

TOWNSHIP OF GUELPH/ERAMOSA

PROPOSED ZONING BY-LAW

(OCTOBER 20, 2015)

www.get.on.ca/zoningreview

8348 Wellington Road 124, P.O. Box 700 Rockwood ON N0B 2K0 Tel: 519-856-9596 ext. 138 Fax: 519-856-2240

Toll Free: 1-800-267-1465

SECTION 1 – TITLE & INTERPRETATION

1.1 Introductory Statement

This document is the Township of Guelph/Eramosa Comprehensive Zoning By-law _____, as amended. The By-law replaces all previous Zoning By-laws in the jurisdiction, as amended.

1.1.1 Purpose of a Zoning By-Law

A Comprehensive Zoning By-law is a precise document used by the City to regulate the use of land. It states exactly what land uses are currently permitted in the Township and provides other detailed information such as:

- The permitted uses on a lot,
- The permitted building placement,
- The required number of parking spaces, and much more.

The Township's Zoning By-law implements the objectives and policies of the Wellington County Official Plan. The Zoning By-law acts as a legal tool under Ontario's Planning Act for managing the use of land and future development in the Township. Zoning By-laws also protect property owners from the development of conflicting land uses. Any use of land or the construction or use of any building or structure not specifically authorized by the By-law is prohibited.

1.1.2 Summary of Each Section

Section	Title	Summary
1	Title & Interpretation	Explains the title given to the entire document.
2	Administration	Provides guidelines on the interpretation and administration of the Zoning By-law.
3	Definitions	Defines many of the words and terms used in the By-law
4	General Provisions	Describes and explains the general regulations which apply to more than one of the Zones in the By-law. The general regulations cover matters such as: accessory buildings or structures, home occupations, outdoor storage, accessory apartments, etc.

		Describes and symbolic the months of the class and lead to	
5	Parking, Stacking, & Loading	Describes and explains the parking, stacking and loading regulations which apply to more than one of the Zones in the By-law.	
6	Agricultural (A)	Sets out the regulations for this Zone. The objective of the Agricultural Zone is to conserve agricultural land and to allow for agricultural use on prime agricultural lands by permitting agricultural uses, uses that support agriculture, and uses that add value to agriculture, while prohibiting uses that are not compatible with or hinder agriculture.	
7	Rural Residential (RR)	Sets out the rules for this Zone. The objective of the Rural Residential Zone is to limit uses to rural living in detached dwellings on larger lots, primarily within designated Hamlet Settlement areas.	
8	Village Residential Low Density (R1)	Sets out the rules for this Zone. The objective of the Village Residential Low Density Zone is to allow low density residential uses including detached dwellings, semi-detached dwellings, duplex dwellings, and accessory apartments, within areas with full municipal services.	
9	Village Residential Medium Density (R2)	Sets out the regulations for this Zone. The objective of the Village Residential Medium Density Zone is to allow medium density residential uses within the Urban Centre, including small lot detached dwellings, semi-detached dwellings, and multi-unit residential dwellings on full municipal services.	
10	Village Commercial (C1)	Sets out the regulations for this Zone. The objective of the Village Commercial Zone is to implement the Central Business District policies of the Official Plan by permitting a range of retail, administrative, and cultural uses. The objective is also to allow for intensification and development at a scale appropriate for Rockwood.	
11	Village Service Commercial (C2)	Sets out the regulations for this Zone. The objective of the Village Service Commercial Zone is to provide for a range of commercial, service, and administrative uses that provides a transition from the Central Business District/Village Commercial Zone to adjacent residential areas.	
12	Hamlet Mixed Use (C3)	Sets out the regulations for this Zone. The objective of the Hamlet Mixed Use Zone is to permit a limited range of commercial and service uses at a scale appropriate to Eden Mills.	

13	Highway Commercial (C4)	Sets out the regulations for this Zone. The objective of the Highway Commercial Zone is to allow for a range of commercial uses to support the viability of Hamlet Areas and rural industry.	
14	Institutional (I)	Sets out the regulations for this Zone. The objective of the Institutional Zone is to permit institutional uses in appropriate locations, such that the uses support creating a complete community.	
15	Rural Industrial (M1)	Sets out the regulations for this Zone. The objective of the Rural Industrial Zone is to permit a range of dry industrial uses and limited service commercial uses which require large lots, proximity to transportation routes, and/or need to be close to rural resources.	
16	Extractive Industrial (M3)	Sets out the regulations for this Zone. The objective of the Extractive Industrial Zone is to permit uses that support and will not hinder aggregate extraction, in accordance with related policy. In addition the zone permits uses that are appropriate as rehabilitation, such as agriculture and conservation.	
17	Disposal Industrial (M4)	Sets out the regulations for this Zone. The objective of the Disposal Industrial Zone is to permit waste disposal, processing and transfer, composting, and recycling facilities, consistent with the Official Plan designation.	
18	Open Space (OS)	Sets out the regulations for this Zone. The objective of the Open Space Zone is to limit the permitted uses to active and passive recreational uses, and other associated and supportive uses.	
19	Hazard (H)	Sets out the regulations for this Zone. The objective of the Hazard Zone is to limit uses to protect natural features and human life by prohibiting development in hazardous areas, such as floodplains, in consistency with the policies of the Grand River Conservation Authority.	
20	Special Provisions	Includes site specific uses and regulations.	

1.1.3 How to Use This By-Law

- 1. The Township has two different Zoning By-laws: 57/1999 & 34-95.
 - a. If you live in the south-east corner of Rockwood (east of Highway 7 and south of Harris St., excluding the Noble Ridge development) your property may be zoned under Zoning By-law 34-95.
 - b. All other areas are zoned under Zoning By-law 57/1999.

- 2. Locate your property on Schedule "A", Map 1.
- 3. If your property is in a dark gray area, Schedule "A", Maps ______, provide additional detail.
- 4. The letter near/on your property represents the zone of that property, as described in the map legend.
- 5. Look at the appropriate zone section of the appropriate Zoning By-law (57/1999 or 34-95). These sections outline the specific permitted uses and regulations which apply to your property.
- 6. If you see a number on the property, in the format "20.____", your property is also zoned with a "Special Provision". This can be found in Section 20.
- 7. General regulations (i.e. accessory buildings, garden suites, etc.) that apply to all properties within the Township are found in Section 5 of the By-law, and should be reviewed to determine whether they apply to your property. Parking and Loading regulations can be found in Section 6.
- 8. Definitions for all of the terms can be found in Section 3 of the By-law.

1.2 Title

This By-law shall be known as the "ZONING BY-LAW" of the Corporation of the Township of Guelph-Eramosa.

1.3 Application

The provisions of this By-law shall apply to all lands lying within the Township of Guelph-Eramosa.

1.4 Interpretation of Words

In this By-law:

- 1. The word "shall" is mandatory
- 2. Words used in the present tense include the future tense, and the converse.
- 3. Words used in the plural number include the singular number, and the converse.
- 4. Unless the text requires otherwise:
 - i. The word "used" shall include "designed to be used", "arranged to be used" and "intended to be used".
 - ii. The word "occupied" shall include "designed to be occupied", "arranged to be occupied" and "intended to be occupied".

1.5 Application for Building Permit

Simply meeting the regulations of this By-law is not sufficient to be granted a Building Permit. Please refer to the Corporation's Building By-law for specific requirements.

1.6 Reference to Statutes & Agencies

Any reference to any statute within the body of this By-law shall be deemed to refer to the statutes contained in the Revised Statutes of Ontario, 1990, as amended from time to time and shall be deemed to include any successor Statute thereof. Any reference to an agency by name shall be deemed to include any successor thereof.

1.7 Schedules to the By-Law

The following schedules, together with the notations and references thereon, are included in and form part of this By-law:

- Schedule "A", Maps _____
- Schedule "B", Maps _____;

1.8 Definitions

For the purposes of this By-law, the definitions and interpretations given herein shall govern. Any word not defined, shall assume the common understanding of the word. The presence of definitions of various uses contained in this By-law does not necessarily mean the use is permitted within the Corporation unless specifically listed as a permitted use in a Zone or Zones.

[this section intentionally left blank]

SECTION 2 – ADMINISTRATION & ZONES

2.1 Conformity Requirements

No person shall use any land or construct, alter or use any building or structure, or part thereof, except in conformity with the provisions of this By-law. Further, no person shall sever any lands from any existing lot if the effect of such action is to cause the original, adjoining, remaining or new building, structure or lot to be in contravention of this By-law.

2.2 Compliance with Other By-Laws

Nothing in this By-law shall relieve any person from the obligation to comply with the requirements of any other By-law of the Municipality or the obligation to obtain any other license, permit, authority or approval lawfully required by a government authority having jurisdiction to make such restrictions.

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

2.3 Person Designated To Administer By-Law

This By-law is passed pursuant to Section 34 of the Planning Act, R.S.O, 1990, as amended and shall be administered and enforced by such person or persons as shall be appointed from time to time by By-law of The Corporation as the 'By-law Enforcement Officer or Municipal Law Enforcement Officer'.

2.4 Penalties

Any person or corporation convicted of a breach of any provision of this By-law shall be subjected to such penalties or orders provided for in Section 67 of the Planning Act, R.S.O., 1990, as amended. Such penalties shall include:

- 1. on a first conviction to a fine of not more than \$25,000; and
- 2. on a subsequent conviction to a fine of not more than \$10,000 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted.

Where a corporation is convicted, the maximum penalty that may be imposed is,

1. on a first conviction a fine of not more than \$50,000; and

2. on a subsequent conviction a fine of not more than \$25,000 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted

2.5 If By-Law Provisions Held Invalid

If any provision of this By-law, including any part of the zoning as shown on the zone maps, is for any reason held to be invalid, it is hereby declared to be the intention, that all the remaining provisions shall remain in full force and effect until repealed.

2.6 Public Acquisition

No person shall be deemed to have contravened any provision of this By-law by reason of the fact that any part or parts of any lot has or have been conveyed to or are required by any public authority.

2.7 Remedies

Where any matter or thing is required to be done by a person under the provisions of this Bylaw, Council may direct that in default of its being done by that person, such matter or thing shall be done at the expense of the person in default and may recover the expenses thereof with interest permitted in accordance with the Municipal Act.

2.8 Lands Zoned By By-Law 34-95

Zoning By-law 34-95 shall apply to the lands identified on Schedule "A", Map 2, and is hereby included as Appendix C of this By-law.

2.9 Zones and Zoning Maps

For the purpose of this By-law, the maps attached hereto as Schedule "A" shall be referred to as the Zoning Maps for the Municipality and are hereby declared to form part of this By-law. The following zones are hereby established as illustrated on the maps attached hereto as Schedule "A", Maps _____, and such zones may be referred to by the appropriate symbol:

ZONES	SYMBOLS
Agricultural	A
Rural Residential	RR
Village Residential Low Density	R1
Village Residential Medium Density	R2
Village Commercial	C1
Village Service Commercial	C2
Hamlet Mixed Use	C3
Highway Commercial	C4
Institutional	1
Rural Industrial	M1
Extractive Industrial	M3
Disposal Industrial	M4
Open Space	OS
Hazard	Н

2.10 Interpretation of Zone Boundaries

Where any uncertainty exists as to the location of the boundary of any of the said zones, as shown on the Zoning Maps, the following rules shall apply:

- 1. Where any zone boundary is indicated as following a highway, a street, lane, watercourse or railway right-of-way, such zone boundary shall be construed to follow the centre line of the street, lane, watercourse, or railway right-of-way.
- 2. Where zoning boundaries are indicated as approximately following lot lines, such lot lines shall be deemed to be the said boundary.
- 3. Where zoning boundaries are indicated as approximately parallel to the line of any street and the distance from such street is not indicated, such zoning boundaries shall be construed as being parallel to such street and the distance therefrom shall be determined by the use of the scale shown on the zoning maps.
- 4. Where zoning boundaries follow the corporate limits of the Municipality, the corporate limits are the boundary;
- 5. Where zoning boundaries follow a shoreline, the boundary is the shoreline.

Where any zone boundary is left uncertain after application of the provisions of noted above, then the boundary line shall be determined according to the scale on the Zoning Maps.

Zone boundaries shall be measured in accordance with the scale on the Zoning Maps unless dimensions shown on the Zoning Maps provide greater accuracy.

2.11 Special Provisions

Where the zone symbol applying to certain lands as shown on Schedule "A" is followed by reference to Section 20 of this By-law, then special provisions apply to such lands and such special provisions shall be found by reference to that Section of the By-law specified. Lands denoted in this manner shall be subject to all the restrictions of the zone except as otherwise provided for by the special provisions.

2.12 Holding Zones

Where the zone symbol applying to certain lands as shown on Schedule "A" is followed by a dash and the letter "H" (ie. RR-H) the lands have been placed in a "Holding Zone" pursuant to Section 36 of the Planning Act, as amended. The Holding Symbol "H" shall be removed at such time in the future when plans to develop the lands have been submitted and approved by the Corporation or such other conditions as deemed appropriate by the Corporation have been met. When the Holding Symbol has been removed, the lands shall be developed according to the requirements of the Zone used in conjunction with the Holding Symbol.

Notwithstanding the above, non-structural agricultural uses, existing uses, open space uses, a detached dwelling, and accessory uses thereof, shall be permitted as interim uses on lands in a "Holding Zone", until the Holding Symbol "H" is removed.

SECTION 3 – DEFINITIONS

Illustrations depicting definitions are provided for clarification and convenience only, and can be found in Appendix D.

Α

- "Abattoir", means a building or structure, designed and used, or part thereof, for the slaughtering of animals.
- "Accessory", means a use, building or structure located on the same lot, attached or detached from the main building, which is subordinate and incidental to the main use and is not used for human habitation unless specifically permitted in this By-law. Such uses shall include, but are not limited to, a private garage, a greenhouse, a pool, a satellite dish, or a storage building.
- "Adult Entertainment Establishment", means any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, goods and/or services appealing to or designed to appeal to erotic or sexual appetites or inclinations.
- "Aggregate", means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock, other than metallic ores, or other prescribed material pursuant to the Aggregate Resources Act.
- "Aggregate Processing Facility", means a facility used to process, crush, screen, wash, store/stockpile, and/or sort aggregate resources, and includes an asphalt plant, a concrete batching plant, a cement manufacturing plant, a brick and tile manufacturing plant, an aggregate transfer station, and stockpiling/blending of recycled aggregate resources.
- "Agricultural Use", means a use of land, buildings or structures for the growing of crops, including nursery, greenhouse, mushroom, and horticultural crops; raising of livestock and other animals for food, fur or fibre; aquaculture; apiaries; agro-forestry; maple syrup production; research and/or breeding station; riding/training stables, and associated on-farm buildings and structures (including for packing, treating and storing farm products, a Farm-Related Tourism Business, and a Farm Produce Sales Outlet), but does not include an abattoir, a kennel, or a rendering plant.
- "Agricultural Service Establishment", means the buying or selling of commodities and services that support agricultural uses and shall include the sales and service of welding and machinery repair, farm drainage and excavation, well drilling, custom spraying, tillage, planting, harvesting and grading services.
- "Agricultural-Related Business", means the supply of goods, materials or services that support agricultural uses including the sale, storage, mixing, distribution or cleaning of seed, feed,

fertilizer and chemical products, grain drying, custom spraying, large-animal veterinary clinic, and the rental, sales, repair or service of agricultural equipment or implements or any combination of the foregoing.

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

"Animal Crematorium", means a facility limited to the cremation of domestic animals. Domestic animals include such animals as cats, dogs and horses.

"Asphalt Plant, Portable", means a facility:

- a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process;
- b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

"Assembly Hall", means a building or part of a building in which facilities are provided for athletic, charitable, civic, cultural, educational, political, religious or social purposes, and shall include a banquet hall, private clubs, fraternal organization, arena, curling rink, a cinema, a stadium, union hall, or community centre.

"Auction House", means a building or structure or portion thereof where goods, wares, merchandise, effects or the like are offered for sale to the highest bidder, but does not include a livestock auction.

"Automobile Body/Repair Shop" means a building or other structure where motor vehicle(s) may be subject to major repairs, parts or systems replacement, body work or painting. An automobile body/repair shop does not include an automobile sales establishment, an automobile service station, an automobile washing establishment, a gas bar or a wrecking yard.

"Automobile Sales Establishment", means a building and/or lot used for the display and sale/lease of new and used motor vehicles, motorized recreational vehicles, motorcycles, light construction and lawn care equipment, and may include the servicing, repair, cleaning, polishing, and lubrication of motor vehicles, the sale of automotive accessories and related products, and the leasing or renting of motor vehicles.

"Automobile Service Station" means a building or place where service, maintenance or mechanical repair essential to the operation of a motor vehicle is provided and may include one or more gasoline pumps for the sale of gasoline and related motor vehicle or convenience products, together with the necessary pump islands, light standards, kiosk, concrete aprons, canopy, storage tanks, an automobile washing establishment, and related facilities required for the dispensing of gasoline. An automobile service station does not include an automobile body/repair shop.

"Automobile Washing Establishment" means a building or place for the washing, cleaning or drying of motor vehicles by automatic, manual or self-serve washing equipment.

В

"Banquet Hall", means a service commercial establishment used for the purposes of catering to banquets, weddings, receptions or similar functions for which food and beverages are prepared and served on the premises, but does not include a caterer's establishment.

"Basement", shall mean that portion of a building which is partly below grade level and which has at least one-half of its height from floor to ceiling above grade.

"Bed and Breakfast Establishment", shall mean a dwelling in which the proprietor resides and supplies up to four furnished rooms to overnight guests on a temporary basis for monetary gain. It does not include a restaurant, hotel, motel, group home, rooming or boarding establishment or any other form of dwelling as defined by this By-law.

"Body Rub Parlour", shall mean thereof where a body rub is performed, offered or solicited in pursuance of a trade, calling, business or occupation, but does not include any premises or part thereof where the treatments performed are for the purpose of medical or therapeutic treatment and are performed or offered by person otherwise duly qualified, licensed or registered so to do under the laws of the Province of Ontario. This use does not include any other use defined in this Bylaw.

"Body Rub", includes the kneading, manipulating, rubbing, massaging, touching or stimulation, by any means, of a person's body or part thereof, but does not include medical or therapeutic treatment given by a person otherwise duly qualified, licensed or registered so to do under the laws of the Province of Ontario. This does not include any other use defined in this Bylaw.

"Brewing-on-Premises Establishment", means a commercial establishment where individuals produce beer, wine and/or cider, for personal use and consumption off the premises, and where beer, wine and/or cider ingredients and materials are purchased and stored.

"Building", means any structure used or intended to be used for shelter, accommodation or enclosure of persons, animals or chattels but does not include a fence, sign, travel trailer or vehicle.

"Building By-Law", means a by-law passed pursuant to the Ontario Building Code Act as amended.

"Building Supply Outlet", means a building or structure in which building or construction and home improvement materials are offered or kept for sale at retail or wholesale and may include the fabrication of certain materials related to home improvement.

"By-Law Enforcement Officer", shall mean a person, appointed by the Council of the Corporation who shall enforce this By-law.

C

"Campground", means a public or privately operated facility catering to short-term guests, but not year-round residents, whose accommodation is a tent, travel trailer, cabins, cottages, lodges, or other recreational vehicle, and such a facility may include an office, variety store catering to guests, picnic shelters, laundry room, games room, swimming area, and other outdoor recreational facilities.

"Category A Uses" includes uses that generate and handle large volumes of potentially hazardous liquid or soluble chemicals and shall include outdoor bulk storage of road salt; bulk storage of chemicals or hazardous substances; bulk storage of tires; lagoons for sewage treatment; sanitary landfill sites; and manufacturing of large volumes of chemicals, resins, paints, varnish, printing inks, adhesives, plastics and reinforced fiberglass plastic.

"Category B Uses", includes uses that generate and handle moderate volumes of potentially hazardous liquid or soluble chemicals and/or have effective engineering measures to manage chemical usage (or retroactively engineer systems) and/or can effectively implement hazard prevention measures and/or may reasonably be relocated and shall include manufacturing and dyeing of textiles; manufacturing of agricultural, commercial and industrial machinery; asphalt batching, paving and roofing contractor yards; and facilities that use chemicals, resin, paints, varnish printing inks, adhesives, plastics and reinforced fiberglass plastic, snow dumping (i.e. collection and storage of off-site snow).

"Category C Uses", includes uses that handle small volumes (if any) of potentially hazardous liquid or soluable chemicals and/or have effective engineering measures to manage chemical usage (or retroactively engineer systems) and/or can effectively implement hazard prevention measures and/or can reasonably be relocated and/or may provide a potential increase to aquifer vulnerability because of the removal by excavation and/or drilling surficial materials and shall include automated manufacturing of soft drinks, distilleries, breweries; automated

production of baked goods, dairy, canned goods, frozen foods, processed food and meat; glass and glass products manufacturing; and machinery equipment rental outlets

"Cellar", shall mean that portion of a building which is partially or completely underground and which has more than one-half of its height from floor to finished ceiling below finished grade.

"Cemetery", means a cemetery or crematorium within the meaning of the Cemeteries Act, as amended from time to time.

"Centre Line", means that line which bisects the original road allowance of a public street or highway.

"Child Care Centre", means a facility licensed under Provincial legislation which accommodates a minimum of five children, for the purpose of providing temporary care for a continuous period of time not exceeding twenty-four hours.

"Commercial School", means a school where instruction is given for hire or gain and includes a studio of a dance or music teacher, an art, business or trade school, and any other such specialized school conducted for hire or gain.

"Commercial Motor Vehicle", means any motor vehicle having permanently attached thereto a truck or delivery body and includes ambulances, hearses, tow trucks, dump trucks, motor buses and farm tractors, but excludes trailers, recreational trailers, and tractor trailers as defined herein.

"Community Centre", means a building or part of a building used for community activities and/or community facilities such as a community museum, recreational facilities and banquet or reception halls, the control of which is vested in the municipality.

"Composting Yard", means a lot or part thereof, used for the composting of food waste and organic materials.

"Conservation", shall mean uses complementary to and compatible with the wise management and preservation of the natural environment, along with any of its significant biophysical features and ecological functions. Conservation may include uses such as reforestation, forest management, fish and wildlife management, erosion control, flood control and passive recreation.

"Contractor or Tradesperson Establishment", means a building or part of a building from which a service, trade or guild operates or is based from in which manual or mechanical skills are used to install, manufacture, maintain, or repair articles, goods, materials, equipment or real property. The establishment shall include the buildings, structures and yard wherein vehicles, equipment and supplies are parked, stored and maintained for use in the trades, and

accessory office activities. The establishment does not include the retail or wholesale sale of construction or home improvement materials or supplies.

"Corporation", means the Corporation of the Township of Guelph-Eramosa.

"Council", means the Council of the Corporation of the Township of Guelph-Eramosa.

"County", means the Corporation of the County of Wellington.

"County Road", means a street under the jurisdiction of the Corporation of the County of Wellington.

"Courier Service", means a building or structure used for courier pick-up or drop-off services.

D

"Display Parking Space", means a parking space provided on-site for the purposes of outdoor display and storage of a motor vehicle, accessory to an Automobile Sales Establishment. Display Parking Spaces are provided in addition to the minimum parking requirement of a permitted use as established in the Parking Regulations of this By-law.

"Drive-Thru Establishment" means a place, with or without an intercom order station, where a product or service is available at a service window for delivery to a vehicle as a component of the main use, and shall include an automated bank machine and automatic carwash.

"Dry Cleaning and Laundering Establishment", shall mean a building used for the purpose of receiving articles or goods of fabric to be subjected to the process of dry cleaning, dry dyeing or cleaning elsewhere and for the pressing and/or distribution of any such articles or goods which have been subjected to any such process.

"Dwelling, Accessory Apartment", means a residential dwelling unit, as defined herein, which is located within and subordinate to a single-detached or a semi-detached dwelling, or accessory to a commercial use. An accessory apartment shall contain a kitchen and a bathroom."

"Dwelling, Apartment", means a residential dwelling containing three or more dwelling units each having independent access either directly from the outside or through a common vestibule.

"Dwelling, Cluster Townhouse", means a townhouse situated on a lot in such a way that at least one dwelling unit does not have legal frontage on a public street.

"Dwelling, Detached", means a single dwelling house containing one (1) dwelling unit only and does not include a mobile home or a travel trailer

"Dwelling, Duplex", means a residential dwelling divided horizontally to contain two independent residential dwellings and which have independent entrances either directly from the outside or through a common vestibule. A dwelling that includes an accessory apartment is not a duplex.

"Dwelling, Farm Help", means a dwelling that is used for the housing of on-site farm labour where the workers assist on the subject farm on a full-time, seasonal basis, where the size and nature of the operation requires additional employment.

"Dwelling, Garden Suite", means a one-unit detached residential structure containing bathroom and kitchen facilities that is accessory to an existing detached dwelling, and intended to serve the temporary needs of adult children, elderly parents, farm help, etc. A garden suite is a factory-built, portable, and non-seasonal residential dwelling unit. A mobile home as defined herein may be used as a garden suite in Agricultural zones.

"Dwelling, Group Home", means a staff-supported residence operated by a service agency and licensed or funded under a federal or provincial statute, in which three or more persons reside under supervision and receive services and supports from the agency as a single housekeeping unit.

"Dwelling, Retirement Home", means a building containing dwelling units providing accommodation primarily for retired persons, and where accessory support and health services may be provided, and which may contain accessory personal service and recreational uses for the residents, but does not include a Long Term Care Facility.

"Dwelling, Semi-Detached" shall mean one of a pair of two attached dwelling units, divided by whole or in part by a common vertical wall, each of which has an independent entrance directly from the outside or through a vestibule.

"Dwelling, Stacked Townhouse" means a building containing two townhouses divided horizontally, one atop the other, both with independent access to the street or courtyard.

"Dwelling, Street Townhouse", means townhouse located on a lot so that each dwelling unit has frontage on a public street.

"Dwelling, Townhouse", means a residential building divided vertically to provide four or more dwelling units, each unit having independent entrances to a front and rear yard immediately abutting the front and rear walls of each dwelling unit.

"Dwelling Unit", means a room or group of rooms designed, occupied or intended to be occupied as an independent and separate housekeeping unit, for one or more persons, providing kitchen and sanitary facilities and sleeping accommodations for the exclusive use of

the occupants, and having a private entrance from outside the building or from a common hallway or stairway inside the building.

E

"Entertainment/Recreation Establishment", means development used for indoor and outdoor commercial cultural, athletic, amusement, or recreational uses but does not include gambling or uses otherwise defined or classified herein.

"Erect or Construct", means to build, construct, reconstruct, place, or relocate and, without limiting the generality of the word, also includes:

- a) any preliminary operation such as excavating, filling or draining;
- b) alteration to any existing building or structure by an addition enlargement, extension or other structural change; and
- c) any work which requires a building permit.

Constructed and construction shall have corresponding meanings.

"Existing", shall mean legally existing on October 19, 1999, unless otherwise noted.

F

"Farm Business", means those small-scale businesses located on a farm, and depend directly on the farm in order for the business to operate. Examples include: Farm-Related Tourism Business, Farm Produce Sales Outlet, cottage wineries, value-added processing or packaging, and pick-your-own operations.

"Farm Home Industry", means an occupation which is carried on a farm as an accessory use, in accordance with the provisions of this by-law.

"Farm Sales Outlet", means an accessory use to an agricultural operation that includes a building or structure with commercial retail space for the sale of value-added products produced from the farm. The sale of products not produced on the farm is prohibited.

"Farm-Related Tourism Business" means those agriculturally-related tourism uses that promote the enjoyment, education or activities related to the agricultural operation. The principle activity on the property must remain agricultural production. As such, uses must:

- a. Be dependent on the existence of the agricultural operation,
- b. Use products that are produced on the property or related to agriculture,
- c. Enhance the agricultural nature of the property, and
- d. Not present any limitation to future agricultural activities.

