



Zoning By-Law 19-2002 As Amended

Original Prepared by:
D.C. SLADE CONSULTANTS INC.
243 Hurontario Street
Collingwood, Ontario
L9Y 2M1

Office Consolidation May 2016

This composite edition of By-law 19-2002 has been prepared for convenience purposes only. For accuracy, regard should be had to original By-law 19-2002 and all amending By-laws.

User's Guide to the Township of Southgate Zoning By-law

Purpose of a Zoning By-law

A comprehensive zoning by-law is a precise legal document used by a municipality to regulate the use of land and the buildings upon it. It states exactly what type of land uses are **permitted** in a specific area or **zone** and provides the requirements or **regulations** that apply to such land.

Under Ontario's Planning Act, local municipalities can establish zoning by-laws to control the use of land and future development of their community. Zoning By-laws also protect property owners from the development of conflicting land uses. As such, any use of land or the construction or use of any building or structure not in compliance with the local Zoning By-law is prohibited. The Township of Southgate Zoning By-law is also needed to help the community implement the goals and objectives of the Township of Southgate Official Plan, which was adopted by Council on February 15, 2006 and approved by the County of Grey on August 10, 2006.

How to Use the By-law

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

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

1. Locate your property on one of the **Zone Maps** to find the applicable **zone(s)** that apply to your property [e.g. Residential (R1) Zone].
2. Once you have identified the **zone(s)**, turn to the Table of Contents within the text of the By-law and locate the applicable zone provisions (For example, the R1 Zone is found under Section 8.). Then go to the appropriate page in the By-law to determine the **permitted uses** and specific **regulations** that relate to that zone.
3. Review the **general provisions** (e.g. parking, accessory uses, etc.) contained under Section 5. The provisions contained in Section 5 apply to all land within the municipality and many will affect your property.
4. Section 3 – **Definitions** are useful when trying to understanding the meaning of terminology used throughout the Zoning By-law.

Should you have difficulty reading the Zone Maps or understanding the text of this document, contact the Township Office at (519) 923-2110 for assistance.

**Amendments to the
Township of Southgate Zoning
By-Law Number 19-2002
Since By-Law Amendment 19-2009
(Comprehensive Amendment)**

By-Law Number	Date	O.M.B. Approval	Purpose
9-2009	Feb 18, 2009		Rezone from CF to R5-221 to allow the conversion of a church to a residential property and recognizes new minimum lot standards and setbacks.
10-2009	Feb 18, 2009		Condition of Consent B6/08. Rezoned from A1 to A1-219 and A1-220 to establish new lot size standards.
11-2009	Feb 18, 2009		Condition of Consent B10/08. Rezoned from A1 to R6 and A1-218. Exception 218 recognizes a new minimum lot area.
25-2009	April 15, 2009		Rezone to from A1 to A1-223 allow of two agricultural buildings with reduced setbacks
26-2009	April 15, 2009		Rezone to from R6 to R6-222 to permit a detached garage in the front yard.
28-2009	May 20, 2009		Rezone from CF to the R) Zone to allow a conversion of a church to a residential dwelling.
32-2009	May 20, 2009		Rezone from A1 to M4 to permit gravel pit
39-2009	June 17, 2009		Rezone as condition of consents B1/09 and B2/09 from A1 to A1-225 & A1-227 to recognize new minimum lot area, frontage and restrict livestock on the severed parcels.

By-Law Number	Date	O.M.B. Approval	Purpose
45-2009	June 24, 2009		Rezone D, A2 & EP to EP, R1-H, R4-228-H and OS-H zones to permit a Draft Plan of Subdivision. Exception 228 allows new max. building height, max. density, min. floor area, & exemption from play space.
55-2009	July 22, 2009		Condition of Consent B22/05 to re-zone from A1 to A1-229 and OS. Exception 229 applies new min. lot area & setback from the livestock facility.
62-2009	Aug 19, 2009		A condition of consent B9/08. Re-zone A1 to A1-224 to recognize a new min. lot area.
54-2009	Aug 19, 2009		Rezone from M1 to CF-230 to permit library use and reduce setbacks and front yard
63-2009	Aug 19, 2009		Rezone from A1 to A1-232 to permit and regulate a garden suite
74-2009	Nov 18, 2009		Rezone from R6 to R6-231 to permit home industry & regulate the use
80-2009	Dec 16, 2009		Rezone from R5 to C2-234 to permit and regulate a day care centre.
5-2010	Jan 27, 2010		Rezone from A1 to A1-235 to permit a small scale industrial workshop
11-2010	Feb 17, 2010		Rezone from the EP-128 to R5 Zone to permit a building lot
12-2010	Feb 17, 2010		Rezone from (CF) Zone to (R2-233) to permit and regulate a residential use
16-2010	Mar 17, 2010		Rezone to (M2-238) permit abattoir and limit livestock housed on property

By-Law Number	Date	O.M.B. Approval	Purpose
18-2010	Mar 17, 2010		Rezone from (A1) to (A1-236) to permit a garden Suite.
17-2010	Apr 21, 2010		Rezone from (A1) to (A1-237) to permit small scale industrial workshop.
25-2010	Apr 21, 2010		Rezone to (A1-230) to recognize new minimum lot area and (EP-241) to restrict site alteration.
29-2010	Apr 28, 2010		Rezone from A1 to A1, A1-242, A1-243, R6, and R6-243
30-2010	Apr 28, 2010		Rezone from A1 to A1-244 to permit a small scale industrial use
34-2010	May 19, 2010		Condition of consent B2/10 - rezone from A1 to A1-245 to recognize reduce lot area.
33-2010	May 19, 2010		Rezone for from R6 and A1 to R5, R5-246, R5-247 and OS to recognize new lot standards in a subdivision
49-2010	July 28, 2010		Removes Holding "H" symbol on the lot
50-2010	July 28, 2010		Condition of consent B6/10 - Rezone from the A2 to A2-248 to recognize new lot standard (front yard)
51-2010	July 28, 2010		Rezone from C2 to C2-250 to provide for residential units in a commercial building
60-2010	Sep 15, 2010		Rezone A1-87 to A1-249 to permit a farm equipment and metal workshop
61-2010	Sep 15, 2010		Rezone from (A1) to (A1-251) to permit and regulate an event use known as "Bull Run".
62-2010	Sep 15, 2010		Rezone from A1 to M4 to permit a gravel pit
68-2010	Oct 20, 2010		Rezone from (A1-208) to (A1-252) to permit a transport terminal

By-Law Number	Date	O.M.B. Approval	Purpose
70-2010	Nov 17, 2010		Rezone from (D) to (D-253) to permit a garden suite
5-2011	Jan 19, 2011		Rezone from (A1) to (A1-254) to permit a welding shop
76-2010	Dec 15, 2010		Rezone from CF to R5-256 to permit conversion of a church to residential use
78-2010	Dec 15, 2010		Rezone from R5 to R5-255 to permit accessory building in a front yard
79-2010	Dec 15, 2010		Condition of Consent B4/10 – rezone from A1 to A1-258 and A1-259 which provides new minimum lot size standards
17-2011	Feb 16, 2011		Rezone to implement the redline revisions to an approved Draft Plan of Subdivision
26-2011	April 20, 2011		Rezone to implement a condition of Consent from (R6) to (R6-262) for new lot size minimums
27-2011	Apr. 20, 2011		Rezone from (A1) to (A1-263) for new lot size minimums as condition of consent
30-2011	May 18, 2011		Rezone from R2 to R2-269 to permit a new garage
31-2011	May 18, 2011		Rezone from (A1) to (R6-265) and (A1-266) for new lot size regulations as a condition of consent #B2/11
32-2011	May 18, 2011		Rezone from (A1) Zone to (A1-267) to permit a garden suite
33-2011	May 18, 2011		Rezone from (A1) to (R6) and (A1-268) for new lot size regulations as a condition of consent #B3/10

By-Law Number	Date	O.M.B. Approval	Purpose
36-2011	June 15, 2011		Rezone from (D) to (CF) as a condition of consent file B7/11
37-2011	June 15, 2011		Rezone from (A1) to (R6) as a condition of file B1/11
56-2011	Oct 5, 2011		Rezone from (CF) to (C2-) to permit a commercial use and permit and regulate two accessory apartments
61-2011	Nov 16, 2011	Apr 27,2012	Rezone from (A1) to (A1-274) to permit a home industry structure up to 490m ² and further regulate the use
62-2011	Nov 16, 2011		Rezone from (A1) to (R6-272) to recognize new lot frontage, front yard and area, and to (A1-273) to recognize new minimum lot area
66-2011	Nov 16, 2011		Rezone from (R6) to (R6-276) to permit garden suite for 10 year period
68-2011	Nov 23, 2011		Rezone from (OS) to (M1-277) to permit expansion of current use (outdoor storage) with a reduced front yard
3-2012	Feb 15, 2012		Rezone from (A2) to (A2-278) and (M2-279 H) to permit metal fabricating shop and prohibit other home industry
4-2012	Feb 15,2012		Rezone from (A1) to (A1-280) to permit powder coating shop
10-2012	Mar 21, 2012		Rezone as condition of severance from (A1) to (R6) and (A1-281) to recognize a new minimum lot area
11-2012	Mar 21, 2012		Rezone from (R2) to (R3) to permit semi-detached dwellings

By-Law Number	Date	O.M.B. Approval	Purpose
12-2012	Mar 21, 2012		Rezone from (R1) to (R2) to clean up a split zone
23-2012	May 16, 2012	Appealed - hold	Rezone from (A1) to (M4) to permit an aggregate operation
26-2012	Aug 16, 2012		Rezone from (A1) to (M4-283) to permit pit operation with existing residence
31-2012	Jul 18, 2012		Add new provisions to permit "Accessory Apartments" in the (R1) and (R2) zones
35-2012	Jun 20, 2012		Rezone from (A1) to (R6-284) to recognize reduced lot frontage and (A1-285) to recognize reduced lot area and prohibit a residential use
44-2012	Sep 19, 2012		Rezone from (A1) to (A1-286) to permit Tractor Repair Shop
45-2012	Sep 19, 2012		Rezone from (C2) to (R3) to permit a multiresidential use
46-2012	Sep 19, 2012		Rezone from (A1-44) to (A1-287) to permit expansion of an abattoir
49-2012	Nov 21, 2012		Rezone from (A1) to (A1-289 H) to permit a metal fabrication shop
50-2012	Oct 17, 2012		Rezone from (A1) to (A1-290) to permit woodworking shop
54-2012	Nov 7, 2012	By-law Repealed by Southgate – OMB Order	Rezone from (M1) to (M1-288) and (PU) to permit recycling and waste transfer
59-2012	Nov 21, 2012		Rezone from (A1) to (A1-293) to recognize reduced lot area (condition of consent)
60-2012	Nov 21, 2012		Rezone to (A1-291) and (A1-292) to recognize reduced lot areas (condition of consent)
3-2013	Jan 23, 2013		Lift Holding Provision (H) re: Site Plan Control – A1-280

By-Law Number	Date	O.M.B. Approval	Purpose
4-2013	Jan 23,2013		Lift Holding Provision (H) re: Site Plan Control – A1-289
5-2013	Jan 23,2013		Rezone from A1 to A1-294 to permit small scale industrial use on farm.
6-2013	Jan 23,2013		Rezone from A1 to A1-296 to permit small scale industrial use on farm.
7-2013	Jan 23,2013		Rezone from A1 to A1-295 to permit small scale industrial use on farm.
17-2013	Feb 20, 2013		Rezone as a condition of consent for files B1/12 and B2/12 to recognize new minimum lot areas and frontage.
18-2013	Feb 20, 2013		Rezone from A1 to A1-300 to permit a Garden Suite.
19-2013	Feb 20, 2013		Rezone from A1 to A1-301 for relief from side yard setback and restrict livestock in building.
27-2013	Mar 27, 2013		Rezone from A1 to R6-304 to permit the expansion of existing Home Occupation “food canning operation” with reduced side and front yard setbacks.
28-2013	Mar 27, 2013		Condition of Consent B2/13 - rezone from A1 to A1-302 to restrict livestock and new minimum lot area, and R6-303 to recognize new minimum frontage and lot area.
31-2013	Apr 17, 2013		Rezone from A1 to A1-305 to permit a small scale equipment and repair shop
32-2013	May 1, 2013		Rezone from A1 to A1-306 to permit a grain drying operation
33-2013	Apr 17, 2013		Rezone from A1 to A1-307 to permit a small scale industrial use

By-Law Number	Date	O.M.B. Approval	Purpose
34-2013	Apr 17, 2013		Rezone A1 to A1-308 to permit a small scale industrial use
35-2013	Apr 17, 2013		Rezone A1 to A1-309 to permit a small scale industrial use
57-2013	Jun 19, 2013		Rezone from A1- to an exception to permit a parochial school
61-2013	July 10, 2013		Rezone from C1-234 to R5 to permit the conversion back to a residential use from a daycare use.
72-2013	Sep 15, 2013		Rezone from C5-48 to C5-313 to permit motor vehicle sales in addition to other permitted uses
73-2013	Aug 28, 2013		Rezone from A1 to A1-314 to permit a church and cemetery on the lands
74-2013	Aug 28, 2013		Condition of consent B4/13 – rezone from A1 to A1-312 which restricts residential uses and provides new min lot area and A1 to R6-311 for which provides new min lot area and frontage for new residential lot)
89-2013	Sep 25, 2013		Rezone from A1 to an exception to permit a small scale industrial use
90-2013	Sep 25, 2013		Rezone from A1 to A1-316 to permit a small scale industrial use shop C13-2013
106-2013	Nov 20, 2013		Change zoning symbol from A1-139 to A1-317 file C14/13
8-2014	Mar 19, 2014		Change zoning symbol from Agricultural (A1-172H) to Agricultural Exception-318 (A1-318-H) to allow for Metal Working shop C18/13

By-Law Number	Date	O.M.B. Approval	Purpose
9-2014	Mar 19, 2014		Change zoning symbol from Agricultural (A1) to Agricultural Exception -319 (A1-319) to allow working shop C19-13
17-2014	Mar 26, 2014		Change zoning symbol from Agricultural (A1) to Agricultural Exception -320 (A1-320) to allow for a metal clad workshop and power room C1-14
18-2014	Mar 26, 2014		Change zoning symbol from Agricultural (A1) to Agricultural Exception -321 (A1-321) to allow for a metal fabricating and welding shop
19-2014	Mar 26, 2014		Change zoning symbol from Agricultural (A2) to Agricultural Exception -322 (A2-322) and Residential type 5 to Residential Type 5 Exception-323 (R5-323) C3-14
29-2014	April 23, 2014		Change zoning symbol from Agricultural (A1) to Extractive Industrial (M4) - Flanagan
37-2014	June 25, 2014		Change zoning from Agricultural (A1) to Residential Type 6 Exception-324 (R6-324) and Agricultural (A1) to Agricultural Exception -325 (A1-325) file C5-14
44-2014	June 25, 2014		Change zoning from Agricultural (A1) to Agricultural Exception -327 (A1-327) to allow for a metal work and welding shop with outside storage C7-14

By-Law Number	Date	O.M.B. Approval	Purpose
45-2014	June 25, 2015		Change zoning from Agricultural (A1) to Agricultural Exception -326 (A1-326) and Agricultural A1 to Residential Type 6 (R6) file C4-14
52-2014	July 23, 2014		Change zoning to Agricultural (A1) to Agricultural Exception -329 (A1-329) and Agricultural (A1) to Residential Type 6 Exception -330 (R6-330) file C9-14
53-2014	July 23, 2014		Change zoning from Agricultural (A1) to Agricultural Exception -331 (A1-331)C12-14
63-2014	Aug 27, 2014		Change zoning from Agricultural (A1) to Agricultural Exception -332 (A1-332) to allow for a metal clad workshop and outside storage file C10-14
64-2014	Aug 27, 2014		Change zoning from Agricultural (A1) to Agricultural Exception -333 (A1-333) to allow for a workshop with an office and outside storage file C11-14
65-2014	Aug 27, 2014		Change zoning from Agricultural exception -154 (A1-154) to Agricultural Exception -334 (A1-334) to allow for a "garden suite" file C13-14
27-2015	Mar 18, 2015		Change zoning from Agricultural (A1) and Environmental Protection (EP) to Agricultural (A1), Extractive Industrial holding (M4-338-h) and Environmental Protection (EP). Orchard Pit file
32-2015	Apr 15, 2015		Change zoning from Agricultural (A1) to Agricultural Exception – 339 (A1-339) to Agricultural (A1) to residential type 6 Exception – 340 (R6-340) file No. C14-14

By-Law Number	Date	O.M.B. Approval	Purpose
33-2015	May 6, 2015		Change zoning from Residential type two (R2) to Residential type three exception (R3-341-h) Residential type two (R2) to Residential type two holding (R2-H) File C17-13
41-2015	May 20, 2015		Change zoning from Agricultural (A1) to Agricultural Exception -342 (A1-342) file no C18-14
42-2015	May 20, 2015		Change zoning from Agricultural (A1) to Agricultural Exception -343 (A1-343) Agricultural (A1) and Environmental Protection (EP) to Agricultural (A1) and Environmental Protection (EP) file no C1-15
43-2015	May 20, 2015		Change zoning from Agricultural (A1-295) to Agricultural Exception -344 (A1-344) file no C3-15
49-2015	June 17, 2015		Change zoning from Agricultural (A2), Residential Type Six (R6) and Environmental Protection (EP) to Agricultural (A2-345), Residential Type Six (R6) and Environmental Protection (EP) file H. Bye Construction
57-2015	Aug 12, 2015		Change zoning from Agricultural (A1) to Agricultural Exception -350 (A1-350) file C7-15
58-2015	Aug 26, 2015		Change zoning from Agricultural (A1) to Agricultural Exception -348 (A1-348) file C6-15
59-2015	Aug 26, 2015		Change zoning to Agricultural (A1) to Agricultural Exception -346 (A1-346) <ul style="list-style-type: none"> • Residential Type 6 to Residential Type 6 Exception – 347 (R6-347) file C8-15

By-Law Number	Date	O.M.B. Approval	Purpose
60-2015	Aug 12, 2015		Change zoning from Agricultural (A1) to Agricultural Exception -351 (A1-351) file no C9-15
64-2015	Sept 2, 2015		Change zoning from Residential Type 2 (R2), to Residential Type 2 Exception (R2-352) file no C12-15
65-2015	Sept 2, 2015		Change zoning from Agricultural (A1), to Residential Type 6 • Agricultural (A1) to Agricultural Exception (A1-353) file no C13-15
74-2015	Oct 7, 2015		Change zoning from Agricultural (A1-281) to Agricultural Exception -349 (A1-349) file no C4-15
80-2015	Nov 18, 2015		Change zoning from Agricultural Exception(AI-96) to Agricultural Exception - 356 (AI-356) file no C20-14
81-2015	Oct 21, 2015		Change zoning from Agricultural (A1) to Agricultural Exception -354 (A1-354) file no. C10-15
82-2015	Nov 18, 2015		Change zoning from Agricultural (AI) to Agricultural Exception -355 (AI-355) • Agricultural (AI) to Community Facility (CF) file no.C11-15
85-2015	Nov 4, 2015		Change zoning from Agricultural (AI) to Agricultural Exception -357 (AI-357) file no C16-15
90-2015	Nov 18, 2015		General Commercial exception -270 (C2-270) to Residential Type 3 exception-358 (R3-358) file no C17-15

By-Law Number	Date	O.M.B. Approval	Purpose
91-2015	Nov 18, 2015		Change zoning from Agriculture (A1) to Residential Type 6 exception-359 (R6-359) file no C18-15
98-2015	Dec 16, 2015		Change zoning from Agricultural (At) to Agricultural Exception -360 (At-360) file no C15-15
99-2015	Dec 16, 2015		Change zoning from Agricultural (A1) to Agricultural Exception -361 (A1-361) file no C19-15
05-2016	Jan 20, 2016		Change zoning from Agricultural (A1) to Agricultural Exception -362 (A1-362) file no C20-15
06-2016	Feb 17, 2016		Change zoning from Agricultural (A1) to Agricultural Exception -363 (A1-363) file no C21-15
46-2016	May 18, 2016		Change zoning from Agricultural (A1) to Agricultural Exception -365 (A1-365) <ul style="list-style-type: none"> • Agricultural (A1) to Residential Type 6 Exception -366 (R6-366) file no C3-16

Table of Contents

Section	Title	Page
1	General	1
2	Administration and Interpretation	3
3	Definitions	7
4	Zones	36
5	General Provisions	39
6	Agricultural Zone (A1)	62
7	Restricted Agricultural Zone (A2)	65
8	Residential Type 1 Zone (R1)	66
9	Residential Type 2 Zone (R2)	68
10	Residential Type 3 Zone (R3)	70
11	Residential Type 4 Zone (R4)	74
12	Residential Type 5 Zone (R5)	77
13	Residential Type 6 Zone (R6)	79
14	Mobile Home Park Zone (MH)	81
15	Local Commercial Zone (C1)	83
16	General Commercial Zone (C2)	85
17	Highway Commercial Zone (C3)	87
18	Rural Commercial Zone (C4)	90
19	Recreational Commercial Zone (C5)	92

Table of Contents

(Cont'd)

Section	Title	Page
20	Campground Commercial Zone (C6)	94
21	Space Extensive Commercial Zone (C7)	96
22	General Industrial Zone (M1)	98
23	Rural Industrial Zone (M2)	100
24	Space Extensive Industrial Zone (M3)	102
25	Extractive Industrial Zone (M4)	104
26	Community Facility Zone (CF)	105
27	Open Space Zone (OS)	107
28	Public Utility Zone (PU)	108
29	Environmental Protection Zone (EP)	109
30	Wetland Protection Zone (W)	110
31	Deferred Development Zone (D)	111
32	Minimum Separation Distances	112
33	Exceptions	113
34	Adoption	189

Zoning By-law 19-2002 of the Corporation of the Township of Southgate

Being a by-law prohibiting the use of land for or except for such purposes as set out in this By-law; prohibiting the erection or use of buildings or structures for or except for such purposes as may be set out in this By-law; prohibiting the erection of any class or classes of buildings or structures on land that is subject to flooding or on land where development is unsuitable; regulating the height, bulk, location, size, floor area, spacing, and use of buildings or structures, the minimum frontage and depth of a parcel of land and the proportion of its area that any building or structure may occupy; requiring the owners or occupants of buildings, structures or uses to provide and maintain loading or parking facilities; and for prohibiting the making or establishing of pits and quarries within defined areas of the Township of Southgate.

Whereas authority is granted under Section 34, 36 and 39 of The Planning Act, R.S.O. 1990 as amended to pass this By-law;

Whereas the Municipal Council of the Corporation of the Township of Southgate considers it advisable to restrict, prohibit and regulate the use of land situated within the defined areas, as hereinafter designated, for the purpose of preventing any further development creating an adverse effect on the Corporation; and to prevent the use of lands that would jeopardize future orderly development and expansion; and to protect the natural environment.

Now therefore the Council of the Corporation of the Township of Southgate enacts as follows:

Section 1: General

1.1 Title

This By-law shall be cited as "The Zoning By-law of the Corporation of the Township of Southgate".

1.2 Components

This By-law consists of all textual components and schedules contained herein.

1.3 Application

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

1.4 Scope

No lands shall be used and no buildings or structures erected, altered, enlarged, or used within the Township of Southgate, except in conformity with the provisions of this By-law. Uses not listed as permitted or otherwise provided for in this By-law shall be prohibited.

1.5 Repeal of Existing By-laws

From the date of the coming into force of this By-law, all previous By-laws passed under Section 34, 36 and 39 of The Planning Act R.S.O. 1990 as amended or predecessor thereof shall be deemed to have been repealed. All previous By-laws including those By-laws passed under Section 34 of the Planning Act R.S.O. 1990 as amended or predecessor within the former Village of Dundalk, former Township of Proton and former Township of Egremont.

1.6 Validity

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

1.7 Non-Conforming Uses

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

1.8 Effective Date

This By-law shall come into force and take effect on the day it is passed by Council subject to any approval necessary pursuant to The Planning Act R.S.O. 1990 as amended.

Section 2: Administration and Interpretation

2.1 Responsibility

The responsibility of administering this By-law shall be vested in the By-law Enforcement Officer for the Township of Southgate or such other administrative official of the Township of Southgate as the Council shall designate from time to time.

2.2 Inspection of Property and Premises

The By-law Enforcement Officer or any designated employee of the Township of Southgate acting under his direction may, at any reasonable hour and upon producing proper identification, enter and inspect any property but shall not enter any building or structure used as a dwelling unit without:

- (a) the consent of the occupier, or
- (b) the authority of a Search Warrant issued pursuant to the provisions of The Provincial Offenses Act, R.S.O. 1990 as amended.

2.3 Licenses and Permits

- (a) In addition to fulfilling the requirements of this By-law, no person shall commence to erect, alter or repair any building or structure without first obtaining building permit from the Municipality, where necessary.
- (b) No municipal permit or license shall be issued where said permit is required for a proposed use of land or the proposed erection, alteration, enlargement, or use of any building or structure that is in violation of any provision of this By-law.
- (c) In all zones, any building or structure which is moved from one location to another, whether within the zone or from one zone to another, or from any location beyond the boundary of the Municipality, into any zone, shall be considered as being a new building or structure and shall comply with the provisions of this By-law.

2.4 Violations, Penalties, and Remedies

- (a) Pursuant to the provisions of Section 67 of The Planning Act R.S.O. 1990 as amended, any person who breaches any provision of this By-law is guilty of an offence and, on conviction, is liable:
 - (i) On a first conviction to a fine of not more than \$25,000.00; and
 - (ii) On a subsequent conviction, to a fine of not more than \$10,000.00 for each day, or part thereof, upon which the

contravention has continued after the day on which he was convicted.

- (b) Where a Corporation breaches any provision of this By-law and is found guilty of an offence on conviction, is liable:
 - (i) On a first conviction, a fine of not more than \$50,000.00; and
 - (ii) On a subsequent conviction, a fine of not more than \$25,000.00 for each day or part thereof upon which the contravention has continued after the day on which the Corporation was first convicted.

Where a conviction is entered, in addition to any other remedy or any penalty provided by law, the court in which the conviction has been entered, and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person and/or Corporation convicted.

2.5 Application for Permits

- (a) Every application for a permit to use lands, or to erect, alter, enlarge, or use any buildings or structures shall be accompanied by plans drawn to scale, showing:
 - (i) the actual shape and dimensions of the lot to be used or upon which it is proposed to erect, alter, enlarge, or use buildings or structures;
 - (ii) the proposed location, height, and dimensions of the buildings or structures in respect of which the permit is applied for;
 - (iii) the location of every building or structure already erected on or partly on such lots;
 - (iv) the location of proposed parking spaces, loading spaces, driveways, and landscaping areas;
 - (v) the location of any landscaping, curbing, drainage, retaining walls and other physical additions to the site; and
 - (vi) such other information as the By-law Enforcement Officer considers necessary to determine whether every such building, structure, or work conforms with the requirements of this By-law.
- (b) The application shall be accompanied by a statement by the owner or his duly authorized agent specifying the use to which the lands are intended or the use to which the buildings or structures to be erected,

altered or enlarged are intended to determine if such use conforms with the requirements of this By-law.

- (c) The lot and the location of every building or structure to be erected thereon is to be staked out on the grounds before construction is commenced.
- (d) The lack of a survey, or a mistake or an error or omission by any person required to comply with the provisions of this By-law does not relieve that person from liability for failure to comply with the provisions of this By-law.
- (e) The By-law Enforcement Officer may require that any plans accompanying an application be prepared by an Ontario Land Surveyor, Professional Engineer, or Architect where, in the Officer's opinion, such plans are necessary to determine the exact extent to which a variance or amendment is required.

2.6 Relationship with Other By-laws

Nothing in this By-law shall operate to relieve any person from the requirements of the Building Code or any By-law or requirements of the Municipality in force from time to time, or the obligation to obtain any license, permit, authority, or approval required under any By-law of the Municipality or other government authority. Any use established in violation of a predecessor of this By-law will be deemed to have been established unlawfully.

2.7 General Interpretation and Application

- (a) In their interpretation and application, the provisions of this By-law shall be held to be the minimum requirements adopted for the promotion of the public health, safety, convenience, or general welfare. Whenever the requirements of this By-law are at variance with the requirements of any other By-law, the most restrictive, or the By-law imposing the higher standards shall govern and apply. Nothing in this By-law shall be construed to exempt any person from complying with the requirements of any By-law of the Municipality or the Corporation of the County of Grey or from any law of the Province of Ontario or of Canada, or any regulations under the provisions of the Conservation Authorities Act, R.S.O. 1990.
- (b) In this By-law the word "shall" is mandatory and directory; words used in the present tense include the future; words in the singular number include the plural and words in the plural include the singular number. Words imparting the masculine gender shall include the feminine and the converse.

2.8 Holding (H) Symbol

By the use of the Symbol H following any of the Zone Classification, it is intended to specify the use to which land, buildings or structures may be put at such time as the necessary approvals for development are received, and the H Symbol is removed by amendment to this by-law. When the Holding (H) Symbol is removed as per Section 36 of the Planning Act R.S.O. 1990, all of the General Provisions and provisions of the remaining Zone classification shall apply. Conditions of removal of Holding (H) Symbol have been outlined in Section 5 - General Provisions or Section 33 - Exceptions.

2.9 Temporary Use Provisions

Certain lands identified by Section 33, Exceptions are subject to temporary use provisions of Section 39 of the Planning Act R.S.O. 1990.

2.10 Environmental Protection Zone

The Environmental Protection (EP) Zone boundaries identified on the schedules to this By-law are intended to generally identify the location of potentially hazardous environmental features. During review of development applications and building permit applications, if necessary, the boundaries of the Environmental Protection (EP) Zone shall be more precisely determined in consultation with the Conservation Authority or other agencies having jurisdiction in the area. Where detailed resource mapping and/or site inspection occurs, this may result in a minor re-interpretation of the limits of the Environmental Protection (EP) Zone boundary. Additionally, a technical evaluation, approved by the Conservation Authority may be used to further delineate the limits of the Environmental Protection (EP) Zone.

Section 3: Definitions

General

- (a) For the purposes of this By-law, the definitions and interpretations given in this Section shall govern.
- (b) The definitions contained in this Section include definitions of uses which are not permitted uses within this By-law. The uses which have been defined, but not permitted, are uses which may be contemplated in the future, however, it is not implied that they will be permitted.

"Abattoir" means a building or structure specifically designed to accommodate the penning and slaughtering of live animals and the preliminary processing of animal carcasses as per The Meat Inspection Act (Ontario), R.S.O. 1990, Chapter M.5 and may include the packing, treating, storing, and sale of the product on the premises.

"Accessory Building or Structure" means:

- (a) detached building or structure above ground or below ground not used for human habitation, the use of which is naturally and normally incidental to, subordinate to, and exclusively devoted to a principal use or building and located on the same lot therewith, and
- (b) includes, amongst others, a detached private garage or a detached carport.

"Accessory Use" means a use naturally and normally incidental to, subordinate to and exclusively devoted to a principal use and located on the same lot therewith.

"Agricultural Bulk Sales Establishment" shall mean the use of land and/or buildings or structures for the purpose of supply of goods, materials or services that are necessary to support agricultural uses as defined by this By-law. These fertilizer and chemical products, farm machinery and equipment sales and service, and animal and poultry health and breeding services.

"Agricultural Use" means:

- (a) a use of land, building or structure for the purpose of animal husbandry, horticulture, bee-keeping, dairying, fallow, and/or forestry and shall include market gardening, fruit farming, field crops, pasturage, aquaculture and poultry-keeping or any other farming use; and
- (b) includes:
 - i) the growing, raising, packing, treating, storing and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agriculture,
 - ii) the erection and use of greenhouses.

"Agricultural Processing Establishment" shall mean the use of land and/or buildings or structures for the processing of products derived from grain. These

shall include such products as seed, grain, feed and forage processing storage and transport.

"Airport" means the use of land licensed by Transport Canada for the landing and take-off of commercial and/or private aircraft and shall include any buildings or structures accessory thereto.

"Aerodrome" means any area of land, water, (including a frozen surface thereof) or other supporting surface used or designed, prepared, equipped, or set apart for use, either in whole or in part, for the arrival or departure, movement, or servicing of aircraft and includes any buildings, installations, and equipment in connection therewith.

"Alter" when used in reference to a building or part thereof, means to change any one or more of the external dimensions of such building or to change the type of construction of the exterior walls or roof thereof. When used in reference to a lot, the word "alter" means to decrease the width, depth, or area of any required yard, setback, or boundary of such lot with respect to a street or land, whether such alteration is made by conveyance or alienation of any portion of said lot or otherwise. The words "altered" and "alteration" shall have a corresponding meaning.

"Animal Husbandry" a branch of agriculture concerned with the production and care of domestic animals.

"Arena" means a building or structure used for indoor sporting or community activities.

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

"Automobile Service Station" means a building or a clearly defined space on a lot where gasoline, diesel fuel, propane, oil, grease, anti-freeze, tires, tubes, tire accessories, electric light bulbs, spark plugs, batteries, etc. for motor vehicles are stored or kept for sale, or where motor vehicles may be oiled, greased, washed, or have their ignition adjusted, tires inflated, or batteries charged, or where only minor or running repairs essential to the actual operation of motor vehicles are executed or performed, but shall not include, amongst others, an automobile washing establishment.

"Automobile Washing Establishment" means a building or part thereof used for the operation of automobile washing equipment with a capacity to wash more than four (4) cars per hour.

"Basement" means a storey which has fifty per cent or more of its height above the average level of the ground surrounding the building or structure.

"Bed and Breakfast Establishment" means a one-family dwelling in which no more than three (3) Guest Rooms are made available for the temporary accommodation of the travelling or vacationing public. Such an establishment may offer light meals to those persons temporarily residing at the establishment.

The Bed and Breakfast Establishment must comply with the following provisions:

- (a) No person other than a member of the family (as defined) shall be employed in the establishment except as is necessary for housekeeping purposes;
- (b) There shall be no external display or advertising other than a sign not larger than 1 square metre to indicate to persons outside, that the dwelling is also a Bed and Breakfast Establishment;
- (c) Each Guest Room shall have a minimum floor area of 10 square metres;
- (d) No food or drink shall be offered or kept for sale for persons who are not guests of the establishment.

"Boarding or Rooming House" shall mean any building or portion thereof in which the proprietor resides and supplies for hire or gain to more than two (2) other persons, lodging and/or meals, but shall not include a hotel, motel, resort, hospital, nursing home or group home.

"Building" shall mean a structure, whether temporary or permanent, as defined within the Building Code, used or intended to be used for the shelter, accommodation, or enclosure of persons, goods or chattels, but excludes a lawful boundary wall or fence or septic bed.

"Building Official" means the officer or employee of the Corporation charged with the duty of enforcing the provisions of the Ontario Building Code.

"Building Supply Outlet" shall mean a building and lot for the sale and storage of building materials and equipment but does not include any manufacturing, assembling or processing uses.

"Bulk Sales Establishment" means the use of lands, buildings or structures for the purpose of buying and selling fuel, oil, wood, coal, lumber, building materials, ice and allied commodities but does not include any manufacturing, assembling, or processing uses.

"Business, Professional Or Administrative Office" shall mean a building or part of a building in which one or more persons are employed in the management, direction or conducting of a business or where professionally qualified persons and their staff service clients or patients who seek advice, consultation or treatment,

and for the purposes of this By-law may include the administrative offices of a non-profit or charitable organization.

"By-law Enforcement Officer" shall mean the Officer or employee of the Corporation charged with the duty of enforcing the provisions of the Zoning By-law of the Township.

"Cabin, Sleeping" means a building or structure designed and built for temporary human accommodation containing separate heating facilities but no culinary or sanitary facilities and having an area of not less than 10 square metres and not more than 30 square metres.

"Camping Establishment" shall mean a tourist establishment consisting of at least five (5) camping lots and comprising land used or maintained as grounds for the camping or temporary parking of truck campers, campers or tents, but does not include parks or camping grounds maintained by:

- (a) any department of the Government of Ontario or of Canada; or
- (b) any Crown corporation, commission or board.

"Camping Site" shall mean that part of a camping establishment which is occupied, on a temporary basis only, by a trailer, motorized home, truck camper, camper or tent.

"Cellar" means a storey which has more than fifty per cent of its height below the average level of the ground surrounding the building or structure.

"Cemetery" means a cemetery within the meaning of the Cemeteries Act (Revised), R.S.O. 1990.

"Certificate of Occupancy" shall mean a certificate issued by the Chief Building Official for the occupancy of any building or part thereof as required by the Ontario Building Code.

"Chief Building Official" shall mean the officer employed by the Corporation of the Township of Southgate as is appointed by By-law to perform the duties as set out in the Building Code Act, 1992, S.O. 1992.

"Church" means a building dedicated to religious worship and shall include a church hall, church auditorium, Sunday School, parish hall, and church day nursery, but does not include, amongst others, lands used as a tent and trailer campground, or lands containing sleeping cabins or housekeeping cottages.

"Clinic, Medical" means a building or part thereof used by qualified medical practitioners, dentists, chiropractors, or other drugless practitioners numbering more than two, for public or private medical, surgical, physiotherapeutic or other

human health purposes, except when included within or accessory to a private or public hospital.

"Clinic, Veterinary" means a building or part thereof used by a veterinary surgeon for the treatment and care of animals, birds, or other livestock.

"Clubhouse" means a building or part of a building used as a meeting place for members of an organization and includes, amongst others, a lodge, a fraternity, or sorority house, and a labour union hall.

"Cold Storage Locker Plant" means a building in which space in individual lockers is rented or otherwise made available for the storage of frozen food.

"Commercial" means the use of lands, buildings, or structures, for the purpose of buying and selling commodities, and supplying of services as distinguished from such uses as manufacturing or assembling of goods, warehousing, transport terminals, construction and other similar uses.

"Commercial Stable" means the use of lands, buildings, or structures for the purpose of boarding ten or more horses, and/or the rental of horses to the general public for riding purposes, but does not include the training of horses and/or riders, equestrian events, horse racing, or the overnight accommodation of patrons.

"Community Centre" shall mean a municipally owned building or part of a building in which facilities are provided for such purposes as meetings for civic, educational, political, religious, or social functions, but does not include any continuous commercial use.

"Condominium" means an individual ownership in a multiple unit development with common elements in which:

- (a) the unit comprises not only the space enclosed by the unit boundaries, but all material parts of the land within the space;
- (b) the common element means all the property within the development, except the units;
- (c) the common element is owned by all of the owners as tenants in common.

"Conservation" means the use of land for the purpose of maintaining or enhancing the natural environment and, amongst other things, shall include the provision of proper environmental conditions for wildlife, protection against flooding and erosion, and the protection and production of water supplies.

"Contractor's Yard" means the use of lands, buildings or structures by any building tradesman or contractor where equipment and material are stored or where a tradesman or contractor performs shop or assembly work.

"Convenience Store" means a retail commercial establishment supplying groceries and other daily household necessities to the immediately surrounding area.

"Corporation" shall mean the Corporation of the Township of Southgate.

"Council" means the Council of the Corporation of the Township of Southgate.

"County" means the Corporation of the County of Grey.

"Custom Workshop" means a building or structure or part thereof where the manufacturing of small quantities of articles is performed by a tradesman requiring manual or mechanical skills, but does not include machining, stamping, or forging of materials.

"Day Care Centre" means a premise that receives more than five children who are not of common parentage, primarily for the purpose of providing temporary care, or guidance, or both temporary care and guidance for a continuous period not exceeding twenty four hours where the children are, a) under eighteen years of age in the case of a day nursery for children with a developmental handicap school, separate school, private school or a school for trainable retarded children under the Education Act, R.S.O. 1990.

"Development" means the creation of a new lot, a change in land use, or the construction, erection, or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof.

