
SECTION EIGHT

SPECIAL ZONE CATEGORIES: SITE AND AREA-SPECIFIC PROVISIONS

8.1 RESIDENTIAL ZONES

8.1.1 URBAN RESIDENTIAL 'R1' ZONE

8.1.1.1 R1-1: Private Sewage Disposal System

Notwithstanding Subsection 4.22 "Servicing Requirements" of this By-law, the lands designated "R1-1" on the Maps comprising Schedule "A" hereto may be developed with a private on-site sewage disposal system provided a piped municipal water supply is available, subject to the following:

- i. Minimum lot area: 1,390.0 square metres (amended by By-law 220-2004)
- ii. Minimum lot frontage: 30.0 metres

All other provisions of the Residential (R1) Zone shall apply within Special Zone Category R1-1.

8.1.1.2 R1-2: Private Sewage Disposal and Water Supply Systems

Notwithstanding Subsection 4.22 "Servicing Requirements" of this By-law, the lands designated "R1-2" on the Maps comprising Schedule "A" hereto may be developed with private on-site sewage disposal and water supply systems, subject to the following:

- i. Minimum lot area: 2,000.0 square metres (amended by By-law 220-2004)
- ii. Minimum lot frontage: 45.0 metres

All other provisions of the Residential (R1) Zone shall apply within Special Zone Category R1-2.

8.1.1.3 **R1-3: Permitted Use Exception**

Notwithstanding any other provisions of this By-law for the lands designated as “R1-3” on Map 7 of Schedule “A” hereto, an existing construction business office and equipment storage yard shall be a permitted use. All other provisions of the Residential (R1) Zone shall apply within Special Zone Category R1-3.

8.1.1.4 **R1-4: Development Standard Exceptions**

Notwithstanding any other provisions of this By-law, the following special provisions shall apply to the lands designated “R1- 4” on Map 4 of Schedule ‘A’, hereto,:

- i. Minimum lot area- 589.6 square metres
- ii. Minimum lot frontage- 3.45 metres
- iii. Minimum interior side and rear yards for existing accessory buildings -1.0 metre

All other provisions of the Residential One (R1) Zone which are not specifically altered by these requirements shall apply within Special Zone Category R1-4.

8.1.1.5 **R1-5: Reduced Front Yard for an Existing Structure**

Notwithstanding any other provisions of this By-law, the minimum required front yard for an existing structure on the lands designated “R1-5” on Map 5 of Schedule ‘A’ hereto is 0.35 metres. All other provisions of the Residential One (R1) Zone not specifically altered by this requirement shall apply within Special Zone Category R1-5.

8.1.1.6 **R1-6: Lot Coverage Exception**

Notwithstanding any other provisions of this By-law, the maximum permitted lot coverage for the lands designated “R1-6” on Map 5 of Schedule ‘A’, hereto is 43 percent. All other provisions of the Residential One (R1) Zone not specifically altered by this requirement shall apply within Special Zone Category R1-6.

8.1.1.7 **R1-7: Front Yard Reduction [167 Ontario Street]**

Notwithstanding any other provisions of this By-law, the minimum required front yard for the lands designated “R1-7” on Map 10 of Schedule ‘A’ hereto is 3.5 metres. All other provisions of the Residential One (R1) Zone not specifically altered by this requirement shall apply within Special Zone Category R1-7.

8.1.1.8 R1-8: Front Yard Reduction

Notwithstanding any other provisions of this By-law, the minimum required front yard for the lands designated "R1-8" on Map 4 of Schedule 'A' hereto is 3.0 metres. All other provisions of the Residential One (R1) Zone not specifically altered by this requirement shall apply within Special Zone Category R1-8.

8.1.1.9 R1-9: Setback from an 'EP' Zone – Brighton Bay Estates

Notwithstanding any other provision of this By-law, on the lands designated as R1-9 on Map 4 of Schedule 'A' hereto, no residential building shall be constructed within 7.5 metres of the top-of-bank of any watercourse or waterbody or the boundary of an Environmental Protection 'EP' zone. All other provisions of the Residential One (R1) Zone not specifically altered by these requirements shall apply within Special Zone Category R1-9.

8.1.1.10 R1-10: Reduced lot frontage for a single detached residential lot

Notwithstanding any other provision of this By-law, on the lands designated as "R1-10" on Maps 4, 6, 9 and 10 of Schedule 'A' hereto, the minimum required lot frontage is 14.3 metres. All other provisions of the Residential One (R1) Zone not specifically altered by this requirement shall apply within Special Zone Category R1-10.

8.1.1.11 R1-11: *Reserved*

8.1.1.12 R1-12: Specific building envelope for a residential lot (north side of Lake Street, west of Greenwood Avenue)

Notwithstanding any other provisions of this By-law, on the lands designated as "R1-12" on Map 11 of Schedule 'A' hereto, buildings and structures are only permitted within the area specifically outlined on Map 1 of Schedule 'B' hereto. Permitted uses may be serviced with private water supply and sewage disposal systems. All other provisions of the Residential One (R1) Zone not specifically altered by these requirements shall apply within Special Zone Category R1-12.

8.1.1.13 R1-13: Site specific provisions for a non-residential use (306 Main Street)

Notwithstanding any other provisions of this By-law, on the lands designated as "R1-13" on Map 8 of Schedule 'A' hereto, the existing 72 square metre motor vehicle repair shop shall be a permitted use in accordance with the following regulations:

- i. the motor vehicle repair shop shall only be operated by the owners/occupants of the dwelling unit on the lot;
- ii. a maximum of one person not resident on the lot may be employed in the operation;
- iii. all repair and service operations shall be conducted entirely within the existing building;

- iv. external display and advertising signage for the vehicle repair operation is prohibited;
- v. the outdoor storage of damaged, inoperative, or dismantled vehicles is prohibited;
- vi. the display of vehicles or parts for sale on the lot is prohibited;
- vii. expansion or enlargement of the existing 72 square metre building for the purposes of the vehicle repair operation is prohibited.

All other provisions of the Residential One (R1) Zone not specifically altered by these requirements shall apply within Special Zone Category R1-13.

8.1.1.14 **R1-14: Special Provisions**

Notwithstanding any other provision of this By-law, on those lands designated R1-14 on Map 4 of Schedule “A” hereto, only a single family dwelling house shall be permitted and the building envelope as shown on Map 2 of Schedule “B” here to. All other provisions of the Residential One (R1) Zone not specifically altered by this requirement shall apply within Special Category R1-14.

Notwithstanding any other provision of this By-law to the contrary, no use on the subject lands shall be permitted until the (-H) Holding Symbol is removed by amendment to this By-law.

The release of the Holding Provisions (-H) will be contingent on the successful completion of the following conditions:

- i. The submission and implementation of a Scoped Environmental Impact Study for the subject lands to the satisfaction of the Town and the Ministry of Natural Resources;
- ii. The installation of an engineering retaining wall along the western and northern property lines as shown on Map 1 of Schedule “B” to the satisfaction of the Town, in consultation with the Lower Trent Region Conservation Authority;
- iii. The completion of a grading plan to the satisfaction of the Town showing the overland drainage from the subject lands being directed away from the adjoining lands to the north;
- iv. Payment to the Town of a portion of the cost of the services installed by the Subdivider, James H. Knight, on Cedar Street, south of Harbour Street, as determined in accordance with the provisions of a subdivision agreement, registered as Instrument No. 109927 on June 22, 1982; and,
- v. The registration of a duly executed Site Plan Agreement in accordance with the provisions of Section 41 of the Planning Act, R.S.O., 1990, containing provisions to the satisfaction of the Town, in consultation with the Lower Trent Region Conservation Authority and the Ministry of Natural Resources.

8.1.1.15 **R1-15 Zone: Part of Lot 34, Concession ‘C’** (added by By-law 220-2004)

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned R1-15 on Map 4:

- i. Minimum front yard setback 3.0 metres
- ii. Minimum setback from Environmental Protection (EP) Zone: 7.5 metres
- iii. Parking requirements must be located off Queen Street East.

8.1.1.16 **R1-16 Zone: Part of Lot 5, Broken Front Concession** (added by By-law 220-2004)

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned R1-16 on Map 11:

- i. Development may occur with private on-site sewage disposal and water supply systems
- ii. Minimum lot area: 2,000.0 square metres
- iii. Minimum lot frontage: 28.0 metres
- iv. Maximum building setback from street line 35 metres.

8.1.1.17 **R1-17 Setback from Top of Bank, Price Street East** (added by By-law 366-2006)

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned R1-17 on Map 4:

- i. All development shall be setback a minimum of 30.0 metres from the top of bank.

8.1.1.18 **R1-18 Zone: 29 Elizabeth Street** (added by By-law 442-2007)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned R1-18 on Map 6, the following shall apply:

- i. A business office shall be permitted in an accessory building;
- ii. The maximum floor area of the business office shall be 48 square metres;
- iii. Minimum number of parking spaces for the business office use 2;
- iv. Maximum number of business signs shall be two (2), each not exceeding 1 square metre in sign area;
- v. In addition to the two permitted business signs, an awning sign with the business name shall be permitted across the front of the accessory building.

8.1.1.19 **R1-19 Zone: 157 Harbour Street** (added by By-law 481-2007)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned R1-19 on Map 11, the following shall apply:

- i. Minimum lot frontage 9.0 metres
- ii. Minimum lot area 300 square metres

8.1.1.20 **R1-20 Zone: 159 Harbour Street** (added by By-law 481-2007)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned R1-20 on Map 11, the following shall apply:

- i. Minimum lot frontage 5.0 metres
- ii. Minimum lot area 180 square metres”

8.1.1.21 **R1-21 Zone: Part of Lot 35, Concession ‘A’ – Forest Hill Subdivision**
(added by By-law 36-2010)

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned R1-21 on Map 7:

- i. Lands zoned Environmental Protection (EP) Zone on a lot may be used in the calculation of the minimum lot area
- ii. There shall be no requirement for a setback from an Environmental Protection (EP) Zone boundary.

8.1.1.22 **R1-22 Zone: Part of Lot 35, Concession ‘A’ – Forest Hill Subdivision**
(added by By-law 36-2010)

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned R1-22 on Map 7:

- i. The following requirements shall be addressed to the satisfaction of the Municipality as a prerequisite to the approval of a By-law to remove the Holding Symbol from the zoning as it applies to Lot 18:
 - a. The building foundation and grading design shall be approved by a Geotechnical Engineer.

8.1.2 URBAN RESIDENTIAL ‘R2’ ZONE

8.1.2.1 **R2-1: Lot Frontage Exception**

Notwithstanding any other provisions of this By-law, the minimum required lot frontage for the lands designated “R2-1” on Maps 5, 6 and 9 of Schedule ‘A’ hereto is 10.06 metres. All other provisions of the Residential Two (R2) Zone not specifically altered by this requirement shall apply within Special Zone Category R2-1.

8.1.2.2 **R2-2: Reduced Front Yard [Part of Lot 1, Registered Plan 28]**

Notwithstanding any other provisions of this By-law, the minimum required front yard setback for the lands designated as “R2-2” on Map 6 of Schedule ‘A’ hereto is 3.7 metres. All other provisions of the Residential (R2) Zone not specifically altered by this front yard setback requirement shall apply within Special Zone Category R2-2.

8.1.2.3 **R2-3: Setback from EP Zone (Presqu’ile Landing) (By-law No. 142-2003)**

Notwithstanding any other provisions of this By-law, the minimum required setback from the top of bank of any watercourse or waterbody or from an Environmental Protection (EP) Zone boundary for a *main building* on the lands designated as “R2-3” on Map 4 of Schedule ‘A’ hereto is 7.5 metres and the maximum permitted lot coverage for single detached dwellings is 45 percent. All other provisions of the Residential (R2) Zone not specifically altered by this requirement shall apply within Special Zone Category R2-3.

8.1.2.4 **R2-4: Reduced Rear and Interior Side Yards for a Triplex**

Notwithstanding any other provisions of this By-law for the lands designated as “R2-4” on Map 6 of Schedule ‘A’ hereto, the minimum required interior side yard is 3.0 metres, and the minimum required rear yard is 5.0 metres. All other provisions of the Residential (R2) Zone not specifically altered by these requirements shall apply within Special Zone Category R2-4.

8.1.2.5 **R2-5: Reduced Rear Yard [Lots 17 and 18, Registered Plan 28] (45 Prince Edward St.)**

Notwithstanding any other provisions of this By-law, the minimum required rear yard for the lands designated as “R2-5” on Map 6 of Schedule ‘A’ hereto is 3.0 metres. All other provisions of the Residential (R2) Zone not specifically altered by this requirement shall apply within Special Zone Category R2-5.

8.1.2.6 **R2-6: Reduced Yards and Frontage (Richardson St.)**

Notwithstanding any other provisions of this By-law for the lands designated as “R2-6” on Map 6 of Schedule ‘A’ hereto, the minimum required *lot frontage* is 22.8 metres, the minimum required front yard depth is 1.3 metres, and the minimum required *interior side yard* is 3.0 metres. All other provisions of the Residential (R2) Zone not specifically altered by these requirements shall apply within Special Zone Category R2-6.

8.1.2.7 **R2-7 Zone: Part of Lot 34, Concession ‘C’ (added by By-law 220-2004)**

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned R2-7 on Map 7:

- i. Permitted uses shall include one link dwelling house.
- ii. Minimum lot frontage 10.0 metres
- iii. Minimum lot area 325 square metres
- iv. Minimum front yard setback 6.0 metres
- v. Minimum interior side yard setback 1.2 metres.

8.1.2.8 R2-8 Zone: Part of Block ‘B’, Registered Plan No. 107 (Added by By-law 370-2006)

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned R2-8 on Map 6:

- i Permitted uses shall include one link dwelling house.
- ii Minimum lot frontage 11.0 metres
- iii Minimum lot area 325 square metres
- iv Minimum front yard setback to front wall of dwelling 4.5 metres
- v Minimum front yard setback to front wall of garage 6.0 metres
- vi Minimum interior side yard setback on the linked side 1.0 metres
- vii Minimum interior side yard setback; non-link side 1.2 metres.

