

8.0 Special Zone Categories

8.1 Residential Zones

8.1.1 Urban Residential (R1) Zone

8.1.1.1 R1-1 Zone

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 square metres (amended by By-law 220-2004)
- ii. Minimum *lot frontage*: 30 metres

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

8.1.1.2 R1-2 Zone

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 square metres (amended by By-law 220-2004)
- ii. Minimum *lot frontage*: 45 metres

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

8.1.1.3 R1-3 Zone

Notwithstanding any other provisions of this By-law for the lands designated as “R1-3” on 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 Zone

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

- i. Minimum *lot area*: 589.6 square metre
- ii. Minimum *lot frontage*: 3.45 metres
- iii. Minimum *interior side and rear yards for existing accessory buildings*: 1 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 Zone

Notwithstanding any other provisions of this By-law, the minimum required *front yard* for an *existing structure* on the lands designated “R1-5” on 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 Zone

Notwithstanding any other provisions of this By-law, the maximum permitted *lot coverage* for the lands designated “R1-6” on Schedule ‘A’, hereto is 43%. 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 Zone

Notwithstanding any other provisions of this By-law, the minimum required *front yard* for the lands designated “R1-7” on 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 Zone

Notwithstanding any other provisions of this By-law, the minimum required *front yard* for the lands designated “R1-8” on Schedule ‘A’ hereto is 3 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 Zone

Notwithstanding any other provision of this By-law, on the lands designated as “R1-9” on 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 Zone

Notwithstanding any other provision of this By-law, on the lands designated as “R1-10” on 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 Zone: Reserved

8.1.1.12 R1-12 Zone

Notwithstanding any other provisions of this By-law, on the lands designated as “R1-12” on Schedule ‘A’ hereto, *buildings* and *structures* are only permitted within the area specifically outlined on of Schedule ‘A’ 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 Zone

Notwithstanding any other provisions of this By-law, on the lands designated as “R1-13” on 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; and,
- 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 Zone

Notwithstanding any other provision of this By-law, on those lands designated “R1-14” on Schedule “A” hereto, only a single family dwelling house shall be permitted and the *building* envelope as shown on Schedule “A” 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 Schedule “A” 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

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned “R1-15” on Schedule “A”:

- i. Minimum *front yard* setback 3 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

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned “R1-16” on Schedule “A”:

- i. Development may occur with private on-site sewage disposal and water supply systems.
- ii. Minimum *lot area*: 2,000 square metres
- iii. Minimum *lot frontage*: 28 metres
- iv. Maximum *building setback from street line*: 35 metres

8.1.1.17 R1-17 Zone

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned “R1-17” on Schedule “A”:

- i. All development shall be setback a minimum of 30 metres from the *top of bank*.

8.1.1.18 R1-18 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned “R1- 18” on Schedule “A”, 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 two (2);
- iv. Maximum number of business signs shall be two (2), each not exceeding 1 square metre in sign area; and,
- 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

Notwithstanding any provisions of this By-law to the contrary, on lands zoned “R1-19” on Schedule “A”, the following shall apply:

- i. Minimum *lot frontage* 9 metres
- ii. Minimum *lot area* 300 square metres

8.1.1.20 R1-20 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned “R1- 20” on Schedule “A”, the following shall apply:

- i. Minimum *lot frontage* 5 metres
- ii. Minimum *lot area* 180 square metres

8.1.1.21 R1-21 Zone

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned “R1-21” on Schedule “A”:

- 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

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned “R1-22” on Schedule “A”:

- 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.

8.1.1.23 R1-23 Zone

Notwithstanding the provisions of this By-law to the contrary, for lands zoned “R1-23” on Schedule “A”, the following provisions shall apply:

- i. There shall be no requirement for a setback from an Environmental Protection (EP) Zone boundary.

8.1.1.24 R1-24 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned ‘R1-24’ on Schedule ‘A’, the following shall apply:

- i. Minimum *lot area* 0.115 hectares (0.28 acres)
- ii. Minimum *lot frontage* 24.3 m (80 feet)
- iii. Development serviced with a private on-site sewage disposal system and municipal water supply is permitted.

8.1.1.25 R1-25 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned ‘R1-25’ on Schedule ‘A’, the following shall apply:

- i. Minimum *lot area* 0.115 ha (0.28 acres)
- ii. Minimum *lot frontage* 24.3 metre (80 ft)
- iii. Development will only be permitted with municipal sanitary sewer services and municipal water services.

8.1.1.26 R1-26 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned 'R1-26' on Schedule 'A', the following shall apply:

- i. That the maximum total *floor area* denoted to a *home occupation* shall not exceed 165 m².