"Dry Cleaners Establishment" shall mean a building or part of a building in which the business of dry cleaning, dry dyeing, cleaning, spotting, stain removal or pressing of articles and/or goods of fabric is carried on, through the use of chemicals which emit no odors or fumes.

"Dwelling" shall mean a building occupied or capable of being occupied exclusively as a home, residence, or sleeping place by one or more persons, but shall not include hotels, motels, single-wide mobile homes, travel trailers, tents, boarding, lodging, or rooming houses, institutions, sleeping cabins, railroad car or other railroad rolling stock, or living quarters for a caretaker, watchman, or other person or persons using living quarters which are accessory to a non-residential building or structure.

"Dwelling, Converted" means a building which, because of size or design, has been converted by partition and the addition of sanitary facilities and cooking facilities into two (2) dwelling units.

"Dwelling, Duplex" shall mean a building that is divided horizontally into two dwelling units, each of which has an independent entrance either directly or through a common vestibule.

"Dwelling, Farm" means a single detached dwelling that is naturally and normally incidental, subordinate, and exclusively used in conjunction with any agricultural use including an intensive agricultural operation, and is situated on the same lot therewith.

"Dwelling, Semi-Detached" means a separate building divided vertically, in whole or in part into not more than two (2) separate and distinct dwelling units, and which dwelling units may be held in separate ownership and which building is used by not more than two (2) families.

"Dwelling, Single Detached" means a completely detached permanent dwelling to which entrance is gained only by a private entrance outside the building and may include a double-wide mobile home or prefabricated home which meets all other structural requirements of the municipality, including floor area and is sited on a permanent foundation.

"Dwelling, Underground" shall mean a dwelling which is specifically designed to be partially or wholly below the average level of the surrounding ground, but complies with all the applicable requirements of The Building Code with special regard to ventilation and lighting.

"Dwelling Unit" shall mean a room or suite of rooms occupied or capable of being occupied as an independent and separate housekeeping establishment and having self-contained culinary and sanitary features.

"Accessory Apartment" or "Second Unit" shall mean a dwelling unit which is subordinate to an existing single-detached, semi-detached dwelling or townhouse dwelling.

"Dwelling House, Triplex" shall mean the whole of a dwelling house that is divided horizontally into three separate dwelling units, each of which has an independent entrance either directly from the outside or through a common vestibule.

"Dwelling, Townhouse" shall mean one of a group of three or more attached dwelling units separated vertically which have independent entrances at ground level directly from the outside and a yard abutting at least the front and rear walls of each dwelling unit developed on a block of lands

"Dwelling House, Low Rise Apartment Building" shall mean a building containing more than four (4) dwelling units, where units are horizontally separated and where each unit has access to an interior corridor system with exit at grade level.

"Eating Establishment" shall mean a building or part of a building where food is offered for sale or sold to the public for immediate consumption and includes a restaurant, dining room, café, cafeteria, ice cream parlour, tea or lunch room, dairy bar, coffee shop, snack bar or refreshment room or stand, but does not include a boarding or lodging home. An eating establishment may include a liquor licensed premises.

"Eating Establishment, Drive -In" shall mean an eating establishment where facilities are available to serve meals to the customer for consumption in the customer's motor vehicle, parked in an area designed for that purpose.

"Eating Establishment, Take-Out" shall mean a building or part of a building designed, intended or used for the sale of food and refreshments to the general public but which does not include any provision for consumption of the food by the customer while in his vehicle, within the building or elsewhere on the site.

"Electrical Shop" shall mean a building or structure or a portion of a building or structure which is utilized by a professional electrician in the storage of material and supplies for the business plus an office.

"Environmental Impact Study (EIS)" shall mean a study to identify and assess the potential impacts of specific development proposals on known or potential sensitive areas. Site EIS's can take the form of full or scoped studies. The exact EIS requirements will vary depending on the specific development scenario being proposed. Where small developments barely encroach on sensitive lands, a scoped EIS will likely be the appropriate vehicle for addressing impacts. This usually involves a checklist approach. Larger, more complex proposals are more likely to require a full site EIS. Components of the EIS will generally include:

- (a) a description of the natural environment, including both physical form and ecological function;
- (b) summary of the development proposal;
- (c) prediction of direct, indirect and cumulative effects of development compared with overall environmental goals;
- (d) identification and evaluation of options to avoid impacts;
- (e) identification and evaluation of options for mitigation or rehabilitation, including setbacks;
- (f) an implementation plan; and
- (g) evaluation of the need for a monitoring program.

"Environmental Protection" are lands having inherent environmental hazards such as poor drainage, organic soils, susceptibility to flooding and/or erosion, steep

slopes and other physical conditions severe enough to pose a risk of loss of life and/or property damage if developed upon.

"Equestrian Centre" means the use of lands, buildings, or structures for the boarding of horses, the training of horses and riders, and the staging of equestrian events, but does not include the racing of horses.

"Equipment Sales and Rental" means the use of lands, buildings or structures thereof, in which machinery and equipment are offered for sale or kept for rent, lease or hire, under agreement for compensation.

"Erect" shall mean build, construct or reconstruct, alter or relocate, without limiting the generality of the word, also includes:

- (a) any preliminary physical operation such as excavating, grading, piling, cribbing, filling, or draining;
- (b) structurally altering any existing building or structure by an addition, deletion, enlargement, extension or any other structural change; and
- (c) any work which requires a building permit.

"Established Building Line" shall mean the average setback from the street line of existing buildings on one side of one block where more than one-half of the frontage of the said side of the block has been built upon.

"Existing or Existed" shall mean in existence on the effective date of this By-law.

"Family" means,

- (a) a person;
- (b) two or more persons interrelated by bonds of consanguinity, legal adoption or marriage; or
- (c) not more than five persons not so interrelated, living as a housekeeping unit in one dwelling.

"Farm Equipment Sales Establishment" shall mean a building and lot used for the display and sale of new and or used farm equipment and may include the servicing, repair and lubrication of farm equipment, the sale of farm equipment accessories and related products and the leasing or renting of farm equipment.

"Farm Produce Outlet" shall mean the use of lands, buildings or structures or part thereof for the purpose of selling agricultural produce grown in the agricultural community.

"Farm Supply Outlet" means the use of lands, buildings or structures, or part thereof, for the purpose of selling products directly related to agricultural production and without limiting the generality of the foregoing, shall include seed, fertilizer, feed, and pest control products.

"Farmers Market" shall mean a building or part of a building in which farm produce is sold at retail to the public and may include temporary areas outside the building for retail sales of farm produce, but such areas shall not include outside storage of goods or products.

"Financial Institution/Bank" means a building or structure designed for the purpose of lending, borrowing, exchanging, issuing, or safeguarding money.

"Finished Grade" means the average elevation of the finished surface of the ground at the base of a structure or of that portion of a building which abuts a front yard, exclusive of any embankment in lieu of steps.

"Flea Market" shall mean a building or part of a building where floor space is leased to vendors on a regular basis and where new or second hand goods and articles are offered or kept for sale at retail to the general public, but shall not include any other establishment otherwise defined or classified herein.

"Floor Area" means, with reference to a dwelling, the total habitable floor area within building as measured between the exterior faces of the exterior walls or from the centre line of a common party wall, but excluding any private garage, breeze way, porch, veranda, balcony, sunroom, attic, basement or cellar.

"Floor Area, Commercial" means that portion of the gross floor area of an establishment which is used for commercial and/or office purposes but does not include area used for storage of goods and materials.

"Floor Area, Gross" shall mean, in the case of a dwelling, the aggregate of the areas of all habitable rooms measured from the exterior faces of the exterior walls, but excluding any detached accessory buildings, a breeze way, unenclosed sunroom, porch, and/or veranda, attic, cellar, or basement;

OR

In the case of a building other than a dwelling, shall mean the aggregate of the area of all floors devoted to retail sales, customer service and/or office use, manufacturing, and warehousing measured from the outside face of exterior walls, but shall not include mezzanine areas, mechanical rooms, common walls, stairwells, garbage and electrical rooms, parking structures and similar uses ancillary to the main use.

"Floor Area, Ground" means the maximum area of ground covered by a building measured to the outside walls, excluding, in the case of a dwelling, any private

garage, carport, porch, veranda, sunroom (unless such sunroom is habitable in all seasons of the year).

"Floor Area, Manufacturing" means that portion of the gross floor area of an establishment which is used for manufacturing purposes but does not include areas used for storage or offices.

"Forestry" means the use of land for the purpose of conservation and/or the growing and cutting of trees for the purpose of producing commercial or non-commercial wood products such as furniture and firewood, but shall not include the manufacturing or processing of such products.

"Fuel Storage Tank" means a tank for the bulk storage of petroleum, gasoline, fuel, oil, gas, or flammable liquid or fluid sold at retail or wholesale, but does not include a container for flammable liquid or fluid legally and properly kept in a retail store or a tank for storage merely incidental to some other use of the premises where such tank is located.

"Funeral Home" means a building designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for interment or cremation.

"Fur Farm" means premises where fur-bearing animals are kept in captivity for propagation or the production of pelts for commercial purposes in accordance with the provisions of the Fur Farms Act R.S.O. 1990, Chapter F.37. Fur bearing animal means: fisher, fox, marten, mink, raccoon or any other animal that the Governor in Council declares to be a fur-bearing animal.

"Garage, Private" means a detached accessory building or a portion of a dwelling which is designed or used for the sheltering of private motor vehicles and storage of household equipment incidental to the residential occupancy, wherein servicing for profit is not permitted and which is fully enclosed and excludes a carport or other open shelter.

"Garage, Public" shall mean any lands, buildings, or structures where motor vehicles or agricultural machinery or equipment are kept or stored for remuneration or repair, but does not include an automobile washing establishment, or an automobile service station.

"Garden and Nursery Sales And Supply Establishment" shall mean a building or part of a building and land adjacent thereto for growing or displaying of flowers, fruits, vegetables, plants, shrubs, trees or similar vegetation which is sold to the public and shall also include the sale of such goods, products and equipment as are normally associated with gardening or landscaping.

"Garden Suite" shall mean a one bedroom unit detached residential structure containing a bathroom and kitchen facilities that is ancillary to an existing residential structure and is designed to be portable

"Gas Bar" means the use of a building, structure, or clearly defined space on a lot for the retail sale of gasoline, diesel fuel, propane, or oil for motor vehicles, but shall not include any other use otherwise defined in this By-law.

"Golf Course" means the use of public or private lands for the purpose of playing golf and includes clubhouse facilities accessory thereto, but does not include driving ranges, miniature golf courses, and similar uses operated for commercial purposes.

"Greenhouse, Commercial" means lands, buildings or structures used for the growing of flowers, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such building or structure, but are sold directly from such lot at wholesale.

"Group Home" means a single housekeeping unit in a residential dwelling in which three (3) to ten (10) persons, excluding supervisory staff or receiving family, live as a family under responsible supervision consistent with the particular needs of its residents. The home is licensed and approved under Provincial Statutes.

"Guest" means a person who contracts for accommodation in a motel or hotel and includes all members of the person's party.

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

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

"Haulage Business" means lands, buildings or structures used for the storage of vehicles and equipment that are used in the transportation or carrying of materials or products.

"Height" means, with reference to a building, the vertical distance measured from the average finished grade level at the front elevation of such building to:

- (a) in the case of a flat roof, the highest point of the roof surface, or the parapet, whichever is the greater, and
- (b) in the case of a pitched roof, a point midway between the eaves and the ridge, but in calculating the height of the building, any construction used as ornament, or for the mechanical operation of the building such as a mechanical penthouse, or a chimney, tower cupola, or steeple is not to be included.

"Home Industry" means an occupation accessory to a permitted farm use or rural residential use which may include, amongst others, a carpentry shop, a metal working shop, a plumbing shop, an electrical shop, a welding shop, a farm

equipment or machinery repair shop, a storage building for boats, automobiles, or other similar use, provided that:

- (a) there is not more than one (1) employee employed in the home industry other than the owner or family members;
- (b) one non-luminous business identification sign advertising the business, no larger than one (1) square metre (11 square feet), to indicate to persons outside, that any part of the lot is being used for home industry purposes is permitted;
- (c) the home industry shall be secondary to the main use of the lot;
- (d) the home industry shall not create a public nuisance or an unsafe condition in terms of noise, traffic and parking and will not change the general character of the property;
- (e) not more than 25% of the floor area of the dwelling or not more than 100 square metres (1,076 square feet) of an accessory building is used for the home industry;
- (f) one off-street parking space, other than that required for the dwelling, is provided for every 18.5 square metres (199 square feet) of floor space occupied by the home industry; and
- (g) outdoor storage or display of materials or goods in support of such home industry shall be permitted in the rear or side yard of the home industry building, subject to a maximum size of 200 square metres.

"Home Occupation" means an occupation conducted entirely within a dwelling on the same lot only by the occupant(s) of the dwelling, subject to the following conditions:

- (a) such home occupation is clearly secondary to and compatible with the principal use of the dwelling for residential purposes;
- (b) no external alteration of the dwelling shall be permitted such as the inclusion of any specialized structure, ramps or oversize entrances which will change the character of the dwelling unit as a private residence;
- (c) there shall be no external display of goods, materials, wares or merchandise, or exterior advertising other than one non-luminous sign no larger than one (1) square metre to indicate to persons outside that the dwelling or lot is being used for other than residential purposes;
- (d) such home occupation shall not create a nuisance or hazard to neighbours by reason of noise emission, vibration, smoke, dust, fumes,

odour, heat, humidity, glare, debris, refuse, fire, lighting, interference with radio or television reception or hours of operation;

- (e) such home occupation shall not result in volumes of vehicular traffic or on-street parking which causes the disruption or normal activities of adjacent residential properties;
- (f) there shall be no use of municipal services such as roads, sanitary and storm sewers, water supply and utilities, such as hydro, gas or the generation of waste and refuse beyond that normal to the use of property for residential purposes;
- (g) no outdoor storage of materials or goods in support of such home occupation shall be permitted;
- (h) not more than 25% of the gross floor area of the dwelling shall be used for the purposes of the home occupation;
- (i) an animal kennel shall not be deemed to be a home occupation;
- (j) such home occupation shall meet all of the requirements of this by-law, including the parking provisions;
- (k) no person, other than an occupant is engaged in canvassing, delivering or as a go-between in distributing merchandise to customers; and
- (l) there are no goods, wares or merchandise offered or exposed for sale or rent on the premises.

"Hotel" shall mean an establishment that consists of one building or two or more connected or adjacent buildings and that caters to the needs of the public by furnishing sleeping accommodation, may or may not supply food, and includes permanent staff accommodation and is licensed under the Liquor Licence Act, R.S.O. 1990 of Ontario

"Housekeeping Cottage" means one of a group of buildings in a tourist resort designed for human habitation and equipped with a kitchen which has a common piped water supply with other such buildings in the group and is inhabited only on a temporary basis.

"Improved Street" means a street assumed for maintenance purposes by the Corporation which has been constructed in such a manner as to permit its use by normal vehicular traffic. The definition shall not include a lane or private right-of-way.

"Industrial, Extractive" shall mean a sand, gravel pit or quarry as defined and licensed by the Aggregate Resources Act, R.S.O. 1990, Chapter A.8, as amended and shall include the processing of natural materials extracted from the subject site including screening, sorting, washing, crushing, storing, and other similar

operations allied to an extractive industrial operation, but shall not include a ready mix plant or hot mix plant.

"Industrial, General" means the use of land, building(s) or structure(s) for the manufacturing, assembly, storage or processing of goods or materials, not otherwise defined in this By-law.

"Industry, Dry" is a use which could exist without the necessity of a municipal water and municipal sewage system to accommodate it and is one where only waste water discharges are from employee washrooms and/or waste water used for cooling or pressure testing of equipment, washing of accessory vehicles and similar ancillary uses.

"Industry, Light" means the use of land, building, or structure for the manufacturing, assembly, storage, or processing of component parts of finished products suitable for wholesale or retail trade but does not include food, beverage, tobacco, rubber, leather, textile and knitting, printing, metal fabrication, or similar industries, if these industries involve stamping, presses, furnaces, machinery, or the emission of any air, water, or noise pollution that creates a nuisance outside of the building or structure or beyond the limits of the lot.

"Institutional" means, the use of land, buildings, or structures or part thereof, for a non-commercial purpose by an organization, group, or association for religious, charitable, educational, health or welfare, or public purposes, but does not include, amongst others, lands used as a tent and trailer campground, or lands containing sleeping cabins or housekeeping cottages.

"Kennel, Commercial" means lands, buildings, or structures where dogs and other domestic animals, other than poultry or livestock are bred and raised and are sold or kept for sale or boarded.

"Land Fill Site" means lands, buildings, or structures where garbage is disposed of by being buried in an open pit.

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

"Lane" shall mean a public or private thoroughfare which affords access to abutting lots and which is not intended for general traffic conditions.

"Laundry, Coin-Operated" shall mean a building or structure where the services of coin-operated machines, using only water, detergents and additives, are made available to the public for the purpose of washing and drying laundry.

"Livestock" means chickens, turkeys, cattle, hogs, horses, mink, rabbits, sheep, goats, or any other domestic animal used for human consumption.

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

"Lot" shall mean a parcel of land having continuous frontage on a public street described in a deed or other document, which is legally capable of conveying a fee simple interest of land, other than a leasehold interest, easement, or right-of-way;

OR

land shown as a lot or block on a registered Plan of Subdivision for purposes of this paragraph does not include a Registered Plan of Subdivision under a By-law passed pursuant to Section 50 of The Planning Act, R.S.O. 1990 as amended;

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

"Lot, Corner" shall mean a lot situated at the intersection of, and abutting upon two or more streets, provided that the angle of intersection of such streets is not more than one hundred and thirty-five (135) degrees.

"Lot Coverage" shall mean the percentage of the total lot area at grade that can be covered by buildings and/or structures.

"Lot Depth" shall mean the horizontal distance between the front and rear lot lines. Where these lines are not parallel, it shall be the length of a line joining the mid-points of the front and rear lot line; for lots with curved front lot lines, the curve constituting the front lot line, lying midway between said chord and a line drawn parallel to said chord and tangent to said arc.

"Lot Frontage" means the horizontal distance between the side lot lines measured at right angles. Where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage shall be measured by a line 8 metres back from and parallel to the chord of the lot frontage (for the purpose of this By-law, the chord of the lot frontage is a straight line joining the two points where the side lot line intersects the front lot line).

"Lot Interior" means any lot which has street access, other than a corner lot.

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

"Lot Line, Front" means the lot line that abuts the street except that, in the case of a corner lot, the shorter lot line that abuts the street shall be deemed the front lot line and the longer lot line that abuts the street shall be deemed the side lot line. In the case of a corner lot with two street lines of equal lengths, the lot line that abuts the wider street or abuts a Provincial Highway shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction, or of the

same width, the Municipality may designate either street line as the front lot line. In the case of a corner lot abutting a 0.3 metre reserve, the lot so abutting the 0.3 metre reserve shall be deemed an exterior side lot line and the other line abutting the street shall be deemed the front lot line. In the case of a through lot, the longer boundary dividing the lot from the street shall be deemed to be the front lot line and opposite shorter boundary shall be deemed to be the rear lot line. In case each of such lot lines should be of equal length the Municipality may designate either street line as the front lot line.

"Lot Line, Rear" shall mean the lot line farthest from and opposite to the front lot line.

"Lot Line, Side" shall mean a lot line, other than a front or rear lot line.

"Lot, Through" shall mean a lot bounded on two opposite sides by a street. If any lot qualifies as both a "Lot, Corner" and a "Lot, Through", as hereinbefore defined, such lot shall be deemed a "Lot, Corner" for the purpose of this By-law.

"Lot of Record" shall mean a lot or parcel of land that can legally be conveyed, has a minimum of 20 metres frontage onto a public street, complies with all relevant regulations made under the Building Code Act, 1992, S.O. 1992. This definition includes lots on a registered plan of subdivision, parcels created by consent in accordance with the Planning Act, R.S.O. 1990, Chapter P. 13 or any other distinct and separate holding, the deed to which is registered in the Land Registry Office and which lot or parcel of land was legally created prior to the date of passing of this By-law. For the purpose of this definition, lots of record shall not include those lots on a registered plan of subdivision which has been deemed not to be a registered plan of subdivision for the purposes of Section 50(4) of the Planning Act, R.S.O. 1990 as amended.

"Manufacturing Plant" means a building or structure in which a product is fabricated and from which such product is shipped to a wholesale or retail outlet.

"Manure, Liquid Facility" means a building or structure in which animal waste is stored in a liquid state.

"Manure, Solid Facility" means a building or structure or area of land where animal waste is stored in a solid state.

"Marina" shall mean a building, structure or place, including docking facilities located on a navigable waterway, where boats and boat accessories are stored, serviced, repaired or kept for sale and where facilities for the sale of marine fuels and lubricants may be provided, and may include the sale of snowmobiles and similar recreational vehicles, and such may include an eating establishment and convenience store.

"Marine Sales And Service Establishments" shall mean a building or part of a building and associated lands where a franchised dealer displays new and used

boats, boat accessories and snowmobile equipment for sale at retail or for rental, and where marine and snowmobile equipment is serviced or repaired and may include boat storage facilities.

"Mobile Home" shall mean a detached structural unit which is designed to be and is capable of being transported after fabrication, either on its own wheels, on detachable wheels, on a flat bed or other trailer, to a lot and which is suitable for year round occupancy in similar fashion as a dwelling unit, except for minor and incidental unpacking and assembly operations, placement on defined supporting structures and connection to utilities.

"Mobile Home, Double-Wide" shall mean a mobile home which is manufactured in two (2) parts which, when assembled on a lot, becomes a single structural unit having a width of 6 metres or more and length of not less than 10 metres.

"Mobile Home, Park" shall mean a parcel of land containing two or more mobile home sites and which is under single management and ownership.

"Mobile Home, Single-Wide" shall mean a mobile home having a width greater than 4 metres and less than 6 metres and a length not less than 10 metres and not greater than 21 metres.

"Motel" means a building or buildings consisting of a number of individual rental units, used for catering to the needs of the travelling public by furnishing sleeping accommodation with or without food, and may or may not be licensed under the Liquor Licence Act R.S.O. 1990, Chapter L.19.

"Motor Home" shall mean a self-propelled vehicle designed, intended, and used for travel recreation or vacation and, in addition, used for living, sleeping, and eating on a temporary and occasional basis.

"Motor Vehicle" shall mean a motor vehicle within the meaning of the Highway Traffic Act, R.S.O. 1990, c. 198, as amended.

"Motor Vehicle Body Shop" means the use of land, buildings, or structures, for the painting or repairing of motor vehicle bodies, exterior and undercarriage, and in conjunction with which there may be a towing service and motor vehicle rental for customers while a motor vehicle is under repair.

"Motor Vehicle, Commercial" shall mean a commercial motor vehicle within the meaning of the Highway Traffic Act, R.S.O. 1990, c. 198, as amended.

"Motor Vehicle Gasoline Bar/Service Station" shall mean a building or structure where motor vehicle fuels, lubricants and automotive accessories for motor vehicles, or similar automotive products are stored or kept for sale to the general public, or where both major and minor mechanical repairs are performed which are essential to the actual operation of motor vehicles. An eating establishment may also be included to accommodate the travelling public.

"Motor Vehicle Repair Garage" shall mean any lands, buildings, or structures where the exclusive service performed or executed on motor vehicles for compensation shall include the installation of the exhaust system, repair of the electrical system, transmission repair, brake repair, radiator repair, tire repair and installation, rust proofing, motor vehicle diagnostic centre, major and minor mechanical repairs or similar use and in conjunction with which there may be a towing service, an automobile service station and rentals for the convenience of the customer while the motor vehicle is being repaired.

"Motor Vehicle Rust Proofing Establishment" means a building or part thereof strictly used for the rust proofing of motor vehicles, including undercarriage oiling.

"Motor Vehicle Sales Establishment" shall mean the use of lands, buildings, or structures for the display and sale of new and/or used motor vehicles including motor homes, and may include the servicing, repair, cleaning, polishing, and lubrication of motor vehicles, the sale of automotive parts and the leasing or renting of motor vehicles.

"Municipal Drain" means a drainage works as defined by the Drainage Act, R.S.O. 1990, Chapter D.17, as amended from time to time.

"Municipality" shall mean the Corporation of the Township of Southgate.

"Non-Complying" shall mean a permitted use, building or structure existing at the date of the passing of this By-law which does not comply with a provision or provisions of the Zone within which they are located.

"Non-Conforming" shall mean a use, a building or a structure which does not conform to the provisions of this By-law for the Zone(s) in which such use, building or structure is located, as of the date of the passing of this By-law.

"Nursery School" means a day nursery operated for pre-school age children within the mean of the Day Nurseries Act, R.S.O. 1990 Chapter D.2, as amended from time to time.

"Nursing Home" shall mean a building or portion thereof, other than a private or public hospital, where persons are housed or lodged or furnished with meals, nursing, medical or similar care and treatment, licensed by the Ministry of Health.

"Nutrient Unit" an amount of nutrients that give a fertilizer replacement value of the lower of 43 kilograms of nitrogen, or 55 kilograms of phosphate as nutrient (as defined in Ontario Regulation 267/03, made under the Nutrient Management Act, 2002). Table 1 of Section 32 provides a detailed listing of the number of animal type or material that constitutes one (1) Nutrient Unit NU.

"Office, Business" means any building or part of a building in which one or more persons are employed in the management or direction of an agency, business, or

organization, but excludes such uses as retail sale, manufacture, assembly, or storage of goods, or places of assembly and amusement.

"Office, Professional" means a building or part of a building in which professionally qualified persons such as doctors, lawyers, or engineers and their staff serve clients who seek advice, consultation, or treatment.

"Open Storage Area" means a portion of a lot where goods and materials are stored or kept for future manufacture or assembly and/or sale by retail or wholesale, but does not include an outdoor display area.

"Outdoor Display Area" means a portion of a lot used for exhibiting in an orderly manner, completely assembled or finished products sold by a retail business located on the same lot.

"Outdoor Recreational Use" means the use of land for private parks, playgrounds, outdoor skating, golf courses, tennis courts, picnic areas, swimming pools, day camps, hiking, snow skiing and similar uses, but does not include a track for the racing of animals, motor vehicles, snowmobiles or motorcycles, golf driving ranges, miniature golf courses or any permanent buildings or structures related to such uses.

"Park, Private" means a recreational area other than a public park and may include therein one or more swimming pools, wading pools, picnic areas, refreshment rooms, tent camping areas, boating facilities, tennis courts, bowling greens, golf courses, or similar open space uses.

"Park, Public" means a recreational area owned or controlled by the Corporation or by any Board, Commission, or other Authority established under any statutes of the Province of Ontario.

"Parking Area" means an area provided for the parking of motor vehicles and may include aisles, parking spaces, and related ingress and egress lanes, but shall not include any part of a highway, street, road, or lane. Parking Area may include a private garage.

"Parking Lot" means any parking area other than streets or lanes used for the storage of more than five motor vehicles in the open air and operated by either a private or public organization for public use.

"Parking Space" shall mean an area of land, not being part of a highway or street and having unobstructed access to a public street or lane, used for temporary parking or storage of motor vehicles.

"Person" includes an individual, association, firm partnership, corporation, trust, incorporated company, organization, trustee, or agent, and the heirs, executors or other legal representatives of a person to whom the same can apply according to law.

"Personal Service Shop" means a building or part of a building in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons, and includes, amongst others, such establishments as barbershops, beauty parlours, coin operated laundries, hairdressing shops, shoe repair and shoe shine shops and depots for collecting dry cleaning and laundry.

"Pit, Wayside" shall mean a temporary pit opened and used by a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

"Place of Entertainment" means a motion picture amusement arcade or other theatre, auditorium, billiard or pool room, bowling alley, ice or roller skating rink, curling rink, or dance hall.

"Place of Worship" shall mean a building dedicated to religious worship and includes a church, synagogue or assembly hall and may include such accessory uses as a nursery school or a school of religious education.

"Plant, Hot Mix" means a building or structure used for the manufacturing of asphalt and aggregate in a form suitable for the immediate use in the paving of roads or driveways and the damp proofing of buildings or structures.

"Plant, Ready Mix" means a building or structure used for the manufacturing of concrete in a form suitable for the immediate use in the construction of buildings, structures, roads, or driveways.

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

"Plumbing Shop" shall mean a building or structure or a portion of a building or structure which is utilized by a professional plumber in the storage of material and supplies for the business, plus an office.

"Post Office" shall mean a building or structure or a portion of the building or structure which is used for the sorting, storage, handling and delivering of letters, parcels and packages. It would also include the sale of stamps.

"Pre-fabricated Home" means a building which is capable of being occupied exclusively as a dwelling and which is comprised of pre-fabricated components which are manufactured off-site, transported to and erected on an acceptable foundation on a lot.

"Printing Or Publishing Establishment" shall mean a building or part of a building in which the business or producing books, newspapers or periodicals, by mechanical means, and reproducing techniques, such as photocopying, is carried

on, and may include the sale of newspapers, books, magazines, periodicals, or like, to the general public.

"Private Boat Club Facility" shall mean the use of land, buildings, or structures by a private boating club or organization and shall include a clubhouse, docking facilities, and tent and trailer sites for overnight camping by club members.

"Private Club" shall mean a building or part of a building used for the purposes of a non-profit, non-commercial organization which includes social, cultural, athletic or recreational activities.

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

"Private Outdoor Recreational Use" means the use of lands by a private organization for outdoor activities including, but not limited to, hiking, cross-country skiing, snowmobiling, travel trailer camping and other similar open space uses, but does not include the erection of any new permanent buildings or structures related to such uses.

"Processing Plant" means the use of lands, buildings or structures where agricultural produce, including meat and poultry products, is washed, cleaned, dusted, waxed, or otherwise prepared or packaged and from which such produce is shipped to a wholesale or retail outlet.

"Public Building" means any building or structure owned or leased by the Corporation of the Township of Southgate, the Corporation of the County of Grey, the Province of Ontario, or the Government of Canada.

"Reconstruction" means the rebuilding or replacement of a building or structure to its original dimensions.

"Recreational Camp Facility" means the use of land, buildings, and structures for recreational activities operated by a private organization where children and/or adults may be temporarily accommodated in sleeping cabins. Other related structures shall include, amongst others, a recreational hall, a building containing cooking and eating facilities and swimming pools.

"Recreational Trailer" shall mean a vehicle designed to be towed by a motor vehicle for which either a permit or a license is issued under the Highway Traffic Act, R.S.O. 1990 which has a maximum overall width of 3.66 metres, which is capable of being used on an occasional or temporary basis only for the living, sleeping or eating accommodation of persons but for the purposes of this By-law shall not include a mobile home or any other use otherwise defined herein.

"Recreational Trailer Park" shall mean a parcel of land which is developed and managed as a unit, where individual lots are made available on a rental or lease

basis for the placing of recreational trailers, where the ownership and responsibility for the maintenance of private internal roads, services, communal areas and buildings, and garbage collection, together with general park management, etc., rests with the owner but which is not the subject of a Registered Plan of Subdivision defining individual lots legally capable of conveying title and shall not include a mobile home park or any use as may otherwise be defined herein and licensed by the Municipality.

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

"Recreational Uses" means the use of land for parks, playgrounds, tennis courts, lawn bowling greens, indoor and outdoor skating rinks, athletic fields, golf courses, picnic areas, swimming pools, day camps, community centres, snow skiing, and all similar uses, together with necessary and accessory buildings and structures where permitted in this By-law, but does not include a track for the racing of animals, motor vehicles, snowmobiles, or motorcycles, or golf driving ranges, or miniature golf courses.

"Recreational Vehicle" shall mean a self-propelled vehicle designed and intended and used for travel recreation or vacation and, in addition, used for living, sleeping and eating on a temporary and occasional basis.

"Recreational Vehicles/Trailers Sales And Service Establishment" shall mean a building, or part of a building, where new or used recreational vehicles and trailers are displayed for sale or rent in conjunction with which there may be facilities for the servicing of such vehicles, as well as facilities for the sale of parts and products closely related to such recreational vehicles.

"Renovation" means the repair and restoration of a building to good condition but shall not include its replacement.

"Retail Store" means a building or part of a building in which goods, wares, merchandise, substances, or articles are kept for sale, but does not include, amongst others, any manufacturing, processing, construction uses, or outdoor storage.

"Retirement Home" means any home for senior citizens sponsored and administered by any public agency or any service club, church or non-profit organization, either of which obtains its financing from federal, provincial or municipal governments or agencies, or by public subscription or donation, or by any combination thereof, and such homes all include auxiliary uses such as club and lounge facilities, usually associated with the senior citizens' development.

"Satellite Dish" shall mean any device used or intended to be used to send or receive signals to and from satellites."

"Sawmill" means a mill involving the cutting, drying and planning of timber. Also permitted as an accessory use to the sawmill is the storage of both raw materials (logs) and finished products (timber), a business office and a kiln.

"School, Commercial" shall mean a school conducted for hire or gain such as a studio of dancing, art school, drama school, school of calisthenics, business or trade school or any other specialized school but shall not include a private academic religious or philanthropic school.

"School, Private" shall mean a school other than a public school or a commercial school as otherwise defined or classified in this By-law.

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

"Senior Citizens' Home" means any home for senior citizens sponsored and administered by any public agency or any service club, church or non-profit organization, either of which obtains its financing from federal, provincial or municipal governments or agencies, or by public subscription or donation, or by any combination thereof, and such homes shall include auxiliary uses such as club and lounge facilities, usually associated with the senior citizens' development.

"Separation Distance" means the horizontal distance measured between the closest point of the exterior wall of the livestock occupied portion of the livestock facility or permanent manure or material storage area or structure and the defined closest point of the neighbouring incompatible use. For a complete definition of separation distance, see Implementation Guideline No.'s 41, 42, 43 and 44 of Section 32.2.

"Service Shop" means a building or part thereof used for the sale or repair of household articles, and includes radio, television, and appliance repair shops, but does not include industrial or manufacturing uses or motor vehicle repair shops.

"Setback" shall mean the horizontal distance from the centre line of the street allowance, measured at right angles to such centre line, to the nearest part of any building or structure or excavation on the adjacent lot.

"Setback, Front, Rear, Side Yard" shall mean the horizontal distance measured at right angles to the boundary of the parcel from the closest point of any building or structure on said parcel.

"Shopping Centre" shall mean a group of more than two (2) commercial uses, designed, developed, and managed as a unit by a single owner or tenant, or group of tenants, as opposed to a business comprising unrelated individual uses, and has an off-street parking area provided on the site.

"Sight Triangle" means the triangular space formed by the street lines of a corner lot and a line drawn from a point in one street line to a point in the other street line or railway line, each such point being 9 metres from the point of intersection of the street lines (measured along the street lines). Where the two street lines do not

intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street.

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

"Storage Industry" means the use of lands, buildings, or structures for an industry engaged in the activity of storing materials, goods, or produce to preserve them in a condition or form that makes them usable at a later date, and includes whatever treatment or packaging that may be necessary for storage.

"Storey" shall mean that portion of a building other than cellar or attic storey which is included between one floor level and the next higher floor level or the ceiling and which is not less than 2.3 metres nor more than 4.3 metres in height.

"Storey, Half" shall mean that portion of a building situated within the roof or having its floor level not less than 1.2 metres below the line where the roof and interior enclosing walls meet, and having a roof not steeper than sixty degrees above the horizontal.

"Street, Improved Public or Public Street" shall mean:

- (a) a highway, as defined under the Public Transportation and Highway Improvement Act, R.S.O. 1990, Chapter P.50, and the Municipal Act, R.S.O. 1990, Chapter M.45;
- (b) a road, which has been assumed for public use and is maintained year-round by the municipality or any other public authority.

"Structure" shall mean anything that is erected, built, or constructed of parts joined together or requiring a foundation to hold it erect but shall not include free standing walls, hedges, fences or signs.

"Swimming Pool" means a structure containing water of more than 9 square metres in area and having a depth in excess of 1.2 metres used for swimming, bathing, or diving.

"Tavern" means a building where beverages are offered for sale to the public for immediate consumption, which require a Licence under the Liquor Licence Act, R.S.O. 1990.

"Temporary Farm Help Accommodation" means a separate building or part of an agricultural building used or intended to be used for seasonal accommodation of workers in which lodging with or without meals is supplied or intended to be supplied to such employees.

"Temporary Use" means the use of land, buildings, or structures for a construction office, tool shed, or for the storage of scaffolds, equipment and material which is incidental to and necessary for construction work in progress for so long as the same are necessary for the construction work which has neither been finished nor abandoned on the same lot.

"Tent" includes every kind of temporary shelter for sleeping that is not permanently affixed to the site and is capable of being easily moved and is not considered a structure, a vehicle, or a trailer.

"Top-of-Bank" means a line delineated at a point where the oblique plane of the slope meets the horizontal plane.

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

- (a) a camp operated by a charitable corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. 64, as amended;
- (b) a summer camp within the meaning of the regulations made under the Public Health Act, R.S.O. 1980, c. 409, as amended; or
- (c) a club owned by its own members and operated without profit or gain.

"Tower, Communication" shall mean a structure situated on a non-residential site that is intended for transmitting or receiving television, radio or telephone communications, excluding those used exclusively for dispatch communications.

"Township" the Corporation of the Township of Southgate.

"Trailer and Tent Site" means that specified area within a Tent and Trailer Campground upon which a trailer, motor home, or tent is to be located.

"Trailer and Tent Site Area" means the total horizontal area within the boundary lines of a trailer and tent site.

"Trailer and Tent Site Frontage" means the width of a trailer and tent site between the side lines of the site measured along a line at right angles to the centre line of the site with the front of the site being that point at which primary vehicular or pedestrian access is provided to the site.

"Transport Terminal" means the use of land, buildings, or structures for the operation of a business which provides motor vehicles for the delivery of large quantities of goods and materials including, amongst others, livestock, raw materials for manufactured goods and materials, and finished manufactured goods and materials, the storage of motor vehicles directly related to the business and the general maintenance of such motor vehicles.

"Use" means the purpose for which any land, building, structure or premise, or part thereof:

- (a) is arranged, designed, or intended to be used, or
- (b) is or may be occupied or maintained, and,
- (c) the word "used", "to use", and "uses" have a corresponding meaning.

"Utility Building" shall mean a building used in conjunction with the supplying of local utility services, including a water or sewage pumping station, a water storage reservoir, a gas regulator building, a hydro substation, a telephone building for exchange, long distance, or repeater services.

"Vacation Farm" is a privately owned, active agricultural operation which provides guests with temporary sleeping and eating accommodations as well as vacation activities.

Sleeping accommodations will be restricted to no more than three (3) Guest Rooms within the farm dwelling, or other existing single detached dwelling, without changing the character of the main use of the dwelling as a private residence.

In addition, the following provisions shall be complied with:

- (a) No person other than a member of the family shall be employed in the farm vacation operation except as is necessary for housekeeping purposes;
- (b) There shall be no external display or advertising other than a legal sign not larger than 1 square metre to indicate to persons outside, that the dwelling is also a Vacation Farm;
- (c) Each Guest Room shall have a minimum floor area of 10 square metres;
- (d) No food or drink shall be offered or kept for sale for persons who are not guests of the establishment.

"Warehouse" means a building or part of a building used for the storage and distribution of goods, wares, merchandise, substances, articles or things and may include facilities for a wholesale or retail commercial outlet, but shall not include a transport terminal.

"Watercourse" means the natural or altered channel for a stream or water body and, for the purpose of this By-law, includes the channel for intermittent streams.

"Wayside Pit or Quarry" shall mean a temporary pit or quarry opened and used by a public road authority for the sole purpose of a particular project or contract or road construction and not located on the road right-of-way, but shall not include a pit or quarry as herein defined. For the purpose of this definition, a portable asphalt plant is a permitted accessory use to Wayside Pit or Quarry.

