot** having greater than 12 metres and less than 18 metres of **lot frontage**; or
  - iii. Nine (9) metres for a **lot** having a **lot frontage** equal to or greater than 18 metres.



- b. The width of the **lot** specified in subsection (a) above is the horizontal distance between the **interior side** and/or **exterior side lot lines**, with such distance being measured perpendicularly to the line joining the mid-point of the **front lot line** with the mid-point of the **rear lot line** at a point on that line six (6) metres from the **front lot line**.
- c. The width of the **private garage** specified in subsection (a) above is the width of interior wall(s). In the case of a carport, the width is measured from the wall of the **principal building** to the outside of the post supporting the roof of the carport.
- d. Where a **private garage** is detached from the **principal building** and is accessed by a **driveway** crossing the **front lot line**, the **driveway** shall be located no closer to the **interior side lot line** than the minimum setback required for **accessory buildings or structures**.
- e. Where a **private garage** is detached from the **principal building** and is accessed by a **driveway** crossing the **exterior side lot line**, the **driveway** shall be located no closer to the **rear lot line** than the minimum setback required for **accessory buildings or structures**.
- f. Notwithstanding subsections (b) and (c) above, the setback for the **driveway** may be less to match the setback of a **private garage** that existed on the effective date of this By-law.

#### 5.2.7 Yards where Permitted

- a. Except as otherwise provided herein, uncovered surface **parking areas** shall be permitted in any part of any **yard**, provided that any part of a **parking area** located within a **required yard** shall be separated from any **lot lines** adjacent to such **required yard** by a **planting strip** no less than one (1) metre in width. This provision does not apply to a **parking area** accessory to a **single detached dwelling**.

#### 5.2.8 Parking Structures

- a. Parking **structures** shall comply with the provisions for the **principal building** in accordance with this By-law.
- b. No setbacks or **yards** shall be required for any portion of a parking **structure** that is entirely below **grade**. This exemption also applies to external ventilation shafts, stairwells, landings, and other similar facilities.

#### 5.2.9 Access to Parking Areas and Structures

- a. Access to **parking areas** shall be provided from a **street** by means of one or more unobstructed **driveways**, provided that no **lot** shall have more than two **driveways** for the first 30 metres of **street** line thereof plus one **driveway** for each additional 30 metres of **street** line.
- b. **Driveways** that are accessory to a single **dwelling unit** shall not exceed six (6) metres in width, and any other **driveway** shall not exceed 10 metres in width, measured parallel to the said **street**, at any point on the **lot** closer to the said **street** than the **street** setback required therefrom.



- c. **Driveways** and **parking aisles** shall have a minimum unobstructed width of six (6) metres where two-way traffic is permitted and three (3) metres **driveway** where only one-way direction of traffic flow is permitted and is clearly indicated by signs, pavement markings or both, except that the minimum width required for any **driveway** accessory to a **single detached, semi-detached** or **townhouse dwelling** shall be 2.5 metres.

#### 5.2.10 Surfacing of Parking Areas, Driveways and Loading Spaces

- a. All **parking areas, driveways, and loading spaces** in any **zone** other than a Parks and Open Space **Zone**, an Industrial **Zone**, or an Agricultural **Zone** shall be provided and maintained with a stable treated surface so as to prevent the raising of dust or loose particles, such surface to be constructed of: asphalt, concrete, brick, interlocking brick, permeable paving, cement, or other similar hardscape surface, sufficient to provide stability, prevent erosion, be usable in all seasons, and provide adequate drainage facilities.

#### 5.2.11 Addition to Existing Use

- a. Where an **existing** use has insufficient **parking spaces** on the date of passing of this By-Law to conform to the requirements herein, this By-Law shall not be interpreted to require that the deficiency be made up prior to the construction of any addition or a change of use, provided that any additional **parking spaces** required by this By-Law for such addition or change of use are provided in accordance with all provisions hereof respecting **parking spaces** and **parking areas**.

#### 5.2.12 Parking of Commercial Motor vehicles in Residential Zones

- a. The following provisions apply to the parking of **commercial motor vehicles** in Residential **Zones**:
- i. The **commercial motor vehicle** shall be parked in a **private garage** or on a **driveway**;
  - ii. **Commercial motor vehicles** shall not be permitted on any **lot** unless a **principal building** has been constructed on that same **lot**;
  - iii. The **commercial motor vehicle** shall be no more than 7.5 metres in length (exclusive of hitch/tongue); and
  - iv. The **commercial motor vehicle** shall be no more than 3.2 metres in **height**, measured from the ground to the highest point of the **commercial motor vehicle**.

#### 5.2.13 Parking of Recreational Vehicles and Boats

- a. The following provisions apply to the outdoor parking or storage of any **recreational vehicle** or boat in a Residential **Zone**:
- i. The **recreational vehicle** or boat shall not be used for human habitation purposes while parked on the **lot**;
  - ii. A total of one **recreational vehicle** and one boat shall be permitted on a **lot**;



- iii. The **recreational vehicle** or boat shall be parked in the **interior** or **rear yards**, or in a **yard** between a **building** and a lake or watercourse deemed to be a **front yard**, and/or on a **driveway** extending from a **private garage** or carport;
- iv. A **recreational vehicle** and a boat shall not be parked on the same **driveway**.
- v. A **recreational vehicle** or boat shall not occupy required **parking spaces**.
- vi. A **recreational vehicle** or boat, if located on the **driveway**, shall be located no closer than 0.5 metres from the edge of the **lot** line.

#### 5.2.14 Barrier-Free Parking

- a. Where the parking requirement for any use is 4 or more spaces, **barrier-free parking spaces** shall be provided in accordance with the following:
  - i. Each **barrier-free parking space** shall have a minimum width of 3.6 metres and minimum depth of 6.0 metres;
  - ii. Each **barrier-free parking space** shall be hard-surfaced and level;
  - iii. Each **barrier-free parking space** shall be located near and accessible to an entrance; and,
  - iv. Each **barrier-free parking space** shall be appropriately identified for its intended use by persons with limited mobility or other disabilities
- b. The number of **barrier-free parking spaces** shall be determined in accordance with Table 5.5 below.

Table 5.5 **Barrier-Free Parking space** Requirements

TOTAL NUMBER OF PARKING SPACES REQUIRED ON THE LOT	MINIMUM NUMBER OF REQUIRED PARKING SPACES DEDICATED AS BARRIER-FREE
3-25	1
26-100	1 + 3% of total number of <b>parking spaces</b> on lot
101-200	4 + 2% of total number of <b>parking spaces</b> on lot
201 or greater	8 + 2% of total number of <b>parking spaces</b> on lot

#### 5.2.15 Bicycle Parking

- a. Bicycle parking spaces shall be required for the uses listed in Table 5.6 below in addition to any required **parking spaces**.
- b. Each bicycle parking space shall be a minimum of 60 centimetres wide and 1.8 metres long.



Table 5.6 Bicycle Parking Space Requirements

USE	REQUIRED PARKING STANDARDS (PER NET FLOOR AREA)
Retail, personal, institutional	The greater of 2 spaces or 1 space /1000 m <sup>2</sup>
Industrial	2 /1000 m <sup>2</sup>
<b>Long term care facility, retirement home</b>	The lesser of 5 or 0.25 per bed or <b>dwelling unit</b>
<b>Public</b> and <b>private school</b>	1 /10 students of design capacity & 1 space/35 employees
<b>Dwelling units</b> or <b>mixed-use buildings</b> with more than 6 <b>dwelling units</b>	2 spaces for the first 6 <b>dwelling units</b> plus 2 spaces for each additional 6 <b>dwelling units</b> or fraction thereof



## 6.0 Residential Zones

### 6.1 LIST OF APPLICABLE ZONES

Urban Residential	UR
Hamlet Residential	HR
Rural Residential	RUR
Resort Residential	RR

### 6.2 PERMITTED USES

Uses permitted in a Residential **Zone** are denoted by the symbol '✓' in the column applicable to the **zone** and corresponding with the row for a specific permitted use in Table 6.1. A number(s) following the symbol '✓' or identified permitted use indicates that one or more use-specific special provisions apply, which are listed below Table 6.1.

Table 6.1 Residential **Zone** Permitted Uses

USE	UR	HR	RUR	RR
Accessory apartment	✓	✓	✓	✓
Bed and breakfast	✓	✓	✓	
Boarding/lodging/rooming house	✓	✓		
Community garden	✓	✓	✓	✓
Dwelling, duplex	✓	✓		
Dwelling, semi-detached	✓	✓		
Dwelling, single detached	✓	✓	✓	✓
Dwelling, townhouse (1)	✓			
Group home	✓	✓	✓	✓
Home industry			✓	
Home business	✓	✓	✓	✓
Long term care facility	✓			
Private home day care	✓	✓	✓	✓



<b>Retirement home</b>	✓			
<b>Park, public</b>	✓	✓	✓	✓
<b>School, public</b>	✓	✓		

#### Use-Specific Special Provisions:

- (1) The maximum number of **townhouse dwellings** permitted that can be attached shall be 8.

### 6.3 ZONE STANDARDS

No person shall, within any Residential **Zone**, use any **lot** or **erect**, alter or use any **building** or **structure** except in accordance with the **zone** standards set out in Table 6.2. A number(s) following the **zone** standards, **zone** heading, or the standard, indicates that one or more use-specific special provisions apply, which are listed below Table 6.2.

Table 6.2 Residential **Zone** Standards

STANDARD	UR	HR	RUR	RR
Minimum Required <b>Lot Area</b>	0.4 ha (1)	0.4 ha (1)	0.4 ha (1)	0.4 ha (1)
Minimum Required <b>Lot Frontage</b>	18 m	20 m	30 m	20 m
Minimum Required <b>Front Yard</b>	3 m	3 m	6 m	6 m
Minimum Required <b>Interior Side Yard</b>	2 m	2 m	3 m	3 m
Minimum Required <b>Exterior Side Yard</b>	3 m	3 m	6 m	6 m
Minimum Required <b>Rear Yard</b>	6 m	6 m	6 m	6 m
Maximum Permitted <b>Lot Coverage</b>	45%	40%	40%	40%
Maximum Permitted <b>Building Height</b>	11 m	11 m	11 m	11 m
Minimum Required <b>Landscaped Open Space</b>	15%	15%	30%	30%



**Use-Specific Special Provisions:**

- (1) The minimum **lot area** may be reduced where site-specific hydrogeological studies have been completed by the **owner** and approved by the **Township**, which demonstrate that the proposed **lot(s)** will meet the minimum **lot area** recommendations of the studies.



## 7.0 Mixed-Use Zones

### 7.1 LIST OF APPLICABLE ZONES

Core Mixed-Use                      CMU

### 7.2 PERMITTED USES

Uses permitted in a Mixed-Use **Zone** are denoted by the symbol '✓' in the column applicable to the **zone** and corresponding with the row for a specific permitted use in Table 7.1 and 7.2.

Table 7.1              Core Mixed-use **Zone** Permitted Uses (Residential Uses)

USE	CMU
Accessory apartment	✓(1)
Boarding, lodging, or rooming house	✓(1)
Dwelling, duplex	✓ (2)
Dwelling, multiple	✓(1)
Dwelling, semi-detached	✓(2)
Dwelling, single detached	✓(2)
Dwelling, townhouse	✓
Dwelling unit in mixed-use building	✓(1)
Group home	✓(3)
Home business	✓(4)
Private home day care	✓

#### Use-Specific Special Provisions:

- (1) No portion of the **first storey** at **street** level or any **storey** below this level of a **mixed-use building** shall be used for residential purposes except for entrances and passageways to **dwelling units**.
- (2) Permitted only where the use legally existed on the effective date of this By-law.



- (3) Permitted only in a **single detached dwelling** that legally existed on the effective date of this By-law.
- (4) Permitted only as an **accessory use** to a **dwelling unit** in accordance with the **home business** regulations of this By-law.

Table 7.2 Core Mixed-use **Zone** Permitted Uses (Non-residential Uses)

USE	CMU
Animal clinic	✓ (1)
Artisan studio	✓
Art gallery	✓
Assembly hall	✓
Community garden	✓
Business or professional office	✓
Commercial school or studio	✓
Community use	✓
Day care centre	✓
Farmer's market	✓
Financial institution	✓
Funeral establishment	✓
Hotel	✓
Medical office	✓
Micro-brewery, distillery, or winery	✓
Mixed-use building	✓
Personal service establishment	✓



USE	CMU
Place of entertainment	✓
Place of worship	✓
Private club	✓
Private school	✓
Public school	✓
Public park	✓
Restaurant	✓
Retail store	✓
Service or repair establishment	✓
Theatre	✓

#### Use-Specific Special Provisions:

- (1) No outdoor animal facilities shall be permitted.

### 7.3 ZONE STANDARDS

No person shall, within any Mixed-use **Zone**, use any **lot** or **erect**, alter or use any **building** or **structure** except in accordance with the **zone** standards set out in Table 7.3. A number(s) following the **zone** standards, **zone** heading, or the standard, indicates that one or more use-specific special provisions apply, which are listed below Table 7.3.

Table 7.3 Core Mixed-use **Zone** Standards

STANDARD	CMU
Minimum Required <b>Lot Area</b>	0.4 ha <b>(1)</b>
Minimum Required <b>Lot Frontage</b>	20 m
Minimum Required <b>Front Yard</b>	0 m
Maximum Permitted <b>Front Yard</b>	3 m



STANDARD	CMU
Minimum Required <b>Interior Side Yard</b>	0 m
Minimum Required <b>Interior Side Yard</b> if adjacent to any Residential <b>Zone</b> boundary	3 m
Minimum Required <b>Exterior Side Yard</b>	0 m
Minimum Required <b>Rear Yard</b>	3 m
Minimum Required <b>Rear Yard</b> if adjacent to any Residential <b>Zone</b> boundary	7.5 m
Maximum Permitted <b>Building Height</b>	3 <b>storeys</b> and not more than 11 m
Minimum Required <b>Building Height</b>	2 <b>storeys</b> and not less than 6.6 m
<b>Buffer</b> Requirement if adjacent to any Residential <b>Zone</b> boundary	A <b>planting strip</b> 1.5 metres wide shall be provided and maintained adjacent to every portion of any <b>lot line</b> that abuts any Residential <b>Zone</b> not separated by a <b>street</b> .

**Use-Specific Special Provisions:**

- (1) The minimum **lot area** may be reduced where site-specific hydrogeological studies have been completed by the **owner** and approved by the **Township**, which demonstrate that the proposed **lot(s)** will meet the minimum **lot area** recommendations of the studies.



## 8.0 Commercial Zones

### 8.1 LIST OF APPLICABLE ZONES

Commercial	C
Highway Commercial	HC
Agriculture-related Commercial	AC
Resort Commercial	RC

### 8.2 PERMITTED USES

Uses permitted in a Commercial Zone are denoted by the symbol '✓' in the column applicable to the zone and corresponding with the row for a specific permitted use in Table 8.1. A number(s) following the symbol '✓' or identified permitted use indicates that one or more use-specific special provisions apply, which are listed below Tables 8.1.

Table 8.1 Commercial **Zone** Permitted Uses

USE	C	HC	AC	RC
Agricultural use			✓ (1)	
Agriculture-related use			✓	
Agricultural service and supply establishments		✓	✓	
Animal clinic	✓	✓	✓	
Animal clinic, agricultural			✓	
Art gallery	✓			
Artisan studio	✓			
Assembly hall		✓		
Auction sales establishment			✓	
Motor vehicle body shop		✓		
Motor vehicle sales and rental establishment		✓		
Motor vehicle service establishment		✓		



USE	C	HC	AC	RC
Motor vehicle service establishment		✓		
Motor vehicle washing establishment		✓		
Building supply store		✓		
Business or professional office	✓	✓		
Caterer's establishment	✓	✓		
Commercial fitness centre	✓	✓		
Commercial recreational use				✓
Commercial school or studio	✓			
Commercial self-storage facility		✓		
Community garden	✓		✓	✓
Community use	✓	✓		✓
Contractor's yard		✓		
Day care centre	✓			
Drive-through service facility		✓		
Dwelling unit in mixed-use building	✓	✓		
Farm products sales outlet		✓	✓	
Farmer's market	✓	✓	✓	
Feed or flour mill			✓	
Financial institution	✓	✓		
Funeral establishment		✓		
Gas bar		✓		
Garden centre		✓	✓	
Golf course				✓
Golf driving range				✓



USE	C	HC	AC	RC
Grading station for <b>farm</b> products			✓	
Grain elevator or <b>farm</b> products storage facility			✓	
<b>Home business</b> accessory to a permitted existing dwelling unit	✓	✓		
<b>Hotel</b>	✓			
Laundromat		✓		
<b>Medical office</b>	✓			
<b>Miniature golf course</b>		✓		✓
<b>Mixed-use building</b>	✓	✓		
<b>Micro-brewery, distillery, or winery</b>	✓	✓		
<b>Motel</b>	✓	✓		
Nursery		✓	✓	
<b>Outdoor display and sales area</b>	✓	✓	✓	✓
<b>Personal service establishment</b>	✓	✓	✓ (2)	
<b>Place of entertainment</b>		✓		✓
<b>Place of worship</b>	✓	✓		
<b>Postal or courier outlet</b>	✓	✓		
<b>Private club</b>		✓		
<b>Public park</b>	✓			✓
<b>Private school</b>	✓			
<b>Recreational vehicle</b> sales or rental establishment		✓		
<b>Equipment rental establishment</b>	✓	✓		
<b>Restaurant</b>	✓	✓		✓ (3)
<b>Retail store</b>	✓	✓	✓ (2)	✓ (3)



USE	C	HC	AC	RC
Service or repair establishment		✓		
Theatre		✓		
Trade service establishment		✓	✓ (2)	
Travel trailer park				✓
Warehouse			✓	

#### Use-Specific Special Provisions:

- (1) Permitted only where the use legally existed on the effective date of this By-law.
- (2) The maximum **floor area** permitted shall be 300 m<sup>2</sup>.
- (3) Permitted only as an **accessory use** occupying a maximum of 10 percent of the **floor area** of the **principal** use.