8.1.2.9 R2-9 Zone: Part of Lot 3, Concession 1, Subdivision South of Main Street

(Added by By-law 361-2006)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned R2-9 on Map 9, the following shall apply:

- i. Minimum rear yard 6.0 metres

8.1.2.10 R2-10 Zone: Part of Lot 5, Plan 28 (Added by By-law 417-2006)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned R2-10 on Map 6, the following shall apply:

- i. Minimum lot area 345 square metres

8.1.2.11 R2-11 Zone: Part of Lots 1 and 2, Plan 65 (Added by By-law 421-2006)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned R2-11 on Map 9, the following shall apply:

- i. Minimum rear yard 1.2 metres
- ii. Maximum lot coverage 32 percent

8.1.2.12 R2-12 Zone: Cooper Court (Added by By-law 460-2007)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned R2-12 on Map 11, the following shall apply:

- i. Minimum rear yard 6.0 metres

8.1.2.13 R2-13 Zone: 197B Ontario Street (Added by By-law 487-2007)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned R2-13 on Map 10, the following shall apply:

- i. Minimum lot frontage 7.5 metres

8.1.2.14 R2-14 Zone: Part of Lot 3, Concession 1, Orchard Gate Subdivision

(Added by By-law 491-2008)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned R2-14 on Map 9, the following shall apply:

- i. Minimum rear yard 3.0 metres
- ii. Maximum lot coverage 50 percent
- iii. There shall be no requirement for a setback from an Environmental Protection (EP) Zone boundary

8.1.2.15 R2-15 Zone: Alice Street (Added by By-law 541-2008)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned R2-15 on Map 7, the following shall apply:

- i. Minimum lot frontage 13.0 metres

8.1.2.16 R2-16 Zone: 12 Dundas Street (Added by By-law 541-2008)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned R2-16 on Map 7, the following shall apply:

- i. Minimum lot frontage 14.0 metres
- ii. Minimum rear yard for an existing accessory building 0.7 metres
- iii. Minimum exterior side yard for an existing accessory building 0.0 metres

8.1.2.17 R2-17 Zone: Lots 28 & 29 Plan 39-854, Orchard Gate Subdivision

(Added by By-law 029-2009)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned R2-17 on Map 9, the following shall apply:

- 1. For a single detached dwelling
 - i. Minimum front yard (for dwelling) 3.0 metres
 - ii. Minimum rear yard (for dwelling) 7.5 metres
 - iii. Minimum rear yard (wall of private garage that contains the opening for vehicular access) 6.0 metres
- 2. For a semi-detached dwelling

- i. Minimum lot frontage, interior lot (per unit) 9.5 metres
- ii. Minimum lot frontage, corner lot (per unit) 13.0 metres
- iii. Minimum lot area (per unit) 275 square metres
- iv. Maximum lot coverage 50 percent
- v. Minimum front yard (for dwelling) 3.0 metres
- vi. Minimum exterior side yard 2.4 metres
- vi. Minimum interior side yard 1.2 metres on one side
0 metres on attached side
- viii. Minimum rear yard (for dwelling) 7.5 metres
- ix. Minimum rear yard (wall of private garage
that contains the opening for vehicular access) 6.0 metres

8.1.2.18 R2-18 Zone: Lot 27, Plan 39M-854, Orchard Gate Subdivision

(Added by By-law 029-2009)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned R2-18 on Map 9, the following shall apply for a single detached dwelling:

- i. Minimum front yard (for dwelling) 3.0 metres
- ii. Minimum rear yard (for dwelling) 7.5 metres
- iii. Minimum rear yard (wall of private garage
that contains the opening for vehicular access) 6.0 metres

8.1.2.19 R2-19 Zone: South Part of Lot 29, Plan 28, 113/115 Prince Edward Street

(Added by By-law 002-2010)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned R2-19 on Map 6, the following shall apply:

- i. Minimum lot frontage for a single detached dwelling 11.0 metres

8.1.2.20 R2-20 Zone: Part of Lot 13, Plan 28, 17 Oliphant Street

(Added by By-law 015-2010)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned R2-20 on Map 6, the following shall apply:

- i. A three unit townhouse dwelling shall also be permitted.
- ii. The following provisions shall apply to a three unit townhouse dwelling:
 - a. Minimum lot frontage 15 metres
 - b. Minimum lot area 735 m²
 - c. Minimum front yard 16 metres
 - d. Minimum north side yard 1.8 metres
 - e. Minimum south side yard 3.5 metres
 - f. Minimum rear yard 5.5 metres
 - g. Maximum lot coverage 40 percent

- h. Minimum landscaped area 30 percent
- i. Maximum driveway width 6.1 metres
- j. Minimum number of parking spaces 5

8.1.2.21 R2-21 Zone: 11 Richardson Street (Added by By-law 085-2012)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned R2-21 on Map 6, the following shall apply:

- i. Lands on the same lot, within the Environmental Protection (EP) Zone may be included for the purposes of calculating minimum lot area and minimum lot frontage.

All other provisions of By-law No. 140-2002, as amended and the Residential Two (R2) Zone, not specifically altered by this requirement shall apply within Special Zone Category R2-21.

8.1.2.22 R2-22 Zone: 13 Richardson Street (Added by By-law 085-2012)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned R2-22 on Map 6, the following shall apply:

- i. Minimum lot frontage 11 metres

All other provisions of By-law No. 140-2002, as amended and the Residential Two (R2) Zone, not specifically altered by this requirement shall apply within Special Zone Category R2-22.

8.1.2.23 R2-23 Zone: Orchard Gate Subdivision (Added by By-law 087-2012, amended by By-law No. 052-2014)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned R2-23 on Map 9, the following shall apply:

- i) Minimum lot frontage – interior lot 12.0 metres
- ii) Minimum lot frontage – corner lot 16.0 metres
- iii) Maximum lot coverage 45 percent

8.1.2.24 R2-24 Zone: Orchard Gate Subdivision (Added by By-law 087-2012, amended by By-law No. 052-2014)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned R2-24 on Map 9, the following shall apply:

- i) Minimum lot frontage – interior lot 9.25 metres
- ii) Minimum lot frontage – corner lot 12.75 metres
- iii) Maximum lot coverage 47 percent

8.1.2.25 R2-25 Zone: Part of Lot 12, Plan 28, 19 Oliphant Street (Added by By-law 019-2013)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned R2-25 on Map 6, the following shall apply:

- i. A maximum of three dwelling units shall be permitted, consisting of a single detached dwelling and a two unit dwelling.
- ii. The following provisions shall apply:
 - a. Minimum lot frontage 15 metres
 - b. Minimum lot area 720 m²
 - c. Minimum front yard 6 metres
 - d. Minimum north side yard 3.35 metres
 - e. Minimum south side yard 1.2 metres
 - f. Minimum rear yard 5.4 metres
 - g. Maximum lot coverage 40 percent
 - h. Minimum landscaped area 30 percent
 - i. Maximum driveway width 6.1 metres
 - j. Minimum number of parking spaces 4 spaces

8.1.3 URBAN RESIDENTIAL ‘R3’ ZONE**8.1.3.1 R3-1: Revised Development Standards for a residential development**

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as “R3-1” on Map 6 of Schedule ‘A’ hereto:

- i. Minimum required lot area: 640 square metres
- ii. Maximum lot coverage: 41 percent
- iii. Minimum Interior side yard: 4.0 metres
- iv. Minimum Parking Space requirement: 9 parking spaces
- v. Minimum Landscaped Open Space: 20 percent

All other provisions of the Residential ‘R3’ Zone not specifically altered by these requirements shall apply within Special Zone Category R3-1.

8.1.3.2 R3-2: Reduced Lot Frontage and EP Zone setback provisions (Presqu’ile Landing) (amended by By-law No. 504-2008)

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as “R3-2” on Map 4 of Schedule ‘A’ hereto:

- i. Minimum lot frontage: 10.5 metres
- ii. Minimum setback from an ‘EP’ zone boundary 7.5 metres

- iii. Minimum separation between main detached dwellings 2.4 metres
- iv. Permitted uses shall be limited to a maximum of four (4) detached dwelling units and uses and structures accessory thereto.

All other provisions of the Residential 'R3' Zone not specifically altered by these requirements shall apply within Special Zone Category R3-2.

8.1.3.3 R3-3: Reduced EP Zone Setback Provisions and permitted accessory marine-related commercial office (Presqu'île Landing) (By-law No. 142-2003)

Notwithstanding any other provisions of this By-law, the minimum required setback from the top of bank of any watercourse or waterbody or from an Environmental Protection (EP) Zone boundary for a main building on the lands designated as "R3-3" on Map 4 of Schedule 'A' hereto is 7.5 metres and a marine-related commercial office is permitted as an accessory use on the ground floor of the principal building to a maximum of 350 square metres. All other provisions of the Residential (R3) Zone not specifically altered by this requirement shall apply within the Special Category R3-3.

8.1.3.3 R3-3 Zone: Chapel Street & Division Street North (By-law 431-2007)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned R3-3 on Map 6, the following shall apply:

- i. Minimum Interior Side Yard for a Townhouse End Unit 2.0 metres
- ii. Maximum Main Building Height 6.0 metres
- iii. Maximum Lot Coverage 42 percent

8.1.3.4 R3-4 Zone: Chapel Street & Division Street North (By-law 431-2007)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned R3-4 on Map 6, the following shall apply:

- i. Minimum Number of Off-Street Parking Spaces 1 per dwelling unit
- ii. Maximum Main Building Height 6.0 metres
- iii. Maximum Lot Coverage 52 percent

8.1.3.5 R3-5 Zone: Chapel Street & Division Street North (By-law 431-2007)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned R3-5 on Map 6, the following shall apply:

- i. Maximum Main Building Height 6.0 metres
- ii. Maximum Lot Coverage 52 percent

8.1.3.6 R3-6 Zone: Chapel Street & Division Street North (By-law 431-2007)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned R3-6 on Map 6, the following shall apply:

- | | | |
|------|--|------------|
| i. | Minimum Front Yard | 3 metres |
| ii. | Minimum Front Yard to Front Wall of Private Garage | 4.5 metres |
| iii. | Maximum Main Building Height | 6.0 metres |
| iv. | Maximum Lot Coverage | 55 percent |

8.1.3.7 R3-7 Zone: Applefest Lodge (added by By-law 001-2009)

Notwithstanding the provisions of the Urban Residential Three (R3) Zone to the contrary, for lands designated “R3-7” on Maps 6 and 7 of Schedule “A” the following provisions shall apply:

- | | | |
|------|--|------------|
| i. | Minimum Front yard setback | 3.0 metres |
| ii. | Minimum Rear yard setback | 5.0 metres |
| iii. | Minimum East Interior side yard setback, below grade | 0 metres |
| iv. | Minimum East Interior side yard setback, above grade | 1.2 metres |

8.1.3.8 R3-8 Zone: Part of Lots 1 & 2, RP 65 & Part of Lot 28, RP 28, 8 Centre Street (added by By-law 075-2012)

Notwithstanding the provisions of the Urban Residential Three (R3) Zone to the contrary, for lands zoned “R3-8” on Map 9 of Schedule “A” the following provisions shall apply:

- | | | |
|------|--|----------------|
| i. | Permitted uses shall be limited to a three unit townhouse dwelling and uses, buildings and structures accessory thereto. | |
| ii. | Maximum lot coverage, interior unit | 55 percent |
| iii. | Maximum lot coverage, end unit | 45 percent |
| iv. | Minimum Exterior Side Yard | 3.0 metres |
| v. | Minimum Interior Side Yard, interior attached | Nil (0) metres |
| vi. | Minimum Interior Side Yard, end unit | 2.4 metres |

8.1.4 RURAL RESIDENTIAL ‘RR’ ZONE**8.1.4.1 RR-1: Part of Lot 30, Concession 2** (amended by By-law 220-2004)

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as “RR-1” on Map 19 of Schedule ‘A’ hereto:

- | | | |
|----|--------------------|-----------|
| i. | Minimum rear yard: | 27 metres |
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All other provisions of the Rural Residential (RR) Zone not specifically altered by these requirements shall apply within Special Zone Category RR-1.

8.1.4.2 **RR-2: Private Road Access for an existing residential lot**

Notwithstanding any other provisions of this By-law, access to the lands designated as “RR-2” on Map 1 of Schedule ‘A’ to this By-law may be provided via a private road or lane. All other provisions of the Rural Residential (RR) Zone not specifically altered by this provision shall apply within Special Zone Category RR-2.

8.1.4.3 **RR-3: Temporary Use Garden Suite**

Notwithstanding any other provisions of this By-law, a garden suite of less than 92.9 sq. metres in size may be permitted on the lands designated “RR-3” on Map 2 of Schedule “A” to this By-law on a temporary basis until 2009. All other provisions of the Rural Residential (RR) Zone not specifically altered by this provision shall apply within Special Zone Category RR-3.

8.1.4.4 **RR-4: Rear Yard Setback**

Notwithstanding any other provisions of this By-law a rear yard setback of 60 metres is required on lands designated “RR-4” on Map 13 of Schedule “A” in addition to all the other pertaining standards of Table Nine of Section 7 for uses in the Rural Residential Zone.

8.1.4.5 **RR-5: Bed and Breakfast**

Notwithstanding any other provisions of this By-law, the permitted uses of the lands designated “RR-5” on Map 14 of Schedule “A” of this By-law may include a bed and breakfast establishment, with the number of rooms and in the building existing at the date of adoption of this By-law in accordance with the pertaining standards in Table Nine of Section 7 of this By-law for the RR Zone.

8.1.4.6 **RR-6: Reduced Lot Area**

Notwithstanding any other provisions of this By-law, the minimum required lot area on the lands designated “RR-6” on Map 12 of Schedule “A” shall be 2,975 square metres. All other provisions of the Rural Residential (RR) Zone shall apply within Special Zone Category RR-6.

8.1.4.7 **RR-7: Rear Yard Exception**

Notwithstanding any other provisions of this By-law, the minimum required rear yard for all lands designated “RR-7” on Map 13 of Schedule “A” hereto is 40 metres. All

other provisions of the Rural Residential (RR) Zone not specifically altered by this requirement shall apply within Special Zone Category RR-7.

8.1.4.8 RR-8: Sideyard Exception

Notwithstanding any other provisions of this By-law, the minimum required north side yard for all lands designated “RR-8” on Map 13 of Schedule “A” hereto is 6 metres where the front and north side yard setbacks intersect and will increase to 38 metres where the rear yard and north side yard setbacks intersect. All other provisions of the Rural Residential (RR) Zone not specifically altered by this requirement shall apply within Special Zone Category RR-8.