"Welding and Hydraulic Repair Shop" means the use of land, building, or structure for the purpose of repairing agriculturally related machinery, vehicles, and equipment including the repair of the hydraulic systems and may include as a secondary use the fabrication of parts for agricultural equipment as well as the making of wrought iron products.

"Wholesale Use" means any establishment which sells merchandise to others for resale and/or to industrial or commercial users.

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

"Yard" shall mean an open area of land unoccupied and unobstructed except as otherwise provided for or required by this By-law, located on the same lot or zone within a lot with a main building or structure.

"Yard, Front" shall mean a yard extending across the full width of the lot between the front lot line and the nearest part of any building or structure on the lot or the nearest open storage use on the lot. "Front Yard Depth" shall mean the minimum horizontal distance between the front lot line and the nearest part of any building or structure on the lot or the nearest open storage use on the lot.

"Yard, Rear" shall mean a yard extending across the full width of the lot between the rear lot line and the nearest point of any building or structure on the lot or the nearest open storage use on the lot. "Rear Yard Depth" shall mean the minimum horizontal distance between the rear lot line and the nearest part of any building or structure on the lot or the nearest open storage use on the lots.

"Yard, Side" shall mean a yard extending from the front yard to the rear yard and from the side lot line to the nearest part of any building or structure on the lot or the nearest open storage use on the lot. "Side Yard Width" shall mean the minimum horizontal distance between the side lot line and the nearest part of any building or structure on the lot or the nearest open storage use on the lot.

"Yard, Exterior Side" means a side yard immediately adjoining an improved public street.

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

"Yard, Salvage or Scrap Yard" shall mean the use of lands, buildings, or structures for the storage, resale and/or handling of scrap materials which shall include scrap metal, scrap plastic, discarded appliances, discarded piping and tubing, discarded electrical equipment, waste batteries, and similar items excluding hazardous waste or liquid industrial waste, except as is commonly found in or associated with these materials, and excluding PCB waste as defined in Ontario Regulation 11/82.

"Yard, Automobile Wrecking" shall mean automotive related salvage operations as included within a "Salvage Yard" as defined in this By-law, in which three (3) or more unlicensed derelict vehicles are stored outdoors.

"Zoo" shall mean the use of land or building or structure for the keeping of live animals for public exhibition.

"Zone" means an area delineated on a Zoning Map Schedule and established by this By-law for a specific use.

Section 4: Zones

4.1 Incorporation of Zoning Maps

The location and boundaries of the Zones established by this By-law are shown on Schedules 1 to 48. Schedules 1 to 48, and all notations thereon, are hereby declared to form part of this By-law.

4.2 Interpretation of Schedules

Where any Zone Boundary is uncertain, then the boundary shall be determined from the Master Schedules contained in the office of the By-law Enforcement Officer or the Township of Southgate Municipal Offices.

4.3 Zone Boundaries

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

- (a) A boundary indicated as following a highway, street, lane, or right-of-way shall be the centre line of such highway, street lane, or right-of-way.
- (b) A boundary indicated as following a watercourse, creek, stream, or the right-of-way of a railway, or electric, gas or oil transmission line shall be the centre line of such watercourse, creek, stream, or right-of-way.
- (c) A boundary indicated as approximately following lot lines shown on a registered plan of subdivision or municipal boundary lines shall follow such lot lines.
- (d) Where a boundary is indicated as approximately parallel to a street line or other feature indicated in Clauses i) or ii) of this Subsection, and the distance from such street line or other feature is not indicated, and Clause (iii) is not applicable, such boundary shall be construed as being parallel to such street line or other feature, and the distance there from shall be determined according to the scale shown on the Schedule map.
- (e) The Township boundary shall serve as a Zone Boundary for all Zones extending to the limits of the Township of Southgate.

4.4 Road Closures

In the event a dedicated street or lane shown on any Schedule forming part of this By-law is closed the property formerly in such street or lane shall be included within the Zone of the adjoining property on either side of such closed street or lane. If a closed street or lane is the boundary between two

or more different Zones, the new Zone boundaries shall be the former centre line of the closed street or lane.

4.5 Establishment of Zones

For the purpose of this By-law, the Township of Southgate is divided into the following Zones:

Zones	Symbol
Agricultural Zone	(A1)
Restricted Agricultural Zone	(A2)
Residential Type 1 Zone	(R1)
Residential Type 2 Zone	(R2)
Residential Type 3 Zone	(R3)
Residential Type 4 Zone	(R4)
Residential Type 5 Zone	(R5)
Residential Type 6 Zone	(R6)
Mobile Home Park Zone	(MH)
Local Commercial Zone	(C1)
General Commercial Zone	(C2)
Highway Commercial Zone	(C3)
Rural Commercial Zone	(C4)
Recreational Commercial Zone	(C5)
Campground Commercial Zone	(C6)
Space Extensive Commercial	(C7)
General Industrial Zone	(M1)
Rural Industrial Zone	(M2)
Space Extensive Industrial Zone	(M3)
Extractive Industrial Zone	(M4)
Community Facility Zone	(CF)
Public Utility Zone	(PU)
Open Space Zone	(OS)
Environmental Protection Zone	(EP)
Wetland Protection Zone	(W)
Deferred Development Zone	(D)

4.6 Use of Symbols

The symbols listed in Subsection 4.5 may precede the word "Zone" (i.e. A1 Zone) in place of the "Zone Name" and shall have the same meaning. The symbols, when used within the Zone Maps, shall refer to the Zone in which the lands are situated and the provisions of such Zone shall apply.

4.7 Application of Zones

No person within any Zones defined in this By-law and delineated on the Zoning Maps appended hereto shall erect, alter, enlarge, or use any building

or structure, or use any land in whole or in part, except in conformity with the provisions of the applicable Zone.

4.8 Discrepancies

In the event that there is a discrepancy between a regulation in the "General Provisions" and the specific "Zone" sections of this By-law, the most restrictive provisions shall apply.

4.9 Notes on Schedules

Additional "Notes" have been included on the Schedules for reference and convenience purposes only. This information is subject to change without an amendment to this By-law and is limited to the following:

- (i) Municipal Road Classifications; and
- (ii) Delineation of Saugeen Valley Conservation Authority Regulated Area (Ontario Regulation 169/06) and/or delineation of the Grand River Conservation Authority Regulated Area (Ontario Regulation 150/06).

Please consult with the Municipality for information regarding Municipal Road Classifications and with the applicable Conservation Authority for information regarding the Regulated Area(s).

Section 5: General Provisions

5.1 Accessory Uses

(a) Permitted Uses

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

- (i) a home occupation,
- (ii) any building used for human habitation, except where specifically permitted in this By-law,
- (iii) the open storage of goods or materials, except where specifically permitted in this By-law,
- (iv) exceeds 5% of the lot coverage,
- (v) is considered an accessory structure or building if attached to the main building in any way,
- (vi) be erected prior to the main building except as permitted in Section 5.20(b) of this By-law,
- (vii) a building or structure if located entirely underground,
- (viii) exceeds 7 m in Height.

(b) Location

Except as otherwise provided herein, any accessory building or structure which is not part of the main building shall be erected in the rear or the side yard in which such accessory building or structure is situated.

(c) Accessory Structures

Notwithstanding the yard and setback provisions of this By-law to the contrary, awnings, clothes poles, flag poles, garden trellises, retaining walls, permitted signs, or similar uses shall be permitted in any required yard or in the area between the street line and the required setback.

(d) Garages

Notwithstanding any other provisions of this By-law to the contrary, detached private garage shall be permitted to be erected and used in an interior side or rear yard, provided that:

- (i) when such garage is located in an interior side yard, it shall not be closer than 1 metre to the interior side lot line, except where a common or mutual detached garage is erected simultaneously on both sides of the lot line, as one building, in which case, no interior side yard to the accessory building is required,
- (ii) when such garage is located in a rear yard, it shall not be closer than 2 metres to an interior side lot line and a rear lot line, except where a common or mutual detached garage is erected simultaneously on both sides of the lot line as one building, in which case, no rear yard or interior side yard to the accessory building is required with respect to the common or dividing wall of said building, and
- (iii) all such garages, whether located in a rear yard or side yard, shall comply with the setback provisions applicable to the principal or main building on the lot where such rear or side yard abuts a public street.

(e) Other Accessory Buildings or Structures

Notwithstanding any other provisions of this By-law to the contrary, an accessory building or structure other than a private garage shall be permitted to be erected and used in an interior side yard or rear yard, provided that:

- (i) when such accessory building or structure is located in an interior side yard or a rear yard and such building or structure does not exceed 14 square metres in area, it shall be located no closer than 1 metre to the interior side lot line or rear lot line;
- (ii) when such accessory building or structure is located in an interior side yard or rear yard and such building or structure exceeds 14 square metres in area, it shall be located no closer than 7 metres to the interior side lot line or rear lot line; and
- (iii) all such accessory buildings or structures, whether located in a rear yard or side yard, shall comply with the setback provisions applicable to the principal or main building on the lot where such rear or side yard abuts a public street.

(f) Boat House, Boat Lift, or Dock

Notwithstanding the yard and setback provisions of this By-law to the contrary, a boat house, boat lift, or dock for pleasure boats may be erected and used in the rear yard of a lot backing on a navigable waterway, provided such accessory buildings or structures are located no closer than 2 metres to the side lot line, and the documented approval of the appropriate Conservation Authority having jurisdiction has been obtained.

(g) Ornamental Structures

Notwithstanding the yard and setback provisions of this By-law to the contrary, sills, chimneys, cornices, eaves, gutters, parapets, pilasters, or other ornamental structures shall be permitted to project into any required d or the area between the street line and the required setback, a maximum distance of 0.5 metres.

h) Unenclosed Porches, Balconies, Steps, or Patios

Notwithstanding the yard and setback provisions of this By-law to the contrary, unenclosed porches, balconies, steps, and patios, shall be permitted to project into any required yard a maximum of 1 metre provided that, in the case of porches, steps, or patios, such uses are not more than 2 metres above grade.

5.2 Dwelling Units Below Grade

(b) Basement

A dwelling unit, in its entirety, may be located in a basement, provided the unit meets the requirements for habitable space under the Building Code.

5.3 Height Restriction

Unless specifically permitted in zone regulations the maximum height shall be eleven (11) metres for all uses. Notwithstanding the height provisions contained herein, nothing in this By-law shall apply to prevent the erection, alteration or use of the following accessory buildings or structures, provided the main use is a permitted use within the Zone in which it is located:

- | | |
|----------------|-------------------------------|
| A church spire | A non-commercial radio |
| A belfry | A television tower or antenna |
| A flag pole | An air conditioner duct |
| A clock tower | A grain elevator or feed mill |
| A chimney | A barn |
| A water tank | A silo |

A windmill

A satellite dish

5.4 Lot Development Requirements

(a) Requirement of Lot

No building or structure shall be erected, altered, extended, or enlarged, except upon a lot, nor shall any land be used for a permitted use unless it comprises a lot; but this provision shall not prevent the use of any parcel or tract of land for agricultural purposes, excluding the erection or enlargement of any building or structure other than a fence.

(b) Frontage on an Improved Public Street

No person shall erect any building or structure, or use any lot in a Zone, unless the lot upon which such building or structure is to be erected, fronts upon and has direct access to an improved public street. The above provision shall not apply to restrict the erection of any building on a lot in a registered plan of subdivision where a subdivision agreement has been entered into but the street will not be assumed until the end of the maintenance period.

(c) More than One Use or One Zone on a Lot

When a lot contains more than one use, each use shall conform to the provisions of this By-law for such use in the Zone where it is located. When a lot is divided into more than one zone, each portion of the lot shall be used in accordance with the provisions of this By-law for the applicable Zones.

(d) Restrictions on Changes

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

(e) Treatment of the Area of a Lot Zoned Environmental Protection (EP)

Where any lot is zoned in part in a Environmental Protection Zone (EP), no person shall erect any buildings or structures within the area zoned Environmental Protection, except as otherwise permitted in the Environmental Protection Zone. However, land zoned Environmental Protection (EP) may be included in the calculation of lot area and frontage, required yard, and lot coverage as is required for the development occurring on that portion of a lot not zoned Environmental Protection.

5.5 Lots Having Lesser Area and/or Frontage

Notwithstanding anything contained in this By-law, a parcel which lacks either the required frontage or area or both the required frontage and area for a lot, is and shall be deemed to be a lot, provided that:

- (a) The description of such a parcel is the same as in a deed registered on or prior to the date of passing of this By-law;
- (b) Such parcel could have been conveyed legally on the date of the passing of this By-law by way of deed, transfer, mortgage, charge, or agreement of sale and purchase without consent, under Section 50 of The Planning Act, R.S.O. 1990 as amended;
- (c) Such parcel has a frontage of 10 metres minimum on an improved public street;
- (d) All other provisions of this By-law are complied with; and
- (e) All relevant regulations made under the Public Health Act and all relevant requirements of the Ontario Building Code are complied with.

5.6 Movement of Buildings

No buildings shall be moved without a permit from the Chief Building Official.

5.7 Parking Regulations

(a) Parking Space Requirement

For every building or structure to be erected or enlarged in any Zone, off-street parking shall be provided and maintained in accordance with the following provisions:

Type of Use	Minimum Parking Space Requirements
Accessory Apartment	1 space per dwelling unit
Amusement Arcade	1 parking space per 20 sq. metres (215 sq. feet) of gross floor area
Auditorium Arena Places of Assembly, unless specified in this Section	The greater of: 1 parking space for every eight (8) seats otherwise 4 metres (13.1 feet) of bench space of maximum seating OR 1 parking space per 20 sq. metres of (215 sq. feet) gross floor area, whichever is greater
Automobile Repair Establishment	3 per repair bay
Automobile Sales & Service Establishment	1 per 10 square metres (107.6 sq. feet) of gross floor area and 3 per repair bay
Automobile Service Station	3 per repair bay
Automotive Washing Establishments: - Self Serve - Automatic	2 per washing bay or stall 5 parking spaces per each automatic bay, which may include stacking of cars and/or vacuum stalls
Bank or Financial Institution	1 per 15 square metre (161.4 sq. feet) of gross floor area
Barber & Beauty Shop	1 per 10 square metre (107.6 sq. feet) of gross floor area
Church	1 parking space per 10 fixed seats
Contractors Yard or Shop	The greater of: 1 for every 2 employees OR 1 per 70 square metre (753.4 sq. feet) of gross floor area
Clinic or Medical Office	6 per practitioner

Club or Fraternal Organization	1 per 20 sq. metre (215.2 sq. feet) of gross floor area
Curling Rink	6 per curling sheet
Department Store	1 per 20 sq. metre (215.2 sq. feet) of gross floor area
Dwellings - Detached, Semi-detached Duplex, Converted	2 per dwelling unit
Apartment, Triplex, Fourplex	1.25 per dwelling unit plus 1 visitor parking space per 2 dwelling units or part thereof
Library	Minimum of 10 parking spaces
Senior Citizens Apartment	1 per 2 dwelling units plus 1 visitor parking space per 10 dwelling units or part thereof
Eating Establishments	1 per 4 seats of maximum seating capacity
Eating Establishment, Drive-In or Take- Out	10 spaces plus 1 space for every 4 seats
Fire Hall	5 per bay
Funeral Home	1 per 20 sq. metre (215.2 sq. feet) of gross floor area, with a minimum of 10 spaces
Home for the Aged or Rest Home	1 per 5 beds
Hospital	3 per 4 beds
Nursing Home	1 per 5 beds
Hotel, Motel, Bed and Breakfast or Guest Rooms	1 per each guest room or suite
Indoor Sports Recreation Building gross (other than an arena, bowling alley, curling rink, tennis, squash or racquet ball courts)	1 per 20 square metre (215.2 sq. feet) of floor area

Industrial Establishments	5 parking spaces plus 1 per 50 square metre (538.2 sq. feet) or fraction thereof of gross floor area
Office, General	1 per 30 sq. metre (322.9 sq. feet) of gross floor area
Public Building, except where gross specifically identified	1 per 30 square metre (322.9 sq. feet) of floor area
Retail Store	1 per 20 square metre (215.2 sq. feet) of gross floor area
Rooming or Boarding House	1 per dwelling unit and 1 per room for rent
School:	
- Nursery/Day Care Centre	3 per classroom or nursery or 1 per 60 square metre (645.8 sq. feet) of gross floor area
- Elementary	1.5 per classroom and 1 per 6 square metre (64.5 sq. feet) of assembly area
- Secondary	3 per classroom or 1 per 6 sq. metre (64.5 sq. feet) of assembly area
Commercial	1 per 20 square metre (215.2 sq. feet) of gross floor area
Service Shop, Personal Service	1 per 20 square metre (215.2 sq. feet) of gross floor area
Sports Field	The greater of: 1 per 5 seats or 3 metres (9.8 feet) of bench space of maximum seating capacity OR 1 per 800 square metre (8,611.4 sq. feet) of gross field/floor area
Social or Service Club	1 per 10 square metre (107.6 sq. feet) of gross floor area of all club buildings, plus: 2 per golfing green 4 per lawn bowling green 4 per tennis or racquet ball court 6 per curling ice sheet Where any one club provides seasonal recreational facilities such as golf (summer), tennis (summer) or curling (winter), parking

spaces for these activities shall only be provided for the season requiring the greatest in number of parking spaces

Supermarket	1 per 20 square metre (215.2 sq. feet) of gross floor area
Tavern or Public House	1 per 4 seats of maximum seating capacity
Truck Terminal	1 per 100 square metre (1,075 sq. feet) of gross floor area
Terminal Grain Elevator	1 per 70 square metre (753.4 sq. feet) of gross floor area
Utility Service Building	1 per 30 square metre (322.9 sq. feet) of gross floor area
Warehouse	1 per 185 square metre (1,991.3 sq. feet) of gross floor area
Wholesale Establishment	1 per 90 square metre(968.7 sq. feet) gross floor area
Uses permitted by this By-law,	1 per 40 square metre (430.5 sq. feet) of gross floor area other than those listed in this table

In addition to the minimum off-street parking requirements for the use noted, if a liquor licensed premise is contained within a portion thereof, then additional parking spaces shall be provided in accordance with the minimum off-street parking requirements for liquor licensed premises.

(b) Parking Space Dimension

For the purpose of this Subsection, a parking space shall have a minimum length of 5.75 metres and minimum width of 2.75 metres measured at right angles to the length.

(c) Uses Not Specified

In the case of a use not specifically mentioned in Clause a) of this Subsection, the requirements for off-street parking shall be based on the requirement for the most comparable use specified therein.

(d) Mixed Occupancies

In the case of two or more uses in the same building or on the same lot, the total requirements for off-street parking shall be the sum of the requirements for the several uses computed separately. Parking facilities for one use shall not be considered as providing required parking for any other use.

(e) Location on Other Lots

Where the owner of a building or structure proposed to provide the required parking spaces and areas in a location other than the same lot as the use that requires such spaces and areas, then such shall be located not more than 150 metres (492.2 feet) from the said lot and shall be located within the same Zone as the said lot.

(f) Use of Parking Areas

Where a parking area or parking space is permitted required by the By-law in any Zone, no person shall use such parking area or parking space for parking any motor vehicle unless such motor vehicle bears a motor vehicle licence plate or sticker which is currently valid.

(g) Change in Use

Whenever a use is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise as would require an additional number of parking spaces, then such additional parking shall be provided on the same basis as Subsection 5.8, Clause (a).

(h) Restrictions in Residential Zones (R1, R2, R3, R4 and R5)

No person shall use any parking area or parking space in a Residential Zone, except in accordance with the following:

- (i) Not more than one vehicle per dwelling unit shall be a commercial motor vehicle as defined in the Highway Traffic Act, R.S.O. 1990;
- (ii) The licensed capacity of any such commercial motor vehicle shall not exceed 2,400 kilograms (5,291.1 pounds);
- (iii) Notwithstanding the foregoing, the owner or occupant or any lot, building, or structure in any Residential R1, R2, R3, R4 or R5 Zone may use any private garage of which he is the owner or occupant, erected upon any such lot for the housing or storage of one commercial motor vehicle exceeding 2,400 kilograms (5,291.1 pounds) capacity operated by himself.

(i) Access

- (i) Access to the required parking spaces and parking areas shall be provided by means of unobstructed driveways or passageways at least 3 metres, but not more than 9 metres in width;
- (ii) The aisles between parking spaces within a parking area shall have a minimum width of 6 metres;
- (iii) The maximum width of any combined ingress and egress driveway, measured along the street line, shall be 9 metres;
- (iv) The minimum distance between 2 separate driveways on one lot, measured along the street line shall be 9 metres;
- (v) The minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by such driveway, shall be 9 metres for all Residential uses in the R1 and R2 Zones and shall be 15 metres for all other uses in any zone.
- (vi) The minimum angle of intersection between a driveway and a street line shall be 60 degrees
- (vii) Every lot shall be limited to the following number of driveways:
 - (a) two driveways, with a combined width not exceeding 30% of the lot frontage, for the first 30 metres of the lot frontage or portion thereof; and;
 - (b) one additional driveway for each additional 30 metres of lot frontage.
- (viii) No driveway shall be established closer than 1 metre to a side lot line, provided this shall not apply to prevent the establishment of abutting driveways along a common lot line if their combined width does not exceed 9 metres.

5.8 Existing Buildings

The parking area requirement referred to in this By-law shall not apply to any building lawfully in existence at the date of passing of this By-law so long as:

- (a) the building is used for a permitted use;
- (b) the floor area as it existed at such date is not increased;
- (c) any change of occupancy is to a use having the same or a lesser parking requirement according to this By-law; and

- (d) all parking spaces existing at the date of passing of the By-law are retained.

5.9 Additions to an Existing Building

If an addition is made to a building or structure lawfully existing at the date of passing of this By-law, then parking spaces in addition to those already existing shall be provided to the number required for the entire use or change of use. This Section shall not apply to require, the establishment of parking spaces and areas for an addition to a detached single-family dwelling house.

5.10 Parking Spaces for the Handicapped

Where the parking requirement for any of the following uses:

- retail commercial or office use
- public building or public park
- home for the aged
- nursing home
- hospital
- school
- public hall
- social and service club
- library
- hotel and motel
- funeral home
- restaurant
- apartment dwelling
- assembly hall
- clinic
- veterinarian clinic
- church

is in excess of 20 parking spaces, 1 space of the first 20 spaces required and 1 space out of each additional 100 spaces or portion thereof shall be provided near and accessible to the point of entrance to the building and clearly marked for the parking of vehicles used by disabled person or persons. Notwithstanding the above Hospitals shall be required to provide 1 space out of the first 20 spaces, 2 spaces up to 60 spaces and 3 spaces up to 100 spaces, and for every portion in excess of 100 spaces one additional disabled space. Parking spaces for the disabled shall have a minimum width of 4.4 metres (14.4 feet) and a minimum length of 6 metres (19.6 feet).

5.11 Derelict Vehicles

Derelict motor vehicles, which are unlicensed and/or in disrepair making their normal use impossible or their repair financially impractical, shall not be parked or stored in any Residential Zone other than on the premises where the storage of such vehicles is accessory to a business lawfully conducted on the premises.

5.12 Storage or Parking of Travel Trailers, Snowmobiles, Boats and Trailers within a Residential Zone

No person shall within any Residential R1, R2, R3, R4 & R5 Zone use any lot for the parking or storage of any travel trailer, snowmobile, motor home, boat or trailer, except in accordance with the following:

The owner or occupant of any lot, building or structure in any Residential Zone may store or park not more than one, in total, of the following:

- (a) a personal travel trailer or motor home;
- (b) a snowmobile or boat with accessory trailer;
- (c) provided the length of such travel trailer, snowmobile or boat and its accessory trailer does not exceed 9 metres in length

5.13 Occupancy

No person shall, in any Zone, use any travel trailer, motor home or truck camper for the purpose of primary residential, permanent living, or eating accommodation, except for temporary living or eating accommodation in a Recreational Commercial Zone.

5.14 Loading Space Requirements

- (a) The owner or occupant of any lot, building or structure in a Commercial or Industrial Zone, erected or used for any purpose involving the receiving, shipping, loading, or unloading of persons, animals, goods, wares, merchandise, or raw materials, shall provide and maintain at the premises, on the lot occupied by the building or structure and not forming part of a street or land, within the Zone in which such use is located, loading and unloading spaces 9 metres long, 4 metres wide, and having a vertical clearance of at least 5 metres and in accordance with the following:

Gross Floor Area of Building or Structures	Minimum Number of Spaces Required
0 to 500 square metres	1
500 to 2,500 square metres	2
2,500 to 8,500 square metres	3
8,500 square metres	3*

* plus 1 additional space for each additional 9,000 square metres or fraction thereof in excess of 8,500 square metres provided, however, that in addition to the above number of loading spaces, adequate space shall be provided for the parking of vehicles awaiting access to loading spaces.

(b) Additions to Buildings

If an addition is made to an existing building or structure which increases the floor area then loading space requirements for such a building or structure shall be provided in accordance with paragraph a) on the basis of the total floor area of the whole buildings or structure after expansion.

5.15 Planting Strip

(a) Location

Where a commercial, institutional, or industrial use is established opposite a Residential Zone or abuts a side or rear lot line in a Residential Zone, then a planting strip and/or fence adjoining such abutting lot line, or portion thereof, shall be provided on the commercial, industrial, or institutional lot, in the case of a planting strip with a minimum width of 3 metres. Conversely, when a residential use is established adjacent to a commercial, industrial, or institutional use, as described above, a similar planting strip shall be provided on the residential lot.

5.16 Setback Requirement

(a) Building in a Built-up Area

Notwithstanding the yard and setback provisions of this By-law to the contrary, where a permitted building or structure is to be erected on a lot in a built-up area where there is an established building line extending 90 metres or less on both sides of the lot, such permitted building or structure may be erected closer to the Front Lot Line than

required by this By-law, provided such permitted building or structure is not closer to the Front Lot Line than the established building line on the date of passing of this By-law.

(b) Through Lots

Where a lot which is not a corner lot has frontage on more than one street, the setback requirements contained herein shall apply on each street in accordance with the provisions of the Zone or Zones in which such lot is located.

(c) Yard and Open Space Provision for All Zones

No part of a yard or other open space required about any building for the purpose of complying with the provisions of this By-law shall be included as part of a yard or other open space similarly required for another building on the same lot.

(d) Setback and Side Yard Setback on Major Roads

Notwithstanding any other provisions of this By-law where a building or structure is located adjacent to a Provincial Highway or a County Road, setbacks shall be provided and maintained in accordance with the Ministry of Transportation and the County of Grey, safety and geometric requirements and as a minimum setback shall be provided and maintained in accordance with the following provisions:

<u>Road</u>	<u>Distances in Metres from Centre Line of Road</u>
-------------	---

Provincial Highway No.'s 6, 10 & 89	32 metres
--	-----------

Grey County Road No.'s 8, 9, 14, 23, 34, 106 & 109	23 metres
---	-----------

Except lands zoned within Schedules 1, 11, 13, 20, 21, 22, 23, 25, 26, 27, 28, 32, 44 and 48.

(e) Setbacks for Watercourses

Notwithstanding any yard provision of this By-law to the contrary, no permanent building or structure in any zone shall be:

- (i) closer than 15 metres from the edge of an open municipal drain, or

- (ii) closer than 8 metres to the top of the bank of any watercourse or open drain or within an Environmental Protection Zone, whichever is greater.
- (iii) No development shall be permitted within 30 metres of the banks of a cold water stream or 15 metres of a warm water stream as defined by the County of Grey Official Plan.

5.17 Sight Triangles

Within any area defined as a sight triangle, the following uses shall be prohibited:

- (a) a building, structure, or use which would obstruct the vision of drivers of motor vehicles;
- (b) a fence, tree, hedge, bush, or other vegetation, the top of which exceeds 1 metre in height above the elevation of the street line;
- (c) a finished grade which exceeds the elevation of the street line more than 1 metre.

by

5.18 Swimming Pools

Notwithstanding any other provisions of this By-law to the contrary, a swimming pool and any building or structure, other than a dwelling required for changing clothing or for pumping or filtering facilities or other similar accessory use, shall be permitted as an accessory use to any permitted residential or agricultural use, except where such residential or agricultural use is situated within an Environmental Protection Zone.

- (a) In the side yard of any lot if:
 - (i) no part of such pool, associated deck and/or fence, or accessory building or structure is located closer to any lot line or street line than the minimum distance required for the principal building located on such lot, and
 - (ii) the maximum height of such pool or associated deck and/or fence is 1.5 metres above the average finished grade level of the ground adjoining and within 4.5 metres of such pool or associated deck and/or fence.
- (b) In the rear yard of any lot, if no part of such pool, associated deck, and/or fence or accessory building or structure is located closer to any lot line or street line than the minimum distance required for an accessory building located on such lot.

- (c) In addition to the provisions of Clause a) and b) above, every swimming pool shall be enclosed by:
 - (i) a deck and fence directly attached to such pool and being not less than 1.2 metres above the finished grade measured from the base of said deck and fence,
 - OR
 - (ii) a fence of at least 1.5 metres in height and located at a distance of not less than 1.5 metres and no more than 10 metres from the pool.

5.19 Uses Permitted in All Zones

Notwithstanding any other provisions of this By-law to the contrary, the following uses shall be permitted in any Zone established herein:

- (a) The use of any land as a public street.
- (b) A temporary construction or work camp, tool shed, scaffold, or other building or structure incidental to and necessary for the construction work on the premises, but only for so long as such use, building, or structure is necessary for such construction work which has not been finished or abandoned.
- (c) Except as provided in Section 5.3 hereof, any building, structure, use, service, or utility of any department of the Corporation of the Township of Southgate, the Corporation of the County of Grey, or the Federal or Provincial Government, Ontario Hydro, or any telephone, telegraph, or gas company shall be permitted in any zone provided that such use, building or structure shall comply with the regulations with regard to the height, yard, and lot coverage prescribed for the Zone in which it is located; and any buildings erected or used shall be designed and used in a manner compatible with the area in which it is located. Notwithstanding the generality of the foregoing, the requirement of this Section to comply with the regulations with regard to height, yard, and lot coverage, shall not apply to any undertaking of Ontario Hydro which satisfies the provisions of the Environmental Assessment Act, R.S.O. 1990.

However, any building or structure less than 10 square metres shall be required to have minimum side and rear yards of 0.3 metres and a minimum setback of 15.5 metres.

5.20 Non-conforming Buildings, Structures, and Uses

(a) The provisions of this By-law shall not apply to prevent the use of any lot, building, or structure for any purpose prohibited by the By-law if such lot, building, or structure was lawfully used for such purposes on the date of the passing of this By-law, so long as it continues to be used for that purpose.

(b) Permitted Exterior Extension

(i) No building or structure, which at the date of passing of this By-law was used for a purpose not permitted within the Zone in which it is located, shall be enlarged or extended unless such building is thereafter to be used for a purpose permitted within such Zone and complies with all requirements of this By-law or the granting of a minor variance to this By-law.

(ii) Nothing in this By-law shall prevent the enlargement or extension of a building or structure which, at the date of the passing of this By-law was used for a purpose specifically permitted within the Zone in which such building or structure is located, but which does not comply with one or more of the Zone provisions provided such enlargement or extension does not further contravene any of the provisions of this By-law.

(c) Permitted Interior Alterations

Nothing in this By-law shall prevent the reconstruction or alteration of the interior of any building or structure which, at the date of passing of this By-law was used for a purpose not permitted in the Zone in which it is located, in order to render such interior more convenient or commodious for the same purpose for which, at the passing of this By-law, such building or structure was used.

(d) Restoration to a Safe Condition

Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of any building or structure or part thereof lawfully used at the date of passing of this By-law, whether or not the use of such building or structure at the date of passing of this By-law is permitted within the Zone in which such building or structure is located, provided that the strengthening or restoration does not increase the building height, size, or volume, or change the use of such building or structure or part thereof, except where an increase in height, size, or volume, or change of use would comply with the provisions of the Zone in which the building or structure is located.

(e) Reconstruction of Damaged Buildings or Structures

Nothing in this By-law shall prevent the reconstruction of any building or structure that is damaged by causes beyond the control of the owner, subsequent to the date of the passing of this By-law, provided the reconstruction of such building or structure does not increase the height, size, or volume of the building or structure, change the use of the building or structure, or reduce or eliminate any parking spaces, loading spaces, or landscaped open space area which existed prior to said damage, except where such increase in height, size, or volume, change of use or decrease in parking space, loading spaces, or landscaped open space areas complies with the provisions of the Zone in which such building or structure is located.

(f) Building Permit Issued

Nothing in this By-law shall apply to prevent the erection or use, for a purpose prohibited by this By-law of any building or structure, the plans for which have, prior to the date of passing of this By-law, been approved by the chief building official, so long as the building or structure when erected is used and continues to be used for the purpose for which it was approved and provided the erection of such building or structure is commenced within one (1) year after the date of the passing of this By-law and such building or structure is complete with six (6) months after the erection thereof is commenced.

(g) Change in Use

No change in the use of any land, building or structure shall be permitted, unless such change in use complies with the permitted uses within the zone in which such land, building, or structure is located or unless such change has been approved either through an amendment to this By-law or through Authorization under Section 45(3) of The Planning Act, R.S.O. 1990 as amended.

5.21 Discontinued Non-Conforming Use

Where a use, building or structure which was lawfully established prior to the day of the passing of this By-law has been used for a purpose not permitted in the use zone in which it is situated but the said use has been discontinued for a period of six (6) months or longer, the said building or structure may only be used again for a use that conforms to this By-law.

5.22 Livestock on Residential Lots

- (a) Notwithstanding any provisions of the By-law to the contrary, the following provisions shall apply to any lot within the Residential R6

Zone on any lot that has a minimum lot area of 1 hectare and a minimum lot frontage of 60 metres (196.6 feet):

- (i) The maximum number of permitted livestock shall be a total of two (2) nutrient units;
- (ii) For the purpose of this section, only twenty (20) fowl shall be considered one (1) nutrient unit, as well one (1) sheep shall be one (1) nutrient unit;
- (iii) The following shall be the only type of livestock permitted:

Horses
Cows
Sheep
Fowl

- (iv) Any buildings or structures used to house permitted livestock are hereby exempt from the provisions of Section 32 hereof, however, all other yard or setback provisions applicable to the main use/building within that Zone shall apply.

(b) Notwithstanding any provisions to the contrary, the following provisions shall apply to any lot within the Residential R5 Zone:

- (i) the maximum number of permitted livestock shall be a total of 2 horses (2 nutrient units);
- (ii) the above noted permitted livestock (horses) must be used for transportation purposes of the resident(s) of the said residential lot;
- (iii) Any buildings or structures used to house the permitted livestock are hereby exempt from the provisions of Section 32 hereof, however, all such buildings or structures must be setback a minimum of 7.5 metres from any lot line and said buildings or structures are not permitted in any front yard.

5.23 Outside Display and Sale of Goods and Materials

(a) Where outside display and sale of goods and materials is permitted the following provisions shall be complied with:

(b) Such outside display and sale is accessory to a commercial use carried on in an enclosed building, or portion thereof, on the same lots;

(c) The area used for outside display and sale shall not be more than twice the floor area above grade of the commercial building, or portion of any such

building constructed upon the lot, and used for the commercial purposes for which outside display and sale is permitted, and in any event, such area for outside display and sale shall not be more than thirty-five (35) percent of the lot area;

- (d) If the interior side lot line or rear lot line of a lot upon which such outside display and sale is permitted abuts a Residential or Development Zone, then a planting strip shall be provided along such abutting lot line, or portion thereof, in accordance with the requirements for planting strips set out in Section 5.16 hereof;
- (e) Where lighting facilities are provided they shall be so arranged as to deflect the light onto the outside display and sale area, and away from adjoining properties and streets;
- (f) The area used for outside display and sale shall provide side and rear yards in accordance with the provisions for the zone in which the land is situated, but in any event shall not be closer to any side or rear lot line than 3.0 metres (9.8 feet);
- (g) The area used for outside display and sale shall be surfaced and maintained with either concrete, asphalt, crushed stone and other hard surface and dust free materials, or maintained as a lawn in a healthy growing condition;
- (h) Prior to the establishment of an area for the outside display and sale, the owner shall file in writing with the notice thereof giving full particulars including a sketch of survey of the lands to be used in relation to all buildings or other structures on the same lot.

5.24 Accessory Apartments

Wherever an accessory apartment is permitted by this By-law, such an accessory apartment shall only be constructed or used in accordance with the following:

- (a) For conversion of an existing dwelling, the structure shall be certified to be structurally adequate for such alteration or remodeling, and meet all the requirements of the Building Code to the satisfaction of the Chief Building Official.
- (b) Additions to accommodate the installation of an accessory apartment are permitted, but shall not project closer to a front lot line or an exterior side lot line than the existing dwelling.
- (c) External alterations of the building shall preserve the general appearance and character of the building.
- (d) Exterior staircases shall be located in a rear yard and shall not be visible from the street.

- (e) Off-street parking is provided as set out in Subsection 5.7 of this By-law and within the front or side yard of the lot in which the building is situated and shall not be permitted to be provided in tandem to the parking of the principle dwelling.

5.25 Wetlands Protection (W) Zone Setbacks

No building or structure shall be constructed closer than 120 metres (394 feet) from the limit of a Wetland Protection (W) Zone, unless an Environmental Impact Study (EIS) as defined by the Township of Southgate Official Plan, justifies a location closer than 120 metres (394 feet).

Upon the recommendation of the appropriate Conservation Authority, Council will consider waiving this requirement if the proposal is of such a minor nature or site conditions indicate that the preparation of an EIS is unwarranted or would serve no purpose.

5.26 Nutrient Management Plan

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

5.27 Municipal Landfill Setbacks

(a) Municipal Operating Landfill Sites Setbacks:

- (i) No buildings shall be permitted within 500 metres (1640 feet) from the Operating Municipal Landfills zoned Public Utility (PU-65), located on Part Lot 23, Concession 15, formerly Township of Proton, and Part of Lot A, Concession 21, formerly Township of Egremont. Lands within the 500 metre setback have been zoned within the Holding H Prefix which can be removed based upon an Environmental Impact Study (EIS), as defined by the Township of Southgate Official Plan, verifies that lands to be developed are secured during all operational and closed phases of the site's life from landfill generated gases and/or ground and surface water contaminated by leachate from the landfill site and the study verifies there will be no adverse impacts on development lands due to odour, litter, dust, vectors/vermin, vehicular traffic, other air emissions, noise, visual impact or fires from the Operating Municipal Landfill. A minimum one hundred (100) metre (328 feet) setback must be maintained.
- (ii) Notwithstanding the requirements of subsection (i) above, accessory buildings to existing residential dwellings, enlargements of existing buildings/structures and reconstruction

of existing buildings/structures are permitted provided that a setback of 100 metres (328 feet) from the Public Utility (PU-65) Zone boundary is maintained.

(b) Municipal Non-Operating Landfill Sites Setbacks:

- (i) No buildings shall be permitted within 60 metres (200 feet) from the Non-Operating Municipal Landfill zoned Public Utility (PU-66), located on Part Lot 232, Concession 3, SWTSR formerly Township of Proton. Lands within the 60 metre (200 feet) setback have been zoned within the Holding H Prefix, which can be removed based upon an Environmental Impact Study (EIS), as defined by the County of Grey Official Plan, verifies that lands to be developed are secure from landfill generated gases and/or ground and surface water contaminated by leachate from the landfill site. A minimum 30 metre (100 feet) setback must be maintained.