### 8.3 ZONE STANDARDS

No person shall, within any Commercial **Zone**, use any **lot** or **erect**, alter or use any **building** or **structure** except in accordance with the **zone** standards set out in Table 8.2. A number(s) following the **zone** standards, **zone** heading, or the standard, indicates that one or more use-specific special provisions apply, which are listed below Table 8.2.

Table 8.2 Commercial **Zone** Standards

STANDARD	C	HC	AC	RC
Minimum Required <b>Lot Area</b>	0.4 ha (1)	0.4 ha (1)	0.4 ha	0.4 ha
Minimum Required <b>Lot Frontage</b>	20 m	20 m	60 m	30 m
Minimum Required <b>Front Yard</b>	0 m	3 m	15 m	10 m
Minimum Required <b>Interior Side Yard</b>	0 m	3 m	3 m	3 m
Minimum Required <b>Interior Side Yard</b> if adjacent to a Residential <b>Zone</b> boundary	3 m	7.5 m	15 m	7.5 m
Minimum Required <b>Exterior Side Yard</b>	0 m	7.5 m	15 m	3 m



STANDARD	C	HC	AC	RC
Minimum Required <b>Rear Yard</b>	3 m	3 m	3 m	3 m
Minimum Required <b>Rear Yard</b> if adjacent to any Residential <b>Zone</b> boundary	7.5 m	7.5 m	7.5 m	7.5 m
Maximum Permitted <b>Lot Coverage</b>	40%	45%	35%	35%
Minimum Required <b>Landscaped Open Space</b>	25%	25%	15%	15%
<b>Buffer</b> Requirement if adjacent to any Residential <b>Zone</b> boundary	A <b>planting strip</b> 1.5 metres wide shall be provided and maintained adjacent to every portion of any <b>lot line</b> that abuts any Residential <b>Zone</b> not separated by a <b>street</b> .			

**Use-Specific Special Provisions:**

- (1) The minimum **lot area** may be reduced where site-specific hydrogeological studies have been completed by the **owner** and approved by the **Township**, which demonstrate that the proposed **lot(s)** will meet the minimum **lot area** recommendations of the studies.



## 9.0 Industrial Zones

### 9.1 LIST OF APPLICABLE ZONES

Industrial Zone	IND
Extractive Zone	EXI
Disposal Industrial Zone	D1

### 9.2 PERMITTED USES

Uses permitted in an Industrial **Zone** are denoted by the symbol '✓' in the column applicable to the **zone** and corresponding with the row for a specific permitted use in Table 9.1. A number(s) following the symbol '✓' or identified permitted use indicates that one or more use-specific special provisions apply, which are listed below Tables 9.1.

Table 9.1 Industrial **Zone** Permitted Uses

USE	IND (1)	EXI	D1
Aggregate processing facility		✓	
Agricultural use		✓ (4)	
Agricultural service and supply establishments	✓		
Asphalt plant		✓	
Motor vehicle body shop	✓		
Building supply store	✓		
Business or professional office	✓	✓ (2)	✓ (2)
Caterer's establishment	✓		
Commercial fitness centre	✓		
Commercial self-storage facility	✓		
Composting yard			✓
Conservation use		✓	
Contractor's yard	✓		



USE	IND (1)	EXI	DI
Dry cleaning plant	✓		
Factory outlet	✓ (2)		
Feed or flour mill	✓		
Fuel depot	✓		
Grain storing, weighing and drying operation	✓		
Industrial use (1)	✓		
Industrial equipment rental establishment	✓		
Laboratory or research facility	✓		
Medical marihuana production facility	✓		
Outdoor storage area or accessory processing area	✓		
Outdoor storage use	✓		
Pit		✓	
Postal or courier outlet	✓		
Quarry		✓	
Recycling facility	✓		✓
Equipment rental establishment	✓		
Restaurant	✓ (2)		
Salvage yard			✓
Sawmill	✓		
Service or repair establishment	✓		
Trade service establishment	✓		
Transport terminal	✓		



USE	IND (1)	EXI	DI
Warehouse	✓	✓ (2)	
Waste disposal area			✓
Waste processing plant			✓
Waste transfer station			✓
Wayside pit or quarry		✓	

#### Use-Specific Special Provisions:

- (1) If a municipal water supply is not available, an **industrial use** shall not be permitted unless it is a **dry industrial use**.
- (2) Permitted only as an **accessory use**. All **accessory uses** shall occupy a combined maximum of 30 percent of the **floor area** of the **principal** use.
- (3) The maximum **floor area** permitted shall be 300 m<sup>2</sup>.
- (4) The Agricultural **Zone** Standards in Section 11 shall apply.

### 9.3 ZONE STANDARDS

No person shall, within any Industrial **Zone**, use any **lot** or **erect**, alter or use any **building** or **structure** except in accordance with the **zone** standards set out in Table 9.2. A number(s) following the **zone** standards, **zone** heading, or the standard, indicates that one or more use-specific special provisions apply, which are listed below Table 9.2.

Table 9.2 Industrial **Zone** Standards

STANDARD	IND	EXI	DI
Minimum Required <b>Lot Area</b>	0.4 ha (1)	No minimum	No minimum
Minimum Required <b>Lot Frontage</b>	30 m	No minimum	No minimum
Minimum Required <b>Front Yard</b>	6 m	N/A	30 m
Minimum Required <b>Interior Side Yard</b>	5 m		10 m
Minimum Required <b>Interior Yard</b> if adjacent to any Residential <b>Zone</b> boundary	15 m		30 m



STANDARD	IND	EXI	DI
Minimum Required <b>Exterior Side Yard</b>	15 m		20 m
Minimum Required <b>Rear Yard</b>	7.5 m		10 m
Minimum Required <b>Rear Yard</b> if adjacent to any Residential <b>Zone</b> boundary	15 m		30 m
Maximum Permitted <b>Lot Coverage</b>	75%	No maximum	No maximum
Minimum Required <b>Landscaped</b> Open Space	15%	No minimum	No minimum
Maximum Permitted <b>Building Height</b>	25 m	25 m	25 m
<b>Buffer</b> Requirement if adjacent to any Residential <b>Zone</b> boundary	A <b>planting strip</b> 1.5 metres wide shall be provided and maintained adjacent to every portion of any <b>lot line</b> that abuts any Residential <b>Zone</b> not separated by a <b>street</b> .		

#### 9.4 USE-SPECIFIC SPECIAL PROVISIONS FOR SALVAGE YARDS

The following additional provisions apply to **salvage yards**:

- That portion of the **premises** in which any chattels, lumber, **vehicle** or part thereof is or are kept, stored, dismantled or wrecked in connection with the **salvage yard** shall be fenced with a closed wooden and/or metal fence, extending at least two (2) metres in **height** from the ground and constructed of new material.
- No part of any such fenced area shall be within any required **side, front** or **rear yard**.
- The outside perimeter of the fences shall be planted with evergreen trees and such trees shall not be less than 1.5 metres in **height** and shall be so spaced as to completely obscure the fence; and the trees shall be maintained in a healthy condition and any diseased or dead trees shall be replaced as soon as possible.
- No part of any fence or any required **side, front** or **rear yard** shall be illuminated by electricity or other artificial means.
- All fences except those constructed of aluminum shall be painted and kept painted from time to time so as to maintain the wood or metal, as the case may be, in good condition. No display or advertising by means of painting names, objects or pictures upon any fence shall be permitted.



- f. All **buildings** constructed shall be of masonry construction and no **existing building** not constructed of masonry (within the fenced area) shall be used in conjunction with any operation incidental to the wrecking of **vehicles**.
- g. Maximum **lot coverage** for all **buildings** shall be 60 per cent of the **lot area**.



## 10.0 Institutional Zones

### 10.1 LIST OF APPLICABLE ZONES

**Institutional Zone** I

### 10.2 PERMITTED USES

Uses permitted in an Institutional **Zone** are denoted by the symbol '✓' in the column applicable to the **zone** and corresponding with the row for a specific permitted use in Table 10.1. A number(s) following the symbol '✓' or identified permitted use indicates that one or more use-specific special provisions apply, which are listed below Tables 10.1.

Table 10.1 Institutional **Zone** Permitted Uses

USE	I
Assembly hall	✓
Cemetery	✓
Community garden	✓
Community use	✓
Day care centre	✓
Farmer's market	✓
Hospital	✓
Long term care facility	✓
Museum	✓
Place of worship	✓
Private school	✓
Public park	✓
Public school	✓



### 10.3 ZONE STANDARDS

No person shall, within any Institutional **Zone**, use any **lot** or **erect**, alter or use any **building** or **structure** except in accordance with the **zone** standards set out in Table 10.2. A number(s) following the **zone** standards, **zone** heading, or the standard, indicates that one or more use-specific special provisions apply, which are listed below Table 10.2.

Table 10.2 Institutional **Zone** Standards

STANDARD	I
Minimum Required <b>Lot Area</b>	
<b>Public School</b>	0.8 ha
Other Private Use	0.4 ha
Minimum Required <b>Lot Frontage</b>	
<b>Public School</b>	60 m
Other Private Uses	20 m
Minimum Required <b>Front Yard</b>	3 m
Minimum Required <b>Interior Side Yard</b>	3 m
Minimum Required <b>Interior Yard</b> if adjacent to any Residential <b>Zone</b> boundary	7.5 m
Minimum Required <b>Exterior Side Yard</b>	7.5 m
Minimum Required <b>Rear Yard</b>	3 m
Minimum Required <b>Rear Yard</b> if adjacent to any Residential <b>Zone</b> boundary	7.5 m
Maximum Permitted <b>Lot Coverage</b>	40%
Minimum Required <b>Landscaped</b> Open Space	25%



## 11.0 Agricultural Zone

### 11.1 LIST OF APPLICABLE ZONES

**Agricultural Zone** **A**

### 11.2 PERMITTED USES

Uses permitted in an Agricultural **Zone** are denoted by the symbol '✓' in the column applicable to the **zone** and corresponding with the row for a specific permitted use in Table 11.1. A number(s) following the symbol '✓' or identified permitted use indicates that one or more use-specific special provisions apply, which are listed below Tables 11.1.

Table 11.1 Agricultural **Zone** Permitted Uses

USE	A
Accessory apartment	✓
Agricultural use	✓
Agriculture-related uses	✓ (2)
Animal clinic, agricultural	✓
Bed and breakfast	✓
Community garden	✓
Conservation use	✓
Daycare centre	✓
Dwelling, single detached	✓
Equestrian uses	✓
Group home	✓
Farm related business	✓ (3)
Farm greenhouse	✓



<b>Farm products sales outlet</b>	✓
<b>Farmer's market</b>	✓
<b>Home business</b>	✓
<b>Home industry</b>	✓
<b>Institutional use (1)</b>	✓
<b>Private home day care</b>	✓

**Use-Specific Special Provisions:**

- (1) Permitted only where the use legally existed on the effective date of this By-law.
- (2) **Agriculture-related uses** shall be subject to the Commercial **Zone** Standards established for the AC **Zone**, provided in Section 8.3 of this By-law.
- (3) **Farm related businesses** shall be subject to the use-specific special provisions in Section 11.5 of this By-law.

### 11.3 ZONE REQUIREMENTS

No person shall, within any Agricultural **Zone**, use any **lot** or **erect**, alter or use any **building** or **structure** except in accordance with the **zone** standards set out in Table 11.2. A number(s) following the **zone** standards, **zone** heading, or the standard, indicates that one or more use-specific special provisions apply, which are listed below Table 11.2.

Table 11.2 Agricultural **Zone** Standards

STANDARD	A
Minimum Required <b>Lot Area</b>	4.0 ha
Minimum Required <b>Lot Frontage</b>	120 m
Minimum Required <b>Front Yard</b>	10 m
Minimum Required <b>Interior Side Yard</b>	3 m
Minimum Required <b>Exterior Side Yard</b>	6 m
Minimum Required <b>Rear Yard</b>	7.5 m
Maximum Permitted <b>Lot Coverage</b>	30%



## 11.4 REDUCED AGRICULTURAL LOT REQUIREMENTS

Notwithstanding anything contained in this Section, the minimum **lot** requirement may be reduced when:

- a. Such **lot** is contained within a plan of subdivision which was registered after the 27th day of March, 1946; or
- b. The **lot** is a parcel of land created by a consent pursuant to the provisions of the Planning Act.

A **lot** so created shall be subject to the following provisions:

Table 11.3 Reduced **lot** Agricultural **Zone** Standards

STANDARD	REDUCED LOTS IN THE A ZONE
Minimum Required <b>Lot Area</b>	0.4 ha
Minimum Required <b>Lot Frontage</b>	25 m
Minimum Required <b>Front Yard</b>	7.5 m
Minimum Required <b>Interior Side Yard</b>	3 m
Minimum Required <b>Exterior Side Yard</b>	7.5 m
Minimum Required <b>Rear Yard</b>	7.5 m
Maximum Permitted <b>Lot Coverage</b>	30%

## 11.5 USE-SPECIFIC SPECIAL PROVISIONS FOR FARM RELATED BUSINESSES

The following regulations apply to **farm related businesses**:

- a. A **farm related business** shall be located on a **lot** having a minimum **lot area** of 3.0 hectares and containing a permitted **agricultural use**.
- b. A maximum of three (3) **farm related businesses** shall be permitted on a **lot**.
- c. **Farm related businesses** shall not exceed the following size limits:
  - i. the area of the **lot** permanently, temporarily, or seasonally devoted to **farm related businesses** shall not exceed the lesser of 15 percent of the **lot area** or 1 hectare, including the area of **existing** and new **buildings** and **structures** and any other areas of the **lot** used primarily for the **farm related businesses**, excluding **existing driveways** shared with a permitted principal use on the **lot** and areas that produce a harvestable crop; and
  - ii. the total **floor area** that is permanently, temporarily, or seasonally devoted to **farm related businesses** shall not exceed 500 m<sup>2</sup> including the **floor areas** used within all **principal buildings** or **structures** and **accessory buildings** or **structures** on the **lot**.



- d. Retail sales that form part of **farm related businesses** shall be subject to the following regulations:
  - i. The total **floor area** devoted to retail sales shall not exceed 50 percent of the total **floor area** of all **buildings** and **structures** used in conjunction with the **farm related business**, to a maximum of 250 m<sup>2</sup>;
  - ii. A maximum of one (1) retail outlet shall be permitted on a **lot**; and
  - iii. The primary source of the majority of the product sold shall be products produced by, or derived from, the **principal agricultural use(s)** on the **lot**.
- e. **Farm related businesses** that include overnight accommodations shall be limited to a permitted **bed and breakfast establishment**.



## 12.0 Other Zones

### 12.1 LIST OF APPLICABLE ZONES

Natural Environment Zone	NE
Open Space Zone	OS
Future Development One Zone	FD1
Future Development Two Zone	FD2
Future Development Two Zone	FD2

### 12.2 PERMITTED USES

Uses permitted in the NE, OS, and FD **Zones** are denoted by the symbol '✓' in the column applicable to the **zone** and corresponding with the row for a specific permitted use in Table 12.1. A number(s) following the symbol '✓' or identified permitted use indicates that one or more use-specific special provisions apply, which are listed below Tables 12.1.

Table 12.1: Permitted Uses Other **Zones**

USE	NE	OS	FD1	FD2	FD3
Agricultural use	✓(1)	✓	✓	✓(1)	✓(1)
Boat house, boat dock	✓				
Cemetery		✓			
Community use		✓			
Community garden		✓		✓	
Conservation use	✓	✓	✓	✓	✓
Dwelling, single detached				✓	
Farmer's market		✓			
Private park		✓			
Public park	✓(2)	✓			

#### Use-Specific Special Provisions:

- (1) Permitted only where the use legally **existed** on the effective date of this By-law.