8.1.4.9 RR-9: Frontage and Front Yard Exception

Notwithstanding any other provisions of this By-law, the minimum required front yard for all lands designated “RR-9” on Map 16 of Schedule “A” hereto is 10 metres and the minimum required lot frontage is 41 metres. All other provisions of the Rural Residential (RR) Zone not specifically altered by these requirements shall apply within Special Zone Category RR-9.

8.1.4.10 RR-10: Front Yard Exception

Notwithstanding any other provisions of this By-law, the minimum required front yard for all lands designated “RR-10” on Map 16 of Schedule “A” hereto is 10 metres. All other provisions of the Rural Residential (RR) Zone not specifically altered by these requirements shall apply within Special Zone Category RR-10.

8.1.4.11 RR-11 Zone: Front Yard Exception (added by By-law 171-2003)

Notwithstanding the minimum front yard requirement of the Rural Residential (RR) Zone to the contrary, for lands designated “RR-11” on Map 24 of Schedule “A” the minimum front yard requirement shall be 30 metres.

8.1.4.12 RR-12 Zone: Reduced Lot Frontage Exception (added by By-law 175-2003)

Notwithstanding the minimum lot frontage requirement of the Rural Residential (RR) Zone to the contrary, for lands designated “RR-12” on Map 2 of Schedule “A” the minimum lot frontage requirement shall be 40 metres.

8.1.4.13 RR-13 Zone: Front Yard Exception (added by By-law 179-2003)

Notwithstanding the minimum front yard requirement of the Rural Residential (RR) Zone to the contrary, for lands designated “RR-13” on Map 24 of Schedule “A” the minimum front yard requirement shall be 45 metres.

8.1.4.14 RR-14 Zone: Special Setback from South East Corner of Lot
(added by By-law 183-2003)

In addition to the yard requirements of the Rural Residential (RR) Zone, for lands designated “RR-14” on Map 25 of Schedule “A” all development shall be setback a minimum of 30 metres from the south east corner of the lot.

8.1.4.15 RR-15 Zone: Part of Lot 33, Concession 2 (added by By-law 212-2004)

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential Exception No. 15 (RR-15) Zone the following provisions shall apply:

- i. A home industry with a maximum floor area of 117 square metres, shall be permitted within an accessory building.

8.1.4.16 RR-16 Zone: Part of Lot 30, Concession ‘B’ (added by By-law 220-2004)

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned RR-16 on Map 2:

- i. Minimum lot area 0.2 hectares.

8.1.4.17 RR-17 Zone: Part of Lot 6, Concession 10 (added by By-law 220-2004)

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned RR-17 on Map 39:

- ii. Minimum Exterior Side Yard 6.0 metres.

8.1.4.18 RR-18 Zone: Part of Lot 5, Concession 2 (added by By-law 220-2004)

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned RR-18 on Map 15:

- i. Maximum Front Yard 21.5 metres.

8.1.4.19 RR-19 Zone: Special Setback Provision (added by By-law 222-2004)

In addition to the yard requirements of the Rural Residential (RR) Zone, for lands zoned RR-19 on Map 13 of Schedule “A” a dwelling shall be set back a minimum of 50 metres from the north east corner of the lot.

8.1.4.19a RR-19a Zone: Reduced Lot Area and Lot Frontage Exception
(added by By-law 228-2004)

Notwithstanding the minimum lot area and minimum lot frontage requirements of the Rural Residential (RR) Zone to the contrary, for lands designated “RR-19a” on Map 3 of Schedule “A” the following shall apply:

- i. Minimum lot area 0.18 hectares
- ii. Minimum lot frontage 30 metres
- iii. Minimum interior side yard, east side 7.0 metres.

8.1.4.20 RR-20 Zone: Part of Lot 35, Concession ‘C’ (added by By-law 238-2004)

Notwithstanding the minimum lot area and minimum lot frontage requirements of the Rural Residential (RR) Zone to the contrary, for lands designated “RR-20” on Maps 1 and 1A of Schedule “A” the following shall apply:

- i. Minimum lot area 1.8 hectares.

8.1.4.21 RR-21 Zone: Part of Lot 2, Concession 4 (added by By-law 314-2005)

Notwithstanding the provisions of the Rural Residential (RR) Zone to the contrary, for lands designated “RR-21” on Map 20 of Schedule “A” the following provisions shall apply:

- i. Minimum lot area 8.0 hectares
- ii. Lands zoned Environmental Protection (EP) on the same lot may be included in the calculation of the minimum lot frontage and minimum lot area.

8.1.4.22 RR-22 Zone: Part of Lot 27, Concession ‘C’ (added by By-law 374-2006)

Notwithstanding the provisions of the Rural Residential (RR) Zone to the contrary, for lands designated “RR-22” on Map 1 of Schedule “A” the following provisions shall apply:

- i. Minimum lot frontage 67 metres (220 feet)
- ii. Maximum depth of development from the south property line 70 metres (230 feet)

8.1.4.23 RR-23 Zone: Part of Lot 37, Concession 10 (added by By-law 407-2006)

Notwithstanding the provisions of the Rural Residential (RR) Zone to the contrary, for lands designated “RR-23” on Map 42 of Schedule “A” the following provisions shall apply:

- i. Minimum lot area 0.3 hectares (0.74 acres)

8.1.4.24 **RR-24 Zone: Part of Lot 28, Concession ‘A’** (added by By-law 411-2006)

Notwithstanding the provisions of the Rural Residential (RR) Zone to the contrary, for lands designated “RR-24” on Map 13 of Schedule “A” the following provisions shall apply:

- i. Lands zoned Environmental Protection (EP) on the same lot may be included in the calculation of the minimum lot frontage and minimum lot area.

8.1.4.25 **RR-25 Zone: Part of Lot 30, Concession ‘B’** (added by By-law 474-2007)

Notwithstanding the provisions of the Rural Residential (RR) Zone to the contrary, for lands designated “RR-25” on Map 2 of Schedule “A” the following provisions shall apply:

- i. Minimum interior side yard 3.0 metres

8.1.4.26 **RR-26 Zone: Part of Lots 35 & 36, Concession 5** (added by By-law 497-2008)

Notwithstanding the provisions of the Rural Residential (RR) Zone to the contrary, for lands designated “RR-26” on Map 29 of Schedule “A” the following provisions shall apply:

- i. Minimum lot area 1.0 hectares

8.1.4.27 **RR-27 Zone: Part of Lot 25, Concession ‘A’** (added by By-law 538-2008)

Notwithstanding the provisions of the Rural Residential (RR) Zone to the contrary, for lands designated “RR-27” on Map 13 of Schedule “A” the following provisions shall apply:

- i. Minimum lot area 2.0 hectares
- ii. Minimum lot frontage 130 metres
- iii. Lands within the Environmental Protection (EP) Zone, on the same lot may be included in the calculation of lot area
- iv. Existing accessory buildings and barns shall be used for dry storage only.

8.1.4.28 **RR-28 Zone: Part of Lot 30, Concession 5** (added by By-law 556-2008)

Notwithstanding any provisions of this By-law to the contrary, for lands designated “RR-28” on Map 28 of Schedule “A” the following provisions shall apply:

- i. An outdoor furnace shall be permitted
- ii. The minimum setback for an outdoor furnace from a side lot line shall be 10 metres
- iii. The minimum setback for an outdoor furnace from the rear lot line shall be 47 metres

8.1.4.29 RR-29 Zone: Part of Lot 4, Concession 8 (Added by By-law 048-2010)

Notwithstanding any provisions of this By-law to the contrary, for lands zoned “RR-29” the following provisions shall apply:

- i. Development shall be setback a minimum of 30 metres from the centreline of the watercourse.
- ii. Building and structures shall be setback a minimum of 30 metres from the centreline of County Road 27;
- iii. Lands within the Environmental Protection (EP) Zone may be included by the purpose of calculating lot area.

8.1.4.30 RR-30 Zone: Part of Lot 25, Concession A (Added by By-law 046-2011)

Notwithstanding the provisions of the Rural Residential (RR) Zone to the contrary, for lands zoned “RR-30” on Map 13 of Schedule “A” the following provisions shall apply:

- i. Minimum lot frontage 90.0 metres
- ii. Minimum lot area 2.0 hectares

8.1.4.31 RR-31 Zone: Part of Lot 25, Concession A (Added by By-law 046-2011)

Notwithstanding the provisions of the Rural Residential (RR) Zone to the contrary, for lands zoned “RR-31” on Map 13 of Schedule “A” the following provisions shall apply:

- i. Minimum lot frontage 90.0 metres
- ii. Minimum lot area 1.0 hectares

8.1.4.32 RR-32 Zone: Part of Lot 24, Concession 1 (Added by By-law 042-2011)

Notwithstanding the provisions of the Rural Residential (RR) Zone to the contrary, for lands zoned “RR-32” on Map 16 of Schedule “A” the following provisions shall apply:

- i. Minimum rear yard setback for residential uses 100.0 metres

8.1.4.33 RR-33 Zone: Part of Lot 24, Concession 1 (Added by By-law 044-2011)

Notwithstanding the provisions of the Rural Residential (RR) Zone to the contrary, for lands zoned “RR-33” on Map 16 of Schedule “A” the following provisions shall apply:

- i. Minimum rear yard setback for residential uses 100.0 metres

8.1.4.34 RR-34 Zone: Part of Lots 33 & 34, Concession 1 (Added by By-law 043-2011)

(Moelker – OMB Hearing)

Notwithstanding the provisions of the Rural Residential (RR) Zone to the contrary, for lands zoned “RR-34” on Map 17 of Schedule “A” the following provisions shall apply:

- i. Minimum front yard setback for residential uses
and in-ground sewage disposal systems 200.0 metres
- ii. Minimum rear yard setback for residential uses 125.0 metres

8.1.4.35 RR-35 Zone: Part of Lots 27 & 28, Concession ‘A’ (Added by By-law 027-2012)

Notwithstanding the provisions of the Rural Residential (RR) Zone to the contrary, for lands zoned “RR-35” on Map 13 of Schedule “A” the following provisions shall apply:

- i. Minimum lot frontage 85.0 metres
- ii. Minimum lot area 1.2 hectares
- iii. There shall be no requirement for a setback from an Environmental Protection (EP) Zone boundary.
- iv. Lands zoned Environmental Protection (EP) on the same lot may be included in the calculation of the minimum lot frontage and minimum lot area.

8.1.4.36 RR-36 Zone: Part of Lot 10, Broken Front Concession (Added by By-law 028-2012)

Notwithstanding the provisions of the Rural Residential (RR) Zone to the contrary, for lands zoned “RR-36” on Map 12 of Schedule “A” the following provisions shall apply:

- i. Minimum lot frontage 35.0 metres

8.1.4.37 RR-37 Zone: Part of Lot 31, Concession 1 (Added by By-law 069-2012)

Notwithstanding any provisions of this By-law to the contrary, for lands designated “RR-37” on Map 17 of Schedule “A” the following provisions shall apply:

- i. Minimum lot frontage 36 metres

8.1.4.38 RR-38 Zone: Part of Lot 30, Concession 'B' (Added by By-law 086-2012)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned RR-38 on Map 2, the following shall apply:

- i. Minimum lot frontage 42 metres

8.1.5 SHORELINE RESIDENTIAL 'SHR' ZONE

8.1.5.1 SHR-1: Minimum Geodetic Elevation for Building Openings

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as SHR-1 on the Maps comprising Schedule 'A' hereto:

- i. no portion of any opening in any building shall be located below an elevation of 76.1 metres G.S.D.C.

8.1.5.2 SHR-2: Permanent Dwelling

Notwithstanding any other provisions of this By-law, a permanent dwelling on a private road is permitted on lands designated "SHR-2" on Map 12 of Schedule "A" in accordance with the pertaining standards of Table Nine of Section 7 for uses in the Shoreline Residential (SHR) Zone, with the exception that the minimum lot frontage shall be 31 metres.

8.1.5.3 SHR-3: Special Area, Frontage and Sideyard Requirements

Notwithstanding any other provisions of this By-law, the following standards shall apply to the permitted uses in the "SHR-3" Zone on Map 1B of Schedule 'A' instead of the requirements for lot area, lot frontage and interior side yard in Table Nine of Section 7:

- i. Minimum Lot Area: 1336 sq. metres
- ii. Minimum Lot Frontage: 35.7 metres
- iii. Minimum Interior Side Yard: 5.1 metres

8.1.5.4 SHR-4: Special Side Yard Requirement

Notwithstanding any other provisions of this By-law, the minimum interior side yard for the permitted uses in the "SHR-4" Zone on Map 1B of Schedule 'A' shall be 3 metres instead of the requirement in Table Nine of Section 7.

8.1.5.4(a) SHR-4 Zone: Part of Lot 33, Concession "C" (added by By-law 220-2004)

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned SHR-4 on Map 1 and Map 1A Detail '1B' and Detail '1C':

- i. The only permitted use shall be a maximum 20 cabin sites for seasonal use. For the purposes of the SHR-4 Zone "seasonal" shall be defined as occupancy and use from May 1 to November 1 in a calendar year.
- ii. The only permitted buildings and structures shall be private cabins and buildings and structures accessory and incidental thereto.
- iii. Maximum ground floor area of a cabin: 93 square metres (1000 sq. ft.)
- iv. Maximum height of a cabin: one story
- v. Each cabin shall be serviced with an individual well.
- vi. Each cabin shall be serviced with an individual sewage system as approved by the appropriate regulatory authority.

8.1.5.5 SHR-5 Zone: Reduced Lot Area Exception (added by By-law 177-2003)

Notwithstanding the minimum lot area requirement of the Shoreline Residential (SHR) Zone to the contrary, for lands designated "SHR-5" on Map 1A of Schedule "A" the minimum lot area requirement shall be 0.19 hectares."