8.1.1.27 R1-27 Zone

Notwithstanding any other provision of this By-law to the contrary, the following provisions shall apply to lands zoned 'R1-27' on Schedule 'A':

- i. A *carport* shall be permitted to locate in the *front yard* as defined herein:
carport means a permanent *accessory building* or *structure* which is wholly open on all sides, and is used for the parking or storage of one *motor vehicle*.
- ii. Maximum ground cover area of any *carport* shall not exceed 18 square metres.
- iii. The minimum *front lot line* setback for any *carport* shall be 0.82 metres.
- iv. Minimum required interior (west) side *yard* shall be 2.5 m.

8.1.1.28 R1-28 Zone

Notwithstanding any provisions of this By-law to the contrary, the following provision shall apply to lands zoned 'R1-28' on Schedule 'A':

- i. the minimum *rear yard* setback shall be 7 metres.

8.1.1.29 R1-29 Zone

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned 'R1-29' on Schedule 'A':

- i. Restrict the *height* of a *dwelling unit* to a single *storey*;
- ii. Increase the *interior side yard* setback on the west side of the severed *lot* from the required 1.2 metres to 4.5 metres; and,
- iii. The *existing* garage (as of the passing of this By-law) be removed or moved to meet the *front yard* setback for the Urban Residential One (R1) Zone within two (2) years of the passing of the By-law.

8.1.1.30 R1-30 Zone

Notwithstanding any other provision of this By-law to the contrary, the following provisions shall apply to lands zoned 'R1-30' on Schedule 'A':

- i. Minimum *lot frontage* 16 m

8.1.1.31 R1-31 Zone

Notwithstanding any other provision of this By-law to the contrary, the following provisions shall apply to the lands zoned 'R1-31' on Schedule 'A':

- i. Minimum *exterior side yard* 2.7 m
- ii. Minimum *rear yard* 1.9 m

8.1.1.32 R1-32 Zone

Notwithstanding any other provisions of this By-law to the contrary, the following provisions shall apply to lands zoned 'R1-32' on Schedule 'A':

- i. Lands zoned 'EP-6 Zone' on the same *lot* may also be included in the calculation for minimum *lot area* and minimum *lot frontage*;
- ii. There shall be no requirement for a setback from an 'EP-6 Zone' boundary.

All other provisions of this By-law, not specifically altered by these requirements and as they apply to the 'Urban Residential One (R1) Zone' shall apply within Special Zone Category 'Urban Residential One Exception No. Thirty-Two (R1-32) Zone'.

8.1.2 Urban Residential (R2) Zone

8.1.2.1 R2-1 Zone

Notwithstanding any other provisions of this By-law, the minimum required *lot frontage* for the lands designated "R2-1" on 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 Zone

Notwithstanding any other provisions of this By-law, the minimum required *front yard* setback for the lands designated as "R2-2" on 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 Zone

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 Schedule 'A' hereto is 7.5 metres and the maximum permitted *lot coverage* for *single detached dwellings* is 45%. 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 Zone

Notwithstanding any other provisions of this By-law for the lands designated as “R2-4” on Schedule ‘A’ hereto, the minimum required *interior side yard* is 3.0 metres, and the minimum required *rear yard* is 5 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 Zone

Notwithstanding any other provisions of this By-law, the minimum required *rear yard* for the lands designated as “R2-5” on 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 Zone

Notwithstanding any other provisions of this By-law for the lands designated as “R2-6” on 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 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

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

- i. Permitted uses shall include one link dwelling house.
- ii. Minimum *lot frontage* 10 metres
- iii. Minimum *lot area* 325 square metres
- iv. Minimum *front yard* setback 6 metres
- v. Minimum *interior side yard* setback 1.2 metres

8.1.2.8 R2-8 Zone

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned ‘R2-8’ on Schedule ‘A’:

- i. Permitted uses shall include one link dwelling house.
- ii. Minimum *lot frontage* 11 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 metres
- vi. Minimum *interior side yard* setback on the linked side 1 metres
- vii. Minimum *interior side yard* setback; non-link side 1.2 metres

8.1.2.9 R2-9 Zone

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

- i. Minimum *rear yard* 6 metres

8.1.2.10 R2-10 Zone

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

- i. Minimum *lot area* 345 square metres

8.1.2.11 R2-11 Zone

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

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

8.1.2.12 R2-12 Zone

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

- i. Minimum *rear yard* 6 metres

8.1.2.13 R2-13 Zone

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

- i. Minimum *lot frontage* 7.5 metres

8.1.2.14 R2-14 Zone

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

- i. Minimum *rear yard* 3 metres
- ii. Maximum *lot coverage* 50 %
- iii. There shall be no requirement for a setback from an Environmental Protection (EP) Zone boundary