(2) No **buildings** and **structures** shall be permitted.

### 12.3 ZONE REQUIREMENTS

No person shall, within any Natural Environment, Open Space, or Future Development **Zone**, use any **lot** or **erect**, alter or use any **building** or **structure** except in accordance with the **zone** standards set out in Table 12.2. A number(s) following the **zone** standards, **zone** heading, or the standard, indicates that one or more use-specific special provisions apply, which are listed below Table 12.2.

Table 12.2: Other **Zone** Standards

STANDARD	NE	OS	FD1	FD2
Minimum Required <b>Lot Area</b>	Refer to Section 12.4 for NE Standards	No minimum	0.4 ha	Subject to the Residential <b>Zone</b> Standards established for the UR <b>Zone</b> , provided in Section 6.3 of this By-law.
Minimum Required <b>Lot Frontage</b>		No minimum	25 m	
Minimum Required <b>Front Yard</b>		15 m	7.5 m	
Minimum Required <b>Interior Side Yard</b>		15 m	3 m	
Minimum Required <b>Exterior Side Yard</b>		15 m	7.5 m	
Minimum Required <b>Rear Yard</b>		15 m	7.5 m	
Maximum Permitted <b>Lot Coverage</b>		10%	30%	
Minimum Required <b>Landscaped Open Space</b>		60%	N/A	

### 12.4 NE ZONE REQUIREMENTS

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

- No **alteration** or disturbance to watercourses or to municipal drains associated with open watercourses shall be permitted without the approval of the **Township** in consultation with the **Conservation Authority** having jurisdiction in the area.
- For the purposes of this By-law, a boat house is an **accessory building** subject to the provisions of Section 4.4.
- An active or passive recreational use shall meet the **required yard** and **lot coverage** provisions of the Open Space **Zone**.



Required setbacks from the Natural Environment **zone** are contained within the General Provisions of this By-law.



## 13.0 Zone Overlays

### 13.1 LIST OF ZONE OVERLAYS

Environmental Protection	-
Source Protection Vulnerable Areas	-
Floodplain	(f)
Industrial Design	-

### 13.2 ENVIRONMENTAL PROTECTION ZONE OVERLAY

In addition to the Natural Environment Zone, the zoning maps comprising Schedule B-1 also identify certain lands as an Environmental Protection Overlay. This is not a separate zone, but an overlay that represents natural heritage features included in the "Greenlands" designation of the **County** Official Plan, as well as lands to which Grand River Conservation Authority Regulation 150/06 applies (and such lands have been mapped by the GRCA). The Environmental Protection Overlay (EP Overlay) permits development of the lands within the EP Overlay, subject to the following special provisions:

- a. The special provisions in Table 13.1 shall apply prior to the granting of any planning approvals or the issuance of any building permit for proposed development on lands within the EP Overlay:

Table 13.1: Environmental Protection Special Provisions

FEATURE	SPECIAL PROVISION
part of a fish, wildlife or plant habitat...	Development will not be allowed in significant wildlife or plant habitat unless it has been demonstrated to the satisfaction of the <b>Township</b> that there will be no negative impacts on the habitat or its ecological functions and, in the case of fish habitat, in accordance with provincial and federal requirements.
part of an Area of Natural and Scientific Interest (ANSI)...	Development will not be allowed in the ANSI unless it has been demonstrated to the satisfaction of the <b>Township</b> that there will be no negative impact on the feature, its ecological function, or its nature or earth science values.
part of a stream or valleyland...	Development will not be allowed in the streams and valleylands unless it has been demonstrated to the satisfaction of the <b>Township</b> that there will be no negative impact on the stream or valleyland or their ecological functions.



FEATURE	SPECIAL PROVISION
part of a significant woodland...	Development will not be allowed in the significant woodlands unless it has been demonstrated to the satisfaction of the <b>Township</b> that there will be no negative impact on the woodland or its ecological functions.
part of an Environmentally Sensitive Area (ESA)...	Development will not be allowed in the ESA unless it has been demonstrated to the satisfaction of the <b>Township</b> that there will be no negative impact on the ESA or its ecological functions.
a pond, lake or reservoir...	Development will not be allowed unless it has been demonstrated to the satisfaction of the <b>Township</b> that there will be no negative impact on the feature or its ecological functions.
a regulated area according to a <b>Conservation Authority</b> ....	The <b>erection</b> of a <b>building</b> or <b>structure</b> will not be allowed unless the written approval of the applicable <b>Conservation Authority</b> is obtained.

### 13.3 SOURCE PROTECTION VULNERABLE AREAS ZONE OVERLAY

The purpose of the Source Protection Vulnerable Areas Overlay is to prevent the inadvertent approval of Planning Act applications and/or the issuance of building permits that may result in the establishment of land uses or **activities** that are **significant drinking water threats**. The effect of the Source Water Protection Area Overlay is to ensure the **Township** and the **County's** Risk Management Official are consulted with, and any necessary approvals pursuant to the Clean Water Act and the Grand River, Halton Region and/or Hamilton Region **Source Protection Plans** as applicable are obtained by the **owner** prior to submitting a Planning Act application and/or the issuance of a building permit.

#### 13.3.1 General Regulations

- Within the Source Water Protection Area Overlay shown on Schedule B-2, any use or **activity** that is, or would be, a **significant drinking water threat** or **future threat** is required to conform with all applicable **Source Protection Plan** policies and, as such, may be prohibited, restricted, or otherwise regulated by that **Source Protection Plan**.
- The **County's** Risk Management Official shall determine whether a new land use or **activity** is, or involves, a **significant drinking water threat** in accordance with the Clean Water Act and whether the use or **activity** is prohibited or regulated through a Risk Management Plan in accordance with the applicable **Source Protection Plan**.

#### 13.3.2 Grand River Source Protection Plan – Existing Uses and Activities

**Existing** uses, **activities**, **building** or **structures** are permitted, as specified below, "or except where otherwise indicated in the Grand River Source Protection Plan":



- a. A use, **activity**, **building** or **structure** at a location in a vulnerable area that is in compliance with all applicable regulations on the effective date of the Grand River **Source Protection Plan**, or at some point prior to the effective date of the **Source Protection Plan** with a demonstrated intent to continue; or
- b. An expansion of an **existing** use or **activity**, which may include a new **building** or **structure** to service the **existing** use or **activity**, where the expansion reduces the risk of contaminating drinking water; or
- c. The expansion, replacement or **alteration** of an **existing building** or **structure** associated with a **significant drinking water threat** that does not increase the risk of contaminating drinking water; or
- d. The conversion of an **existing** use to a similar use, provided it is demonstrated that the conversion will reduce the risk of contaminating drinking water.

### 13.3.3 Halton Region and Hamilton Region Source Protection Plans –existing threats

- a. An **existing threat** which poses a **significant drinking water threat activity** shall be managed pursuant to the Halton Region and Hamilton Region **Source Protection Plans**, as applicable, and may be subject to a Risk Management Plan.

## 13.4 ABERFOYLE FLOOD PLAIN ZONE OVERLAY

Land in Aberfoyle that contains **existing** development and is within the flood plain of Mill Creek is identified on Schedule B-3 of this By-law. Notwithstanding anything in this By-law to the contrary, development is not permitted within the area subject to the Floodplain Overlay with the exception of minor changes to **existing buildings** and **structures** subject to the following special regulations:

- a. The conversion of an **existing** residence to a commercial use, if permitted by the applicable **zone**, shall require flood proofing measures approved by the **Township** in consultation with the Grand River **Conservation Authority**.
- b. The conversion of **existing** commercial **buildings** to residential uses is prohibited.
- c. The creation of new **dwelling units** is prohibited.
- d. The following additional uses shall be prohibited:
  - i. **Accessory apartment dwelling units;**
  - ii. An institutional use including a **hospital**, nursing home, day nursery, **public school** and **private school**;
  - iii. An essential emergency service such as that provided by fire, police, and ambulance stations and electrical substations;



- iv. Uses associated with the disposal, manufacture, treatment, or storage of hazardous substances.
- e. Additions or enlargements to **buildings** or **structures existing** on the date of passage of this By-law will be permitted up to a maximum of fifty (50) percent of the **existing** ground **floor area** with flood proofing measures approved by the **Township** in consultation with the Grand River **Conservation Authority**.

### 13.5 INDUSTRIAL DESIGN ZONE OVERLAY

In accordance with the 2008 Puslinch Design Guidelines Study, it is a goal of the **Township** to provide a high level of design for industrial development visible from Provincial highways and arterial **streets**. Therefore, lands that are **zoned** IND and visible from Highway 401 or the Hanlon Expressway are identified on Schedule B-4 of this By-law. Notwithstanding anything in this By-law to the contrary, development within these areas shall be subject to the following special regulations:

- a. All uses permitted in the IND **zone** shall be permitted provided they are within a wholly enclosed **building** and with no **outdoor storage areas**.
- b. **Buildings** shall have at least one entrance that faces Highway 401 or the Hanlon Expressway.
- c. **Parking areas, loading spaces**, and service areas shall not be visible from Highway 401 or the Hanlon Expressway, or shall be screened by architectural screening, landscape buffering or a combination.
- d. All exterior **building** elevations visible from Highway 401 or the Hanlon Expressway shall provide breaks in plane created by a change in plane, incorporation of an architectural detail, or a change in material.
- e. A strip of land not less than nine (9) metres in width shall be provided along the **lot line** which abuts Highway 401 or the Hanlon Expressway, and shall be used for no other purpose than landscaping.



## 14.0 Site-Specific Special Provisions

Where a **zone** symbol is followed by the letters 'sp' and a number in superscript (example: sp<sup>15</sup>), the symbol refers to a Site Specific Special Provision that applies to the lands so **zoned**. The provisions of this By-law are modified as set out in Table 14.1 below. All other provisions of this By-law, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.

Table 14.1: Site-Specific Special Provisions

No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
1	Multiple		<b>Kennel</b>	N/A	N/A
2	Multiple		N/A	Any barns and/or liquid manure tanks <b>existing</b> as of the date of passing of this by-law are not permitted to be used for keeping or housing of livestock, or for manure storage, but may be used accessory to a permitted use.	N/A
3	Multiple		<b>Existing single detached dwelling</b> <b>Existing accessory structure</b>	N/A	The enlargement of legally <b>existing buildings</b> and <b>structures</b> shall not be permitted.
4	A		Shooting range Hall for meetings and banquets Sportsmen's <b>private club</b> A max. of 20 seasonal tourist trailers	N/A	N/A



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
5	A		Nursing home <b>Single detached dwelling</b>	N/A	N/A
6	A		<b>Restaurant</b> Hall for meetings and banquets <b>Travel trailer park</b> containing a max. of 75 seasonal tourist trailers Home for the aged Rest home Shooting range	N/A	N/A
7	A		Religious retreat, which may include a community hall, lodge, and conference centre, or other <b>buildings</b> used for the purpose of leadership training and conferences, and <b>buildings</b> accessory thereto	N/A	Except for any <b>buildings</b> which existed prior to September 20, 1989, the setback for any new <b>buildings</b> shall be 500 m from the northern most <b>lot line</b> .  <b>Buildings</b> used for <b>agricultural</b> purposes shall be permitted with a min. setback of 350 m from the northern most <b>lot line</b> .
8	NE	N/A	Hall for meetings and banquets. A travel trailer park containing a max. of 60 seasonal travel trailers. Outdoor recreation uses.	N/A	New buildings and trailers shall not be permitted with a min. setback of 6 m from the top of bank of the watercourse. In some cases, where there is limited space to hold a trailer, a min, setback of



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
			<p>A single dwelling unit for a caretaker.</p> <p>Infrastructure associated with providing servicing for the onsite trailers and recreation facility and <b>accessory buildings</b>.</p> <p>Storage Shed/<b>Accessory Buildings</b>, which are existing as of the date.</p> <p>A man made recreational pond.</p>		<p>3 m may be accommodated.</p> <p>he enlargement of legally <b>existing buildings and structures</b> shall be permitted, up to a maximum addition of 1,076 square feet (100 square metres).</p>
9	A		<p><b>Agricultural uses</b></p> <p>Intensive <b>agricultural uses</b></p> <p>Agricultural research, including but not limited to:</p> <p>Poultry research</p> <p>Beef and sheep testing</p> <p>Turkey research</p> <p>Equine research</p> <p>Swine research</p> <p>Water control management research</p> <p>Agricultural waste management research</p>	N/A	<p>New livestock <b>buildings</b> and manure storage facilities shall require a min. setback of 488 m (1600.0 ft.) to any <b>lot line</b>.</p> <p>Added by OMB Order dated May 13, 1991.</p>



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
			Environmental biology research plots Plant science research Pasture research Soil conservation research Administrative offices related to agricultural industry Uses, <b>buildings</b> and <b>structures</b> accessory to the above permitted uses		
10	HC		N/A	Motor vehicle body shop Motor vehicle sales and rental establishment Motor vehicle service establishment Motor vehicle service establishment Motor vehicle washing establishment Contractor's yard Drive-through service facility Gas bar	N/A



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
11	A	By-law 25/91	A building contractor's headquarters consisting of three <b>existing buildings</b> which may include: administrative offices, workshop, indoor storage area, aircraft hangars, and truck bays  Log cabin  <b>Agricultural use</b>  <b>Buildings, structures</b> and uses accessory to the following permitted uses	N/A	Side <b>yard</b> (min. each side): as <b>existing</b>  <b>Rear yard</b> (min.): as <b>existing</b>
12	A	By-law 24/94	N/A	N/A	Setback for residential <b>buildings</b> (min.): 198.12 m from <b>front lot line</b>
13	A	By-law 36/98	<b>Existing kennel</b>  Temporary haul route  Landscape berms	Extraction	Temporary shall mean until such time as the extraction use being carried out is completed.
14	A	By-law 28/98	Veterinarian's clinic within an <b>existing building</b> on the <b>lot</b>	N/A	N/A
15	A	By-law 32/01	Canning and preserving operation as a home occupation	N/A	Total <b>floor area</b> of <b>accessory building</b> (max.): 444 m <sup>2</sup>  5 part-time employees who are not residents of the <b>lot</b> shall be permitted



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
16	A	By-law 27/05	A veterinary clinic limited to a <b>premises</b> where horses are given on-site medical or surgical treatment Accessory office use, pharmacy, laboratory and/or mobile veterinary operation	N/A	Total <b>floor area</b> of veterinary clinic (max.): 300 m <sup>2</sup>
17	A	By-law 26/03	Veterinarian clinic Blacksmith shop Tack shop	N/A	Total <b>floor area</b> (max.): 279 m <sup>2</sup>
18	A	By-law 35/05 Approved by OMB	<b>Kennel</b> <b>Accessory uses</b>	N/A	<p><b>Front yard</b> depth (min.): 20 m</p> <p><b>Exterior side yard</b> (min.): 15 m</p> <p><b>Floor area</b> (max.): 480 m<sup>2</sup></p> <p>Outdoor common play area (max.): 400 m<sup>2</sup></p> <p>Outdoor pen area – aggregate (max.): 450 m<sup>2</sup></p> <p>Min. <b>kennel building</b> setback from NE <b>Zone</b>: 15 m</p> <p>All outdoor play areas shall be enclosed by chain link fencing. Outdoor pens shall be provided with roofing, walls, and solid wood fencing to provide noise attenuation.</p> <p>Dogs shall not be permitted within any</p>



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
					<p>outdoor pens or play areas overnight.</p> <p>Off-street parking shall be provided.</p>
19	A	By-law 60/05	<p><b>Kennel</b></p> <p><b>Accessory uses</b></p>	N/A	<p><b>Front yard</b> depth (min.): 75 m</p> <p><b>Kennel floor area</b> (max.): 143 m<sup>2</sup></p> <p>Outdoor common (max.): 2,200 m<sup>2</sup> play area</p> <p>Outdoor pen area (max.): 72 m<sup>2</sup> (aggregate)</p> <p>An accessory office for therapeutic procedures shall not include surgical procedures or services requiring overnight stay.</p>
20	A	By-law 23/10	<p><b>Agricultural uses</b></p> <p><b>Existing single detached dwellings</b></p> <p>Reforestation</p> <p>Ecological enhancement</p> <p>Temporary uses:</p> <p>Private internal haul route</p> <p>Entry signage</p> <p>Acoustical and landscape berms</p> <p>Scientific monitoring for ecological and hydrogeological purposes</p>	<p><b>Aggregate</b> extraction</p> <p>Processing</p> <p>Loading</p> <p>Stockpiling</p>	N/A