8.1.5.6 SHR-6 Zone: Part of Lot 33, Concession 'C' (added by By-law 312-2005)

Notwithstanding any provisions of the Shoreline Residential (SHR) Zone to the contrary, for lands designated "SHR-6" on Maps 1 and 1C of Schedule "A" the following shall apply:

- i. A private garage shall be a permitted use as a principle use
- ii. The minimum set back from the south property line shall be 6.0 metres
- iii. Development shall not extend beyond 15.5 metres from the south property line
- iv. The minimum side yard setback shall be 3 metres
- v. The maximum height of a private garage shall be 4.5 metres
- vi. The finished floor elevation shall be a minimum of 76.11 metres G.S.C. (Geodetic Survey of Canada)
- vii. The maximum floor area of a private garage shall be 93 square metres
- viii. Residential uses shall not be permitted
- ix. No setback from the Environmental Protection (EP) Zone boundary is required

8.1.5.7 SHR-7 Zone: Part of Lot 26, Concession 'C', Roll No. 14 08 206 030 260-00
(added by By-law 341-2005)

Notwithstanding any provisions of the Shoreline Residential (SHR) Zone to the contrary, for lands designated “SHR-7” on Map 1 of Schedule “A” the following shall apply:

- i. The minimum set back for a dwelling from the top-of-bank or an Environmental protection (EP) Zone shall be 10.0 metres.
- ii. Notwithstanding the minimum setback from the top-of-bank or an Environmental Protection (EP) Zone; decks, unenclosed porches, exterior stairs and patios, covered or uncovered may encroach a maximum of 4.0 metres.
- iii. The finished floor elevation of a dwelling shall be a minimum of 76.1 metres G.S.C. (Geodetic Survey of Canada) as determined by an Ontario Land Surveyor.
- iv. A buffer strip, comprised of native species, with a minimum width of 3.0 metres shall be established and maintained adjacent to the top-of-bank.

8.1.5.8 SHR-8 Zone: Part of Lot 35, Concession ‘C’ (added by By-law 405 & 409-2006)

Notwithstanding any provisions of the Shoreline Residential (SHR) Zone to the contrary, for lands designated “SHR-8” on Map 1A, Detail ‘1D’ of Schedule “A” the following provisions shall apply:

- i. The minimum required setback from the boundary of an Environmental Protection (EP) Zone shall be 0 metres (0 feet).

8.1.5.9 SHR-9 Zone: Part of Lot 8, Broken Front Concession (added by By-law 013-2013)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned SHR-9 on Map 12, the following shall apply:

- i. Minimum Exterior Side Yard (dwelling) 5.0 metres
- ii. Minimum Exterior Side Yard (garage) 6.0 metres
- iii. Minimum interior Side Yard 3.0 metres
- iv. Minimum Rear Yard (north side of lot) 6.0 metres
- v. Vehicular access shall only be permitted across the west side lot line

8.1.6 HAMLET RESIDENTIAL ‘HR’ ZONE

8.1.6.1 HR-1: Setback from Stream

Notwithstanding any other provisions of this By-law any dwelling on lands designated “HR-1” on Map 13 of Schedule “A” shall be set back 15 metres from the stream on the lot, in addition to the pertaining standards of Table One of Section 7.

8.1.6.2 **HR-2: Reduced Frontage**

Notwithstanding any other provisions of this By-law, the minimum frontage for a lot designated “HR-2” Zone on Map 13 of Schedule “A” shall be 12.2 metres in addition to the pertaining standards of Table One of Section 7.

8.1.6.3 **HR-3: Increased Setbacks**

Notwithstanding any other provisions of this By-law, the following standards shall apply to the lands in the “HR-3” Zone on Map 21 of Schedule ‘A’ instead of the requirements for front yard, north interior side yard and frontage in Table One of Section 7.

- | | |
|---------------------------------------|--------------|
| i. Minimum Front Yard: | 91.44 metres |
| ii. Minimum North Interior Side Yard: | 70 metres |
| iii. Minimum Lot Frontage: | 30.5 metres |

8.1.6.4 **HR-4: Commercial Use**

Notwithstanding any other provisions of this By-law, in addition to the permitted uses in the HR Zone, the permitted uses of the lands designated as “HR-4: on Map 30 of Schedule ‘A’, may include a retail commercial use in the garage and workshop building existing as of November, 1991 which is located on the easterly 15 metres of the property subject to the regulations of Table One, Section 7 with the exception that the following regulations shall apply:

- | | |
|---|--|
| i. Minimum Lot Area | 1.225 sq. metres |
| ii. Minimum Lot Frontage | 20 metres |
| iii. Minimum Front Yard | 6 metres |
| iv. Minimum Northerly Interior Sideyard | 1 metre |
| v. Parking and Loading | |
| a. | the minimum number of parking spaces shall be eight; |
| b. | the maximum number of driveways shall be one. |

8.1.6.5 **HR-5: Commercial Use**

Notwithstanding any other provisions of this By-law, in addition to the permitted uses in the HR Zone, the permitted uses of the lands designated as “HR-5” on Map 32 of Schedule “A”, may include a greenhouse retail outlet confined to a 167 square metre accessory greenhouse building with a minimum interior side yard of 0 metres. All other provisions of the Hamlet Residential (HR) Zone not specifically altered by these requirements shall apply within Special Zone Category HR-5.

8.1.6.6 **HR-6: Reduced Frontage**

Notwithstanding any other provisions of this By-law, the minimum permitted lot frontage of the lands designated “HR-6” on Map 13 of Schedule “A” hereto is 36 metres. All other provisions of the Hamlet Residential (HR) Zone not specifically altered by this requirement shall apply within Special Zone Category HR-6.

8.1.6.7 HR-7: Reduced Frontage

Notwithstanding any other provisions of this by-law, the minimum permitted lot frontage of the lands designated “HR-7” on Map 13 of Schedule “A” hereto is 13.7 metres. All other provisions of the Hamlet Residential (HR) Zone not specifically altered by this requirement shall apply within Special Zone Category HR-7.

8.1.6.8 HR-8 Zone: Reduced Lot Area Exception (added by By-law 199-2004)

Notwithstanding the minimum lot area requirement of the Hamlet Residential (HR) Zone to the contrary, for lands designated “HR-8” on Map 24 of Schedule “A” the minimum lot area requirement shall be 0.34 hectares.

8.1.6.9 HR-9 Zone: Reduced Lot Area and Lot Frontage Exception
(added by By-law 250-2004)

Notwithstanding the minimum lot area and minimum lot frontage requirements of the Hamlet Residential (HR) Zone to the contrary, for lands designated “HR-9” on Map 13 of Schedule “A” the following shall apply:

- i. Minimum lot area 0.18 hectares
- ii. Minimum lot frontage 30 metres

8.1.6.10 HR-10 Zone: Reduced Lot Area Exception (added by By-law 250-2004)

Notwithstanding the minimum lot area and minimum lot frontage requirements of the Hamlet Residential (HR) Zone to the contrary, for lands designated “HR-10” on Map 13 of Schedule “A” the following shall apply:

- i. Minimum lot area 0.29 hectares

8.1.6.11 HR-11 Zone: Reduced Lot Frontage Exception (added by By-law 259-2004)

Notwithstanding the minimum lot frontage requirements of the Hamlet Residential (HR) Zone to the contrary, for lands designated “HR-11” on Map 13 of Schedule “A” the minimum lot frontage shall be 40 metres. In addition lands within the Environmental Protection (EP) Zone on the same lot may be used in the calculation of the minimum lot area.

8.1.6.12 HR-12 Zone: Reduced Front Yard Exception (added by By-law 259-2004)

Notwithstanding the minimum front yard setback requirement of the Hamlet Residential (HR) Zone to the contrary, for lands designated “HR-13” on Map 13 of Schedule “A” the following shall apply:

- i. Minimum front yard 7.5 metres

For lands designated “HR-12” on Map 13 of Schedule “A” lands within the Environmental Protection (EP) Zone on the same lot may be used in the calculation of the minimum lot area.

The Holding provision as it applies to land within HR-12 Zone may be removed by amendment to this By-law passed pursuant to Section 36 of the Planning Act, when the following matters have been addressed:

- i. The submission of a site plan acceptable to the Municipality and Lower Trent Conservation that addresses the following:
 - a. Location of dwelling and other proposed buildings and structures;
 - b. Location of proposed in ground sewage disposal facilities and well;
 - c. Building setbacks
 - d. Placement of fill on the lot and grading and drainage
 - e. Location of driveway
- ii. The execution of an agreement between the owner and the Municipality to address cost sharing for the construction of a turn around at the east end of Hunt Lane.
- iii. The decommissioning of the existing dug well.

8.1.6.13 HR-13 Zone: Reduced Lot Area and Lot Frontage Exception (added by By-law 259-2004)

Notwithstanding the minimum lot area and minimum lot frontage requirements of the Hamlet Residential (HR) Zone to the contrary, for lands designated “HR-13” on Map 13 of Schedule “A” the following shall apply:

- i. Minimum lot frontage 40.0 metres
- ii Minimum lot area 0.18 hectares

The Holding provision as it applies to land within HR-13 Zone may be removed by amendment to this By-law passed pursuant to Section 36 of the Planning Act, when the following matters have been addressed:

- i. The submission of a site plan acceptable to the Municipality that addresses the following:
 - a. Location of dwelling and other proposed buildings and structures;
 - d. Location of proposed in ground sewage disposal facilities and well;
 - e. Building setbacks
 - c. Placement of fill on the lot and grading and drainage
 - d. Location of driveway
- ii. The execution of an agreement between the owner and the Municipality to address cost sharing for the construction of a turn around at the east end of Hunt Lane.

8.1.6.14 HR-14 Zone: Orland Subdivision (added by By-law 393-2006)

Notwithstanding any other provisions of this By-law to the contrary, for lands designated “HR-14” on Map 30 of Schedule “A” the following shall apply:

- i. Minimum lot frontage 28.0 metres
- ii Lands zoned Environmental Protection (EP) Zone on a lot may be used in the calculation of the minimum lot area
- iii. There shall be no requirement for a setback from an Environmental Protection (EP) Zone boundary.

8.2 COMMERCIAL ZONES

8.2.1 CORE AREA ‘CA’ ZONE

8.2.1.1 CA-1: Exemption from Off-street Parking Requirements

Notwithstanding any other provisions of this By-law, the lands designated as “CA-1” on Map 6 of Schedule ‘A’ hereto are not required to comply with the minimum off-street parking requirements of Section Five of this By-law.

8.2.1.2 CA-2: Permitted Use limitation

Notwithstanding any other provisions of this By-law, the permitted commercial uses of the lands designated as “CA-2” on Map 7 of Schedule ‘A’ hereto shall be limited to business or professional offices. All other provisions of the Core Area (CA) Zone not specifically altered by this provision shall apply within Special Zone Category CA-2.

8.2.1.3 CA-3: Revised Standards for a commercial center [6 Dundas Street]

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as “CA-3” on Map 7 of Schedule ‘A’ hereto:

- i. permitted commercial uses shall be restricted to:
 - a. business or professional offices
 - b. craft shops
 - c. retail stores
- ii. minimum required interior side yard: 1.8 metres
- iii. minimum required front yard: 3.0 metres
- iv. minimum off-street parking: 2 parking spaces
- v. permitted commercial uses shall not exceed 55 square metres gross floor area
- vi. a home occupation shall be allowed in the residential portion of the building.

All other provisions of the Core Area (CA) Zone not specifically altered by these requirements shall apply within Special Zone Category CA-3.

8.2.1.4 CA-4: Revised Standards for a Commercial Development [92 Main Street]
(revised by By-law No. 336-2005)

Notwithstanding any other provisions of this By-law to the contrary, the following provisions apply to the lands zoned “CA-4” on Map 7 of Schedule ‘A’:

- i. permitted uses shall be restricted to:
 - a. medical clinic
 - b. business or professional offices
 - c. craft shops
 - d. retail stores
 - e. accessory dwelling unit
 - f. apartment dwelling unit
- ii. minimum required interior side yard: 1.6 metres
- iii. minimum off-street parking: as required in Section Five of this By-law
- iv. maximum total gross floor area for commercial and medical clinic uses: 80 square metres

All other provisions of the Core Area (CA) Zone not specifically altered by these requirements shall apply within Special Zone Category CA-4.

8.2.1.5 CA-5: Revised Standards for Commercial Development

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as “CA-5” on Map 6 of Schedule “A” hereto:

- i. minimum south side yard 1.37 metres
- ii. minimum front yard 3.35 metres
- iii. no required buffer strip between commercial and residential zones

All other provisions of the Core Area (CA) Zone not specifically altered by these requirements shall apply with Special Zone Category CA-5.

8.2.1.6 **CA-6: Revised Standards**

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as “CA-6” on Map 6 of Schedule “A” hereto:

- i. existing buffer strips be maintained; and,
- ii. minimum south side yard 2.7 metres

All other provisions of the Core Area (CA) Zone not specifically altered by these requirements shall apply with Special Zone Category CA-6.

8.2.1.7 **CA-7 Zone: 21 Meade Street** (added by By-law 223-2004)

Notwithstanding any other provisions of this By-law to the contrary, within the Core Area Exception No. 7 (CA-7) Zone an outdoor patio shall only be permitted subject to the following provisions:

- i. Located to the north of the existing building and not within the existing front yard.
- ii. Maximum patio area: 33.5 m² (360 sq. ft.).
- iii. An outdoors-sound system shall not be permitted

8.2.1.8 **CA-8 Zone: 6 and 8 Oliphant Street** (added by By-law 533-2008)

Notwithstanding the provisions of the Core Area (CA) Zone to the contrary, for lands designated “CA-8” on Map 6 of Schedule “A” the following provisions shall apply:

- i. Maximum front yard 20.0 metres
- ii. Minimum setback from the south property line 4.0 metres
- iii. Minimum rear yard setback 4.0 metres
- iv. Parking spaces may be located in the front yard provided they are setback a minimum of 1.0 metres from the front lot line.

8.2.1.9 **CA-9 Zone: 41 Prince Edward Street** (added by By-law 010-2014)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned CA-9 on Map 6, the following shall apply:

- i. Minimum front yard 0.4 metres
- ii. Minimum rear yard 1.0 metres

8.2.2 LOCAL COMMERCIAL ‘LC’ ZONE

8.2.2.1 LC-1: Permitted Use limitation and Revised Standards for a Local Commercial Center [CL-2]

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as “LC-1” on Map XX of Schedule ‘A’ hereto:

- i. permitted use limitation:
 - a. convenience retail stores, service shops and personal service shops are not permitted
- ii. minimum required front yard: 12.0 metres
- iii. minimum required interior side yard: 3.0 metres
- iv. minimum required rear yard: 5.6 metres

All other provisions of the Local Commercial (LC) Zone not specifically altered by these requirements shall apply within Special Zone Category LC-1.

8.2.3 HIGHWAY COMMERCIAL ‘HC’ ZONE

8.2.3.1 HC-1: Permitted Use exception

Notwithstanding any other provisions of this By-law for the lands designated as “HC-1” on Map 8 of Schedule ‘A’ hereto, residential uses existing as of the date of passing of this By-law are permitted. All other provisions of the Highway Commercial (HC) Zone not specifically altered by this provision shall apply within Special Zone Category HC-1.