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

"Farmer's Market", means an establishment or premises where the farm products of the local farming community are sold from covered or open air areas designated for individual retailers.

"Financial Institution", means the premises of a bank, credit union, trust company, loan or mortgage company, investment firm, or financial consultants.

"Flood Control Project", means land use practices or structures deemed necessary by the Grand River Conservation Authority for the reduction or prevention of flooding.

"Floor Area, Gross", means the sum total of the horizontal areas of each floor whether any such floor is above or below grade measured between the exterior faces of the exterior walls of the building or structure of the level of each floor, but excluding

- a) a cellar
- b) any part of the building or structure which is used for mechanical or heating equipment, the storage or parking of motor vehicles, locker storage and laundry facilities, unenclosed verandas, internal/external stairs, sunrooms or porches or an attic:
- c) enclosed malls, courts or atriums for non-residential uses between individual uses.

"Floor Area, Ground", means the maximum area of a building at finished grade measured between the exterior faces of the exterior walls exclusive of any part of the building or structure which is used for mechanical or heating equipment, the storage or parking of motor vehicles, locker storage and laundry facilities, and unenclosed verandas, sunrooms or porches.

"Food Processing Plant", means a building or part thereof, other than a restaurant or catering service in which agricultural products are prepared, processed, preserved, graded or stored for eventual human consumption, and includes licensed medical marijuana facilities, but does not include an abattoir or any premises used for the slaughtering of animals. A food processing plant shall be "dry" uses which do no use significant amounts of water in their operation and which do not produce significant amounts of effluent.

"Food Vendor", means a person who sells food from a vehicle or cart which is temporarily located on a road or sidewalk in a location selected for its access to public travelling by foot or vehicle. "Food Preparation and Vending Vehicle" means a Vehicle in or from which food is prepared and/or provided and shall include a Chip wagon, mobile barbeque facility, mobile food preparation vehicle, refreshment vehicle, refrigerated bicycle cart, and the like but does not include an itinerant catering truck;

"Fuel Storage Establishment", means an establishment where petroleum gasoline, fuel oil, gas, propane, or other fuels are stored in tanks for wholesale distribution or bulk sales but does not include facilities for the sale of fuels for private motor vehicles.

"Funeral Home", shall mean a building or part of a building established or maintained for the purpose of providing funeral services or funeral supplies limited to the disposition of human remains.

G

"Garage", means an accessory building or that part of a main building used for the storage of a motor vehicle(s) of the owner, tenant or occupant of the lot upon which such garage is located and includes a carport.

"Garden Centre", shall mean a building or part of a building and/or adjacent land used for the purpose of growing of plants, shrubs, trees and similar vegetation, buying or selling lawn and garden equipment, furnishings, supplies, and may include a greenhouse.

"Golf Course", means a public or private area operated for the purpose of playing golf, including associated accessory recreational uses such as a club house, driving ranges, miniature courses and similar uses operated for commercial purposes.

"Grade, Finished", means the average level of the finished ground adjoining a building or structure at all exterior walls.

H

"Habitable Room", shall mean any room in a residential unit used or capable of being used by one or more persons for living, sleeping, eating, food preparation or sanitation.

"Height", shall mean the vertical distance between the finished grade of the centre of the front of the building, and;

- a) in the case of a flat roof, the highest point of the roof surface or parapet wall;
- b) in the case of a mansard roof, the deck:
- c) in the case of a gabled, hip, gambrel or one-slope roof, the average level between eaves and ridge, except that a one-slope roof having a slope of less than 20 degrees from the horizontal shall be considered a flat roof for the purposes of this By-law.

In calculating the height of a building, any construction used as ornament or for the mechanical operation of the building, such as a mechanical penthouse or a chimney, tower, cupola, steeple, church spire, belfry, water tank, clock tower, farm building, windmill, flag pole, ventilator, or antenna, is not to be included.

"Home Occupation", means any occupation, profession, business, trade or craft conducted for profit or gain as an accessory use, conducted entirely within a detached dwelling unit by a person who is a resident of such detached dwelling unit.

"Hospital", means a hospital as defined in The Private Hospitals Act, as amended, or The Public Hospitals Act, as amended.

"Hotel or Motel", means a building or a group of connected buildings used primarily for the purpose of catering to the needs of the public by furnishing sleeping accommodation and which may supply food but does not include an apartment, a guest house or a dwelling house. Accessory uses may include a restaurant, a lounge, a convenience store, a gift store, or a recreation facility.

I

"Industrial Use", means the manufacturing, processing, production, fabrication, packaging, assembly, stamping, treating, finishing, testing or warehousing of goods or raw materials. Industrial uses shall be "dry" uses which do not use significant amounts of water in their operation and which do not produce significant amounts of effluent.

"Institutional Uses", means the use of land, buildings or structures for religious, charitable, educational, health or welfare purposes, examples include, but are not limited to, a: Place of Worship, Medical Clinic, Social Service Establishment, Long Term Care Facility, School, or Child Care Centre.

K

"Kennel", means a place where a minimum of three (3) and a maximum of fifty (50) dogs are housed, groomed, boarded, bred, trained, sold or kept and which is licensed by the Township under the provisions of the Municipal Act, but does not includes a veterinary clinic as defined herein. Notwithstanding, the definition of kennel does not apply to where dogs are kept as working dogs associated to a livestock facility as defined. The limit shall be four (4) dogs where the Township is satisfied this criteria has been met.

L

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

"Lane", shall mean a public or private thoroughfare or way, which affords only a secondary means of access to abutting property but does not include a street.

"Library", means a library, branch library, or library distributing station that is approved under the Provincial legislation.

"Livestock Facility", means one or more barns or permanent structures intended for keeping or housing of livestock with livestock occupied portions, which are areas of the structure where the livestock spend a majority of their time thus allowing substantial amounts of manure to accumulate. A livestock facility also includes all manure or material storages and anaerobic digesters. For the purposes of this definition livestock includes animals identified in the Ontario Ministry of Agriculture, Food and Rural Affairs Minimum Distance Separation Implementation Guidelines.

"Loading Space", means an off-street space on the same lot with a building or on a lot contiguous to a building or group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials pertinent to such permitted use.

"Long Term Care Facility", means a building where residents who require long term personal support services, restorative care, and/or nursing care dwell with supervision without individual cooking facilities, and on a long-term basis, and the facility is licensed in accordance with the Long-Term Care Homes Act, as amended.

"Lot", means a parcel or tract of land:

- a) which is a whole lot as shown on a Registered Plan of Subdivision. A Registered Plan of Subdivision for the purposes of this paragraph does not include a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision under a by-law passed pursuant to The Planning Act; or
- b) is a separate parcel of land without any abutting lands being owned by the same owner or owners; or
- c) the description of which is the same as in a deed which has been given consent pursuant to The Planning Act; or
- d) is the whole remnant remaining to an owner or owners after a conveyance made with consent pursuant to The Planning Act.

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

"Lot, Corner", means a lot situated at the intersection of 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", means the percentage of the lot area covered by the area of all buildings and structures measured at the ground. For the purposes of calculating lot coverage, parking areas, patios, decks, outdoor swimming pools, steps or balconies shall not be considered.

"Lot Depth", means the horizontal distance between the front and rear lot lines. If the front and rear lot lines are not parallel, lot depth means the length of a straight line joining the middle of the front lot line with the middle of the rear lot line. When there is no rear lot line, lot depth means the length of a straight line joining the middle of the front lot line with the apex of the triangle formed by the side lot lines.

"Lot Frontage", means the horizontal distance between the side lot lines, such distance being measured perpendicularly to the line joining the middle of the front lot line with either the middle of the rear lot line or the apex of the triangle formed by the side lot lines and at a point equal to the setback of the required minimum front yard depth from the front lot line.

"Lot, Interior" means a lot abutted by lots on directly opposite sides.

"Lot Line", means any boundary of a lot.

"Lot Line, Exterior", means a side lot line which abuts a street.

"Lot Line, Interior", means a lot line which does not abut a street

"Lot Line, Front", means in the case of an interior lot, the line dividing the lot from the street. In the case of a corner lot, the shorter lot line abutting a street shall be deemed the front lot line and the longer lot line abutting a street shall be deemed an exterior side lot line. In the case of a through lot, the lot line where the principal access to the lot is provided shall be deemed to be the front lot line. In the case of a corner lot where the length of the lot lines abutting a street are equivalent or there are three abutting streets the front lot line shall be deemed to be the lot line where the face of the building intended to be the front is located."

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

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

"Lot, Through", means a lot bounded on two opposite sides by improved streets.

M

"Machine Shop", means a workshop in which work is machined to size and assembled.

"Main", when used to describe a use, a building or a structure, means a use, building or a structure, which constitutes or within which a principal use of the lot is conducted.

"Medical Clinic", means a building or part thereof, used exclusively by physicians, dentists, drugless practitioners, their staff and patients for the purpose of consultation, diagnosis and office treatment. Without limiting the generality of the foregoing, a clinic may include

administrative offices, waiting and treatment rooms, laboratories and dispensaries directly associated with the clinic, but shall not include accommodations for in-patient care or operating rooms nor include a Veterinary Clinic as defined herein.

"Mobile Home", means a prefabricated dwelling house constructed to be towed on its own chassis (notwithstanding that its running gear is or may be removed), designed and equipped for year-round occupancy and containing suitable sanitary facilities including a flush toilet, shower or bathtub within the unit but does not include a motor home or travel trailer as defined herein.

"Mobile Home Park", means a lot used exclusively for the siting of two or more mobile homes, together with potential accessory uses which may include a convenience store, laundry room or other commercial use catering to Mobile Home Park residents and may also include indoor and outdoor recreational facilities for the use of Mobile Home Park residents.

"Municipal Drain", means a watercourse or sewer which carries storm surface water and drainage as defined by the Ontario Drainage Act.

"Museum", means an institution that is established for the purpose of acquiring, conserving, studying, interpreting, assembling and exhibiting to the public for its instruction and enjoyment, a collection of artifacts of historical interest.

N

"Non-Conforming", means a use, a building or a structure which legally existed at the date of the passing of this By-law and which does not comply with the permitted uses and/or other provisions of this By-law for the Zone(s) in which such use, building or structure is located.

"Non-habitable Room", means any room located within a dwelling unit that is not a habitable room, including, but not so as to limit the generality of the foregoing, a laundry room, pantry, lobby, corridor, stairway, closet, veranda, porch, balcony, private garage, unfinished attic, cellar, boiler room and any space used for the service and maintenance of such dwelling or for vertical travel between storeys.

0

"Office", means a building or part of a building in which a business is conducted or a profession is practised including associated clerical, administrative, consulting, advisory or training services and includes a Social Service Establishment, but does not include a Medical Clinic, or Veterinary Clinic.

"Outdoor Display and Sales Area", means a portion of a lot, used in conjunction with a business located within the building or structure on the same property, for the exhibiting or selling of seasonal produce, merchandise or the supply of services.

"Open Storage", shall mean the storage of raw materials, equipment, vehicles or other materials which are not enclosed within a building or structure, but does not include a parking lot.

P

"Passive Recreation", shall mean the use of land and/or water for the purpose of passive leisure activity such as walking, hiking and cycling where buildings and structures are limited to those necessary to support the passive leisure activities. Passive recreation may also include a woodlot, a wildlife sanctuary, and a conservation area.

"Park", means a park, playground or playfield including therein one or more athletic fields, field houses, community centres, bleachers, swimming pools, wading pools, greenhouses, bandstands, skating rinks, tennis courts, bowling greens, curling rinks, skiing, refreshment rooms, arenas or similar uses.

"Parking Aisle", means a portion of a parking area which abuts parking spaces to which it provides access and which is not used for the parking of vehicles.

"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 public street and may include a private garage.

"Parking Lot", means an open area, other than a street or lane, where the primary use of the lot is the temporary paid parking of motor vehicles for clients or customers, and includes associated parking spaces, driveways, and parking aisles. Temporary parking does not allow the continuous parking of any vehicle for more than one 24 hour period. A parking lot does not include areas where vehicles for sale or repair are kept or stored, or where impounded, wrecked or otherwise inoperable vehicles are stored. This does not include accessory parking areas or parking areas associated with residential uses.

"Parking Space", means an area exclusive of any aisles or ingress or egress lanes, for the temporary parking or storage of motor vehicles, and may include a private garage or residential driveway. Required visitor parking may not occur within a residential driveway.

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

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

"Place of Worship", shall mean a building used by a religious congregation or organization and dedicated exclusively to worship and related religious, social and charitable activities and may include a church hall, a church auditorium, a convent, an office of a clergyman, a Sunday School, a parish hall, a rectory or a manse as accessory uses.

"Plaza Complex", means a group of commercial or industrial establishments which is planned, developed, managed and operated as a unit with shared on-site parking and containing three or more separated spaces for lease and/or occupancy.

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

"Provincial Highway", means a street under the jurisdiction of the Ministry of Transportation Ontario.

Q

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

R

"Recreational Trailer", means any portable unit so constructed as to be suitable for attachment to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle; and which is capable of being used for the temporary living, sleeping, or eating accommodations, but not occupied continuously or as a principal residence. It may include travel trailers, tent, tent trailers, motor homes, camper pick-up, camper vans. It does not include a Mobile Home.

"Recreational Uses", means the use of land for public or private parks and their accessory facilities, such as: indoor and outdoor skating rinks, athletic fields, change rooms, picnic areas,

swimming pools, outdoor theatres, agricultural fairs and all similar uses, excluding a track for the racing of any sort of animals or vehicle.

"Recycling Plant", means a place where materials such as paper, plastic, cardboard, metal and glass are delivered stored, separated, and processed in order to salvage and reuse material, but does not include uses otherwise defined or classified herein.

"Rental Outlet", means a building or part thereof used for the rental of tools, appliances, office machines, recreation equipment, light construction equipment, party supplies or similar items, but does not include the rental of motor or recreational vehicles.

"Restaurant", a building or part thereof, where food or refreshments are prepared and offered for retail sale to the public for immediate consumption either on or off the premises, take out or drive thru service.

"Retail Store", means a building or structure or part thereof in which food, goods, wares, merchandise, substances, or articles are offered or kept for sale at retail, but does not include any establishment otherwise defined or classified herein.

S

"Salvage Yard", means an establishment where goods, wares, merchandise, and articles are dismantled or processed for further use and/or where such goods, wares, merchandise and articles are stored and kept for sale wholly or partly in the open and shall include a junk yard, a scrap metal yard, and an automobile wrecking yard.

"Satellite Dish", means an antenna intended for or capable of being used for receiving or collecting communication signals from a satellite.

"Sawmill", means a building, structure or area where timber is cut or milled, and temporarily stored either to finished lumber, or as an intermediary step.

"School", means a school under the jurisdiction of a School Board as defined by Provincial legislation.

"Scientific Research Establishment", means an establishment where scientific or medical experiments, tests, or investigations are conducted, and where drugs, chemicals, glassware, or other substances or articles pertinent to such experiments, tests, or investigations are manufactured or otherwise prepared for use on the premises.

"Seasonal Equestrian Camp", means a facility which operates from May 1 to October 1 and provides equestrian instruction and accessory recreation programming in an overnight camp setting catering to short term guests.

"Self-storage Facility", means a building or group of buildings divided into separate selfcontained compartments and leased or rented on an individual basis for temporary storage of individuals' property.

"Service Shop", means a building or part of a building in which services are provided including but not be limited to a cosmetic services, photography studio, and service or repair shops. The accessory sale of merchandise shall be permitted only as a secondary use to the service provided.

"Setback", means the horizontal distance from the streetline of the road allowance, measured at right angles to such streetline to the nearest part of any building or structure on the lot.

"Shipping Container" means an intermodal freight container that is used for the transportation and storage of goods and materials which are loaded onto trucks, trains or ships for the purpose of moving of goods and materials. For the purpose of this definition a shipping container does not have wheels and does not include a truck body, trailer or transport trailer.

"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.

"Sight Line Triangle", means an area free of buildings, structures, or plantings that measure 1 m or higher.

- In the case of a corner lot, the area is to be determined by measuring from the point of intersection of street lines on a corner lot, 7.6 m along each such street line and adjoining such points with a straight line.
- In the case of a driveway, the area is to be determined by measuring the point of intersection formed within a lot by the intersection of any driveway line and a lot line, 4.5 m from their point of intersection, and adjoining such points with a straight line.
- The triangular-shaped land between the intersecting lines and the straight line joining the points is the sight line triangle.

"Social Service Establishment" means a building or structure in which clerical, administrative, consulting, counselling, distributive, and recreation functions for a non-profit social service agency are conducted, but does not include facilities in which overnight accommodation is provided.

"Specialty Store" means a retail store which falls into one of the following categories and is built at a scale not appropriate for the Village Commercial zones: auction house; antique shop; beer, wine or liquor store; convenience store; furniture and appliance establishment; and lumber yard.

"Stacking Lane", means the portion of a parking area exclusively used as an unobstructed internal space for queuing motor vehicles utilizing a drive-in use.

"Storey", means that portion of a building which is situated between the top of any floor and the top of the floor next to it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it. It does not include a basement, cellar or attic.

"Street", shall mean a public thoroughfare, other than a lane, which is maintained by a public road authority and which is open and passable during all seasons. For the purposes of applying the setback provisions of this by-law to development on an existing lot a street shall include any adjacent unopened road allowance or private road that serves as the legal principal access to the lot

"Street Line", means the limit of the street allowance and is the dividing line between a lot and a street.

"Structure", means anything constructed or erected, either permanent or temporary, which is fixed to or resting on or below the ground.

T

"Taxi or Bus Depot", means a structure used for the boarding or disembarkment of buses or taxis by fare-paying passengers.

"Tractor Trailer", means a truck consisting of a self propelled cab designed to have temporarily attached thereto, a trailer consisting of one or more axles designed to be pulled by the cab for the purpose of carrying goods or materials. Both the cab and trailer component individually or together are considered a tractor trailer for the purposes of apply the provisions of this by-law. This definition shall not include a commercial motor vehicle as defined herein.

"Transport Establishment", means the use of land, buildings, structures or parts thereof, where trucks and transports or buses are rented, leased, serviced, repaired, loaded or unloaded, kept for hire, stored or parked for dispatching as common carriers or where goods are temporarily stored for further shipment.

U

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

V

"Veterinary Clinic", means a building or part thereof wherein animals of all kinds are treated or kept for treatment by a registered veterinarian within the meaning of Provincial legislation, and includes facilities where animals can be temporarily boarded.

W

"Warehouse", means a building or part thereof which is used primarily for the housing, storage, adapting for sale, packaging or wholesale distribution of goods, wares, merchandise, food stuff, substances, articles or things.

"Waste Disposal Area", means a facility operated by or for the Township or the County of Wellington, or authorized by the Ministry of Environment, where garbage, refuse or domestic or industrial waste is disposed of or dumped, and shall include a sewage treatment plant or sewage lagoon.

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

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

"Wholesale Outlet", means a building or part of a building in which goods, wares, merchandise or articles are offered or kept for sale to persons for resale purposes and/or to industrial or commercial users.

Y

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

"Yard, Front", means a yard extending from side lot line to side lot line and from and parallel to the street line, to the nearest wall of building or structure on the lot, disregarding open or uncovered terraces or steps or minor architectural projections.

"Yard, Rear", means a yard extending from side lot line to side lot line and from rear lot line (or apex of the side lot lines if there is no rear line), to the nearest part of the main building or structure on the lot, disregarding open or uncovered terraces or steps or minor architectural projections.

"Yard, Side", means a yard, extending from the required front yard to the required rear yard and from the side lot line to the nearest part of the main building or structure on the lot, disregarding open or uncovered terraces or steps or minor architectural projections. In the case of a lot with no rear lot line, the side yard shall extend from the front yard to the opposite side yard.

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

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

"Yard, Side Width", means the least horizontal dimension between the side lot line of the lot and the nearest part of any building, structure or excavation on the lot.

"Yard, Required", means a yard with the minimum front yard depth, rear yard depth, or side yard width as required by this By-law. A required side yard shall extend from the required front yard to the required rear yard.

[this section intentionally left blank]

SECTION 4 – GENERAL PROVISIONS

4.1 Non-Conforming Uses, Buildings, Structures and Lots

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

4.1.1 Strengthening of Non-Conforming Buildings

Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of a building or structure which is used for a use not conforming with this By-law, so long as the strengthening or restoration does not increase or expand the height, size, shape or volume of the building or structure or change its use to other than a conforming one.

Where for any reason, a non-conforming use has ceased, such non-conforming use shall not be permitted to resume and any future use of land, building or structure shall thereafter conform to the permitted uses of the zones relating to the subject land.

4.1.2 Replacement of Non-Conforming Buildings or Structures

Nothing in this By-law shall prevent the replacement of non-conforming building or structure where such building or structure is partially or totally destroyed by fire, explosion, collapse, or other accidental cause, with the exception of flooding, provided that:

- 1. the building or structure is occupied by the same use or a permitted use;
- 2. such replacement is located on or within the limits of the foundation walls of the building as they existed prior to such destruction;
- 3. such replacement occurs within a reasonable amount of time; and
- 4. the height and floor area of such replacement does not exceed the height and floor area of the building as it existed prior to such destruction.

4.1.3 Lots Having Less Lot Area and/or Lot Frontage

Where a lot having a lesser lot area and/or lot frontage of not more than 20% less than that required herein is held under distinct and separate ownership from abutting lots as shown by a registered conveyance in the records of the Registry or Land Titles Office as of October 19, 1999, or where such a lot is created as a result of an expropriation, such smaller lot may be

used and a building or structure may be erected, altered or used on such smaller lot, provided that all other requirements of this By-law are complied with.

Notwithstanding the above, lots which exceed the 20% and are within the Village Commercial Zone, shall be deemed to comply with this by-law.

Notwithstanding the above, lots in the Agricultural Zone which existed as of October 19, 1999 and which have a lot frontage less than 120 m and/or have an area less than 35 ha, shall have a minimum lot frontage equivalent to their lot frontage and/or shall have a minimum lot area equivalent to their lot area.

4.1.4 Deemed To Comply: Site Plan Agreements and Site Plan Approvals

Where a Site Plan Agreement has been en	tered into, signed by Owner and the Township
between January 1, 2010 and, and	such agreement has been registered on title, but
a Building Permit for the applicable project	has not been issued, the provisions amended,
deleted, or added as part of By-law	shall be deemed to be modified to the extent
necessary to give effect to the Site Plan Agree	ement, provided that the Building Permit is issued
prior to	

4.2 Accessory Uses

4.2.1 Use of Accessory Buildings

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

- 1. Any occupation for gain or profit conducted within a residential zone, except as may be permitted by this By-law.
- 2. Any building used for human habitat except as permitted in this By-law.

4.2.2 Establishment of an Accessory Building or Use

No accessory building or accessory use shall be constructed or established on any lot or site until the main building has commenced construction, except for "Temporary Use" purposes as may be permitted elsewhere in this By-law. In no case shall portables, storage/shipping containers, freight cars or steel containers be constructed or established as an accessory building on any lot within a Residential Zone.

4.2.3 Location of Accessory Buildings

Any accessory building or structure shall be erected to the rear of the required front yard and shall comply with the yard and setback requirements of the zone in which such buildings or structure is situated, except when otherwise provided for by this By-law

No buildings or structures of any kind including a patio, swimming pool, deck or accessory building or structure, shall be erected, installed or maintained or any portion of a lot which is identified as a leaching bed or septic system area.

4.2.4 Permitted Floor Area for Accessory Buildings

The maximum gross floor area permitted for all accessory buildings or structures located on a lot as is follows:

- 1. Ten percent (10%) of the total lot area for a lot in a Residential Zone, and a lot in the Agricultural (A) zone with a lot area less than or equal to 8,000 m² (0.8 ha).
- 2. Five percent (5%) of the total lot area for a lot in a commercial, industrial, institutional or open space zone.
- 3. Five percent (5%) of the total lot area for a lot in the Agricultural (A) zone with a lot area greater than 8,000 m² (0.8 ha) and less than or equal to 350,000 m² (35 ha).
- 4. One percent (1%) of the total lot area or a maximum of 4,000 m² (0.4 ha), whichever is less, for a lot in the Agricultural (A) zone with a lot area greater than 350,000 m² (35 ha).

4.3 Shipping Container Regulations

Notwithstanding the other regulations of this By-law the following provisions shall apply to shipping containers:

- 1. Shall only be permitted in the Agricultural (A), Rural Industrial (M1), Agricultural Business (M2), and Highway Commercial (C4) zones;
- 2. Shall not be permitted as the sole structure on any property, except in the case of a mini-storage/self-storage facility;
- 3. Shall only be permitted for the use of accessory storage to a permitted use, and shall not be used for human habitation, display, advertising, screening, or fencing;
 - a. Notwithstanding the above, a shipping container may be permitted for the transportation of goods and materials within the Rural Industrial (M1) and Agriculture Business (M2) zones;
- 4. Shall only be located to the side or the rear of the permitted use provided that it is:
 - a. Screened from view from the street and abutting properties;

- b. Complies with the lot coverage and setback requirements of the zone;
- c. Not be located in any required yard; and
- d. Not located in any required parking areas or landscape buffer.
- 5. Shall be included in all calculations for the purpose of determining maximum lot coverage.
- 6. Shall be in a condition free from rust, peeling paint and any other form of visible deterioration:
- 7. Not be permitted on any lot less than 40,000 m² in an Agricultural (A) Zone, and in no case shall a shipping container be permitted on a lot having less than 0.4 hectares;
- 8. Shall not exceed a height of 3 m and a length of 12 m, and shall not be stacked one on top of the other;
- 9. The maximum number of shipping containers on any property shall be limited to 2;
 - a. Notwithstanding the above, when used for the transportation of goods and materials or as a mini-storage/self-storage facility within the Rural Industrial (M1) and Agriculture Business (M2) zones no maximum shall apply;
- 10. Shall comply with the requirements of the Ontario Building Code; and
- 11. Notwithstanding the above a shipping container may be permitted for temporary storage on construction sites in accordance with Section 5.15.

4.4 Accessory Apartment Regulations

4.4.1 Accessory Apartment in Agricultural or Residential Zone Regulations

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

- 1. Driveway access to both the principal dwelling and the accessory apartment shall be limited to one access so that no new entrance from the street shall be created, except in the case of a corner lot, where one entrance from each street may exist, subject to Section 6.1.10.2 or Section 6.1.12.2 as applicable.
- 2. When exterior alterations to the principal residential dwelling are proposed for an attached accessory apartment, the siting of an accessory apartment shall be to the rear or side of the principal dwelling, and shall comply with the yard and setback requirements of the zone in which such buildings is situated.
- 3. The maximum gross floor area of an accessory apartment shall be no more than an amount equal to 45% of the gross floor area of the principal dwelling, to a maximum size of 115 m².
 - a. Notwithstanding the above, if the accessory apartment is located in a basement, the accessory apartment may occupy the whole of the basement.

- b. Where an attached garage is converted to create an accessory apartment (in whole or in part), the attached garage will be included in calculation of the gross floor area of the principal dwelling.
- 4. A maximum of one accessory apartment per lot is permitted, and shall be accessory to the principal dwelling.
- 5. One parking space will be provided for the accessory apartment, in addition to the required parking on the principal residence.
- 6. Adequate water and wastewater servicing is required.

4.4.2 Accessory Apartment in Commercial Zone Regulations

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

- 1. Driveway access to both the commercial use and the accessory apartment shall be limited to one access so that no new entrance from the street shall be created.
- 2. When exterior or interior alterations to a commercial use are proposed for an accessory apartment, the accessory apartment shall be located above or behind the main commercial use.
- 3. The maximum gross floor area of an accessory apartment that is located behind a commercial use shall be no more than an amount equal to 40% of the gross floor area of the commercial use, to a maximum size of 115 m².
 - a. Notwithstanding the above, if the accessory apartment is located above a commercial use, the accessory apartment may occupy the whole of the upper level floor.
- 4. A maximum of one accessory apartment per lot will exist, and shall be accessory to the commercial use. Where residential uses exist above a commercial use, an accessory apartment will not be permitted to the rear of the commercial use.
- 5. One parking space will be provided for the accessory apartment, in addition to the required parking for the commercial use.
- 6. Adequate servicing is required.