Section 6: Agricultural Zone (A1)

6.1 Permitted Uses

- (a) Agricultural uses and commercial greenhouses
- (b) One single detached dwelling on a lot
- (c) A Bed and Breakfast
- (d) A Home industry
- (e) A Home occupation
- (f) A Vacation Farm
- (g) Temporary Farm Help Accommodation
- (h) A Wayside pit or Quarry
- (i) Forestry or conservation
- (j) Uses, buildings or structures accessory to a permitted use

6.2 Regulations for Uses Permitted in Subsection 6.1

- | | | |
|-----|----------------------|---|
| (a) | Minimum Lot Area | 40 hectares |
| (b) | Minimum Lot Frontage | 200 metres |
| (c) | Maximum Lot Coverage | 7 per cent |
| (d) | Minimum | 20 metres except that the minimum front yard for an agricultural building and/or Temporary farm Help Accommodation shall be 40 metres |
| (e) | Minimum Side Yard | 15 metres except that a minimum side yard abutting an improved public street shall be 20 metres. |
| (f) | Minimum Rear Yard | 15 metres |

6.3 Building Regulations for Single Detached Dwellings Permitted in Clause (b) of Subsection 6.1

- (a) Maximum Height 2 ½ stories
- (b) Minimum Floor Area:
 - (i) 1 storey 90 square metres, except that where no full basement or cellar is provided, the minimum floor area shall be 105 square metres.
 - (ii) 1 ½ storey or split level 105 square metres
 - (iii) 2 or 2 ½ storey 130 square metres

6.4 Regulations for a Bed and Breakfast Permitted in Clause (c) of Subsection 6.1

In addition to any other provisions of this By-law, the provisions of Section 3.16 shall apply to bed and breakfasts in Clause(c) of Subsection 6.1 hereof.

6.5 Regulations for a Home Industry Permitted in Clause (d) of Subsection 6.1

In addition to any other provisions of this By-law, the provisions of Section 3.103 shall apply to home industries in Clause (d) of Subsection 6.1 hereof.

6.6 Regulations for a Home Occupation Permitted in Clause (e) of Subsection 6.1

In addition to any other provisions of this By-law, the provisions of Section 3.104 shall apply to home occupations in Clause (e) of Subsection 6.1 hereof.

6.7 Regulations for a Vacation Farm Permitted in Clause (f) of Subsection 6.1

In addition to any other provisions of this By-law, the provisions of Section 3.230 shall apply to vacation farms in Clause (f) of Subsection 6.1 hereof.

6.8 Regulations for Accessory Uses Permitted in Clause (j) of Subsection 6.1

In addition to any other provisions of this By-law, the following provisions shall apply to accessory uses permitted in Clause (j) of Subsection 6.1 hereof.

- (a) Minimum Distance from Main Building - 2 metres provided that in no case shall any overhang, eaves or gutters project into this required minimum distance which shall be clear of any obstruction from the ground to the sky.
- (b) Minimum Yard Requirements:
 - (i) Except as provided in paragraph ii) of this clause, no accessory building or structure shall be located within 15 metres of the rear or side lot line.
 - (ii) Notwithstanding the provisions of paragraph i) hereof, the minimum yard abutting an improved public street shall be 20 metres.
- (c) Maximum Lot Coverage 1 per cent
- (d) Maximum Height 7.5 metres notwithstanding the structures identified within Section 5.3

6.9 Special Regulations for Yards and Setbacks (Minimum Separation Distances)

See Section 32.

6.10 Special Regulations for Setbacks on Provincial Highways and County Roads

See Subsection 5.16(d).

6.11 Parking Regulations

See Subsection 5.7.

6.12 Special Regulations for Existing Lots having Lot Areas of Less than Two (2) Hectares

Notwithstanding the provisions of Subsections 6.1 to 6.9 inclusive, on existing lots as described in Subsection 5.5 a) and b) herein, having lot areas of less than two (2) hectares, all the provisions of the Residential Type 6 (R6) Zone shall apply, save for and except the provisions for lot area and lot frontage.

Section 7: Restricted Agricultural (A2)

7.1 Regulations

The provisions of Section 6 - Agricultural Zone (A1) shall apply hereto, except that no new livestock operations or no expansion to the livestock operation shall be permitted if:

The number of nutrient units on the farm is 100 or more and the ratio of nutrient units to tillable acres on the farm unit is 2 or greater, where nutrient unit equivalency is defined on the attached Table "1" of Sub-section 32.

OR

The number of nutrient units on the farm unit is 150 or more and the ratio of 1units to tillable acres is greater than one.

Section 8: Residential Type 1 Zone (R1)

8.1 Permitted Uses

- (a) One, single-family detached dwelling on one lot
- (b) Uses, buildings, and structures accessory to the foregoing permitted uses
- (c) Home Occupation
- (d) an Accessory Apartment

8.2 Regulations for Uses Permitted in Subsection 8.1 (a)

- (a) All development must be on municipal water and sewer services.

	<u>Interior Lot</u>	<u>Corner Lot</u>
(b) Minimum Lot Frontage	12.12 m. (40 ft.)	15 m. (50 ft.)
(c) Minimum Lot Area	465 m ² (5005 ft ²)	465 m ² (5005 ft ²)
(d) Maximum Lot Coverage	35%	35%
(e) Minimum Front Yard	7.0 m. (23 ft.)	7.0 m. (23 ft.)
(f) Minimum Interior Side Yard	1.5 m. (5 ft.)	1.5 m. (5 ft.)
(g) Minimum Exterior Side Yard	N/A	4.5 m. (15 ft.)
(h) Minimum Rear Yard	7.6 m. (25 ft.)	7.6 m. (25 ft.)
(i) Minimum Gross Floor Area:		
1 storey		90 square metres, except where no full basement or cellar is provided, the minimum floor area shall be 105 square metres.
1 ½ storey or split level	105 square metres	
2 or 2 ½ storeys	130 square metres	
(j) Maximum Height	2 ½ storeys	

8.3 Regulations for Accessory Buildings Permitted in Clause (b) of Subsection 8.1

In addition to any other provisions of this By-law, the provisions of Subsection 5.1 apply to accessory uses permitted in Clause (b) of Subsection 8.1 hereof.

8.4 Regulations for Home Occupations Permitted in Clause (c) of Subsection 8.1

In addition to any other provisions of this By-law, the provisions of Subsection 3.104 shall apply to home occupations permitted in Clause (c) of Subsection 8.1 hereof.

Section 9: Residential Type 2 Zone (R2)

9.1 Permitted Uses

- (a) One, single-family detached dwelling on one lot
- (b) Uses, buildings, and structures accessory to the foregoing permitted uses
- (c) Home Occupation
- (d) Bed & Breakfast Establishment
- (e) An Accessory Apartment

9.2 Regulations for Uses Permitted in Subsection 9.1 (a)

- (a) All development must be on municipal water and sewer services.
- (b) Minimum Lot Frontage 15 m. (50 ft.)
- (c) Minimum Lot Area 570 m² (6135 ft²)
- (d) Maximum Lot Coverage 35%
- (e) Minimum Front Yard 7.0 m. (23 ft.)
- (f) Minimum Interior Side Yard 1.5 m. (5 ft.)
- (g) Minimum Exterior Side Yard 4.5 m.(15 ft.)
- (h) Minimum Rear Yard 7.6 m. (25 ft.)
- (i) Minimum Gross Floor Area:
 - 1 storey 90 square metres, except where no full basement or cellar is provided, the minimum floor area shall be 105 m²
 - 1 ½ storey or split level 105 m²
 - 2 or 2 ½ storeys 130 m²
- (j) Maximum Height 2 ½ storeys

9.3 Regulations for Accessory Buildings Permitted in Clause (b) of Subsection 9.1

In addition to any other provisions of this By-law, the provisions of Subsection 5.1 apply to accessory uses permitted in Clause (b) of Subsection 9.1 hereof.

9.4 Regulations for Home Occupations Permitted in Clause (c) of Subsection 9.1

In addition to any other provisions of this By-law, the provisions of Subsection 3.104 shall apply to home occupations permitted in Clause (c) of Subsection 9.1 hereof.

9.5 Regulations for Bed and Breakfast Establishment Permitted in Clause (d) of Subsection 9.1

In addition to any other provisions of this By-law, the provisions of Subsection 3.16 shall apply to Bed and Breakfast Establishments permitted in Clause (d) of Subsection 9.1 hereof.

9.6 Regulations for the conversion of a one-family detached dwelling existing at the date of the passing of this By-law, to a converted dwelling permitted in Clause (e) of Subsection 9.1.

In addition to any other provisions of this By-law, the provisions of Subsection 5.24 shall apply to a Converted Dwelling permitted by Clause (e) of Subsection 9.1 hereof.

Section 10: Residential Type 3 Zone (R3)

10.1 Permitted Uses

- (a) A semi-detached dwelling
- (b) A duplex dwelling
- (c) A triplex dwelling
- (d) A fourplex dwelling
- (e) A townhouse dwelling
- (f) Uses, buildings and structures accessory to the foregoing permitted uses.

10.2 Regulations for Uses Permitted in Subsection 10.1 (a), (b), (c), (d) and (e)

All development must be on municipal water and sewer services.

10.3 Regulations for Uses Permitted in Subsection 10.1 (a)

	<u>Interior Lot</u>	<u>Corner Lot</u>
(a) Minimum Lot Frontage	10 m. (33 ft.)	14 m. (46 ft.)
(b) Minimum Lot Area	350 m ² (4767 ft ²)	490 m ² (5274 ft ²)
(c) Maximum Lot Coverage	40%	40%
(d) Minimum Front Yard	9.0 m. (30 ft.)	9.0 m. (30 ft.)
(e) Minimum Interior Side Yard	2.0 m. (6.6 ft.)	2.0 m. (6.6 ft.)
(f) Minimum Exterior Side Yard	N/A	6 m. (20 ft.)
(g) Minimum Rear Yard	9 m. (30 ft.)	9 m. (30 ft.)
(h) Minimum Gross Floor Area	79 m ² (850 ft ²)	79 m ² (850 ft ²)
(i) Maximum Height	2 ½ storeys	2 ½ storeys

10.4 Regulations for Uses Permitted in Subsection 10.1 (b)

(a) Minimum Lot Frontage	23.0 m. (75 ft.)
(b) Minimum Lot Area	690 m ² (7427 ft ²)
(c) Maximum Lot Coverage	35%

(d)	Minimum Front Yard	9.0 m. (30 ft.)
(e)	Minimum Interior Side Yard	2.0 m. (6.6 ft.)
(f)	Minimum Exterior Side Yard	6 m. (20 ft.)
(g)	Minimum Rear Yard	9 m. (30 ft.)
(h)	Minimum Gross Floor Area	79 m ² (850 ft ²)
(i)	Maximum Height	2 ½ storeys

10.5 Regulations for Uses Permitted in Subsection 10.1 (c)

(a)	Minimum Lot Frontage	25.0 m. (82 ft.)
(b)	Minimum Lot Area	800 m ² (8611 ft ²)
(c)	Maximum Lot Coverage	35%
(d)	Minimum Front Yard	9.0 m. (30 ft.)
(e)	Minimum Interior Side Yard	2.0 m. (6.6 ft.)
(f)	Minimum Exterior Side Yard	6 m. (20 ft.)
(g)	Minimum Rear Yard	9 m. (30 ft.)
(h)	Minimum Gross Floor Area	79 m ² (850 ft ²)
(i)	Maximum Height	2 ½ storeys
(j)	Off Street Parking	See Subsection 5.7

10.6 Regulations for Uses Permitted in Subsection 10.1 (d)

(a)	Minimum Lot Frontage	28.5 m. (94 ft.)
(b)	Minimum Lot Area	910 m ² (9795 ft ²)
(c)	Maximum Lot Coverage	35%
(d)	Minimum Front Yard	9.0 m. (30 ft.)
(e)	Minimum Interior Side Yard	3.0 m. (10 ft.)
(f)	Minimum Exterior Side Yard	6.0 m. (20 ft.)

- (g) Minimum Rear Yard 9.0 m. (30 ft.)
- (h) Minimum Gross Floor Area 79 m² (850 ft²)
- (i) Maximum Height 2 ½ storeys
- (j) Off Street Parking See Subsection 5.7

10.7 Regulations for Uses Permitted in Subsection 10.1 (e)

- (a) Minimum Lot Frontage 40 m. (131 ft)
- (b) Minimum Lot Area 1,200 m² (12,917 ft²)
- (c) Maximum Lot Coverage 35%
- (d) Maximum Number of Dwelling Units

(i) The maximum number of dwelling units per lot shall be the maximum number for the various lot areas as set out below:

<u>Lot Area</u>	<u>Maximum Number of Dwellings Units</u>
1,200 m ² (12,917 ft ²)	4

For lots in excess of 1,200 m² (12,917 ft²) in area, the maximum number of dwelling units shall be calculated by dividing the lot area by 300, provided that if any remainder results, it shall not be credited towards another unit.

- (e) Minimum Front Yard 7.5 m. (25 ft)
- (f) Minimum Interior Side Yard 4.0 m. (13 ft)
- (g) Minimum Exterior Side Yard 6.0 m. (20 ft)
- (h) Minimum Rear Yard 10.0 m. (33 ft)
- (i) Minimum Floor Area

<u>Type of Dwelling Unit</u>	<u>Minimum Floor Area</u>
Bachelor Unit	41 m ² (441 ft ²)
One Bedroom Unit	55 m ² (592 ft ²)
Two Bedroom Unit	70 m ² (753 ft ²)
Three Bedroom Unit	83 m ² (893 ft ²)
Units containing more	83 m ² (893 ft ²), plus 10m ² (108 ft ²)

(j) than three bedrooms for each bedroom in excess of 3
Maximum Height 3 storey

(k) Minimum Play Space

(i) Play space for children for each dwelling unit:

1 bedroom	1.8 m ²	(19 ft ²)
2 bedrooms	3.7 m ²	(40 ft ²)
3 bedrooms or more	5.6 m ²	(60 ft ²)

(ii) Such play space shall be:

- 1) Located at least 4.5 metres (15 ft) from the nearest wall of the building and at least 7.5 metres (25 ft) from a habitable room window.
- 2) Accessible to the building without the necessity of crossing a parking lot or driveway.

(iii) In one location.

(iv) In the rear yard, or in the case of a corner lot, in the rear yard not adjacent to the street.

(l) Minimum Amenity Area

For each dwelling unit amenity area for the private and communal recreational needs of the residents shall be provided as follows:

1 bedroom	20 m ² (215 ft ²)
2 bedroom	40 m ² (431 ft ²)
3 bedroom	60 m ² (646 ft ²)

The required amenity area may include patios; landscaped outdoor communal areas, balconies; children's outdoor play areas and indoor communal lounges.

(m) Off Street Parking See Subsection 5.7

10.8 Regulations for Accessory Buildings Permitted in Clause (f) of Subsection 10.1

In addition to any other provisions of this By-law, the provisions of Subsection 5.1 apply to accessory uses permitted in Clause (f) of Subsection 10.1 hereof.

Section 11: Residential Type 4 Zone (R4)

11.1 Permitted Uses

- (a) Apartment Dwellings
- (b) Uses, buildings, and structures accessory to the foregoing permitted uses.

11.2 Regulations for Uses Permitted in Subsection 11.1(a)

- (a) All development must be on municipal water and sewer services.

- (b) Minimum Lot Frontage 30 m. (98.5 ft)

- (c) Minimum Lot Area 846 m² (9107 ft²)

Greater than 4 dwelling units, an additional 100 m² (1077 ft²) shall be added for each dwelling unit;

or which ever is greater

shall be the sum of the areas required for each dwelling unit on the lot as follows:

1 bedroom 100 m² (1077 ft²)

2 bedroom 140 m² (1507 ft²)

Each additional bedroom in excess of add 46 m² (495 ft²)

2,

- (d) Minimum Front Yard 7.5 m (25 ft)

- (e) Minimum Interior Side Yard 6.0 m (20 ft)

- (f) Minimum Exterior Side Yard 7.5 m (25 ft)

- (g) Minimum Rear Yard 10.5 m (35 ft)

- (h) Minimum Floor Area per dwelling unit:

1 bedroom	51 m ² (549 ft ²)
2 bedroom	62.5 m ² (672.8 ft ²)
3 bedroom	74 m ² (796.6 ft ²)
4 bedroom	83.5 m ² (898.9 ft ²)

- (i) Maximum Lot Coverage 40%
- (j) Maximum Building Height 11 m (39 ft)
- (k) Minimum Landscaped Open Space 35%

A strip of land not less than 1.5 metres (5 ft) wide for landscaping abutting on the side and rear lot lines, and on which no parking area may overlap.

- (l) Off Street Parking See Subsection 5.7
- (m) Maximum Density 74 units/hectare
- (n) Minimum Play Space

(i) Play space for children for each dwelling unit:

1 bedroom	1.8 m ² (19 ft ²)
2 bedrooms	3.7 m ² (40 ft ²)
3 bedrooms or more	5.6 m ² (60 ft ²)

(ii) Such play space shall be:

- 1) Located at least 4.5 metres (15 ft) from the nearest wall of the building and at least 7.5 metres (25 ft) from a habitable room window.
- 2) Accessible to the building without the necessity of crossing a parking lot or driveway.

(iii) In one location.

(iv) In the rear yard, or in the case of a corner lot, in the rear yard not adjacent to the street.

(o) Minimum Amenity Area

For each dwelling unit amenity area for the private and communal recreational needs of the residents shall be provided as follows:

1 bedroom	20 m ² (215 ft ²)
2 bedroom	40 m ² (431 ft ²)
3 bedroom	60 m ² (646 ft ²)

The required amenity area may include patios; landscaped outdoor communal areas, balconies; children's outdoor play areas and indoor communal lounges.

(p) Privacy Yards

- (i) Each ground floor unit in an apartment dwelling shall be provided with an unobstructed privacy yard clear of any walkway, building, communal amenity area or surface parking provided around the entire perimeter of the apartment dwelling as follows:
- (ii) the minimum depth of the privacy yard measured at right angles from the wall it adjoins should be a minimum of 6 metres from any exterior wall containing a habitable room window and 3 metres (10 ft) in the front of a blank wall
- (iii) within the privacy yard, in no case shall a pedestrian walkway be provided with 3 metres (10 ft) from any ground floor habitable room window the distance being measured radially from any point on the window unless the window sill is at least 2 metres (6.6 ft) above the level of the adjacent exterior grade area.

11.3 Regulations for Accessory Buildings Permitted in Clause (b) of Subsection 11.1

In addition to any other provisions of this By-law, the provisions of Subsection 5.1 apply to accessory uses permitted in Clause (b) of Subsection 11.1 hereof.

Section 12: Residential Type 5 Zone (R5)

12.1 Permitted Uses

- (a) One single detached dwelling on a lot
- (b) A Home Occupation
- (c) A Bed and Breakfast
- (d) Uses, buildings and structures accessory to the use permitted in Clause (a)

12.2 Regulations for Uses Permitted in Clause (a) of Subsection 12.1

- (a) Minimum Lot Area 2,000 square metres (21,528 feet)
- (b) Minimum Lot Frontage 30 metres (98.4 feet)
- (c) Maximum Lot Coverage 35 per cent
- (d) Minimum Front Yard 7.5 metres (24.6 feet)
- (e) Minimum Side Yard 2.0 metres, except that a minimum side yard abutting an improved public street shall be 6 metres.
- (f) Minimum Rear Yard 7.5 metres
- (g) Minimum Gross Floor Area:
 - (i) 1 storey 90 square metres, except that no full basement or cellar is provided, the minimum floor area shall be 105 square metres
 - (ii) 1 ½ storey or split 105 square metres level
 - (iii) 2 or 2 ½ storeys 130 square metres
- (h) Maximum Height 2 ½ storeys

12.3 Regulations for a Home Occupation Permitted in Clause (b) of Subsection 12.1

In addition to any other provisions of this By-law, the provisions of Subsection 3.104 shall apply to home occupations permitted in Clause (b) of Subsection 12.1 hereof.

12.4 Regulations for a Bed and Breakfast Permitted in Clause (c) of Subsection 12.1

In addition to any other provisions of this By-law, the provisions of Subsection 3.16 shall apply to a bed and breakfast permitted in Clause (c) of Subsection 12.1 hereof.

12.5 Regulations for Accessory Uses Permitted in Clause (d) of Subsection 12.1

The provisions of Subsection 5.1 hereto shall apply to accessory uses permitted in Clause (d) of Subsection 12.1 hereof.

12.6 Special Regulations for Livestock on Residential Lots

See Section 5.22.

Section 13: Residential Type 6 Zone (R6)

13.1 Permitted Uses

- (a) One single detached dwelling on a lot
- (b) A Home Occupation
- (c) A Bed & Breakfast
- (d) Uses, buildings and structures accessory to the use permitted in Clause (a)

13.2 Regulations for Uses Permitted in Clause (a) of Subsection 13.1

- (a) Minimum Lot Area 0.8 hectares (2.0 acres)
- (b) Minimum Lot Frontage 100 metres (328 feet)
- (c) Maximum Lot Coverage 35%
- (d) Minimum Front Yard 20 metres (66 feet)
- (e) Minimum Side Yard 5 metres, except that a minimum side yard abutting an improved public street shall be 10 metres.
- (f) Minimum Rear Yard 10 metres (33 feet)
- (g) Minimum Gross Floor Area:
 - (i) 1 storey 90 square metres, except that where no full basement or cellar is provided, the minimum floor area shall be 105 square metres.
 - (ii) 1 ½ storey or split level 105 square metres
 - (iii) 2 or 2 ½ storey 130 square metres
- (h) Maximum Height 2 ½ storeys

13.3 Regulations for a Home Occupation Permitted in Clause (b) of Subsection 13.1

In addition to any other provisions of this By-law, the provisions of Subsection 3.104 shall apply to home occupations permitted in Clause (b) of Subsection 13.1 hereof.

13.4 Regulations for Bed & Breakfast Permitted in Clause (c) of Subsection 13.1

In addition to any other provision of this By-law the provision of 3.16 shall apply to Bed and Breakfast permitted in Clause (c) of Subsection 13.1 hereof.

13.5 Regulations for Accessory Uses Permitted in Clause (d) of Subsection 13.1

In addition to any other provisions of this By-law, the provisions of Subsection 5.1 shall apply to accessory uses permitted in Clause (d) of Subsection 13.1 hereof.

13.6 Special Regulations for Yards and Setbacks (Minimum Distance Separation)

See Section 32.

13.7 Special Regulations for Setbacks on Provincial Highways and County Roads

See Subsection 5.16 (d)

13.8 Special Regulations for Livestock on Residential Lots

See Subsection 5.22

Section 14: Mobile Home Park Zone (MH)

14.1 Permitted Uses

- (a) A Mobile Home Park
- (b) A single detached dwelling, incidental and subordinate to the use permitted in Clause (a) above, and used for the purpose of providing accommodation for the owner or caretaker of such use
- (c) An office accessory to the use permitted in Clause (a) above
- (d) Recreational facilities accessory to the use permitted in Clause (a) above
- (e) Uses, buildings and structures accessory to a permitted use

14.2 Regulations for Uses Permitted in Clause (a) of Subsection 14.1

- (a) Minimum Lot Area 10 hectares (25 acres)
- (b) Minimum Lot Frontage 180 metres (590 feet)
- (c) Minimum Landscaped Area 10%
- (d) Minimum Mobile Home Site Area 350 m² (3,768 ft²)
- (e) Minimum Mobile Home Site Frontage 10 metres (32.8 feet)
- (f) Where full communal water and sewerage is provided:
 - Maximum Density of Mobile Home Units 15 units/hectare
 - Where communal sewerage is not provided:
 - Maximum Density of Mobile Home Units 10 units/hectare
- (g) Minimum Yard Setbacks for Mobile Home Park Area:
 - (i) Minimum Front Yard 10 metres
 - (ii) Minimum Side Yard 30 metres, except that a minimum side yard abutting a

residential use or a municipal road shall be 60 metres.

- (iii) Minimum Rear Yard 20 metres.

14.3 Regulations for Uses Permitted in Clause (b) of Subsection 14.1

In addition to the provisions of Subsection 14.2 (g) hereof, the following provisions shall apply to the permitted single detached dwelling:

- (a) Minimum Floor Area 90 square metres, except that where no full basement or cellar is provided, the minimum floor area shall be 105 square metres
- (b) Maximum Building Height 2 ½ storeys

14.4 Regulations for Uses Permitted in Clause (c) of Subsection 14.1

In addition to the provisions of Subsection 14.2 (g) hereof, the following provisions shall apply to the permitted management office:

- (a) Maximum Gross Floor Area 50 square metres
- (b) Maximum Building Height 1 storey

14.5 Regulations for Uses Permitted in Clause (e) of Subsection 14.1

The provisions of Subsection 5.1 shall apply hereto, except that the maximum lot coverage permitted for accessory uses within this Zone shall be 10 per cent.

14.6 Special Regulations for Setbacks on Provincial Highways and County Roads

See Subsection 5.16 (d).

Section 15: Local Commercial Zone (C1)

15.1 No person shall within any Commercial Zone (C1) use any land, build or erect, alter or use any building or structure, except in accordance with the following provisions:

15.2 Permitted Uses

- (a) Convenience Store
- (b) Retail Commercial Establishment
- (c) Personal Service Shop
- (d) Service Shop
- (e) Nursing Home
- (f) Day Care Centre
- (g) A dwelling unit above the first storey of the main building or at the rear of the main building, containing any of the permitted uses.
- (h) Uses, buildings or structures accessory to any permitted use in Clauses (a) to (f), but excluding open storage as an accessory use.

15.3 Regulations for Uses Permitted in Subsection 15.2

Municipal Sewer & Water

- | | | |
|-----|----------------------------|--|
| (a) | Minimum Lot Frontage | 15 metres (49 ft) |
| (b) | Minimum Lot Area | 690 m ² (7427 ft ²) |
| (c) | Maximum Lot Coverage | 30% |
| (d) | Maximum Gross Floor Area | 45% of lot area except that the total floor area of each commercial use shall not exceed 110 m ² (1184 ft ²),

notwithstanding nursing homes. |
| (e) | Minimum Front Yard | 7.5 metres 25 ft) |
| (f) | Minimum Interior Side Yard | 3 metres (10 ft) |
| (g) | Minimum Exterior Side Yard | 3 metres (10 ft) |
| (h) | Minimum Rear Yard | 7.5 metres (25 ft) except any rear yard abutting a residential zone shall be 10 metres (33 ft). |
| (i) | Maximum Building Height | 2 storeys |

15.4 Off Street Parking

The provisions of Section 5.7 shall apply.

15.5 Regulations for Dwelling Units Permitted in Clause (g) of Subsection 15.2

- (a) Maximum Number per Lot One
- (b) Minimum Floor Area:

Type of Dwelling Unit	Minimum Floor Area
Bachelor	46 m ² (495 ft ²)
1 Bedroom	55 m ² (592 ft ²)
2 or more Bedrooms	70 m ² (753 ft ²)

In addition to the minimum number of parking spaces required for the principal use of the lot, a minimum of one parking space per dwelling unit shall be provided on the same lot.

15.6 Regulations for Accessory Buildings Permitted in Clause (h) of Subsection 15.2

The provisions of Section 5.1 shall apply.

Section 16: General Commercial Zone (C2)

16.1 No person shall within any General Commercial Zone (C2) use any land, build or erect, alter or use any building or structure, except in accordance with the following provisions:

16.2 Permitted Uses

- (a) Business Office or Professional Office
- (b) Bus Depot
- (c) Clinic
- (d) Convenience Store
- (e) Day Care Centre
- (f) Dry Cleaning Establishment
- (g) Eating Establishment
- (h) Financial Institution/Bank
- (i) Funeral Home
- (j) Hotel
- (k) Laundry Establishment
- (l) Motor Vehicle Repair Shop
- (m) Motor Vehicle Sales Establishment
- (n) Parking Lot
- (o) Personal Service Shop
- (p) Place of Entertainment
- (q) Private or Commercial Club
- (r) Public Garage
- (s) Retail Store
- (t) Service Shop
- (u) Studio
- (v) Tavern
- (w) A dwelling unit above the first storey of the main building or at the rear of the main building, containing any of the permitted uses.
- (x) Uses, buildings or structures accessory to any permitted use in Clauses (a) to (v), excluding open storage as an accessory use.

16.3 Regulations for Uses Permitted in Subsection 16.2

	Municipal Sewer & Water	Private Sewer & Water
(a) Minimum Lot Frontage	No minimum requirement	30 metres (98 ft.)
(b) Minimum Lot Area	No minimum requirement	2,000 m ² (21,528 ft ²)
(c) Maximum Lot Coverage	40%	40%
(d) Minimum Front Yard	7.5 metres (25 ft)	7.5 metres (25 ft)

(e)	Minimum Interior Side Yard	3.0 metres (10 ft)	3.0 metres (10 ft)
(f)	Minimum Exterior Side Yard	6.0 metres (20 ft)	6.0 metres (20 ft)
(g)	Minimum Rear Yard	7.5 metres (25 ft) abutting a residential zone shall be 10 metres (33 ft) or the minimum rear yard abutting a public street shall be 7.5 metres (25 ft).	7.5 metres (25 ft) abutting a residential zone shall be 10 metres (33 ft) or the minimum rear yard abutting a public street shall be 7.5 metres (25ft).
(h)	Maximum Building Height	11 metres (36 ft)	11 metres (36 ft)

16.4 Off Street Parking

The provisions of Section 5.7 shall apply.

16.5 Regulations for Dwelling Units Permitted in Clause (w) of Subsection 16.2

- (a) Maximum Number per Lot One
- (b) Minimum Floor Area:

<u>Type of Dwelling Unit</u>	<u>Minimum Floor Area</u>
Bachelor	46 m ² (495 ft ²)
1 Bedroom	55 m ² (592 ft ²)
2 or more Bedrooms	70 m ² (753 ft ²)

In addition to the minimum number of parking spaces required for the principal use of the lot, a minimum of one parking space per dwelling unit shall be provided on the same lot.

16.6 Regulations for Accessory Buildings Permitted in Clause (w) of Subsection 16.2

The provisions of Section 5.1 shall apply.

Section 17: Highway Commercial Zone (C3)

17.1 No person shall within any Highway Commercial Zone (C3) use any land, build or erect, alter or use any building or structure, except in accordance with the following provisions:

17.2 Permitted Uses

- (a) Motel
- (b) Hotel
- (c) Motor Vehicle Washing Establishment
- (d) Motor Vehicle Service Station
- (e) Motor Vehicle Sales Area
- (f) Motor Vehicle Repair Establishment
- (g) Building Supply Outlet
- (h) Custom Workshop
- (i) Farm Equipment Sales Establishment
- (j) Farm Supply Outlet
- (k) Commercial Greenhouse
- (l) Animal Hospital
- (m) Bus Depot
- (n) Parking Lot
- (o) Garden and Nursery Sales & Supply Establishment
- (p) Marine Sales & Services Establishment
- (q) Residential uses accessory to a motel or hotel
- (r) Uses, buildings or structures accessory to any permitted use in Clauses (a) to (n).
- (s) Outdoor display area accessory to uses permitted in Subsection 17.2

17.3 Regulations for Uses Permitted in Clauses (a) to (p) of Subsection 17.2 other than a Motor Vehicle Service Station

- | | | |
|-----|----------------------------|--|
| (a) | Minimum Lot Frontage | 30 metres (98.5 ft) |
| (b) | Minimum Lot Area | 2,000 m ² (21,528 ft ²) |
| (c) | Maximum Lot Coverage | 30% |
| (d) | Maximum Gross Floor Area | 50% of lot area |
| (e) | Minimum Front Yard | 20 metres (66 ft) |
| (f) | Minimum Interior Side Yard | 3 metres (10 ft) except any side yard abutting a residential zone shall be 6 metres (20 ft). |
| (g) | Minimum Exterior Side Yard | 6 metres (20 ft) |

- (h) Minimum Rear Yard 7.5 metres (25 ft) except any rear yard abutting a residential zone shall be 11 metres (36 ft) or the minimum rear yard abutting a public street shall be 9 metres (30ft).
- (i) Maximum Building Height 11 metres (36 ft)

17.4 Off Street Parking

The provisions of Section 5.7 shall apply.

17.5 Regulations for Motor Vehicle Service Stations Permitted in Clause (d) of Subsection 17.2.

- (a) Minimum Lot Frontage 45 metres (148 ft) except as provided in paragraphs (i), (ii) and (iii) of this clause:
 - (i) for a far-side or near-side street other than a Provincial Highway 38 metres (125 ft) abutting a corner lot
 - (ii) for a far-side corner lot abutting a Provincial Highway 60 metres (197 ft)
 - (iii) for a near-side corner lot abutting a Provincial Highway 84 metres (276 ft)
- (b) Minimum Lot Depth 38 metres (125 ft) except as provided in paragraphs (i) and (ii) of this clause:
 - (i) for a far-side corner lot abutting a Provincial Highway 60 metres (197 ft)
 - (ii) for a near-side corner lot abutting a Provincial Highway 84 metres (276 ft)
- (c) Maximum Lot Coverage 30%
- (d) Minimum Front Yard 15 metres (50 ft)
- (e) Minimum Interior Side Yard 7.5 metres (25 ft)
- (f) Minimum Exterior Side Yard 15 metres (50 ft)
- (g) Minimum Rear Yard 7.5 metres (25 ft) except that the minimum rear yard abutting a public street shall be 15 metres (50 ft)

- (h) Maximum Building Height 11 metres (36 ft)
- (i) No portion of any pump island of a service station shall be located closer than 6.0 m. (20 ft) metres from the street line to any street
- (j) The minimum distance from the intersection of two streets to the nearest ingress or egress ramp shall be not less than 9 metres (30 ft).
- (k) The maximum width of a curb ramp at the street line shall not be more than 9 metres (30 ft) or less than 7.0 metres (23 ft).
- (l) The minimum distance between ramps shall be not less than 9 metres (30 ft).
- (m) The minimum interior angle of a ramp to a street line shall be 45 degrees, and the maximum interior angle of a ramp to the street line shall be 90 degrees.
- (n) Land which is not used for buildings, ramps, paving, or open storage shall be maintained as a landscaped open space area.
- (o) Notwithstanding the provisions of Clause(i) of Subsection 5.7:
 - (i) The width of an entrance of exit ramp shall not be less than 7.5 metres (25 ft) nor more than 11 metres (36 ft) measured along the street line;
 - (ii) No entrance or exit ramp shall be located within 3 metres (10 ft) of the side or rear lot line that abuts an adjoining lot;
 - (iii) No entrance or exit ramp shall be located within 9 metres (30 ft) of any other ramp measured along the street line; and
 - (iv) On a corner lot, no entrance or exit ramp shall be located within 15 metres (50 ft.) of the point of intersection of the intersecting street lines of such lot, except as provided in paragraphs (1) and (2):
 - (1) On a far side corner lot, no entrance or exit ramp shall be located along the lot line abutting a Provincial Highway within 7.5 metres (25 ft) of the point of intersection of the intersecting street line of such lot.
 - (2) On a near side corner lot, not entrance of exit ramp shall be located along the lot line abutting a Provincial Highway within 4.5 metres (15 ft) of the point of intersection of the intersecting street lines of such lot.

Section 18: Rural Commercial Zone (C4)

18.1 Permitted Uses

- (a) Farm supply outlet, Veterinary Clinic, Equestrian Centre, Farm equipment sales establishment, Commercial greenhouse, Public garage (including motor vehicle) Farm produce outlet, Abattoir, Agricultural Bulk Sales Establishment, Commercial Kennel
- (a) (b) A dwelling unit in the rear or a second storey of uses permitted in Clause above
- (c) Uses, buildings and structures accessory to a permitted use including open storage

18.2 Regulations for Uses Permitted in Subsection 18.1

- (a) Minimum Lot Area .8 hectares
- (b) Minimum Lot Frontage 100 metres
- (c) Maximum Lot Coverage 20%
- (d) Minimum Front Yard 30 metres
- (e) Minimum Side Yard 6.0 metres (20 ft.), except that a minimum side yard abutting a residential use or an improved public street shall be 10 metres (33 ft.).
- (f) Minimum Rear Yard 9.0 metres (30 ft.), except that a minimum rear yard abutting a residential use or an improved public street shall be 18 metres (59 ft.).
- (g) Maximum Height 10 metres (33 ft.)

18.3 Regulations for Residential Uses Permitted in Clause (b) of Subsection 18.1

The provisions of Subsection 16.5 shall apply to residential uses permitted in Clause (b) of Subsection 18.1.

18.4 Regulations for Accessory Uses Permitted in Clause (c) of Subsection 18.1

The provisions of Subsection 5.1 shall apply to accessory uses permitted in Clause (c) of Subsection 18.1.

18.5 Regulations for Open Storage Permitted in Clause (c) of Subsection 18.1

The provisions of 22.3 shall apply.

18.6 Special Regulations for Setbacks on Provincial Highways and County Roads

See Subsection 5.16 (d).

18.7 Parking Regulations

See Subsection 5.7.

18.8 Special Regulations for Yards and Setbacks (Minimum Separation Distances)

See Section 32.

Section 19: Recreational Commercial Zone (C5)

19.1 Permitted Uses

- (a) Marinas, Outdoor Recreation Use, Place of Entertainment, Eating Establishment, Tourist Establishment, Private Park, Private Outdoor Recreational Use, Recreational Use, Private Boat Club Facility, Private Club, Clubhouse, Driving Range, Miniature Golf Course, Assembly Hall, Recreational Camp Facility.
- (b) Uses, buildings and structures accessory to a permitted use.

19.2 Regulations for Uses Permitted in Clause (a) of Subsection 19.1

- (a) Minimum Lot Area 1,860 m² (20,021 ft²)
- (b) Minimum Lot Frontage 30 metres (98 ft.)
- (c) Maximum Lot Coverage 30%
- (d) Minimum Front Yard 30 metres
- (e) Minimum Side Yard 5.0 metres (16 ft.), except that a minimum side yard abutting a residential use or zone or an improved public street shall be 10 metres (33 ft.).
- (f) Minimum Rear Yard 8.0 metres (26 ft.), except that a minimum rear yard abutting a residential use or zone or an improved public street shall be 10 metres (33 ft.).
- (g) Maximum Height 3 storeys

19.4 Regulations for Accessory Uses Permitted in Clause (b) of Subsection 19.1

The provisions of Subsection 5.1 shall apply to accessory uses permitted in Clause (b) of Subsection 19.1.

19.5 Special Regulations for Setbacks on Provincial Highways and County Roads

See Subsection 5.16 (d).

19.6 Parking Regulations

See Subsection 5.7

19.7 Special Regulations for Yards and Setbacks (Minimum Separation Distances)

See Section 32.

Section 20: Campground Commercial Zone (C6)

20.1 Permitted Uses

- (a) Camping Establishment, Recreational Trailer Park
- (b) A single detached dwelling incidental and subordinate to the use permitted in Clause (a) above, and used for the purpose of providing accommodation for the owner or caretaker of such use
- (c) A convenience store accessory to the use permitted in Clause (a) above
- (d) Uses, buildings and structures accessory to a permitted use

20.2 Regulations for Uses Permitted in Clause (a) of Subsection 20.1

- (a) Minimum Lot Area 12.5 hectares (31 ac.)
- (b) Minimum Lot Frontage 180 metres (590 ft.)
- (c) Minimum Landscaped Open Space 50%
- (d) Minimum Trailer and Tent Site Area 100 m² (1,076 ft²)
- (e) Minimum Trailer and Tent Site Frontage 8 metres (26 ft.)
- (f) Minimum Yard Setbacks for Campground Area:
 - (i) Minimum Front Yard 60 metres (199 ft.)
 - (ii) Minimum Side Yard 30 metres (98 ft.), except that abutting a residential use or a municipal road shall be 60 metres (197 ft.)
 - (iii) Minimum Rear Yard 20 metres (66 ft.)

20.3 Regulations for Uses Permitted in Clause (b) of Subsection 20.1

In addition to the provisions of Subsection 20.2 hereof, the following provisions shall apply to single detached dwellings permitted in Clause (b) of Subsection 20.1 hereof

- (a) Minimum Floor Area:
 - (i) 1 storey 90 m² (969 ft²) except where no full basement or cellar is provided, the minimum floor area shall be 105 m² (1,130 ft²)
 - (ii) 1 ½ storey or split level 105 m² (1,130 ft²)
 - (iii) 2 or 2 ½ storey 130 m² (1,399 ft²)
- (b) Maximum Building Height 2 ½ storeys
- (c) Special Regulations for Yards and Setbacks
See Section 5.16.