8.2.3.2 HC-2: Permitted Use exception – Bed and Breakfast Establishment

Notwithstanding any other provisions of this By-law for the lands designated as “HC-2” on Map 11 of Schedule ‘A’ hereto, a bed and breakfast establishment is permitted in accordance with the pertaining standards outlined in Table Six of Section 7 for the R1 Zone. All other provisions of the Highway Commercial (HC) Zone not specifically altered by this provision shall apply within Special Zone Category HC-2.

8.2.3.3 HC-3: Revised Standards for a Service Commercial Use

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as “HC-3” on Map 7 of Schedule ‘A’ hereto:

- i. minimum required lot frontage: 17 metres
- ii. minimum required rear yard: 6 metres
- iii. minimum required interior side yard: 1.8 metres
- iv. a loading space or spaces are not required
- v. minimum off-street parking: 2 parking spaces

All other provisions of the Highway Commercial (HC) Zone not specifically altered by these requirements shall apply within Special Zone Category HC-3.

8.2.3.4 **HC-4: Revised Standards for a Service Commercial Use**

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as “HC-4” on Map 6 of Schedule ‘A’ hereto:

- i. minimum required interior side yard: Nil
- ii. minimum required rear yard: 0.3 metres
- iii. minimum parking requirement: 1 parking space per 60 square metres gross floor area

All other provisions of the Highway Commercial (HC) Zone not specifically altered by these requirements shall apply within Special Zone Category HC-4.

8.2.3.5 **HC-5: Site specific Provision for a Self storage facility**

Notwithstanding any other provisions of this By-law, the permitted uses of the lands designated as “HC-5” on Map 13 of Schedule ‘A’ to this By-law may include a self storage facility as defined in Section Two of this By-law, in accordance with the pertaining standards outlined in Table Ten of Section 7 for such uses.

8.2.3.6 **HC-6: Site specific Provisions for Construction related Uses**

Notwithstanding any other provisions of this By-law, the permitted uses of the lands designated as “HC-6” on Map 2 of Schedule “A” to this By-law may include construction related uses in accordance with the pertaining standards outlined in Table Ten of Section 7 for uses in the Highway Commercial Zone.

8.2.3.7 **HC-7: Site specific Provisions for Outdoor Ornamental Furnishings Outlet**

Notwithstanding any other provisions of this By-law, the permitted uses of the lands designated “HC-7” on Map 2 of Schedule “A” of this By-law may include an outdoor ornamental furnishings outlet in accordance with the pertaining standards outlined in

Table Ten of Section 7 for uses in the Highway Commercial Zone with the exception that open storage shall be permitted in all yards, provided such uses are located a minimum of 0.9 metres from the street line.

8.2.3.8 HC-8: Site specific Provisions for Ceramic Production and Sales Outlet

Notwithstanding any other provisions of this By-law, the permitted use of the lands designated “HC-8” on Map 13 of Schedule “A” of this By-law may include a ceramic production and sales outlet in accordance with the pertaining standards outlined in Table Ten of Section 7 for uses in the Highway Commercial Zone.

8.2.3.9 HC-9: Reduced Side Yard

Notwithstanding any other provisions of this By-law, the minimum interior side yard for the lands designated “HC-9” on Map 2 of Schedule ‘A’ shall be 3 metres. All other provisions of the Highway Commercial Zone not specifically altered by this requirement shall apply within the HC-9 Zone.

8.2.3.10 HC-10: Site Specific Provisions for Recreational Vehicle Parts Store

Notwithstanding any other provisions of this By-law, the permitted uses of the lands designated HC-10 on Map 2 of Schedule ‘A’ may only include the following in accordance with the pertaining standards outlined in Table Ten of Section 7 for uses in the Highway Commercial Zone:

- i. recreational vehicle parts store;
- ii. recreational vehicle office;
- iii. recreational vehicle storage;
- iv. one building to accommodate the parts store and office use;
- v. parking where such use is accessory and incidental to a permitted use specific herein;
- vi. the parts store and office use shall be permitted on the lands in the HC-10 Zone for a maximum period of three (3) years from November 4, 2002.

8.2.3.11 HC-11: Duplex Dwelling

Notwithstanding any other provisions of this By-law, in addition to the other permitted uses, the permitted uses of the lands designated “HC-11” on Map 15 of Schedule ‘A’ may include a duplex dwelling in accordance with the pertaining standards of Table Ten of Section 7 for uses in the Highway Commercial Zone with the exception that the exterior side yard and front yard shall be that existing on April 21, 1988.

8.2.3.12 **HC-12: Mound Property, Lot 33, Concession 13** (amended by By-law 294-2005)

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated “HC-12” on Map 6 to Schedule “A” hereto:

- i. residential uses prohibited;
- ii. minimum setback from Elizabeth Street shall be 40 metres.
- iii. minimum setback from Elizabeth Street for a gas bar and accessory kiosk shall be 23 metres. (Added by By-law 294-2005)
- iv. minimum setback from Elizabeth Street for a seasonal garden centre shall be 12 metres. (Added by By-law 294-2005)

All other provisions of the Highway Commercial (HC) Zone not specifically altered by these requirements shall apply within Special Zone Category HC-12. However, in accordance with Section 36 of the Planning Act for those lands shown on Schedule “A” to this By-law as Highway Commercial Special Zone Category 12 Holding (HC-12-H) Zone the uses permitted shall be those existing at the date of adoption of this by-law. The Holding provision may be removed or the permitted uses modified by amendment to this By-law when the following matters have been addressed:

- i. a Public Meeting has been held on the Site Plan for these lands;
- ii. a Site Plan has been prepared which addresses the following:
 - a. exterior lighting
 - b. building setbacks
 - c. landscaping
 - d. refuse disposal location
 - e. loading areas
 - f. a Site Plan Agreement has been executed;
- iii. a Retail Market Analysis has been completed if the total gross floor area on the lands exceeds 1,400 square metres;
- iv. a Transportation Impact Analysis has been completed and the traffic measures recommended are included in an Agreement to ensure implementation; and,
- v. a Stormwater Management Plan has been completed and the recommendations are included in an agreement to ensure implementation.

8.2.3.13 **HC-13 Zone: Part of Lot 24 Concession ‘A’** (Added by By-law 403-2006)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned HC-13 on Map 13, the following shall apply:

- i. Permitted non-residential uses shall be limited to the following:
 - a. Motor vehicle repair shop
 - b. Motor vehicle sales establishment

- c. Motor vehicle and recreational vehicle storage compound
 - d. Recreational vehicles sales and service establishment
 - e. Self storage facility
- ii. A single detached dwelling and uses, buildings and structures accessory thereto shall be permitted
 - iii. Minimum lot area 3.2 hectares (8.0 acres)
 - iv. Maximum area for outdoor display of vehicles for sale 233 m² (2500 sq. ft.)
 - v. Maximum number of motor vehicles on sale that may be displayed 15
 - vi. Maximum area for outdoor storage compound 1858 m² (20,000 sq. ft.)
 - vii. Maximum gross floor area for the sales, service and repair of vehicles 588 m² (6324 sq. ft.)
 - viii. Opaque fencing with a minimum height of 1.8 m (6.0 ft.) shall be used to screen the boundaries of the outdoor storage compound
 - ix. Outdoor lighting shall be directed away from adjacent properties

8.2.3.13 HC-14: Site Specific Provisions for Motor Vehicle Detailing Establishment (15188 County Road 2)

(Added by By-law 141-2003 as HC-13, Renumbering to HC-14 by By-law 548-2008)

Notwithstanding any other provisions of this By-law, the permitted highway commercial uses of the lands designated HC-14 on Map 13 of Schedule 'A' may only include an establishment for motor vehicle cleaning and detailing. All other provisions of the Highway Commercial Zone not specifically altered by this requirement shall apply within the Special Zone Category HC-14 Zone.

8.2.3.13 HC-15 Restricted Use, 305 Main Street

(Added by By-law 299-2005 as HC-13, Renumbered to HC-15 by By-law 548-2008)

Notwithstanding any provisions of this By-law to the contrary, the only uses permitted on lands zoned HC-15 on Map 9 are the following:

- i. recreational vehicle sales and service establishment
- ii. recreational vehicle storage;
- iii. one building to accommodate the sales and service establishment;
- iv. parking where such use is accessory and incidental to a permitted use as specified herein.

8.2.3.16 HC-16 Zone 129 Elizabeth Street (Craft) (added by O.M.B. Decision Feb. 5, 2010)

Notwithstanding any other provisions of this By-law to the contrary, the following provisions apply to the lands zoned HC-16 on Map 6 to Schedule "A" hereto:

- i) In addition to the uses permitted in the HC Zone, a Home & Auto Supply Store and Home Improvement Store shall be permitted.

- ii) In addition to the uses permitted in the HC Zone, a maximum of two (2) Drive Through Facilities shall be permitted as accessory use to any permitted use. In addition to the Drive Through Facilities permitted above, a Free Standing Financial Institution Drive Through Kiosk not connected to a building but accessory to a Financial Institution on the lands zoned HC-16 will also be permitted. Notwithstanding the above, a maximum of two of the three Drive Through Facilities shall be permitted prior to January 1, 2012 with the third permitted on or after January 1, 2012.
- iii) Notwithstanding the uses permitted in the HC Zone, a Supermarket, a Department Store, and a dwelling unit of any kind shall not be permitted.
- iv) A Retail Stores shall have a minimum gross floor area of 375 sq. m.
- v) A Stand alone Restaurant shall have a minimum gross floor area of 186 sq. m.
- vi) The outdoor display and sale of goods, such as seasonal garden centres, shall be permitted in accordance with the following provisions:
 - a. Shall not be located within a required yard.
 - b. Shall not obstruct or occupy any required parking area.
 - c. The outdoor display area is to be located on a hard surface material of asphalt, concrete, pavers or similar building material.
- vii) Within the HC-16 Zone, the maximum total gross floor area for retail and service commercial uses, excluding any area used as a seasonal garden centre shall be 8,825 sq. m. which may consist of any use permitted in the HC-16 Zone subject to the following maximum gross floor area restrictions:

	<i>Use</i>	<i>Maximum Gross Floor Area</i>
a)	Home & Auto Supply Store	4,350 sq m
b)	Home Improvement Store	4,350 sq m
c)	Retail Store	2,787 sq m

- viii) Development may occur in one or two phases. If development proceeds in two phases then Phase 1 means development prior to January 1, 2012 and Phase 2 means development no earlier than January 1, 2012. If the development proceeds in a single phase this means development which occurs no earlier than January 1, 2012.
 - a. The maximum total gross floor area permitted in Phase 1 for retail and service commercial uses, excluding any area used as a seasonal garden centre, shall be 4,650 sq. m.
 - b. If the development proceeds in two phases then Phase 1 shall include an anchor store with a minimum gross floor area of 2,320 sq. m. and a maximum gross floor area of 4,350 sq. m. excluding any area used as a seasonal garden centre.
 - c. If the development proceeds in a single phase (on or after January 1, 2012), then the development shall include an anchor store with a minimum gross floor area of 2,320 sq. m. and a maximum gross floor area of 4,350 sq. m. excluding any area used as a seasonal garden centre, which anchor store

- shall be constructed in advance of or simultaneously with any other building to be constructed as part of the development.
- ix) There shall be no maximum front yard requirement.
 - x) Loading spaces per building shall be provided as follows:
 - a. 0 to 1,860 square metres of gross floor area: 0
 - b. 1,861 to 2,787 square metres of gross floor area: 1
 - c. Over 2,787 square metres of gross floor area: 2
 - xi) Notwithstanding any future land division, the lands municipally known in the year 2009 as 129 Elizabeth Street shall be treated as one parcel for the purposes of meeting zoning standards for setbacks, lot area, lot frontage, parking, and lot coverage.
 - xii) A By-law shall not be enacted to remove the “Holding” (-H) symbol from lands zoned HC-16-H on Map 6 to Schedule “A” until such time as a Site Plan Agreement satisfactory to the Municipality has been executed and registered on title of the lands. The Agreement(s) shall address, among other things following:
 - 1. phasing and construction schedule
 - 2. timing for construction of the anchor store
 - 3. off-site improvements
 - 4. on-site servicing
 - 5. noise attenuation measures
 - 6. exterior lighting
 - 7. signage
 - 8. landscaping
 - 9. refuse disposal locations
 - 10. loading areas
 - 11. parking areas and spaces
 - 12. stormwater management
 - 13. the provision of appropriate securities

8.2.4 RECREATIONAL COMMERCIAL ‘RC’ ZONE

8.2.4.1 RC-1: Special Provisions for a Trailer Park

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as “RC-1” on Map 1 of Schedule ‘A’ hereto:

i. Permitted Uses

A *trailer park* as defined in Section Two, in addition to the uses permitted in Table Two of Section 6.3.

ii. Permitted Buildings and Structures

- a. travel trailers;
- b. tents;
- c. accessory buildings and structures for the permitted trailer park uses including shower and washroom facilities, recreation facilities, a convenience commercial use, office for the operation, and a maximum of two single detached dwellings or mobile homes for the owner, operator or an employee of the park.

iii. Development Standards for a Trailer Park

- a. Minimum Lot Area: 4 hectares
- b. Minimum Lot Frontage: 60 metres
- c. Minimum Yards:
 - all buildings and structures, travel trailers and tents shall be set back a minimum of 9 metres from any lot line.
- d. Maximum Lot Coverage: 30 percent
- e. Travel Trailer Site Area: minimum 185 sq. m. per travel trailer site.
- f. Maximum Density (number of Trailer sites per hectare):
 - Enroute campground 30 sites per hectare
 - Destination campground 20 sites per hectare
 - Combination campground 20 sites per hectare
- g. Minimum Landscaped Open Space: 40 percent
- h. Maximum Building Height: 9 metres
- i. Prohibition of Year Round Occupancy:

Notwithstanding any other provisions of this By-law, no travel trailer shall be used for the living, sleeping or eating accommodation of persons within a trailer park for a period of more than 160 days in any period of 12 consecutive months.