4.5 Garden Suites Regulations

A garden suite shall be permitted in all Residential and Agricultural Zones, subject to entering into a Development Agreement with the Corporation, in accordance with the associated Corporate Policy. A garden suite shall be subject to the following provisions:

- 1. A garden suite shall be prefabricated, portable, and temporary.
- 2. Driveway access to both the principal dwelling and the garden suite shall be limited to one so that no new entrance from the street shall be created.

- 3. The siting of a garden suite shall comply with all setbacks of the zone, and shall be located to the rear or side of the principal dwelling, unless sufficient screening and buffering can be demonstrated.
- 4. The maximum floor area shall be 140 m² provided that the floor area of the garden suite remains less than that of the principal dwelling.
- 5. The maximum height shall be one storey, and shall not exceed 4.5 m.
- 6. No garden suite shall be located closer than 3 m to the main residence on the lot or any building on an abutting property.
- 7. Only one garden suite may be established per lot.
- 8. All garden suites shall be provided with adequate water and sewage disposal systems, as per the Ontario Building Code.
- 9. All garden suites shall be established as a temporary use pursuant to Section 39 of the Planning Act.

4.6 Sight Line Triangle

Any building, structure, or object erected in accordance with this By-law shall comply with the definition of a Sight Line Triangle.

4.7 Street Frontage Required

No person shall erect any building or structure in any zone unless the lot upon which such building or structure is to be erected has frontage on an improved street.

4.8 Through Lots

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

4.9 Yard Encroachments

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

1. Fences, walkways (including inset steps where a slope prohibits walkways), freestanding walls, flagpoles, light standards, hedges, trees, shrubs and similar

- accessory structures and appurtenances are permitted in any required yard, subject to any other restrictions of this By-law such as Sight Line Triangles.
- 2. The usual projections of window sills, chimney breasts, belt courses, cornices, eaves and other architectural features shall project no more than 1 m into any required yard
- 3. Balconies and steps (covered or uncovered), unenclosed porches, or decks may project into any required yard a maximum distance of 2.5 m, while ensuring that a minimum distance of 2.5 m from any lot line is maintained;
- 4. Fire escapes and exterior staircases may project into any required side or rear yard a distance of 1.5 m;
- 5. Accessory buildings intended for parking or storage of a vehicle may encroach into a required interior side or rear yard, while ensuring that a minimum distance of 1.5 m from any lot line is maintained.
- 6. Signs may be constructed in accordance with the provisions of any applicable Sign By-law;
- 7. A gate house shall be permitted in a required front or side yard in an Industrial or Open Space Zone.
- 8. Satellite dishes may encroach into any required side or rear yard, while ensuring that a minimum distance of 3 m from any lot line is maintained.
- 9. Light standards, signs, fuel pump islands and fuel pumps may be located in any required minimum yard at a distance of not less than 4.5 m from any street line for a Automobile Service Station or Gas Bar.

4.10 Height Restrictions and Exceptions

No accessory building or structure shall exceed a height of 4.7 m except on lands zoned Agricultural (A), or as otherwise provided in this By-law.

The height regulations of this By-law shall not apply to any ornamental dome, clock tower, chimney, belfry, storage silos, barn, grain elevator, cupola, steeple, church spire, an elevator shaft, water storage tank, elevating device, flagpole, television or radio antenna or tower, ventilator, windmill, air conditioner duct, grain drying equipment, clothesline, skylight or solar collector.

4.11 Buffer Strips

4.11.1 Buffer Strip Requirements

Notwithstanding the yard and setback provisions of this By-law, where a lot is used for a Non-Residential purpose other than agriculture and the interior side or rear lot line abuts a Residential use, then a strip of land adjoining such abutting lot line, shall be used for no other purpose than a Buffer Strip in accordance with the provisions of this Subsection.

Notwithstanding the yard and setback provisions of this By-law, where a parking lot is situated on a lot along a lot line which abuts a Residential use, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the provisions of this Subsection.

Notwithstanding the yard and setback provisions of this By-law, where a lot is used for an extractive industrial purpose, then a strip of land adjoining abutting lots, shall be used for no other purpose than a Buffer Strip in accordance with the provisions of this Subsection.

4.11.2 Buffer Strip Regulations

- 1. Minimum width of 1.5 m.
- 2. A Buffer Strip may consist of:
 - a. a continuous unpierced hedgerow of evergreens or shrubs,
 - b. a solid privacy fence,
 - c. a solid wall,
 - d. an earth berm,
 - e. or combination thereof.
- 3. The Buffer Strip shall not be less than 1.5 m in height, immediately adjacent to the lot line or portion thereof along which such Buffer Strip is required. The remainder of the strip may be used for shrubs, flowerbeds, grass or a combination thereof.
- 4. In all cases where the ingress and egress of a driveway and/or walk extend through a Buffer Strip, it shall be permissible to interrupt the buffer strip within 1.5 m of the edge of said driveway and/or walk.
- 5. The planting strip shall be planted and maintained by the owner or owners of the land on which the planting strips are required;
- 6. The Buffer Strip shall be in accordance with the Township's Landscape Guidelines, as applicable; and
- 7. A Buffer Strip referred to in this Subsection may form part of any Landscaped Open Space required by this By-law.

4.12 Home Occupation Regulations

Home occupations are permitted within a dwelling unit by a resident of said dwelling unit, subject to the following regulations:

- 1. The home occupations is clearly secondary to the main residential use and does not change the residential character of the dwelling unit nor create or become a public nuisance in particular in regard to noise, traffic or parking;
- 2. Only two employees in addition to permanent residents of the dwelling;
- 3. No external storage, external display of goods or materials, or accessory buildings may be used in relation to a home occupation;
- 4. No external display or advertising other than a fascia or ground sign having a maximum area of 0.2 m² which does not include changeable copy or internal illumination:
- 5. No mechanical or other equipment, except that which is customarily employed in dwellings for domestic or household purposes, or for use by a dentist, drugless practitioner, physician, or other professional persons;
- 6. Up to 25% of the gross floor area of the dwelling unit may be used for home occupation purposes; and
- 7. The parking requirements of this By-law shall apply to any home occupation use, in addition to the required spaces for the dwelling unit.

4.13 Farm Home Industry Regulations

- 1. A Farm Home Industry must be located on a farm, and shall be secondary to the agricultural use.
- 2. A Farm Home Industry shall include a carpentry shop, a contractor's yard, a welding shop, a machine shop, a plumbing shop, an electrical shop, furniture fabrication, assembly and repair, tool and equipment repair shop, small engine repair, farm implement repair; or a use of a similar nature to those listed above.
- 3. The Farm Home Industry may only employee the tenants of the property and two additional employees;
- 4. All buildings, structures, parking and loading areas used for the Farm Home Industry shall not occupy an area exceeding 2% of the lot, to a maximum of 0.4 hectares in area.
- 5. A Farm Home Industry must be appropriate for rural servicing and be compatible with agriculture.
- 6. There shall be no open storage of materials, supplies, tools, equipment or goods which are used for, or result from, the Farm Home Industry.
- 7. A Farm Home Industry must comply with all applicable by-laws and regulations such as Noise and Parking.

4.14 Public Uses

The provisions of this By-law shall not apply to the use of any lot or to the erection or use of any building or structure for purposes of providing public services by the Corporation or the County as defined by the Municipal Act, any telephone or telegraph company, any natural gas transmission and distribution system operated by a company and possessing all the necessary powers, rights, licences and franchises, any Conservation Authority established by the Government of Ontario, any Department of the Government of Ontario or Canada, including Ontario Hydro or agent thereof, any use permitted under the Railway Act or any other statute of Ontario or Canada governing railway operations, including tracks, spurs and other railway facilities provided that an above ground use in a Residential Zone shall be enclosed in a building designed and maintained in general harmony with residential buildings/dwellings of the type permitted in that Zone.

4.15 Temporary Uses

Nothing in this By-law shall prevent the use of any land, or the erection or use of any building, trailer or structure for a construction camp, work camp, temporary accommodation tool shed, scaffold or other building or structure incidental to and necessary for construction work on the 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. The temporary use will be subject to the retention of a valid Building Permit.

4.16 Uses Permitted In All Zones

The following uses are permitted in all zones within the Corporation:

- 1. The use of any land as a public park, playground, street, walkway, site for a statue, monument, cenotaph, fountain, or other memorial or ornamental structure.
- 2. The installation or maintenance of a watermain, sanitary sewer main, storm sewer main, pumping station, gas main, pipeline, storm water management facility, lighting fixture, overhead or underground electrical services, cable television, telegraph or telephone line or associated tower or transformer, together with any installations or structures appurtenant thereto.
- 3. The use of land for a street or a public railway, including any installations, structures appurtenant thereto.

4.17 Uses Restricted In All Zones

- 1. No use shall be permitted which due to its nature, or the materials used therein, or emissions issuing therefrom, is determined to be a noxious trade, business or manufacturing process.
- 2. No land, building, or structure shall be used if it is likely to create a public nuisance or danger to health or danger from fire or explosion except in accordance with the provisions and regulations under the Gasoline Handling Act.
- 3. No use shall be permitted where the approval of private water or sanitary treatment and disposal facilities has not been obtained from the Chief Building Official or the Ministry of the Environment, as the case may be.
- 4. The following uses are prohibited throughout the Corporation, either alone or in conjunction with other uses except as is otherwise specifically provided herein:
 - a. a salvage yard;
 - b. a mobile home park;
 - c. a track or course for the racing and/or testing of motorized vehicles;
 - d. the boiling of blood, tripe, bones or soaps for commercial purposes;
 - e. the tanning or storage of uncured hides or skins;
 - f. the manufacturing of glue or fertilizers from dead animals or from human or animal waste;
 - g. an abattoir, stockyard, livestock exchange, or dead stock depot;
 - h. the extracting of oil from fish or animal matter;
 - i. any use which causes the emission of corrosive gasses, toxic gasses or radioactive gasses or, into any zone other than an Industrial Zone, or electromagnetic fields, heat, glare, non-agricultural odours, noise, vibrations, dust, dirt, fly ash or smoke which does not comply with emission regulations as may be established from time to time by the Province of Ontario, the Government of Canada, or any agencies thereof;
 - j. the keeping or raising of livestock or wild animals in any residential zone unless otherwise permitted;
 - k. a kennel:
 - I. an adult entertainment establishment.
 - m. body rub parlour

4.18 Well Head Protection Areas

4.18.1 Prohibited and Restricted Uses

Notwithstanding any permitted uses in this By-law, in addition to the restricted uses listed in Section 5.17, no person shall, within the Well Head Protection Areas 1, 2 and 3 as shown on

Schedule B to this By-law, use any land or construct, alter or use any building or structure unless in accordance with the following provisions:

Areas:	Category A Uses	Category B Uses	Category C Uses
WHPA 1	Prohibited	Prohibited	Subject to 5.17.1.1
WHPA 2	Prohibited	Subject to 5.17.1.1	Subject to 5.17.1.1
WHPA 3	Prohibited	Subject to 5.17.1.1	Subject to 5.17.1.1

4.18.1.1 Requirements

Where the use is permitted in the underlying zoning category such a use may be established or expanded provided that prior to the Township provides written approval to a risk assessment or hydrogeological analysis completed in accordance with the provisions of the County of Wellington Official Plan

4.18.2 Existing Uses in Well Head Protection Areas

Where an existing lawfully established Category A Use is located within Well Head Protection Areas 1, 2 and 3 or any Category B Use is located within Well Head Protection Area 1, such use shall be permitted to continue but shall not be permitted to expand subject to:

- that prior to the Township provides written approval to a risk assessment or hydrogeological analysis completed in accordance with the provisions of the County of Wellington Official Plan; and
- 2. the use provisions and regulations of the underlying zoning category are complied with; and
- 3. if required the imposition of performance standards and techniques to reduce overall risk to ground water and surface water resources.

4.19 Greater Restrictions

This By-law shall not be effective to reduce or mitigate any restrictions lawfully imposed by a government authority having jurisdiction to make such restrictions.

4.20 Setbacks from Provincial Highways and County Roads

Notwithstanding any other provisions of this By-law, no building or structure shall be located closer than 25.5 m to Provincial Highways or 22.5 m to Wellington County Roads with the

exception of those buildings or structures located within the boundaries of an Urban Centre or Hamlet as identified in the Wellington County Official Plan. All buildings shall be located to the greater of any setback.

This distance shall be measured at a right angle to the centreline of the street abutting such yard, commencing from the centreline in the direction of the applicable yard of such lot or parcel of land

Notwithstanding anything else in this by-law, subject to the approval of the appropriate roads authority, on any lot between two existing buildings which are not more than 42.7 m apart, a new building may be constructed, having a setback from the centreline of the road allowance which is equal to the average setback of the adjacent buildings on the same block if the average setback is less than the required yard.

4.21 Number of Dwelling Units per Lot

With the exception of multiple-unit dwellings as defined in this By-law, and where otherwise specified in this By-law, no more than one dwelling unit shall be erected on any lot.

Notwithstanding the above, in the case where a dwelling exists on a lot, and a new dwelling is proposed to be constructed on the same lot, with the intention of demolishing the existing dwelling once construction on the new dwelling has completed, two dwellings may exist temporarily on the same lot in conjunction with the appropriate Building Permit, subject to entering into a Development Agreement with the Corporation, in accordance with the associated Corporate Policy.

4.22 Outdoor Display

In the Commercial and Industrial zones, the outdoor display of goods, accessory to the main use, for sale or hire shall be permitted in accordance with the following provisions:

- 1. Shall not cover more than 40% of the lot area.
- 2. Shall not be located within a required yard, including Sight Line Triangles.
- 3. Shall not obstruct or occupy any required parking area.
- 4. Area to be constructed of a stable surface and treated to prevent erosion and the raising of dust and loose particles.
- 5. Area to be graded and drained so as to prevent the pooling of surface water or the flow of surface water onto adjacent lots.

4.23 Outdoor Storage

In the Agricultural Business, Highway Commercial and Rural Industrial zones, the outdoor storage of goods, materials, and equipment, accessory to the main use, shall be permitted in accordance with the following provisions:

- 1. Located to the rear of the front wall of the main building, but not in a required side yard nor a required rear yard.
- 2. Not cover more than 40% of the lot area.
- 3. Shall be visually screened from the street and any abutting land zoned or used for residential or institutional purposes by a buffer strip in accordance with Section 5.11.

4.24 Play Areas For Multiple-Unit Buildings

Notwithstanding anything else in this By-law, no person shall use or erect an apartment building or cluster townhouse building unless a play area for children is provided on the same lot as the main residential building or buildings. Any required play areas shall:

- 1. have an area of at least 4.5 m² for each dwelling unit;
- 2. be enclosed with a fence;
- 3. be located at least 4.5 m from the nearest wall of the building;
- 4. be accessible to the building without the necessity of crossing a parking lot, and
- 5. be provided in one location at the rear or side of the main building.

4.25 Lots with More than One Zone

Where a lot is divided into two or more zones, each separately zoned portion of the lot within the separate zones shall be considered a separate lot for zoning purposes and shall be used in accordance with the provisions which are applicable to each zone.

Notwithstanding the above, when the lot is partially within the Hazard (H) Zone that portion of the lot within the Hazard Zone may be used in calculating total lot area, lot frontage, setbacks and yards, provided that the lands outside the Hazard Zone meet the requirements of the Ontario Building Code relative to private sanitary treatment and disposal facilities.

4.26 Open Watercourse Setbacks

No person shall use any lot or erect, alter or use any building or structure within 30 m from the centre of an open watercourse or municipal drain.

4.27 Minimum Distance Separation – MDS I AND II

4.27.1 MDS I – New Non-Farm Uses

Notwithstanding any other yard or setback provisions of this By- law to the contrary, no residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within a zone, shall be erected or altered unless it complies with the Minimum distance Separation (MDS I), as may be amended, calculated using the formulas set out in Appendix "A" to this By-law.

Notwithstanding, the above provisions shall not apply to lots existing as of October 19, 1999 which are less than 4 ha (9.9 ac).

4.27.2 MDS II – New or Expanding Livestock Facilities

Notwithstanding any other yard or setback provisions of this By- law to the contrary, no livestock facility shall be erected or expanded unless it complies with the Minimum Distance Separation (MDS II) as may be amended, calculated using the Formulas set out in Appendix "B" to this By-law.

Notwithstanding the above, an existing manure storage system which does not meet the MDS II requirements, may be replaced by a more compatible system which results in a reduction in the separation distance required, provided the livestock housing capacity is not increased.

Notwithstanding the above, new livestock facilities will not be permitted on lots less than 8,000 m² in size.

Notwithstanding Section 5.24, for the purposes of this provision if the lot is partially within the Hazard (H) zone that portion of the lot within the Hazard (H) Zone will not be used in calculating the lot area.

4.28 Setbacks from Hazard (H) Zone

Notwithstanding any other provisions of this By-law, no building or structure (including a private sewage treatment system) shall be constructed within 30 m from the limit of a Hazard (H) Zone.

Notwithstanding the above, the setback may be reduced to that permitted by the applicable approval authority (Grand River Conservation Authority or the County of Wellington) through more detailed mapping on individual sites. Where more detailed mapping is available, minor adjustments may be made without an amendment to this By-law, and the permitted land uses of the adjacent zone will be applied as determined by Council.

Notwithstanding the above, the setback may be reduced in the following circumstances:

- 1. Where a building or structure existing on October 19, 1999 is located within the required setback an addition and/or new accessory buildings and structures shall be permitted provided that a setback of 3 m is maintained.
- 2. Where a vacant building lot existed on October 19, 1999, a building permit may be issued for permitted buildings or structures, excluding new agricultural buildings and structures provided that:
 - a. there is no other suitable location on the lot outside of the 30 m setback, and
 - b. a setback of at least 3 m from the Hazard Zone boundary is maintained.

SECTION 5 – PARKING, STACKING & LOADING AREA REGULATIONS

THIS SECTION HAS BEEN APPEALED TO THE ONTARIO MUNICIPAL BOARD

5.1 Parking Requirements

The owner of every building or structure erected or used for any of the purposes hereinafter set forth shall provide and maintain for the sole use of the owner, occupant or other persons entering upon or making use of the said premises from time to time, parking spaces and areas as follows:

Use	Parking Requirement (Gross Floor Area (GFA) unless otherwise specified)
Any other use not specifically listed below	1 parking space per 46.5 m ² GFA
Apartments	1.5 spaces per dwelling unit; plus an additional space for every 4 units to be devoted exclusively for visitor parking.
Assembly Hall	1 space per 28 m ² GFA, with a minimum of 8 spaces
Automobile Body/Repair Shop	4 spaces per repair bay
Automobile Service Station	4 spaces per repair bay
Automotive Sales Establishment	1 space per 40 m ² GFA
Bank or Financial Institution	1 space per 20 m ² GFA
Bed and Breakfast Establishment	1 space per room used for accommodation purposes; in addition to the required parking for the dwelling unit.
Building Supply Outlet	1 space per 35 m ² GFA

1 space per 28 m ² GFA
1 space per 28 m ² GFA
1 space per 28 m ² GFA
1 space per 50 m ² GFA
1 space per 50 m ² GFA
1 space per 10 m ² GFA
1 space per dwelling unit
2 spaces per dwelling unit; plus an additional space per 4 dwelling units to be devoted exclusively for visitor parking
2 spaces per dwelling unit
2 parking space per classroom
1 space per 50 m ² GFA, with a minimum of 8 spaces
1 space per 25 m ² GFA
1 space per 35 m ² GFA
1 space per fuel pump island
2 spaces per tee
1 space per every employee (to the maximum number present per shift); in addition to the required parking for the dwelling unit.
1 space per bed + 1 space per 2 employees
1 space per guest room
1 space per 90 m ² GFA
1 space per 17 m ² GFA
1 space per 4 beds + 1 space per 2 employees
1 space per 30 m ² GFA

Personal Service Shop	1 space per 45 m ² GFA
Plaza Complex (greater than 600 m ² GFA)	1 space per 28 m ² GFA
Plaza Complex (less than or equal to 600 m ² GFA)	1 space per 23 m ² GFA
Restaurant	1 space per 15 m ² GFA
Retail Store	1 space per 20 m ² GFA
Retirement Home	1 space per 5 units
Secondary School	5 spaces per classroom
Transport Establishment	1 space per 100 m ² GFA
Warehouse	1 space per 200 m ² GFA
Wholesale Outlet	1 space per 80 m ² GFA

5.1.2 Parking for More Than One Use in a Building

When a building or structure accommodates more than one use, the parking space requirement for the whole building shall be the aggregate sum of the requirements for each of the separate parts of the building occupied by the separate types of uses, unless otherwise provided for in this By-law.

5.1.3 Calculation of Off-Street Parking Spaces

Where the calculation of off-street parking requirements results in a fraction, then the number of parking spaces to be provided will be rounded to the next highest whole number.

5.1.4 Location of Required Off-Street Parking Spaces

Unless otherwise provided in this By-law, required off-street parking spaces shall be located on the same lot as the principal or main building or on a lot no more than 90 m from the main building and in the same zone as the main building.

5.1.5 Parking Space Size

Every off-street parking space shall have a minimum stall size of 2.7 m wide by 5.4 m long, unless otherwise stated by this By-law.

5.1.6 Parking Aisle Requirements

Every parking aisle shall be not less than 6 m in perpendicular width for two-way traffic and 3.5 m in perpendicular width for one-way traffic.

5.1.7 Parking Surfaces and Drainage

All off-street parking spaces and areas shall be constructed of a stable surface and treated to prevent erosion and the raising of dust and loose particles.

Surface cover shall consist of asphalt, crushed stone, paving brick, concrete or similar hardsurfaced materials.

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

The surface of all ramps, driveways, service areas, off-street parking and loading areas for Automobile Service Stations shall be paved.

5.1.8 Additions to Existing Use

The parki	ng ar	ea req	uire	ment	ts ref	errec	I to he	rein sha	II not	apply	y to ar	ny b	ouilding	g in exist	tence as
on	s	o long	as	the f	loor	area	, as it	existed	on s	such	date,	is r	not inc	reased,	and the
building of	or str	ucture	is	used	d for	ар	urpose	e which	does	s not	requ	ire	more	parking	spaces
according	to S	ection	5.1	of thi	is By	-law	than w	as requ	ired b	y its	use o	n			

If an addition or change of use is made to a building or structure as it existed on ______, then additional parking spaces shall be provided to the number required for such addition or change in use.

Notwithstanding the above, accessible parking spaces are required as listed in Section 5.1.13.

5.1.8.1 Additions to Existing Use - Rockwood C1 Zone

Notwithstanding Section 5.1.8 if a new use is proposed which requires more parking spaces than legally existing on _____, the new use shall be permitted without additional parking being provided.

Notwithstanding Section 5.1.8, where an addition is proposed to any building, parking shall be required only for the addition, and any legal deficiency in parking for the existing building shall not be required to be made up, unless the proposed addition results in the loss of existing parking spaces. No additional parking shall be required where the proposed addition does not exceed 10% of the gross floor area of the existing building.

5.1.9 Use of Parking Areas and Spaces

No parking area or space permitted or required under this By-law shall be used for any other purpose than the parking of vehicles used in conjunction with the permitted uses on the lot.

5.1.10 Residential Use Parking Regulations

5.1.10.1 Parking Space Size for Residential Parking Requirements

Every off-street parking space for a residential use (excluding cluster townhouses and apartments) shall have a minimum stall size of 3 m wide by 6 m long. When required parking occurs within an attached or detached garage, the minimum interior dimensions of such garage will be 3 m wide by 6 m long.

5.1.10.2 Parking Area Location for a Residential Use

Notwithstanding the yard and setback provisions of this By-law to the contrary, uncovered surface parking areas shall be permitted in the required yards provided that no part of any parking area, other than a driveway, is located closer than 1.1 m to any street line or 0.6 m to any lot line, and as specified below:

- A parking area for a residential use containing three or more dwelling units shall only be located in the rear yard.
- 2. No part of any driveway or parking area shall be located within 2 m of a building entrance or any window of a habitable room.

5.1.10.3 Ingress and Egress to Parking Areas for Residential Uses

The following provisions shall apply to driveways and driveway widenings:

- 1. A driveway shall be located so as to lead directly from a street or lane to a required parking space, either within a garage or outside, through the front or exterior side yard;
- 2. Driveway width shall be measured along the lot line, and the entrance radii shall be in accordance with Township By-laws.

- a. Notwithstanding the following regulations of this Section, a driveway shall have a minimum width of 3.5 m;
- b. A driveway may be a maximum width of 50% of the lot width or 7.5 m, whichever is less; and shall be located no closer than 0.6 m to the side lot line;
- c. In the case of a semi-detached dwelling with an attached garage the driveway may extend beyond the width of the attached garage to a maximum width of 5.2 m and shall be located no closer than 0.6 m to the side lot line which is not located along the common wall of the same dwelling;
- d. In the case of a Street Fronting or Cluster Townhouse each driveway shall be separated by a minimum width of 0.6 m.
- 3. A maximum of one driveway with one access point shall be permitted for each dwelling, except in the case of:
 - a. a corner lot where a maximum of one driveway may be permitted from each street;
 - b. on a lot having a minimum lot width of 30 m, where a maximum of two driveways may be permitted; or
 - a semi-detached dwelling, where each semi-detached dwelling may have one driveway.
- 4. The minimum distance between a driveway and an intersection of street lines measured along the street line intersected by such driveway shall be 7.5 m.

5.1.10.4 Visitor Parking

All required visitor parking shall be clearly identified, demarcated and reserved. Visitor parking may be located in front or to the side of the building, provided it is outside of the required front or exterior side yard.

5.1.10.5 Parking of Commercial Motor Vehicles, Tractor Trailers and Buses in Residential Zones

No person shall use any lot, building or structures for the parking or storage of any tractor trailer, including either the cab and/or trailer, commercial motor vehicle or bus in a Residential Zone except as permitted in the following:

 Such parking or storage of one commercial vehicle where he/she is the owner or occupant of such lot, building or structures, and provided the vehicle shall not exceed 2722 kilograms gross vehicle weight or not exceed a length of 9 m or not exceed a height of 2 m. Such parking for a tractor trailer or commercial vehicle which is attending a residential premises on a temporary and short-term basis for the purposes of delivery and service.

5.1.10.6 Parking of Recreational Vehicles

The storage or parking of a travel trailer, motor home, boat, snowmobile, accessory trailer, or similar recreational vehicles, shall be permitted in a Residential Zone or on a lot used for residential purposes, provided that:

- 1. The length of such travel trailer, motor home, boat or snowmobile or accessory trailer does not exceed 9 m;
- 2. Such travel trailer, motor home, boat or snowmobile or accessory trailer may be located in the rear yard or interior side yard provided it is located no closer than 1 m to the lot line or within 2 m of a building entrance or any window of a habitable room;
- 3. The owner or occupant of any lot or building shall not store or park more than three of the vehicles listed above:
- 4. Notwithstanding Section 6.10.6.3, the limitations imposed therein shall not restrict the number of vehicles that are fully enclosed within a garage or dwelling unit provided that such vehicles are owned by the occupant of such lot.
- 5. Notwithstanding any of the above provisions, driveway parking for the purposes of loading recreational vehicles will be permitted.

5.1.11 Commercial Use Parking Regulations

5.1.11.1 Commercial Plaza Parking

The Commercial Plaza parking space requirements shall supersede the individual use parking requirements, except in the case when a restaurant, medical clinic, or assembly hall occupies more than 30% of the gross floor area of the commercial plaza. In this case, the parking space requirements for the restaurant medical clinic, or assembly hall use will apply to the gross floor area of that use, while the remainder of the gross floor area of the Commercial Plaza will apply to the parking requirements of that use.