20.4 Regulations for Uses Permitted in Clause (c) of Subsection 20.1

In addition to the provisions of Subsection 20.2 hereof, the following provisions shall apply to the convenience store permitted in Clause (c) of Subsection 20.1.

- (a) Maximum Gross Floor Area 186 m² (2,002 ft²)
- (b) Maximum Building Height 1 storey

20.5 Regulations for Uses Permitted in Clause (d) of Subsection 20.1

The provisions of Subsection 5.1 shall apply hereto except that the maximum lot coverage for accessory uses permitted in Clause (d) of Subsection 20.1 hereof shall be 2%

20.6 Special Regulations for Setbacks on Provincial Highways and County Roads

See Section 5.16 (d).

20.7 Special Regulations for Yards and Setbacks (Minimum Separation Distances)

See Section 32.

Section 21: Space Extensive Commercial Zone (C7)

21.1 Permitted Uses

- (a) Building supply outlet, farm supply outlet, farm equipment sales establishment, garden and nursery sales and supply establishment, automobile service station, automobile sales and service establishment, recreational vehicles/trailers sales and service establishment, a single use retail commercial establishment with a minimum floor area of 2,300 sq. metres (24,750 sq. feet).
- (b) Open storage accessory to a permitted use.
- (c) Uses, buildings and structures accessory to a permitted use.

21.2 Regulations for Uses Permitted in Subsection 21.1

- (a) Minimum Lot Area 1 hectare (2.5 acres)
- (b) Minimum Lot Frontage 100 metres (328 feet)
- (c) Maximum Lot Coverage 20%
- (d) Minimum Front Yard 20 metres (66 ft.)
- (e) Minimum Side Yard 6 metres (20 ft.), except that a minimum side yard abutting a residential use or an improved public street shall be 15 metres (50 ft.)
- (f) Minimum Rear Yard 15 metres (50 ft.), except that a minimum rear yard abutting a residential use or an improved public street shall be 20 metres (66 ft.)

21.3 Regulations for Open Storage Uses Permitted in Clause (b) of Subsection 21.1

The provisions of Subsection 22.3 shall apply.

21.4 Regulations for Accessory Uses Permitted in Clause (c) of Subsection 21.1

The provisions of Subsection 5.1 shall apply to accessory uses permitted in Clause (c) of Subsection 21.1.

21.5 Special Regulations for Yards and Setbacks

See Section 32.

21.6 Special Regulations for Setbacks on Provincial Highways and County Roads

See Subsection 5.16 (d).

21.7 Parking Regulations

See Subsection 5.7.

21.8 Loading Space Regulations

Shall comply with the provisions as set out in Subsection 5.14.

Section 22: General Industrial Zone (M1)

22.1 No person shall within any Industrial Zone (M1) use any land, build or erect, alter or use any building or structure, except in accordance with the following provisions:

22.1 Permitted Uses

- (a) Building Supply Outlet
- (b) Bulk Sales Establishment
- (c) Contractor's Yard
- (d) Custom Workshop
- (e) Haulage Business
- (f) Light or Dry Industry
- (g) Manufacturing Plant
- (h) Transport Terminal
- (i) Storage Industry
- (j) Dry Cleaning Establishment
- (k) Warehouse
- (l) Public Garage
- (m) Self-storage/mini-storage
- (n) Motor Vehicle Washing Establishment
- (p) Animal Hospital
- (q) Open Storage accessory to a permitted use
- (p) Uses, buildings or structures accessory to a permitted use, including a business office and a retail outlet.

22.2 Regulations for Uses Permitted in Subsection 22.1

- (a) All development must be on municipal water and sewer services.
- (b) Minimum Lot Frontage 30 metres (99 ft)
- (c) Minimum Lot Area 1860 m² (20,021 ft²)
- (d) Maximum Lot Coverage 50%
- (e) Minimum Front Yard 15 metres (50 ft)
- (f) Minimum Interior Side Yard 7.5 metres (25 ft) except that the minimum interior side yard abutting a residential, commercial, open space or institutional use or zone shall be 11 metres (36 ft).
- (g) Minimum Exterior Side Yard 11 metres (36 ft)

(h) Minimum Rear Yard 7.5 metres (25 ft) except that the minimum rear yard abutting a residential, commercial, open space or institutional use or zone shall be 15 metres (50 ft).

(i) Maximum Height 11 metres (36 ft)

22.3 Regulations for Open Storage Permitted in Clause (o) of Subsection 22.1

- (a) The open storage of goods and materials shall be permitted in a side or rear yard only and shall be screened by a fence not less than 2.0 metres (6.6 ft) in height.
- (b) Notwithstanding the provisions of Clause (a) above, no side yard or rear yard shall be used for open storage if such side or rear yard is opposite to or abutting a residential, institutional or commercial use or zone.
- (c) Notwithstanding the provisions of Clauses (a) and (b) above, no open storage shall be permitted within 2 metres (6.6 ft) of an improved public street.

22.4 Regulations for Accessory Uses Permitted In Clause (q) of Subsection 22.1

The provisions of Subsection 5.1 shall apply to accessory uses permitted in Clause (q) of Subsection 22.1 hereof.

22.5 Parking Regulations

See Subsection 5.7.

22.6 Loading Space Regulations

Shall comply with the provisions as set out in Subsection 5.14.

Section 23: Rural Industrial Zone (M2)

23.1 Permitted Uses

- (a) Contractor's Yard, Custom Workshop, Light or Dry industry, Service Shop, Storage Industry, Agricultural Processing Establishment, Agricultural Bulk Sales Establishment, Abattoir, Sawmill, Public Garage or Body Shop for Agricultural machinery or vehicles, Communication Tower, Transport Terminal
- (b) Open storage accessory to a permitted use
- (c) Uses, buildings and structures accessory to a permitted use, including a business office and retail store

23.2 Regulations for Uses Permitted in Subsection 22.1

- (a) Minimum Lot Area .8 hectares (2 acres)
- (b) Minimum Lot Frontage 90 metres (295 feet)
- (c) Maximum Lot Coverage 20%
- (d) Minimum Front Yard 30 metres
- (e) Minimum Side Yard 7.5 metres (25 ft.), except that a minimum side yard abutting a residential use or a public street shall be 12 metres (39 ft.)
- (f) Minimum Rear Yard 7.5 metres (25 ft.), except that a minimum rear yard abutting a residential use or a public street shall be 15 metres (50 ft.)

23.3 Regulations for Open Storage Uses Permitted in Clause b) of Subsection 23.1

The provisions of Subsection 22.3 shall apply.

23.4 Regulations for Accessory Uses Permitted in Clause (c) of Subsection 23.1

The provisions of Subsection 5.1 shall apply to accessory uses permitted in Clause (c) of Subsection 23.1.

23.5 Special Regulations for Yards and Setbacks (Minimum Distance Separation)

See Section 32.

23.6 Special Regulations for Setbacks on Provincial Highways and County Roads

See Subsection 5.16 (d).

23.7 Parking Regulations

See Subsection 5.7.

23.8 Loading Space Regulations

Shall comply with the provisions as set out in Subsection 5.14

Section 24: Space Extensive Industrial Zone (M3)

24.1 Permitted Uses

- (a) Fuel distributor, Equipment sales and rental, Agricultural bulk sales establishment, Transport terminal, Dry Industrial Use, Warehousing, Public garage or body shop, Sawmill, Agricultural Producers or Livestock Terminal, Feedmill, Grain Elevator.
- (b) Open storage accessory to a permitted use.
- (c) Uses, buildings and structures accessory to a permitted use, including a business office and retail store.

24.2 Regulations for Uses Permitted in Subsection 24.1

- (a) Minimum Lot Area 1 hectare (2.5 acres)
- (b) Minimum Lot Frontage 100 metres (328 feet)
- (c) Maximum Lot Coverage 20%
- (d) Minimum Front Yard 20 metres (66 ft.)
- (e) Minimum Side Yard 6 metres (20 ft.), except that a minimum side yard abutting a residential use or an improved public street shall be 15 metres (50 ft.)
- (f) Minimum Rear Yard 15 metres (50 ft.), except that a minimum rear yard abutting a residential use or an improved public street shall be 20 metres (66 ft.)

24.3 Regulations for Open Storage Uses Permitted in Clause (b) of Subsection 24.1

The provisions of Subsection 22.3 shall apply.

24.4 Regulations for Accessory Uses Permitted in Clause (c) of Subsection 24.1

The provisions of Subsection 5.1 shall apply to accessory uses permitted in Clause (c) of Subsection 24.1.

24.5 Special Regulations for Yards and Setbacks (Minimum Distance Separation)

See Section 32.

24.6 Special Regulations for Setbacks on Provincial Highways and County Roads

See Subsection 5.16 (d).

24.7 Parking Regulations

See Subsection 5.7.

24.8 Loading Space Regulations

Shall comply with the provisions as set out in Subsection 5.14.

Section 25: Extractive Industrial Zone (M4)

25.1 Permitted Uses

- (a) Extractive industrial uses,
- (b) Agricultural uses, excluding any dwelling unit or any other building or structure except a fence.

25.2 Regulations for Uses Permitted in Clause (a) of Subsection 25.1

- (a) The removal and/or processing of quarry stone, sand, or gravel shall be prohibited within sixty (60) metres (197 ft.) of any existing residential, commercial, or institutional structure or any industrial structure other than that which is directly related to an extractive industrial use and within fifteen (15) metres (50 ft.) of the boundary of any adjoining property, unless such adjoining property is being used for the same purpose.
- (b) No pit or quarry shall be excavated so that its edge is at a point less than thirty (30) metres (98 ft.) from any existing or proposed right-of-way or within thirty (30) metres (98 ft.) of any stream, lake, pond, or other body of water.
- (c) Open storage of materials, other than overburden shall be prohibited within thirty (30) metres (98 ft.) of any lot line or within one hundred (100) metres (328 ft.) of any residential structure.
- (d) Notwithstanding the provisions of Subsection 5.3 hereof, the maximum height of buildings or structures permitted in Subsection 25.1 (a) hereof, shall be 35 metres.

25.3 Special Regulations for Setbacks on Provincial Highways and County Roads

See Subsection 5.16 (d).

Section 26: Community Facility Zone (CF)

26.1 Permitted Uses

- (a) Arena, Assembly Hall or Auditorium, Day Nursery, Post Office, Public Park, Community Centre, Private or Public School, Cemetery, Utility building, Church, Public buildings, Municipal or other government office, Library, Fire hall, Private Lodge, Museum, Post Office.
- (b) Uses, buildings or structures accessory to a permitted use.

26.2 Regulations for Uses Permitted in Subsection 26.1

	<u>Private Water & Sewer</u>	<u>Municipal Water & Sewer</u>
(a) Minimum Lot Area	2,000 m ² (21,528 ft ²)	550 m ² (5,920 ft ²)
(b) Minimum Lot Frontage	30 m. (98.5 ft)	15 m. (50 ft.)
(c) Maximum Lot Coverage	35%	35%
(d) Minimum Front Yard	20 m. (66 ft.)	12 m. (39 ft.)
(e) Minimum Side Yard	4.5 metres, except that a minimum side yard abutting a residential use or a public street shall be 9 m (29.5 ft.)	4.5 metres, except that a minimum side yard abutting a residential use or a public street shall be 9m (29.5 ft.)
(f) Minimum Rear Yard	12 m. (39 ft.)	12 m. (39 ft.)

26.3 Regulations for Accessory Uses, Buildings and Structures Permitted in Clause (b) of Subsection 26.1

- The provisions of Subsection 5.1 apply to accessory uses permitted in Clause (b) of Subsection 26.1.

26.4 Special Regulations for Yards and Setbacks (Minimum Distance Separation)

See Section 32

26.5 Special Regulations for Setbacks on Provincial Highways and County Roads

See Subsection 5.16 (d).

26.6 Parking Regulations

See Subsection 5.7.

Section 27: Open Space Zone (OS)

27.1 Permitted Uses

- (a) A public park, private park, golf course, outdoor recreational use, recreational use, forestry, or conservation
- (b) Agricultural uses, other than a livestock operation and buildings or structures accessory thereto
- (c) Uses, buildings and structures accessory to the uses permitted in Clause (a) and (b) above.

27.2 Regulations for Uses Permitted in Clause (a) of Subsection 27.1

- (a) Maximum Lot Coverage 5%
- (b) Minimum Yard Dimensions - Any building erected in an Open Space Zone shall be setback a minimum distance of 9 metres (30 ft.) from any lot line, 12 metres from a public street, or 15 metres from the boundary of any residential use.

27.3 Regulations for Agricultural Uses Permitted in Clause (b) of Subsection 27.1

The provisions of Section 6 shall apply to agricultural uses permitted on Clause (c) of Subsection 27.1 hereof.

27.4 Regulations for Accessory Uses Permitted in Clause (c) of Subsection 27.1

The provisions of Subsection 5.1 shall apply to accessory uses, buildings and structures permitted in Clause (c) of Subsection 27.1.

27.5 Special Regulations for Setbacks on Provincial Highways and County Roads

See Subsection 5.16 (d).

27.6 Parking Regulations

See Subsection 5.7.

Section 28: Public Utility (PU) Zone

28.1 Permitted Uses

- (a) Industrial, storage, servicing and processing operations carried on by, or on behalf of, a Municipal, County, Provincial or Federal Government or Utility agency, and, without limiting the generality of this clause, including facilities for the treatment, pumping and storage of water, facilities for the pumping and treatment of sewage, works yards, landfill sites and facilities for solid waste processing and transfer
- (b) Open storage accessory to a permitted use

28.2 Regulations

- (a) Minimum Lot Frontage: 30 metres (98.4 feet)
- (b) Minimum Lot Area: 1400 m² (15,070 ft²)
- (c) Maximum Lot Coverage: 30%
- (d) Minimum Yard Requirements: No building or structure shall be used or erected within 9 metres of any lot line which does not abut a public street, or within 30 metres of the boundary of any Residential Zone or use or at a lesser distance from any public street than 15 metres.

28.3 Special Regulations for Setbacks on Provincial Highways and County Roads

See Subsection 5.16 (d).

28.4 Regulations for Open Storage Use in Clause (b) of Subsection 27(i)

The provision of Subsection 22.3 shall apply.

Section 29: Environmental Protection Zone (EP)

29.1 Permitted Uses

- (a) Forestry or Conservation use,
- (b) Passive Recreational use,
- (c) Public Park,
- (d) Agricultural use
- (e) Parking area

29.2 Special Regulations

- (a) Notwithstanding any other provisions of this By-law to the contrary, no buildings or structures shall be erected within the Environmental Protection (EP) Zone other than those required for conservation purposes and those permitted by Subsection 5.20 of this By-law.
- (b) The Environmental Protection (EP) Zone boundaries identified on the schedules to this By-law are intended to generally identify the location of potentially hazardous environmental features. During review of development applications and building permit applications, if necessary, the boundaries of the Environmental Protection (EP) Zone shall be more precisely determined in consultation with the Conservation Authority or other agencies having jurisdiction in the area. Where detailed resource mapping and/or site inspection occurs, this may result in a minor re-interpretation of the limits of the Environmental Protection (EP) Zone boundary. Additionally, a technical evaluation, approved by the Conservation Authority may be used to further delineate the limits of the Environmental Protection (EP) Zone.
- (c) Some lands within and adjacent to the Environmental Protection (EP) Zone, as shown on the By-law Schedules may be subject to the Conservation Authority Regulation. As such, written permission may be required from the applicable Conservation Authority, pursuant to Saugeen Valley Conservation Authority Ontario Regulation 169/06 or Grand River Conservation Authority Ontario Regulation 150/06 – Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. The applicable Conservation Authority should be consulted before development, including construction, reconstruction, conversion, grading, filling or excavating occurs within or Adjacent to the EP Zone, to determine whether the Authority Regulations apply.

Section 30: Wetlands Protection Zone (W)

30.1 Permitted Uses

- (a) Forestry or Conservation Use,
- (b) Passive Recreation Use,
- (c) Public Park,
- (d) Agricultural Use.

30.2 Special Regulations

- (a) Notwithstanding any provision to the contrary, no site alterations such as the replacing or the removal of fill, grading and excavating in a manner that would change the land form and/or natural vegetative characteristics and the erection of any building or structure shall not be permitted within the Wetlands Protection Zone (W).
- (b) Related Wetlands Protection W Setbacks are contained within Subsection 5.25.
- (c) Some lands within and adjacent to the Wetland Protection (W) Zone, as shown on the By-law Schedules may be subject to the Conservation Authority Regulation. As such, written permission may be required from the applicable Conservation Authority, pursuant to Saugeen Valley Conservation Authority Ontario Regulation 169/06 or Grand River Conservation Authority Ontario Regulation 150/06 – Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. The applicable Conservation Authority should be consulted before development, including construction, reconstruction, conversion, grading, filling or excavating occurs within or Adjacent to the EP Zone, to determine whether the Authority Regulations apply.

Section 31: Deferred Development Zone (D)

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

31.2 Permitted Uses

- (a) Any use within an existing building on a lot lawfully used for such purpose on the effective date of this By-law;
- (b) Any existing use on a lot lawfully used for such purposes on the effective date of this By-law; and
- (c) Agricultural, forestry and conservation use, excluding the establishment of any new buildings or structures or the establishment of any livestock operation.

31.3 Site and Building Regulations

- (a) The minimum lot area and frontage, the minimum front and rear yard depths, the minimum side yards, widths and the maximum lot coverage and building height shall be as they lawfully existed on the effective date of this By-law; and
- (b) The foregoing shall not apply to prevent the enlargement of existing buildings and structures, subject to approval of plans in accordance with the appropriate provisions of Clause (c), (d), (e) & (f) of Subsection 6.2.

Section 32: Minimum Separation Distances

See original by-law or MDS guidelines

Section 33: Exceptions

The following provisions shall have effect notwithstanding anything else in this By-law to the contrary, and the provisions of this By-law to the contrary, and the provisions of this By-law shall be amended, in so far as is necessary, to give effect hereto.

Exception	Exception Zone	Zone Provisions
33.1	A2-1	Lands within the Restricted Agricultural (A2-1) Zone, being Part of Lot 3 and 4, Concession 1, (in the former Township of Proton) and shown on Schedule "45", shall be in accordance with the following zone provision: Minimum Lot Area: 30 hectares
33.2	R6-2	Lands within the Residential Type 6 (R6-2) Zone, being Part of Lot 12, Concession 5, (in the former Township of Proton) and shown on Schedule "38", shall permit, in addition to the permitted uses of the "R6" Zone, a "Commercial Dog Kennel". Any extension or enlargement of the "Commercial Dog Kennel" shall require an amendment to this By-law.
33.3	A1-3	Lands within the Agricultural (A1-3) Zone, being Part of Lot 11, Concession 11, (in the former Township of Proton) and shown on Schedule "23", shall permit the uses of the "A1" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provision of the "A1" Zone. Additional Permitted Uses: Welding and repair of farm equipment and uses, buildings and structures accessory thereto.
33.4	A1-4	Lands within the Agricultural (A1-4) Zone, being Lot 14, Concession 14, (in the former Township of Proton) and shown on Schedule "15", shall permit the uses of the "A1" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "A1" Zone. Additional Permitted Uses: Farm Supply Outlet

- 33.5** **A1-5** Lands within the Agricultural (A1-5) Zone, being Lot 15, Concession 7, and Part of Lot 15, Concession 8, (in the former Township of Proton) and shown on Schedule "39", shall permit, in addition to the permitted uses of the "A1" Zone, an "Eating Establishment in the existing Farm House, Game Bird Hunting Preserve". Any extension or enlargement of the additional permitted uses shall require an amendment to this By-law.
- Maximum Capacity of the Eating Establishment: 75 people
- Game Bird Preserve shall be defined as an area for the raising and hunting of game birds such as quail, pheasant and partridge.
- 33.6** **A1-6** Lands within the Agricultural (A1-6) Zone, being Part of Lot 21, Concession 2, (in the former Township of Proton) and shown on, Schedule "46", shall permit the uses of the "A1" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "A1" Zone.
- Additional Permitted Uses: Gliding Club excluding any new building or structures.
- 33.7** **A1-7** Lands within the Agricultural (A1-7) Zone, being Part of Lot 25, Concession 1, (in the former Township of Proton) and shown on Schedule "46", shall permit the uses of the "A1" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "A1" Zone.
- Additional Permitted Uses: Storage and repair of construction equipment
- 33.8** **A1-8** Lands within the Agricultural (A1-8) Zone, being Lot 38, Concession 1, (in the former Township of Proton) and shown on Schedule "47", shall permit, in addition to the permitted uses of the "A1" Zone an "Equestrian Centre". Any extension or enlargement of the "Equestrian Centre" shall require an amendment to this By-law. In addition, the Minimum Lot Area shall be 36 ha. (90 ac.)

33.9 **A1-9** Lands within the Agricultural (A1-9) Zone, being Part of Lot 15, Concession 5, (in the former Township of Proton) and shown on Schedule "39", shall be subject to the following zone provisions:

Minimum Lot Area 3 ha. (7.4 ac)

Minimum Lot Frontage 115 metres (377 feet)

Lands zoned A1-9 and shown on Schedule "39", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

33.10 **A1-10** Lands within the Agricultural (A1-10) Zone, being Part of Lot 38, Concession 12 and Part of Lot 39, Concession 13, (in the former Township of Proton) and shown on Schedule "34", shall permit the uses of the "A1" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "A1" Zone.

Additional Permitted Uses: Welding and Hydraulic Repair Shop

33.11 **M2-11** Lands within the Rural Industrial (M2-11) Zone, being Part of Lot 36, Concession 14, (in the former Township of Proton) and shown on Schedule "16", shall permit the uses of the "M2" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "M2" Zone.

Permitted Uses: Contractor's yard, building and accessory retail use

Maximum Floor Area: 90 m²

Minimum Interior Side
Yard: 3.5 metres

Minimum Exterior Side
Yard: 6 metres

- 33.12** **A1-12** Lands within the Agricultural (A1-12) Zone, being Part of Lot 23, Concession 12 (in the former Township of Proton) and shown on Schedule "33", shall be subject to the following zone provisions:
Minimum Lot Area 2.1 ha. (5.2 ac)
Minimum Lot Frontage 135 m. (444 ft.)
- Lands zoned A1-12 and shown on Schedule "33", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.
- 33.13** **A1-13** Lands within the Agricultural (A1-13) Zone, being Part of Lots 197 and 198, Concession 1 SWTSR, (in the former Township of Proton) and shown on Schedule "8", shall permit the uses of the "A1" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "A1" Zone.
- Additional Permitted Uses: Commercial fish farm
- 33.14** **A1-14** Lands within the Agricultural (A1-14) Zone, being Part of Lots 212 and 213, Concession 2 SWTSR, (in the former Township of Proton) and shown on Schedule "8", shall permit the uses of the "A1" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "A1" Zone.
- Additional Permitted Uses: Retail Store
- 33.15** **R5-15** Lands within the Residential Type 5 (R5-15) Zone, being Part of Lot 3, Concession 1, (in the former Township of Proton) and shown on Schedule "48", shall have a minimum lot frontage of 60 metres (198 feet).
- 33.16** **R5-16** Lands within the Residential Type 5 (R5-16) Zone, being Part of Lot 3, Concession 1, (in the former Township of Proton) and shown on Schedule "48", shall permit the following additional uses:
- Additional Permitted Uses: Home Industry to maximum of 25% of the floor area of the dwelling or not more than 158 m² of an accessory building.

- 33.17** **M2-17** Lands within the Rural Industrial (M2-17) Zone, being Part of Lot 12, Concession 13, (in the former Township of Proton) and shown on Schedule "32", shall permit the uses of the "M2" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "M2" Zone. In addition, one single family dwelling is permitted in accordance with the provisions of the "R5" Zone.
- 33.18** **M2-18** Lands within the Rural Industrial (M2-18) Zone, being Part of Lot 231, Concession 3 SWTSR, (in the former Township of Proton) and shown on Schedule "18", shall permit the uses of the "M2" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "M2" Zone.
- Additional Permitted Uses: Single detached dwelling
- 33.19** **A1-19** Lands within the Agricultural (A1-19) Zone, being Part of Lot 34, Concession 10, (in the former Township of Proton) and shown on Schedule "34", shall be restricted to a maximum of 48 nutrient units.
- 33.20** **A1-20** Lands within the Agricultural (A1-20) Zone, being Part of Lot 41, Concession 1, (in the former Township of Proton) and shown on Schedule "47", shall be restricted to a maximum of 25 nutrient units.
- 33.21** **R6-21** Lands within the Residential Type 6 (R6-21) Zone, being Part of Lot 230, Concession 3 SWTSR, (in the former Township of Proton) and shown on Schedule "18" shall have the following permitted uses:
- Permitted Uses: A motor vehicle repair establishment, which would also include farm implement repair as a home industry, with a maximum floor area of 170 m² and a maximum area of 200 m² of outdoor storage to be located in the side or rear yard only.
- 33.22** **R6-22** Lands within the Residential Type 6 (R6-22) Zone, being Part of Lot 22, Concession 9, (in the former Township of Proton) and shown on Schedule "33", shall be subject to the following provisions:
- (i) Minimum external opening of all buildings shall not be lower than 100.24 metres in elevation;
 - (ii) Minimum Front Yard Setback 10 m. (33 ft.)

- 33.23** **R6-23** Lands within the Residential Type 6 (R6-23) Zone, being Part of Lot 202, Concession 2 SWTSR, (in the former Township of Proton) and shown on Schedule "8", shall be subject to the following additional provision:
- A Garden Suite shall be permitted on the subject lands until **November 15, 2009**.
- 33.24** **A1-24** Lands within the Agricultural (A1-24) Zone, being Part of Lot 27 and 28, Concession 6, (in the former Township of Egremont and shown on Schedule "43", shall permit, in addition to the permitted uses of the "A1" Zone, a "Seed Processing, Warehouse and Distribution Centre". Any extension or enlargement of the "Seed Processing, Warehouse and Distribution Centre" shall require an amendment to this By-law.
- 33.25** **A1-25** Lands within the Agricultural (A1-25) Zone, being Part of Lot 22, Concession 6, (in the former Township of Egremont) and shown on Schedule "43", shall permit, in addition to the permitted uses of the "A1" Zone, a "Welding and Metal Fabrication Workshop". Any extension or enlargement of the "Welding and Metal Fabrication Workshop" shall require amendment to this By-law.
- 33.26** **A1-26** Lands within the Agricultural (A1-26) Zone, being Part of Lot 20, Concession 7, (in the former Township of Egremont) and shown on Schedule "43" shall permit, in addition to the uses of the "A1" Zone, a "Transport Terminal". Any extension or enlargement of the "Transport Terminal" shall require an amendment to this By-law.
- 33.27** **A1-27** Lands within the Agricultural (A1-27) Zone, being Part of Lot 21, Concession 7, (in the former Township of Egremont) and shown on Schedule "43" shall permit, in addition to the uses of the "A1" Zone, a "Woodworking Workshop". Any extension or enlargement of the "Woodworking Workshop" shall require an amendment to this By-law.
- 33.28** **R6-28** Lands within the Residential Type 6 (R6-28) Zone, being Part of Lot A, Concession 7, (in the former Township of Egremont) and shown on Schedule "42" shall be subject to the following provision:
- Minimum Lot Frontage: 45.0 m. (147 ft.)

- 33.29 R6-29** Lands within the Residential Type 6 (R6-29) Zone, being Part of Lot A, Concession 5, (in the former Township of Egremont) and shown on Schedule "42", shall permit, in addition to the permitted uses of the "R6" Zone, a "Landscape and Nursery business". Any extension or enlargement of the "Landscape and Nursery Business" shall require an amendment to this By-law.
- 33.30 R6-30** Lands within the Residential Type 6 (R6-30) Zone, being Part of Lots 66 and 67, Concession 3 EGR, (in the former Township of Egremont) and shown on Schedule "41", shall permit, in addition to the permitted uses of the "R6" Zone, a "Sale and Manufacturing of Memorial Tombstones". Any extension or enlargement of the "Sale and Manufacturing of Memorial Tombstones" shall require an amendment to this By-law.
- 33.31 A1-31** Lands within the Agricultural (A1-31) Zone, being Part of Lots 59 and 60, Concession 3 EGR, (in the former Township of Egremont) and shown on Schedule "41" shall permit, in addition to the uses of the "A1" Zone, a "Sale and Manufacturing of Horse Buggies and Wagons". Any extension or enlargement of the "Sale and Manufacturing of Horse Buggies and Wagons" shall require an amendment to this By-law.
- 33.32 A2-32** Lands within the Restricted Agricultural (A2-32) Zone, being Part of Lots 62 and 63, Concession 3 EGR, (in the former Township of Egremont) and shown on Schedule "41", shall permit, in addition to the permitted uses of the "A2" Zone, a "Zoo". Any extension or enlargement of the "Zoo" shall require an amendment to this By-law.
- 33.33 A1-33** Lands within the Agricultural (A1-33) Zone, being Part of Lot 4, Concession 4, (in the former Township of Egremont) and shown on Schedule "42", shall be subject to the following zone provisions:
- Minimum Lot Area 25 ha. (62 ac)
- 33.34 A1-34** Lands within the Agricultural (A1-34) Zone, being Part of Lot 25, Concession 2 EGR, (in the former Township of Egremont) and shown on Schedule "41", shall permit, in addition to the permitted uses of the "A1" Zone, a "Warehousing and Sales of Lumber". Any extension or enlargement of the "Warehousing and Sales of Lumber" shall require an amendment to this By-law.

- 33.35** **A1-35** Lands within the Agricultural (A1-35) Zone, being Part of Lot 25, Concession 2 EGR, (in the former Township of Egremont) and shown on Schedule "41", shall permit, in addition to the permitted uses of the "A1" Zone, a "Tractor and Farm Machinery Public Garage". Any extension or enlargement of the "Tractor and Farm Machinery Public Garage" shall require an amendment to this By-law.
- 33.36** **A1-36** Lands within the Agricultural (A1-36) Zone, being Part of Lot 3, Concession 8, (in the former Township of Egremont) and shown on Schedule "35", shall permit, in addition to the permitted uses of the "A1" Zone, a "Salvage Yard". Any extension or enlargement of the "Salvage Yard" shall require an amendment to this By-law.
- 33.37** **A1-37** Lands within the Agricultural (A1-37) Zone, being Part of Lot 16, Concession 14, (in the former Township of Proton) and shown on Schedule "15", shall be subject to the following zone provisions:
- Minimum Lot Area 28 ha. (69 ac)
- 33.38** **R5-38** Lands within the Residential Type 5 (R5-38) Zone in the Hamlet of Holstein (in the former Township of Egremont) and shown on Schedule "27", shall permit, in addition to the permitted uses of the "R5" Zone, a "Woodworking Workshop". Any extension or enlargement of the "Woodworking Workshop" shall require an amendment to this By-law.
- 33.39** **R5-39** Lands within the Residential Type 5 (R5-39) Zone in the Hamlet of Holstein (in the former Township of Egremont) and shown on Schedule "27", shall permit, in addition to the permitted uses of the "R5" Zone, a "Warehouse and Flea Market". Any extension or enlargement of the "Warehouse and Flea Market" shall require an amendment to this By-law.
- 33.40** **A2-40** Lands within the Restricted Agricultural (A2-40) Zone in the Hamlet of Holstein (in the former Township of Egremont) and shown on Schedule "28", shall permit, in addition to the permitted uses of the "A2" Zone, a "Welding and Hydraulic Repair Shop". Any extension or enlargement of the "Welding and Hydraulic Repair Shop" shall require an amendment to this By-law.

- 33.41** **A1-41** Lands within the Agricultural (A1-41) Zone, being Part of Lot 21, Concession 2 EGR, (in the former Township of Egremont) and shown on Schedule "9", shall permit, in addition to the permitted uses of the "A1" Zone, a "Salvage and Automobile Wrecking Yard". Any extension or enlargement of the "Salvage and Automobile Wrecking Yard" shall require an amendment to this By-law.
- 33.42** **R5-42** Lands within the Residential Type 5 (R5-42) Zone, being Part 1, Plan 17R-3356, Part of Lot 3, Concession 1, (in the former Township of Proton) and shown on Schedule "48", shall be subject to the following zone provisions:
- Minimum Front Yard Setback .9 m. (3 ft.)
- 33.43** **A2-43** Lands within the Restricted Agricultural (A2-43) Zone, being Part of Lots 17 and 18, Concession 18, (in the former Township of Egremont) and shown on Schedule "12", shall permit in addition to the permitted uses of the "A2" Zone, a "Transport Terminal". Any extension or enlargement of the "Transport Terminal" shall require an amendment to this By-Law.

33.44 **A1-44** Lands within the Agricultural (A1-44) Zone, being Part of Lot 27, Concession 18, (in the former Township of Egremont) and shown on Schedule "12", shall permit, in addition to the permitted uses of the " A1" Zone, an "Abattoir". The following special regulations shall apply to the Abattoir use:

Maximum Lot Coverage for all buildings and/or structures used for an Abattoir:	250 m ²
Maximum Building Height:	One (1) Storey
Minimum Front Yard:	100 metres
Minimum Side Yard:	50 metres

No portion of a lot shall be used for the open display, storage or sale of products, commodities, merchandise or stock-in-trade, unless the following provisions are complied with:

- (i) such open storage does not cover an area greater than 750 m²; and
- (ii) the storage area is situated behind the front or exterior wall of the principal building facing the front lot line and complies with all other yard requirements of the By-law.

Maximum number of employees:

- (i) Five (5) full time persons, in addition to owner

33.45 **C5-45** Lands within the Recreational Commercial (C5-45) Zone, being Part of Lots 2 and 3, Concession 21, (in the former Township of Egremont) and shown on Schedule "3", shall, permit, in addition to the permitted uses of the "C5" Zone, a "Lodge, Retail Store accessory to a Golf Course and Eight Housekeeping Cottages" Any extension or enlargement of the "Lodge, Retail Store accessory to a Golf Course and Eight Housekeeping Cottages" shall require an amendment to this By-law.

33.46 **A1-46** Lands within the Agricultural (A1-46) Zone, being Part of Lot 11, Concession 21, (in the former Township of Egremont) and shown on Schedule "3", shall permit, in addition to the permitted uses of the "A1" Zone, an "Eating Establishment". Any extension or enlargement of the "Eating Establishment" shall require an amendment to this By-law.

33.47 **A1-47** Lands within the Agricultural (A1-47) Zone, being Part of Lot 12, Concession 20, (in the former Township of Egremont) and shown on Schedule "3", shall permit, in addition to the permitted uses of the "A1" Zone, a "Public Garage". Any extension or enlargement of the "Public Garage" shall require an amendment to this By-law.

33.48 **C5-48** Lands within the Recreational Commercial (C5-48) Zone, being Part of Division 5, Concession 1 EGR, (in the former Township of Egremont) and shown on Schedule "2", shall permit, in addition to the permitted uses of the "C5" Zone, a "Track for the Racing of Motor Vehicles, Salvage Yard and a Flea Market Use". Any extension or enlargement of the "Track for the Racing of Motor Vehicles and Salvage Yard" shall require an amendment to this By-law.

33.49 **A1-49** Lands within the Agricultural (A1-49) Zone, being Part of Lot 6, Concession 1 EGR (in the former Township of Egremont) and shown on Schedule "2", shall permit, in addition to the permitted uses of the A1 Zone, a Driving Range, Miniature Golf Course and Outdoor Recreation Use and shall also permit a retail store and eating establishment with a maximum seating capacity of sixteen (16) persons, based on these uses being accessory to the Driving Range, Miniature Golf Course and Outdoor Recreation Use.

A residential unit, attached to the east side of the clubhouse shall be a permitted use on the subject lands. The attached residential unit will be subject to the following:

Maximum Ground Floor Area	110 m ² (1,185 ft ²)
Maximum Height	1 storey
Minimum Front Yard Setback	15 metres (50 feet)

Any extension or enlargement of the Driving Range, Miniature Golf Course, Outdoor Recreation Use or Residential Unit, shall require an amendment to this By-law.

33.50 **R5-50** Lands within the Residential Type 5 (R5-50) Zone in the Hamlet of Varney (in the former Township of Egremont) and shown on Schedule "1", shall permit, in addition to the permitted uses of the "R5" Zone, a "Public Garage". Any extension or enlargement of the "Public Garage" shall require an amendment to this By-law.

- 33.51 R5-51** Lands within the Residential Type 5 (R5-51) Zone in the Hamlet of Varney (in the former Township of Egremont) and shown on Schedule "11", shall permit, in addition to the permitted uses of the "R5" Zone, a "Refrigeration Service Shop". Any extension or enlargement of the "Refrigeration Service Shop" shall require an amendment to this By-law.
- 33.52 R2-52** Lands within the Residential Type 2 (R2-52) Zone in the former Village of Dundalk and shown on Schedule "20", shall permit, in addition to the permitted uses of the "R2" Zone, "Five Apartment Units". Any extension or enlargement of the "Five Apartment Units" shall require an amendment to this By-law.
- 33.53 C3-53** Lands within the Highway Commercial (C3-53) Zone in the former Village of Dundalk and shown on Schedule "21", shall permit, in addition to the permitted uses of the "C3" Zone, a "Bulk Fuel Depot and Single Family Residential" use. Any extension or enlargement of the "Bulk Fuel Depot and Single Family Residential" use shall require an amendment to this By-law.
- 33.54 C3-54** Lands within the Highway Commercial (C3-54) Zone in the former Village of Dundalk and shown on Schedule "19", shall only be used for a "Motor Vehicle Service Station" and "structures accessory thereto". Any extension or enlargement of these uses shall be by amendment, except for the establishment of a pump island, which shall be in accordance with the provisions of the "C3" zone.
- 33.55 A2-55** Lands within the Restricted Agricultural (A2-55) Zone, being Lot1, Concession 5, (in the former Township of Egremont) and shown on Schedule "42", shall permit the uses of the "A2" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "A2" Zone.
- Additional Permitted Uses: A "Garden Suite" shall be permitted for a period not to exceed **April 18, 2010**.

33.56 **A1-56** Lands within the Agricultural (A1-56) Zone and the
EP-56 Environmental Protection (EP-56) Zone, being Part of Lot 13,
Concession 2, (in the former Township of Proton) and shown
on Schedule "46", shall be subject to the following:

- (i) Lands zoned Agricultural (A1-56) shall permit the raising of wild boars and activities associated with the commercial hunting of these animals, provided that the use of firearms in the commercial hunting of these animals shall not be permitted.

- (ii) Lands zoned Environmental Protection (EP-56) shall permit the raising of wild boars and activities associated with the commercial hunting of these animals provided that the use of firearms in the commercial hunting of these animals shall not be permitted.

33.57 **R2-57** Lands within the Residential Type 2 (R2-57) Zone,
being 68 Proton Street, (in the former Village of
Dundalk) and shown on Schedule "23", shall be
subject to the following zone provisions:

Minimum Lot Area	124 m ² (1,335 ft ²)
Minimum Lot Frontage	10 metres (33 feet)

Regulations for Accessory Uses:

- 1.) Maximum lot coverage for an accessory building shall be 59%;
- 2.) An accessory building shall be permitted prior to the principal use;
- 3.) Minimum Front Yard setback for an accessory building shall be 3 metres (9.8 ft.)
- 4.) Minimum Rear Yard setback shall be .9 metre (3 ft.)
- 5.) Minimum East Interior Side Yard setback shall be .3 (1 f.)
- 6.) Minimum West Interior Side Yard setback shall be .6 (2 ft.)

33.58 **A1-58** Lands within the Agricultural (A1-251) Zone, being Lots 21 & Concession 1, (formerly the Township of Proton) and shown on Schedule "46", shall permit the uses of the "A1" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "A1" Zone.