8.2.4.2 RC-2: Special Provisions for a Motorsport Racing Track

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as “RC-2” on Map 2 of Schedule ‘A’ hereto:

i. Additional Permitted Uses

- a. A motorsport racing track in addition to the uses permitted in Table Two of Section 6.3.
- b. Accessory uses, including the parking of travel trailers and motor homes for contestants and their assistants only.

ii. Permitted Buildings and Structures

- a. buildings and structures permitted for the main permitted uses;
- b. accessory buildings and structures for the permitted uses including one single detached dwelling and clubhouse facilities.

iii. Regulations for the Uses Permitted in the RC-2 Zone

All regulations in Table Ten of Section 7 for the 'RC' Zone shall apply to the permitted uses in the RC-2 Zone.

8.2.4.3 RC-3 Zone: Part of Lot 24, Concession 'C' (Amended by By-law No. 400-2006)

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned RC-3 on Map 1:

i. Permitted Uses

Only the following uses shall be permitted in the RC-3 zone:

- a. hotel/inn facility
- b. restaurant/banquet facility
- c. outdoor licensed patio
- d. swimming pool (Class B)
- e. accessory uses including an accessory dwelling unit, home occupation and parking areas

ii. Permitted Buildings and Structures

- a. buildings and structures for the permitted uses.
- b. accessory buildings and structures for the permitted uses.

iii. Prior to the removal of the Holding Symbol 'H', the following restrictions shall apply:

- a. The hotel/inn facility shall be restricted to a maximum of 9 guest rooms
- b. The restaurant/banquet hall shall be restricted to a maximum floor area of 135 square metres

Notwithstanding any other provisions of this By-law to the contrary, within the Recreational Commercial Exception No. 5 - Wave Uprush (RC-5-U) Zone, designated as "RC-5-U" on Map 4 of Schedule "A" the following provisions shall apply:

i. Permitted Uses

- i. Art Gallery
- ii. Marina
- iii. Museum
- iv. Restaurant
- v. Restaurant, take-out
- vi. Accessory dwelling unit

ii. Regulations

- | | |
|---|-------------------------|
| a) Minimum front yard | 2.0 metres (6.5 feet) |
| b) Minimum east side yard | 3.0 metres (9.8 feet) |
| c) Maximum depth of development
from the north property line | 15.2 metres (50 feet) |
| d) Maximum height | 10.0 metres (32.8 feet) |
| e) Maximum lot coverage | 15 % |
| f) Maximum gross floor area index | 20 % |

iii. Definitions

For the purposes of the RC-5-U Zone the following shall apply:

- a) Accessory dwelling unit shall mean a dwelling unit located above the main floor of the commercial building in which the dwelling unit is situated, for the sole use and occupancy of the owner or operator of the commercial use.
- b) Gross floor area index shall mean the ratio of total floor area within buildings and structures on the lot to the total lot area above the top of bank.

8.2.4.5 RC-5 25 Bay Street East (added by By-law 315-2005)

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned RC-5 on Schedule A, Map 4:

- i. The minimum lot frontage requirement shall be 6.7 metres
- ii. The permitted uses shall be limited to:

1. a commercial operation for the wholesale and retail sale of cleaning supplies, janitorial supplies and safety supplies.
2. a residential dwelling unit on the second floor.

8.3 INDUSTRIAL ZONES

8.3.1 GENERAL INDUSTRIAL ‘M1’ ZONE

8.3.1.1 M1-1: Site specific permission for a Wholesale Outlet [Northwest corner of Prince Edward Street at Grimes Street]

Notwithstanding any other provisions of this By-law for the lands designated as “M1-1” on Map 6 of Schedule ‘A’ hereto, permitted uses may include a wholesale automobile tire warehouse with a subsidiary retail sales outlet. The minimum required front yard depth is 9.0 metres, and the minimum exterior side yard width is 8.5 metres. All other provisions of the General Industrial (M1) Zone not specifically altered by these requirements shall apply within Special Zone Category M1-1.

8.3.1.2 M1-2: Site specific permission for a retail store [south of Richardson Street, west of Maplewood Street]

Notwithstanding any other provisions of this By-law for the lands designated as “M1-2” on Map 6 of Schedule ‘A’ hereto, a retail store with a maximum gross floor area of 38 square metres is permitted. All other provisions of the General Industrial (M1) Zone not specifically altered by this requirement shall apply within Special Zone Category M1-2.

8.3.1.3 M1-3: Regulation Exceptions

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as “M1-3” on Map 6 of Schedule “A” hereto:

- | | |
|---|-------------|
| i. minimum interior side yard | Nil |
| ii. maximum height of building | 14.6 metres |
| iii. front yard may be used for parking and loading area. | |

All other provisions of the General Industrial (M1) Zone not specifically altered by these requirements shall apply within Special Zone Category M1-3.

8.3.1.4 M1-4: Regulation Exceptions

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as “M1-4” on Map 6 of Schedule ‘A’ hereto:

- i. minimum required rear yard: Nil
- ii. minimum off-street parking: 24 spaces
- iii. front and exterior side yards may be used for parking;
- iv. minimum setback for outside storage 13.7 metres

All other provisions of the General Industrial (M1) Zone not specifically altered by these requirements shall apply within Special Zone Category M1-4.

8.3.1.5 **M1-5: Reduced parking requirement for an existing industrial building**

Notwithstanding any other provisions of this By-law, the minimum parking requirement for the existing building on the lands designated as "M1-5" on Map 6 of Schedule 'A' hereto as of the date of passing of this By-law is 24 parking spaces. All other provisions of the General Industrial (M1) Zone not specifically altered by these requirements shall apply within Special Zone Category M1-5.

8.3.1.6 **M1-6: Permitted Use exceptions**

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as "M1-6" on Map 6 of Schedule 'A' hereto:

Additional Permitted Uses:

- i. dry cleaning or laundry establishment;
- ii. equipment sales and/or rental;
- iii. farm related implement and equipment sales and service establishment;
- iv. general contractor's or tradesman's yard and related shop facilities;
- v. outside display and storage of goods and materials where such use is accessory and incidental to a permitted non-residential use otherwise specified hereunder.

All other provisions of the General Industrial (M1) Zone not specifically altered by these requirements shall apply within Special Zone Category M1-6.

8.3.1.7 **M1-7: Site specific Provisions for a Salvage Yard**

Notwithstanding any other provisions of this By-law, the permitted uses of the lands designated as "M1-7" on Map 11 of Schedule 'A' hereto may include an outdoor storage and salvage yard subject to the following:

- i. minimum required front, side and rear yards: 30.0 metres
- ii. maximum height of a building or structure, including accessory buildings and structures 12.0 metres
- iii. minimum landscaping requirements:

- a landscape buffer strip with a minimum depth of 9.0 metres is required along the full length of every lot line.

All other provisions of the General Industrial (M1) Zone not specifically altered by these requirements shall apply within Special Zone Category M1-7.

8.3.1.8 **M1-8: Permitted Use Exception**

Notwithstanding any other provisions of this by-law, the following additional uses shall be permitted on the lands designated as “M1-8” on Map 5 of Schedule “A”:

- i. a pet supply store from which the only animals which may be retailed are fish;
- ii. maximum floor area 38 square metres

All other provisions of the General (M1) Zone not specifically altered by these requirements shall apply with Special Zone Category M1-8.

8.3.1.9 **M1-9 Zone: Auction Hall Use** (added by By-law 240-2004)

Within the General Industrial Exception No. 9 (M1-9) Zone, designated as “M1-9” on Map 6 of Schedule “A” the following additional provisions shall apply

- vii. An auction hall use shall also be permitted
- viii. The maximum floor area of an auction hall shall be 930 square metres.

8.3.2 **RURAL INDUSTRIAL ‘M2’ ZONE**

8.3.2.1 **M2-1: Site specific provisions for a Vehicle Wrecking and Salvage Yard**

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as “M2-1” on Maps 2 and 18 of Schedule ‘A’ hereto:

i. **Additional Permitted Use**

A vehicle wrecking or salvage yard as defined in Section Two.

ii. **Regulations for the Uses permitted in the M2-1 Zone**

The regulations in Table Eleven of Section 7 shall apply to the permitted uses in the M2-1 Zone with the exception that a *vehicle wrecking or salvage yard* shall be subject to the following additional regulations:

- a. Outdoor Storage

Outdoor storage shall be permitted provided that any storage area is surrounded by a closed fence with a minimum height of 3.0 metres. Further, an outdoor storage area shall not be located within any required *yard*.

b. Permitted Dwelling Unit

An accessory dwelling unit is permitted within a separate building provided said dwelling is not located within an open storage area.

8.3.2.2 M2-2: Pre-cast Concrete Construction Yard

Notwithstanding any other provisions of this By-law, the permitted uses of the lands designated “M2-2” on Map 13 of Schedule “A” to this By-law may include a pre-cast concrete construction yard in accordance with the pertaining standards of Table Eleven of Section 7 for the uses in the Rural Industrial ‘M2’ zone.

8.3.2.3 M2-3 Zone: Part of Lot 5, Concession VIII (added by By-law No. 507-2008)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned M2-3 on Map 33, the following shall apply:

- i. Permitted uses shall be limited to a dry industrial use comprised of a metal bonding facility.
- ii. The metal bonding facility shall be comprised of a preparation building, a bonding plant and office building and buildings and structures accessory thereto.
- iii. That maximum gross floor area of buildings shall be as follows:
 - a) Preparation building 95 square metres
 - b) Bonding plant 745 square metres
 - c) Office building 115 square metres
- iv. Minimum lot frontage of M2-3 Zone shall be 0 metres however direct access from a municipal road allowance is required
- v. Minimum lot area of M2-3 Zone 2.4 hectares
- vi. Minimum setback of all buildings and structures from a watercourse: 30 metres

8.3.3 EXTRACTIVE INDUSTRIAL ‘EM’ ZONE

**8.3.3.1 EM-1: Special Provisions for a Gravel Pit
Part of Lots 30 and 31, Concession A**

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as “EM-1” on Map 14 of Schedule ‘A’ hereto:

8.3.3.1.1 Regulations for the Uses Permitted in the EM-1 Zone

The regulations in Table Eleven of Section 7 hereof shall apply to the permitted uses in the EM-1 Zone and, in addition, the following regulations shall apply:

- i. Notwithstanding the provisions of Table Eleven of Section 7 hereof to the contrary, in addition to a permitted gravel pit, nothing shall prevent the establishment in the EM-1 Zone of a conveyor box system used for the transporting of materials derived from a gravel pit provided that such conveyor box system is installed so as to pass under any road allowance located along the route of any such conveyor box system, and further provided that the stockpiling or processing of any aggregate mined within any EM-1 Zone shall not be permitted.
- ii. Notwithstanding any provisions of Table Eleven of Section 7 hereof to the contrary, no setbacks shall be required adjacent to a lot line which abuts the EM-2 Zone.

**8.3.3.2 EM-2: Special Provisions for a Gravel Pit
Part of Lot 31, Concession A**

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as “EM-2” on Map 14 of Schedule ‘A’ hereto:

Regulations for the Uses Permitted in the EM-2 Zone

The regulations in Table Eleven of Section 7 shall apply to the permitted uses in the Special EM-2 Zone and, in addition, the following regulations shall apply:

- i. Notwithstanding the provisions of Table Eleven of Section 7 hereof to the contrary, the lands zoned “EM-2” shall be used for no purpose other than a gravel pit (exclusive of any processing operation) and an associated conveyor box system provided that the said lands are developed and used in accordance with the following provisions:

- a. Transporting of mined aggregate:

The only permissible method of transporting the mined aggregate shall be by way of a conveyor box system that shall carry the material from the EM-2 Zone, through the EM-1 Zone, to terminate on the site zoned as EM-1 and located immediately to the northeast of the EM-2 Zone.

- b. Processing and stockpiling of mined aggregate:

The stockpiling and processing of any mined aggregate shall be prohibited within the EM-2 Zone and any such mined aggregate shall be carried by way

of a conveyor box system to the EM-1 Zone located to the northeast, for stockpiling and processing.

- ii. Notwithstanding the provisions of Table Eleven of Section 7 hereof to the contrary, no setback shall be required adjacent to a lot line which abuts the EM-1 Zone.

8.3.3.3 **EM-3: Special Provisions for a Gravel Pit Part of Lot 3, Concession 8**

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as “EM-3” on Map 33 of Schedule ‘A’ hereto:

i. Required Yards

- a. Minimum required front yard: 30 metres
- b. Minimum required rear yard: 15 metres
- c. Minimum required side yards:
 - east and west sides 15 metres
 - north east side yard 3 metres

ii. Location of Gravel Pit

No portion of a gravel pit shall be established or operated within 30 metres of the Eighth Concession road streetline, within 15 metres of the northwest and east zone boundaries, nor within 3 metres of the northeast zone boundary.

iii. Screen Planting

The lands within 30 metres of the Eighth Concession Road streetline, 15 metres of the northwest and east zone boundaries, and within 3 metres of the north east zone boundary shall be used for no other purpose than the planting of grass, shrubs and trees and the erection of grassed berms, except that one access road to the gravel pit from the Eighth Concession road may be permitted.

- iv. Accessory Uses In accordance with Section 4.
- iv. Parking In accordance with Section 5.
- vi. Definition For the purposes of this Section the lands zoned EM-3 shall be deemed to be a *lot*.

All other provisions of the Extractive Industrial (EM) Zone not specifically altered by these requirements shall apply within Special Zone Category EM-3.

8.3.3.4 **EM-4: Special Provisions for Gravel Pit Part of Lots 1 and 2, Concession 3**

Notwithstanding any other provisions of this By-law, the lands designated as “EM-4” on Map 17 of Schedule ‘A’ hereto are not required to comply with the minimum yard and landscape buffer strip provisions in Table Eleven of Section 7 of this By-law.

All other provisions of the Extractive Industrial (EM) Zone not specifically altered by these requirements shall apply within Special Zone Category EM-4.

**8.3.3.5 EM-5: Special Provisions for Gravel Pit
Part of Lots 1 and 2, Concession 3**

Notwithstanding any other provisions of this By-law, the lands designated as “EM-5” on Map 17 of Schedule ‘A’ hereto are not required to comply with the minimum yard and landscape buffer strip provisions in Table Eleven of Section 7 of this By-law.

All other provisions of the Extractive Industrial (EM) Zone not specifically altered by these requirements shall apply within Special Zone Category EM-5.

**8.3.3.6 EM-6: Special Provisions for Gravel Pit
Part Lots 5, 6 and 7, Concession 7**

Notwithstanding any other provisions of this By-law, the permitted uses of the lands designated “EM-6” on Map 30 of Schedule “A” hereto may include a temporary concrete and asphalt plant. All other provisions of the Extractive Industrial (EM) Zone not specifically altered by these requirements shall apply within the Special Zone Category EM-6.