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
21	A	By-law 42/10	N/A	No <b>buildings</b> shall be constructed within 25m of the southern boundary of the registered right-of-way of Oak Lane located on the north side of the subject <b>lot</b> .	N/A
22	A	By-law 20/10	N/A	Residential <b>dwelling unit</b>	N/A
23	A	By-law 10/13	<b>Kennel</b> <b>Accessory uses</b> Breeding of dogs Outdoor pens	N/A	<p>Dog <b>kennels</b> shall only be located within the ground floor of the bank barn <b>existing</b>.</p> <p>Outdoor common play areas shall be restricted to the south side of the <b>existing</b> bank barn.</p> <p>The <b>kennel</b> office and <b>accessory uses</b> shall be within a max. distance of 70 m from the <b>existing</b> bank barn.</p> <p>The max. outdoor common play area shall be 2,275 m<sup>2</sup>.</p> <p>All outdoor play areas shall be enclosed by chain link fencing.</p> <p>Dogs shall not be permitted within outdoor play areas between the hours of 8:00 p.m. and 7:00 a.m.</p> <p>Off-street parking shall be provided.</p>



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
24	A	By-law 40/15	N/A	N/A	<b>Lot frontage</b> (min.): 14.7 m <b>Rear yard</b> (min.): 45.7 m
25	A	By-law 07/16	A service trade restricted to a printer's shop, a plumber's shop, a painter's shop, a carpenter's shop, an electrician's shop, a welding shop, a machine shop, or a monument engraving shop, which may include accessory administrative offices  <b>Agricultural use</b>	<b>Outdoor storage area</b>	<b>Lot area</b> (min.): 0.4 ha <b>Front yard</b> depth (min.): 60 m  Side <b>yard</b> (min.) each side: equal to 1/2 <b>building height</b> , but not less than 3 m  <b>Floor area</b> (max.): 465 m <sup>2</sup> <b>Building height</b> (max.): 8 m  <b>Landscaped</b> open space (min.): 25% <b>Planting strip</b> – side <b>yard</b> (min.): 3 m
26	RR		A max. of 20 <b>single detached dwellings</b> Home occupations  <b>Private park</b> /recreational areas  A community entrance feature  A private right-of-way  <b>Public uses</b>	<b>Buildings, structures</b> or septic systems shall not be constructed on Lots 1 and 11 within 15m of the wetland boundary	Where a <b>lot</b> abuts Puslinch Lake, the <b>front yard</b> shall be considered a <b>rear yard</b> .  For Lots 4 to 9 inclusive, which abut Puslinch Lake, the min. <b>front yard</b> setback for main <b>buildings</b> and septic systems shall be 15 m from the <b>front lot line</b> .
27	RUR		N/A	N/A	On Lots 13 - 27 inclusive, a <b>rear yard</b> setback of at least 15m for <b>buildings, structures</b> and septic tanks will be required.



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
28	RUR	By-law 10/99	A <b>single detached dwelling</b> A home occupation A <b>public use</b> An <b>accessory apartment</b>	N/A	<b>Lot frontage</b> (min.): 27.5 m <b>Interior side yard</b> width (min.): 5 m <b>Rear yard</b> depth (min.) – Lots 2, 3, 4 and 5: 15 m <b>Rear yard</b> depth (min.) – Lots 6 and 7: 30 m <b>Front yard</b> depth (min.) – Lots 15, 16, 17 and 18): 10 m
29	RUR	By-law 2/05	N/A	N/A	<b>Lot frontage</b> (min.): 27.5 m <b>Lot area</b> (min.): 3240 m <sup>2</sup> <b>Interior side yard</b> (min.): 5 m
30	RUR	By-law 41/08	N/A	N/A	<b>Lot frontage</b> (min.): 27.5 m <b>Front yard</b> depth (min.): 10 m <b>Front yard</b> depth (min.) – Lots 27 and 28: 15 m <b>Front yard</b> depth (min.) – Lot 36: 0.5 m <b>Interior side yard</b> width (min.): 5 m <b>Exterior side yard</b> width (min.): 5 m <b>Exterior side yard</b> width (min.) – Lot 48: 10 m <b>Lot coverage</b> (max.): 40%
31	RUR	By-law 28/10	N/A	N/A	<b>Lot area</b> (min.): 2,023 m <sup>2</sup>



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
					<p><b>Lot frontage</b> (min.): 27.5 m</p> <p><b>Lot frontage</b> (min.) – Units 7, 8, 29, 30, 53, 54: 24 m</p> <p><b>Front yard</b> depth (min.): 7.5 m</p> <p><b>Front yard</b> depth (min.) – Units 7, 8, 9, 23, 24, 25, 26, 28, 29, 30, 31, 53, 54: 10 m</p> <p><b>Interior side yard</b> (min.): 5 m</p> <p><b>Interior side yard</b> width (min.) – Units 8, 22, 24, 25, 28, 29, 30, 53, 54: 3 m</p> <p><b>Exterior side yard</b> (min.): 7.5 m</p> <p><b>Rear yard</b> depth (min.): 7.5 m</p> <p><b>Landscaped</b> open space (min.): 30%</p> <p><b>Lot coverage</b> (max.): 20%</p> <p>No additional setback will be required from the boundary of any NE <b>zone</b></p>
32	RUR	By-law 28/10 By-law 9/13	N/A	N/A	<p><b>Lot frontage</b> (min.) – Lots 2, 7, 8: 40 m</p> <p><b>Lot frontage</b> (min.) – Lots 4, 5, 10, 13, 15: 30 m</p> <p><b>Lot frontage</b> (min.) – Lot 6: 27 m</p> <p>No additional setback will be required from the boundary of any NE <b>zone</b></p>



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
33	CMU	By-law 40/91	<p>A <b>commercial mall</b> containing any of the following:</p> <p>Bakery</p> <p>Bank</p> <p><b>Business or professional office</b></p> <p>Catering establishment</p> <p>Clinic</p> <p>Dry cleaner's distribution station</p> <p>Merchandise service shop</p> <p><b>Personal service establishment</b>, but limited to a barber shop, a beauty salon, a shoe repair shop, and a tailor</p> <p><b>Public use</b></p> <p>Refreshment room</p> <p><b>Restaurant</b></p> <p><b>Retail store</b>, excluding automotive uses</p> <p>Variety store</p> <p>Veterinarian's clinic</p> <p>Uses, <b>buildings</b> and <b>structures</b> accessory to a permitted use</p>	N/A	<p><b>Lot area</b> (min.): 1.7 ha</p> <p><b>Lot frontage</b> (min.): 100 m</p> <p><b>Floor area</b> (max): 44169 sq ft/4103 m<sup>2</sup></p>
34	C1	By-law 47/12	<p>Clinic</p> <p>Professional office</p>	N/A	<p><b>Floor area</b> (max.): 220 m<sup>2</sup></p>



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
					<p><b>Front yard</b> setback (min.): 8 m</p> <p><b>Parking space</b> dimensions (min.): 2.7 m by 6 m</p> <p>Side <b>yards</b> – <b>buffer</b> areas (min.): 1 m</p> <p>Access to <b>parking area</b> – unobstructed width (min.): 4 m</p> <p>A <b>buffer</b> area shall consist of one or more of the following screening devices:</p> <p>Opaque fence</p> <p>Continuous row of trees</p> <p>Continuous hedgerow of evergreens or shrubs</p>
35	A	By-law 21/12	Professional office with a maximum gross floor area of 1,350 sq. m (14,600 sq. ft)	N/A	N/A
36	C2		Automobile service station <b>Restaurant</b> Picnic area	N/A	N/A
37	C2	By-law 47/14	<p>A <b>warehouse</b> use in association with <b>existing</b> retail and office uses</p> <p><b>Buildings and structures</b> accessory to the uses permitted in this <b>Zone</b></p>	<p>An <b>outdoor storage area</b> used for the storage of raw materials and finished products</p> <p>Commercial vehicular access from Wellington Road 34</p>	<p><b>Building height</b> (max.): 10 m for <b>warehouse buildings</b></p> <p><b>Building</b> area expansion for <b>warehouse</b> use (max.): 2,323 m<sup>2</sup></p> <p><b>Floor area</b> for all <b>warehouse</b> uses,</p>



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
			Truck and vehicular access from Brock Road (Wellington Road 46) only		<p>including <b>existing building</b> (max.): 4,645 m<sup>2</sup></p> <p><b>Lot coverage</b> (max.): 35%</p> <p>Setback from NE <b>Zone</b> limit (min.): 20 m</p> <p>Any <b>building</b> or <b>structure</b> shall only be constructed as an addition to <b>existing buildings</b> and such land shall be merged with the abutting 20 Brock Road <b>lot</b>.</p> <p>Any stormwater management infrastructure shall maintain a min. setback of 12 m to the limit of the NE <b>Zone</b> and a min. 15 m to an adjacent stream.</p> <p>A landscape planting area shall be established along the stream corridor.</p>
38	C3		<p>Automobile sales and service establishment</p> <p><b>Buildings, structures</b> and uses accessory to the above main uses</p>	N/A	<p><b>Front yard</b> setback – main <b>building</b> (min.): 35 m</p> <p><b>Floor area</b> – main <b>building</b> (max.): 1,000 m<sup>2</sup></p> <p>Off-street parking shall be provided.</p> <p><b>Vehicles</b> for sale or lease may be located to the front of the main <b>building</b> for the purposes of display, but all such <b>vehicles</b> shall maintain a</p>



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
					<p>min. setback from the <b>street</b> line of 25 m.</p> <p>One <b>vehicle</b> display space on the raised <b>landscaped</b> area may have a min. setback of 19 m (62.4 ft.) from the <b>street</b> line.</p> <p>The number of <b>vehicles</b> permitted to be displayed between the <b>street</b> line and the front of the main <b>building</b> shall not exceed 23 <b>vehicles</b> and shall be displayed at finished <b>grade</b>.</p> <p>A 25 m <b>landscaped</b> area shall be required along the entire <b>frontage</b> save and except for an access <b>driveway</b> and one raised <b>vehicle</b> display space as permitted above.</p> <p>The aggregate number of <b>vehicles</b> parked, displayed or stored shall not exceed 170 <b>vehicles</b>.</p> <p>All <b>outdoor storage areas</b>, garbage enclosures, ancillary equipment and materials shall be contained within a fenced and screened area to the rear of the main <b>building</b> and shall not be visible from any <b>street</b> or adjacent <b>lot</b>.</p>



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
39	C3	By-law 20/98	<p>An <b>existing single detached dwelling</b></p> <p>A public indoor storage facility</p> <p>A service trade</p> <p>A <b>transport terminal</b></p> <p>A <b>warehouse</b></p>	<p><b>Buildings, structures or outdoor storage areas</b> within 33.7 m of the limit of Provincial Highway No. 401</p>	<p><b>Lot coverage</b> (max.): 35%</p> <p><b>Outdoor storage area</b> (max.): 1,858 m<sup>2</sup></p> <p><b>Outdoor storage area</b> shall be fenced and screened so that it is not visible from any <b>street</b> or abutting <b>lot</b>.</p>
40	C3	By-law 22/98	<p>An <b>existing single detached dwelling</b></p> <p>A <b>transport terminal</b> with associated truck sales and service</p>	<p><b>Buildings, structures, or outdoor storage areas</b> within 33.7 m (±110 ft.) of the limit of Provincial Highway No. 401</p>	<p><b>Lot coverage</b> (max.): 35%</p> <p><b>Outdoor storage area</b> (max.): 100 m<sup>2</sup></p> <p>The <b>outdoor storage area</b> shall be fenced and screened so that it is not visible from any <b>street</b> or abutting <b>lot</b>.</p> <p>The Highway Setback area shall be used for <b>landscaped</b> open space and may also be used for the temporary parking of <b>vehicles</b>.</p> <p>A <b>planting strip</b> of not less than 3 m in width shall be provided along the entire length of the subject <b>lot</b> abutting Highway 401. The <b>planting strip</b> may be located within the Highway Setback.</p>
41	C4		<p><b>Travel trailer park</b></p> <p>Variety store</p> <p>Laundromat</p> <p>Single <b>dwelling unit</b></p>	N/A	N/A



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
			Boat launch Dance hall <b>Restaurant</b> <b>Marina</b> and marine related facilities		
42	C4		<b>Golf course</b> <b>Restaurant</b> Club house Single <b>dwelling unit</b>		
43	C4	By-law 14/94	<b>Travel trailer park</b> to a max. of 200 <b>recreational vehicle</b> sites Single <b>dwelling unit</b> Concession stand for food sales Picnic shelters Variety store Laundromat Baseball diamonds Washrooms	Tent camping	N/A
44	C4		<b>Travel trailer park</b> to a max. of 200 <b>recreational vehicle</b> sites including tent camping Single <b>dwelling unit</b>	N/A	N/A
45	C4		A summer camp	N/A	N/A
46	A	By-law 2/06	A building contractor's office building	<b>Outdoor storage</b>	<b>Lot area</b> (min.): 0.6 ha <b>Lot frontage</b> (min.): 90 m



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
					<p><b>Side yard</b> (min.) each side: equal to one half the building height but not less than 4.5 m</p> <p><b>Rear yard</b> (min.): 7.6 m</p> <p><b>Maximum floor area</b> (min.): the floor area for the building contractor's office shall not exceed 233 sq. m (2,5000 sq. ft)</p>
47	C4	By-law 14/94	<p>Day picnicking</p> <p>Washrooms</p> <p>Concession stand with food sales</p> <p>Pools and water slides</p> <p>Mini golf</p> <p>Volleyball courts</p> <p>Horseshoe pits</p> <p>Picnic shelters</p> <p>Playgrounds</p>	N/A	N/A
48	C4		<p>Variety store</p> <p><b>Gas bar</b></p> <p>Take-out <b>restaurant</b> with no "eat-in" dining facilities</p> <p><b>Dwelling unit</b></p>	N/A	N/A
49	C4		<p><b>Golf course</b></p> <p>Pro shop with a max. <b>floor area</b> of 350.0m<sup>2</sup> (but shall not include shower,</p>	N/A	N/A



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
			<p>snack bar or dining facilities)</p> <p>Passive recreational uses such as cross-country skiing and walking trails</p> <p>The growing, harvesting and retail sales of Christmas trees</p> <p><b>Accessory uses, buildings and structures</b></p>		
50	C4		<p>A clubhouse, including a bar and dining room and/or <b>restaurant</b></p> <p>Tennis courts</p> <p>All uses permitted in the C4-11 <b>Zone</b></p>	N/A	N/A
51	C4		<p><b>Golf course</b></p> <p><b>Golf driving range</b></p> <p>An <b>existing single detached dwelling</b></p> <p>Club house</p> <p>Pro-shop</p> <p>Maintenance <b>building</b> and works yard</p> <p>Practice putting greens</p> <p>Passive recreational uses such as cross-country skiing and walking trails</p>	N/A	<p>The max. <b>floor area</b> of the club house/pro shop <b>building</b> (including dining facilities) shall not exceed 350 m<sup>2</sup> (exclusive of <b>basement</b>).</p> <p>The clubhouse use may include an <b>outdoor patio</b> area with a max. <b>floor area</b> of 400 m<sup>2</sup>.</p> <p>The max. <b>floor area</b> of the maintenance <b>building</b> shall not exceed 400 m<sup>2</sup>.</p> <p>An <b>outdoor storage area</b> used for the storage of equipment or material shall be contained within a fenced or screened area that is</p>



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
			<b>Accessory buildings, structures</b> and uses		not visible from any <b>street</b> or adjacent <b>lot</b> . Off-street parking shall be provided.
52	IND	By-law 29/08	<b>Business or professional office</b> <b>Asphalt plant</b> Concrete batching plant Retail sales of <b>aggregate</b> , asphalt, concrete, and related products produced on the <b>premises</b> Equipment storage and maintenance facilities <b>Outdoor storage areas</b> for <b>aggregate</b> and related products Processing and storage of recycled materials for asphalt and concrete production Internal haul route for an adjacent <b>existing</b> licensed pit Uses, <b>buildings</b> and <b>structure</b> accessory to the above permitted uses		<b>Lot area</b> (min.): 6 ha <b>Lot frontage</b> (min.): 180 m <b>Front yard</b> depth (min.): <b>asphalt</b> or concrete plants – as <b>existing</b> , all other <b>buildings</b> and <b>structures</b> – 15 m <b>Building height</b> (max.): <b>asphalt</b> or concrete plants – 40 m, all other <b>buildings</b> and <b>structures</b> – 15 m Side <b>yard</b> depth (min.): 15 m <b>Lot coverage</b> (max.): 20% <b>Landscaped</b> open space (min.): 25% The open storage of <b>aggregate</b> materials is permitted within <b>buildings</b> or fenced areas on the <b>lot</b> but shall maintain a min. setback of 60 m from the <b>front lot line</b> and 15 m from the <b>zone</b> limits. The open storage of <b>street</b> construction equipment shall maintain a 15 m setback from the <b>zone</b> limits and shall be screened from view from a <b>street</b> or adjacent <b>lot</b> by a solid