5.1.11.2 Parking Area Location for a Commercial Use

Notwithstanding the yard and setback provisions of this By-law to the contrary, uncovered surface parking areas shall be permitted in the required yards or in the area between the street line and the required setback provided that no part of any parking area, other than a driveway, is located closer than 1.1 m to any street line or 1.5 m to any lot line, except where a Commercial Use abuts a Residential Use, the parking area shall be set back 3 m from the lot line abutting the Residential Use.

5.1.11.3 Ingress and Egress to Parking Areas for Commercial Uses

Ingress and egress, to and from the required parking spaces and areas shall be provided by means of unobstructed driveways or passageways as specified below:

- 1. Any driveway used for one-way traffic shall have a minimum width of at least 3.5 m but not more than 7.5 m.
- 2. Any driveway used for two-way traffic shall have a minimum width of at least 6 m but not more than 10 m.
- 3. Driveway width shall be measured along the lot line, and the entrance radii shall be in accordance with Township By-laws. The driveway shall be setback 0.3 m from a side lot line, not including the exterior lot line when it serves as the point of access.
- 4. The minimum distance between a driveway and an intersection of street lines measured along the street line intersected by such driveway shall be 7.5 m.
- 5. The minimum angle of intersection between a driveway and a street line shall be 60 degrees.
- 6. Every lot shall be limited to one driveway for every 15 m of frontage for the first 30 m of frontage, and one driveway for each additional 30 m of frontage.

5.1.12 Agricultural & Industrial Zone Parking Regulations

5.1.12.1 Parking Area Location for a Agricultural or Industrial Use

Notwithstanding the yard and setback provisions of this By-law to the contrary, uncovered surface parking areas shall be permitted in the required yards or in the area between the street line and the required setback provided that no part of any parking area, other than a driveway, is located closer than 1.1 m to any street line or lot line, or as specified below:

- 1. Where an Industrial use abuts a Residential use, the parking area shall be set back 3 m from the lot line abutting the Residential use.
- 2. For Extractive Industrial/Disposal Industrial Uses, parking shall be permitted in the Rear Yard and Interior Side Yard and where such uses abut a Residential, Commercial, Institutional or Agricultural use, the parking area shall be set back 9 m from the abutting lot line.

5.1.12.2 Ingress and Egress to Parking Areas for Agricultural & Industrial Uses

Ingress and egress, to and from the required parking spaces and areas shall be provided by means of unobstructed driveways or passageways as specified below:

- 1. Any driveway used for one-way traffic shall have a minimum width of at least 3.5 m but not more than 7.5 m.
- 2. Any driveway used for two-way traffic shall have a minimum width of at least 6 m but not more than 12 m.
- 3. Driveway width shall be measured along the lot line, and the entrance radii shall be in accordance with Township By-laws. The driveway shall be setback 0.3 m from a side lot line, not including the exterior lot line when it serves as the point of access.
- 4. The minimum distance between a driveway and an intersection of street lines measured along the street line intersected by such driveway shall be 7.5 m.
- 5. The minimum angle of intersection between a driveway and a street line shall be 60 degrees.
- 6. Every lot shall be limited to one driveway for every 15 m of frontage for the first 30 m of frontage, and one driveway for each additional 30 m of frontage.

5.1.12.3 Parking of Commercial Motor Vehicles, Tractor Trailers and Buses in the Agricultural Zone

No person shall use any lot, building or structure for the parking or storage of any tractor trailer, including either a cab and/or trailer, commercial motor vehicle or bus in any Agricultural Zone except as permitted in the following:

- 1. The vehicles are operable and currently licensed to the owner, occupant or operator of such a lot, building or structures;
- 2. Where the lot has a lot area of greater than 8,000 m² such parking or storage is limited to a maximum total of three such vehicles including a maximum of one such vehicle not related to a permitted use on the property. The remaining such vehicles stored or parked on the property shall be accessory to the permitted use;
- 3. Where the lot has a lot area of less than or equal to 8,000 m² such parking or storage is limited to a maximum total of one such vehicle.

5.1.13 Accessible Parking

Where the parking requirements for any land use is 10 or more spaces, 1 space of the first 10 so required, plus 1 space of every additional 50 spaces or portion thereof, shall be provided as an accessible parking space.

Accessible parking spaces for the physically handicapped shall be:

- a minimum width of 4 m and a minimum length of 6 m;
- hard-surfaced and level;
- located near and accessible to an entrance; and

• identified by a sign with the International Symbol for Handicapped Persons.

5.2 Stacking Requirements

TYPE OF DRIVE-THRU	MINIMUM STACKING LANE
Drive-Thru Restaurant	10
Gas Bar (per pump island)	2
All other drive thru types (including car washes)	4

5.2.1 Stacking Space Size

All stacking spaces shall be rectangular in shape, with a minimum size of 2.7 m wide by 5.4 m long.

5.2.2 Stacking Lane Marking

Stacking lanes shall be unobstructed and shall be clearly delineated by pavement markings or physical barriers, and shall be independent of the balance of the parking area.

5.3 Loading Space Requirements

Any lot, building or structure used for any purpose involving the receiving, shipping, loading or unloading of persons, animals, or things, shall provide on the same lot and not forming part of a street or lane, loading or unloading facilities in accordance with the following schedule:

GROSS FLOOR AREA	MINIMUM NUMBER OF LOADING SPACES REQUIRED
Less than 465 m ²	0 spaces
465 m ² to 930 m ²	1 space
Each additional 930 m ² or portion thereof	1 additional space

5.3.1 Loading Space Size

A loading space shall be 10 m long, 3.5 m wide and having a vertical clearance of at least 4 m.

5.3.2 Loading Space Access

Each loading space shall be provided with one or more unobstructed driveways of not less than 3.5 m in width. Such driveway shall be contained within the lot on which the spaces are located and are accessible from a street or lane. No part of such driveway shall be used for the parking or temporary storage of vehicles.

5.3.3 Loading Space Surface

The driveways, loading and unloading spaces shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles and with provisions for drainage facilities.

5.3.4 Loading Space Location

All loading spaces shall be so arranged as to avoid interference with the movement of traffic on public streets. No loading spaces shall occupy any required front or required exterior side yard, nor be situated upon any street, lane or required parking space unless set back from the street line a minimum distance of 20 m.

5.3.5 Additions to Building

The loading space requirements referred to herein shall not apply to any building in existence as of ______ so long as the floor area as it existed at such date is not increased.

If an addition is made to the building or structure which increases the floor area, then additional loading space shall be provided as required by Section 5.3 of this By-law for such addition.

[this section intentionally left blank]



SECTION 6 – AGRICULTURAL (A) ZONE

6.1 Permitted Uses

Within any Agricultural (A) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- Accessory Use (Section 4.2)
- Agricultural Use
- Agriculture-Related Business
- Bed and Breakfast Establishment
- Conservation
- Dwelling, Accessory Apartment (Section 4.4)
- Dwelling, Detached
- Dwelling, Garden Suite (Section 4.5)
- Dwelling, Group Home
- Farm Home Industry (Section 6.2.9)
- Farm Business (Section 6.2.9)
- Home Occupation

Notwithstanding the above list, permitted uses may be restricted through the general provisions.

6.2 Regulations

Within any Agricultural (A) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

6.2.1	Minimum Lot Area	350,000 m ² (35 ha)
0.2.1	Minimum Locarca	(30 114)
6.2.2	Minimum Lot Frontage	120 m
6.2.3	Minimum Front Yard	12.5 m (Section 4.19 & Section 4.20)
6.2.4	Minimum Rear Yard	7.5 m
6 D E	Minimum Interior Side Yard	3 m
6.2.5	Where the Interior Side Lot Line abuts residential purposes, the Minimum Int	
6.2.6	Minimum Exterior Side Yard	12.5 m (Section 4.19 & Section 4.20)

6.2.7 Livestock Facilities

New livestock facilities will not be permitted on lots with a lot area of less than 8,000 m² (0.8 ha). (Section 4.26 & 4.27)

6.2.8 Regulations for Residential Uses

Notwithstanding the above regulations, lots used solely for residential purposes shall be subject to the following regulations:

6.2.8.1	Minimum Lot Area	4,000 m ² (0.4 ha)
6.2.8.2	Minimum Frontage	30 m
6.2.8.3	Minimum Front Yard	7.5 m (Section 4.19 & Section 4.20)
6.2.8.4	Minimum Rear Yard	7.5 m
6.2.8.5	Minimum Interior Side Yard	3 m
6.2.8.6	Minimum Exterior Side Yard	7.5 m (Section 4.19 & Section 4.20)
6.2.8.7	Maximum Lot Coverage	30%
6.2.8.8	Maximum Building Height	11 m

6.2.9 Farm Home Industries and Farm Businesses

The associated buildings, structures, parking and loading areas of Farm Home Industries and Farm Businesses shall not occupy a combined area exceeding 2% of the lot, to a maximum of 0.4 hectares in area.

SECTION 7 – RURAL RESIDENTIAL (RR) ZONE

7.1 Permitted Uses

Within any Rural Residential (RR) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- Accessory Use (Section 4.2)
- Bed and Breakfast Establishment
- Place of Worship
- Dwelling, Accessory Apartment (Section 4.4)
- Dwelling, Detached
- Dwelling, Garden Suite (Section 4.5)
- Dwelling, Group Home
- Home Occupation

Notwithstanding the above list, permitted uses may be restricted through the general provisions.

7.2 Regulations

Within any Rural Residential (RR) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

	Minimum Lot Area	4,000 m ² (0.4 ha)
7.2.1		aft Plans of Subdivision as of the date of minimum lot area of 2,000 m ² (0.2 ha).
7.2.2	Minimum Lot Frontage	30 m
7.2.3	Minimum Front Yard	7.5 m (Section 4.19 & Section 4.20)
7.2.4	Minimum Rear Yard	7.5 m
7.2.5	Minimum Interior Side Yard	3 m
7.2.6	Minimum Exterior Side Yard	4.5 m (Section 4.19 & Section 4.20)
7.2.7	Maximum Lot Coverage	30%
7.2.8	Maximum Building Height	11 m

[this section intentionally left blank]

SECTION 8 – VILLAGE RESIDENTIAL LOW DENSITY (R1) ZONE

8.1 Permitted Uses

Within any Village Residential Low Density (R1) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- Accessory use (Section 4.2)
- Bed and Breakfast Establishment
- Dwelling, Accessory Apartment (Section 4.4)
- Dwelling, Detached
- Dwelling, Duplex
- Dwelling, Group Home
- Dwelling, Semi-Detached
- Home Occupation

Notwithstanding the above list, permitted uses may be restricted through the general provisions.

8.2 Regulations

Within any Village Residential Low Density (R1) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

8.2.1 Regulations for Detached & Duplex Dwellings

8.2.1.1	Minimum Lot Area	405 m ²
8.2.1.2	Minimum Lot Frontage	13.5 m
8.2.1.3	Minimum Front Yard	6 m (Section 4.19 & Section 4.20)
8.2.1.4	Minimum Rear Yard	7.5 m
	Minimum Interior Side Yard	1.8 m
8.2.1.5	One side yard must be 3 m if no	attached garage or carport is provided

8.2.1.6	Minimum Exterior Side Yard	4.5 m (Section 4.19 & Section 4.20)
8.2.1.7	Maximum Lot Coverage	35%
8.2.1.8	Maximum Building Height	9 m

8.2.2 Regulations for Semi-Detached Dwellings (Each Unit):

8.2.2.1	Minimum Lot Area	300 m ²
8.2.2.2	Minimum Lot Frontage	10 m
8.2.2.3	Minimum Front Yard	6 m (Section 4.19 & Section 4.20)
8.2.2.4	Minimum Rear Yard	7.5 m
	Minimum Interior Side Yard	1.8 m
8.2.2.5	Side yard must be 3 m if no attached garage or carport is provided	
8.2.2.6	Minimum Exterior Side Yard	4.5 m (Section 4.19 & Section 4.20)
8.2.2.7	Maximum Lot Coverage	35%
8.2.2.8	Maximum Building Height	9 m

SECTION 9 – VILLAGE RESIDENTIAL MEDIUM DENSITY (R2) ZONE

9.1 Permitted Uses

Within any Village Residential Medium Density (R2) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- Accessory Use (Section 4.2)
- Bed And Breakfast Establishment
- Dwelling, Accessory Apartment (Section 4.4)
- Dwelling, Apartment
- Dwelling, Cluster Townhouse
- Dwelling, Detached
- Dwelling, Duplex
- Dwelling, Group Home
- Dwelling, Retirement Home
- Dwelling, Semi-Detached
- Dwelling, Street Townhouse
- Home Occupation

Notwithstanding the above list, permitted uses may be restricted through the general provisions.

9.2 Regulations

Within any Village Residential Medium Density (R2) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

9.2.1 Regulations for Detached & Duplex Dwellings

9.2.1.1	Minimum Lot Area	405 m ²
9.2.1.2	Minimum Lot Frontage	13.5 m
9.2.1.3	Minimum Front Yard	6 m (Section 4.19 & Section 4.20)
9.2.1.4	Minimum Rear Yard	7.5 m
	Minimum Interior Side Yard	1.8 m
9.2.1.5	One side yard must be 3 m if no attached garage or carport is pro	
9.2.1.6	Minimum Exterior Side Yard	4.5 m (Section 4.19 & Section 4.20)
9.2.1.7	Maximum Lot Coverage	35%
9.2.1.8	Maximum Building Height	9 m

9.2.2 Regulations for Semi-Detached Dwellings (Each Unit):

9.2.2.1	Minimum Lot Area	300 m ²
9.2.2.2	Minimum Lot Frontage	10 m
9.2.2.3	Minimum Front Yard	6 m (Section 4.19 & Section 4.20)
9.2.2.4	Minimum Rear Yard	7.5 m
	Minimum Interior Side Yard	1.8 m
9.2.2.5 Side yard must be 3 m if no attached garage or carpo		ached garage or carport is provided
9.2.2.6	Minimum Exterior Side Yard	4.5 m (Section 4.19 & Section 4.20)
9.2.2.7	Maximum Lot Coverage	35%
9.2.2.8	Maximum Building Height	9 m

9.2.3 Regulations for Apartment Dwellings:

9.2.3.1	Minimum Lot Area	800 m ² for first 4 units plus 100 m ² for each additional unit
9.2.3.2	Minimum Lot Frontage	30 m
9.2.3.3	Minimum Front Yard	6 m (Section 4.19 & Section 4.20)
9.2.3.4	Minimum Rear Yard	7.5 m
9.2.3.5	Minimum Interior Side Yard	4.5 m
9.2.3.6	Minimum Exterior Side Yard	6 m (Section 4.19 & Section 4.20)
9.2.3.7	Maximum Lot Coverage	35%
9.2.3.8	Maximum Building Height	11 m

9.2.4 Regulations for Cluster Townhouse Dwellings:

9.2.4.1	Minimum Lot Area	200 m ² per unit
9.2.4.2	Minimum Lot Frontage	18 m
9.2.4.3	Minimum Front Yard	6 m (Section 4.19 & Section 4.20)
9.2.4.4	Minimum Rear Yard	7.5 m
9.2.4.5	Minimum Interior Side Yard	4.5 m
9.2.4.6	Minimum Exterior Side Yard	6 m (Section 4.19 & Section 4.20)
9.2.4.7	Maximum Lot Coverage	35%
9.2.4.8	Maximum Building Height	9 m

9.2.5 Regulations for Street Townhouse Dwellings (Per Unit):

1		
9.2.5.1	Minimum Lot Area	200 m ²
9.2.5.2	Minimum Lot Frontage	6 m
9.2.5.3	Minimum Front Yard	6 m (Section 4.19 & Section 4.20)
9.2.5.4	Minimum Rear Yard	7.5 m
9.2.5.5	Minimum Interior Side Yard	2 m
9.2.5.6	Minimum Exterior Side Yard	4.5 m (Section 4.19 & Section 4.20)
9.2.5.7	Maximum Lot Coverage	35%
9.2.5.8	Maximum Building Height	9 m

SECTION 10 – VILLAGE COMMERCIAL (C1) ZONE

10.1 Permitted Uses

Within any Village Commercial (C1) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- Accessory Use (Section 4.2)
- Commercial School
- Courier Service
- Dry Cleaning And Laundering Establishment
- Dwelling, Accessory Apartment (Section 4.4)
- Dwelling, Apartment (Section 10.2.9)
- Entertainment/Recreation Establishment
- Financial Institution
- Funeral Home
- Institutional Uses
- Office
- Parking Lot
- Personal Service Shop
- Restaurant
- Retail Store
- Service Shop
- Taxi Or Bus Depot
- Veterinary Clinic

Notwithstanding the above list, permitted uses may be restricted through the general provisions.

10.2 Regulations

Within any Village Commercial (C1) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

10.2.1	Minimum Lot Area	300 m ²
10.2.2	Minimum Lot Frontage	10 m
10.2.3	Minimum Front Yard	0.0 m (Section 4.19 & Section 4.20)
10.2.4	Minimum Rear Yard	7.5 m
10.2.5	Minimum Interior Side Yard	0.0 m
10.2.6	Minimum Exterior Side Yard	4.5 m (Section 4.19 & Section 4.20)
10.2.7	Maximum Lot Coverage	80%
10.2.8	Maximum Building Height	11 m

10.2.9 Regulations for Apartment Dwellings:

Apartments are only permitted on the upper floors of commercial establishments. Commercial uses must occupy the entire ground floor and no accessory apartment shall be permitted.

10.3 C1 Zone Flood Fringe Area - (f) Suffix

In addition to Section 10.2 any new development or redevelopment proposed within the C1(f) area are also subject to the regulations of the Grand River Conservation Authority which include the following:

- Development, redevelopment or a major addition/renovation for permitted residential uses shall be permitted in the flood fringe provided that the structure is floodproofed to the regulatory level and that:
 - a. the habitable floor space elevation of any new residential dwelling unit is located above the regulatory flood elevation;
 - b. no basements are allowed;
 - c. mechanical, electrical, air conditioning and heating equipment will be located above the regulatory flood level;
 - d. safe access is provided.
- Minor renovation/addition to existing residential buildings in the flood fringe shall be permitted provided any new habitable floor space is, where feasible, above the regulatory flood level, and in no case lower than the elevation of the existing ground floor level.
- 3. Conversion of an existing commercial building to a residential use in the flood fringe will be permitted provided the building is floodproofed to the regulatory flood level and that:

- a. the habitable floor space elevation of any new residential use is located above the regulatory flood elevation;
- b. mechanical, electrical, air conditioning and heating equipment will be located above the regulatory flood level;
- c. safe access is provided.
- 4. Any commercial development or redevelopment of existing commercial structures shall be permitted provided that the building or structure is floodproofed to the regulatory flood level and that:
 - a. mechanical, electrical, air conditioning and heating equipment will be located above the regulatory flood level.
 - b. where practical, building openings will be located above the regulatory flood level. Where doorway elevations are permitted below the regulatory flood level, the openings will be floodproofed to the satisfaction of the Grand River Conservation Authority.
- 5. A Fill, Construction and Alteration to Waterways Permit will be required from the Grand River Conservation Authority for all construction and placement or removal of fill occurring within Zone C1(f), in addition to any other necessary permits or approvals such as a building permit or site plan approval.

10.4 Existing Detached Dwelling Uses

Notwithstanding Section 10.1, detached dwellings existing as of ______ are recognized as a permitted use within the C1 zone and shall comply with the following regulations:

10.4.1 Regulations for Detached & Duplex Dwellings

10.4.1.1	Minimum Lot Area	405 m ²
10.4.1.2	Minimum Lot Frontage	13.5 m
10.4.1.3	Minimum Front Yard	6 m (Section 4.19 & Section 4.20)
10.4.1.4	Minimum Rear Yard	7.5 m
	Minimum Interior Side Yard	1.8 m
10.4.1.5	One side yard must be 3 m if no	attached garage or carport is provided
10.4.1.6	Minimum Exterior Side Yard	4.5 m (Section 4.19 & Section 4.20)
10.4.1.7	Maximum Lot Coverage	35%

10.4.1.8 N	Maximum Building Height	9 m
------------	-------------------------	-----

10.4.2 Regulations for Semi-Detached Dwellings (Each Unit):

10.4.2.1	Minimum Lot Area	300 m ²
10.4.2.2	Minimum Lot Frontage	10 m
10.4.2.3	Minimum Front Yard	6 m (Section 4.19 & Section 4.20)
10.4.2.4	Minimum Rear Yard	7.5 m
	Minimum Interior Side Yard	1.8 m
10.4.2.5	Side yard must be 3 m if no attached garage or carport is provided	
10.4.2.6	Minimum Exterior Side Yard	4.5 m (Section 4.19 & Section 4.20)
10.4.2.7	Maximum Lot Coverage	35%
10.4.2.8	Maximum Building Height	9 m

SECTION 11 – VILLAGE SERVICE COMMERCIAL (C2) ZONE

11.1 Permitted Uses

Within any Village Service Commercial (C2) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- Accessory Use (Section 4.2)
- Assembly Hall
- Automobile Service Station
- Commercial School
- Courier Service
- Dry Cleaning And Laundering Establishment
- Dwelling, Accessory Apartment (Section 4.4)
- Dwelling, Apartment
- Dwelling, Cluster Townhouse
- Dwelling, Street Townhouse
- Entertainment/Recreation Establishment
- Farmer's Market
- Financial Institution
- Funeral Home
- Garden Centre
- Hotel Or Motel
- Institutional Uses
- Office
- Parking Lot
- Personal Service Shop
- Restaurant
- Retail Store
- Service Shop
- Taxi Or Bus Depot
- Veterinary Clinic

Notwithstanding the above list, permitted uses may be restricted through the general provisions.

11.2 Regulations

Within any Village Service Commercial (C2) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

11.2.1	Minimum Lot Area	800 m ²
11.2.2	Minimum Lot Frontage	15 m
11.2.3	Minimum Front Yard	7.5 m (Section 4.19 & Section 4.20)
11.2.4	Minimum Rear Yard	7.5 m
11.2.5	Minimum Interior Side Yard	1.8 m
11.2.6	Minimum Exterior Side Yard	7.5 m (Section 4.19 & Section 4.20)
11.2.7	Maximum Building Height	11 m
11.2.8	Maximum Lot Coverage	35 %

11.2.9 Regulations for Existing Detached & Duplex Dwellings, as of

11.2.9.1	Minimum Lot Area	405 m ²
11.2.9.2	Minimum Lot Frontage	13.5 m
11.2.9.3	Minimum Front Yard	6 m (Section 4.19 & Section 4.20)
11.2.9.4	Minimum Rear Yard	7.5 m
	Minimum Interior Side Yard	1.8 m
11.2.9.5	One side yard must be 3 m if no attached garage or carport is provided	
11.2.9.6	Minimum Exterior Side Yard	4.5 m (Section 4.19 & Section 4.20)
11.2.9.7	Maximum Lot Coverage	35%
11.2.9.8	Maximum Building Height	9 m

11.2.10 Regulations for Existing Semi-Detached Dwellings (Each Unit), as of

 300 m^2 11.2.10.1 **Minimum Lot Area Minimum Lot Frontage** 10.0 m 11.2.10.2 6.0 m (Section 4.19 & Section 4.20) 11.2.10.3 **Minimum Front Yard Minimum Rear Yard** 7.5 m 11.2.10.4 **Minimum Interior Side Yard** 1.8 m 11.2.10.5 Side yard must be 3 m if no attached garage or carport is provided 4.5 m (Section 4.19 & Section 4.20) 11.2.10.6 **Minimum Exterior Side Yard** 11.2.10.7 **Maximum Lot Coverage** 35% 11.2.10.8 **Maximum Building Height** 9 m

11.2.11 Regulations for Apartment Dwellings:

11.2.11.1	Minimum Lot Area	800 m ² for first 4 units plus 100 m ² for each additional unit
11.2.11.2	Minimum Lot Frontage	30 m
11.2.11.3	Minimum Front Yard	6 m (Section 4.19 & Section 4.20)
11.2.11.4	Minimum Rear Yard	7.5 m
11.2.11.5	Minimum Interior Side Yard	4.5 m
11.2.11.6	Minimum Exterior Side Yard	6 m (Section 4.19 & Section 4.20)
11.2.11.7	Maximum Lot Coverage	35%
11.2.11.8	Maximum Building Height	11 m

11.2.12 Regulations for Cluster Townhouse Dwellings:

11.2.12.1	Minimum Lot Area	200 m ² per unit
11.2.12.2	Minimum Lot Frontage	18 m
11.2.12.3	Minimum Front Yard	6 m (Section 4.19 & Section 4.20)
11.2.12.4	Minimum Rear Yard	7.5 m
11.2.12.5	Minimum Interior Side Yard	4.5 m
11.2.12.6	Minimum Exterior Side Yard	6 m (Section 4.19 & Section 4.20)
11.2.12.7	Maximum Lot Coverage	35%
11.2.12.8	Maximum Building Height	9 m

11.2.13 Regulations for Street Townhouse Dwellings (Per Unit):

11.2.13.1	Minimum Lot Area	200 m ²
11.2.13.2	Minimum Lot Frontage	6 m
11.2.13.3	Minimum Front Yard	6 m (Section 4.19 & Section 4.20)
11.2.13.4	Minimum Rear Yard	7.5 m
11.2.13.5	Minimum Interior Side Yard	2.0 m
11.2.13.6	Minimum Exterior Side Yard	4.5 m (Section 4.19 & Section 4.20)
11.2.13.7	Maximum Lot Coverage	35%
11.2.13.8	Maximum Building Height	9.0 m (29.5 ft)

SECTION 12 – HAMLET MIXED USE (C3) ZONE

12.1 Permitted Uses

Within any Hamlet Mixed Use (C3) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- Accessory Use (Section 4.2)
- Assembly Hall
- Dwelling, Accessory Apartment (Section 4.4)
- Dwelling, Detached
- Dwelling, Group Home
- Farmer's Market
- Funeral Home
- Institutional Uses
- Office
- Personal Service Shop
- Restaurant
- Retail Store
- Service Shop
- Veterinary Clinic

Notwithstanding the above list, permitted uses may be restricted through the general provisions.

12.2 Regulations

Within any Hamlet Mixed Use (C3) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

12.2.1	Minimum Lot Area	4,000 m ² (0.4 ha)
12.2.2	Minimum Lot Frontage	30 m
12.2.3	Minimum Front Yard	7.5 m (Section 4.19 & Section 4.20)
12.2.4	Minimum Rear Yard	7.5 m

	Minimum Interior Side Yard	3 m
12.2.5	Where the interior side lot line abuts a Residential Zone or lands used for residential purposes, the minimum side yard width is 7.5 m, unless abutting uses are both residential.	
12.2.6	Minimum Exterior Side Yard	4.5 m (Section 4.19 & Section 4.20)
12.2.7	Maximum Lot Coverage	35%
12.2.8	Maximum Building Height	11 m

12.2.10 C3 (f) Zone - Flood Plain Area

- 1. Conversion of existing residences to a permitted commercial use will require flood proofing measures approved by the Grand River Conservation Authority.
- 2. An existing commercial building shall not be converted to a residential use.
- 3. Additions or enlargements to structures existing on October 19, 1999 will be permitted up to a maximum of 50% of the existing ground floor area with flood proofing measures approved by the Grand River Conservation Authority.
- 4. Prior to the approval or enlargement of an existing structure or change in use, a "Fill, Construction and Alteration to Waterways" permit is required from the Grand River Conservation Authority pursuant to Ontario Regulation 149/90 as amended by 69/93 for land located below the elevation of the Regulatory Flood Line.
- 5. The exact delineation of the Zone C3 (f) limits shall be determined in consultation with the Grand River Conservation Authority. The applicant may be required to obtain the services of a qualified professional to determine the exact elevations on their land.