8.3.3.7 EM-7 Zone: Part of Lot 5 Concession VIII (added by By-law No. 507-2008)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned EM-7 on Map 33, the following shall apply:

- i. In addition to the uses permitted in the Extractive Industrial (EM) Zone the following uses shall be permitted:
 - a) Accessory buildings and structures for storage of products and supplies related to the uses permitted on the adjacent lands zoned M2-3 and such buildings and structures shall have a maximum total gross floor area of 25 square metres

8.4 RURAL AND AGRICULTURAL ZONES

8.4.1 RURAL ‘RU’ ZONE

8.4.1.1 RU-1: Reduced Lot Area

Notwithstanding any other provisions of this By-law, the minimum required *lot* area for the lands designated as “RU-1” on the Maps comprising Schedule ‘A’ hereto is 1.2 hectares, and the minimum required *lot frontage* is 45 metres. All other provisions of the Rural (RU) Zone not specifically altered by this requirement shall apply within Special Zone Category RU-1.

8.4.1.2 RU-2: Site Specific Provisions for a Kennel

Notwithstanding any other provisions of this By-law, in addition to the other permitted uses in the RU Zone the permitted uses of the lands designated as “RU-2” on Map 2 of Schedule “A” to this By-law may include a kennel in accordance with the pertaining standards outlined in Table Twelve of Section 7 for uses in the Rural Zone.

8.4.1.3. RU-3: Site specific Provisions for a Spa Treatment Facility

Notwithstanding any other provisions of this By-law, the permitted use of the lands designated “RU-3” on Map 14 of Schedule ‘A’ to this By-law may include only a spa treatment facility and accessory uses including a residential use, home occupation and parking areas in accordance with the pertaining standards outlined in Table Twelve of Section 7 for uses in the Rural Zone, with the exception that the lot area and frontage shall be that existing on December 1, 2002.

8.4.1.4 RU-4: Billboard

Notwithstanding any other provisions of this By-law, the permitted use of the lands designated “RU-4” on Map 18 of Schedule “A” to this By-law may include a maximum of four billboard type signs in addition to the other permitted uses in the Rural (RU) Zone. All other provisions of the Rural (RU) Zone not specifically altered by this requirement shall apply to Special Zone Category RU-4.

8.4.1.5 RU-5 Zone: Restriction on Use of Barn and Special Lot Provisions

(added by By-law 176-2003)

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned RU-5 on Map 26:

- i. The existing barn shall be used only for dry storage and not for the keeping of or housing of livestock.

- ii. The minimum lot area shall be 8 hectares.
- iii. The minimum lot frontage shall be 60 metres.

8.4.1.6 RU-6 Zone: Restriction on Use of Barn and Special Lot Provisions
(amended by By-law 220-2004)

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned RU-6 on Map 29:

- i. The existing barn shall be used only for dry storage and not for the keeping of or housing of livestock.
- ii. The minimum lot area shall be 1.4 hectares.
- iii. The minimum lot frontage shall be 60 metres.

8.4.1.7 RU-7 Zone: Part of Lots 27 and 28, Concession A (added by By-law 210-2004)

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Exception No. 7 (RU-7) Zone the following provisions shall apply:

- vi. Minimum lot frontage 60 metres.

8.4.1.8 RU-8 Zone: Part of Lot 27, Concession 1 (added by By-law 209-2004)

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Exception No. 8 (RU-8) Zone the following provisions shall apply:

- i. Minimum setback from southern boundary of RU-8 Zone 100 metres.

8.4.1.9 RU-9 Zone: McQuoid Chiropractic Clinic, Part of Lot 32, Concession 1
(added by By-law 220-2004)

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned RU-9 on Map 17:

- i. In addition to the uses permitted in the Rural (RU) Zone, a chiropractic clinic shall also be permitted.
- ii. The chiropractic clinic shall be permitted in the building existing as of January 1, 2004.
- iii. The minimum lot area shall be 0.7 hectares.
- iv. The minimum number of on site parking spaces shall be 12.

8.4.1.10 RU-10 Zone: Part of Lot 32, Concession 1 (added by By-law 220-2004)

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned RU-10 on Map 17:

- i. The minimum lot area shall be 7.5 hectares.
- ii. The minimum lot frontage shall be 80 metres.

8.4.1.11 **RU-11 Zone: Wielenga, Part of Lot 5, Concession 2** (added by By-law 220-2004)

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned RU-11 on Map 15:

- i. In addition to the use permitted in the Rural (RU) Zone, a motor vehicle repair garage and sales establishment shall be permitted.
- ii. The minimum lot area shall be 3.0 hectares.
- iii. The minimum lot frontage shall be 75 metres.

8.4.1.12 **RU-12 Zone: Part of Lot 24, Concession 'A'** (added by By-law 227-2004)

Notwithstanding the uses and provisions of the Rural (RU) Zone to the contrary, for lands designated "RU-12" on Map 13 of Schedule "A" the following provisions shall apply:

- i) The keeping of livestock shall be prohibited.
- ii) Minimum lot area 1.2 hectares
- iii) Minimum lot frontage 45 metres.

8.4.1.13 **RU-13 Zone: Part of Lots 27 & 28, Concession 2** (added by By-law 244-2004)

Notwithstanding the provisions of the Rural (RU) Zone to the contrary and in addition to the permitted uses of the Rural (RU) Zone, for lands designated "RU-13" on Map 19 of Schedule "A" the following provisions shall apply:

- i) Minimum lot area 2.4 hectares
- ii) Minimum lot frontage 45 metres
- iii) A kennel shall be permitted, subject to all applicable municipal regulations.

8.4.1.14 **RU-14 Zone: Part of Lots 27 & 28, Concession 2** (added by By-law 244-2004)

In addition to the permitted uses of the Rural (RU) Zone, for lands designated "RU-14" on Map 19 of Schedule "A" the following provisions shall apply:

- i) A kennel shall be permitted, subject to all applicable municipal regulations.

8.4.1.15 **RU-15 Zone: Part of Lot 7, Broken Front Concession** (added by By-law 302-2005)

Notwithstanding the minimum lot area requirement of the Rural (RU) Zone to the contrary, for lands designated “RU-15” on Map 12 of Schedule “A” the minimum lot area requirement shall be 5.0 hectares.

8.4.1.16 **RU-16 Zone: Part of Lot 25, Concession ‘A’** (added by By-law 313-2005)

Notwithstanding the minimum lot area requirement of the Rural (RU) Zone to the contrary, within the Rural Exception No. 16 (RU-16) as shown on Map 13 of Schedule “A” the minimum lot area shall be 9.0 hectares.

8.4.1.16 **RU-16 Zone: Part of Lot 29, Concession 1** (added by By-law 383-2006)

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, for lands designated “RU-16” on Map 16 of Schedule “A” the following provisions shall apply:

- i. Minimum western side yard 225 metres (738 feet)

8.4.1.17 **RU-17 Zone: Part of Lot 25, Concession ‘A’** (added by By-law 313-2005)

Notwithstanding the minimum lot frontage and minimum lot area requirements of the Rural (RU) Zone to the contrary, within the Rural Exception No. 17 (RU-17) as shown on Map 13 of Schedule “A” the following shall apply:

- i. Minimum lot frontage 45 metres
- ii. Minimum lot area 7.0 hectares.

8.4.1.18 **RU-18 Zone: Part of Lot 2, Concession 5** (added by By-law 339-2005)

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned RU-18 on Map 24:

- i. No new uses or building or structures shall be permitted prior to the removal of the Holding Symbol (-H) from the zoning.
- ii. Removal of the Holding Symbol (-H) shall only be considered upon receipt of confirmation that the site has been assessed and decommissioned in accordance with the Ontario Liquid Fuels Handling Code to the satisfaction of the Ministry of the Environment, in accordance with the Ontario Environmental Protection Act and/or the Ontario Water Resources Act and to the satisfaction of the Municipality.

8.4.1.19 **RU-19 Zone: Part of Lot 29, Concession 1** (added by By-law 400-2006)

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, for lands designated “RU-19” on Map 16 of Schedule “A” the following provisions shall apply:

- i. Minimum western side yard 225 metres (738 feet)

8.4.1.20 **RU-20 Zone: Part of Lot 3, Concession 6** (added by By-law 400-2006)

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned RU-20 on Map 27:

- iii. The only permitted uses shall be a retirement home, including uses, buildings and structures accessory thereto.

8.4.1.21 **RU-21 Zone: Part of Lot 30, Concession 1** (added by By-law 422-2006)

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, for lands designated “RU-21” on Map 16 of Schedule “A” the following provisions shall apply:

- i. Minimum lot area 1.8 hectares
- ii. Minimum lot frontage 80 metres
- iii. Minimum rear yard for a barn 7.0 metres

8.4.1.28 **RU-28 Zone: Part of Lots 35 & 36, Concession 5** (added by By-law 497-2008)

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, for lands designated “RU-28” on Map 29 of Schedule “A” the following provisions shall apply:

- i. Minimum lot area 3.5 hectares
- ii. The minimum setback for residential uses from southeast corner of the lot shall be 200 metres.

8.4.1.28 **RU-28 Zone: Part of Lot 28, Concession ‘A’** (Added by By-law 482-2007) (Hewton)

Notwithstanding the provisions of the Rural Exception No. 1 (RU) Zone to the contrary, for lands designated “RU-28” on Map 13 of Schedule “A” the following provisions shall apply:

- i. Minimum lot frontage 120 metres
- ii. Minimum lot area 2.3 hectares

iii. Minimum front yard setback 120 metres

8.4.1.29 RU-29 Zone: Part of Lot 28, Concession ‘A’ (Added by By-law 482-2007)

Notwithstanding the provisions of the Rural Exception No. 1 (RU) Zone to the contrary, for lands designated “RU-29” on Map 13 of Schedule “A” the following provisions shall apply:

- i. Minimum lot frontage 60 metres
- ii Minimum lot area 1.2 hectares
- iii. Minimum front yard setback 120 metres

8.4.1.30 RU-30 Zone: Part of Lot 28, Concession ‘A’ (Added by By-law 482-2007)

Notwithstanding the provisions of the Rural Exception No. 1 (RU) Zone to the contrary, for lands designated “RU-30” on Map 13 of Schedule “A” the following provisions shall apply:

- i. Minimum lot frontage 150 metres
- ii Minimum lot area 3.0 hectares
- iii. Minimum front yard setback 120 metres
- iv. Lands zoned Environmental Protection (EP) on the same lot may be included in the calculation of the minimum lot frontage and minimum lot area.

8.4.1.31 RU-31 Zone: Part of Lot 35, Concession ‘A’ (Added by By-law 004-2009)

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, for lands designated “RU-31” on Map 14 of Schedule “A” the following provisions shall apply:

- i. Minimum lot frontage 45.0 metres
- ii Minimum lot area 7.5 hectares

8.4.1.32 RU-32 Zone: Part of Lot 28, Concession ‘A’ (Added by By-law 024-2009)

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, for lands designated “RU-32” on Map 13 of Schedule “A” the following provisions shall apply:

- i. Minimum lot area 4.25 hectares

8.4.1.33 RU-33 Zone: Part of Lot 4, Concession 6 (Added by By-law 047-2009)

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, for lands designated “RU-33” on Map 27 of Schedule “A” the following provisions shall apply:

- i. Minimum lot frontage 65 metres

8.4.1.34 RU-34 Zone: Part of Lot 29, Concession 2 (Added by By-law 003-2010)

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, for lands designated “RU-34” on Map 19 of Schedule “A” the following provisions shall apply:

- i. Minimum lot frontage 63 metres

8.4.1.35 RU-35 Zone: Part of Lot 34, Concession 5 (Added by By-law 038-2010)

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, for lands designated “RU-35” on Map 29 of Schedule “A” the following provisions shall apply:

- i. Minimum lot area 8.0 hectares

8.4.1.36 RU-36 Zone: Part of Lot 25, Concession ‘A’ (added by By-law 064-2010)

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, for lands designated “RU-36” on Map 13 of Schedule “A” the following provisions shall apply:

- i. Minimum lot area 8.0 hectares

8.4.1.37 RU-37 Zone: Part of Lot 3, Concession 6 (added by By-law 070-2010)

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, for lands designated “RU-37” on Map 27 of Schedule “A” the following provisions shall apply:

- i. Minimum lot area 2.2 hectares
- ii The maximum number of livestock that may be permitted shall be the equivalent of 5 animal units.

8.4.1.38 RU-38 Zone: Part of Lots 31 & 32, Concession ‘B’ (added by By-law 071-2010)

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, for lands designated “RU-38” on Map 3 of Schedule “A” the following provisions shall apply:

- i. Minimum lot area 3.0 hectares
- ii. Lands zoned Environmental Protection (EP) on the same lot may be included in the calculation of the minimum lot area.

8.4.1.39 **RU-39 Zone: Part of Lot 23, Concession ‘B’** (added by By-law 094-2010)

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, for lands designated “RU-39” on Map 2 of Schedule “A” the following provisions shall apply:

- i. Minimum lot frontage 70.0 metres
- ii. Minimum lot area 1.3 hectares
- iii. Maximum number of livestock that may be permitted shall be the equivalent of 3 animal units.

8.4.1.40 **RU-40 Zone: Stone, Part of Lot 5, Concession 2** (Added by By-law 095-2010)

civic address of 154 Simpson Street

8.4.1.41 **RU-41 Zone: Part of Lot 23, Concession 2** (added by By-law 002-2011)

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, for lands designated “RU-41” on Map 19 of Schedule “A” the following provisions shall apply:

- i. Minimum lot frontage 60.0 metres

8.4.1.42 **RU-42 Zone – Not used**

8.4.1.43 **RU-43 Zone: Part of Lot 35, Concession 4** (Added by By-law 049-2012)

Notwithstanding any provisions of this By-law to the contrary, for lands designated “RU-43” on Map 26 of Schedule “A” the following provisions shall apply:

- i. Minimum lot frontage - 0 metres provided the lot abuts and access is available from Brooks Crescent

8.4.1.44 **RU-44 Zone: Part of Lot 31, Concession 1** (Added by By-law 069-2012)

Telephone Road – Schmoll under appeal to OMB

Notwithstanding any provisions of this By-law to the contrary, for lands designated “RU-44” on Map 17 of Schedule “A” the following provisions shall apply:

- i. Minimum lot frontage 45 metres

8.4.2 AGRICULTURAL ‘A’ ZONE

8.4.2.1 A-1: Reduced Lot Area

Notwithstanding any other provisions of this By-law, the minimum required *lot* area for the lands designated as “A-1” on the Maps comprising Schedule ‘A’ hereto is 10.0 hectares, and the minimum required *lot frontage* is 90 metres. All other provisions of the Agricultural (A) Zone not specifically altered by this requirement shall apply within Special Zone Category A-1.