Additional Permitted Uses: A Meteorological (MET) Wind Resource Assessment Tower used for the purposes of the measurement of wind and weather data shall be permitted for a period not to exceed **February 15, 2009**.

- A) The minimum setback for Meteorological (MET) Wind Resource Assessment Tower from all public roads and lot lines shall be equal to the height;
- B) The maximum height of the Meteorological (MET) Wind Resource Assessment Tower shall be 60 metres; and
- C) The construction of the Meteorological (MET) Wind Resource Assessment Tower shall be subject to Site Plan Control approval.

33.59 **C7-59** Lands within the Space Extensive Commercial (C7-59) Zone, being Part of Lot 3, Concession 1 EGR, (in the former Township of Egremont) and shown on Schedule "41", shall permit, in addition to the permitted uses of the "C7" Zone, an "Eating Establishment".

33.60

EP-60

Lands within the Environmental Protection (EP-60) Zone, in the Hamlet of Holstein (in the former Township of Egremont) and shown on Schedule "28", shall be subject to the following special regulations:

Permitted Uses allowed within the existing building on the subject property:

- (i) Publishing/Printing Establishment located in the basement;
- (ii) Business or Professional Office in the first storey and second storey, respectively;
- (iii) Retail Store in the first storey;
- (iv) One dwelling unit in the first storey of the building and one dwelling unit in the second storey

Uses, buildings, or structures accessory to a permitted use:

Minimum Lot Area:	2900 m ²
Minimum Lot Frontage:	43 metres
Minimum Front Yard:	As existing
Minimum Side Yard:	As existing
Minimum Rear Yard:	As existing

Regulations for new accessory uses:

Location:	Side or Rear yard only
Minimum Distance from Main Building:	2 metres, provided that in no case shall any overhang, eaves or gutters project into this required minimum distance which shall be clear of any obstruction from the ground to the sky.

Minimum Yard Requirements:

- (i) No accessory building or structure shall be located within 2 metres of the rear or side lot line;
- (ii) Notwithstanding the provisions of paragraph (i) hereof, the minimum yard abutting an improved public street shall be 10 metres.
- (iii) Maximum Lot Coverage: 5%
- (iv) Maximum Height: 5 metres

33.61 **A1-61** Lands within the Agricultural (A1-61) Zone, being Part of Lot 200, Concession 3 SWTSR (in the former Township of Proton) and shown on Schedule "8", shall be subject to the following special regulations:

Additional Permitted Use: Metal Fabricating & Welding Workshop

Regulations for Metal Fabricating & Welding Workshop:

- (i) Maximum combined area for all buildings and/or structures shall be 250 m²;
- (ii) Employ no more than five (5) full time employees, in addition to the owner;
- (iii) No outdoor storage will be permitted;
- (iv) Any enlargement of the Metal Fabricating & Welding Workshop use will require a Zoning By-law Amendment.

33.62 **M1-62** Lands within the General Industrial (M1-62) Zone within the Hamlet of Holstein (in the former Township of Egremont) and shown on Schedule "25", shall be subject to the following special regulations:

Notwithstanding the permitted uses of the General Industrial (M1) Zone, only light industrial use shall be permitted on the subject property. The said uses may be permitted on private sewer and water facilities.

33.63 **M2-63** Lands within the Rural Industrial (M2-63) Zone, being Part of Lot 9, Concession 6, (in the former Township of Egremont) and shown on Schedule "42", shall be subject to the following special regulations:

Permitted Uses only:

- (i) A sawmill
- (ii) Open storage accessory to a permitted use
- (iii) Uses, buildings, and structures accessory to a permitted use

Regulations for Permitted Uses:

- | | | |
|-------|--|----------------------|
| (i) | Minimum Lot Area | 3.0 hectares |
| (ii) | Minimum Lot Frontage | 100 metres |
| (iii) | Maximum Lot Coverage by buildings and structures | 1,500 m ² |
| (iv) | Minimum Front Yard | 30 metres |
| (v) | Minimum Side Yard | 6 metres |
| (vi) | Minimum Rear Yard | 15 metres |
| (vii) | Maximum Height | 10 metres |

Regulations for Open Storage:

- (i) The open storage of goods and materials shall be permitted in a side or rear yard only.
- (ii) Notwithstanding the provisions of Clause(i) above, no side or rear yard shall be used for open storage if such side or rear yard is opposite to or abutting a Residence.

33.64 **A1-64** Lands within the Agricultural (A1-64) Zone, being Lot 7, Concession 21, (in the former Township of Egremont) and shown on Schedule "3", shall permit, in addition to the permitted uses of the "A1" Zone, a "Recreational Camp Facility". Any extension or enlargement of the "Recreational Camp Facility", shall require an amendment to the Zoning By-law.

33.65 **PU-65** Lands within the Public Utility (PU-65) Zone, being Part of Lot 23, Concession 15, (in the former Township of Proton) and shown on Schedule "15" and Part of Lot A, Concession 21, (in the former Township of Egremont) and shown on Schedule "40", represent the approximate area that will be used for the fill area of the Operating Municipal Landfill.

- 33.66** **PU-66** Lands within the Public Utility (PU-66) Zone, being Part of Lot 232, Concession 3, SWTSR, (in the former Township of Proton) and shown on Schedule "18", represent the approximate area that was used as the fill area for a former Operating Municipal Landfill.
- 33.67** **M2-67** Lands within the Rural Industrial (M2-67) Zone, being Part of Lot 10, Concession 4 (in the former Township of Egremont) and shown on Schedule "42", shall be subject to the following special regulations:
- Permitted Uses only:
- (i) an abattoir
 - (ii) open storage accessory to a permitted use
 - (iii) uses, buildings and structures accessory to a permitted use, including a business office and retail store
- Maximum Floor Area of all Buildings Combined:
- 1,490 m² (16,038 ft²)
- 33.68** **CF-68** Lands within the Community Facility (CF-68) Zone, being Part of Lot 11, Concession 11 (in the former Township of Egremont) and shown on Schedule "36" , shall be subject to the following special regulation:
- Permitted Uses: Only a private or public school use is permitted.
- 33.69** **A1-69** Lands within the Agricultural (A1-69) Zone, being Part Lot 19, Concession 10, (formerly the Township of Egremont) and shown on Schedule "37", shall permit, in addition to the permitted uses of the "A1" Zone, a Mobile Home to be located on the subject lands for a period not to exceed **September 29, 2014.**
- The temporary use may not be situated on lands identified as "Environmental Protection" on Schedule "37". This By-law prohibits any site alteration, including filling, excavation or a driveway within the EP zone. In addition, the temporary use shall not be situated within the front, rear or side yard Setbacks.

33.70 **R6-70** Lands within the Residential Type 6 (R6-70) Zone, being Part of Lot 18, Concession 12, Township of Southgate (formerly the Township of Proton) and shown on Schedule "33", shall be subject to the following additional provision:

A mobile home may be used for habitation purposes prior to and during the construction of a single detached dwelling on the lands described above, for a period not to exceed two (2) years from the date of issuance of a Building Permit for dwelling or upon the lapsing of sixty (60) days from the of the dwelling or until **January 24, 2009**, whichever occurs first.

33.71 **A1-71** Lands within the Agricultural (A1-71) Zone, being Part Lot 9, Concession 6, (formerly the Township of Egremont) and shown on Schedule "42", shall permit, in addition to the permitted uses of the "A1" Zone, a Mobile Home to be located on the subject lands for a period not to exceed **September 20, 2016**.

The temporary use may not be situated on lands identified as "Environmental Protection" on Schedule "42". This By-law prohibits any site alteration, including filling, excavation or a driveway within the EP zone. In addition, the temporary use shall not be situated within the front, rear or side yard setbacks.

33.72 **M1-72** Lands within the General Industrial M1-72 Zone, being Part of Lot 232, Concession 2 SWTSR (in the former Village of Dundalk) and shown on Schedule "22", shall be permitted the following additional use:

Motor Vehicle Repair and Sales Establishment

33.73 **A1-73** Lands within the Agricultural (A1-73) Zone, being Part of Lot 12, Concession 3 EGR (in the former Township of Egremont) and shown on Schedule "2", shall permit the uses of the "A1" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "A1" Zone.

Additional Permitted Uses:

A "Garden Suite" shall be permitted for a period not to exceed **February 12th, 2012** and shall be located a minimum of 40 metres from the front lot line and a minimum of 15 metres from the side lot line.

33.74 **R6-74** Lands within the Residential Type 6 (R6-74) Zone, being Part of Lot 206, Concession 2 SWTSR (in the former Township of Proton) and shown on Schedule "8", shall be subject to the following additional restriction:

The elevation of the lowest building opening, such as a basement window, shall be no lower than the elevation of the centre of the travelled road.

33.75 **A1-75** Lands within the Agricultural (A1-75) Zone, being Part of Lot 6, Concession 11 (in the former Township of Egremont and shown on Schedule "36", shall be subject to the following zone provisions:

- (i) an existing accessory building may be permitted prior to the principle use;
- (ii) an existing accessory building may be permitted in the front yard;
- (iii) minimum interior side yard setback for an existing accessory structure shall be 1.6 metres (5.9 feet).

33.76 **R6-76** Lands within the Residential Type 6 (R6-76) Zone, being Part of Lot 18, Concession 12 (in the former Township of Proton) and shown on Schedule "33", shall be subject to the following zone provisions:

Additional Permitted Use: Wood Worship

Minimum Lot Frontage: 54 metres (177 feet)

Regulations for Wood Workshop:

- (i) Maximum combined area for all buildings and/or structures associated with the workshop shall be 180 m²;
- (ii) No outdoor storage/display area is permitted;
- (iii) Two (2) full time employees are permitted, in addition to the owner
- (iv) Minimum Front Yard Setback for the Wood Workshop shall be 88 metres (289 ft.)

- 33.77** **A1-77** Lands within the Agricultural (A1-77) Zone, being Part of Lot 38, Concession 1 (in the former Township of Proton) and shown on Schedule "47", shall be subject to the following zone provisions:
- Minimum Lot Area 2.5 ha. (6.2 ac)
Minimum Lot Frontage 137 m. (450 ft.)
- Maximum number of nutrient units to be kept and/or housed on those lands zoned A1-77 and shown on Schedule "47", shall be one (1) nutrient unit per tillable acre.
- 33.78** **A1-78** Lands within the Agricultural (A1-78) Zone, being Part of Lot 35, Concession 7 (in the former Township of Proton) and shown on Schedule "40", shall be subject to the following zone provisions:
- Minimum Lot Area 3.0 ha. (7.4 ac)
Minimum Lot Frontage 150 m. (492.1 ft.)
- Lands zoned A1-78 and shown on Schedule "12", shall be restricted to a maximum of 8 nutrient units.
- 33.79** **A1-79** Lands within the Agricultural (A1-79) Zone, being Part of Lot 35, Concession 7 (in the former Township of Proton) and shown on Schedule "40", shall be subject to the following zone provisions:
- Minimum Lot Area 37.0 ha. (91.4 ac)
Minimum Lot Frontage 240 m. (787.4 ft.)
- 33.80** **A2-80** Lands within the Agricultural (A2-80) Zone, being Part of Lot 229, Concession 3 SWTSR, (in the former Township of Proton) and shown on Schedule "17", shall be subject to the following zone provisions:
- Minimum Lot Area 7.0 ha. (17.2 ac)
Minimum Lot Frontage 18.3 m. (60 ft.)
- 33.81** **A1-81** Lands within the Agricultural (A1-81) Zone, being Part of Lot 229, Concession 3 SWTSR, (in the former Township of Proton) and shown on Schedule "17", shall be subject to the following zone provisions:
- Minimum Lot Area 10.0 ha. (24.7 ac)
Minimum Lot Frontage 18.3 m. (60 ft.)

33.82 **A1-82** Lands within the Agricultural (A1-82) Zone, being Part of Lots 26 and 27, Concession 16, (in the former Township of Egremont) and shown on Schedule "12", shall permit, in addition to the permitted uses of the "A1" Zone, an "Auction Sales Establishment and an Open Display Area".

An "Auction Sales Establishment" shall be defined as the use of buildings or structures for the purpose of selling and buying of goods, but does not include any manufacturing, processing or bulk sales.

Maximum Gross Floor Area for
Auction Sales Establishment 669 m²

Any extension or enlargement of the "Auction Sales Establishment" shall require an amendment to this By-law.

33.83 **A1-83** Lands within the Agricultural (A1-83) Zone, being Lots 41 & 42, Concession 5, (formerly the Township of Proton) and shown on Schedule "40", shall permit the uses of the "A1" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "A1" Zone.

Additional Permitted Use:

A Meteorological (MET) Wind Resource Assessment Tower used for the purposes of the measurement of wind and weather data shall be permitted for a period not to exceed **December 13, 2009**.

- A) The meteorological (MET) wind resource assessment tower shall not be situated on lands zoned "Environmental Protection (EP)" on Schedule "40". This by-law prohibits any site alteration, including filling, excavation or a driveway within the EP Zone;
- B) The minimum setback for the meteorological (MET) wind resource assessment tower from all public roads and lot lines shall be equal to the height;
- C) The maximum height of the meteorological (MET) wind resource assessment tower shall be 60 metres; and
- D) The construction of the meteorological (MET) wind resource assessment tower shall be subject to site plan control approval.

33.84 **A1-84** Lands within the Agricultural (A1-84) Zone, being Part of Lot 207, Concession 2 SWTSR, (in the former Township of Proton) and shown on Schedule "8", shall permit, in addition to the permitted uses of the "A1" Zone, a Garden Suite. e The following special regulations shall apply to the Garden Suite:

- (i) A "Garden Suite" shall be permitted for a period not to exceed **November 13th, 2012**;
- (ii) A "Garden Suite" shall not be situated less than 15 metres from a side or rear lot line.

33.85 **A1-85** Lands within the Agricultural (A1-85) Zone, being Part of Lot 22, Concession 11 (in the former Township of Proton) and shown on Schedule "33", shall be subject to the following zone provisions:

Minimum Lot Area 2.75 ha. (6.8 ac)
Minimum Lot Frontage 165 m. (541.31 ft.)

Lands zoned A1-85 and shown on Schedule "8", shall be restricted to a maximum of 6 nutrient units.

33.86 **A1-86** Lands within the Agricultural (A1-86) Zone, being Part of Lot 45 & 46, Concession 2 EGR (in the former Township of Egremont) and shown on Schedule "35", shall be subject to the following zone provisions:

Minimum Lot Area 2.0 ha. (5 ac)
Minimum Lot Frontage 70 m. (230 ft.)

Lands zoned A1-86 and shown on Schedule "35", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

33.87

A1-87

Lands within the Agricultural (A1-87) Zone, being Part of Lot 9, Concession 5 (in the former Township of Egremont) and shown on Schedule "42", shall permit, in addition to the permitted uses of the "A1" Zone, a Farm Equipment Repair Shop. The following special regulations shall apply to the Farm Equipment Repair Shop:

- (i) Farm Equipment Repair Shop means "a building or structure specifically designed to accommodate the repair of farm related equipment and/or machinery";
- (ii) Maximum Floor Area for a Farm Equipment Repair Shop: 250 m² (2,691 ft²);
- (iii) Maximum Building Height: One (1) Storey to a Maximim of 8.0 metres (26 feet);
- (iv) Minimum Front Yard 60 metres (187 feet);
- (v) Minimum Side Yard 75 metres (246 feet);
- (vi) No portion of the lot shall be used for the open display, storage or sale of products, commodities, merchandise or stock-in-trade, unless the following provisions are complied with:
 - (a) such open storage does not cover an area greater that 750 m², and;
 - (b) the storage area is situated in the rear yard in relation to the building used for the Farm Equipment Repair Shop and is a minimum of 50 metres (164 ft.) from the west lot line and 110 metres (360 ft.) from the east lot line and complies with all other yard requirements of the By-law.
- (vii) Maximum number of employees:

Five (5) full-time persons in addition to owner

33.88

A1-88

Lands within the Agricultural (A1-88) Zone, being the East Part of Lot 12, Concession 15 (in the former Township of Egremont) and shown on Schedule "29", shall permit, in addition to the permitted uses of the "A1" Zone, a Woodworking Shop. The following special regulations shall apply to the Woodworking Shop:

- (i) Woodworking Shop means "a building or structure specifically designed to accommodate the manufacturing or fabrication of wood products requiring either manual or mechanical skills";
- (ii) Maximum Floor Area for a Woodworking Shop: 250 m² (2,691 ft²)
- (iii) Maximum Building Height:
One (1) Storey to a Maximum of 8.0 metres (26 feet)
- (iv) Minimum Front Yard: 40 metres (459 feet)
- (v) Minimum Side Yard: 50 metres (1646 feet)
- (vi) No portion of the lot shall be used for the open display storage or sale of products, commodities, merchandise or stock-in-trade, unless the following provisions are complied with:
 - (a) such open storage does not cover an area greater than 750 m², and;
 - (b) the storage area is situated in the rear yard in relation to the building used for the Woodworking Shop and is a minimum of 80 metres (2624 ft.) from the east lot line and 50 metres (164 ft.) from the west lot line and complies with all other yard requirements of the By-law.
- (vii) Maximum number of employees: Five (5) full-time persons in addition to owner

33.89

CF-89

Lands within the Community Facility (CF-89) Zone, being Part of Lot 20, Concession 7, (in the former Township of Egremont) and shown on Schedule "43", shall be subject to the following zone provisions:

Minimum Lot Area 0.9 ha. (2.8 ac)
Minimum Lot Frontage 76.0 m. (250 ft.)

- 33.90** **A1-90** Lands within the Agricultural (A1-90) Zone, being Lot 20, Concession 5, (in the former Township of Proton) and shown on Schedule "39", shall permit, in addition to the permitted uses of the "A1" Zone, a Garden Suite. The following special regulations shall apply to the Garden Suite:
- (i) A "Garden Suite" shall be permitted for a period not to exceed **April 9th, 2013**;
 - (ii) A "Garden Suite" shall not be situated less than 15 metres from a side or rear lot line.
- 33.91** **A1-91** Lands within the Agricultural (A1-91) Zone, being Part of Lot 11, Concession 9 (in the former Township of Egremont) and shown on Schedule "36", shall be subject to the following zone provisions:
- Minimum Lot Area 13.55 ha. (33.5 ac)
- Maximum number of nutrient units to be kept and/or housed on those lands zoned A1-91 and shown on Schedule "36", shall be one (1) nutrient unit per tillable acre.
- 33.92** **R6-92** Lands within the Residential Type 6 (R6-92) Zone, being Part of Lot 230, Concession 3 SWTSR, (in the former Township of Proton) and shown on Schedule "18" shall be subject to the following provision:
- Minimum Lot Frontage: 43.0 m. (141 ft.)
- 33.93** **R6-93** Lands within the Residential Type 6 (R6-93) Zone, being Part of Lot 230, Concession 3 SWTSR, (in the former Township of Proton) and shown on Schedule "18" shall be subject to the following provision:
- Minimum Lot Frontage: 85.0 m. (279 ft.)
- 33.94** **M2-94** Lands within the Rural Industrial (M2-94) Zone, being Part of Lot 230, Concession 3 SWTSR, (in the former Township of Proton) and shown on Schedule "18", shall be subject to the following zone provisions:
- Minimum Lot Frontage 50.0 m (164 ft.)
Minimum Lot Area 1.0 hectare (2.5 acres)

33.95 **A1-95** Lands within the Agricultural (A1-95) Zone, being Part of Lot 206 & 207, Concession 1 SWTSR (in the former Township of Proton) and shown on Schedule "8", shall be subject to the following zone provisions:

Minimum Lot Area 19 ha. (47 ac.)
Minimum Front Yard 30 m. (98 ft.)

Maximum number of nutrient units to be kept and/or housed on those lands zoned A1-95 and shown on Schedule "8", shall be one (1) nutrient unit per tillable acre.

33.96 **A1-96** Lands within the Agricultural (A1-96) Zone, being Part of Lot 206 & 207, Concession 1 SWTSR (in the former Township of Proton) and shown on Schedule "8", shall be subject to the following zone provisions:

Minimum Lot Area 20 ha. (49 ac.)

Maximum number of nutrient units to be kept and/or housed on those lands zoned A1-96 and shown on Schedule "8", shall be one (1) nutrient unit per tillable acre.

33.97 **A2-97** Lands within the Restricted Agricultural (A2-97) Zone, being described as Gore Lot A, Concession 4 (in the former Township of Egremont) and shown on Schedule "42", shall be subject to the following zone provisions:

Minimum Lot Area 6 ha. (14ac.)
Minimum Front Yard 150 m. (492 ft.)

Lands zoned A2-97 and shown on Schedule "42", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

33.98 **A2-98** Lands within the Restricted Agricultural (A2-98) Zone, being Part of Lot 233, Concession 2 SWTSR (in the former Township of Proton) and shown on Schedule "17", shall be subject to the following zone provisions:

Minimum Lot Area 10 ha. (24.7 ac)
Minimum Lot Frontage 45 m. (148 ft.)

Lands zoned A2-98 and shown on Schedule "17", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

- 33.99** **A1-99** Lands within the Agricultural (A1-99) Zone, being Part of Lot 33, Concession 13 (in the former Township of Proton) and shown on Schedule "34", shall be subject to the following zone provisions:
- Minimum Lot Area 7.5 ha. (18.5 ac)
Minimum Lot Frontage 195 m. (640 ft.)
- 33.100** **A1-100** Lands within the Agricultural (A1-100) Zone, being Part of Lot 33, Concession 13 (in the former Township of Proton) and shown on Schedule "34", shall be subject to the following zone provisions:
- Minimum Lot Area 14.5 ha. (36 ac)
- 33.101** **R6-101** Lands within the Residential Type 6 (R6-101) Zone, being Part of Lot 12, Concession 22, (in the former Township of Egremont) and shown on Schedule "3" shall be subject to the following provision:
- Minimum Lot Frontage: 200 m. (656 ft.)
Minimum Lot Area 1.5 ha. (3.7 ac.)
- 33.102** **A1-102** Lands within the Agricultural (A1-102) Zone, being Part of Lot 12, Concession 22, (in the former Township of Egremont) and shown on Schedule "3" shall be subject to the following provision:
- Minimum setback from the municipal road allowance for any residential use: 80 m. (262 ft.)
- 33.103** **A1-103** Lands within the Agricultural (A1-103) Zone, being Part of Lot 12, Concession 18, (in the former Township of Proton) and shown on Schedule "5", shall be subject to the following zone provisions:
- Minimum Lot Area 25 ha. (62 ac)
- 33.104** **A1-104** Lands within the Agricultural (A1-103) Zone, being Part of Lot 12, Concession 18, (in the former Township of Proton) and shown on Schedule "5", shall be subject to the following zone provisions:
- Minimum Lot Area 9 ha. (22 ac.)
- Lands zoned A1-104 and shown on Schedule "5", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

- 33.105** **A2-105** Lands within the Restricted Agricultural (A2-105) Zone, being described as Lots 193 & 194, Concession 3 (in the former Township of Proton) and shown on Schedule "8", shall be subject to the following zone provisions:
- Minimum Lot Area 20 ha. (49.4 ac.)
- 33.106** **A1-106** Lands within the Agricultural (A-106) Zone, being described as Lots 193 & 194, Concession 3 (in the former Township of Proton) and shown on Schedule "8", shall be subject to the following zone provisions:
- Minimum Lot Area 20 ha. (49.4 ac.)
- 33.107** **R6-107** Lands within the Residential Type 6 (R6-107) Zone, being Part of Lot 11, Concession 13, (in the former Township of Egremont) and shown on Schedule "29" shall be subject to the following provision:
- Minimum Lot Frontage: 200 m. (656 ft.)
Minimum Lot Area 1.7 ha. (4.2 ac.)
- 33.108** **A1-108** Lands within the Agricultural (A1-107) Zone, being Part of Lot 11, Concession 13, (in the former Township of Egremont) and shown on Schedule "29" shall be subject to the following provision:
- Minimum Lot Area 18 ha. (44.5 ac.)
- 33.109** **R5-109** Lands within the Residential Type 5 (R5-109) Zone, being Part of Lot 4, Concession 22, (in the former Township of Egremont) and shown on Schedule "3" shall be subject to the following provision:
- Minimum Lot Area: 4,000 m² (43,057 ft².)
- (i) All buildings and/or structures shall be located no closer than 5.0 metres to the Environmental Protection (EP) Zone.
- (ii) Any private septic system shall be located no closer than 15.0 metres to the Environmental Protection (EP) Zone.
- 33.110** **R5-110** Lands within the Residential Type 5 (R5-110) Zone, being Part of Lot 4, Concession 22 (in the former Township of Egremont) and shown on Schedule "3" shall be subject to the following provision:
- Minimum Lot Area: 4,000 m² (43,057 ft².)

33.111 R5-111 Lands within the Residential Type 5 (R5-111) Zone, being Part of Lot 233, Concession 2 SWTSR (in the former Township of Proton) and shown on Schedule "17", shall permit, in addition to the permitted uses of the "R5" Zone, a "Small Engine Repair & Sales". Any extension or enlargement of the "Small Engine Repair & Sales" shall require an amendment to this By-law.

Special Provisions for Permitted Uses:

- (i) The open storage and/or display of goods shall not be permitted;
- (ii) A minimum of two (2) off-street parking spaces shall be required.

33.112 C2-112 Lands within the General Commercial (C2-112) Zone affecting lands known municipally as 99 Proton Street (formerly the Village of Dundalk) and shown on Schedule "20", shall be subject to the following zone provisions:

Minimum Front Yard 3.0 m. (10 ft.)
Minimum Rear Yard Zero

33.113 R6-113 Lands within the Residential Type 6 (R6-113) Zone, being Part of Gore Lot A, Concession 8, (in the former Township of Egremont) and shown on Schedule "36" shall be subject to the following provision:

Minimum Lot Frontage: 90 m. (295 ft.)

33.114 M2-114 Lands within the Rural Industrial (M2-114) Zone, being Part of Lot 41, Concession 12, (in the former Township of Proton) and shown on Schedule "34", shall permit the uses of the "M2" Zone. Any extension or enlargement of these permitted uses shall be in accordance with the provisions of the "M2" Zone.

Additional Permitted Uses: Repair of Construction Equipment

Minimum Lot Area: 0.44 hectares (1.07 acres)

- 33.115 A1-115** Lands within the Agricultural (A1-115) Zone, being Part of Lot 40, Concession 1 (in the former Township of Proton) and shown on Schedule "47", shall be subject to the following zone provisions:
- Minimum Lot Area 4.0 ha. (10 ac)
Minimum Lot Frontage 185 m. (607 ft.)
- Lands zoned A1-115 and shown on Schedule "47", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.
- 33.116 A1-116** Lands within the Agricultural (A1-116) Zone, being Part of Lot 10, Concession 16 (in the former Township of Egremont) and shown on Schedule "10", shall be subject to the following zone provisions:
- Minimum Lot Area 36 ha. (89 ac)
Minimum Lot Frontage 190 m. (623 ft.)
- 33.117 R6-117** Lands within the Residential Type 6 (R6-117) Zone, being Part of Lot 64, Concession 3, (in the former Township of Egremont) and shown on Schedule "41" shall be subject to the following provision:
- Minimum Lot Frontage: 80 m² (262 ft²)
- 33.118 A1-118** Lands within the Agricultural (A1-118) Zone, being Part of Lot 20, Concession 14 (in the former Township of Egremont) and shown on Schedule "30", shall be subject to the following zone provisions:
- Minimum Lot Area 37 ha. (91 ac.)
- 33.119 R1-119H** Lands within the Residential Type 1 (R1-119) Zone, being Part of Lot 227, Concession 2 SWTSR, (in the former Township of Proton) and shown on Schedule "20" shall be subject to the following provision:
- Minimum Corner Lot Frontage: 43.0 m. (141 ft.)
Minimum Corner Lot Area: 525 m² (5651 ft²)
Minimum Exterior Side Yard: 3.5 m. (11.5 ft.)
- The holding symbol will remain in place until such time as the municipality is satisfied that blocks 64 and 65 will not be required for stormwater management purposes and an amendment to the by-law removing the holding symbol is passed

33.120 **A1-120** Lands within the Agricultural (A1-120) Zone, being Lot 19, Concession 18 (in the former Township of Egremont) and shown on Schedule "12", shall be subject to the following zone provisions:

Minimum Lot Area 38 ha. (93.8 ac)

- (i) No permanent fencing that may obstruct wildlife (ie. chain link fencing)
- (ii) No large lighting standards or outside high intensity beam lights from any building and/or structure
- (iii) All outside lighting on buildings and/or structures shall be low intensity lighting.

33.121 **A1-121** Lands within the Agricultural (A1-121) Zone, being Part of Division 3, Lot 15, Concession 1 EGR, (in the former Township of Egremont) and shown on Schedule "24", shall be subject to the following zone provisions:

Minimum Lot Area 2.5 ha. (6 ac)

Maximum number of nutrient units to be kept and/or housed on those lands zoned A1-121 and shown on Schedule "24", shall be one (1) animal unit per tillable hectare.

33.122 **C4-122** Lands within the Rural Commercial (C4-122) Zone, being Part of Lot 37, Concession 13 (in the former Township of Proton) and shown on Schedule "34", shall be subject to the following zone provisions:

Minimum Lot Area 0.7 ha. (1.89 ac.)

Minimum Lot Frontage 80.0 m. (264 ft.)

Additional Permitted Use: One dwelling unit on the subject lands

- (i) Maximum number of full time employees shall be limited to 5, not including the owners;
- (ii) Any artificial lighting proposed to illuminate the kennel area shall be arranged and shielded so as to prevent any direct glare from the light source onto any public street or adjacent property.

- 33.123 R5-123** Lands within the Residential Type 2 (R2-123) Zone, being 401 Main street East (in the former Village of Dundalk) and shown on Schedule "21", shall be subject to the following zone provisions:
- (i) Minimum interior side yard Setback (existing dwelling) 1.15 m. (3.7 ft.)
 - (ii) Minimum interior side yard Setback (existing accessory building) 0.3 m. (1 ft.)
- 33.124 R2-124** Lands within the Residential Type 2 (R2-124) Zone, described as Block O, and Part Lot 40, Plan 480, Parts 3 & 4 of RP16R7706 (91 Proton Street South), (formerly the Village of Dundalk) and shown on Schedule "23", shall be subject to the following zone provisions:
- Minimum Lot Area 560 m² (6030 ft²)
- 33.125 R5-125** Lands within the Residential Type 2 (R2-125) Zone, being 401 Main street East (in the former Village of Dundalk) and shown on Schedule "21", shall be subject to the following zone provisions:
- (i) Minimum lot area 550 m² (5,920 ft²)
 - (ii) Minimum front yard setback 6.3 m. (20.6 ft.)
 - (iii) Minimum rear yard setback (dwelling) 6.0 m. (19.7 ft.)
 - (iv) Minimum rear yard setback (attached deck) 3.0 m. (9.8 ft.).
- 33.126 R6-126** Lands within the Residential Type 6 (R6-126) Zone, being Lot 19, Concession 18 (in the former Township of Egremont) and shown on Schedule "12", shall be subject to the following zone provisions:
- (i) No permanent fencing that may obstruct wildlife (ie. chain link fencing)
 - (ii) No large lighting standards or outside high intensity beam lights from any building and/or structure
 - (iii) All outside lighting on buildings and/or structures shall be low intensity lighting.

- 33.127 R5-127** Lands within the Residential Type 2 (R2-127) Zone, being 401 Main street East (in the former Village of Dundalk) and shown on Schedule "21", shall be subject to the following zone provisions:
- (i) Minimum lot area 530 m² (5,705 ft²)
 - (ii) Minimum exterior yard setback 6.3 m. (20.6 ft.)
 - (iii) Minimum rear yard setback 5.3 m. (17.4 ft.).
- 33.128 EP-128** On lands within the Environmental Protection (EP-128) Zone, being described as Part of Lots 64 & 65, Concession 3 (in the former Township of Egremont) and shown on Schedule "41", a storm water management facility may be a Permitted use.
- 33.129 OS-129** On lands within the Open Space (OS-129) Zone, being described as Part of Lots 64 & 65, Concession 3 (in the former Township of Egremont) and shown on Schedule "41", a storm water management facility may be a permitted use.
- 33.130 R6-130** Lands within the Residential Type 6 (R6-130) Zone, being Part of Lot 64, Concession 3, (in the former Township of Egremont) and shown on Schedule "41" shall be subject to the following provision:
- Minimum Lot Frontage: 50 m² (164 ft²)
 - Minimum Lot Area: 0.5 ha. (1.2 ac.)
- 33.131 A1-131** Lands within the Agricultural (A1-131) Zone, being Lot 40, Concession 8, (in the former Township of Proton) and shown on Schedule "40", shall be subject to the following zone provisions:
- Minimum Lot Area: 39 ha. (96.4 ac)
- 33.132 R5-132** Lands within the Residential Type 5 (R5-132) Zone, being Part of Lot 191, Concession 2 SWTSR, (in the former Township of Proton) and shown on Schedule "7", shall be Subject to the following zone provisions:
- Minimum Lot Area: 0.4 ha. (1.0 ac.)
- 33.133 R5-133** Lands within the Residential Type 5 (R5-133) Zone, being Part of Lot 191, Concession 2 SWTSR, (in the former Township of Proton) and shown on Schedule "7", shall be subject to the following zone provisions:
- Minimum Lot Area: 1.5 ha. (3.7 ac.)

- 33.134 R6-134** Lands within the Residential Type 6 (R6-134) Zone, being Part of Lot 9, Concession 1, (in the former Township of Egremont and shown on Schedule "9", shall be subject to the following zone provisions:
- Minimum Lot Area: 0.65 ha. (1.6 ac.)
 Minimum Lot Frontage: 53.34 m. (175 ft.)
- 33.135 A1-135** Lands within the Agricultural (A1-135) Zone, being Part of Lot 9, Concession 1, (in the former Township of Egremont) and shown on Schedule "9", shall be subject to the following zone provisions:
- Minimum Lot Area: 39.17 ha. (96.8 ac.)
- 33.136 A1-136** Lands within the Agricultural (A1-136) Zone, being Part of Lot 20, Concession 22, (in the former Township of Egremont) and shown on Schedule "4", shall be subject to the following zone provisions:
- Minimum Lot Area: 8.7 ha. (21.5 ac.)
 Minimum Lot Frontage: 126 m. (413 feet)
- An existing accessory structure may be permitted prior to the principle use.
- Lands zoned A1-136 and shown on Schedule "4", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.
- 33.137 R6-137** Lands within the Residential Type 6 (R6-137) Zone, being Part of Lot 7, Concession 6, (in the former Township of Proton) and shown on Schedule "38", shall be subject to the following zone provisions:
- Minimum Lot Area: 2.6 ha. (6.5 ac.)
- 33.138 A1-138** Lands within the Agricultural (A1-138) Zone, being Part of Lot 20, Concession 22, (in the former Township of Egremont) and shown on Schedule "4", shall be subject to the following zone provisions:
- Minimum Lot Area: 3 ha. (7.4 ac.)
 Minimum Lot Frontage: 147.7 m. (484.8 feet)
- Lands zoned A1-138 and shown on Schedule "4", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

33.139 A1-139 Lands within the Agricultural (A1-139) Zone, being Lot 201,
33.139-H A1-139-H Concession 4, (in the former Township of Proton) and shown
on Schedule "8", shall be subject to the following zone
provisions:

Minimum Lot Area: 8 ha. (19.8 ac.)

Lands zoned A1-138 and shown on Schedule "4", shall be
restricted to a maximum of one (1) nutrient unit per tillable
acre.

Removal of the Holding (H) Symbol, in accordance with the
provisions of Section 36 of the Planning Act, R.S.O. 1990, as
amended, shall be conditional upon the owner providing an
Environmental Impact Study, prepared by a qualified
professional, demonstrating that no negative impacts will
occur to the natural features or ecological functions of the
Wetland.

33.140 A1-140 Lands within the Agricultural (A1-140) Zone, being Part of
Lots 33, 34 & 35, Concession 15, (in the former Township of
Proton) and shown on Schedule "16", shall be subject to the
following zone provisions:

Minimum Lot Area: 2.2 ha. (5.4 ac.)
Minimum Lot Frontage: 120 m. (394 ft.)

Maximum number of nutrient units to be kept and/or
housed on those lands zoned A1-140 and shown on
Schedule "16", shall be one (1) nutrient unit per tillable
acre.

33.141-H A1-141-H Lands within the Agricultural (A1-141-H) Zone, being
described as Part of Lots 23 & 24, Concession 15, (in the
former Township of Proton) and shown on Schedule "15",
shall be subject to the following zone provisions:

Minimum Lot Area 8 ha. (19.8 ac.)

Lands zoned A1-141 and shown on Schedule "15", shall be
restricted to a maximum of one (1) nutrient unit per tillable
acre.

- 33.142 R6-142** Lands within the Residential Type 6 (R6-142) Zone, being Part of Division 3 of Lot 28 and Part of Division 1 of Lot 29, Concession 1 EGR, (in the former Township of Egremont) and shown on Schedule "41", shall be subject to the following zone provisions:
- Minimum Lot Area: 0.5 ha. (1.2 ac.)
 Minimum Lot Frontage 30 m. (98 ft.)
- 33.143 R6-143** Lands within the Residential Type 6 (R6-143) Zone, being Part of Division 3 of Lot 28 and Part of Division 1 of Lot 29, Concession 1 EGR, (in the former Township of Egremont) and shown on Schedule "41", shall be subject to the following zone provisions:
- Minimum Lot Frontage: 80 m. (265 ft.)
- The minimum building opening elevation shall be no lower than 398.82 metres G.S.C.
- 33.144 R6-144** Lands within the Residential Type 6 (R6-144) Zone, being Part of Division 3 of Lot 28 and Part of Division 1 of Lot 29, Concession 1 EGR, (in the former Township of Egremont) and shown on Schedule "41", shall be subject to the following zone provisions:
- Minimum Lot Frontage 30 m. (98 ft.)
- 33.145 A1 -145** Lands within the Agricultural (A1-145) Zone, being Lot 208, Concession 1 SWTSR (in the former Township of Proton) and shown on Schedule "8", shall be subject to the following zone provisions:
- Minimum Lot Area 18.0 ha. (44.5 ac.)
 Minimum Lot Frontage 195 m. (640 ft.)
- 33.146 R2-146** Lands within the Residential Type 2 (R2-146) Zone, described as Part of Lot 4, Plan 480, (formerly the Village of Dundalk) and shown on Schedule "23", shall be subject to the following zone provisions:
- Minimum Front Yard Setback: 4.5 m. (15 ft.)
 Minimum Rear Yard Setback: 3.0 m. (10 ft.)

- 33.147 R2-147** Lands within the Residential Type 2 (R2-147) Zone, described as Part of Lot 4, Plan 480, (formerly the Village of Dundalk) and shown on Schedule "23", shall be subject to the following zone provisions:
- Minimum Lot Frontage: 18 m. (59 ft.)
 Minimum Exterior Side Yard Setback: 0.9 m. (3 ft.)
- 33.148 A1-148** Lands within the Agricultural (A1-148) Zone, being Part of Lot 40, Concession 1 (in the former Township of Proton) and shown on Schedule "47", shall be subject to the following zone provisions:
- Minimum Lot Area 30 ha. (74 ac)
 Minimum Lot Frontage 160 m. (525 ft.)
- 33.149 A1-149** Lands within the Agricultural (A1-149) Zone, being Part of Lot 18, Division 3, Concession 1, being Part 1, Plan 17R600 (in the former Township of Egremont) and shown on Schedule "24", shall be subject to the following zone provisions:
- Minimum Lot Area 3.0 ha. (7 ac)
- 33. 150 R6-150** Lands within the Residential Type 6 (R6-150) Zone, being Part of Lot 37, Concession 7, (in the former Township of Proton) and shown on Schedule "40", shall be subject to the following zone provisions:
- Minimum Lot Area 0.65 ha. (1.6 ac.)
 Minimum Front Yard 16 m. (52.5 ft.)
- 33.151 A1-151** Lands within the Agricultural (A1-151) Zone, being Part of Lot 37, Concession 7, (in the former Township of Proton) and shown on Schedule "40", shall be subject to the following zone provisions:
- Minimum Lot Area 35 ha. (86.5 ac.)
- 33.152 A1-152** Lands within the Agricultural (A1-152) Zone, being Lot 37, Concession 8, (in the former Township of Proton) and shown on Schedule "40", shall be subject to the following zone provisions:
- Minimum Lot Area 38 ha. (94 ac.)