SECTION 13- HIGHWAY COMMERCIAL (C4) ZONE

13.1 Permitted Uses

Within any Highway Commercial (C4) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- Accessory Use (Section 4.2)
- Agricultural Service Establishment
- Assembly Hall
- Auction House
- Automobile Sales Establishment
- Automobile Service Station
- Automobile Washing Establishment
- Brewing On Premises Establishment
- Commercial School
- Contractor Or Tradesman Establishment
- Courier Service
- Dry Cleaning And Laundering Establishment
- Dwelling, Accessory Apartment (Section 4.4)
- Entertainment/Recreation Establishment
- Farm Implement Outlet
- Farmer's Market
- Financial Institution
- Funeral Home
- Garden Centre
- Hotel Or Motel
- Institutional Uses
- Office
- Personal Service Shop
- Parking Lot
- Recreational Trailer Sales And Service Establishment
- Rental Outlet
- Restaurant
- Service Shop
- Specialty Store
- Taxi Or Bus Depot

• Veterinary Clinic

Notwithstanding the above list, permitted uses may be restricted through the general provisions.

17.3 Regulations

Within any Highway Commercial (C4) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

13.2.1	Minimum Lot Area	4,000 m ² (0.4 ha)
13.2.2	Minimum Lot Frontage	30 m
13.2.3	Minimum Front Yard	7.5 m (Section 4.19 & Section 4.20)
13.2.4	Minimum Rear Yard	7.5 m
400 =	Minimum Interior Side Yard	3 m
13.2.5	Where the interior side lot line abuts a Residential Zone or lands used for residential purposes, the minimum side yard width is 7.5 m.	
13.2.6	Minimum Exterior Side Yard	4.5 m (Section 4.19 & Section 4.20)
13.2.7	Maximum Lot Coverage	40%
13.2.8	Maximum Building Height	11 m
13.2.9	Minimum Landscaped Area	10%

SECTION 14 – RURAL INDUSTRIAL (M1) ZONE

14.1 Permitted Uses

Within any Rural Industrial (M1) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- Accessory Retail Outlet, Wholesale Outlet, Showroom, Office, Or Facilities For Employees Including Recreation, Day Care Centres And Food Service/Sales
- Accessory Use (Section 4.2)
- Agricultural Service Establishment
- Agricultural Supply Establishment
- Automobile Body/Repair Shop
- Brewing On Premises Establishment
- Catering Service
- Construction Company
- Contractor Or Tradesman Establishment
- Industrial Use
- Industrial Mall
- Recreational Trailer Sales And Service Establishment
- Rental Outlet
- Scientific Research Establishment
- Self-Storage
- Transport Establishment

Notwithstanding the above list, permitted uses may be restricted through the general provisions.

14.2 Regulations

Within any Rural Industrial (M1) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

14.2.1	Minimum Lot Area	4,000 m ² (0.4 ha)
14.2.2	Minimum Lot Frontage	30 m

14.2.3	Minimum Front Yard	7.5 m (Section 4.19 & Section 4.20)	
14.2.4	Minimum Rear Yard	7.5 m	
440 =	Minimum Interior Side Yard	4.5 m	
14.2.5	Where the Interior Side Lot Line abuts a Residential Zone or lands in use for residential purposes, the minimum Interior Side Yard Width is 7.5 m.		
14.2.6	Minimum Exterior Side Yard	7.5 m (Section 4.19 & Section 4.20)	
14.2.7	Maximum Lot Coverage	40%	
14.2.8	Maximum Building Height	15 m	

14.2.9 Restrictions on Gross Floor Area for Accessory Uses

An accessory Office shall have a maximum gross floor area of 40% of the gross floor area used by the primary use.

An accessory retail outlet, wholesale outlet, showroom, or accessory facilities for employees (including recreation, day care centres and food service/sales) shall have a maximum gross floor area no greater than 30% of the gross floor area of the primary use.

SECTION 15 – EXTRACTIVE INDUSTRIAL (M3) ZONE

15.1 Permitted Uses

Within any Extractive Industrial (M3) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- Accessory Use (Section 4.2)
- Accessory Retail Store, Wholesale Outlet Or Office
- Aggregate Processing Facility
- Agricultural Use
- Conservation
- Pit
- Portable Asphalt Plant
- Quarry
- Wayside Pit Or Quarry

Notwithstanding the above list, permitted uses may be restricted through the general provisions.

15.2 Regulations

Within any Extractive Industrial (M3) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

15.2.1 Setbacks for Excavation

No excavation shall occur:

- 1. within 15 m of any lot line;
- 2. within 30 m from any part of the boundary of the site that abuts: a public road or highway; or land zoned or used for residential purposes;
- 3. within 30 m from any body of water that is not the result of excavation below the water table.

15.2.2 Setbacks for Buildings, Structures and Stockpiles

No person shall pile aggregate, topsoil, subsoil or overburden, locate any processing plant or place, build or extend any building or structure:

1. within 30 m of any lot line (Section 4.19 & Section 4.20);

2. within 90 m from any part of the boundary of the site that abuts land zoned or used for residential purposes.

15.2.3 Maximum Building Height 25 m



SECTION 16 – DISPOSAL INDUSTRIAL (M4) ZONE

16.1 Permitted Uses

Within any Disposal Industrial (M4) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- Accessory Use (Section 4.2)
- Composting Yard
- Recycling Plant
- Waste Disposal Area
- Waste Processing Plant
- Waste Transfer Station

Notwithstanding the above list, permitted uses may be restricted through the general provisions.

16.2 Regulations

Within any Disposal Industrial (M4) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

16.2.1	Minimum Front Yard	30 m (Section 4.19 & Section 4.20)
16.2.2	Minimum Rear Yard	30 m
16.2.3	Minimum Interior Side Yard	30 m
16.2.4	Minimum Exterior Side Yard 30 m (Section 4.19 & Section 4.	
16.2.5	Maximum Building Height	25 m

[this section intentionally left blank]



SECTION 17 – INSTITUTIONAL (I) ZONE

17.1 Permitted Uses

Within any Institutional (I) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- Accessory Use (Section 4.2)
- Assembly Hall
- Dwelling, Group Home
- Institutional Use
- Museum

Notwithstanding the above list, permitted uses may be restricted through the general provisions.

17.2 Regulations

Within any Institutional (I) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

17.2.1	Minimum Lot Area	900 m ²	
17.2.2	Minimum Frontage	15 m	
17.2.3	Minimum Front Yard	7.5 m (Section 4.19 & Section 4.20)	
17.2.4	Minimum Rear Yard	7.5 m	
17.2.5	Minimum Interior Side Yard	3 m	
	Where the Interior Side Lot Line abuts a Residential Zone or land in use for residential purposes, the minimum Interior Side Yard Width is 7.5 m.		
17.2.6	Minimum Exterior Side Yard	ard 4.5 m (Section 4.19 & Section 4.20)	
17.2.7	Maximum Lot Coverage	50%	
17.2.8	Maximum Building Height	11 m	
17.2.10	Minimum Landscaped Area	10%	

[this section intentionally left blank]

SECTION 18 - OPEN SPACE (OS) ZONE

18.1 Permitted Uses

Within any Open Space (OS) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- Agricultural Use
- Accessory Use (Section 4.2)
- Accessory Retail Store Or Office
- Campground
- Conservation
- Dwelling, Detached (Section 18.2.11)
- Flood Control Project
- Passive Recreation
- Recreational Uses

Notwithstanding the above list, permitted uses may be restricted through the general provisions.

18.2 Regulations

Within any Open Space (OS) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

18.2.1	Minimum Lot Area	4,000 m ² (0.4 ha)	
18.2.2	Minimum Lot Frontage	30 m	
18.2.3	Minimum Front Yard	7.5 m (Section 4.19 & Section 4.20)	
18.2.4	Minimum Rear Yard	7.5 m	
100	Minimum Interior Side Yard	3 m	
18.2.5	Where the Interior Side Lot Line abuts a Residential Zone or land in use for residential purposes, the Minimum Interior Side Yard Width is 7.5 m.		
18.2.6	Minimum Exterior Side Yard	7.5 m (Section 4.19 & Section 4.20)	
18.2.7	Maximum Lot Coverage	40%	
18.2.8	Maximum Building Height	11 m	

18.2.10 Restrictions for Agricultural Uses

Within the Open Space (OS) Zone, agricultural uses shall not be allowed within the Urban Centre or Hamlet areas.

The provisions of the Agricultural (A) Zone shall apply to agricultural uses.

18.2.11 Restrictions for Residential Use

A Detached Dwelling may only exist for the purposes of the owner, caretaker, watchman or other similar persons employed on the lot on which such dwelling unit is located. The regulations of the Rural Residential (RR) zone shall be applied to the dwelling unit.

SECTION 19 - HAZARD (H) ZONE

19.1 Permitted Uses

Within any Hazard (H) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- Accessory Use (Section 4.2)
- Agricultural Use
- Conservation
- Flood Control Project
- Passive Recreation

Notwithstanding the above list, permitted uses may be restricted through the general provisions.

19.2 Regulations

Within any Hazard (H) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

19.2.1	Minimum Lot Area	4,000 m ² (0.4 ha)	
19.2.2	Minimum Lot Frontage	30 m	
19.2.3	Minimum Front Yard	7.5 m (Section 4.19 & Section 4.20)	
19.2.4	Minimum Rear Yard	7.5 m	
19.2.5	Minimum Interior Side Yard	3 m	
19.2.6	Minimum Exterior Side Yard	7.5 m (Section 4.19 & Section 4.20)	
19.2.7	Maximum Lot Coverage	5%	
19.2.8	Maximum Building Height	11 m	

19.2.11 New Detached Dwellings within the Village of Rockwood Hazard (H) Zone

Notwithstanding Section 19.1, a detached dwelling may be permitted on an existing lot of record within the Village of Rockwood in the Hazard (H) zone provided all of the following are satisfied:

- 1. the approval of the Grand River Conservation Authority is obtained;
- 2. the proposed building site is not within the regulatory floodline;
- 3. the proposed building complies with all other regulations of this By-law.

19.2.12 Restrictions on Agricultural Uses

Within the Hazard (H) Zone, agricultural uses shall not be allowed within the Urban Centre or Hamlet areas. The provisions of the Agricultural Zone shall apply to agricultural uses.

SECTION 20 – SPECIAL PROVISIONS

The following provisions shall have effect notwithstanding anything else in this By-law and the other provisions of this By-law shall be deemed to be amended insofar as is necessary to give effect thereto. Reference should be made to the Schedule and Map noted in italics at the end of the provision.

20.1 Notwithstanding the provisions of the Rural Residential (RR) Zone, on the lands described as Part of Lot "I" Registered Plan 49, in the former Township of Guelph, illustrated on Schedule "A", and fronting onto Highway No. 6, permitted uses shall include a chain saw and lawn mower sales and service centre.

Schedule A, Map 14

- **20.2** Notwithstanding the provisions of the Highway Commercial (C4) Zone, on the lands described as Part of Lot 19, Registered Plan 365, in the former Township of Guelph, illustrated on Schedule "A", and fronting onto Highway No. 6, permitted uses shall include an electronics distribution facility which may include retail and wholesale sales. The following uses shall not be permitted:
 - i) open storage of goods and materials
 - ii) motel
 - iii) hotel

Schedule A, Map 12

20.3 Notwithstanding the provisions of the Highway Commercial (C4) Zone, on lands described as Part of Lot 14, Concession 3, Division "D", in the former Township of Guelph, illustrated on Schedule "A", the open storage of goods and materials is not permitted.

Schedule A, Map 13

- 20.4 Notwithstanding the provisions of the Agricultural (A) Zone and Hazard (H) Zone, on the lands described as Part of Lot 8, Concession 3, Division "B", in the former Township of Guelph, illustrated on Schedule "A", a trucking business including the storage and repair of trucks and a warehouse facility shall be permitted. Notwithstanding the provisions of the Agricultural (A) Zone, the following provisions shall apply:
 - i) Minimum Lot Area 3.0 ha (7.4 ac)
 - ii) Minimum Lot Frontage 100 m

20.5 Notwithstanding the provisions of the Highway Commercial (C4) Zone, on the lands described as Lot 2, Registered Plan 44, Concession 2, Division "D", in the former Township of Guelph, illustrated on Schedule "A", a welding shop shall be permitted and the following provisions shall apply:

i) Minimum Lot Area 0.195 ha (0.48 ac)

ii) Minimum Interior Side Yard 1.22 m iii) Minimum Rear Yard 1.83 m

Schedule A, Map 13

20.6 Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 6 and 7, Concession 2, Division "C", in the former Township of Guelph, illustrated on Schedule "A", an airport and related uses shall be permitted.

Schedule A, Map 10

20.7 Notwithstanding the provisions of the Highway Commercial (C4) Zone, on the lands described as Part of Lot 15, Concession 3, Division "D", in the former Township of Guelph, illustrated on Schedule "A", a moving and storage business shall be a permitted.

Schedule A, Map 10

20.8 Notwithstanding the provisions of the Rural Residential (RR) Zone, on the lands described as Part of Lot 15, Concession 2, Division "D", in the former Township of Guelph, illustrated on Schedule "A", the Minimum Lot Area shall be 0.37 ha (0.91 ac).

Schedule A, Map 13

20.9 Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 2, Concession 2, Division "D", in the former Township of Guelph, illustrated on Schedule "A", and fronting onto Highway 6, and consisting of 0.7094 ha (1.75 ac), permitted uses shall be restricted to a detached dwelling unit, 3 apartment units, and a sporting goods supply store having a maximum floor area of 149 m².

Schedule A, Map 1

20.10 Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 8, Concession 2, Division "B", in the former Township of Guelph, illustrated on Schedule "A", and fronting onto Township Road No. 12, and consisting of 0.8148 ha (2.01 ac), an autobody repair shop and a motor vehicle sales and service establishment shall be permitted.

20.11 Notwithstanding the provisions of the Agricultural (A) Zone, on the property known as the Guelph Centre of Spirituality and described as Lots 3 to 10 inclusive, Concession 3 and Parts of Lots 4 to 10 inclusive, in Concession 2, Division "D", Parts of Lots 5, 6, 7 and 8 in Concession 2 and Parts of Lots 6, 7, and 8, Concession 1, Division "D", in the former Township of Guelph, illustrated on Schedule "A", permitted uses shall include institutional uses related to the activities of the Guelph Centre of Spirituality, a cemetery, places of worship, places of retreat, 5 dwelling units related to farming, as well as shelters for the homeless and handicapped, accommodation for priests and laity, dining halls and supporting office facilities (ie. Canadian Jesuits offices, computer facilities, reception room, kitchens, etc.), and works of charity and mercy, farming and education, and a daycare centre.

Schedule A, Map 1

20.12 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lots 15 and 16, Concession 6, Division "D", in the former Township of Guelph, illustrated on Schedule "A", a place of worship shall be a permitted use and the Minimum Lot Area shall be 10.8 ha (26.68 ac).

Schedule A, Map 1

20.13 Notwithstanding the provisions of the Hazard (H) Zone, on the lands described as Part of Lots 13 and 14, Concession 6, Division "D", in the former Township of Guelph, illustrated on Schedule "A", a park, picnic area or playground shall not be permitted.

Schedule A, Map 17

20.14 Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 15, Concession 6, Division "D", in the former Township of Guelph, illustrated on Schedule "A", the additional use of a Home for Retarded Persons shall be permitted. A Home for Retarded Persons is defined in accordance with the Homes for Retarded Persons Act (1982), as amended. In addition, a home for retarded persons shall be licensed pursuant to the regulations under the Homes for Retarded Persons Act and shall be operated as a single housekeeping unit in a residential dwelling in which 3 to 10 persons, exclusive of staff or receiving family, live as a family under responsible supervision consistent with the needs of its particular residents.

Schedule A, Map 1

20.15 Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 2, Concession 3, Division "B", in the former Township of Guelph, illustrated on

Schedule "A", and fronting onto County Road No. 32, a woodworking shop and furniture manufacturing business shall be permitted uses.

Notwithstanding the provisions of the Agricultural (A) Zone, the following provisions shall apply to the woodworking shop and furniture manufacturing business:

i)	Minimum Lot Area	0.4 ha (1.0 ac)
ii)	Minimum Lot Width	30.5 m
iii)	Minimum Side Yard	6.1 m
iv)	Minimum Rear Yard	1.5 m
v)	Parking Spaces	4
vi)	Loading Spaces	1
vii)	Maximum Building Height	10.7 m
viii)	No outdoor storage shall be permitted	

Schedule A, Map 1

20.16 Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 7, Concession 6, Division "C", in the former Township of Guelph, illustrated on Schedule "A", and fronting onto Wellington Rd 124, and consisting of 3.6 hectares, a garden centre for the wholesale and retail sale (including products grown and/or produced off the site) of plants, trees, shrubs, soil, fertilizers, herbicides, insecticides, peat moss, mulch, gardening tools, sprinkler systems, landscaping products and accessories related to gardening and the planting of trees, shrubs and plants shall be a permitted use.

Notwithstanding the provisions of this By-law, the following special provisions shall apply:

i)	Minimum Lot Area	3.6 ha (8.8 ac)
ii)	Minimum Lot Width	145 m
iii)	Minimum Side Yard	3.4 m

Schedule A, Map 1

20.17 Notwithstanding the provisions of the Agricultural (A) and Hazard (H) Zones, on the lands described as Part of Lots 22, 23 and 24, Concession 1, Division "B", in the former Township of Guelph, illustrated on Schedule "A", and abutting onto Wellington Road 86, a 27-hole golf course and accessory uses shall be permitted.

Schedule A, Map 1

20.18 Notwithstanding the provisions of the Open Space (OS) Zone, on the lands described as Part of Lot 15, Concession 3, Division "D", in the former Township of Guelph, illustrated on Schedule "A", and fronting onto Wellington Road No. 30, offices and accessory uses shall be permitted.

20.19 Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lots 21 and 22, Concession 6, Division "D", in the former Township of Guelph, illustrated on Schedule "A", the additional use of a Group Home shall be permitted. For the purposes of this Section, a Group Home shall mean a Group Home for the developmentally handicapped in a dwelling unit licensed, approved or supervised by the Province of Ontario, under a general or specific Act, for specialized or group accommodations for a maximum of twenty two (22) residents, exclusive of staff or receiving family, living as a family under responsible 24 hour supervision.

Schedule A, Map 1

- **20.20** Notwithstanding the provisions of the Rural Residential (RR) and Hazard (H) Zones on the lands described as Part of Lots 9 and 10, Concession 1, Division "D", in the former Township of Guelph, illustrated on Schedule "A", the following additional provisions shall apply:
 - i) The boundary between the Rural Residential (RR) Zone and the adjacent Hazard (H) Zone is defined as elevation 335.4 m above mean sea level.
 - ii) The elevation of all building openings shall be at a minimum elevation of 335.7 m above mean sea level.
 - iii) Any portion of a lot situated with the Hazard (H) Zone may be added to that portion of the lot within the Rural Residential (RR) Zone for the purpose of satisfying the Minimum Lot Area of the Rural Residential (RR) Zone.

Schedule A, Map 12

20.21 Notwithstanding the provisions of the Highway Commercial (C4) Zone on the lands described as Lot 3, Registered Plan 44, Concession 2, Division "D", in the former Township of Guelph, illustrated on Schedule "A", the following provisions shall apply:

i) Minimum Lot Area 975.45 m²

ii) Minimum Lot Frontage 18.7 m

iii) Minimum Side Yard (south side of lot) 0.0 m

- 20.22 Removed by By-law 17/2008.
- **20.23** Notwithstanding the provisions of the Rural Residential (RR) Zone on the lands described as Part of Lots 5, 6, 7 and 8, Concession 2, Division "B", and Parts of Lots 7, 8, 9 and 10 and all of Lots 11, 12 and 13, in Registered Plan 365, and Part of Bedford Road closed by By-law, the whole parcel being shown as Part 1 on Reference Plan 61R-4846, in the former Township of Guelph, illustrated on Schedule "A", no building or structure of

any kind (including a dwelling, patio, swimming pool, deck or accessory building) shall be erected, installed, or maintained on any portion of a lot which is identified as a primary or reserve leaching bed area on the site plan of the lot approved by and filed with the Chief Building Official of the Township of Guelph-Eramosa. In addition, no lot shall have a Lot Area less than 0.20 ha (0.5 ac).

Schedule A, Map 12

20.24 Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lots 25 and 26, Concession 3, Division "D", in the former Township of Guelph, illustrated on Schedule "A", a place of worship and a private school shall be permitted uses.

Schedule A, Map 1

20.25 Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 2, Concession 4, Division "B", in the former Township of Guelph, illustrated on Schedule "A", a veterinary clinic shall be a permitted use.

Schedule A, Map 1

20.26 Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 7, Concession 2, Division "B", in the former Township of Guelph, illustrated on Schedule "A", a Long Term Care Facility shall be a permitted use.

Schedule A, Map 18

20.27 Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 3, Concession 3, Division "D", in the former Township of Guelph, illustrated on Schedule "A", a cemetery shall be a permitted use.

Schedule A, Map 1

20.28 Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 2, Concession 9, Division "C", in the former Township of Guelph, illustrated on Schedule "A", a place of worship, an accessory religious bookstore, and a commercial school shall be permitted uses. The accessory religious bookstore shall have a maximum floor area of 35 m². The commercial school shall have a maximum floor area of 280 m² devoted to classroom use.

20.29 Notwithstanding the provisions of the Rural Residential (RR) Zone, on the lands described as Part of Lots 13 and 14, Concession 6, Division "D", in the former Township of Guelph, illustrated on Schedule "A", the Minimum Lot Area shall be 0.4 ha (1.0 ac).

Schedule A, Map 17

20.30 Notwithstanding the provisions of the Rural Industrial (M1) Zone, on the lands described as Part of Lot 13, Concession 3, Division "D", in the former Township of Guelph, illustrated on Schedule "A", a concrete batching plant and related material storage shall be permitted and the Minimum Lot Frontage shall be 20 m.

Schedule A, Map 1

20.31 Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lots 10 and 11, Concession 1, Division "C", in the former Township of Guelph, illustrated on Schedule "A", a veterinarian's clinic shall be a permitted use.

Schedule A, Map 1

20.32 Notwithstanding the provisions of the Agricultural (A) Zone, on a portion of the lands described as Part of Lot 7, Concession XI, Division "C", in the former Township of Guelph, illustrated on Schedule "A", meat processing and related wholesale and retail sales uses in one building, with a maximum gross floor area of 576 m², shall be permitted. Meat processing shall not include slaughtering of animals.

Schedule A, Map 1

20.33 Notwithstanding the Highway Commercial (C4) Zone on the lands described as Part of Lot 1 and the South Part of Lot 1, Registered Plan 365, in the former Township of Guelph, illustrated on Schedule "A", the Minimum Lot Frontage shall be 18.8 m.

Schedule A, Map 12

20.34 Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lots 25 and 26, Concession 3, Division "D", in the former Township of Guelph, illustrated on Schedule "A", the Minimum Lot Frontage shall be 34.6 m.

Schedule A, Map 1

20.35 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 14, Concession 1, Division "D", in the former Township of Guelph, illustrated on Schedule "A", the minimum lot frontage shall be no less than 34 m.

20.36 Notwithstanding the provisions of the Rural Residential (RR) Zone, on the lands described as Part of Lot 13, Concession 6, Division "D", more particularly known as Block 20, Registered Plan 846, in the former Township of Guelph, illustrated on Schedule "A", the minimum lot frontage shall be 22.0 m.

Schedule A, Map 17

20.37 Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lots 9 and 10, Division "B", with the municipal address of 5041 Wellington Road 124, in the former Township of Guelph, illustrated on Schedule "A", a veterinarian clinic having a maximum floor area of 278.7 m², and one attached dwelling unit shall be a permitted use.

Schedule A, Map 18

- **20.38** Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 5, Concession 5, in the former Township of Eramosa, illustrated on Schedule 'A' to this by-law the following shall apply:
 - i) The following uses are permitted:
 - Agricultural Research and/or Breeding and/or Grading operation
 - Agricultural Supply Establishment excluding the bulk sale, storage, mixing and distribution of bulk fertilizer or chemical products.
 - Business or Professional Office accessory to a permitted use
 - Contractor or Tradesman Establishment
 - Health food and health products warehouse and bottling centre
 - Nursery stock warehouse-mail order-distribution centre
 - Commercial Greenhouse, not including a Garden Centre
 - Service Shop
 - Veterinary Clinic excluding outdoor runs or pens
 - Warehouse
 - The uses listed in the Agricultural (A) zone (Section 6.1 Permitted Uses) are permitted, excluding the bulk mixing, sale and distribution of bulk fertilizer, rental of fertilizer related equipment and sale of farm chemicals

Notwithstanding the above list, permitted uses may be restricted through the general provisions and reference should be made to Section 5.17 Well Head Protection Areas and related Schedule B. Specific activities may be limited through the implementation of the Lake Erie Source Protection Plan.

ii) Minimum Lot Area = 1.62 ha (4.0 ac)

- iii) A Business or Professional Office accessory to a permitted use shall have a maximum gross floor area of 40% of the gross floor area used by the permitted use.
- iv) Outdoor storage and display of goods, materials and equipment, accessory to the main use shall be permitted in accordance with the following provisions:
 - a. Shall be located to the rear of the front wall of the main building, but not in a required side yard or a required rear yard.
 - b. Shall not cover more than 20% of the lot area.
 - c. Shall be visually screened from the street.
 - d. Shall not obstruct or occupy any required parking areas.

Schedule A, Map 1

20.39 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 2, Concession 4, in the former Township of Eramosa, illustrated on Schedule "A", a farrier operation, a blacksmith operation, and uses accessory to the foregoing shall be permitted.

Schedule A, Map 1

20.40 Notwithstanding the general provisions of this By-law and the provisions of the Agricultural (A) Zone, on lands described as Part of Lots 6 and 7, Concession 1, in the former Township of Eramosa, illustrated on Schedule "A", two detached dwellings shall be permitted.

Schedule A, Map 1

20.41 Notwithstanding the general provisions of this By-law and the provisions of the Agricultural (A) Zone, on lands described as Part of Lots 14 and 15, Concession 7, in the former Township of Eramosa, illustrated on Schedule "A", two single detached dwellings shall be permitted, and the maximum distance between the two residential dwellings shall be 39.6 m (129.9 ft).

Schedule A, Map 1

20.42 Notwithstanding the general provisions of this By-law and the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 13, Concession 6, in the former Township of Eramosa, illustrated on Schedule "A", two detached dwellings shall be permitted.

Schedule A, Map 1

20.43 Notwithstanding the general provisions of this By-law and the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 11, Concession 5, in the former

Township of Eramosa, illustrated on Schedule "A", two detached dwellings shall be permitted.

Schedule A, Map 1

20.44 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lots 1 and 2, Concession 7, in the former Township of Eramosa, illustrated on Schedule "A", the minimum lot width shall be 45 m.

Schedule A, Map 1

20.45 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 23, Concession 7, in the former Township of Eramosa, illustrated on Schedule "A", a poultry vaccine production operation and accessory buildings and structures shall be permitted.

Schedule A, Map 1

- 20.46 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 1, Concession 5, in the former Township of Eramosa, illustrated on Schedule "A", a stainless steel fabricating plant and uses accessory to the foregoing shall be permitted. Notwithstanding the provisions of the Agricultural (A) Zone, the following provisions shall apply:
 - i) Minimum Side Yard 6.0 m ii) Minimum Rear Yard 10.6 m
 - iii) No outdoor storage of goods or materials of any kind shall be permitted.