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
					fence or <b>planting strip</b> of min. 1.5 m in <b>height</b> .
53	IND	By-law 61/15	<p>Building contractor's establishment</p> <p>Business office or professional office</p> <p><b>Dry industrial uses</b></p> <p><b>Medical office</b></p> <p>Research establishment/ laboratory</p> <p><b>Self-storage facility</b></p> <p>Service trades</p> <p>Tree nursery/ <b>garden centre</b></p> <p>Veterinarian's clinic (no keeping of animals outdoors)</p> <p>Administration office</p> <p>Showroom</p> <p>Wholesale outlet</p> <p>Other uses, <b>buildings</b>, and <b>structures</b> ancillary to an above listed permitted use</p>	Uses or activities which contravene the provisions of subsection 4.29	<p><b>Outdoor storage areas</b> shall only be located to the rear of a permitted main <b>building</b> and not be visible from a <b>street</b> or adjacent <b>lots</b>.</p> <p>The establishment of the <b>NE zone</b> for the land surrounding the land <b>zoned</b> IND-8, includes the natural heritage features and the approved associated <b>buffer</b> areas. Accordingly, the setback provisions of Section 3(25) do not apply to the land <b>zoned</b> IND-8.</p>
54	IND	By-law 51/16	Truck repair shop	N/A	Parking requirements (min.) for uses within a multi-tenanted <b>building</b> : 1 space per 50 m <sup>2</sup> of <b>net floor area</b>
55	EXI		<b>Asphalt plant</b>	N/A	N/A



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
			Retail sales of asphalt Any use permitted in an EXI <b>Zone</b>		
56	EXI	By-law 24/88	The permitted uses of the EXI <b>Zone</b> Batching plant restricted to concrete	N/A	
57	EXI	By-law 24/90	N/A	N/A	The extraction of <b>aggregate resources</b> shall not occur below a point which is 1 m above the high water table.
58	EXI	By-law 28/86	All uses permitted in an EXI <b>Zone</b>	N/A	No setback shall be required for:  Any pitface or excavation on those lands <b>zoned</b> EXI(sp58) when adjacent to an H-4 <b>Zone</b> or adjacent to an A(sp10) <b>Zone</b>  Any <b>building, structure,</b> or reduce stockpile on those lands <b>zone</b> EXI(sp58) from an adjacent H-4 <b>Zone</b>  Any berm on those lands <b>zoned</b> EXI(sp58) from an adjacent H-4 <b>Zone</b> or from an adjacent A(sp10) <b>Zone</b>
59	EXI	By-law 29/91	N/A	N/A	The extraction of <b>aggregate resources</b> occurring below a point which is 1 m above the high water table.



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
60	A		A landscape <b>contractor's yard</b> including a work shop, administration office, shade house, outdoor storage area, and the growing of plants, shrubs, and trees for commercial purposes.  A <b>single detached dwelling</b> , barn, and <b>accessory</b> use.	The retail sale of goods or materials from the subject property shall not be permitted.	N/A
61	EXI	By-law 04/96	N/A	N/A	The extraction of <b>aggregate resources</b> occurring below a point which is 1 m above the high water table.
62	EXI	By-law 26/97	N/A	N/A	
63	EXI	By-law 36/97	All uses permitted within the EXI <b>Zone</b>	N/A	The extraction of <b>aggregate resources</b> shall not occur below any point which is 1 m above the high water table with the exception of those areas identified on the approved Site Plans accompanying the Pit License. The total area which may be extracted below the water table shall not exceed 7.5 ha (18.5 acres) of the license area.
64	EXI	By-law 36/97	All uses permitted within the EXI <b>Zone</b>  An <b>existing single detached dwelling</b>	N/A	
65	EXI	By-law 42/03	The making, establishment or	N/A	The extraction of <b>aggregate resources</b> shall not occur below any point which is 1.5 m



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
			operation of pits or quarries		above the high water table.
66	EXI	By-law 23/10	All uses permitted within the EXI <b>Zone</b>	N/A	N/A
67	EXI	By-law 23/10	All uses permitted within the EXI <b>Zone</b>		<p>The depth of <b>aggregate</b> extraction shall not occur below any point which is 1 m above the high water table.</p> <p>Extraction below the water table may occur in order to establish a permanent hydraulic barrier.</p> <p>Variations to the precise location and size of the natural separators or the banks of the lakes created by <b>aggregate</b> extraction are permitted without amendment to the Zoning By-law.</p> <p>Deletion of this <b>zone</b>, in whole or in part, shall require an amendment to the Zoning By-law.</p>
68	OS	By-law 34/95	Sand and/or gravel extraction Forestry Fish and wildlife management Any <b>public use</b>	<b>Aggregate</b> extraction	N/A
69	OS	By-law 26/97	Sand and/or gravel extraction Forestry	<b>Aggregate</b> extraction	N/A



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
			Fish and wildlife management		
70	OS	By-law 17/00	Sewage disposal system Attenuation area	Uses, <b>buildings</b> or <b>structures</b> not directly related to the sewage disposal system	N/A
71	OS	By-law 50/05	Forest management Passive recreation A private water supply well	N/A	N/A
72	OS	By-law 48/07	Fish and wildlife management Passive recreation An existing internal haul route shall be permitted to provide to access the entrance/exit of a licensed extraction area	N/A	<b>Landscaped</b> open space (min.): 60%, except that any area left in a natural state, including the pond <b>existing</b> as of the date of passing of this by-law, shall be considered to be part of the <b>landscaped</b> open space.
73	NE	OMB decision on June 23/86	<b>Existing buildings</b> and <b>kennels</b> as they exist at the date of passing of this By-Law A barn on the <b>existing</b> foundation for which the Grand River <b>Conservation Authority</b> has issued a permit	N/A	N/A
74	NE	By-law 33-1989	A landscape <b>contractor's yard</b>	N/A	N/A



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
		as amended by By-law 16/96	with no retail or wholesale sales  An <b>accessory dwelling unit attached</b> to the <b>existing building</b>		
75	NE	By-law 31/90 as amended and approved by OMB Order dated August 10, 1990	May be included within a license issued by the Ministry of Natural Resources and Forestry to extract sand and gravel  Forestry  Fish and wildlife management  Any <b>public use</b>  Research and educational use	<b>Aggregate</b> extraction	Added by By-law 31/90 as amended and approved by OMB Order dated August 10, 1990.
76	A		Fencing construction business	N/A	N/A
77	A	By-law 20/09	A building contractor's office which may include administration offices, workshop and storage <b>buildings</b>  <b>Buildings, structures</b> and uses accessory to the above use, including <b>outdoor storage areas</b>	N/A	<b>Lot area</b> (min): 1.0 ha <b>Lot frontage</b> (min): 65 m  Side <b>yard</b> (min.) each side: equal to 1/2 <b>building height</b> but not less than 4.5 m  <b>Rear yard</b> (min.): as <b>existing</b>  <b>Lot coverage</b> (max.):10%  <b>Landscaped</b> open space (min.): 25%



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
			Designated secondary AG uses: Small scale Commercial Industrial Institutional		<p><b>Landscaped buffer:</b> a <b>landscaped buffer</b> min. 3 m wide shall be provided in the following locations:</p> <p>i) abutting the western limit of this <b>zone</b> commencing at a point a max. of 25 m setback from the <b>street</b> line for a min. length of 110 m</p> <p>ii) abutting the eastern limit of this <b>zone</b> commencing at a point a max. of 50 m setback from the <b>street</b> line</p> <p><b>Outdoor storage areas:</b></p> <p>All <b>outdoor storage areas</b> used for the storage of equipment or materials shall be setback a min. of 100 m from a <b>street</b> line.</p> <p><b>Outdoor storage areas</b> shall be fully screened so they are not visible from any <b>street</b> or adjacent <b>lot</b> by means of a <b>planting strip</b>.</p>
78	A	By-law 42/14	Professional office with a max. <b>floor area</b> of 100 m <sup>2</sup> (1,076 sq. ft.), a max. <b>height</b> of 8.5 m (27.1 ft.) and setback approximately 240 m from Concession Road 1; 250 m from Sideroad 25; and 145 m from the East <b>lot</b> line	<b>Outdoor storage areas</b> associated with the professional office use	<p>The professional office <b>building</b> shall be contained to an area in proximity to the <b>existing building</b> cluster. It shall not be used for residential purposes and shall not contain any sleeping quarters within it.</p> <p>The number of employees permitted to work at the professional</p>



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
			Any use permitted in an (A) <b>zone</b>		office shall not exceed three and shall not include any off-site employees.
79	NE	By-law 23/10	<b>Conservation uses</b> Scientific monitoring for ecological and hydrogeological purposes	The making, establishment or operation of a pit Any ancillary land use related to <b>aggregate</b> extraction	N/A
80	NE	By-law 28/12	Storm water management facilities <b>Conservation uses</b> including: forest management, fish and wildlife management, flood control, erosion control Passive recreation	N/A	N/A
81	A	2016-060	A landscaping and <b>lot</b> maintenance contractor's business which may include a main <b>building</b> for administration office, workshop and indoor storage <b>Buildings, structures</b> and uses accessory to the above use, including <b>outdoor storage areas</b>	Retail sales from the <b>lot</b>	<b>Lot area</b> (min.): 0.75 ha Main <b>building</b> size (max.): 720 m <sup>2</sup> Off-street parking: may be permitted between the main <b>building</b> and <b>street</b> line (setback to provide areas for landscape <b>buffer</b> ) <b>Lot coverage</b> (max.): 10% <b>Landscaped</b> open space (min.): 30% <b>Landscaped buffer</b> (min.): 4 m wide, along the southerly limit of this <b>zone</b> .



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
					<p>All <b>outdoor storage areas</b> used for the storage of equipment or materials shall be setback a min. of 10 m from Wellington Road 34 and a min. of 70 m from Concession Road 7.</p> <p><b>Outdoor storage areas</b> shall be fenced and fully screened so they are not visible from any <b>street</b> or adjacent <b>lot</b> by means of a vegetative screen, berms, fencing or combination thereof.</p>
82	HR, NE	2016-066	<p>Forest management</p> <p>Fish and wildlife management</p> <p>Flood control</p> <p>Erosion control</p> <p>Storm water management</p>		<p><b>Building</b> setback from the NE-16 <b>Zone</b> (min.): 15 m</p> <p>The required setback to the NE-16 limit may be further reduced pursuant to the requirements of 4.31(c) of this By-law.</p> <p>The encroachment within the setback area by the <b>existing</b> heritage <b>dwelling unit</b> immediately abutting the <b>Zone</b> is recognized by this By-law.</p>
83	IND	041-2017		<b>Outdoor storage areas and uses</b>	
84	UR		<p>A max. of 55 <b>single detached dwellings</b></p> <p>A community entrance feature</p>		<p><b>Lot frontage</b> (min.): 15 m</p> <p><b>Lot area</b> (min.): 700 m<sup>2</sup></p> <p><b>Lot coverage</b> (max.): 35%</p>



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
			<p><b>Private parks</b>, trails and <b>accessory structures</b></p> <p>A private right-of-way</p> <p>Private communal water services</p>		<p><b>Front yard</b> setback (min.): 6 m</p> <p>Side <b>yard</b> setback (min.): 1.83 m</p> <p><b>Rear yard</b> setback (min.): 6.5 m</p> <p><b>Dwelling height</b> (max.): 6.5 m</p> <p>Bedrooms (max.): 2</p> <p><b>Floor area</b> (min.): 93 m<sup>2</sup></p> <p><b>Floor area</b> (max.): 193 m<sup>2</sup></p> <p>Access <b>street</b> (min. ROW width): 7.6 m (two way)</p> <p>Off-street parking (min.): 1 <b>parking space</b> per unit</p> <p>Visitor <b>parking spaces/area</b> (min.): 1 <b>parking space</b> for every 4 <b>dwelling units</b>. Visitor <b>parking spaces</b> may be clustered with no more than 7 spaces per <b>parking area</b></p> <p>The community entrance feature, the storm water management facility and the residential <b>lots</b> are exempt from the provisions of subsection 4.31 of this By-law.</p>
85	RUR		<p>A max. of 72 <b>mobile homes</b> or manufactured <b>dwelling units</b></p> <p>An <b>accessory single detached dwelling</b> for the</p>		<p>Site area for each <b>mobile home</b> or manufactured <b>dwelling unit</b> (min.): 280 m<sup>2</sup></p> <p>Site coverage (max. – including <b>accessory buildings</b>): 35.0%</p>



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
			<p>caretaker and/or manager</p> <p>A laundromat serving on site residents only</p> <p>A variety store serving on site residents only</p> <p>An <b>existing private clubhouse</b> serving on site residents only</p> <p>Sales of <b>mobile homes</b> or manufactured <b>dwelling units</b> for use on site, but not including the manufactured <b>dwelling unit</b></p>		<p><b>Building floor area</b> (max. – including <b>accessory buildings</b>): 96.0 m<sup>2</sup></p> <p><b>Building</b> setback from front site line (min.): 3 m</p> <p><b>Building</b> separation (min.): 3.5 m from the <b>building</b> face</p> <p>Off-street parking for each <b>mobile home</b> or manufactured <b>dwelling unit</b> (min.): 1 <b>parking space</b> located on each site area or within a max. of 30 m of a site area</p> <p><b>Floor area</b> (max.):</p> <p>Laundromat 100 m<sup>2</sup></p> <p>Variety store 150 m<sup>2</sup></p> <p><b>Private club</b> 300 m<sup>2</sup></p> <p>Sales area/ outdoor display (max.): 500 m<sup>2</sup></p> <p>Every <b>mobile home</b> or manufactured <b>dwelling unit</b> located on a site area shall have access from a common <b>street</b>.</p> <p>At the time of coming into force of this By-law, any use of a site area less than 280 m<sup>2</sup> shall comply with all site specific special provisions identified above, except the minimum required site area.</p>



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
86	RUR		<p>One <b>dwelling unit</b>, per site</p> <p>An accessory <b>single detached dwelling</b> for a caretaker or manager</p> <p>An administrative office</p> <p>A laundromat serving on site residents only</p> <p>A library serving on site residents only</p> <p>A variety store serving on site residents only</p> <p>A maintenance <b>building</b> servicing the site</p> <p>A recreational <b>building</b> and pavilion</p> <p>A sales office for sites and <b>dwelling units</b></p> <p>Uses accessory to the above permitted uses</p> <p>A <b>dwelling unit</b> is permitted for year-round occupancy only if:</p> <p>It is a <b>mobile home</b> or manufactured <b>building</b> which complies with the Ontario Building Code (OBC) for</p>	<p>No <b>recreational vehicles</b> including any additions thereto shall be occupied for year-round use nor be permitted to convert to year-round use</p> <p>No <b>accessory apartments</b> shall be permitted.</p>	<p>Site area per <b>dwelling unit</b> (min.): 280 m<sup>2</sup>. A max. of 63 sites may contain less than the 280 m<sup>2</sup> provided they are greater than 230 m<sup>2</sup> in total site area</p> <p>Site width (min.): 9 m, measured from the required min. <b>front yard</b></p> <p>Site <b>front yard</b> (min.): 3 m</p> <p>No <b>accessory buildings or structures</b> shall be located within the required front yard, except carports, decks; together with sheds located on through lots or lots abutting a waterway, all of which <b>accessory structures</b> shall be located a min. of 2 m from the front lot line.</p> <p>This By-law recognizes those <b>accessory buildings or structures</b> which existed prior December 19, 2012 that are within the front yard or have a front yard less than 2 m.</p> <p>Each <b>dwelling unit</b> shall have a minimum side yard of 1.2 metres. Each <b>accessory building or structure</b> shall have a minimum <b>side yard</b> of 0.6 metres.</p> <p>Notwithstanding the above, this By-law recognizes those <b>accessory buildings or structures</b> which existed</p>



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
			<p>year-round occupancy</p> <p>It is a unit that is <b>existing</b> on a site on the subject <b>lot</b> as of the date of passing of this By-law that can be converted to an equivalent OBC or CSA standard for year-round occupancy and certified as such by a professional engineer to the satisfaction of the Chief Building Official in accordance with the Ontario Building Code Act and amendments thereto. All conversions to year-round use must comply with the most recent OBC or CSA standards for acceptance</p> <p>An occupancy permit for year-round occupation has been issued by the Chief Building Official.</p>		<p>prior to the date of passing of this By-law that have a <b>side yard</b> less than 0.6 metres.</p> <p>Each site shall have a minimum rear yard of 1.2 metres. Each <b>accessory building or structure</b> shall have a minimum rear yard of 0.6 metres.</p> <p>Notwithstanding the above, this By-law recognizes those accessory buildings or structures which existed prior to the date of passing of this By-law that have a rear yard less than 0.6 metres.</p> <p>The maximum <b>dwelling unit floor area</b> is 116.0 square metres.</p> <p>Notwithstanding the above, this By-Law recognizes those dwelling units which existed prior to the date of passing of this By-Law that have a floor area greater than 116.0 square metres. For purposes of this by-law, reference to "site" shall also refer to a "<b>lot</b>" within a registered Plan of Subdivision in accordance with the Planning Act.</p> <p>The <b>minimum dwelling unit floor area</b> is 53.5 square metres.</p> <p>The coverage of a site by all buildings and structures, including</p>