- 33.153 A1-153** Lands within the Agricultural (A1-153) Zone, being Part of Lot 11, Concession 4, (in the former Township of Proton) and shown on Schedule "45", shall be subject to the following zone provisions:
- Minimum Lot Area 15.0 ha. (37 ac)
- Maximum number of nutrient units to be kept and/or housed on those lands zoned A1-153 and shown on Schedule "45", shall be ten (10).
- 33.154 A1-154** Lands within the Agricultural (A1-154) Zone, being Part of Lot 9 & Lot 10, Concession 7 (in the former Township of Egremont) and shown on Schedule "42", shall be subject to the following zone provisions:
- Minimum Lot Area 2.0 ha. (5 ac)
Minimum Lot Frontage 45 m. (148 ft.)
- Lands zoned A1-154 and shown on Schedule "42", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.
- 33.155 A1-155** Lands within the Agricultural (A1-155) Zone, being Lot 42, Concession 8, (in the former Township of Proton) and shown on Schedule "40", shall be subject to the following zone provisions:
- Minimum Lot Area 37.5 ha. (92.7 ac.)
Minimum Lot Frontage 400 m. (1312.3 ft.)
- 33.156 R6-156** Lands within the Agricultural (A1-156) Zone, being Lot 42, Concession 8, (in the former Township of Proton) and shown on Schedule "40", shall be subject to the following zone provisions:
- Deemed to meet the requirements for direct frontage and access to an improved public road.

- 33.157** **A1-157** Lands within the Agricultural (A1-157) Zone, being Lots 11 & 12, Concession 8, (in the former Township of Proton) and shown on Schedule "38", shall be subject to the following zone provisions:
- A1-157-H**
- Minimum Lot Area 9.7 ha. (24 ac)
- Lands zoned A1-157 and shown on Schedule "38", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.
- Removal of the Holding (H) Symbol, in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, as amended, shall be conditional upon the owner providing an Environmental Impact Study, prepared by a qualified professional, demonstrating that no negative impacts will occur to the natural features or ecological functions of the Wetland.
- 33.158** **R6-158** Lands within the Residential Type 6 (R6-158) Zone, being Part of Division 3 of Lot 28, Concession 1 EGR, (in the former Township of Egremont) and shown on Schedule "41", shall be subject to the following zone provisions:
- Minimum Lot Area 0.4 ha. (1.0 ac.)
Minimum Lot Frontage 45 m. (147 ft.)
- 33.159** **A1-159** Lands within the Agricultural (A1-159) Zone, being Part of the west-half of Lots 58, 59 and 60, Concession 3 EGR, (in the former Township of Egremont) and shown on Schedule "41", shall be subject to the following zone provisions:
- Minimum Lot Area 7 ha. (17 ac.)
- Lands zoned A1-159 and shown on Schedule "41", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.
- 33.160** **A1-160** Lands within the Agricultural (A1-159) Zone, being Part of the west-half of Lots 58, 59 and 60, Concession 3 EGR, (in the former Township of Egremont) and shown on Schedule "41", shall be subject to the following zone provisions:
- Minimum Lot Area 28 ha. (60 ac.)
Minimum Lot Frontage 165m. (541 ft.)

- 33.161 R6-161** Lands within the Residential Type 6 (R6-161) Zone, being Part of Lot 37, Concession 7, (in the former Township of Proton) and shown on Schedule "40", shall be subject to the following zone provisions:
- Minimum Lot Area 0.65 ha. (1.6 ac.)
- 33.162 A1- 162** Lands within the Agricultural (A1-162) Zone, being Part of Lots 33, 34, 35 & 36, Concession 15, (in the former Township of Proton) and shown on Schedule "40", shall be subject to the following zone provisions:
- Minimum Lot Area 18 ha. (44 ac.)
- Lands zoned A1-162 and shown on Schedule "40", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.
- 33.163 A1-163** Lands within the Agricultural (A1-162) Zone, being Part of Lots 33, 34, 35 & 36, Concession 15, (in the former Township of Proton) and shown on Schedule "40", shall be subject to the following zone provisions:
- Minimum Lot Area 35 ha. (86 ac.)
- 33.164 R6-164** Lands within the Residential Type 6 (R6-164) Zone, being Lot 14, Concession 2, (in the former Township of Proton) and shown on Schedule "46", shall be subject to the following zone provisions:
- Minimum Lot Area 2.3 ha. (5.7 ac.)
- 33.165 A1-165** Lands within the Agricultural (A1-165) Zone, being Part of Lot 14, Concession 2, (in the former Township of Proton) and shown on Schedule "46", shall be subject to the following zone provisions:
- Minimum Lot Area 37 ha. (91 ac.)

33.166 **A1-166** Lands within the Agricultural (A1-166) Zone, being Part of Lot 7, Concession 20, (in the former Township of Egremont) and shown on Schedule "3", shall be subject to the following zone provisions:

Minimum Lot Area 11 ha. (27 ac.)

Lands zoned A1-166 and shown on Schedule "3", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

33.167 **A1-167** Lands within the Agricultural (A1-167) Zone, being Part of Lot 7, Concession 20, (in the former Township of Egremont) and shown on Schedule "3", shall be subject to the following zone provisions:

Minimum Lot Area 28 ha. (69 ac.)

Minimum Lot Frontage 175 m. (574 ft.)

33.168 **C3-168** Lands within the Highway Commercial (C3-168) Zone, being Part of Lot 191, Concession 1 SWTSR, (in the former Township of Proton) and shown on Schedule "8", shall be subject to the following zone provisions:

Minimum Lot Frontage 14 m. (46 ft.)

33.169 **R5-169** Lands within the Residential Type 5 (R5-169) Zone, being Part of Lot 13, Concession 12, (in the former Township of Proton) and shown on Schedule "32", shall be subject to the following zone provisions:

Minimum Front Yard Setback: 5 m. (16 ft.)

33.170 **R5-170** Lands within the Residential Type 5 (R5-170) Zone, being Part of Lot 13, Concession 12, (in the former Township of Proton) and shown on Schedule "32", shall be subject to the following zone provisions:

- (i) maximum lot coverage for the existing accessory building shall be 15.5%;
- (ii) an existing accessory building may be permitted prior to principle use;
- (iii) maximum height of the existing accessory building shall be 13 metres;
- (iv) minimum rear yard setback for the existing accessory building shall be 5.5 metres;
- (v) minimum interior south side yard setback for the existing accessory building shall be 6.5 metres.

33.171 **A2-171** Lands within the Restricted Agricultural (A2-171) Zone, being described as West ½ Lot 230, Concession 3 SWTSR (in the former Township of Proton) and shown on Schedule "18", be subject to the following zone provisions:

Minimum Lot Area 9 ha. (22 ac.)

Lands zoned A2-171 and shown on Schedule "18", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

33.172 **A1-172** Lands within the Agricultural (A1-172) Zone, being
A1-172-H described as Part of Lots 23 & 24, Concession 15, (in the former Township of Proton) and shown on Schedule "15", shall be subject to the following zone provisions:

(i) Permitted Uses: Agricultural uses and commercial greenhouses; Wayside Pit or Quarry; Forestry or Conservation; and uses, buildings or structures accessory to a permitted use.

(ii) Minimum Lot Frontage 168 m. (551 feet)

33.173 **A1-173** Lands within the Agricultural (A1-173) Zone, being Lot 9, Concession 17, (in the former Township of Egremont) and shown on Schedule "10", shall be subject to the following zone provisions:

Minimum Lot Area 4 ha. (10 ac.)
Minimum Lot Frontage 160 m. (525 ft.)
Minimum Interior Side Yard Setback 0.75 m. (2.5 ft.)

Lands zoned A1-173 and shown on Schedule "10", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

33.174 **A1-174** Lands within the Agricultural (A1-174) Zone, being Lot 9, Concession 17, (in the former Township of Egremont) and shown on Schedule "10", shall be subject to the following zone provisions:

Minimum Lot Area 35 ha. (86.5 ac.)
Minimum Interior Side Yard Setback 9 m. (29.5 ft.)

In addition, an existing accessory building may be permitted prior to the principle use.

33.175 **CF-175** Lands within the Community Facility (CF-175) Zone, being described as 111 Main Street and 40 Artemesia Street, (in the former Village of Dundalk) and shown on Schedule "23", shall be subject to the following zone provisions:

Maximum Lot Coverage	42%
Minimum Front Yard Setback	1.0 metre
Minimum Exterior Side Yard Setback	0.4 metre
Minimum Interior Side Yard Setback	2.0 metres
Minimum Rear Yard Setback	11 metres

33.176 **CF-176** Lands within the Community Facility (CF-176) Zone, being described as 111 Main Street and 40 Artemesia Street, (in the former Village of Dundalk) and shown on Schedule "23", shall be subject to the following zone provisions:

Minimum parking aisle width	5.3 m.
Minimum distance of driveway from side lot line	0.0 m.
Minimum length of a Handicapped parking space	5.75 m.

33.177 **A1-177** Lands within the Agricultural (A1-177) Zone, being Part of Lot 21, Concession 2 EGR, (in the former Township of Egremont) and shown on Schedule "9", shall be subject to the following zone provisions:

Additional Permitted Use: A "Transport Terminal" shall be an additional permitted use. The maximum combined area for any structure(s) associated with the "Transport Terminal" use shall not exceed 250 m². The maximum height for any structure (s) associated with the "Transport Terminal" use shall not exceed 11 metres.

33.178 **A1-178** Lands within the Agricultural (A1-178) Zone, being Lot 11, Concession 20, (in the former Township of Egremont) and shown on Schedule "3", shall be subject to the following zone provisions:

Minimum Lot Area: 9 ha. (22 ac.)

Lands zoned A1-178 and shown on Schedule "3", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

33.179 C2-179 Lands within the Community Facility (CF-179) Zone, being described as 51 Main Street East, (in the former Village of Dundalk) and shown on Schedule "23", shall be subject to the following zone provisions:

Maximum Lot Coverage	47%
Minimum Front Yard Setback	1.0 metre
Minimum Interior Side Yard Setback- East	0.4 metre
Minimum Interior Side Yard Setback- West	0.25 metre
Maximum Number Dwelling Units	2
Minimum Number of Parking Spaces for a retail store	1

33.180 R5-180 Lands within the Residential Type 5 (R5-180) Zone, being Lots 4 & 5, Plan 111, Part of Lot 42, Concession 2, (in the former Township of Egremont) and shown on Schedule "27", shall be subject to the following zone provisions:

Minimum Lot Frontage:	19 m. (62 ft.)
-----------------------	----------------

33.181 R6-181 Lands within the Residential Type 6 (R6-181) Zone, being Part 20, Plan R-160, Part of Lot 18, Concession 15, (in the former Township of Proton) and shown on Schedule "15", shall be subject to the following zone provisions:

Minimum Lot Frontage	60 m. (197 ft.)
Minimum Front Yard Setback	332 m. (1090 ft.)
Minimum Side Yard Setback	7.6 m. (25 ft.)

33.182 A1-182 Lands within the Agricultural (A1-182) Zone, being Part Lot 12, Concession 8, (in the former Township of Proton) and shown on Schedule "38", shall be subject to the following zone provisions:

Minimum Lot Area:	9 ha. (22 ac.)
-------------------	----------------

Lands zoned A1-182 and shown on Schedule "38", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

33.183 **A1-183** Lands within the Agricultural (A1-183) Zone, being Part Lot
A1-183-H 12, Concession 8, (in the former Township of Proton) and
shown on Schedule "38", shall be subject to the following
zone provisions:

Minimum Lot Area: 9.7 ha. (24 ac.)

Lands zoned A1-183 and shown on Schedule "38", shall be restricted to a maximum of one (1) nutrient unit per tillable acre.

Removal of the Holding (H) Symbol, in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, as amended, shall be conditional upon the owner providing an Environmental Impact Study, prepared by a qualified professional, demonstrating that no negative impacts will occur to the natural features or ecological functions of the Wetland.

Additional Permitted Use: Commercial Kennel

A Commercial Kennel shall be defined as "a kennel of dogs which are all registered with an association incorporated under the Animal Pedigree Act (Canada), where more than two (2) breeding bitches are kept for the purpose of breeding for the sale of puppies."

The following regulations shall apply to the Commercial Kennel Use:

Maximum number of dogs shall be limited to twenty-five (25).

All dogs related to the commercial breeding kennel operation shall be confined to a penned area.

A planting strip shall be established to buffer any visual or noise impacts to adjacent residential uses.

Any artificial lighting proposed to illuminate the kennel area shall be arranged and shielded so as to prevent any direct glare from the light source onto any public street or adjacent property.

Maximum area to be occupied
by the Commercial Kennel

(includes building and/or structures) 250 m² (2,691 ft²)

Maximum Building Height 6.5 m. (21 ft.)

Minimum Front Yard 183 m. (600 ft.)

Minimum Rear Yard 210 m. (688 ft.)

Minimum Side yard - north 35.5 m. (120 ft.)

Minimum Side Yard – south 183 m. (600 ft.)

Maximum Number of Employees Five (5) full-time persons in addition to owner

33.184-H C1-184-H Lands within the Local Commercial(C1-184) Zone, being described as Part of Lots 229 & 230, Concession 2 SWTSR and Part of Lots 4 & 5, Block B and Part of Lane in Block B, Registered Plan 480 (in the former Village of Dundalk) and shown on Schedule "20", shall be subject to the following zone provisions:

Permitted Uses:	Nursing Home/ Assisted Living Seniors Facility, only.
Minimum Lot Frontage:	9 metres
Maximum Height:	5 storeys

The Nursing Home shall be as defined under Section 3.156.

The Assisted Living Seniors Facility shall be defined as:

Accommodation for seniors who are able to manage and pay for their own care and who need minimal to moderate support with their daily living activities.

All reference to Maximum Gross Floor area for the nursing home/ assisted seniors living facility is hereby deleted.

Removal of the Holding (H) Symbol, in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, as amended, shall be conditional upon the following conditions having been met:

- (i) a Functional Servicing Report be submitted by a qualified engineer, to the satisfaction of the Township of Southgate;
- (ii) a Storm Water management Report be submitted by a qualified engineer, to the satisfaction of the Township of Southgate;
- (iii) a Geotechnical Report be submitted by a qualified engineer, to the satisfaction of the Township of Southgate;
- (iv) the owner of the lands obtain Site Plan Approval from the Township of Southgate;
- (v) the owner of the lands enter into a Site Plan Agreement with the Township of Southgate under the provisions of the Planning Act, R.S.O. 1990, as amended; and
- (vi) the owner requests the County of Grey to close Plan of Subdivision File No. 42T-87011.

33.189 R1-189 Lands within the Residential Type 1 (R1-189) Zone, being described as Part Lot 231, Concession 1 (in the former Village of Dundalk) and shown on Schedule "21", shall be subject to the following zone provisions:

Minimum Lot Frontage	13.8 m. (45.3 ft.)
Minimum Interior Side Yard Setback	1.2 m. (4 ft.)
Minimum Rear Yard Setback	7 m. (22.9 ft.)
Maximum Lot Coverage	40%

33.190 R1-190 Lands within the Residential Type 1 (R1-190) Zone, being described as Part Lot 231, Concession 1 (in the former Village of Dundalk) and shown on Schedule "21", shall be subject to the following zone provisions:

Minimum Rear Yard Setback	7 m. (22.9 ft.)
---------------------------	-----------------

33.191 R1-191 Lands within the Residential Type 1 (R1-191) Zone, being described as Part Lot 231, Concession 1 (in the former Village of Dundalk) and shown on Schedule "21", shall be subject to the following zone provisions:

Minimum Exterior Side Yard Setback	4.5 m. (14.7 ft.)
------------------------------------	-------------------

33.192 C3-192 Lands within the Highway Commercial (C3-192) Zone, being described as Part Lot 231, Concession 1 (in the former Village of Dundalk) and shown on Schedule "21", shall be subject to the following zone provisions:

Minimum Lot Area	1,570 m ² (16,900 ft ²)
------------------	--

33.193 A1-193 Lands within the Agricultural (A1-193) Zone, being Part of Lot 191, Concession 2, (in the former Township of Proton) and shown on Schedule "8", shall permit, in addition to the permitted uses of the " A1" Zone, a "Metal Fabricating & Welding Shop". The following special regulations shall apply to the Metal Fabricating & Welding Shop use:

Maximum Combined Area for all buildings and/or structures:	250 m ²
Maximum Combined Area for outdoor storage/display area:	750 m ²

Employ no more than five (5) full time employees, in addition to the owner

- 33.194 R5-194** Lands within the Residential Type 5 (R5-194) Zone, being described as Part Lot A and Part Lot 1, Concession 8 (in the former Township of Egremont) and shown on Schedule "36", shall be subject to the following zone provisions:
- The minimum building opening elevation shall be no lower than 419.0 metres G.S.C.
- 33.195 R5-195** Lands within the Residential Type 5 (R5-195) Zone, being described as Part Lot A and Part Lot 1, Concession 8 (in the former Township of Egremont) and shown on Schedule "36", shall be subject to the following zone provisions:
- (i) The minimum building opening elevation shall be no lower than 419.0 metres G.S.C.
 - (ii) The minimum footing elevation shall be no lower than 416.6 metres G.S.C.
 - (iii) Minimum Front Yard Setback 7.5 m. (24.6 ft.)
 - (iv) Minimum Rear Yard Setback 7.5 m. (24.6 ft.)
 - (v) Minimum Interior Side Yard Setback 2.0 m. (6.5 ft.)
- 33.196 R5-196** Lands within the Residential Type 5 (R5-196) Zone, being described as Part Lot A and Part Lot 1, Concession 8 (in the former Township of Egremont) and shown on Schedule "36", shall be subject to the following zone provisions:
- (i) The minimum building opening elevation shall be no lower than 419.0 metres G.S.C.
 - (ii) The minimum footing elevation shall be no lower than 416.6 metres G.S.C.
- 33.197 A1-197** Lands within the Agricultural (A1-197) Zone, being Part of Lot 7, Concession 21, (formerly the Township of Egremont) and shown on Schedule "3", shall permit a "receiving and transmission tower". The following special regulation shall apply to the receiving and transmission tower:
- Maximum height of the receiving and transmission tower shall be 20.5 metres (100 feet).

- 33.198 A1-198** Lands within the Agricultural (A1-198) Zone, being Part of Lot 3, Concession 17 (in the former Township of Egremont) and shown on Schedule "10", shall be subject to the following zone provisions:
- Minimum Lot Area 5.0 ha. (12.3 ac)
- Maximum number of nutrient units to be kept and/or housed on those lands zoned A1-198 and shown on Schedule "10", shall be one (1) nutrient unit per tillable acre.
- 33.199 A1-199** Lands within the Agricultural (A1-199) Zone, being Part of Lot 17, Concession 6 (in the former Township of Egremont) and shown on Schedule "43", shall be subject to the following zone provisions:
- (i) a private detached garage may be permitted in the exterior side yard;
- (ii) minimum front yard setback for the detached garage shall be 3.0 metres (10 feet);
- (iii) minimum rear yard setback for the detached garage shall be 2.8 metres (9 feet).
- 33.200 A1-200** Lands within the Agricultural (A1-200) Zone, being Part of Lot 27, Concession 8 (in the former Township of Proton) and shown on Schedule "39", shall be subject to the following zone provision:
- A trailer may be used for full-time habitation purposes for farm labour until **July 23, 2018**.
- 33.201 R5-201** Lands within the Residential Type 5 (R5-201) Zone, being described as Part Lot 3, Concession 21 (in the former Township of Egremont) and shown on Schedule "3", shall be subject to the following zone provisions:
- (i) Minimum lot area 2.1 ha. (5.2 ac.)
- (ii) Minimum lot frontage 220 metres (722 feet)
- (iii) Vegetation removal is to be kept to a minimum
- (iv) No filling, excavation or regarding will be permitted in the EP Zone, except as approved by the Saugeen Valley Conservation Authority
- 33.202 R5-202** Lands within the Residential Type 5 (R5-202) Zone, being described as Part Lot 8, Concession 2 EGR (in the former Township of Egremont) and shown on Schedule "2", shall be subject to the following zone provision:
- Minimum lot frontage shall be 55 metres (180 feet)

- 33.203 R2-203** Lands within the Residential Type 2 (R2-203) Zone, being described as 194 Yonge Street (in the former Village of Dundalk) and shown on Schedule "23", shall be subject to the following zone provisions:
- | | |
|------------------------------------|---|
| Minimum Lot Frontage | 15 metres (49.2 feet) |
| Minimum Lot Area | 269.0 m ² (2,895 ft ²) |
| Minimum Front Yard Setback | 4.0 metres (13 feet) |
| Minimum Interior Side Yard Setback | 1.5 metres (4.9 feet) |
| Minimum Exterior Side Yard Setback | 5.9 metres (19.4 feet) |
| Minimum Rear Yard Setback | 1.5 metres (4.9 feet) |
- 33.204 A1-204** Lands within the Agricultural (A1-204) Zone, being described as Part Lot 33, Concession 12 (in the former Township of Proton) and shown on Schedule "34", shall be subject to the following zone provisions:
- | | |
|----------------------|-------------------------|
| Minimum Lot Frontage | 130 metres (426.5 feet) |
| Minimum Lot Area | 6.0 ha. (14.8 ac.) |
- Maximum number of nutrient units to be kept and/or housed on those lands zoned A1-204 and shown on Schedule "34", shall be one (1) nutrient unit per tillable acre.
- 33.205 A1-205** Lands within the Agricultural (A1-205) Zone, being described as Part Lot 33, Concession 12 (in the former Township of Proton) and shown on Schedule "34", shall be subject to the following zone provisions:
- | | |
|------------------|---------------------|
| Minimum Lot Area | 33.0 ha. (81.5 ac.) |
|------------------|---------------------|
- 33.206 A1-206** Lands within the Agricultural (A1-206) Zone, being W ½ of Lot 14, Concession 18 (in the former Township of Proton) and shown on Schedule "6", shall be subject to the following zone provisions:
- | | |
|------------------|-------------------|
| Minimum Lot Area | 5.0 ha. (12.3 ac) |
|------------------|-------------------|
- Maximum number of nutrient units to be kept and/or housed on those lands zoned A1-206 and shown on Schedule "6", shall be one (1) nutrient unit per tillable acre.

- 33.207 A1-207** Lands within the Agricultural (A1-207) Zone, being Part of Lot 18, Concession 17, (in the former Township of Proton) and shown on Schedule "6", shall permit, in addition to the permitted uses of the " A1" Zone, a "Metal Fabricating & Welding Shop". The following special regulations shall apply to the Metal Fabricating & Welding Shop use:
- | | |
|--|--------------------|
| Maximum Combined Area for all buildings and/or structures: | 750 m ² |
| Maximum Combined Area for outdoor storage /display area: | 250 m ² |
- Employ no more than five (5) full time employees, in addition to the owner.
- 33. 208 A1-208** Lands within the Agricultural (A1-208) Zone, being Division 1 & 2, Lot 1, Concession 1 EGR (in the former Township of Egremont) and shown on Schedule "2", shall be subject to the following zone provisions:
- | | |
|------------------|--------------------|
| Minimum Lot Area | 20.0 ha. (49.4 ac) |
|------------------|--------------------|
- 33.209 A1-209** Lands within the Agricultural (A1-209) Zone, being Lot 28 and Part of Lot 29, Concession 5, (in the former Township of Egremont) and shown on Schedule "43", shall permit, in addition to the permitted uses of the "A1" Zone, a Garden Suite. The following special regulations shall apply to the Garden Suite:
- (i) A "Garden Suite" shall be permitted for a period not to exceed **August 20th, 2018**;
 - (ii) A "Garden Suite" shall not be situated less than 44 metres from the front lot line.

33.210 A1-210 Lands within the Agricultural (A1-210) Zone, being Part of Lot 194, Concession 3 SWTSR, (in the former Township of Proton) and shown on Schedule "8", shall permit, in addition to the permitted uses of the " A1" Zone, a "Metal Fabricating & Welding Shop". The following special regulations shall apply to the Metal Fabricating & Welding Shop use:

Maximum Combined Area for all buildings and/or structures: 750 m²

Maximum Combined Area for outdoor storage/display area: 500 m²

Employ no more than five (5) full time employees, in addition to the owner.

33.211 C5-211H Lands within the Recreational Commercial (C5-211) Zone, being Lot 8, Concession 7, (in the former Township of Proton) and shown on Schedule "38", shall only permit a "Recreational Camp Facility". The following special regulations shall apply to the Recreational Camp Facility use:

The Recreational Camp Facility shall be as defined under Section 3.187.

The maximum number of persons to be housed at the Recreational Camp Facility at any one time shall be limited to forty-eight (48).

Removal of the Holding (H) symbol, in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, as amended , shall be conditional upon the following conditions having been met:

That the owner of the lands agrees, in writing, to comply with the recommendations of the Environmental Impact Study, prepared by Jagger Hims Limited, dated August 31, 2008.

That the owner of the lands obtain Site Plan Approval from the Township of Southgate.

That the owner of the lands enters into a Site Plan Agreement with the Township of Southgate, under the provisions of the Planning Act, R.S.O. 1990, as amended.

<p>33.221</p> <p>Lot 34, Plan 110, Pt Lot 40, Con 3 EGR, (Egremont)</p>	<p>R5-221</p>	<p>Notwithstanding the provisions of Section 12.2(a), (b), (c), (d), (e) & (f), the following provisions, in addition to any other provisions of this by-law pertaining to the Residential Type 5 (R5) Zone, shall apply to those lands zoned Residential Type 5 - Exception 221 (R5-221):</p> <ul style="list-style-type: none"> • Minimum Lot Area 680 m² (7,320 ft²) • Minimum Lot Frontage 17 m (56 ft) • Maximum Lot Coverage 68% (468 m²) • Minimum Front Yard Setback 3.5 m (11.5 ft.) • Minimum Interior Side Yard Setback (north) 1 m (3.6 ft) • Minimum Interior Side Yard Setback (south) 0.3 m (1 ft) • Minimum Rear Yard Setback Zero m <p>Any extension or enlargement of the existing permitted uses shall require an amendment to this by-law."</p>
<p>33.222</p> <p>Pt Lot 22, Con 6, (Proton)</p>	<p>R6-222</p>	<p>Notwithstanding the provision of Section 5.1(d), the following provision, in addition to any other provisions of this by-law pertaining to the Residential Type 6 (R6) Zone, shall apply to those lands zoned Residential Type 6-Exception 222 (R6-222) and shown as Parcel 1 on Schedule "39-A" affixed hereto:</p> <p>A detached private garage shall be permitted in the front yard with a minimum front yard setback of 6.5 metres (21 feet)</p>
<p>33.223</p> <p>Pt Lot 40, Lot 41, Con 11, (Proton).</p>	<p>A1-223</p>	<p>Notwithstanding the provisions of Section 6.2(d) & (e), the following provisions, in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone, shall apply to those lands zoned Agricultural Exception 223 (A1-223):</p> <ul style="list-style-type: none"> • Minimum front yard setback 15.0 m (49 ft) • Minimum Interior Side Yard Setback 9.0 m (30 ft)
<p>33.224</p> <p>Pt Lot 11, Con 7, (Egremont)</p>	<p>A1-224</p>	<p>Notwithstanding the provision of Section 6.2(a), the following provision, in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone, shall apply to those lands zoned Agricultural Exception 224 (A1-224):</p> <ul style="list-style-type: none"> • Minimum Lot Area 26 ha. (64 ac.)
<p>33.225</p> <p>Pt Lots 33 & 34, Con 15, (Proton)</p>	<p>A1-225</p>	<p>Notwithstanding the provision of Section 6.2(a), the following provision, in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone, shall apply to those lands zoned Agricultural-Exception 225 (A1-225):</p> <ul style="list-style-type: none"> • Minimum Lot Area 13 hectares (32 acres) <p>Maximum nutrient units permitted shall be one (1) nutrient unit per tillable acre.</p>

33.226 **A1-226** Notwithstanding the provisions of Section 6.2(a) & (b), the following provisions, in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone, shall apply to those lands zoned Agricultural Exception 226 (A1-226):

Pt Lots 33 & 34, Con 15, (Proton)

- Minimum Lot Area 3.5 hectares (8.6 acres)
- Minimum Lot Frontage 80 metres (262 feet)

(Southgate Road #22)

Maximum nutrient units permitted shall be one (1) nutrient unit per tillable acre.

33.227 **A1-227** Notwithstanding the provision of Section 6.2(a), the following provision, in addition to any other provisions of this By-law pertaining to the Agricultural (A1) Zone, shall apply to those lands zoned Agricultural Exception 227 (A1-227):

Pt Lots 33 & 34, Con 15, (Proton)

- Minimum Lot Area 5.5 hectares (13.6 acres)

Maximum nutrient units permitted shall be one (1) nutrient unit per tillable acre.

33.228 **R4-228H** Notwithstanding the provisions of Sub-Sections 11.2, (h), (j), (m) & (n) the following provisions, in addition to any other provisions of this By-law pertaining to the Residential Type 4 (R4) Zone, shall apply to those lands zoned Residential Type 4 Exception (R4-228):

Lot 18, Pt Lot 17, Block P, Plan 480 & Pt Lot 233, Con 2 (Dundalk)

Minimum Floor Area per dwelling unit:

- Bachelor Unit 41m²(441 ft²)
- Maximum Building Height 14.65 m (48.0 ft);
- Maximum Density 88 units/ ha
- Minimum Play Space Nil

33.229
Lot 25,
Con 18,
(Egremont)

A1-229

Notwithstanding the provision of Sub-section 6.2(a), the following provision, in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone, shall apply to those lands zoned Agricultural-Exception 229 (A1-229):

- Minimum Lot Area 15 hectares (37 acres)

Notwithstanding the provisions of By-law 19-2002 to the contrary, all habitable buildings and/or structures to be located on those lands described as Part of Lot 25, Concession 18, Township of Southgate (former Township of Egremont) and zoned Agricultural-Exception 229 (A1-229) shall be located a minimum distance of 209 metres (686 feet) from the existing livestock facility located on Lot 26, Concession 18, Township of Southgate (former Township of Egremont).

Notwithstanding any provisions of By-law 19-2002 to the contrary, the maximum number of nutrient units to be kept and/or housed on those lands described as Part of Lot 25, Concession 18, Township of Southgate (former Township of Egremont) and zoned Agricultural-Exception 229 (A1-229) shall be one nutrient unit per tillable acre.

33.230
Pt PCL 74,
SW corner
of Proton &
Holland Sts
(Dundalk)

CF-230

Notwithstanding the provisions of Section 26.2 (b), (d) & (e), the following provisions, in addition to any other provisions of this by-law pertaining to the Community Facility (CF) Zone, shall apply to those lands zoned Community Facility Exception No. 230 (CF-230):

- Minimum Lot Frontage 29 m (95 ft)
- Minimum Front Yard Setback 0.0 m (0.0 ft)
- Minimum Exterior Side Yard Setback 0.0 m (0.0 ft)

33.234 **C2-234** Notwithstanding the permitted uses of Section 16.2, the following shall be the only permitted uses on those lands zoned General Commercial Exception 234 (C2-234):

561 Ida Street
(Dundalk)

(i) day care centre
(ii) uses, buildings or structures accessory to the day care centre, excluding outdoor storage

Notwithstanding the provisions of Section 5.14, the following provision shall apply to those lands zoned General Commercial Exception 234 (C2) 234):

No loading space shall be required.

33.235 **A1-235** Notwithstanding the provisions of Section 6.1, the following provision in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone shall apply to those lands zoned Agricultural (A1-235):

Lots 40 & 41, Con 10
(Proton)

Additional Permitted Use: *Metal Fabrication Workshop*

Special Regulations applicable to the *Metal Fabrication Workshop*:

- (i) A maximum combined structure size of 750 m² and a maximum outdoor storage area of 500 m². Where the maximum combined structure size is less than 750 m², more outdoor storage space will be permitted, up to a combined maximum of 1250 m².
- (ii) Outdoor storage shall be located to the rear of the workshop.

Notwithstanding the provision of Section 5.7(a) – Industrial Establishments, the minimum number of parking spaces associated with the Metal Fabrication Workshop shall be eight (8).

33.236 **A1-236** Notwithstanding the provisions of Section 6.1, 6.2(d) and (e), the following provisions in addition to any other provisions of this By-law pertaining to the Agricultural (A1) Zone shall apply to those lands zoned Agricultural (A1-236):

Lot 60 & Pt Lot 61,
Con 2
(Egremont)

- A "Garden Suite" may be used for habitation purposes on the lands described in Clause 1 above, for a period not to exceed ten (10) years from the date of passage of this by-law. **(March 17, 2010)**
- Minimum front yard setback for the "Garden Suite" shall be 395 metres (1,296 feet)
- Minimum north interior side yard setback shall be 85 metres (279 feet)

<p>33.240 Pt Lt 8, Con 9 (Proton)</p>	<p>A1-240</p>	<p>Notwithstanding the provision of Section 6.2 (a), the following provision, in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone, shall apply to those lands zoned Agricultural Exception No. 240 (A1-240):</p> <p style="text-align: center;">Minimum Lot Area 3.5 ha. (8.6 ac)</p>
<p>33.241 Pt Lt 8, Con 9 (Proton)</p>	<p>EP-241</p>	<p>Notwithstanding any provisions of By-law 19-2001 to the contrary, no site alteration, excavation or filling shall be permitted on those lands described as Part of Lot 8, Concession 9, Township of Southgate (former Township of Proton) and zoned Environmental Protection- Exception 241 (EP-241)</p>
<p>33.242 Con 1 Lot 34 (Proton)</p>	<p>A1-242</p>	<p>Notwithstanding any provisions of By-law 19-2001 to the contrary, no habitable buildings and/or structures shall be permitted on those lands zoned Agricultural Exception No. 242 (A1-242), as shown on Schedule "47-A", affixed hereto.</p>
<p>33.243 Con 1 Lot 34 (Proton)</p>	<p>R6-243</p>	<p>Notwithstanding any provisions of By-law 19-2001 to the contrary, no habitable buildings and/or structures shall be permitted on those lands zoned Residential Type 6 Exception No. 243 (R6-243), as shown on Schedule "47-A", affixed hereto</p>
<p>33.244 Con 3 SWTSR Pt Lt 201 (Proton)</p>	<p>A1-244</p>	<p>Notwithstanding the provisions of Section 6.1, the following provision in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone shall apply to those lands zoned Agricultural (A1-244) and shown on Schedule "8-A", affixed hereto:</p> <p>Additional Permitted Use: Metal Fabrication Workshop</p> <p>Special Regulations applicable to the Metal Fabrication Workshop:</p> <p>(i) A maximum combined structure size of 750 m² and a maximum outdoor storage area of 500 m². Where the maximum combined structure size is less than 750 m², more outdoor storage space will be permitted, up to a combined maximum of 1250 m².</p> <p>(ii) Outdoor storage shall be located to the rear of the workshop."</p>

- 33.245** **A1-245** Notwithstanding the provision of Sub-section 6.2(a), the following provision, in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone, shall apply to those lands zoned Agricultural-Exception 245 (A1-245) and shown on Schedule "12-B" affixed hereto:
 Con 17
 Pt Lot 22
 (Egremont)
 Minimum Lot Area 36 hectares (89 acres)"
- 33.246** **A1-246** Notwithstanding the provision of Sub-section 12.2(e), the following provision, in addition to any other provisions of this by-law pertaining to the Residential Type 5 (R5) Zone, shall apply to those lands zoned Residential Type 5-Exception 246 (R5-246) and shown on Schedule "42-C", affixed hereto:
 Con 7
 Pt Lot A
 (Egremont)
 ➤ Minimum North Side Yard Setback 10 metres (32.8 ft)
- 33.247** **R5-247** Notwithstanding the provisions of By-law 19-2002 to the contrary, all habitable buildings and/or structures to be located on those lands described as Part of Lot A, Concession 7, Township of Southgate (former Township of Egremont) and zoned Residential Type 5-Exception 247 (R5-247), shall have a lowest building opening elevation of 417.33 metres
 Con 7
 Pt Lot A
 (Egremont)
- 33.248** **A2-248** Notwithstanding the provision of Sub-section 6.2(d), the following provision, in addition to any other provisions of this by-law pertaining to the Restricted Agricultural (A2) Zone, shall apply to those lands zoned Restricted Agricultural-Exception 248 (A2-248) and shown on Schedule "28-A" affixed hereto:
 Con 3 EGR
 Pt Lt 43
 (Egremont)
 Minimum Front Yard 11.5 metres (37.3 feet)"

33.249

A1-249

Con 5
W ½ Lot 9
(Egremont)

Notwithstanding the provisions of Section 6.1, the following provision in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone shall apply to those lands zoned Agricultural (A1-249) and shown on Schedule "42-D", affixed hereto:

Additional Permitted Use: Farm Equipment Repair and Metal Fabrication Workshop

Special Regulations applicable to the **Farm Equipment Repair and Metal Fabrication Workshop**:

- (i) A maximum combined structure size of 750 m² and a maximum outdoor storage area of 500 m². Where the maximum combined structure size is less than 750 m², more outdoor storage space will be permitted, up to a combined maximum of 1250 m².
- (ii) Outdoor storage shall be located to the rear of the workshop.
- (iii) A maximum 150 m² outdoor display area may be located in the front yard.
- (iv) Maximum number of employees shall be eight (8), in addition to the owner.
- (v) Minimum number of Loading Spaces shall be one (1)
- (vi) Minimum number of Parking Spaces shall be ten (10)

33.250

C2-250

Con 1 EGR
Lot 4
Pt Div 1
(Egremont)

Notwithstanding the provisions of Sections 16.2(w) and 16.5(a), the following provisions, in addition to the provisions of the General Commercial (C2) Zone shall apply to those lands zoned General Commercial Exception 250 (C2-250) and shown as Parcel 1 on Schedule "1-A", affixed hereto:

- (i) a maximum of two (2) residential dwelling units shall be permitted; and
- (ii) one of the two residential dwelling units may be permitted to occupy the north-half of the main floor.

33.251

A1-251

Con 4
SWTSR
Pt Lt 229
& 230
(Proton)

Notwithstanding the provisions of Section 6.1, the following provisions, in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone, shall apply to those lands zoned Agricultural (A1-251):

i) A "Running of the Bulls Event" and accessory uses shall be a permitted use.

For the purposes of this by-law "Running of the Bulls Event" and "accessory uses" shall mean:

The running of bulls within a ring that is surrounded by bleachers for the purposes of entertainment. At no time will animals be harmed or slaughtered. Accessory use shall mean the establishment of temporary souvenir and food concessions as well as temporary washroom facilities.

ii) The "Running of the Bulls Event" shall not be held more than four times in a calendar year without an amendment to this by-law.

iii) That an agreement be entered into with the Township of Southgate and registered on title to regulate event scheduling, hours of operation, noise, dust and traffic, set up and removal of temporary washrooms and food concessions and any other items deemed in the public interest.

iv) That an entrance permit be applied for the required secondary entrance onto Southgate Sideroad 71.