Schedule A, Map 1

- 20.47 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 5, Concession 2, in the former Township of Eramosa, illustrated on Schedule "A", a plant for the assembly and sale of roof components and uses accessory to the foregoing shall be permitted. Notwithstanding the provisions of the Agricultural (A) Zone, the additional permitted uses described above shall be permitted in accordance with the following conditions:
 - i) <u>Buildings and Structures</u>

All buildings and structures devoted to the additional uses permitted by this by-law shall not exceed 1,200 m² (12,917.1 ft²) in total floor area.

ii) Outdoor Storage

All outdoor storage shall be located to the rear of the line of the front wall of the existing residence. All outdoor storage areas shall be enclosed within a chain link fence having a height of not less than 1.8 m (5.9 ft) and no outdoor storage shall be located within 4.5 m (14.8 ft) of any property line.

iii) Off-Street Parking

Not less than one (1) Off-Street Parking Space shall be provided for each 46 m² (495.2 ft²) of building floor area devoted to the additional uses permitted by this by-law. Such off-street parking space shall be located to the rear of the line of the front wall of the existing residence. In addition to the foregoing, not more than six (6) off-street parking spaces, to be used for visitor or customer parking only, may be located ahead of the line of the front wall of the existing residence and to the rear of the building line. All off-street parking area and access drives, if not paved, shall be graded, drained and treated to prevent the escape of dust.

iv) Off-Street Loading

Not less than one (1) space having a minimum dimension of 3.6 m (11.8 ft) by 9.1 m (29.9 ft) and having a clear height of not less than 4.2 m (13.8 ft) shall be provided for each 278.8 m² (3001.1 ft²) of building floor area devoted to the additional uses permitted by this by-law. All off-street loading spaces shall be located to the rear of the line of the front wall of the existing residence. All off-street loading areas and access drives, if not paved, shall be graded, drained and treated to prevent the escape of dust.

Schedule A, Map 1

20.48 Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) Zone, on lands described as Parts of Lot 19 and 20, Concession 3, in the former Township of Eramosa, illustrated on Schedule "A", two detached dwellings shall be permitted.

- **20.49** Notwithstanding the provisions of provisions of the Agricultural (A) Zone, on lands described as Part of Lot 32, Concession 3, in the former Township of Eramosa, illustrated on Schedule "A", an all-season religious camp and uses accessory to the foregoing, shall be permitted, which may include the following:
 - off-street parking areas;
 - ii) off-street loading areas;
 - iii) infirmary;
 - iv) dining hall(s);
 - v) cabins and cottages;
 - vi) office;
 - vii) washrooms;
 - viii) tuck shop or canteen
 - ix) swimming pool and change rooms;

- x) residences for camp director and grounds serviceman;
- xi) utilities including hydro, septic tanks and wells;
- xii) maintenance building;
- xiii) a pond for canoeing and boating.

Notwithstanding the foregoing, tent trailer camping is not permitted as an accessory use.

Schedule A, Map 3

20.50 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 3, Concession 3, in the former Township of Eramosa, illustrated on Schedule "A", a detached dwelling and uses accessory thereto shall be the sole permitted uses. Notwithstanding the general provisions of this By-law, frontage on an opened public road shall not be required.

Notwithstanding, the provisions of the Agricultural (A) Zone, the following regulations shall apply:

i) Minimum Lot Area 1.36 ha (3.4 ac)

ii) Minimum Lot Frontage 0.0 m iii) Minimum Side Yard 6.0 m iv) Minimum Rear Yard 6.0 m

Schedule A, Map 1

20.51 Notwithstanding the provisions of the Agricultural (A) and Hazard (H) Zones, on lands described as Part of Lot 3, Concession 3, in the former Township of Eramosa, illustrated on Schedule "A", a farm, a detached dwelling and uses accessory to the foregoing shall be the sole permitted uses.

Schedule A, Map 1

20.52 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 32, Concession 3, in the former Township of Eramosa, illustrated on Schedule "A" and fronting onto Wellington Road 29, metal fabricating shall be a permitted use.

Schedule A, Map 3

20.53 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 12, Concession 6, in the former Township of Eramosa, illustrated on Schedule "A", an additional dwelling unit is permitted to be located above the existing detached private garage.

20.54 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 32, Concession 2, in the former Township of Eramosa, illustrated on Schedule "A", and fronting onto Edgewood Road, a detached dwelling, a distribution business engaged in the sale of goods or commodities to retailers or to individuals by mail order, a painting and graphic arts studio and a workshop for prototype museum exhibits and uses accessory to the foregoing shall be the sole permitted uses.

Notwithstanding the provisions of the Agricultural (A) zone, the distribution business referred to above, shall take place within the office and storage building existing on the date of passing of this By-law, subject to the following:

- i) the distribution business shall be operated only by the occupants of the dwelling as an accessory use and on the same lot as the dwelling;
- the gross floor area and footprint of the building shall not exceed that which exists on the date of passing of this Bylaw.
- the number of parking spaces provided to the office and storage building shall be limited to a maximum of five.
- iv) the number of employees who are not occupants of the principal residential dwelling shall not exceed five.
- v) there shall be no outdoor storage of goods or materials.
- vi) there shall be no on-site retail sales.

Any new detached dwelling shall be located on the area identified as Part "A".

Schedule A, Map 3

20.55 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 1, Concession 7, in the former Township of Eramosa, illustrated on Schedule "A", and fronting onto Provincial Highway No. 7, no person shall use land or erect or use a building or structure except in accordance with the following:

Permitted Uses

- a farm implement dealer, including the sale and service of new and used farm implements and machinery;
- an automobile service station or public garage;
- a welding shop;
- a veterinary clinic;
- an antique store, or craft shop;
- a motel;
- motorcycle sales establishment;
- a furniture and appliance store;
- a nursery stock outlet;
- a restaurant;
- uses accessory to the foregoing including a residence.

Regulations

Minimum Lot Area 1800 m² (19,375.7 ft²)
Minimum Lot Width 40.0 m (131.2 ft)

Minimum Side Yard 1/2 building height but not less than 4.5

m (14.8 ft)

Minimum Rear Yard 7.5 m (24.6 ft)

Accessory Buildings

Maximum Height 4.5 m (14.8 ft)

Schedule A, Map 1

20.56 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 13, Concession 7, in the former Township of Eramosa, illustrated on Schedule "A", and fronting onto Wellington Road 124, no person shall use land or erect or use a building or structure except in accordance with the following:

Permitted Uses

- a farm implement dealer, including the sale and service of new and used farm implements and machinery;
- an automobile service station or public garage;
- a welding shop;
- a veterinary clinic;
- an antique store, or craft shop;
- a motel;
- motorcycle sales establishment;
- a furniture and appliance store;
- a nursery stock outlet;
- a restaurant;
- uses accessory to the foregoing including a residence.

Regulations

Minimum Lot Area 1800 m² (19,375.7 ft²)
Minimum Lot Width 40.0 m (131.2 ft)

Minimum Side Yard 1/2 building height but not less than 4.5

m (14.8 ft)

Minimum Rear Yard 7.5 m (24.6 ft)

Accessory Buildings

Maximum Height 4.5 m (14.8 ft)

Schedule A, Map 1

20.57 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 8, Concession 3, in the former Township of Eramosa, illustrated on Schedule "A", and

fronting onto Third Line, no person shall use land or erect or use a building or structure except in accordance with the following:

Permitted Uses

- a farm implement dealer, including the sale and service of new and used farm implements and machinery;
- an automobile service station or public garage;
- a welding shop;
- a veterinary clinic;
- an antique store, or craft shop;
- a motel;
- motorcycle sales establishment;
- a furniture and appliance store;
- a nursery stock outlet;
- a restaurant;
- uses accessory to the foregoing including a residence.

Regulations

Minimum Lot Area Minimum Lot Width	1800 m ² (19,375.7 ft ²) 40.0 m (131.2 ft)
Minimum Side Yard	1/2 building height but not less than 4.5
Minimum Rear Yard	m (14.8 ft) 7.5 m (24.6 ft)
Accessory Buildings	

4.5 m (14.8 ft)

Schedule A, Map 1

Maximum Height

20.58 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 13, Concession 4, in the former Township of Eramosa, illustrated on Schedule "A", and fronting onto Wellington County Road 124 no person shall use land or erect or use a building or structure except in accordance with the following:

Permitted Uses

- a farm implement dealer, including the sale and service of new and used
- farm implements and machinery;
- an automobile service station or public garage;
- a welding shop;
- a veterinary clinic;
- an antique store, or craft shop;
- a motel;
- motorcycle sales establishment;
- a furniture and appliance store;
- a nursery stock outlet;

- a restaurant;
- uses accessory to the foregoing including a residence.

Regulations

Minimum Lot Area 1800 m² (19,375.7 ft²) Minimum Lot Width 40.0 m (131.2 ft)

Minimum Side Yard 1/2 building height but not less than 4.5

m (14.8 ft)

Minimum Rear Yard 7.5 m (24.6 ft)

Accessory Buildings Maximum Height

4.5 m (14.8 ft)

Schedule A, Map 6

20.59 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 13, Concession 4, in the former Township of Eramosa, illustrated on Schedule "A", and fronting onto Wellington County Roads 124 and 27, no person shall use land or erect or use a building or structure except in accordance with the following:

Permitted Uses

- a farm implement dealer, including the sale and service of new and used farm implements and machinery;
- an automobile service station or public garage;
- a welding shop;
- a veterinary clinic;
- an antique store, or craft shop;
- a motel;
- motorcycle sales establishment;
- a furniture and appliance store;
- a nursery stock outlet;
- a restaurant;
- uses accessory to the foregoing including a residence;
- a convenience store.

Regulations

Minimum Lot Area 1800 m² (19,375.7 ft²)
Minimum Lot Width 40.0 m (131.2 ft)

Minimum Side Yard 1/2 building height but not less than 4.5

m (14.8 ft)

Minimum Rear Yard 7.5 m (24.6 ft)

Accessory Buildings

Maximum Height 4.5 m (14.8 ft)

20.60 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 3, Concession 1, in the former Township of Eramosa, illustrated on Schedule "A", a Long Term Care Facility shall be permitted. The minimum lot area and minimum lot frontage shall be as existing on the date of passing of this by-law.

Schedule A, Map 1

20.61 Notwithstanding the provisions of the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 15, Concession 7, in the former Township of Eramosa, illustrated on Schedule "A", a feed mill shall be permitted. The minimum lot area and minimum lot frontage shall be as existing on the date of passing of this by-law.

Schedule A, Map 1

20.62 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 6, Concession 1, illustrated on Schedule "A", in the former Township of Eramosa, and fronting onto Wellington County Road 29, no person shall use land or erect or use a building or structure except in accordance with the following regulations:

Permitted Uses

- a detached dwelling
- uses accessory to the foregoing

Lot Requirements

i)	Minimum Lot Area:	2.0 ha (4.9 ac)
ii)	Minimum Lot Width:	118.0 m (387.1 ft)
iii)	Minimum Side Yard:	7.6 m (24.9 ft)
iv)	Minimum Rear Yard:	7.6 m (24.9 ft)

- **20.63** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 3, Concession 2, in the former Township of Eramosa, illustrated on Schedule "A", a boarding kennel, breeding kennel and dog training facility are permitted uses, in accordance with the following:
 - i) the number of mature animals that may be boarded, bred or trained at any given time shall be limited to no more than 15.
 - the gross floor area of buildings devoted to the boarding, breeding or training of animals shall not exceed 170.0 m² (1830.0 ft²), exclusive of outdoor runs or pens.

20.64 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 10, Concession 4, in the former Township of Eramosa, illustrated on Schedule "A", a semi-detached dwelling and uses accessory thereto shall be permitted uses.

Notwithstanding the provisions of the Agricultural (A) Zone, the minimum side yards shall be 4.5 m (14.8 ft) on one side and equivalent to existing on the other side.

Schedule A, Map 1

20.65 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 10, Concession 4, in the former Township of Eramosa, illustrated on Schedule "A", a contractor's yard and buildings, structures and uses accessory thereto shall be permitted uses.

Schedule A, Map 1

20.66 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 13, Concession 1, in the former Township of Eramosa, illustrated on Schedule "A", an accessory apartment as existing on the date of passing of this by-law shall be a permitted use.

Notwithstanding the provisions of the Agricultural (A) Zone, the following provisions shall apply:

i) Minimum Lot Frontage 39.9 m (130.9 ft)

ii) Minimum Side Yard One Side 4.5 m (14.8 ft)
Other Side 4.0 m (13.1 ft)

Schedule A, Map 7

20.67 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 13, Concession 1, in the former Township of Eramosa, illustrated on Schedule "A", the following provisions shall apply:

i)	Minimum Lot Area	0.15 ha (0.37 ac)
ii)	Minimum Lot Frontage	31.4 m (103.0 ft)

Schedule A, Map 7

20.68 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 24, Concession 2, in the former Township of Eramosa, illustrated on Schedule "A",

individual storage and individual workshops shall be permitted uses, and shall only occur as accessory uses to an agricultural use occurring on the same property, and shall take place only within buildings legally existing on the date of passing of this By-law having a gross floor area no greater than 4,181.5 m² (45,010.8 ft²).

Outdoor storage of any goods or materials, other than trailers which are in usable condition and capable of being transported, is prohibited.

Schedule A, Map 1

20.69 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 24, Concession 2, in the former Township of Eramosa, illustrated on Schedule "A", no building or structure shall be erected, and no septic system, including a primary or reserve leaching bed shall be installed, within 30 m (98.4 ft) of lands within a Hazard (H) Zone.

Schedule A, Map 1

20.70 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 6, Concession 4, in the former Township of Eramosa, illustrated on Schedule "A", a detached dwelling and buildings or structures accessory thereto are permitted.

Notwithstanding the provisions of the Agricultural (A) Zone, the main building shall be erected no closer than 7.6 m (24.9 ft) to any lot line and the minimum lot area shall be as existing on January 1st, 1997.

Schedule A, Map 1

20.71 Notwithstanding the provisions of the Village Residential Low Density (R1) Zone, on lands described as Part of Lot 4, Concession 4, in the former Township of Eramosa, illustrated on Schedule "A", in the Village of Rockwood, the following provisions shall apply:

i)	Minimum Lot Width	20 m (65.6 ft)
ii)	Minimum Lot Area	$700 \text{ m}^2 (7535.0 \text{ ft}^2)$
iii)	Maximum Lot Coverage	35%
iv)	Minimum Front Yard	7.5 m (24.6 ft)
v)	Minimum Side Yard:	
	a) Interior Side	
	One Storey	1.5 m (4.9 ft)
	More than One Storey	1.8 m (5.9 ft)
	b) Exterior Side	6.0 m (19.7 ft)
vi)	Minimum Rear Yard	7.5 m (24.6 ft)
vii)	Minimum Floor Area	102 m ² (1098 ft ²)
viii)	Maximum Height	9 m (29.5 ft)
	_	

Servicing Requirements:

ix)

Every dwelling shall be connected to municipal sanitary sewers and a municipal water supply.

Schedule A, Map 2

20.72 Notwithstanding the provisions of the Village Residential Low Density (R1) Zone, on lands described as Part of Lot 3, Concession 4, in the former Township of Eramosa, illustrated on Schedule "A", in the Village of Rockwood, the following provisions shall apply:

i)	Minimum L	₋ot Width	15 m (49.2 ft)
iĺ)	Minimum L	₋ot Area	525 m ² (5651.2 ft ²)
iií)	Maximum	Lot Coverage	45%
iv)	Minimum F	Front Yard	7.5 m (24.6 ft)
v)	Minimum S	Side Yard:	
,	a)	Interior Side	
	,	One Storey	1.2 m (3.9 ft)
		More than One Storey	1.5 m (4.9 ft)
	b)	Exterior Side	6.0 m (19.7 ft)
vi)	Minimum F	Rear Yard	7.5 m (24.6 ft)
vií)	Minimum F		102 m ² (1098.0 ft ²)
viií)	Maximum	Height	9 m ` ′
iv) ´		Requirements:	

Servicing Requirements: IX)

> Every dwelling shall be connected to municipal sanitary sewers and a municipal water supply.

Schedule A, Map 2

- 20.73 Notwithstanding the provisions of the Village Residential Low Density (R1) Zone, on lands described as Part of Lots 4 and 5, Concession 5, in the former Township of Eramosa, illustrated on Schedule "A", in the Village of Rockwood, the following provisions shall apply:
 - Minimum Lot Area: i)

With Municipal Sewer & Water Supply 0.2 ha (0.5 ac)

Minimum Lot Width 30 m (98.4 ft) ii)

Notwithstanding provisions of the Village Residential Low Density (R1) Zone, where lots abut a Hazard (H) Zone, no buildings or structures shall be erected within 7.6 m (24.9 ft) of the top of the bank as established by the Grand River Conservation Authority.

Schedule A, Map 2

20.74 Notwithstanding the provisions of the Village Residential Low Density (R1) Zone, on lands described as Part of Lot 6, Concession 5, in the former Township of Eramosa, illustrated on Schedule "A", in the Village of Rockwood, light industrial uses shall be a permitted.

Notwithstanding the provisions of the Village Residential Low Density (R1) Zone, for light industrial uses, the lot regulations shall be as existing on the date of passing of this bylaw.

Schedule A, Map 2

20.75 Notwithstanding the provisions of the Village Service Commercial (C2) Zone and the general provisions of this By-law, on lands described as Part of Lot 5, Concession 4, illustrated on Schedule "A", in the former Township of Eramosa, in the Village of Rockwood, the number of off-street parking spaces shall be calculated on the basis of 5.0 spaces per 100 m² (1076.4 ft²) of gross leasable commercial space, plus 1 space for each residential unit.

Schedule A, Map 2

- **20.76** Removed by By-law 69/2005
- **20.77** Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) Zone, on the lands described as SW Half Lot 21, Concession 6 former Township of Eramosa, illustrated on Schedule 'A' to this By-law, the following shall apply:
 - i) 'Detached Dwelling Unit' means a dwelling house containing one (1) dwelling unit only and includes a mobile home but does not include a travel trailer.
 - ii) Only one 'Detached Dwelling Unit' is permitted on the whole property.
 - iii) A 'Seasonal Equestrian Camp' shall be permitted accessory to the main agricultural equestrian use.
 - iv) A 'Seasonal Equestrian Camp' means a facility which operates from May 1 to October 1 and provides equestrian instruction and accessory recreation programming in an overnight camp setting catering to short term guests.
 - v) Buildings associated with the 'Seasonal Equestrian Camp' are limited to:
 - a) Two (2) bunk houses providing sleeping accommodations
 - b) One (1) dining hall
 - c) One (1) registration office
 - d) One (1) recreation building
 - e) One (1) swimming pool and pool cabana
 - f) Accessory storage buildings
 - vi) Minimum gross floor area for a Detached Dwelling Unit: 110 m²

Schedule A, Map 1

20.78 Notwithstanding the provisions of the Village Residential Medium Density (R2) Zone, on lands described as Part of the Southwest Half of Lot 5, Concession 5, in the former Township of Eramosa, illustrated on Schedule "A", in the Village of Rockwood, freehold

attached bungalow townhouses shall be a permitted use. Attached bungalow is defined as a townhouse dwelling attached in groups of two to four, having no greater than two bedrooms plus a loft, and a height no greater than $1 \frac{1}{2}$ storeys.

Notwithstanding the Village Residential Medium Density (R2) Zone and the general provisions of this By-law, the following provisions shall apply for each unit:

i)	Minimum Lot Area	200.0 m ²
ii)	Minimum Lot Frontage	8.0 m
iii)	Minimum Front Yard	6.0
iv)	Minimum Rear Yard	7.5 m
iii)	Minimum Side Yard Adjacent	
,	to a Lot Line Separating a	
	Block of Attached Units	1.8 m
iv)	Minimum Yard Between	
,	Attached Dwelling Units	0.0 m
v)	Minimum Exterior Side Yard	4.5 m
vi)	Maximum Lot Coverage for	
	Each Block of Buildings	40%
vii)	Maximum Lot Coverage for	
	An Individual Dwelling Unit	
	On a Lot	50%
vii)	Minimum Landscaped Open Space	30%
viii)	Maximum Building Height	9.0 m
ix)	Minimum Required Parking	
	Spaces per Lot	2.0
x)	Maximum Number of Bedrooms	2
xi)	Covered porches may project into	the required front ya
	unobstructed yard of 4.5 m is provided a	and in the required side y

- covered porches may project into the required front yard provided an unobstructed yard of 4.5 m is provided and in the required side yard, provided an unobstructed yard of 1.5 m is provided.
- where a rear yard abuts a Hazard Zone, a minimum building setback of 4.5 m is required from the zone line, subject to approval by the Conservation Authority.
- xiii) Maximum height of accessory buildings shall be 4.5 m.
- xiv) Tandem parking is permitted.

Schedule A, Map 2

20.79 Notwithstanding the provisions of the Village Residential Medium Density (R2) Zone, on lands described as Part of the Southwest Half of Lot 5, Concession 5, in the former Township of Eramosa, illustrated on Schedule "A", in the Village of Rockwood, a mixed use building containing apartment dwelling units and service commercial uses, including business and professional offices shall be permitted.

Notwithstanding the provisions of the Village Residential Medium Density (R2) Zone, a maximum of 15 residential dwellings shall be permitted.

20.80 Notwithstanding the provisions of the Agricultural (A) Zone and Hazard (H) Zone, on lands described as Part of Lot 14, Concession 10, in the former Township of Nichol, illustrated on Schedule "A", the minimum lot area shall be 6.0 ha (14.8 ac).

Schedule A, Map 1

- **20.81** Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 6, Concession 9, in the former Township of Nichol, illustrated on Schedule "A", agricultural uses and accessory uses thereto, including greenhouses shall be permitted, excluding:
 - i) Buildings and structures used for the raising of livestock, poultry mink or fur bearing animals or the growing of mushrooms;
 - ii) Commercial greenhouses;
 - iii) Lagoons or structures of liquid animal wastes.

Notwithstanding the provisions of the Agricultural (A) Zone, a minimum lot frontage of 53.34 m (175.0 ft) and a minimum lot area of 0.4 ha (1.0 ac) shall be provided.

Schedule A, Map 1

20.82 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 8, Concession 10, in the former Township of Nichol, illustrated on Schedule "A", two detached dwellings and accessory uses thereto shall be permitted.

Schedule A, Map 1

20.83 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 9, Concession 9, in the former Township of Nichol, illustrated on Schedule "A", a winery and associated retail sales shall be permitted uses.

Notwithstanding the provisions of the Agricultural (A) Zone and the general provisions of this By-law, the following provisions shall apply to winery and associated retail sale uses:

- i) Winery shall mean a lot on which buildings and structures are used for making wines produced from fruit grown on the site, locally grown fruits and may include imported juices, as a secondary use to the farming operation.
- ii) The maximum gross floor area devoted to the sale of wine produced on site shall be 148 m².
- iii) Minimum Lot Area: 20 ha (49.4 ac)

20.84 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 2, Concession 9, in the former Township of Nichol, illustrated on Schedule "A", the minimum lot frontage shall be 25.9 m.

Schedule A, Map 1

20.85 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 1, Concession 9, in the former Township of Nichol, illustrated on Schedule "A", a duplex dwelling, and accessory uses thereto is permitted. Notwithstanding the provisions of the Agricultural (A) Zone, the minimum lot area shall be 4.0 ha (9.9 ac).

Schedule A, Map 1

20.86 Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 15, Concession 4 East, in the former Township of Pilkington, illustrated on Schedule "A", permitted uses shall include an industrial plant for food processing.

Notwithstanding the provisions of the Agricultural (A) Zone, the following provisions shall apply:

i)	Minimum Lot area	0.4 ha (1.0 ac)
ii)	Minimum Lot Frontage	30.0 m
	NATIONAL PROPERTY OF THE SAME A	7

iii) Minimum Interior Side Yard 7.5 m iv) Minimum Exterior Side Yard 10.5 m s

iv) Minimum Exterior Side Yard 10.5 m subject to Section 5.19
v) Minimum Front Yard 20.0 m subject to Section 5.19

vi) Minimum Rear Yard 7.5 m subject to Section 5.19. Where the rear abuts a railway right-of-way or siding no rear yard need be provided.

vii) Maximum Gross Floor Area 50% of the lot area

viii) Residential Setback 60.0, including outside storage

ix) Minimum landscaped area 20%

- x) A buffer strip shall be provided adjacent to every lot line that abuts a residential use or zone.
- xi) A landscape strip of 3.0 m shall be provided across the entire frontage of the lot adjacent to the front lot line except for areas of ingress and egress.
- xii) Accessory retail is permitted provided no more than 25% of the gross floor area is used in the main industrial building.

Schedule A, Map 1

20.87 Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 16, Concession 4 East, in the former Township of Pilkington, illustrated on Schedule "A", the minimum rear yard shall be 60.0 m and no accessory building or structure shall be permitted in said rear yard.

20.88 Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 14, Concession 1 East, in the former Township of Pilkington, illustrated, on Schedule "A", the permitted uses shall include a well drilling business within the existing buildings. Notwithstanding the provisions of the Agricultural (A) Zone, the minimum rear yard shall be 3.41 m.

Schedule A, Map 1

20.89 Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 16, Concession 1 East, in the former Township of Pilkington, illustrated on Schedule "A", the permitted uses shall include a contractor's yard, provided the use is accessory to the primary residential use of the property and is conducted by the occupant of the dwelling on the property. The ancillary sale of related building materials may occur on a limited basis, provided it remains clearly secondary to the contracting business.

Notwithstanding the provisions of the Agricultural (A) Zone, the following provisions shall apply:

i)	Minimum Lot Frontage:	30.48 m (100.0 ft)
ii)	Minimum Lot Area:	0.38 ha (0.94 ac)
iii)	Maximum Lot Coverage:	15 %
iv)	Minimum Sideyard for Existing	
	Accessory Buildings:	1.22 m (4.0 ft)
v)	Maximum Lot Coverage for	
	Accessory Buildings:	10%, provided the lot coverage
		for all buildings does not exceed 15% in
		(iii).

- i) The outdoor storage of goods, materials, and equipment shall only be permitted in accordance with the following provisions:
 - a) Located to the rear of the front wall of the main building, but not in a required side yard nor a required rear yard.
 - b) Not cover more than 92.9 m² (1000.0 ft²).
 - c) Shall be visually screened from the street and any abutting land zoned or used for residential or institutional purposes by a buffer strip. The buffer strip is to be located within and abutting the entire zone limit, other than along a street line. The buffer strip shall be a minimum of 1.5 m (4.9 ft) in width and consist of vegetative plantings maintained at an ultimate height of not less than 1.8 m (5.9 ft). Alternatively, a solid fence or other landscaping feature of the same height may be used.
 - d) A buffer strip of the above dimensions is to be maintained along the entire length of the east lot boundary.

20.90 Notwithstanding the provisions of the Highway Commercial (C4) Zone, on the lands described as Part of Lot 17, Concession 5 East, in the former Township of Pilkington, illustrated on Schedule "A", warehousing and manufacturing conducted entirely within a building which do not require municipal water or sewer service and which do not use water in the manufacturing process shall be permitted.

Schedule A, Map 16

20.91 Notwithstanding the provisions of the Highway Commercial (C4) Zone, on the lands described as Part of Lot 18, Concession 4 East, in the former Township of Pilkington, illustrated on Schedule "A", light assembly, light manufacturing, warehousing, wholesaling and repair operations conducted entirely within a building which do not require municipal water or sewer service and which do not use water in the manufacturing process and an accessory retail outlet; industrial, farm or construction equipment rental or sales; a landscaping business and an accessory retail outlet, shall be permitted. Notwithstanding anything to the contrary in this by-law, enterprises which are or are likely to become obnoxious, offensive, or dangerous by reason of the presence, emission or production of odour, dust, vibration, smoke, noise, fumes, or radiation shall be prohibited.

Accessory retail outlets shall be limited to the sale or rental to the ultimate consumer goods, materials and services produced on the premises or related to the main use and shall be limited to 10% of the gross floor area of the building.