8.4.2.2 A-2: Reduced Lot Area

Notwithstanding any other provisions of this By-law, the minimum required *lot* area for the lands designated as “A-2” on the Maps comprising Schedule ‘A’ hereto is 1.2 hectares, and the minimum required *lot frontage* is 45 metres. All other provisions of the Agricultural (A) Zone not specifically altered by this requirement shall apply within Special Zone Category A-2.

8.4.2.3 A-3: Billboard Use

Notwithstanding any other provisions of this by-law, one billboard type sign with the maximum dimensions of 2.4 metres by 3.7 metres may be permitted in an A-3 Zone on Map 12 of Schedule ‘A’ provided that the billboard is located 100 metres from any property line.

8.4.2.4 A-4: Lot Frontage and Livestock Facility Exception

Notwithstanding any other provisions of this By-law, the following standards shall apply to the lands in the A-4 Zone on Map 22 of Schedule ‘A’ instead of the requirements for lot frontage in Table Twelve of Section 7 and as an additional setback:

- i. Minimum Lot Frontage 67 metres
- ii. The keeping of livestock in a confined area such as a feedlot, barn yard or paddock will not be permitted within 91 metres of the south lot line

8.4.2.5 **A-5: Limited Permitted Livestock Use**

Notwithstanding any other provisions of this By-law, the total number of livestock units permitted in the A-5 Zone on Maps 22 and 35 of Schedule ‘A’ shall be eight calculated according to Appendix A of this By-law. In addition, the minimum lot size shall be 1.2 hectares and the minimum lot frontage 45 metres. All other provisions of the Agricultural Zone not specifically altered by this requirement shall apply within Special Zone category A-5.

8.4.2.6 **A-6 Zone: Part of Lot 29, Concession 3** (added by By-law 220-2004)

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned A-6 on Map 22:

- i. Minimum lot frontage: 35 metres
- ii. Minimum lot area: 18 hectares.

8.4.2.7 **A-7 Zone: Part of Lot 33, Concession 3** (added by By-law 220-2004)

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned A-7 on Map 22:

- i. Minimum lot area: 29 hectares.

8.4.2.8 **A-8 Zone: Special Setback from Road Allowance** (added by By-law 229-2004)

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural Exception No. 8 (A-8) Zone, on Map 35 of Schedule “A” the following provisions shall apply:

- i. Minimum lot area 10.0 hectares.
- ii. Minimum lot frontage 90.0 metres.
- iii. The minimum exterior side yard setback for an accessory building located in the front yard shall be 1.2 metres, provided the ground floor area of such accessory building is no greater than 82 square metres.

8.4.2.9 **A-9 Zone Special Lot Area, Part of Lots 3 and 4, Concession 4**
(added by By-law 311-2005)

Notwithstanding any provisions of the Agricultural (A) Zone to the contrary, within the Agricultural Exception No. 9 (A-9) Zone the following shall apply:

- i. Minimum lot area 6.4 hectares.
- ii. Lands zoned Environmental Protection (EP) on the same lot may be included in the calculation of the minimum lot frontage and minimum lot area.

8.4.2.10 **A-10 Zone: Part of Lot 2, Concession 4** (added by By-law 314-2005)

Notwithstanding the provisions of the Agricultural (A) Zone to the contrary, for lands designated “A-10” on Map 20 of Schedule “A” the following provisions shall apply:

- i. Minimum lot frontage 95 metres (amended by By-law 057-2012)
- ii. Minimum lot area 7.5 hectares (amended by By-law 057-2012)
- iii. Lands zoned Environmental Protection (EP) on the same lot may be included in the calculation of the minimum lot frontage and minimum lot area.

8.4.2.11 **A-11 Zone: Part of Lot 2, Concession 4** (added by By-law 314-2005)

Notwithstanding the provisions of the Agricultural (A) Zone to the contrary, for lands designated “A-11” on Map 20 of Schedule “A” the following provisions shall apply:

- i. Minimum lot frontage 155 metres.

8.4.2.12 **A-12 Zone: Part of Lots 33 & 34, Concession 3** (added by By-law 360-2006)

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural Exception No. 12 (A-12) Zone the following provisions shall apply:

- i. Minimum lot area 20 hectares (49.5 acres)

8.4.2.13 **A-13 Zone: Part of Lots 33 & 34, Concession 3** (added by By-law 360-2006)

Notwithstanding any other provisions of this By-law to the contrary, within the Agricultural Exception No. 13 (A-13) Zone the following provisions shall apply:

- i. Minimum lot area 26 hectares (64 acres)
- ii. Lands zoned Future Development (FD) on the same lot, may be included in the calculation of minimum lot area.

8.4.2.14 **A-14 Zone Part of Lot 29, Concession ‘B’** (added by By-law 485-2007)

Notwithstanding any provisions of the Agricultural (A) Zone to the contrary, within the Agricultural Exception No. 14 (A-14) Zone the following shall apply:

- i. Residential uses shall not be permitted.
- ii. Minimum lot area 7.0 hectares

8.4.2.15 **A-15 Zone Part of Lot 29, Concession ‘B’** (278 Boes Road) (added by By-law 485-2007)

Notwithstanding any provisions of the Agricultural (A) Zone to the contrary, within the Agricultural Exception No. 15 (A-15) Zone the following shall apply:

- i. Minimum lot frontage 200 metres
- ii. Minimum lot area 4.0 hectares

8.4.2.16 **A-16 Zone Part of Lot 28, Concession ‘B’** (added by By-law 030-2010)

Notwithstanding any provisions of the Agricultural (A) Zone to the contrary, within the Agricultural Exception No. 16 (A-16) Zone the following shall apply:

- i. Residential uses shall not be permitted.

8.4.2.17 **A-17 Zone Part of Lot 4, Concession 8** (added by By-law 048-2010)

Notwithstanding any provisions of the Agricultural (A) Zone to the contrary, within the Agricultural Exception No. 17 (A-17) Zone the following shall apply:

- i. Residential uses shall not be permitted.

8.4.2.18 **A-18 Zone: Part of Lot 4, Concession 2** (added by By-law 096-2010)

Notwithstanding any provisions of this By-law to the contrary, for lands designated “A-18” on Map 8 of Schedule “A” the following provisions shall apply:

- ii. Residential uses shall not be permitted
- iii. Minimum lot area 16 hectares

8.4.2.19 **A-19 Zone: Part of Lots 30 & 31, Concession 4** (added by By-law 001-2011)

Notwithstanding any provisions of this By-law to the contrary, for lands designated “A-19” on Map 26 of Schedule “A” the following provisions shall apply:

- i. Residential uses shall not be permitted
- ii. Minimum lot area 10 hectares

8.4.2.20 **A-20 Zone: Part of Lot 7, Concession 4** (added by By-law 015-2011)

Notwithstanding any provisions of this By-law to the contrary, for lands designated “A-20” on Map 21 of Schedule “A” the following provisions shall apply:

- i. Residential uses shall not be permitted
- ii. Minimum lot area 15 hectares

8.4.2.21 A-21 Zone: Part of Lot 7, Concession 4 (added by By-law 015-2011)

Notwithstanding any provisions of this By-law to the contrary, for lands designated “A-21” on Map 21 of Schedule “A” the following provisions shall apply:

- i. Minimum lot area 1.0 hectares
- ii. Maximum number of livestock that may be permitted shall be the equivalent of 5 animal units.

8.4.2.22 A-22 Zone: Part of Lot 8, Concession 4 (added by By-law 036-2012)

Notwithstanding any provisions of this By-law to the contrary, for lands designated “A-22” on Map 21 of Schedule “A” the following provisions shall apply:

- i. Residential uses shall not be permitted
- ii. Minimum lot area 34 hectares

8.4.2.23 A-23 Zone: Part of Lot 8, Concession 8 (added by By-law 048-2012)

Notwithstanding any provisions of this By-law to the contrary, for lands designated “A-23” on Map 33 of Schedule “A” the following provisions shall apply:

- i. Residential uses shall not be permitted
- ii. Minimum lot area 26 hectares

8.4.2.24 A-24 Zone: Part of Lot 23, Concession 5 (added by By-law 056-2012)

Notwithstanding any provisions of this By-law to the contrary, for lands designated “A-24” on Map 28 of Schedule “A” the following provisions shall apply:

- i. Residential uses shall not be permitted
- ii. Minimum lot area 20 hectares

8.4.2.25 A-25 Zone: Part of Lot 1, Concession 5 (added by By-law 048-2013)

Notwithstanding any provisions of this By-law to the contrary, for lands designated “A-25” on Map 24 of Schedule “A” the following provisions shall apply:

- i. Residential uses shall not be permitted
- ii. Minimum lot area 5.0 hectares

8.5 OPEN SPACE, COMMUNITY FACILITY AND ENVIRONMENTAL ZONES

8.5.1 OPEN SPACE ‘OS’ ZONE

8.5.1.1 OS-1 Zone: Cemetery, Part of Lot 7, Concession 7 (added by By-law 220-2004)

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned OS-1 on Map 30:

- i. The only permitted use shall be a cemetery use.
- ii. Buildings and structures for the permitted use shall be permitted.
- iii. Buildings and structures accessory to the permitted use shall also be permitted.

8.5.2 COMMUNITY FACILITY ‘CF’ ZONE

8.5.2.1 CF-1: Reduced Interior Side Yard

Notwithstanding any other provisions of this By-law, the minimum required interior side yard for the lands designated as “CF-1” on Map 7 of Schedule ‘A’ hereto is 2.2 metres. All other provisions of the Community Facility (CF) Zone not specifically altered by this requirement shall apply within Special Zone Category CF-1.

8.5.2.2 CF-2: Development Standards for a Cemetery

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as “CF-2” on Maps 35 and 39 of Schedule ‘A’ hereto:

- i. additional permitted use: a cemetery
- ii. minimum lot area: 0.4 ha.
- iii. minimum lot frontage: 30.0 metres
- iv. minimum required front yard: 14 metres
- v. minimum required exterior side yard: 14 metres
- vi. minimum interior side yard: 7.5 metres
- vii. maximum height of a building or structure: 11.0 metres

All other provisions of the Community Facility (CF) Zone not specifically altered by these requirements shall apply within Special Zone Category CF-2.

8.5.2.3 CF-3: Public Waste Disposal Site

Notwithstanding any other provisions of this By-law, the permitted uses of the lands designated “CF-3” on Map 20 of Schedule “A” hereto may include a public waste

disposal site provided that all waste disposal areas shall be set back a minimum of 15 metres from any zone or property boundary.

8.5.2.4 **CF-4: Special Community Facility – Penal Institution**

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as CF-4 on Map 41 of Schedule ‘A’ hereto:

- i. Permitted Uses
The following permitted uses only:
 - a. a penal institution use; and
 - b. accessory uses thereto.
- ii. Permitted Buildings and Structures
 - a. buildings and structures for the permitted uses;
 - b. accessory buildings and structures.

All other provisions of the Community Facility (CF) Zone not specifically altered by these requirements shall apply within Special Zone Category CF-4.

8.5.2.5 **CF-5: Additional Permitted Use: Transmission Tower**

Notwithstanding any other provisions of this by-law, in addition to the other permitted uses the permitted use of the lands designated CF-5 on Map 18 of Schedule ‘A’ may include a transmission tower and the standards in Table Thirteen of Section 7 shall not be applicable to the tower use.

8.5.2.6 **CF-6 Zone: Covell (Gosport) Historic Cemetery** (added by By-law 219-2004)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned CF-6 on Map 5, an historic cemetery is recognized as a permitted use. This property may be used for passive open space uses in keeping with the nature of the property as a cemetery.

8.5.3 **ENVIRONMENTAL PROTECTION ‘EP’ ZONE**

8.5.3.1 **EP-1: Specific Permitted Use provisions**

On the lands designated as “EP-1” on the Maps comprising Schedule ‘A’ hereto, the only permitted uses are:

- i. conservation area, including nature study and wildlife areas;

- ii. a public or private park.

All provisions of the Environmental Protection (EP) Zone which are not specifically altered by these provisions shall apply within Special Zone Category EP-1.

8.5.3.2 **EP-2: Recognition of existing uses, buildings and structures**

On the lands designated as “EP-2” on the Maps comprising Schedule ‘A’ hereto, the only permitted uses, buildings and structures are those existing as of the date of passing of this By-law.

All provisions of the Environmental Protection (EP) Zone which are not specifically altered by this provision shall apply within Special Zone Category EP-2.

8.5.3.3 **EP-3 Zone: Part of Lot 33, Concession “C”** (added by By-law 220-2004)

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned EP-3 on Map 1A Detail ‘1C’:

- i. The only permitted use shall be two (2) existing cabin sites for seasonal use. For the purposes of the EP-3 Zone “seasonal” shall be defined as occupancy and use from May 1 to November 1 in a calendar year.
- ii. The only permitted buildings and structures shall be two existing private cabins and buildings and structures accessory and incidental thereto as existing on May 17, 2004.
- iii. The ground floor area of the existing private cabins shall not be increased.
- iv. Maximum height of a cabin: one story
- v. Each cabin shall be serviced with an individual well.
- vi. Each cabin shall be serviced with an individual sewage system as approved by the appropriate regulatory authority.

8.5.3.4 **EP-4 Zone: Part of Lot 33, Concession “C”** (added by By-law 220-2004)

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned EP-4 on Map 1A Detail ‘1C’:

- i. The only permitted use shall be three (3) existing cabin sites for seasonal use. For the purposes of the EP-4 Zone “seasonal” shall be defined as occupancy and use from May 1 to November 1 in a calendar year.
- ii. The only permitted buildings and structures shall be three existing private cabins and buildings and structures accessory and incidental thereto as existing on May 17, 2004.
- iii. The ground floor area of the existing private cabins shall not be increased.
- iv. Maximum height of a cabin: one story
- v. Each cabin shall be serviced with an individual well.

- vi. Each cabin shall be serviced with an individual sewage system as approved by the appropriate regulatory authority.