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
					<p>accessory buildings or structures, shall not exceed 35%, with the exception of open-sided carports and uncovered decks not exceeding 0.6 m in height. Notwithstanding the above, this By-law recognizes those <b>buildings or structures</b> including <b>accessory buildings or structures</b>, which existed prior to the date of passing of this By-law that have a coverage which exceeds 35%.</p> <p>No <b>dwelling unit</b> shall exceed 1 <b>storey</b> in height.</p> <p>A maximum of 400 residential sites may be permitted.</p> <p>Each <b>dwelling unit</b> shall be separated from any other dwelling unit by a minimum distance of 3.5 metres from the building face. Every <b>accessory building</b> shall be separated from the main building on the site by a distance of at least 1.2 metres.</p> <p>A minimum of 1 parking space shall be provided for each <b>dwelling unit</b> on a site. Visitor parking shall be provided on the basis of 1 space for every 10 sites</p> <p>Each dwelling unit shall have direct access to a</p>



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
					<p>common internal roadway which has a minimum unobstructed travel width of 6 metres. Exceptions to the minimum width may be permitted, provided they are illustrated on a site plan approved by Council in consultation with the Township Fire Chief.</p> <p>The following uses shall have a maximum <b>floor area</b>:</p> <ul style="list-style-type: none"> <li>• laundromat 100 sq. metres</li> <li>• variety store 150 sq. metres</li> <li>• recreation building 500 sq. metres</li> </ul>
87	ER2		<p>A <b>single detached dwelling</b></p> <p>A <b>home business</b></p> <p>A <b>public use</b></p> <p>An <b>accessory apartment</b> in a <b>single detached dwelling</b></p>		<p><b>Lot area</b> (min.): 0.4 ha</p> <p><b>Lot frontage</b> (min.): 50 m</p> <p><b>Front yard</b> depth (min.): 15 m</p> <p><b>Interior side yard</b> width (min.): 10 m</p> <p><b>Exterior side yard</b> width (min.): 10 m</p> <p><b>Rear yard</b> depth (min.): 10 m</p> <p><b>Lot coverage</b> (max.): 30%</p> <p><b>Landscaped</b> open space (min.): 30%</p> <p><b>Accessory apartments floor area</b> (max.): 40% of</p>



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
					the <b>floor area</b> of the <b>principal dwelling unit</b>
88	HC		Single detached dwelling Semi-detached dwelling Retail store Hotel or motel Professional office Funeral home Inside storage or warehousing	N/A	N/A
89	HC	By-law 18/89	N/A	Motor vehicle body shop Motor vehicle sales and rental establishment Motor vehicle service establishment Motor vehicle service establishment Motor vehicle washing establishment Contractor's yard Drive-through service facility Gas bar	N/A
90	RC		Permitted uses are restricted to: <b>A golf course</b>	N/A	N/A



No.	PARENT ZONE	BY-LAW	ADDITIONAL PERMITTED USES	PROHIBITED USES	SITE SPECIFIC SPECIAL PROVISIONS
			A club house A restaurant Cross country ski facilities Downhill ski facilities		



## 15.0 Holding Provisions

Where a **zone** symbol is followed by the letter 'h' and a number in superscript (example: <sup>h15</sup>), the symbol refers to a Holding Provision, as set out in Table 15.1 below.

Table 15.1: Holding Provisions

No.	ZONE DESIGNATION	PERMITTED USES	CONDITIONS FOR REMOVAL	DATE ENACTED
1	RUR	Until the holding symbol is removed, no <b>dwelling unit</b> shall permit year-round occupancy.	Development shall not be permitted until: (i) The sewage treatment and water supply services have been completed to provide for year-round operation of those services. (ii) A development agreement between the <b>owners</b> of the land and the <b>Township</b> addressing occupation of the units, operation and maintenance of the services and financial arrangements has been registered on title of the lands. (iii) Where a site is being converted from seasonal to year-round use, an occupancy permit has been issued by the Chief Building Official permitting the year-round occupation of the <b>dwelling unit</b> on the site.	2000
2	CMU FD2	Until the holding symbol is removed, no new <b>buildings</b> or <b>structures</b> shall be permitted.  Additions to <b>existing</b> uses shall be permitted.	Development shall not be permitted until the Ministry of Transportation is no longer the road authority fronting the subject lands.	2017
3	RC	Until the holding symbol 'h-3' is removed, the land may be used only for a <b>golf course</b> (fairways, tees, and greens only), cross-	An appropriate development agreement has been entered into with the <b>owners</b> covering such matters as water supply and sewage disposal, road and access improvements, and storm water management.	



No.	ZONE DESIGNATION	PERMITTED USES	CONDITIONS FOR REMOVAL	DATE ENACTED
		country skiing and the growing and harvesting of Christmas trees.  No new <b>buildings or structures</b> shall be permitted.		
4	EXI	Until the holding symbol 'h-4' is removed, the land may be used only as a woodlot in its <b>existing</b> natural state. The harvesting of trees is permitted in accordance with "good forestry" management practices and subject to the provisions of the <b>County Tree Cutting By-law</b> .	The purpose of the holding symbol is to delay the extraction of aggregate from the Synder Woodlot for a period of approximately 15 years to allow for the establishment of a "replacement woodlot" being maintained by Cox Construction Limited.  At such time in the future when the <b>Township</b> is satisfied that the "replacement woodlot", consisting of approximately 5 hectares, is a healthy sustainable plantation capable of achieving mature woodlot status over time, Council will remove the holding symbol.	
5	MULTIPLE	Until the holding symbol is removed, these lands shall only be used for legal uses, buildings, and <b>structures existing</b> on the lot.	Prior to the removal of the holding symbol, Council shall require the submission and approval of a Site Plan Approval application.  Council may also require that any of the studies that would normally be required as part of an application for a zoning by-law amendment (as outlined in Section 13.15.5 of the County Official Plan) be completed as part of the Site Plan Approval application.	
6	NE	Upon removal of the holding symbol, a max. of 100 seasonal travel trailers	Removal of the holding symbol shall not be permitted until it has been demonstrated to the satisfaction of Council that the approval requirements of the	



No.	ZONE DESIGNATION	PERMITTED USES	CONDITIONS FOR REMOVAL	DATE ENACTED
		shall be permitted.	Ministry of Environment and Energy (MOEE) regarding the developments on individual on-site sewage systems required to service the additional 40 units have been met.	
7	IND	Until the holding symbol is removed, no new <b>buildings</b> or <b>structures</b> shall be permitted.	Development shall not be permitted until an appropriate development agreement has been entered into covering such matters as <b>street</b> improvements and related financial contributions.	



## 16.0 Temporary Use Provisions

Where a **zone** symbol is followed by the letter 't' and a number in superscript (example: <sup>t15</sup>), the symbol refers to a Temporary Use Provision, as set out in Table 16.1 below. As such, one or more additional uses are permitted on the lands noted until the permission granted by the site specific Temporary Use By-law expires.

Table 16.1: Temporary Use Provisions

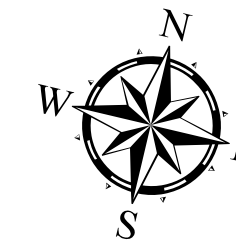
No.	ZONE DESIGNATION	TEMPORARY USES	DATE ENACTED	DATE EXPIRED
1	A	<b>Garden suite</b> with a max. <b>floor area</b> of 110 m <sup>2</sup>	December 2, 2008	December 2, 2018
2	A	<b>Garden suite</b>		October 3, 2032
3	A	<b>Garden suite</b> with a max. <b>floor area</b> of 125.4 m <sup>2</sup>		February 6, 2033



# Township of Puslinch

Zoning By-Law No. XX/XX

Schedule 'A'



## Legend

- Site Specific Exemption
- Zoning Limits
- Environmental Protection Overlay
- Natural Environment

## Zone Descriptions

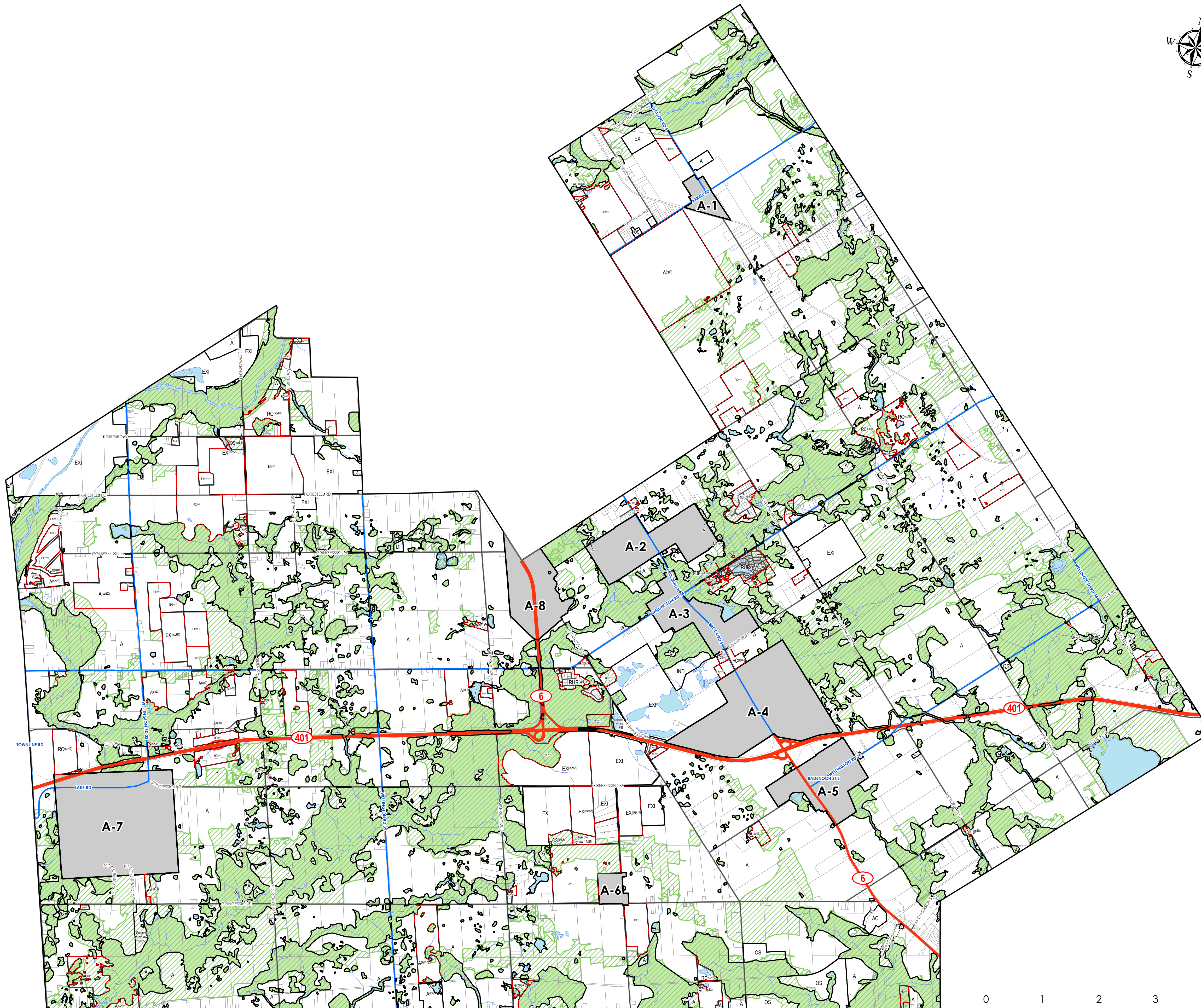
- A Agricultural
- AC Agricultural Commercial
- C Commercial
- CMU Core Mixed Use
- DI Disposal Industrial
- EXI Extractive Industrial
- FD Future Development
- HC Highway Commercial
- HR Hamlet Residential
- I Institutional
- IND Industrial
- NE Natural Environment
- OS Open Space
- RC Resort Commercial
- RR Resort Residential
- RUR Rural Residential
- UR Urban Residential
- f- Aberfoyle Flood Plain Overlay
- (sp#) Site Specific Exemption
- (h#) Holding Provision
- (t#) Temporary Zone

This is not survey data.

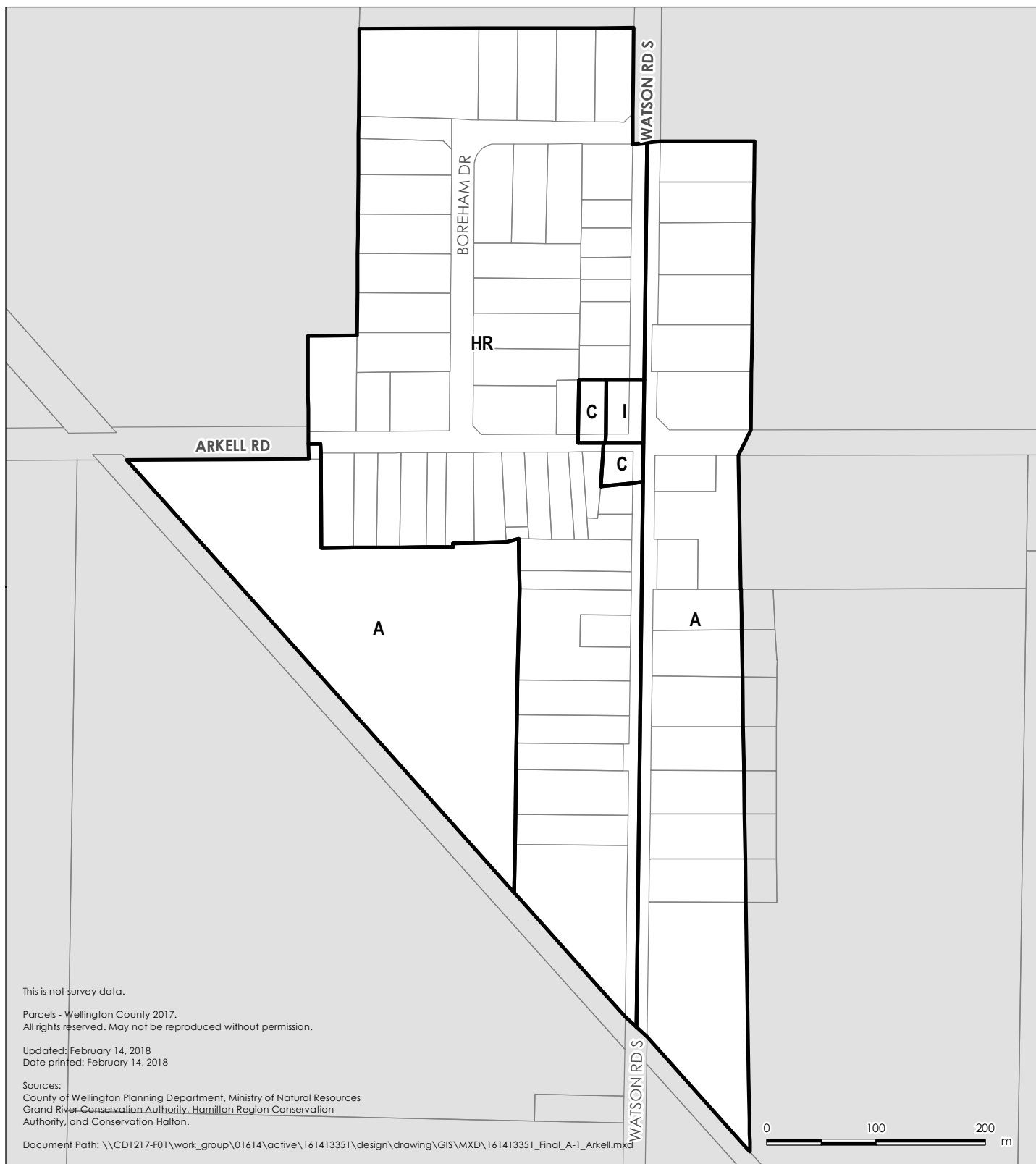
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Date printed: February 15, 2018

Sources:  
County of Wellington Planning Department, Ministry of Natural Resources  
Grand River Conservation Authority, Hamilton Region Conservation  
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#### Legend