Notwithstanding the provisions of the Highway Commercial (C4) Zone the minimum front yard shall be 8.8 m.

Schedule A, Map 16

20.92 Notwithstanding the Rural Residential (RR) Zone, on the lands described as Part of Lot 15, Concession 1 East, in the former Township of Pilkington, illustrated on Schedule "A", better known as the Ellenville estate subdivision, the following provisions shall apply:

i) Minimum Lot Frontage 35 mii) Maximum Lot Coverage 10%

iii) Minimum Front Yard 15.2 m subject to Section 4.19.

iv) Minimum Side Yard:

On an interior lot where no attached garage or attached carport is provided, the minimum side yard on one side shall be 7.62 m.

On a corner lot, the minimum side yard abutting a public street shall be 15.2 m subject to Section 5.19.

v) Minimum Rear Yard 15.2 m

vi) Minimum Floor Area

1 Storey 157.9 m^2 1-1/2 Storey or split level 185.8 m^2 2 or 2-1/2 Storey 22.9 m^2

Where no basement or cellar is provided, the applicable minimum floor area shall be increased by 18.58 m².

vii) Maximum Height

2-1/2 Storeys

- viii) Accessory Buildings:
 - a. No accessory building shall be located within 1.8 m of a side or rear lot line, except that the minimum yard abutting a public road shall be 15.2 m subject to Section 5.19.
 - b. Maximum Lot Coverage 5% provided that the lot coverage of all buildings on the lot does not exceed the maximum lot coverage.

Schedule A, Map 1

20.93 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 14, Concession 4 East, in the former Township of Pilkington, illustrated on Schedule "A", a detached dwelling shall not be permitted.

Schedule A, Map 1

20.94 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 17, Concession 5 East, in the former Township of Pilkington, illustrated on Schedule "A", an accessory apartment is permitted. Notwithstanding the provisions of the Agricultural (A) Zone, each dwelling unit shall be fully self contained; shall have a floor area of not less than 152.4 m² (1640.5 ft²); and there shall be no exterior stairways, except open metal fire escapes.

Schedule A, Map 1

20.95 Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 14, Concession 5 East, in the former Township of Pilkington, illustrated on Schedule "A", the packaging, storage and distribution of food and agricultural commodities shall be permitted.

Permitted uses shall not include a transport establishment as defined in Zoning Bylaw 57/1999, and shall not include noxious uses identified in Section 5.16 of Zoning Bylaw 57/999.

Notwithstanding the provisions of the Agricultural (A) Zone, on lands described as Part of Lot 14, Concession 5 East, in the former Township of Pilkington, the following provisions shall apply to the industrial plant for food processing:

i) Minimum Lot area 0.4 ha (1.0 ac)

ii) Minimum Lot Frontage 30.0 m iii) Minimum Interior Side Yard 7.5 m

iv) Minimum Exterior Side Yard 10.5 m subject to Section 5.19 v) Minimum Front Yard 20.0 m subject to Section 5.19

vi) Minimum Rear Yard 7.5 m subject to Section 5.19. Where the rear yard abuts a railway right-of-way or siding no rear yard need be provided.

vii) Maximum Gross Floor Area 25% of the lot area

- viii) Residential Setback 60.0 m, including outside storage
- ix) Accessory Buildings:

Minimum Side & Rear Yards 3.0 m, except where a side or rear yard abuts a street, where the yard shall be 12.0 m subject to Section 5.19.

- x) Minimum landscaped area 20%
- xi) A buffer strip shall be provided adjacent to every lot line that abuts a residential use or zone.
- xii) A landscape strip of 3.0 m shall be provided across the entire frontage of the lot adjacent to the front lot line except for areas of ingress and egress.
- xiii) Accessory retail is permitted provided no more than 25% of the gross floor area is used in the main industrial building.
- xiv) Truck parking and outdoor storage areas shall be limited to the area identified on Schedule "A" of this bylaw.

Schedule A, Map 1 and By-law 64/2006

20.96 Notwithstanding the provisions of the Rural Industrial (M1) Zone, on lands described as Part of Lot 14, Concession 4 East, in the former Township of Pilkington, illustrated on Schedule "A", incineration of materials being reclaimed shall be permitted, subject to being carried out within a furnace designed and approved by the Ministry of Environment particularly insofar as any emission of smoke is concerned. Furthermore, no transformers containing P.C.B. shall be processed on the site.

Schedule A, Map 1

20.97 Notwithstanding the provisions of the Agricultural (A) Zone on the property described as Part of Lots 4 and 5, Division "D", Concession 3, in the former Township of Guelph, in addition to the uses permitted within Special Provision 20.11, business or professional offices and a retirement home shall be permitted. The business and professional offices and retirement home will be permitted up to the maximum gross floor area of and contained in the building as of July 4, 1990.

Schedule A, Map 1

20.98 Notwithstanding the provisions of the Agricultural (A) Zone on the property described as Part of Lot 17, Concession 5, in the former Township of Guelph, a duplex dwelling shall be permitted.

Schedule A, Map 1

20.99 Notwithstanding the provisions of the Institutional (I) Zone and the general provisions of this By-law, on the property described as Part of Lot 5, Concession 4, in the Village of Rockwood, in the former Township of Eramosa, required off-street parking shall be permitted off-site and within the adjacent road allowance.

20.100 Notwithstanding the provisions of the Agricultural (A) Zone, on the property described as Part of Lot 1, Concession 2, in the former Township of Eramosa, a cemetery shall be a permitted use.

Schedule A, Map 1

20.101 Notwithstanding the provisions of the Agricultural (A) Zone, on the property described as Part of Lot 1, Concession 2, in the former Township of Eramosa, a place of worship shall be a permitted use.

Schedule A, Map 1

20.102 Notwithstanding the provisions of the Agricultural (A) Zone, on the property described as Part of Lot 13, Concession 1, in the former Township of Eramosa, a Contractor's or Tradesperson's Establishment shall be a permitted use.

Schedule A, Map 1

20.103 Notwithstanding the provisions of the Agricultural (A) Zone and the Hazard (H) Zone, on the lands described as Part of Lot 3, Concession 5, Division "B", illustrated on Schedule "A" to this Bylaw, a Contractor's or Tradesperson's Establishment shall be a permitted use.

Notwithstanding the provisions of the Agricultural (A) Zone, the following provisions shall apply:

i) Minimum Lot Area

0.9899 ha (2.44 ac.)

ii) Minimum Lot Frontage

99.0 m.

Schedule A, Map 1

- **20.104** Notwithstanding the provisions of this By-law, the following special provisions shall apply to the lands described as Part of Lot 3, Concession 5, Division "B", illustrated on Schedule "A" to this Bylaw:
 - i) Minimum Lot Area

24.163 ha (59.71 ac.)

20.105 Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as Part of the Southwest Half of Lots 12 & 13, Concession 7, in the Township of Guelph/Eramosa (former Township of Eramosa), illustrated on Schedule "A" to this Bylaw, the following provisions shall apply:

i) Minimum Lot Area 16.411 ha (40.55 ac.)

ii) Minimum Lot Frontage 20.0 m.

Schedule A, Map 1 & 5

20.106 Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as 7305 and 7309 Side Road 14 (Part Lot 14, Concession 2, East of the Grand River, being Part 1 on 61R3699), formerly Township of Pilkington, Township of Guelph/Eramosa, illustrated on Schedule "A" to this By-law the following provisions shall apply:

A garden suite shall be a permitted use for a period of time which shall not exceed three (3) years from the day of passing of By-law No. 18/2014 being the 18th day of February, 2014

Schedule A, Map 1

20.107 Notwithstanding the General Provision 5.27 on lands described as Part of Lot 19, Concession 5, Parcel 4, in the former Township of Eramosa, illustrated on Schedule "A" (Map 1) to this By-law, no building or structure (including a private sewage treatment system) or the stock piling of fill shall be permitted within 5 metres (16.4 ft.) from the limits of the Hazard (H) Zone."

Schedule A, Map 1

20.108 Notwithstanding the definition of Minimum Gross Floor Area on the lands described as part of the East Part of Lot 20, Concession 7, Township of Guelph/Eramosa, that part of the detached dwelling floor area located below grade and defined as a cellar, shall be used to satisfy the minimum gross floor area requirement of the Zoning By-law.

Schedule A, Map 1

20.109 Notwithstanding the provisions of the Agricultural (A) Zone on that part of the lands delineated as Special Provision 20.109 on Schedule "A" and described as Part of Lot 13, Concession 4, in the former Township of Eramosa, a rural home industry shall be a permitted use.

20.110 Notwithstanding the provisions of the Rural Industrial (M1) Zone, on lands described as Part Lot A, Concession 2, Division 'E' and Part Lot A, Concession 2, Division 'F' in the former Township of Guelph, illustrated on Schedule "A" of this By-law, no building or structure shall be located closer than 12.2 metres (40 ft.) from the proposed re-alignment of the County Road 124 and the Elmira Road right-of-way.

Schedule A, Map 19

20.111 Notwithstanding the Holding Zone provisions of Section 4.4 of this By-law, a detached dwelling will not be permitted within the Agricultural Holding (A-H) Zone applying to those portions of the property described as Part of Lot 22, Concession 3, in the former Township of Eramosa, as illustrated on Schedule "A", until such time as the Holding Symbol "H" is removed by By-law.

Schedule A, Map 1

20.112 Notwithstanding the definition of "Rural Home Occupation", on a portion of the lands described as Part Lot 16, Concession 5, East of Grand River, including RP 61R-3311, Parts 2 and 4 (former Township of Pilkington), illustrated on Schedule "A" to this By-law, a "Rural Home Occupation" shall be permitted notwithstanding the farmer and/or members of the family do not reside on the subject property.

All other provisions of the "Rural Home Occupation" definition shall apply.

- **20.113** Removed by By-law 31/2003
- **20.114** Notwithstanding the provisions of the Rural Industrial (M1) Zone, on the lands described as Part of the Northeast Half of Lot 1, Concession 6, in the former Township of Eramosa, illustrated on Schedule "A" to this By-law, the following provisions shall apply:
 - i) Section 5.25.1 of By-law 57/1999 shall not apply to the subject lands.
 - ii) The following uses shall be prohibited:
 - A fuel storage establishment
 - An automobile service station
 - Warehousing and/or outdoor storage of fertilizers, herbicides, petroleum products, chemicals or hazardous substances and similar products or materials, either as a permitted or accessory use.
 - An industrial use which involves metal smelting and refining, metal finishing operations, or the use of significant amounts of chemicals, petroleum products.
 - iii) On those lands abutting and located along the northwest property line, a minimum yard of 16.5 metres shall be required, as shown on Schedule "A" to this By-law. A buffer strip subject to Section 5.10, and having a minimum width of 16.5 metres and located along the northwest property line shall also be required.

- iv) On those lands abutting the property to the south, a buffer strip subject to Section 5.10, and having a minimum width of 6.0 metres shall be required, as shown on Schedule "A" to this By-law.
- v) Section 5.27 of By-law 57/1999 shall not apply to the subject lands.

Schedule A, Map 1 & By-law 15/2005

20.115 Notwithstanding the provisions of the Agricultural (A) Zone on the lands described as Part Lot 7, Concession 5, illustrated on Schedule "A" to this bylaw, a Residential and Day Camp shall be a permitted use.

A Residential and Day Camp means a public or privately operated facility which provides outdoor education and recreation programming in a residential camp setting catering to short term guests whose accommodation will be limited to the following:

- i) Seventeen (17) camper cabins;
- ii) Three (3) staff cabins (seasonal);
- iii) Three (3) staff residence buildings (year-round);
- iv) One (1) building used as an administrative/health office and containing two self-contained apartments (year round); and
- v) One (1) existing residential dwelling (year-round).

Year round residency shall be permitted for up to a maximum of six staff members and their immediate families. Temporary tents and travel trailers may be permitted to accommodate staff only.

Additional accessory buildings located on the subject property are limited to the following:

- i) One (1) dining hall/kitchen;
- ii) Eight (8) storage/maintenance buildings;
- iii) One (1) chapel; and
- iv) One (1) washroom building.

Schedule A, Map 1

20.116 Notwithstanding Section 5.27 of this By-law, on lands described as 5797 Wellington Road 86, Part Lot 17, East of the Grand River, Concession 5 (former Township of Pilkington), Hamlet of Ariss, illustrated on Schedule "A" to this Bylaw, the minimum setback between buildings or structures (including a private sewage treatment system) and the limits of a Hazard (H) zone shall be 15 metres.

Schedule A, Map 16

20.117 Notwithstanding the provisions of Section 5.27, on lands described as Part Lot 20, Concession 2 (also known as Part 1, Plan 61R-8139), illustrated on Schedule "A" to this

by-law, no building or structure (including a private sewage treatment system) shall be constructed within 7 m (22.97 ft) from the limit of a Hazard (H) zone.

Schedule A, Map 16

20.118 Notwithstanding any other provision of this Bylaw to the contrary, on the lands described as Block 93, Part Block 94, Plan 781, illustrated on Schedule "A" to this bylaw, a 0.3 metre reserve abutting Highway 7 and the subject property will be deemed to constitute street frontage for the purposes of Section 5.6 of Bylaw No. 57/1999.

Schedule A, Map 2

20.119 Category 3 – Class "A" Licensed Pit (Above Extraction Only)

Notwithstanding the permitted uses of Section 12 – Extractive Industrial (M3) Zone, on the lands described as Part of Lots 19 and 20, Concession 3, Division B, in the Township of Guelph- Eramosa (former Township of Guelph) illustrated on Schedule "A" to this Bylaw, only the following uses shall be permitted:

- i) A Category 3, Class "A" licensed pit pursuant to the provisions of the Aggregate Resources Act, R.S.O. 1990, as amended, which is restricted to extracting aggregate material no closer than 1.5 metres above the established groundwater table.
- ii) An aggregate processing facility which does not include an asphalt plant, a concrete batching plant, a cement batching plan, a cement manufacturing plant, a brick and tile manufacturing plant, an aggregate transfer station nor the stockpiling/blending of recycled aggregate resources.
- iii) An agricultural use.
- iv) A structure or machinery accessory to a permitted use.

Notwithstanding the above or the provisions of the Extraction Industrial (M3) Zone, extraction shall be limited to Part A and Part B, as illustrated on Schedule "A" to this Bylaw.

Schedule A, Map 1 & By-law 43/2002

20.120 Haul Route and Landscape Berm

Notwithstanding the permitted uses of Section 12 – Extractive Industrial (M3) Zone, on the land described as Part of Lots 18, Concession 3, Division B, in the Township of Guelph-Eramosa (former Township of Guelph) as illustrated on Schedule "A" to this Bylaw, the only uses permitted include a temporary haul route and landscape berm accessory to a Category 3, Class "A" licenced pit being carried out within the area zoned M3 with Special Provision, 20.119 on Part of Lots 19 and 20, Concession 3, Division B, Township of Guelph-Eramosa.

Schedule A, Map 1 & By-law 43/2002

20.121 Notwithstanding the provisions of Section 5.27, no building or structure (including a private sewage treatment system) shall be constructed within 5 m (32.8 ft.), from the limit of a Hazard (H) zone.

Schedule A, Map 1

20.122 Notwithstanding the provisions of the Rural Residential (RR) Zone on the lands municipally described 31 Bedford Rd (Part Lot 17, Plan 365), formerly Township of Guelph, Township of Guelph/Eramosa, illustrated on Schedule 'A' to this by-law, an 'Automobile Body/Repair Shop' shall be a permitted use for a period of time which shall not exceed three years from the day of passing of By-law No. 40/2015 [passed June 1, 2015].

Schedule A, Map 12

20.123 Notwithstanding the provisions of Zoning By-law No. 57/1999 no building or structure (including a private sewage treatment system) shall be constructed within 3 m (9.84 ft.) from the limit of a Hazard (H) zone on the northeast limit of the area subject to Special Provision 20.123.

Schedule A, Map 1

20.124 Notwithstanding the provisions of the Hazard (H) Zone, on a portion of the lands described as Part Lot 8, Concession 5, Division 'C', Speedvale Avenue, Former Township of Guelph, Township of Guelph/Eramosa, illustrated on Schedule "A" to this By-law, an access driveway, as approved by the Grand River Conservation Authority, shall be a permitted use.

Schedule A, Map 1

20.125 Notwithstanding the provisions of the Agricultural (A) Zone on the land described as Part Lot 17, Concession 5, East of the Grand River, former Township of Pilkington, illustrated on Schedule "A" (Map 1) to this by-law, a garden suite shall be a permitted use for a period of time which shall not exceed ten years from the day of passing of By-law 46/2003. [passed August 5,2003]

Schedule A, Map 1

20.126 Notwithstanding the provisions of the Village Residential Low Density (R1) Zone on the lands described as Block 33, Registered Plan 752 and Part Lots 4 and 5, Concession 5, illustrated on Schedule "A" to this by-law, street townhouse dwelling units are permitted. Further, notwithstanding the Village Residential Low Density (R1) zone and the general provisions of this By-law the following provisions shall apply to:

A. Street Townhouse Dwelling Units

i)	Minimum Lot Area	200 m ²
ii)	Minimum Lot Frontage	8.0 m
iii)	Minimum Front Yard	6.0 m
iv)	Minimum Rear Yard	7.5 m

v) Minimum Side Yard Adjacent to Lot Line Separating a Block

of Attached Units 1.8 m

vi) Minimum Yard Between

Attached Dwelling Units 0.0 m

vii) Minimum Exterior Side Yard 4.5 m

viii) Maximum Lot Coverage For Each Block of Buildings 45% ix) Maximum Lot Coverage For An Individual Dwelling Unit On a Lot 55%

x) Minimum Landscaped Open Space 25%

xi) Maximum Building Height 9.0 m

- xii) Covered porches may project into the required Front Yard provided an unobstructed yard of 4.5 m is provided and in the required side yard, provided an unobstructed yard of 1.5 m is provided.
- xiii) Where a rear yard abuts a Hazard Zone, a minimum building setback of 6.0 m is required from the zone line subject to approval by the Conservation Authority.
- xiv) Maximum height of accessory buildings shall be 4.5 m.
- xv) Tandem parking is permitted

B. Semi-Detached Units

I)	Maximum Lot Coverage For Each Block of Buildings	45%
ii)	Maximum Lot Coverage For An Individual Dwelling Unit On a Lot	55%

iii) Minimum Landscaped Open Space 25%

- 20.127 Notwithstanding the provisions of the Agricultural (A) Zone on the lands described as Part Lot 9, Concession 1, Former Township of Eramosa, illustrated on Schedule "A" to this by-law, a "Farm Produce Outlet" shall be a permitted use. For the purposes of this Special Provision, a "Farm Produce Outlet" shall mean an establishment or premises where meat processing (but not slaughter) is permitted and where the farm products of the local farming community are sold at retail to the general public, provided that:
 - a. This definition shall not include a "Retail Establishment" or "Retail Food Store" as otherwise defined by Zoning Bylaw No. 57/1999;
 - b. There are no persons employed other than members of the family and two additional employees;
 - c. There shall be no open storage of materials, supplies, tools, equipment or goods which are used for, or result from, the Farm Produce Outlet, and

d. Not more than 65 m² of gross floor area is used for the purpose of retail sales.

Schedule A, Map 1

- **20.128** Notwithstanding the provisions of the Rural Industrial (M1) Zone, on the lands described as Part Lot 1, Conc. 6 (in the former Township of Eramosa), illustrated on Schedule "A" to this By-law, the following provisions shall apply:
 - i) Section 5.25.1 of By-law 57/1999 shall not apply to the subject lands
 - ii) The following uses shall be prohibited:
 - A fuel storage establishment
 - An automobile services station
 - Warehousing and/or outdoor storage of fertilizers, herbicides, petroleum products, chemicals or hazardous substances and similar products or material, either as a permitted or accessory use.
 - An industrial use which involves metal smelting and refining, metal finishing operations, or the use of significant amounts of chemicals, and/or petroleum products.
 - iii) Section 5.27 of By-law 57/1999 shall not apply.

Schedule A, Map 1

20.129 Notwithstanding the provisions of the Agricultural (A) and Hazard (H) Zones, on the lands described as Part of Lot 11, Concession 4, Division "B" (former Township of Guelph), illustrated on Schedule "A", a nine-hole golf course with a clubhouse and an associated golf practice and golf teaching facility use shall be permitted.

- **20.130** Notwithstanding the uses of the Extractive Industrial (M3) Zone, on the lands described as Part of Lots 7 and 8, Concession 2, Division 'C', in the Township of Guelph/Eramosa (former Township of Guelph), illustrated on Schedule "A" to this By-law, only the following uses shall be permitted:
 - i) An accessory use in accordance with Section 5.2 of this Bylaw;
 - ii) An aggregate processing facility which does not include an asphalt plant; a concrete batching plant; a cement manufacturing plant; a brick and tile manufacturing plant; or an aggregate transfer station;
 - iii) An accessory single detached dwelling;
 - iv) An agricultural use;
 - v) A pit;
 - vi) A structure or machinery accessory to a permitted use;
 - vii) A wayside pit;
 - viii) Conservation

Notwithstanding Section 12.2.1 of Zoning By-law 57/1999, an excavation setback of four (4) metres shall be required from the eastern side lot line and the rear lot line, as shown on Schedule "A" to this By-law.

Notwithstanding Section 12.2.1 of Zoning By-law Number 57/1999, no excavation setback shall be required along the common westerly side lot line, as shown on Schedule "A" to this By-law.

Schedule A, Map 10 & By-law 38/2005

- **20.131** Notwithstanding the provisions of the Open Space (OS) Zone, the following Special Provision shall apply on lands described as Part Lot 2, Concession 9, Division C, in the former Township of Guelph, as illustrated on Schedule "A" of this By-law:
 - i) Section 5.27 of By-law 57/1999 shall not apply to the subject lands.

Schedule A, Map 1

- **20.132** Notwithstanding the provisions of the Open Space (OS) Zone and Hazard (H) Zone, the following Special Provision shall apply on lands described as Part Lot 2, Concession 9, Division C, in the former Township of Guelph, as illustrated on Schedule "A" of this Bylaw:
 - i) Minimum Lot Frontage 26.26 m
 - ii) Permitted uses shall only include Conservation uses as defined below:

"Conservation", shall mean uses complementary to and compatible with the wise management and preservation of the natural environment, along with any of its significant biophysical features and ecological functions. Conservation may include uses such as reforestation, forest management, fish and wildlife management, erosion control, flood control and passive recreation.

Schedule A, Map 1

20.133 Notwithstanding the provisions of the Rural Residential (RR) Zone, on the lands described as Part of Lots 20 and 21, Concession 1, former Township of Eramosa, illustrated on Schedule 'A', the following provisions shall apply:

i) Minimum Lot Frontage

(Existing Church building)

ii) Minimum Interior Side Yard (Existing house/manse)

2.5 metres

2.5 metres

Schedule A, Map 1 & 9

20.134 Notwithstanding the definition of Agricultural Use, on lands described as 5352 Eramosa-Erin Townline, Part Lot 12, Concession 7 in the former Township of Eramosa, as illustrated on Schedule "A" of this By-law, the barn on the subject property shall not be utilized for the breeding, raising or training of horses or cattle; farms devoted to the hatching, raising and marketing of chickens, turkeys or other fowl or game birds, animals, fish or frogs; riding stables; the raising of sheep or goats, the raising of swine; or other livestock uses.

Schedule A, Map 1

20.135 Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) Zone, on the lands described as Lot 16, Part Lot 17, Concession 4, Division B, in the former Township of Guelph, illustrated on Schedule "A", two (2) single detached dwellings shall be permitted.

Notwithstanding the provisions of the Agricultural (A) Zone, if the existing second single detached dwelling is rebuilt, the footprint of the new dwelling shall overlap in part with the footprint of the existing dwelling as it existed on the date of the passing of this By-law and access to the second dwelling shall be limited to the existing shared driveway access to Wellington Road 30.

Schedule A, Map 1

20.136 Notwithstanding Section 10.2.9, on lands described as 7079 Wellington Road 124, Part Lot 5, Concession 2, Divisions 'B' in the former Township of Guelph, as illustrated on Schedule "A" to this By-law, a temporary portable office building shall be a permitted use on the property for a period of time which shall not exceed three (3) years from the date of passing of By-law 47/2006. Upon approval of the Township, this time period may be extended beyond the three (3) years specified. [passed July 4, 2006]

Schedule A, Map 18

20.137 Notwithstanding the regulations of the Agricultural (A) zone, lands located within Part of Lot 18, Concession 4 E.O.G.R. in the former Township of Pilkington shall have a minimum lot area of 9.2 ha (22.7 ac), as illustrated on Schedule "A" of this By-law.

- **20.138** Notwithstanding the provisions of the Agricultural (A) Zone and the General Provisions of this By-law, on lands described as Lot 32, Concession 2, being Parts 1 to 4 on 61R-10351 (#19 and #39 River Glen Path) in the former Township of Nassagaweya, as illustrated on Schedule "A" of this By-law":
 - i) Section 5.6 ("Street Frontage Required") shall not apply

ii) "Lot Line, Front" means the lot line abutting River Glen Path, where the principal access to the lot is provided, shall be deemed to be the front lot line.

Schedule A, Map 3

20.139 Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 9, 10 and 11, Concession 12, in the former Township of Guelph, illustrated on Schedule "A" to this By-law, the following provisions shall apply:

a)

- i) Two (2) detached dwellings shall be permitted;
- ii) Access to both dwellings shall be limited to the existing driveway access to Guelph-Nichol Townline;
- iii) The new dwelling shall be located in proximity to the existing buildings within the area identified on Schedule "A" to this By-law
- b) The above provisions are no longer valid upon removal of one of the two single detached dwellings.

Schedule A, Map 1

- **20.140** Notwithstanding the provisions of the Agricultural (A) Zone, Hazard (H) Zone, and the General Provisions of this By-law, on lands described as Parts of Lot 2 & 3, Concession 2, in the former Township of Eramosa, as illustrated on Schedule "A" of this By-law:
 - i) Section 5.6 (Street Frontage Required) shall not apply

ii) Minimum setback from all lot lines 7.5 m

iii) Minimum length of any lot line 114 m

iv) Minimum frontage 0 m

Schedule A, Map 1

- **20.141** Notwithstanding the General Provisions of this By-law and the provisions of the Rural Residential (RR) and Hazard (H) Zone, on the lands described as Part of Lot 18, Concession 4, in the former Township of Pilkington, illustrated on Schedule "A" to this By-law, the following provisions shall apply:
 - i) Section 5.27 Setbacks from Hazard (H) Zone does not apply;
 - ii) Section 5.24 Municipal Drain Setbacks does not apply; and
 - No person shall use any lot or erect, alter or use any building or structure within 15m from the centre of the municipal drain.

- **20.142** Notwithstanding the General Provisions of this By-law and the provisions of the Rural Residential (RR), on the lands described as Part Lots 5, 6, & 7, Plan 365, in the former Township of Guelph, illustrated on Schedule "A" to this Bylaw, the following provisions shall apply:
 - i) Minimum lot area of 0.2 hectares (0.5 acres);
 - ii) Minimum lot frontage of 17.5m for Unit 5 identified on the draft plan of vacant land condominium (23CD-04004);
 - iii) Notwithstanding the definition of "Street" provided in Section 3 of the Bylaw for the purposes of this section "Street" shall mean the internal road provided through the draft plan of vacant land condominium.

- **20.143** Notwithstanding the provisions of the Agricultural (A) Zone and the General Provisions of this By-law, on lots whose principal access is provided via River Glen Path (a private lane) as illustrated on Schedule "A" of this Bylaw:
 - i) Section 5.6 ("Street Frontage Required") shall not apply
 - ii) "Lot Line, Front" means the lot line abutting River Glen Path, where the principal access to the lot is provided and shall be deemed to be the front lot line.