- 33.252** **A1-252** Notwithstanding the provisions of Section 6.1 and 6.2(a), the following provisions, in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone shall apply to those lands zoned Agricultural (A1-252) and shown on Schedule "2-A", affixed hereto:
- Con 1
Lot 1
Pt Div 1
& 2
(Egremont)
- 1) Additional Permitted Use: **Transport Terminal**
- Special Regulations applicable to the **Transport Terminal**
- (i) A maximum combined structure size of 750 m² and a maximum outdoor storage area of 500 m². Where the maximum combined structure size is less than 750 m², more outdoor storage space will be permitted, up to a combined maximum of 1250 m².
- (ii) Outdoor storage shall be located to the rear (south) of the terminal.
- (iii) Minimum setbacks for building/structure, parking, tractor trailer turn around area and outdoor storage associated with the **Transport Terminal** shall be as follows:
- Minimum setback from North Lot Line 160 metres
Minimum setback from South Lot Line 95 metres
Minimum setback from East Lot Line 195 metres
Minimum setback from West Lot Line 160 metres
- 2) Minimum lot area 20 ha. (49.4 ac.)
- 33.253** **D-253** Notwithstanding the provisions of Section 31.2 the following provisions in addition to any other provisions of this by-law pertaining to the Deferred Development (D) Zone shall apply to those lands zoned Deferred Development (D-253) and shown on Schedule "19-B", affixed hereto:
- 231
Glenelg
(Dundalk)
- A "Garden Suite" may be used for habitation purposes on the lands described in Clause 1 above, for a period not to exceed ten (10) years from the date of passage of this by-law.
 - Minimum front yard setback for the "Garden Suite" shall be 30 metres (100 feet)"

33.254 **A1-254** Notwithstanding the provisions of Section 6.1, the following provision in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone shall apply to those lands zoned Agricultural (A1-254) and shown on Schedule "15-A", affixed hereto:

Con 16
Lot 20
& 21
(Proton)

Additional Permitted Use: **Welding Shop**

Special Regulations applicable to the **Welding Shop**:

- i) A maximum combined structure size of 750 m² and a maximum outdoor storage area of 500 m². Where the maximum combined structure size is less than 750 m², more outdoor storage space will be permitted, up to a combined maximum of 1250 m².
- ii) Minimum setbacks for building/structure, parking, loading area and outdoor storage associated with the **Welding Shop** shall be as follows:
 - Minimum setback from North Lot Line 210 metres
 - Minimum setback from South Lot Line 715 metres
 - Minimum setback from East Lot Line 584 metres
 - Minimum setback from West Lot Line 140 metres
- iii) Outdoor storage shall be located to the rear of the workshop.

33.255 **R5-255** Notwithstanding the provision of Sub-section 5.1(b), the following provisions in addition to any other provisions of this by-law pertaining to the Residential Type 5 (R5) Zone, shall apply to those lands zoned Residential Type 5-Exception 255 (R5-255):

Con 22
Pt Lt 3
(Egremont)

One accessory building/structure may be permitted in the front yard.

Special setbacks for accessory building/structure located in front yard:

Minimum Front Yard Setback 48m (157ft)

Minimum Interior Side Yard Setback (north) 6.5 m (21ft)

Minimum Interior Side Yard Setback (south) 41 m (134.5ft)

- 33.272** **R6-272** Notwithstanding the provisions of Section 13.2 or any other provisions to the contrary, the land zoned R6-272 shall be subject to the regulations of the R6 Zone, except for the following:
- | | |
|-----------------------|-------|
| a) Minimum Frontage | 90m |
| b) Minimum Front Yard | 5.8m |
| c) Minimum Lot Area | 0.4ha |
- A maximum number of permitted livestock shall be a total of (2) nutrient units.
- 33.273** **A1-273** Notwithstanding the provisions of Section 6.2 or any other provisions to the contrary, the land zoned A1-273 shall be allowed a minimum lot area of 39 ha.
- 33.274** **A1-274** Notwithstanding the provisions of Sections 6, 7 and 3.102, or any other provisions to the contrary, the lands zoned A1-274 shall be subject to the following regulations in relation to a Home Industry, being a *Welding & Metal Fabrication Shop*, on the property:
- 1) The Home Industry structures shall have a maximum combined size of 490m².
 - 2) All outdoor storage for the Home Industry shall be located to the rear of the shop.
 - 3) Loading Spaces for the Home Industry shall be located to the rear of the shop.
 - 4) The Minimum Setbacks for the Home Industry shall be:

i) Front Yard	50m
ii) Interior Easterly Side Yard	40m
 - 5) Employees working on-site at the Home Industry shall be limited to (3) three persons who do not reside on the property.
 - 6) Parking associated with the Home Industry shall have:
 - i) A minimum setback from the front lot line of 50m
 - ii) A minimum of six (6) parking spaces.
- 33.275** *HOLD*

33.276 **R6-276** In addition to the uses permitted in the R6 Zone, the land zoned R6-276 may be permitted the temporary use of a Garden Suite. This use shall be permitted for a period not to exceed 10 years from the date that implementing By-law 66-2011 is approved (**November 16, 2011**).

Pt Lot 17
Con 5
PCL D
(Proton)

The following regulations shall apply to the Garden Suite:

- a) The Garden Suite shall be located in either the side yard or rear yard and located behind the front wall of the single detached dwelling;
- b) The Garden Suite shall be located no closer than 3m from the Single Detached Dwelling and shall be located within 75m of the Single Detached Dwelling;
- c) The Garden Suite shall be located no closer than 7m from the side lot lines;
- d) The Garden Suite shall be of portable, modular or prefabricated construction; and
- e) The maximum height of the Garden Suite shall be 4.5m or one story.

The garden suite shall comply with all other applicable requirements of this Zoning By-law, and any other municipal by-laws as well as any applicable legislation such as the Ontario Building Code.

33.277 **M1-277** Notwithstanding Section 22.2, or any other provisions to the contrary, the land zoned M1-277 shall be subject to the regulations of the M1 Zone, except for the following:

Con 2
SWTSR
Pt Lts 229
& 230,
(Dundalk)

- a) Minimum Front Yard 6m (20ft)

33.278 **A2-278** Notwithstanding any other section of this by-law to the contrary, the following regulations shall apply to the property:

Con 2
SWTSR
Pt Lots 192
(Proton)

- a) A home industry shall not be permitted.

- 33.279** **M2-279H** Notwithstanding any other section of this by-law to the contrary, the following regulations shall apply:
- Con 2
SWTSR
Pt Lots 192
(Proton)
- a) This zone begins 70 metres from the north westerly lot line of the property.
 - b) Frontage of this zoned area shall be 56 metres.
 - c) Depth of this zoned area shall be 80 metres on the north westerly side and 104 metres on the south easterly side.
 - d) A Welding and Metal Fabrication Shop shall be the only permitted use.
 - e) The maximum combined size of all structures pertaining to the permitted use shall be limited to 903 square metres.
 - f) No other buildings or structures accessory to the permitted use shall be permitted.
 - g) Any outdoor storage shall be located to the northeast of the shop only and screened from view by a board fence of not less than 2 metres high.

Removal of the Holding (H) symbol shall be conditional upon the following being met:

- a) The owner enters into a Site Plan Agreement with the Township of Southgate under the provisions of the Planning Act R.S.O 1990, as amended.

- 33.283** **M4-283H** Notwithstanding the provisions of Section 25, nor any other provisions to the contrary, the lands zoned M4-283 H shall be subject to the following new provisions:
- Lot 33 &
34, Con 2
EGR
(Egremont)
- a) an existing single detached dwelling, as well as uses and structures accessory to the residential use, shall be permitted.
 - b) a setback of 30m shall be maintained from the existing residential dwelling for the stockpiling of materials related to the aggregate operation.
- Removal of the holding (H) symbol shall be conditional upon the following being met:
- a) The owner and applicant enter into a Development Agreement with the Township of Southgate.
-
- 33.284** **R6-284** Notwithstanding the provisions of Section 13 or any other provisions to the contrary, the land zoned R6-284 shall be subject to the regulations of the R6 Zone, except for the following:
- Con 1,
Lot 8
(Proton)
- a) Minimum Frontage 48m
-
- 33.285** **A1-285** Notwithstanding the provisions of Section 6 or any other provisions to the contrary, the land zoned A1-285 shall be subject to the regulations of the A1 Zone, except for the following:
- Con 1,
Lot 8
(Proton)
- a) A residential use shall not be permitted on this property
 - b) Minimum Lot Area 39ha

- 33.286** **A1-286** Notwithstanding the provisions of Sections 6, or any other provisions to the contrary, the lands zoned A1-286 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "Tractor Repair Shop":
- Con 5,
Lot 13
(Egremont)
- a) The Tractor Repair Shop shall remain secondary to the principal use of the property, being an agricultural use.
 - b) Maximum combined size of structures 510m².
 - c) Structures for the Tractor Repair Shop shall be located no closer to the front lot line than the existing residence.
 - d) All outdoor storage for Tractor Repair Shop shall be located no closer to the front lot line than the residence and screened from view.
 - e) This zone begins 105 metres from the easterly side lot line of the property.
 - f) Maximum number of employees is limited to (4) four persons who do not reside on the property
- 33.287** **A1-287** Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-287 shall be an additional permitted use of small scale industrial use, being a "abattoir". The following provisions shall apply to the abattoir:
- Con 18,
Lot 27
(Egremont)
- a) Maximum combined size of structures relating to the abattoir 750m²
 - b) Minimum front yard setback 90m
 - c) Minimum side yard setback 50m
 - a) No portion of the lot shall be used for the open display, storage or sale of products, commodities, merchandise or stock-in-trade, unless the following are complied with:
 - d) Maximum outdoor storage 500m²
 - e) Outdoor storage shall be situated behind the front or exterior wall of the principal building facing the front lot line, shall be screened from view and shall comply with all other yard requirements of this by-law.
- 33.288** Southgate BY-LAW 54-2012- *Repealed*

- 33.289** **A1-289H** Notwithstanding the provisions of Sections 6, or any other provisions to the contrary, the lands zoned A1-289 H shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "Metal Fabricating and Welding Shop":
- Con 14,
Lot 18
(Proton)
- a) The Metal Fabricating and Welding Shop shall remain secondary to the principal use of the property, being an agricultural use.
 - b) Maximum combined size of structures is 750m².
 - c) No structures for the Metal Fabricating and Welding Shop shall be located closer to the front lot line than the existing residence.
 - d) All outdoor storage for Metal Fabricating and Welding Shop shall be located behind the residence and screened from view.
 - e) The maximum total area for outdoor storage shall be 500m².
 - f) This zone begins no less than 100m from the northerly lot line (road allowance) with a zone depth of 100m.
 - g) g) Maximum number of employees is limited to (4) four persons who do not reside on the property.
- Removal of the Holding (H) symbol shall be conditional upon the owner enters into a Site Plan Agreement with the Township of Southgate under the provisions of the Planning Act R.S.O 1990, as amended.

<p>33.297 Con 5, Pt Lt 6 (Egremont)</p>	<p>A1-297</p>	<p>Notwithstanding the provisions of Section 13 or any other provisions to the contrary, the land zoned A1-297 shall be subject to the regulations of the A1 Zone, except for the following:</p> <p style="margin-left: 40px;">a) Minimum Lot Area 22ha</p>
<p>33.298 Con 5, Pt Lt 6 (Egremont)</p>	<p>A1-298</p>	<p>Notwithstanding the provisions of Section 6 or any other provisions to the contrary, the land zoned A1-298 shall be subject to the regulations of the A1 Zone, except for the following:</p> <p style="margin-left: 40px;">a) Minimum Lot Area 9ha b) b) Minimum Lot Frontage 120m</p>
<p>33.299 Con 5, Pt Lt 6 (Egremont)</p>	<p>A1-299</p>	<p>Notwithstanding the provisions of Section 6 or any other provisions to the contrary, the land zoned A1-299 shall be subject to the regulations of the A1 Zone, except for the following:</p> <p style="margin-left: 40px;">a) Minimum Lot Area 3.9ha b) d) Minimum Lot Frontage 120m</p>
<p>33.300 Con 5, Pt Lt 18-20 (Egremont)</p>	<p>A1-300</p>	<p>In addition to the uses permitted in the A1 Zone, the land zoned A1-300 may be permitted the temporary use of a Garden Suite. This use shall be permitted for a period not to exceed 10 years from the date that implementing By-law 18-2013 is approved (Feb 20, 2013).</p> <p>The following regulations shall apply to the Garden Suite:</p> <p style="margin-left: 40px;">a) The Garden Suite shall be located to the rear of the existing residence; b) The Garden Suite shall be located within 10m of the existing detached dwelling; c) The Garden Suite shall be of portable, modular or prefabricated construction; and d) The maximum height of the Garden Suite shall be 4.5m or one story.</p> <p>The garden suite shall comply with all other applicable requirements of this Zoning By-law, and any other municipal By-laws as well as any applicable legislation such as the Ontario Building Code.</p>

<p>33.301</p> <p>Con 9, Pt Gore Lt A (Egremont)</p>	<p>A1-301</p>	<p>Notwithstanding the provisions of Section 6 or any other provisions to the contrary, the land zoned A1-301 shall be subject to the regulations of the A1 Zone, except for the following:</p> <ul style="list-style-type: none"> a) Westerly side yard setback 2.7m b) Livestock are hereby restricted in the agricultural shed located at the westerly side yard and adjacent to the severed residential lot. No animals shall be housed in this shed.
<p>33.302</p> <p>Con 16, Pt Lot 13 (Proton)</p>	<p>A1-302</p>	<p>Notwithstanding the provisions of Section 6 or any other provisions to the contrary, the land zoned A1-302 shall be subject to the regulations of the A1 Zone, except for the following:</p> <ul style="list-style-type: none"> a) A residential use shall not be permitted. b) Minimum Lot Area 39ha
<p>33.303</p> <p>Con 16, Pt Lot 13 (Proton)</p>	<p>R6-303</p>	<p>Notwithstanding the provisions of Section 13 or any other provisions to the contrary, the land zoned R6-303 shall be subject to the regulations of the R6 Zone, except for the following:</p> <ul style="list-style-type: none"> a) Minimum Frontage 60m b) Minimum Lot Area 6,060sq m
<p>33.304</p> <p>Con 6, Pt Lot 10 (Egremont)</p>	<p>R6-304</p>	<p>Notwithstanding the provisions of Sections 3, 5 and 13, or any other provisions to the contrary, the lands zoned R6-304 shall be subject to the following regulations in relation to a home occupation, being a food canning and preserving business, on the property:</p> <ul style="list-style-type: none"> a) The Home Occupation shall remain secondary to the principal use of the property, being a residential use. b) Maximum size of the Home Occupation, not counting storage, shall be 140m². c) The Home Occupation shall be located within the attached garage with the exception of additional storage required. d) All storage for the Home Occupation shall be within the rear or side yard. e) No outdoor storage shall be permitted. f) Westerly side yard setback, for the attached garage only, shall be 2m. g) Front yard setback for the attached garage only, shall be 14m.

- 33.305** **A1-305** Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-305 shall be subject to the following regulations in relation to an additional permitted use of a small scale equipment and repair shop:
- Con 4,
Lot 13
(Egremont)
- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
 - b) Maximum combined size of structures is 560m².
 - c) Structures shall be setback further from the road than the existing dwelling.
 - d) Maximum number of employees shall be two (2) who do not reside on the lot.
 - e) One non-luminous business identification sign advertising the business, no larger than one (1) square metre (11 square feet), to indicate to persons outside, that any part of the lot is being used for the business is permitted.
- 33.306** **A1-306** Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-306 shall be subject to the following regulations in relation to an additional permitted use of a small scale custom grain drying operation:
- Con 4,
S Pt Lot 16
(Egremont)
- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
 - b) Maximum area of the zone is 0.8ha.
- Noise related to the new use shall remain within the acceptable limits as set out by the MOE.
- 33.307** **A1-307** Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-307 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use:
- Con 4
SWTSR,
Pt Lots
207, 208,
& 209
(Proton)
- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
 - b) Maximum number of employees shall be two (2) who do not reside on the property.
 - c) Maximum combined area of structures shall be 600m².
 - d) Structures related to the small scale industrial use shall be located further setback from the road than the existing dwelling.
- No outdoor storage shall be permitted.

<p>33-311</p> <p>Con 16 Lot 3 (Proton)</p>	<p>R6-311</p>	<p>Notwithstanding the provisions of Section 13 or any other provisions to the contrary, the land zoned R6-311 shall be subject to the regulations of the R6 Zone, except for the following:</p> <ul style="list-style-type: none"> a) Minimum Frontage 54m b) Minimum Lot Area 4,600sq m.
<p>33-312</p> <p>Con 16 Lot 3 (Proton)</p>	<p>A1-312</p>	<p>Notwithstanding the provisions of Section 6 or any other provisions to the contrary, the land zoned A1-312 shall be subject to the regulations of the A1 Zone, except for the following:</p> <ul style="list-style-type: none"> a) A residential use shall not be permitted b) Minimum Lot Area is 39ha.
<p>33.313</p> <p>Con 1 EGR, Pt Lt 5 (Egremont)</p>	<p>C5-313</p>	<p>The lands within the Recreational Commercial (C5-313) Zone, in addition to the permitted uses of the "C5" Zone, may be used for:</p> <ul style="list-style-type: none"> a) A track for the racing of motor vehicles, b) A flea market, c) A motor vehicle sales establishment, d) A salvage yard. <p>Any extension or enlargement of the track for the racing of motor vehicles or salvage yard shall require an amendment to this by-law.</p> <p>The following regulations shall be applied only to the motor vehicle sales establishment:</p> <ul style="list-style-type: none"> 1) Maximum combined building area used for motor vehicle sales 250m² 2) Maximum outdoor storage and/or display area 1000m²

- 33-314** **A1-314** In addition to the uses of the Agricultural (A1) zone and notwithstanding any sections of this by-law to the contrary, the land zoned A1-314 is permitted a church and cemetery uses, and related accessory uses subject to the following regulations:
- Con 16,
Pt Lt 31
(Proton)
- 1) For the purposes of this by-law, the lands shall be considered a "Type A" land use when calculating Minimum Distance Separation I and II.
 - 2) Notwithstanding section 32, MDS I, or any other section of this by-law to the contrary, the minimum setback between the institutional use of church and cemetery, and the livestock operation situated on adjacent lot (westerly) the Concession 16, Part of Lot 31 is 161m.
 - 3) The lands shall be subject to the following lot regulations:

a) Minimum Lot Area	0.8ha
b) Minimum Lot Frontage	60m
c) Maximum Lot Coverage	35%
d) Minimum Front Yard	20m
e) Minimum Side Yard	4.5m
f) Minimum Rear Yard	12m

- 33.315** **A1-315** Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-315 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial workshop:
- Con 17,
Lot 4
(Proton)
- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
 - b) Maximum number of employees shall be two (2) who do not reside on the property.
 - c) Maximum combined area of structures shall be 410m².
 - d) Maximum outdoor storage shall be 470m²
 - e) Outdoor storage shall be screened from view. A planting strip may be used as a screen. Alternative measures by way of a fence may be installed while the buffer strip becomes fully established to provide an adequate visual barrier.

33.316 **A1-316** Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-316 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial workshop:

Con 18,
Lot 18
(Proton)

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) Maximum number of employees shall be five (5) who do not reside on the property.
- c) Maximum combined area of structures shall be 750m².
- d) Maximum outdoor storage shall be 500m²
- e) Outdoor storage shall be screened from view. A planting strip may be used as a screen. Alternative measures by way of a fence may be installed while the buffer strip becomes fully established to provide an adequate visual barrier.

33-317 **A1-317** Notwithstanding the provisions of Section 3, Section 6, or any other provisions to the contrary, the lands zoned A1-317 shall be subject to the following regulations regarding a home industry on the property:

Con 4
SWTSR,
Pt Lot 201
(Proton)

- a. Maximum floor area of accessory structures used for the home industry shall be 250m².
- b. Maximum number of employees shall be two (2) who do not reside on the property.
- c. Maximum outdoor storage shall be 500m².

All other provisions for home industry uses shall apply."

33-318 **A1-311-H** Notwithstanding the provisions of Section 13 or any other provisions to the contrary, the land zoned A1-311-H shall be subject to the regulations of the A1 Zone, except for the following:

Con 15
Pt Lot 23 &
24
(Proton)

- a) A 558 m² metal working shop shall be a permitted use and,
- b) The H is to be removed pending the satisfactory completion of an Environmental Impact Study for the Adjacent closed Land Fill Site. "

<p>33-319</p> <p>Con 2 SWSR Lots 214 & 215 (Proton)</p>	<p>A1-319</p>	<p>Notwithstanding the provisions of Section 13 or any other provisions to the contrary, the land zoned A1-319 shall be subject to the regulations of the A1 Zone, except for the following:</p> <p>a) A 558 m² working shop shall be a permitted use</p>
<p>33-320</p> <p>Con 19 Lots 16 & 17 (Proton)</p>	<p>A1-320</p>	<p>Notwithstanding the provisions of Section 6.1 or any other provisions to the contrary, the land zoned A1-320 shall be subject to the regulations of the A1 Zone, except for the following:</p> <p>a) A 742 m² metal clad work shop and concrete power room shall be a permitted use</p>
<p>33-321</p> <p>Con Range 4W Lots 227 & 228 (Proton)</p>	<p>A1-321</p>	<p>Notwithstanding the provisions of Section 6.1 or any other provisions to the contrary, the land zoned A1-321 shall be subject to the regulations of the A1 Zone, except for the following:</p> <p>a) A 558 m² metal fabricating and welding shop shall be an additional permitted use.</p>
<p>33-322</p>	<p>A2-322</p>	<p>Notwithstanding the provisions of Section 7.1 or any other provisions to the contrary, the land zoned A2-322 shall be subject to the regulations of the A2 Zone, except for the following:</p> <p>a) The minimum lot area shall be 39ha.</p>
<p>33-323</p>	<p>R5-323</p>	<p>Notwithstanding the provisions of Section 12 Or any other provisions to the contrary, the land zoned R5-323 shall be subject to the regulations of the R5 Zone, except for the following:</p> <p>a)The minimum lot area shall be 3229m²</p>

33-324	R6-324	<p>Notwithstanding the provisions of Section 13.2 or any other provisions to the contrary, the land zoned R6-324 shall be subject to the regulations of the R6 Zone, except for the following:</p> <p>a) The minimum lot area shall be 7571m². b) The minimum lot frontage shall be 67m.</p>
33-325	A1-325	<p>Notwithstanding the provisions of Section 6.1 Or any other provisions to the contrary, the land zoned A1-325 shall be subject to the regulations of the A1 Zone, except for the following uses shall be prohibited:</p> <p>(a) A single detached dwelling shall be prohibited (b) A Bed and Breakfast shall be prohibited (c) A Home industry shall be prohibited (d) A Home occupation shall be prohibited</p>
33-326	A1-326	<p>Notwithstanding the provisions of Section 6.2 or any other provisions to the contrary, the land zoned A1-326 shall be subject to the regulations of the A1 Zone, except for the following:</p> <p>6.2 a) The minimum lot area shall be 38.8h a (95.88 acres)</p>
33-327	A1-327	<p>Notwithstanding the provisions of Section 6.1 or any other provisions to the contrary, the land zoned A1-327 shall be subject to the regulations of the A1 Zone, except for the following:</p> <p>a) A 750 m² metal work and welding shop shall be an additional permitted use with a maximum of 500m² of outside storage.</p>

Con 2
SWTSR
Pt Lots
193-195
& Lots
196-197
(Proton)

<p>33-329</p> <p>Con 17 Lots 11 and 12 (Proton)</p>	<p>A1-329</p>	<p>Notwithstanding the provisions of Section 6.1(b), (c), (d), (e) or any other provisions to the contrary, the land zoned A1-329 shall be subject to the regulations of the A1 Zone, except for the following:</p> <p>a) One single detached dwelling, a bed and breakfast, a home industry and a home occupation shall be prohibited.</p>
<p>33-331</p> <p>Con 4 SWTSR Lot 225 (Proton)</p>	<p>R6-330</p>	<p>Notwithstanding the provisions of Section 13.2(b) or any other provisions to the contrary, the land zoned R6-330 shall be subject to the regulations of the R6 Zone, except for the following:</p> <p>a) The minimum Lot frontage shall be 60m.</p>
<p>33-332</p> <p>Con 2 Pt Lot 38 Pt 1 of RP 17R402 (Proton)</p>	<p>A1-331</p>	<p>Notwithstanding the provisions of Section 6.2(a) or any other provisions to the contrary, the land zoned A1-331 shall be subject to the regulations of the A1 Zone, except for the following:</p> <p>a) The minimum lot area shall be 20ha</p>
<p>33-333</p> <p>Con 2 SWTSR Pt Lots 98 to 200, RP 16R9480 Part 2 (Proton)</p>	<p>A1-332</p>	<p>Notwithstanding the provisions of Section 6.1 or any other provisions to the contrary, the land zoned A1-332 shall be subject to the regulations of the A1 Zone, except for the following:</p> <p>a) A 735 m² metal clad workshop shall be an additional permitted use with a maximum of 500m² of outside storage.</p>
<p>33-333</p> <p>Con 2 SWTSR Pt Lots 98 to 200, RP 16R9480 Part 2 (Proton)</p>	<p>A1-333</p>	<p>Notwithstanding the provisions of Section 6.1 or any other provisions to the contrary, the land zoned A1-333 shall be subject to the regulations of the A1 Zone, except for the following:</p> <p>a) A 676.3 m² workshop with a 35.6m² office shall be an additional permitted use with a maximum of 500m² of outside storage.</p>

- 33-334**
 Con 7
 Pt Lot 9
 P16R7796
 Pt 1
 (Egremon
 t)
- A1-334** Lands within the Agricultural (A1-334) Zone, shall permit, in addition to the permitted uses of the "A1" Zone, a Garden Suite shall be permitted. The following special regulations shall apply to the Garden Suite:
- (i) A "Garden Suite" shall be permitted for a period not to exceed August 26th, 2034;
- (ii) The Garden Suite shall not be permitted in the front yard
- 33-339**
 Con 1
 EGR, Lot
 19 and PT
 lot 20,
 Div1
 (Egremon
 t)
- A1-339** Notwithstanding the provisions of Section 6.1 or any other provisions to the contrary, the land zoned AI-339 shall be subject to the regulations of the AI Zone, except for the following:
- a) Further residential Development is prohibited.
- b) All structures on the subject lands existing as of the date of this bylaw shall be considered to comply with the Minimum distance separation formulae. Any additional development will be required to meet MOS requirements
- 33-340**
 Con 1
 EGR Pt
 Lot 20 Div
 1
- R6-340** Notwithstanding the provisions of Section 5.25 and 13.6 or any other provisions to the contrary, the land zoned R6-340 shall be subject to the regulation of the R6 Zone except for the following:
- a) All structures on the subject lands existing as of the date of this bylaw shall be considered to comply with the Minimum distance separation formulae. An additional development will be required to meet MOS requirements.
- b) All existing structures as of the date of this bylaw are considered to comply with the setback requirements from the Wetland area on the subject property. No new structures will be permitted without an EIS being conducted to the satisfaction of the SVCA.

33-341 **R3-341** Notwithstanding the provisions of Section 10.3 or any other provisions to the contrary, the land zoned R3-341 shall be subject to the regulations of the R3 Zone, except for the following:
10.3 a) The minimum lot frontage shall be 8.53m (28ft) for an interior lot and 10.67m(35ft) for a corner lot.
10.3f) The minimum exterior side yard shall be 4.57m(15ft)

R3-341-H & R2-H The Holding symbol will be removed subject to entering into a Development Agreement with the Municipality for the extension of municipal services (water, sewer, drainage if necessary) and the extension or upgrading of Young and or Hagan Street to the satisfaction of the Township.

33-342 **A1-342** Notwithstanding the provisions of Section 6.1 and 6.2 or any other provisions to the contrary, the land zoned A1-342 shall be subject to the regulations of the A1 Zone, except for the following:

a) A 557 m² metal work and welding shop with 37m² engine room and a 70m² office and washroom shall be an additional permitted use with a maximum of 582m² of outside storage.

b) All Structures within the A1-342 zone shall be setback a minimum of 170m from the front property line along Southgate Side road 75. The interior side yard setback shall also be a minimum of 30m.

Con 2
SWTSR
Lot 218
(Proton)

33-343

Con 16
Pt Lots 11
and 12
(Proton)

A1-343

Notwithstanding the provisions of Section 6.1 and 6.2 or any other provisions to the contrary, the land zoned A1-343 shall be subject to the regulations of the A1 Zone, except for the following:

- a) A 674 m² Powder coating and sand blasting shop with 25m² engine room and a 30m² office shall be an additional permitted use with a maximum of 500m² of outside storage.
- b) All Structures within the A1-343 zone shall be setback a minimum 150m from the front property line along Grey Road 14. The interior side yard setback shall also be a minimum of 60m.
- c) The maximum number of employees is limited to 5 persons who do not reside on the property.

33-344

Con 13
N Pt Lots
28 & 29
(Proton)

A1-344

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-344 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "Metal Workshop":

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) The Maximum combined size of structures 744 m²
- c) All outdoor storage shall be located to the rear of the shop and screened from view by way of fencing or landscaped buffer
- d) The Maximum size of all outdoor storage shall be 500m²
- e) The Maximum number of employees is limited to (4) four persons other than persons residing on the property.

- 33-346**
Con 8
Pt Lot 13
(Egremon
t)
- A1-346** Notwithstanding the provisions of Section 6.2 or any other provisions to the contrary, the lands within the Agricultural Exception zone (A1-346) Zone, being Part of Lot 13, Concession 8 (in the former Township of Egremont) and shown on Schedule "36", shall be subject to the following zone provisions:
- Minimum Lot Area 32.37 ha. (80 ac)
Minimum Lot Frontage 34 m. (111.5 ft.)
- R6-347** Notwithstanding the provisions of Section 13.2 or any other provisions to the contrary, the lands within the Residential Type 6 exception (R6-347) zone, being Part lot 13 Concession 8 (in the former Township of Egremont and shown on schedule "36", shall be subject to the following zone provisions:
- Minimum lot frontage shall be 82.3m (270ft)
- 33-348**
Con 17
Pt Lot 30
(Proton)
- A1-348** Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-348 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "Metal Workshop":
- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
 - b) The Maximum combined size of structures shall be 250 m²
 - c) All outdoor storage shall be located to the rear of the shop and screened from view by way of fencing or landscaped buffer
 - d) The Maximum size of all outdoor storage shall be 464m²
 - e) The Maximum number of employees is limited to (5) five persons other than persons residing on the property.

33-349

Con 3
SWTSR
Pt Lots
218-220
(Proton)

A1-349

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-349 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "Metal Workshop":

- a) Minimum Lot Area shall be 37.76 ha
- b) The use shall remain secondary to the principal use of the property, being an agricultural use.
- c) The Maximum combined size of the metal work shop and power room shall be 729 m²
- d) All outdoor storage shall be located to the rear of any future house and be a setback a minimum of 75m from the front lot line and screened from view by way of fencing or landscaped buffer
- e) The Maximum size of all outdoor storage shall be 450m²
- f) The Maximum number of employees is limited to (5) five persons other than persons residing on the property.

33-350

Con 10
Lot 23
(Proton)

A1-350

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-350 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "Metal Workshop":

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) The maximum combined size of structures shall be 720.9 m²
- c) All outdoor storage shall be located to the rear of the shop and screened from view by way of fencing or landscaped buffer
- d) The maximum size of all outdoor storage shall be 500m²
- e) The maximum number of employees is limited to (4) four persons other than persons residing on the property.

33-351
Con 13
Lot 32
(Proton)

A1-351 Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-351 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "Metal work and welding shop":

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) The maximum combined size of structures shall be 744 m²
- c) All outdoor storage shall be located to the rear of the shop and screened from view by way of fencing or landscaped buffer
- d) The maximum size of all outdoor storage shall be 500m²
- e) The maximum number of employees is limited to (4) four persons other than persons residing on the property.

33-352
Plan 480
BLK N
Pt Lot 21
(Dundalk)

A1-352 Notwithstanding the provisions of Section 9.1(a),(e),and 9.2 (e),(h) or any other provisions to the contrary, the land zoned R2-352 shall be subject to the regulations of the R2 Zone, except for the following:

- a) The minimum front yard setback shall be 2.73m
- b) The minimum rear yard setback shall be 2.86m.
- c) A accessory apartment is permitted prior to the construction of the principle residence.
- d) The number of required parking spaces shall be 2
- e) The total number of residential units permitted on the lot shall be 2. (One accessory and one principle residence).

33-353 **A1-353** Notwithstanding the provisions of Section 6.1(b), (c), (d), (e) or any other provisions to the contrary, the land zoned A1-353 shall be subject to the regulations of the A1 Zone, except for the following:

a) One single detached dwelling, a bed and breakfast, a home industry and a home occupation shall be prohibited.

33-354 **A1-354** Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-354 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "Metal Work shop":

a) The use shall remain secondary to the principal use of the property, being an agricultural use.

b) The maximum combined size of the metal work shop and power room shall be 738 m²

c) The metal work shop shall be setback a minimum of 130m from the front lot line

d) The metal work shop shall be setback a minimum of 15m from any side lot line.

e) All outdoor storage shall be located to the rear of any future house and be a setback a minimum of 130m from the front lot line and screened from view by way of fencing or landscaped buffer

f) The maximum size of all outdoor storage shall be 400m²

g) The maximum number of employees is limited to (5) five persons other than the owner.

33-355 **A1-355** Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-355 shall be subject to the following regulations:

a) The minimum lot area shall be 10.5ha

b) The minimum lot frontage shall be 163m

33-356
Con 1
SWTSR
Pt Lot 207
(Proton)

A1-356 Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned AI-356 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "Metal Workshop":

- a) Minimum Lot Area shall be 20 ha (49 acres)
- b) The maximum number of nutrient units to be kept and/or housed on those lands zoned AI-356 and shown on Schedule 8 shall be one nutrient unit per tillable acre.
- c) The use shall remain secondary to the principal use of the property, being an agricultural use.
- d) The maximum combined size of the metal work shop and power room shall be 465 m²
- e) All outdoor storage shall be located to the rear of any future house and be a setback a minimum of 31m from the front lot line and screened from view by way of fencing or landscaped buffer
- f) The maximum size of all outdoor storage shall be 415m²
- g) The maximum number of employees is limited to (5) five persons plus the owner.

33-357
Con 17
Lot 29
(Proton)

A1-357 Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned AI-357 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "Metal Work shop":

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) The maximum combined size of the metal work shop and power room shall be 593 m²
- c) The metal work shop shall be setback a minimum of 190m from the front lot line
- d) The metal work shop shall be setback a minimum of 150m from any side lot line.

- e) All outdoor storage shall be located to the rear or side of the proposed shop and screened from view by way of fencing or landscaped buffer
- f) The maximum size of all outdoor storage shall be 500m²
- g) The maximum number of employees is limited to (5) five persons plus the owner.

33-358 **R3-358** Notwithstanding the provisions of Sections 5.7, 5.15, 10.5, the following provisions in addition to any other provisions of the bylaw shall apply to those lands zoned as Residential Type 3 (R3-358):

Con 2
EGR Pt
Lot 56
(Egremon
t)

- The minimum number of on -site parking spaces required shall be 4
- No planting strip shall be required on the subject lands to separate residential and commercial uses.
- The maximum number of residential dwelling units shall be 3 for the entire building.
- Notwithstanding any other provisions of this by-law to the contrary, the minimum frontage, Lot area, Lot Coverage, minimum front, rear, interior and exterior sideyard setbacks shall be deemed to be in conformity on the date of passing of this by-law.

33-359 **R3-359** Notwithstanding the provisions of Sections 13.2 b, the following provisions in addition to any other provisions of the bylaw shall apply to those lands zoned as Residential Type 6 (R6-359):

Con 7
Pt lot 22,
Part 4
(Proton)

- The minimum lot frontage shall be 80m.

33-360
Con 10
Lot 17
(Proton)

A1-360 Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned At-360 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "Woodworking shop":

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) The maximum combined size of the woodworking shop and power room shall be 408 m²
- c) The woodworking shop shall be setback a minimum of 390m from the front lot line along Southgate Road 14
- d) The woodworking shop shall be setback a minimum of 47m from any side lot line.
- e) All outdoor storage shall be located no closer than 390m from the front lot line and 50m from the side lot line and screened from view by way of fencing or landscaped buffer.
- f) The maximum size of all outdoor storage shall be 500m²
- g) The maximum number of employees is limited to (5) five persons plus the owner."

33-361
Con 19
Lot 19
(Proton)

A1-361 Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned AI-361 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "Metal Work shop":

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) The maximum combined size of the metal work shop and power room shall be 715 m²
- c) The metal work shop shall be setback a minimum of 64m from the front lot line
- d) The metal work shop shall be setback a minimum of 3Sm from any side lot line.
- e) All outdoor storage shall be located to the rear or side of the proposed shop and screened from view by way of fencing or

landscaped buffer

f) The maximum size of all outdoor storage shall be 460m²

g) The maximum number of employees is limited to (5) five persons plus the owner.

33-362

Con 10
Lot 28
(Proton)

A1-362

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-362 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "Woodworking shop":

a) The use shall remain secondary to the principal use of the property, being an agricultural use.

b) The maximum combined size of the woodworking shop and power room shall be 634 m²

c) The woodworking shop shall be setback a minimum of 10m from the front lot line

d) The woodworking shop shall be setback a minimum of 143m from any side lot line.

e) All outdoor storage shall be located to the rear of the proposed shop and screened from view by way of fencing or landscaped buffer

f) The maximum size of all outdoor storage shall be 200m²

g) The maximum number of employees is limited to (5) five persons plus the owner.

33-363

Con 17
Pt Lot 10
(Proton)

A1-363

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-363 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a "metal work and fabricating shop":

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
- b) The maximum combined size of the Metal work and fabricating shop and power room shall be 514 m²
- c) The metal work and fabricating shop shall be setback a minimum of 20m from the front lot line
- d) The metal work and fabricating shop shall be setback a minimum of 120m from any side lot line.
- e) The Shop may be located in the front yard.
- f) All outdoor storage shall be located to the rear of the proposed shop and screened from view by way of fencing or landscaped buffer
- g) The maximum size of all outdoor storage shall be 700m²
- h) The maximum number of employees is limited to (5) five persons plus the owner.

33-364 **A1-364-H** Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned AI-364-H shall be subject to the following regulations:

- a) A garden suite (existing residence) shall be a permitted use on the subject property for a period no to exceed May 3, 2036.
- b) The existing residence shall be deemed to be a garden suite and a new residence is permitted to be constructed.

The Holding symbol(H) may be removed upon entering into an agreement that is registered on title stipulating the following:

- a) that the existing house (to become garden suite) is to be removed on or before May 3rd, 2036.
- b) That appropriate securities are to be posted for the garden suite removal if deemed necessary by the Township
- c) That the second entrance be removed when the house is removed.

33-365 **A1-365** Notwithstanding the provisions of Section 6.1(b), (c), (d), (c) or any other provisions to the contrary, the land zoned AI-365 shall be subject to the regulations of the AI zone, except the following:

Con 6
Lot 42
(Proton)

- a) One single detached dwelling, a bed and breakfast, a home industry and a home occupation shall be prohibited.

33-366 **R6-366** Notwithstanding the provisions of Section 13.2(a) and (b) or any other provisions to the contrary, the land zoned R6-366 shall be subject to the regulations of the R6 Zone, except the following:

- a) The minimum Lot Area is 0.78 ha
- b) The minimum Lot Frontage is 70m"

Section 34: Adoption

This By-law read a first time this 22nd day of May, 2002

This By-law read a second time this this 22nd day of May, 2002

This By-law read a third time this this 22nd day of May, 2002

"Don Lewis"

Mayor

(original signed)

"Bonnie Riddell"

Clerk

(original signed)

I certify that the foregoing is a true copy of By-law No. 19-2002 as enacted by the Council of the Township of Southgate on the 22nd day of May, 2002

Dated at the Township of Southgate

This 22nd day of
May, 2002

Clerk