- Site Specific Exemption
- Zoning Limits
- Environmental Protection Overlay
- Natural Environment

#### Zone Descriptions

A	Agricultural	FD	Future Development
AC	Agricultural Commercial	HC	Highway Commercial
C	Commercial	HR	Hamlet Residential
CMU	Core Mixed Use	I	Institutional
DI	Disposal Industrial	IND	Industrial
EXI	Extractive Industrial	NE	Natural Environment
		OS	Open Space
		RC	Resort Commercial
		RR	Resort Residential
		RUR	Rural Residential
		UR	Urban Residential
		(sp#)	Site Specific Exemption
		(h#)	Holding Provision
		(t#)	Temporary Zone

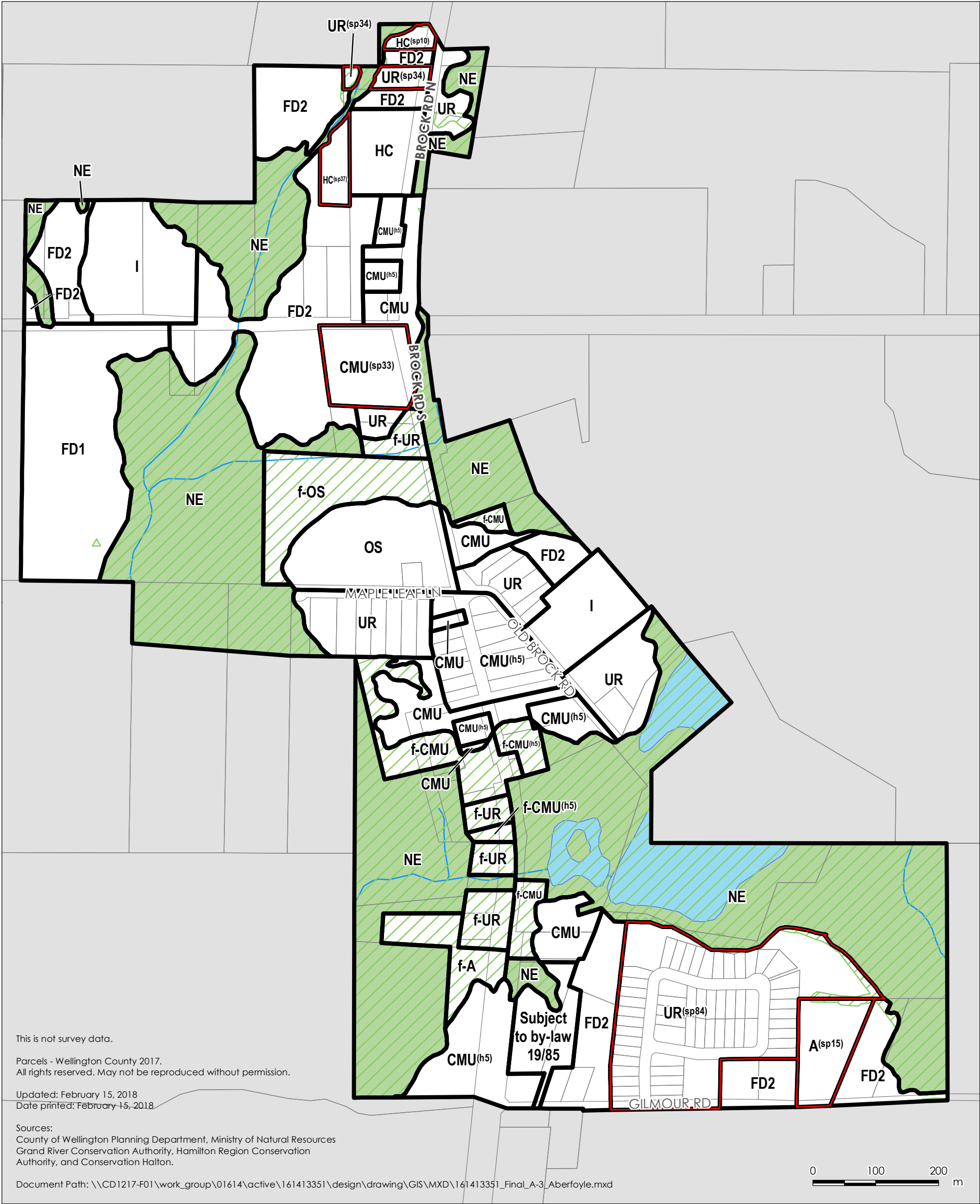


## Map A-1

Schedule A  
Township of Puslinch  
Zongin By-Law  
No. XX/XX

### Arkell





**Legend**

- Site Specific Exemption
- Zoning Limits
- Environmental Protection Overlay
- Natural Environment

**Zone Descriptions**

A	Agricultural	FD	Future Development
AC	Agricultural Commercial	HC	Highway Commercial
C	Commercial	HR	Hamlet Residential
CMU	Core Mixed Use	I	Institutional
DI	Disposal Industrial	IND	Industrial
EXI	Extractive Industrial	NE	Natural Environment
		OS	Open Space
		RC	Resort Commercial
		RR	Resort Residential
		RUR	Rural Residential
		UR	Urban Residential
		f-	Aberfoyle Flood Plain Overlay
		(sp#)	Site Specific Exemption
		(h#)	Holding Provision

**Map A-3**

Schedule A  
Township of Puslinch  
Zongin By-Law  
No. XX/XX

**Aberfoyle**

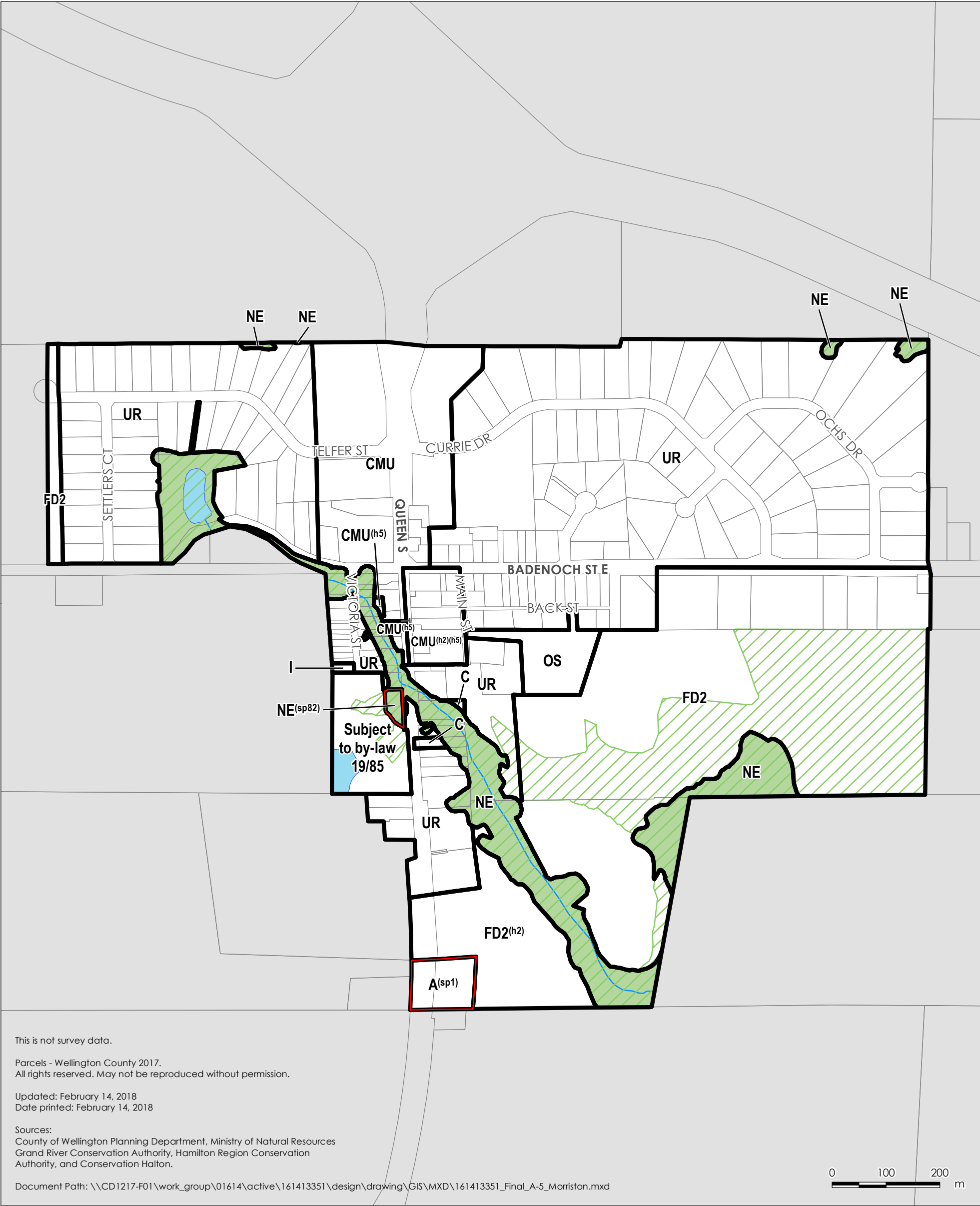













**Legend**

- Site Specific Exemption
- Zoning Limits
- Environmental Protection Overlay
- Natural Environment

**Zone Descriptions**

A	Agricultural
AC	Agricultural Commercial
C	Commercial
CMU	Core Mixed Use
DI	Disposal Industrial
EXI	Extractive Industrial

FD	Future Development
HC	Highway Commercial
HR	Hamlet Residential
I	Institutional
IND	Industrial
NE	Natural Environment
OS	Open Space
RC	Resort Commercial
RR	Resort Residential
RUR	Rural Residential
UR	Urban Residential
(sp#)	Site Specific Exemption
(h#)	Holding Provision
(t#)	Temporary Zone



**Map A-5**

Schedule A  
Township of Puslinch  
Zongin By-Law  
No. XX/XX

**Morriston**



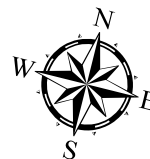


#### Legend

- Site Specific Exemption
- Zoning Limits
- Environmental Protection Overlay
- Natural Environment

#### Zone Descriptions

A	Agricultural	FD	Future Development
AC	Agricultural Commercial	HC	Highway Commercial
C	Commercial	HR	Hamlet Residential
CMU	Core Mixed Use	I	Institutional
DI	Disposal Industrial	IND	Industrial
EXI	Extractive Industrial	NE	Natural Environment
		OS	Open Space
		RC	Resort Commercial
		RR	Resort Residential
		RUR	Rural Residential
		UR	Urban Residential
		(sp#)	Site Specific Exemption
		(h#)	Holding Provision
		(t#)	Temporary Zone



**Map A-6**  
Schedule A  
Township of Puslinch  
Zoning By-Law  
No. XX/XX  
**Crieff**





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Document Path: \\CD1217-F01\work\_group\01614\active\T61413351\design\drawing\GIS\MXD\T61413351\_Final\_A-7\_PuslinchLake.mxd

Legend

- Site Specific Exemption
- Zoning Limits
- Environmental Protection Overlay
- Natural Environment

Zone Descriptions

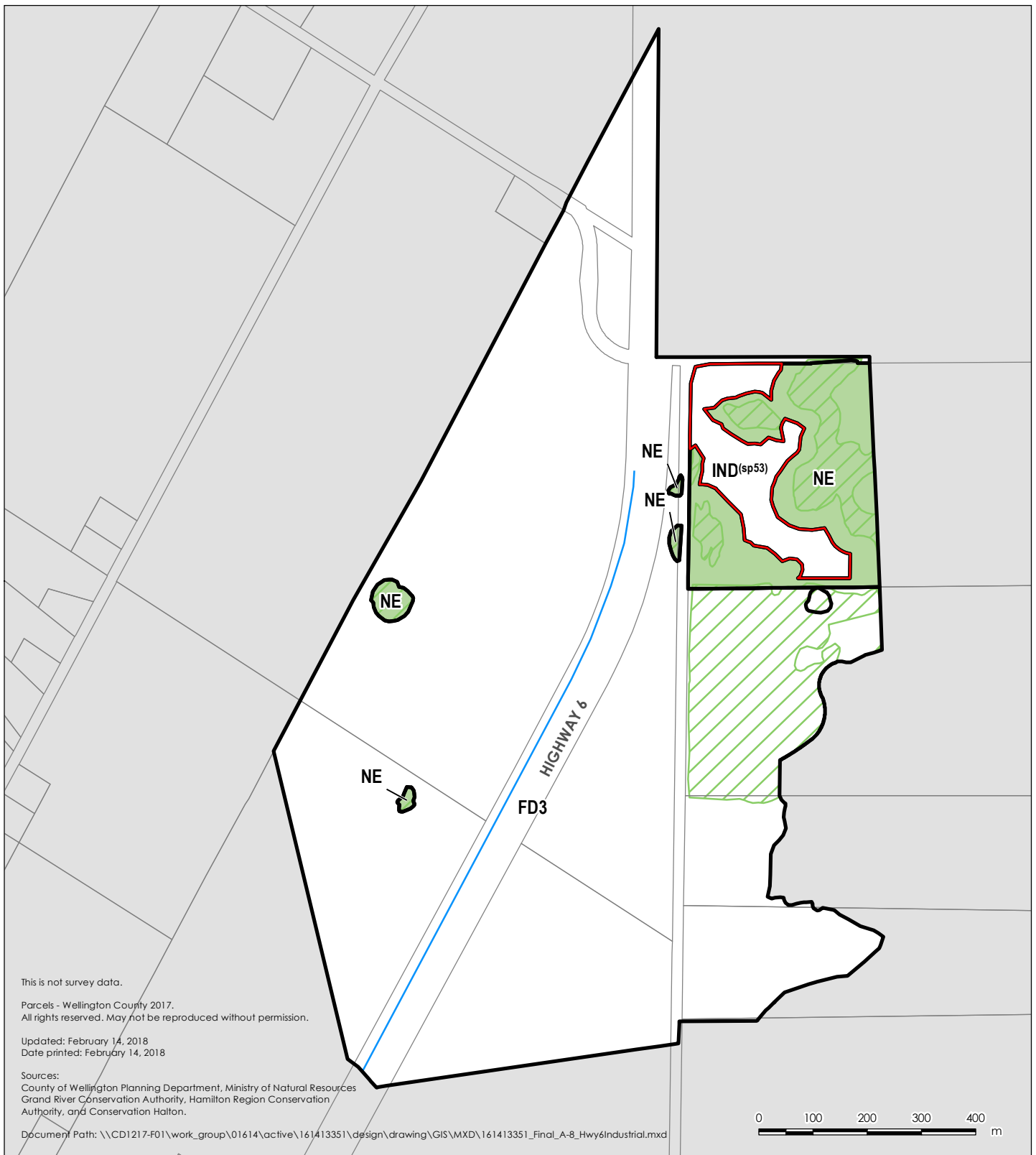
- A Agricultural
- AC Agricultural Commercial
- C Commercial
- CMU Core Mixed Use
- DI Disposal Industrial
- EXI Extractive Industrial

- FD Future Development
- HC Highway Commercial
- HR Hamlet Residential
- I Institutional
- IND Industrial
- NE Natural Environment
- OS Open Space
- RC Resort Commercial
- RR Resort Residential
- RUR Rural Residential
- UR Urban Residential
- (sp#) Site Specific Exemption
- (h#) Holding Provision
- (t#) Temporary Zone



Map A-7  
Schedule A  
Township of Puslinch  
Zoning By-Law  
No. XX/XX  
Puslinch Lake





#### Legend

- Site Specific Exemption
- Zoning Limits
- Environmental Protection Overlay
- Natural Environment

#### Zone Descriptions

A	Agricultural	FD	Future Development
AC	Agricultural Commercial	HC	Highway Commercial
C	Commercial	HR	Hamlet Residential
CMU	Core Mixed Use	I	Institutional
DI	Disposal Industrial	IND	Industrial
EXI	Extractive Industrial	NE	Natural Environment
		OS	Open Space
		RC	Resort Commercial
		RR	Resort Residential
		RUR	Rural Residential
		UR	Urban Residential
		(sp#)	Site Specific Exemption
		(h#)	Holding Provision
		(t#)	Temporary Zone