Schedule A, Map 3

- **20.144** Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 11, Concession 3, Division C in the former Township of Eramosa, illustrated on Schedule "A" to this By-law, the following provisions shall apply:
 - i) Minimum Lot Area: 1.4 ha (3.5 ac)
 - ii) The sale and storage of landscape rocks and related landscape contractor services shall be permitted.
 - iii) Outdoor storage and display is permitted subject to:
 - Shall be visually screened from any abutting land zoned or used for residential or institutional purposes by a buffer strip in accordance with Section 5.10;
 - 2. Shall not cover more then 80% of the lot area;
 - 3. Shall not be located in any of the required yards;
 - 4. Shall not obstruct or occupy any required parking area;
 - 5. Area to be treated to prevent erosion and the raising of dust and loose particles:
 - 6. Area to be graded and drained so as to prevent the pooling of surface water or the flow of surface water to adjacent lots.

20.145 Notwithstanding the General Provisions of this By-law and the provisions of the Rural Residential (RR) zone, on the lands described as Part of Lot 12, Concession 7, in the former Township of Eramosa, illustrated on Schedule "A" to this By-law, the Minimum Lot Frontage shall be 26.9 m.

Schedule A, Map 3

- **20.146** Notwithstanding the provisions of the Agricultural (A) Zone on the lands described as 5887 Splint Road (Lot 14 S/W side of CP Railway, Concession 5, formerly Township of Pilkington, Township of Guelph/Eramosa, illustrated on Schedule "A" to this by-law the following provisions apply:
 - i) A garden suite shall be a permitted use for a period of time which shall not exceed ten (10) years from the day of passing of By-law 41/2008; and
 - ii) The garden suite shall have a maximum floor area of 112 m².

Schedule A, Map 1

20.147 Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) zone, on the lands described as 5520 Wellington Road 39, Part of Lots 11 and 12, Concession 5, Division D, Former Township of Guelph, in the Township of Guelph/Eramosa, and illustrated on Schedule "A" to this By-law, a detached dwelling unit shall not be permitted.

Notwithstanding the provisions of the Agricultural (A) Zone, the following provisions shall apply:

i) Minimum Lot Area 32 ha (79.07 ac)

- **20.148** Notwithstanding the General Provisions of this By-law and the provisions of the Rural Industrial (M1) zone, on the land described as Part Lot 1, Concession 6, in the former Township of Eramosa, illustrated on Schedule "A" to this By-law, the following provisions shall apply:
 - The existing equestrian agricultural use shall be permitted;
 - ii) A mini-warehouse/self-storage shall be permitted;
 - iii) Mini-warehouse/self storage means a building or group of buildings divided into separate self-contained compartments and leased or rented on an individual basis for temporary storage of individual's property;
 - iv) An office accessory to the mini-warehouse/self-storage use shall be permitted subject to:

- 1. A maximum floor gross floor area no greater than 25% of the combined gross floor area of all the mini-warehouse/self-storage buildings; and
- 2. The accessory office be detached from the mini-warehouse/self-storage buildings.

- **20.149** Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 13, Concession 1, in the former Township of Eramosa, illustrated on the Schedule "A" to this By-law, the following additional uses are permitted and regulations apply:
 - i) "Farm Produce Sales Outlet" shall be permitted use and means a building, structure or use accessory and secondary to the farm for the sale of agricultural/farm related products, from the farm and local farming community and which may be subject to local value added processing are sold at retail to the general public.
 - a) Agricultural/farm related products may include fruit and vegetables, grains, meat, and milk products.
 - b) Local artisans crafts may be sold accessory to the agricultural/farm related products
 - "Cottage Winery" shall be a permitted use and means a building, structure or use accessory and secondary to the farm which is used for making wines produced from fruit grown on the site, locally grown fruits and may include imported juices.
 - a) Accessory to the on-site wine production of the 'Cottage Winery', limited on-site sale, of the final product shall be permitted subject to applicable licensing requirements.
 - "Food Consumption Area" shall be a permitted use and means a limited seating area where products available through other uses permitted on-site can be consumed, provided that:
 - a) Maximum gross floor area = $160 \text{ m}^2 (1,722 \text{ ft}^2)$
 - iv) All buildings, structures, parking and loading areas used for the purpose of the uses permitted by the Special Provision shall not occupy an area exceeding 0.4 ha (1.0 ac)
 - v) Maximum total gross floor area for uses permitted by the Special Provision = 865 m2 (9,310 ft2)
 - vi) The definitions of the additional permitted uses shall not include a 'Restaurant', 'Retail Establishment' or 'Retail Food Store' as otherwise defined by Zoning Bylaw 57/1999.

Schedule A, Map 1

20.150 Notwithstanding the General Provisions of this By-law and the provisions of the Rural Industrial (M1) Zone, on the lands described as NE ½ of Lot 2, Concession 3, in the

former Township of Guelph, illustrated on Schedule "A" to this By-law, the following additional regulations shall apply:

- i) Section 10.2.9 (Retail, Wholesale or Office Uses Accessory to a Permitted Use) does not apply, and is replaced with the following regulations, when the land is used as a 'fuel storage establishment' and a 'transport establishment'.
 - a) A business office use is permitted accessory to the existing 'fuel storage establishment' and 'transport establishment' subject to the following provisions:
 - a. Maximum Gross Floor Area = 1, 700 m^2
 - b. Floor area devoted to the accessory business office use may be located in up to two (2) separate buildings.
 - b) An accessory retail outlet, wholesale outlet or showroom would be a permitted use to a maximum gross floor area devoted to the accessory business office use and shall be located within one building.

Schedule A, Map 18

- **20.151** Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) Zone and the Hazard (H) Zone, on the lands described as Part of Lot 5, 6, and 7, Concession 4, Division D, in the former Township of Guelph, illustrated on Schedule "A" to this By-law, the following shall apply:
 - i) Minimum Lot Area = 10 ha (24.7 ac)
 - ii) On the lands zoned Agricultural (A) a flourmill, grain elevators and accessory uses are permitted in addition to the uses permitted under Section 6.1. These uses would not be permitted in the lands zoned Hazard (H). The flourmill, grain elevators and accessory uses are subject to the following provisions:
 - a) All building, structures, parking, access and loading areas associated with the flourmill, grain elevators and accessory uses shall not occupy an area exceeding 6.7 ha (16.5 ac).
 - b) Section 5.6 'Street Frontage Required' does not apply;
 - c) 'Lot Line, Front' means the lot line abutting the hydro corridor, where the principle access to the lot is provided, shall be deemed to be the front lot line;
 - d) Minimum Lot Frontage = 100 m
 - e) Minimum Rear Yard Setback (adjacent to railway) = 20 m
 - f) Maximum Gross Building Floor Area (not including silos) = 3,000 m²
 - The provisions provided in Section ii of this Special Provision do not apply to the uses permitted under Section 6.1.

Schedule A, Map 1

20.152 Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) and Hazard (H) Zones, on the lands described as 5600 Fourth Line, Part of the NE Half Lot 18, Concession 3, Former Township of Eramosa, and illustrated on Schedule "A" to this By-law, the following provisions shall apply:

- i) A "Detached Dwelling Unit" shall not be permitted; and
- ii) A minimum "Lot Area" of 35.6 ha is required.

- 20.153 Notwithstanding the General Provisions of this By-law and the provisions of the Rural Industrial (M1) and the Hazard (H) zone on the lands described as NE ½ Lot 2, Concession 1, Division B, former Township of Guelph, further identified as Part 2 of Severance Sketch prepared for application B 74/07 & B 75/07, illustrated on Schedule "A" to this By-law, the following provision shall apply:
 - i) Minimum Lot Frontage = 20.0 m
 - ii) No person shall use the lot or erect, alter or use any building or structure for any purpose except the following permitted uses:
 - a) The primary permitted use shall be vehicular access to lands identified as subject to Special Provision 20.154
 - b) In accordance with Section 5.2 of the By-law a use accessory to the primary permitted use of vehicular access shall be permitted.
 - iii) Section 10.2.10 ('Outdoor Display and Open Storage') does not apply.

Schedule A, Map 19

- 20.154 Notwithstanding the General Provisions of this By-law and the provisions of the Rural Industrial (M1) zone and Holding Provision (-H) on the lands described as NE ½ Lot 2, Concession 1, Division B, former Township of Guelph, further identified as Part 1 of Severance Sketch prepared for application B 74/07 & B 75/07, illustrated on Schedule "A" to this By-law, the following provisions shall apply:
 - i) Section 5.6 ('Street Frontage Required') shall not apply.
 - ii) **'Lot Line Front'** means the lot line abutting the railway right-of-way, where principal access to the lot is provided and shall be deemed to be the front lot line.
 - Vehicular access to the lands is permitted by the lands identified as subject to Special Provision 20.153.

- **20.155** Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) one on the lands described as Part of Lot 21 & 22, Concession 4, Division D, former Township of Guelph, further identified as Part 1 and 2, 61R-11274, as illustrated on Schedule "A" to this By-law, the following provisions shall apply:
 - i) "Industrial Use" shall be a permitted use limited to the warehouse and manufacture of industrial, automotive and commercial vehicle components and systems.

- ii) Minimum Front Yard Setback for existing buildings or structures = 18.5m from the centre line of the street.
- iii) Minimum Lot Area = 2.85 ha (7.04 ac).

- **20.156** Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) and Hazard (H) Zones, on the lands described as 5689 Fourth Line, Part of Lot 20, Concession 4, Former Township of Eramosa, in the Township of Guelph/Eramosa, and illustrated on Schedule "A" to this By-law, the following provisions shall apply:
 - i) A "Detached Dwelling Unit" shall not be permitted; and
 - ii) A minimum "Lot Area" of 32 ha is required.

Schedule A, Map 1

- **20.157** Notwithstanding the provisions of the Village Residential Low Density (R1) and the Open Space (OS) Zones on the lands described as the West Halves of Lot 3 and 4, Concession 5, in the former Township of Eramosa, illustrated on Schedule 'A' to this Bylaw, the following provisions shall apply:
 - i) For the purposes of this provision '**Dwelling, Townhouse**' means a residential building divided vertically to provide 3 or more units, each unit having independent entrances to a front and rear yard immediately abutting the front and rear walls of each dwelling unit. The dwelling units of a cluster townhouse do not require frontage on a public street.

General Provisions

- ii) Notwithstanding Section 5.3.1 (Parking Requirements) the following off-street parking requirements shall apply:
 - a) 2 spaces per dwelling unit; plus
 - b) 0.5 spaces per Townhouse or Semi-Detached dwelling unit to be dedicated and signed for visitor parking and located in shared off-street parking area(s).
- iii) Notwithstanding Section 5.3.8.4 (Ingress and Egress of Parking Areas) the driveway associated with Semi-Detached or Townhouse shall be setback 0.0 m from the side lot line where the permitted interior side yard is 0.0 m, not including the exterior lot line when it serves as the point of access.

- iv) Notwithstanding Section 5.8.2 (Yard Encroachments) balconies and steps and ramps, covered or uncovered, or unenclosed porches or decks may project into any required yard a distance of not more than 3.5 m. Notwithstanding this, no such structure shall be permitted to encroach beyond a point that is closer than 2.5 m from a property boundary.
- v) Notwithstanding Section 5.27 (Setbacks from Hazard (H) Zone) no building or structure shall be constructed within 1.5m from the limit of the Hazard (H) Zone.
- vi) For greater certainty, the balance of the General Provisions of the By-law not specifically superceded herein shall continue to apply.

Village Residential Low Density (R1) Special Provision 20.157

- vii) No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following permitted uses:
 - Accessory use in accordance with Section 5.2 of this By-law
 - Bed and breakfast establishment
 - Detached dwelling
 - Home occupation
 - Public open space uses
 - Semi-detached dwelling
 - Townhouse dwelling (cluster)

viii) Regulations for Detached Dwellings:

a)	Minimum Lot Area	350.0 m ²
b)	Minimum Lot Frontage	11 0 m

c) Minimum Front Yard 6.5 m subject to Section 5.19

d) Minimum Rear Yard 7.5 m if the lot depth is greater than 33m or 6.5m if the lot depth is less than or equal to 33 m

e) Minimum Interior Side Yard

One Side 1.2 m Other Side Yard 0.6 m

f) A minimum of 1.8 m shall be maintained between adjacent foundations

g) Minimum Exterior Side Yard 4.5 m subject to Section 5.19

h) Maximum Lot Coverage 50%i) Maximum Height 10.6 m

ix) Regulations for Semi-Detached Dwellings (Each Unit)

a) Minimum Lot Area 200.0 m² for each Dwelling Unit

b) Minimum Lot Frontage 8.0 m

c) Minimum Front Yard 6.5 m subject to Section 5.19

d) Minimum Rear Yard 7.5 m

e) Minimum Interior Side Yard

One Side 1.5 m Other Side Yard 0.0 m

f) A minimum of 3.0 m shall be maintained between adjacent foundations.

g) Minimum Exterior Side Yard 4.5 mh) Maximum Lot Coverage 50%i) Maximum Height 10.6 m

x) Regulations for Townhouse Dwellings

a) Minimum Lot Area 200.0 m² for each Dwelling Unit

b) Minimum Lot Frontage 18.0 m

c) Minimum Width 7.0 m for each Dwelling Unit d) Minimum Front Yard 6.5 m to each Dwelling Unit e) Minimum Rear Yard 7.5 m to each Dwelling Unit

f) Minimum Interior Side Yard

One Side 1.5 m

Other Side Yard 0.0m between attached Dwelling Units

g) A minimum of 3.0 m shall be maintained between the foundations of adjacent blocks of attached Dwelling Units.

h) Minimum Exterior Side Yard 4.5 mi) Maximum Lot Coverage 50%j) Maximum Height 10.6 m

Schedule A, Map 2

- 20.158 Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) and Hazard (H) Zones, on the lands described as 7359 Wellington Rd 51, Part Lots 26, 27, 28, 29, Concession 4, Division D, Former Township of Eramosa, in the Township of Guelph/Eramosa, and illustrated on Schedule "A" to this By-law, the following provisions shall apply:
 - i) A "Detached Dwelling Unit" shall not be permitted; and
 - ii) A minimum "Lot Area" of 25.2 ha is required.

- **20.159** Notwithstanding the Agricultural (A) Zone, on lands described as Guelph Division E, Concession 2, Part Lots A & B, Reference Plan 61R 6686, Parts 35, 36, 38 and 42, illustrated on Schedule "A" to this By-law, the following provision shall apply:
 - i) Minimum Lot Area

31.6 ha (78.0 ac)

Schedule A, Map 19

- **20.160** Notwithstanding the General Provision of this By-law and the provisions of the Agricultural (A) Zone, on the lands described as 5858 Wellington Road 7, Part Lot 15, Concession 1, East of the Grand River, Former Township of Pilkington, in the Township of Guelph/Eramosa, and illustrated on Schedule 'A' to this By-law, the following provisions shall apply:
 - i) A "Detached Dwelling Unit" shall not be permitted; and
 - ii) A minimum "Lot Area" of 20.8 ha is required

Schedule A, Map 1

20.161 Notwithstanding the General Provision of this By-law and the provisions of the Agricultural (A) and Hazard (H) Zones, on the lands described as 5456 Fourth Line, Part Lot 14, Concession 3, Former Township of Eramosa, in the Township of Guelph/Eramosa, and illustrated on Schedule 'A' to this By-law, no person shall use land or erect or use a building or structure except in accordance with the following:

Permitted Uses

- An agricultural related business including the repair, service and storage of agricultural equipment;
- A welding machine shop;
- The storage and display of antique farm tractors and other farm equipment;
- Uses accessory to the foregoing including a residence with parking garage.

Schedule A, Map 1

- **20.162** Notwithstanding the General Provision of this By-law and the provisions of the Agricultural (A) and Hazard (H) Zones, on the lands described as 5452 Fourth Line, Part Lot 14, Concession 3, Former Township of Eramosa, in the Township of Guelph/Eramosa, and illustrated on Schedule 'A' to this By-law, the following provisions shall apply:
 - i) A minimum "Lot Area" of 7.22 ha is required.

- 20.163 Notwithstanding the provisions of the Hazard (H) Zone, on the lands described as 7992 Mill Road Division C, Concession 11, Parts of Lots 10 and 11, RP61R10410 Parts 1 and 2 Former Township of Guelph (McMurty/1836853 Ontario Inc.), and illustrated on Schedule 'A' to this By-law, the following provisions shall apply:
 - i) A 'garage' shall be permitted on lands zoned Hazard (H).
 - ii) An existing guest house is permitted on lands zoned Hazard (H).

- **20.164** Notwithstanding the provisions of the Rural Industrial (M1) zone on the lands described as Part of Lot 2, Concession 2, Division B, former Township of Guelph and illustrated on Schedule "A" to this By-law, the following additional use is permitted and regulations apply:
 - i) An animal cremation facility shall be a permitted use subject to applicable Ministry of the Environment approval(s). The animal cremation facility shall be limited to the cremation of domestic animals. Domestic animals include such animals as cats, dogs and horses.
 - ii) The animal cremation facility shall be located within the existing industrial building and shall not exceed 465m² of gross floor area within such building.
 - iii) The minimum rear yard from the existing industrial building shall be 4.05m.

Schedule A, Map 18

- **20.165** Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) Zone, on the lands described as Part Lots 15-17, Concession 5, Division D and Part Lot 17, Concession 6, Division D, in the former Township of Guelph, illustrated on Schedule 'A' to this By-law, the following shall apply:
 - i) A 'Detached Dwelling Unit' shall not be permitted; and
 - ii) A 'Minimum Lot Area' of 25.9 ha is required.

- **20.166** Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) Zone, on part of the lands described as Part Lot 29, Concession 4, Division D, RP61R4774, Part 1 in the former Township of Guelph, illustrated on Schedule 'A' to this By-law, the following shall apply:
 - i) A Farm Help Dwelling is a permitted accessory use.
 - ii) **'Dwelling, Farm Help'** shall mean a dwelling that is used for the housing of onsite farm labour where the workers assist on the subject farm on a regular basis.

- **20.167** Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) Zone and Hazard (H) Zone, on the lands described as Part Lot 14, Concession 3, in the former Township of Pilkington, illustrated on Schedule 'A' to this By-law, the following shall apply:
 - i) A 'Detached Dwelling Unit' shall not be permitted.

- 20.168 Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) Zone and Hazard (H) Zone, on the lands described as Part Lot 25, Concession 4E, in the former Township of Eramosa, illustrated on Schedule 'A' to this By-law, the following shall apply:
 - i) A 'Detached Dwelling Unit' shall not be permitted.

Schedule A, Map 1

- **20.169** Notwithstanding the General Provisions of this By-law and the provisions of the Institutional (I) Zone, on the lands described as SW Half Part Lot 3, Concession 4, former Township of Eramosa illustrated on Schedule 'A' to this By-law, the following shall apply:
 - i) Permitted uses are limited to a School and accessory uses which may include a Child Care Centre.

Schedule A, Map 2

- **20.170** Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) Zone, on the lands described as SW Half Part Lot 3, Concession 4, former Township of Eramosa, the following shall apply:
 - i) A 'Minimum Lot Area' of 33.49 ha is required.

- 20.171 Notwithstanding the General Provisions of this By-law and the provisions of the Rural Industrial (M1) Zone, on the lands described as Part of Lot A, Concession 2, Division 'E' in the former Township of Guelph, Parts 1, 8 and 9, Plan 61R-11855 illustrated on the Schedule "A" to this By-law, the following additional use and regulations apply:
 - i) "Automobile Sales Establishment" shall be a permitted use.
 - ii) Minimum Rear Yard 10.0m
 - iii) Municipal Drain Setback (Section 5.24) 14.8m
 - iv) Setbacks from a Hazard (H) Zone 10.0m
 - v) The maximum number of vehicles parked or stored outside on the lands shall be limited to 550.
 - vi) "Display Parking Space" refers to a parking space provided on-site for the purposes of outdoor display and storage of a motor vehicle, accessory to an Automobile Sales Establishment. Display Parking Spaces are provided in addition to the minimum parking requirement of a permitted use as established in the Parking Area Regulations (Section 5.3) of the Township Zoning By-law 57/1999.
 - a. Maximum Display Parking Spaces 480
 - b. Minimum Setback for Display Parking Spaces 7.5m
 - c. Display Parking Spaces are not subject to the lot area restrictions for Outdoor Display (Section 5.20.1) of the Township Zoning By-law 57/1999.
 - vii) Any driveway width used for joint ingress or egress shall have a minimum width of at least 3.5 m but not more than 12.0 m.
 - viii) "Lot Line, Front" means the lot line abutting Whitelaw Road, where the principal access to the lot is provided, shall be deemed to be the front lot line.
 - On-site private wastewater treatment shall be limited to domestic use and may include car washing (subject to necessary approvals), but does not include wastewater associated with service bays, rustproofing and other vehicle related treatments.
 - x) No building or structure shall be located closer than 12.2 metres from the Elmira Road right-of-way.

- **20.172** Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 16, Concession 4, former Township of Eramosa, and illustrated on Schedule 'A' to this By-law, the following shall apply:
 - i) A 'Detached Dwelling Unit' shall not be permitted.

Schedule A, Map 1

20.173 Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) Zone, on the lands described as Part of Lot 16, Concession 4, former

Township of Eramosa, and illustrated on Schedule 'A' to this By-law, the following shall apply:

i) The maximum total floor area permitted for all accessory buildings or structures located on the lot shall be limited to 8% (1,280m²) of the total lot area (1.6 ha).

Schedule A, Map 1

- **20.174** Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) Zone and Hazard (H) Zone, on the lands described as Part of NE ½ Lot 22, Concession 5, former Township of Eramosa, and illustrated on Schedule 'A' to this By-law, the following shall apply:
 - A 'Detached Dwelling Unit' shall not be permitted.
 - ii) A 'Minimum Lot Area' of 34.9 ha is required.

- **20.175** Notwithstanding the General Provisions of this By-law and the provisions of the Rural Residential (RR) Zone, on the lands described as Part of Lot 18, Concession 4 EGR, Former Township of Guelph illustrated on the Schedule "A" to this By-law, the following shall apply:
 - i) "Contractor's and Tradesperson's Establishment" shall be an additional permitted use
 - ii) Minimum Rear Yard = 1.5 m for the main building of the Contractor's Yard
 - iii) Section 5.2.3.1 (Location of Accessory Buildings) shall permit existing detached accessory structures to have a rear yard setback of 0.0 m.
 - iv) Section 5.3.8.1 (Ingress and Egress to Parking Areas) shall permit the existing driveway use for joint ingress or egress to a maximum of 9.7 m.
 - v) Section 5.3.8.7 (Ingress and Egress to Parking Areas) shall limit the number of driveways to a maximum of three (3).
 - vi) Section 5.10.1 (Requirements for Non-Residential Uses) shall permit the required Buffer Strip to be located onsite between the permitted Residential and Non-Residential Use.
 - vii) Section 5.27 (Setbacks from Hazard (H) Zone) shall permit any development onsite that satisfies the setback requirements of the applicable Rural Residential (RR) zone and the relief granted through this Special Provision to comply with the

setbacks required from the Hazard (H) zone.

Schedule A, Map 16

- **20.176** Notwithstanding the General Provisions of this By-law and the provisions of the Village Residential Low Density (R1) Zone, on the lands described as NE Half of Part of Lot 6, Concession 4, former Township of Eramosa, illustrated on Schedule 'A' to this By-law, the following shall apply:
 - i) Additional permitted uses include:
 - a. School
 - b. Place of Worship
 - c. Accessory uses which may include a Child Care Centre or parking lot
 - ii) The school, place of worship, and accessory uses shall be subject to the regulations of the Institutional (I) Zone.
 - iii) The additional permitted uses are permitted without the removal of the Holding Provision.

Schedule A, Map 2

- **20.177** Notwithstanding the provisions of the Agricultural (A) Zone, on the lands described as 8445 Sideroad 10, Part Lot 10, Concession 5, in the Geographic Township of Eramosa, now in the Township of Guelph/Eramosa, and illustrated on Schedule 'A' of this By-law, the following shall apply:
 - i) A 'Detached Dwelling Unit' shall not be permitted
 - ii) Minimum Lot Area is 31.55 ha

- **20.178** Notwithstanding the General Provisions of this By-law and the provisions of the Agricultural (A) Zone, on the lands described as Concession 2 Division B, Part Lot 3 in the former Township of Guelph, and known municipally as 5089 Wellington Rd 32, illustrated on Schedule 'A' to this By-law, the following additional uses are permitted and regulations apply:
 - i. "Farm Produce Sales Outlet" shall be a permitted use and means a building, structure or use accessory and secondary to the farm for the sale of

agricultural/farm related products, from the farm and local farming community and which may be subject to local value-added processing are sold at retail to the general public.

- Agricultural/farm related products may include fruit and vegetables, grains, meat and milk products.
- b. Local artisans crafts may be sold accessory to the agricultural/farm related products.
- ii. "Farm-Related Tourism Business" means those agriculturally-related tourism uses that promote the enjoyment, education or activities related to the agricultural operation. The principle activity on the property must remain agricultural production. As such, uses must:
 - a. Be dependent on the existence of the agricultural operation,
 - b. Use products that are produced on the property or related to agriculture,
 - c. Enhance the agricultural nature of the property, and
 - d. Not present any limitation to future agricultural activities.

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

- iii. "Farm-Related Bakery" shall be a permitted use and means a building or part thereof, where food or refreshments are prepared and offered for retail sale to the public for immediate consumption either on or off the premises. The majority of products offered will have some connection to the farm or immediate farming community.
- iv. "Multi-Purpose Event Facility" shall be a permitted use and means a service commercial establishment used for the purposes of birthday parties or other small events. Cooking classes and other similar activities which share knowledge about agricultural production or use farm-produced products shall be a permitted use of this facility. The Multi-Purpose Event Facility shall be a limited use concurrent with seasonal farm activities.
 - a. Maximum Gross Floor Area of the Multi-Purpose Event Facility 255 m²
- v. Maximum combined Gross Floor Area devoted to uses permitted by i., iii, & iv. shall not exceed 670 m².
- vi. Maximum combined developable area devoted to uses permitted by i., iii, & iv. shall not exceed 1.06 ha (2.6 ac).
- vii. Minimum Lot Area 20.7 ha (53.5 ac)
- viii. Front Yard Setback for Existing Buildings 3.9 m

20.179 Notwithstanding the provisions of the Agricultural (A) Zone on the lands municipally described as 5838 Fifth Line (Part Lot 24, Concession 4),formerly Township of Eramosa, Township of Guelph/Eramosa, illustrated on Schedule 'A' to this by-law, garden suite with a maximum floor area of 116 square metres shall be a permitted use for a period of time which shall not exceed twenty (20) years from the day of passing of By-law No. 22/2015 being the 16th day of March, 2015.

Schedule A, Map 1

20.180 Notwithstanding the provisions of the Agricultural (A) Zone on the lands municipally described 5495 Fourth Line (CON 4 PT LOT 15 RP 61R756 PART 1), formerly Township of Eramosa, Township of Guelph/Eramosa, illustrated on Schedule 'A' to this by-law, the minimum lot area shall be 28.45 hectares and a 'detached dwelling unit' shall not be permitted.

Schedule A, Map 1

20.181 Notwithstanding the provisions of the Agricultural (A) Zone on the lands municipally described 5439 Wellington Rd 29 (Concession 2, Part Lot 14), formerly Township of Eramosa, Township of Guelph/Eramosa, illustrated on Schedule 'A' to this by-law, a 'detached dwelling unit' shall not be permitted.

Schedule A, Map 1

20.182 Notwithstanding the provisions of the Institutional (I) Zone on the lands municipally described 107 Harris St., Rockwood (PLAN 65 PT LOT E S/S HARRIS), formerly Township of Eramosa, Township of Guelph/Eramosa, illustrated on Schedule 'A' to this by-law, a 'Social Service Establishment' shall be permitted. The exterior side yard setback shall be 1.82 m, and the rear yard setback shall be 6.44 m