**Map A-8**  
Schedule A  
Township of Puslinch  
Zoning By-Law  
No. XX/XX  
**Highway 6  
Industrial**





# Township of Puslinch

Zoning By-Law No. XX/XX

Schedule 'B' Overlay

## Map B-1

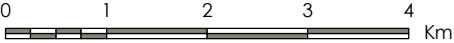
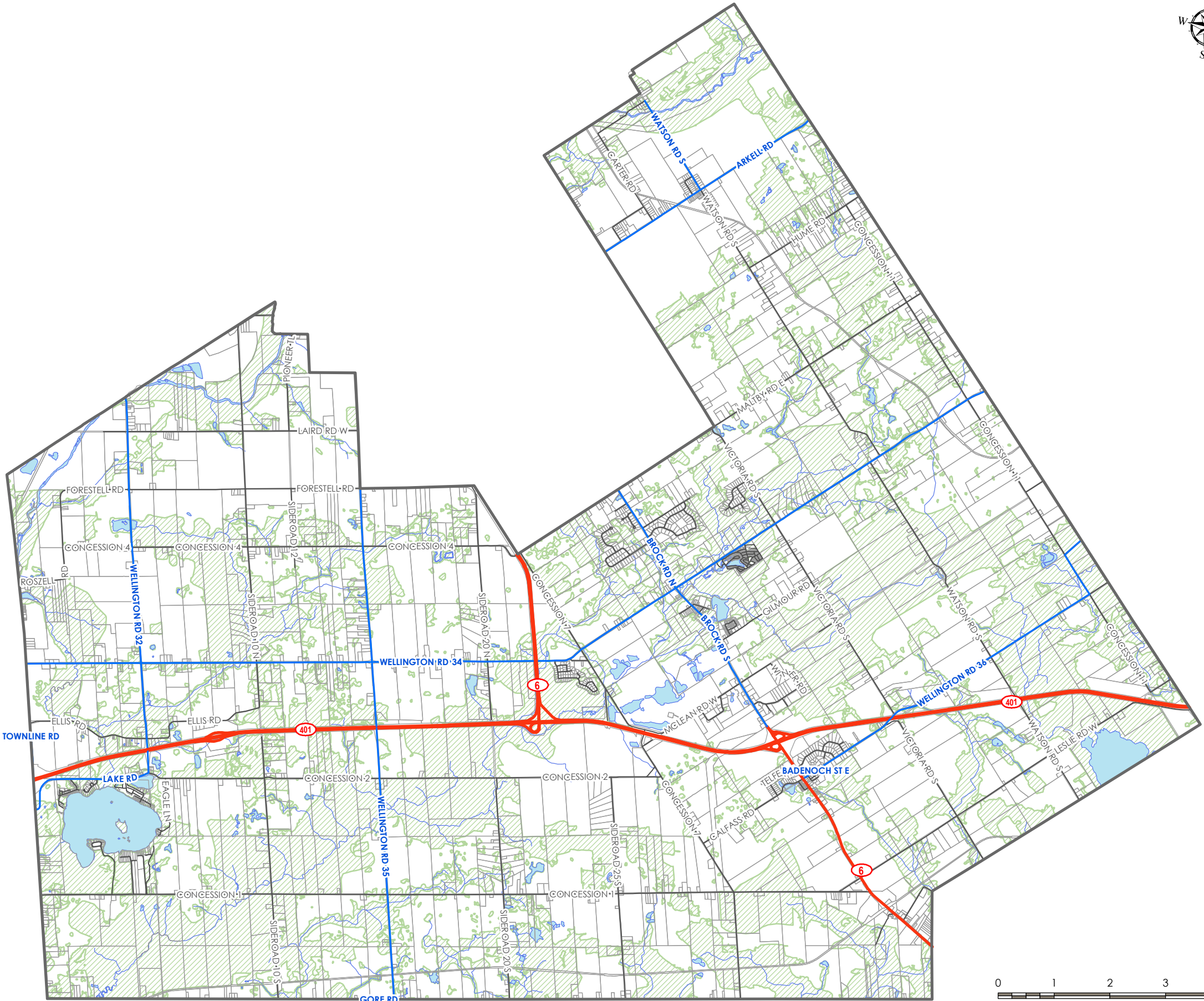
Environmental Protection  
Overlay

### Legend

- Local Road
- County Road
- Provincial Highway
- Watercourse
- Waterbody
- Municipal Boundary
- Parcels

### Overlay

- Greenlands Official Plan Designation**
- Environmental Protection







# Township of Puslinch

Zoning By-Law No. XX/XX

Schedule 'B' Overlay

## Map B-2

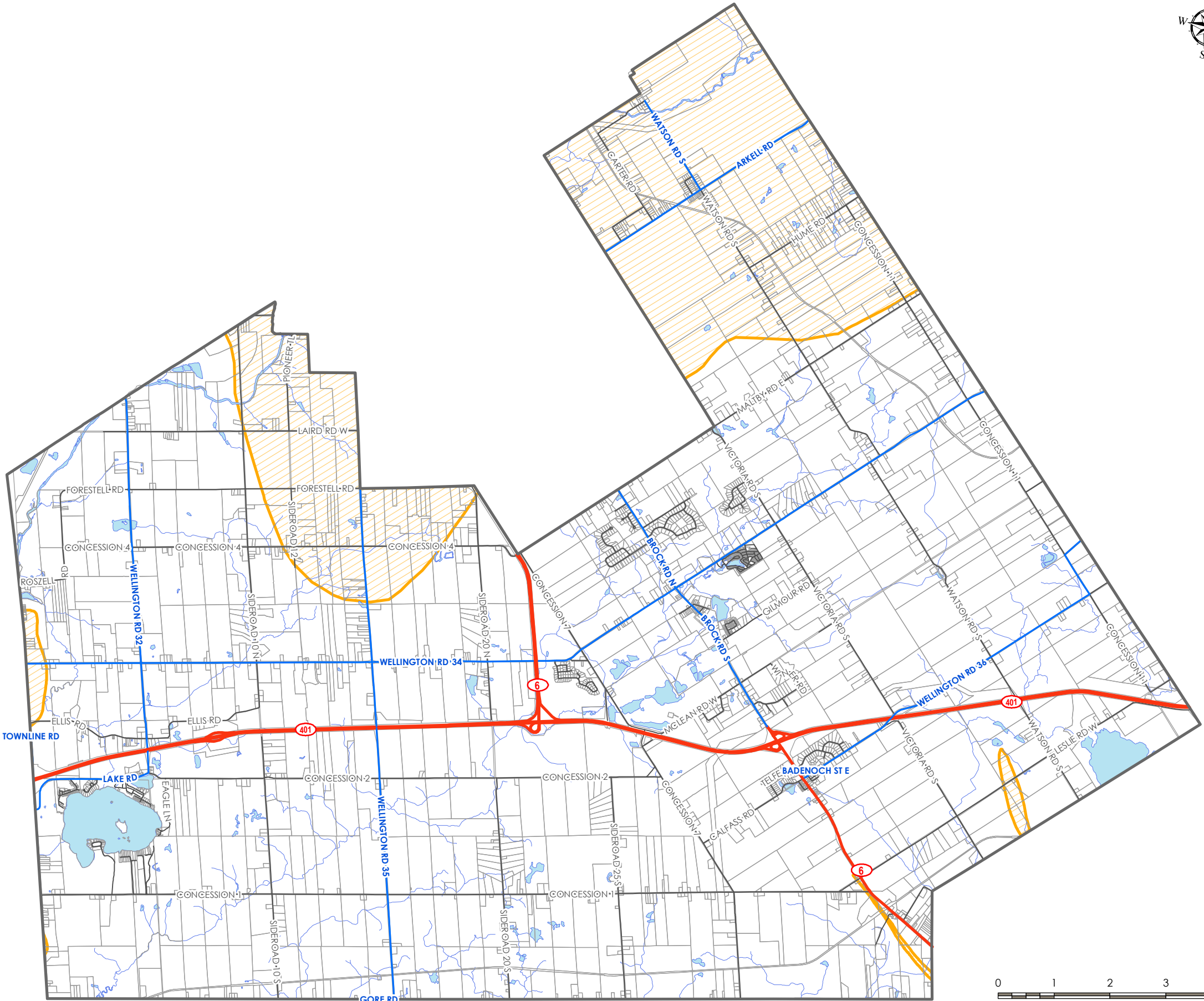
Source Protection  
Vulnerable Areas Overlay

### Legend

- Local Road
- County Road
- Provincial Highway
- Watercourse
- Waterbody
- Municipal Boundary
- Parcels

### Overlay

- Wellhead Protection Area**
- Source Protection Vulnerable Areas



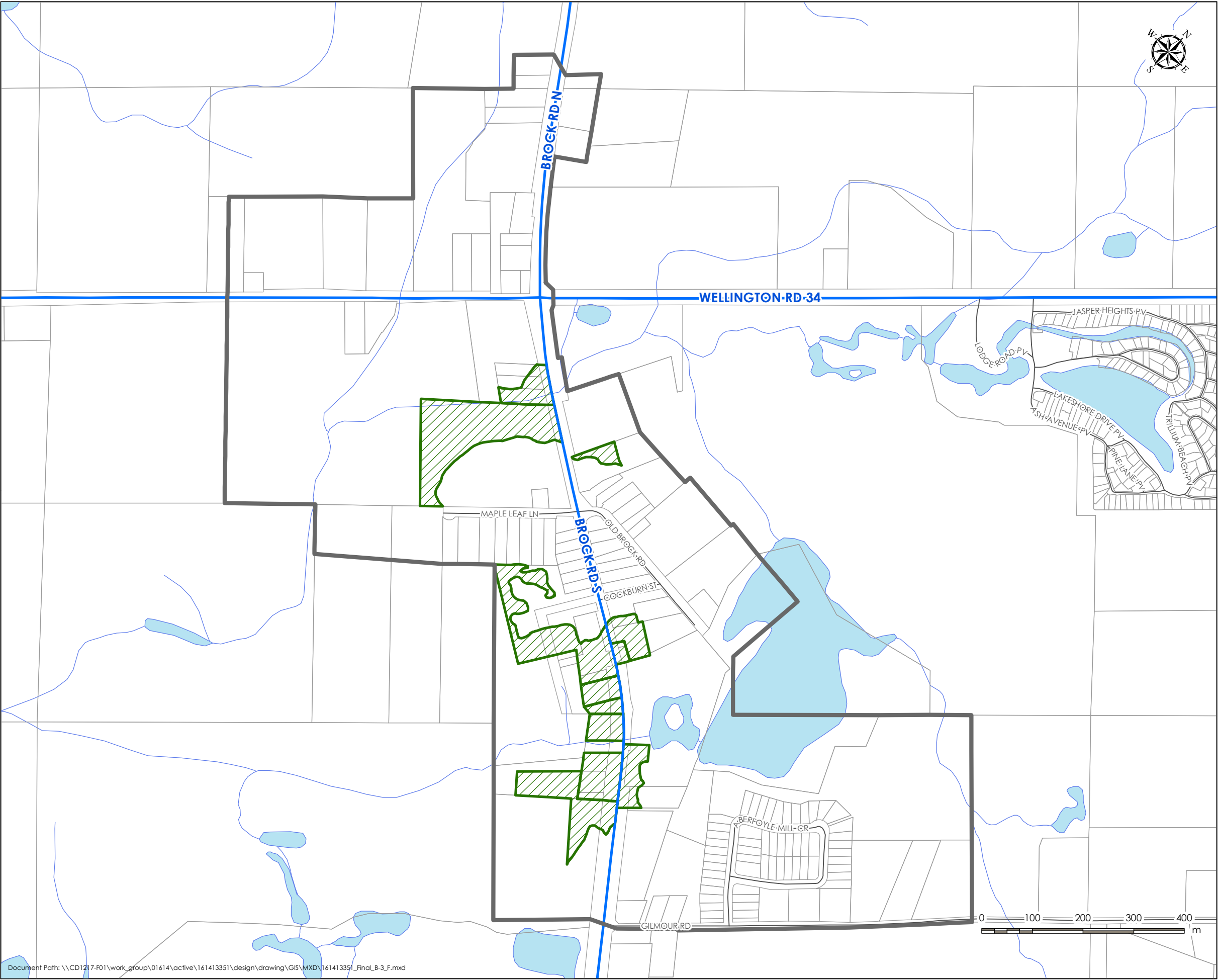
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# Township of Puslinch

**Zoning By-Law No. XX/XX**

Schedule 'B' Overlay

## Map B-3

Aberfoyle Flood Plain Overlay

### Legend

- Local Road
- County Road
- Provincial Highway
- Watercourse
- Waterbody
- Aberfoyle Limits
- Parcels

### Overlay

#### Floodplain Zoning Designation

- Aberfoyle Flood Plain Overlay

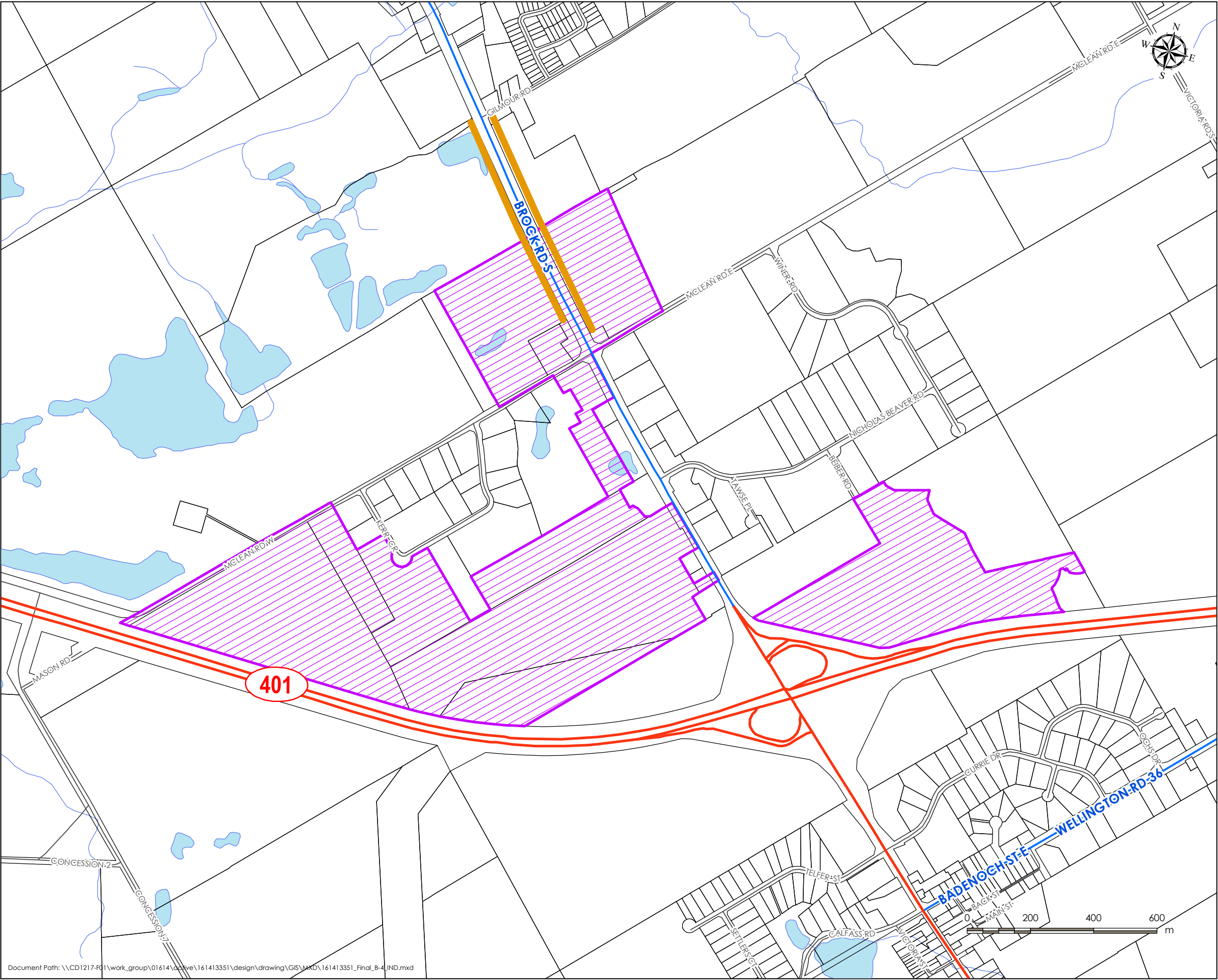
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# Township of Puslinch

**Zoning By-Law No. XX/XX**  
Schedule 'B' Overlay

**Map B-4**  
Industrial Design Overlay

### Legend

- Local Road
- County Road
- Provincial Highway
- Watercourse
- Waterbody
- Municipal Boundary
- Parcels

### Overlay

- Industrial Lands Fronting Major Highways**
- Industrial Design Overlay
  - 3m Landscape Buffer

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# Township of Puslinch

Zoning By-Law No. XX/XX

## Appendix 1

### Conservation Authority Regulatory Limits

#### Legend

- Local Road
- County Road
- Provincial Highway
- Watercourse
- Waterbody
- Municipal Boundary
- Parcels

#### Overlay

- Conservation Authority Regulatory Limit**
- Grand River Conservation Authority
  - Conservation Halton
  - Hamilton Conservation Authority

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