8.1.2.15 R2-15 Zone

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

- i. Minimum *lot frontage* 13 metres

8.1.2.16 R2-16 Zone

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

- i. Minimum *lot frontage* 14 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

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

- 1. For a *single detached dwelling*
 - i. Minimum *front yard* (for dwelling) 3 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 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 metres

iii.	Minimum <i>lot area</i> (per unit)	275 square metres
iv.	Maximum <i>lot coverage</i>	50 %
v.	Minimum <i>front yard</i> (for dwelling)	3 metres
vi.	Minimum <i>exterior side yard</i>	2.4 metres
vii.	Minimum <i>interior side yard</i>	1.2 metres on one side 0 metres on <i>attached side</i>
viii.	Minimum <i>rear yard</i> (for dwelling)	7.5 metres
ix.	Minimum <i>rear yard</i> (wall of private garage that contains the opening for vehicular access)	6 metres

8.1.2.18 R2-18 Zone

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

i.	Minimum <i>front yard</i> (for dwelling)	3 metres
ii.	Minimum <i>rear yard</i> (for dwelling)	7.5 metres
iii.	Minimum <i>rear yard</i> (wall of private garage that contains the opening for vehicular access)	6 metres

8.1.2.19 R2-19 Zone

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

i.	Minimum <i>lot frontage</i> for a <i>single detached dwelling</i>	11 metres
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8.1.2.20 R2-20 Zone

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

- i. A three unit *rowhouse dwelling* shall also be permitted.
- ii. The following provisions shall apply to a three (3) unit *rowhouse 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 <i>rear yard</i>	5.5 metres
g) Maximum <i>lot coverage</i>	40 %
h) Minimum landscaped area	30 %
i) Maximum <i>driveway width</i>	6.1 metres
j) Minimum number of <i>parking spaces</i>	five (5)

8.1.2.21 R2-21 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned 'R2-21' on Schedule 'A', 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

Notwithstanding any provisions of this By-law to the contrary, on lands zoned 'R2-22' on Schedule 'A', 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

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

- i. Minimum *lot frontage – interior lot* 12 metres
- ii. Minimum *lot frontage – corner lot* 16 metres
- iii. Maximum *lot coverage* 45 %

8.1.2.24 R2-24 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned 'R2-24' on Schedule 'A', 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 %

8.1.2.25 R2-25 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned ‘R2-25’ on Schedule ‘A’, the following shall apply:

- i. A maximum of three (3) *dwelling units* shall be permitted, consisting of a *single detached dwelling* and a two (2) unit dwelling.
- ii. The following provisions shall apply:

a.	Minimum <i>lot frontage</i>	15 metres
b.	Minimum <i>lot area</i>	720 m ²
c.	Minimum <i>front yard</i>	6 metres
d.	Minimum north side <i>yard</i>	3.35 metres
e.	Minimum south side <i>yard</i>	1.2 metres
f.	Minimum <i>rear yard</i>	5.4 metres
g.	Maximum <i>lot coverage</i>	40 %
h.	Minimum landscaped area	30 %
i.	Maximum <i>driveway width</i>	6.1 metres
j.	Minimum number of <i>parking spaces</i>	4 spaces

8.1.2.26 R2-26 Zone

Notwithstanding any other provision of this By-law to the contrary, the following provisions shall apply to lands zoned ‘R2-36’ on Schedule ‘A’:

- i. Minimum *rear yard* setback 5 metres
- ii. The minimum *exterior side yard* setback of any residential dwelling *existing* on the date this By-law was enacted and illustrated on Schedule ‘B’ attached to and forming part of this By-law.

8.1.2.27 R2-27 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned ‘R2-27’ on Schedule ‘A’, the following shall apply:

- i. The minimum *lot frontage* requirements shall be:
 - a. *single detached dwelling* 11 metres
 - b. *semi-detached dwelling* 9 metres per unit
- ii. Maximum *lot coverage* 45 %

8.1.2.28 R2-28 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned 'R2-28' on Schedule 'A', the following shall apply:

- i. Minimum *lot frontage* per unit for a *semi-detached dwelling* 9 metres
- ii. Minimum *front yard* setback 7.5 metres

8.1.2.29 R2-29 Zone

In addition to the special provisions of the 'R2-29' Zone of By-law No. 038-2015, on lands zoned R2-29 on Schedule 'A', the following shall apply for *single detached dwellings*:

- i. Minimum *lot area* 375 square metres

8.1.2.30 R2-30 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned 'R2-30' on Schedule 'A', the following shall apply for *semi-detached dwellings*:

- i. Maximum *lot coverage* 45 %

8.1.2.31 R2-31 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned 'R2-31' on Schedule 'A', the following shall for *semi-detached dwellings*:

- i. Minimum *lot frontage - interior lot* 9.5 metres
- ii. Minimum *lot frontage - corner lot* 12.4 metres

8.1.2.32 R2-32 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned 'R2-32' on Schedule 'A', the following shall for *semi-detached dwellings*:

- i. Minimum *driveway width* 6.1 metres

8.1.2.33 R2-33 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned 'R2-33' on Schedule 'A', the following shall apply to *single detached dwellings*:

- i. Minimum *lot frontage – interior lot* 14.0 metres
- ii. Minimum *lot frontage – corner lot* 16.6 metres

All other provisions of this By-law, as amended, for the 'Urban Residential Two (R2) Zone not specifically altered by these requirements shall continue to apply within the Special Zone Category R2-33.

8.1.2.34 R2-34 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned 'R2-34' on Schedule 'A', the following shall apply to *single detached dwellings*:

- | | |
|---|----------------|
| i. Minimum <i>lot frontage – interior lot</i> | 12.6 metres |
| ii. Minimum <i>lot area</i> | 385 sq. metres |
| iii. Maximum <i>lot coverage</i> | 45% |

All other provisions of this By-law, as amended, for the 'Urban Residential Two (R2) Zone not specifically altered by these requirements shall continue to apply within the Special Zone Category R2-34.

8.1.2.35 R2-35 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned R2-35 on Schedule 'A', the following shall apply to *semi-detached dwellings*:

- | | |
|--------------------------------|-----|
| i. Maximum <i>lot coverage</i> | 45% |
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All other provisions of this By-law, as amended, for the 'Urban Residential Two (R2) Zone not specifically altered by these requirements shall continue to apply within the Special Zone Category R2-35.

8.1.2.36 R2-36 Zone

a) Notwithstanding any other provision of this By-law to the contrary, the following provisions shall apply to lands zoned 'R2-36' on Schedule 'A':

- | | |
|--|------------|
| i. Minimum <i>rear yard setback</i> | 5 metres |
| ii. The minimum <i>exterior side yard setback</i> of any residential dwelling <i>existing</i> on the date this By-law was enacted and forming part of this By-law. | 0.0 metres |

8.1.2.37 R2-37 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned 'R2-37' on Schedule 'A', the following shall apply for *semi-detached dwellings*:

- | | |
|---|-------------------|
| i. Minimum <i>lot frontage - interior lot</i> | 9 metres |
| ii. Minimum <i>lot frontage - corner lot</i> | 12.3 metres |
| iii. Minimum <i>lot area</i> | 279 square metres |
| iv. Maximum <i>lot coverage</i> | 50 % |

8.1.2.38 R2-38 Zone

Notwithstanding any other provision of this By-law to the contrary, on lands zoned ‘R2-38’ on Schedule ‘A’, the following shall apply:

- i. A *medical clinic* shall also be permitted.
- ii. The following provisions shall apply:
 - a. Minimum number of *parking spaces* 14
 - b. Minimum *landscaped open space* 24 %

8.1.3 Urban Residential (R3) Zone

8.1.3.1 R3-1 Zone

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

- i. Minimum required *lot area*: 640 square metres
- ii. Maximum *lot coverage*: 41 %
- iii. Minimum *interior side yard*: 4 metres
- iv. Minimum *parking space* requirement: 9 *Parking Spaces*
- v. Minimum *landscaped open space*: 20 %

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 Zone

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as “R3-2” on 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 Zone (By-law 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 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 principle *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.

R3-3 Zone (By-law 431-2007)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned ‘R3-3’ on Schedule ‘A’, the following shall apply:

- | | |
|--|----------|
| i. Minimum <i>interior side yard</i> for a rowhouse end unit | 2 metres |
| ii. Maximum <i>main building height</i> | 6 metres |
| iii. Maximum <i>lot coverage</i> | 42 % |

8.1.3.4 R3-4 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned ‘R3-4’ on Schedule ‘A’, the following shall apply:

- | | |
|--|----------|
| i. Minimum number of off-street <i>parking spaces</i> one (1) per <i>dwelling unit</i> | |
| ii. Maximum <i>main building height</i> | 6 metres |
| iii. Maximum <i>lot coverage</i> | 52 % |

8.1.3.5 R3-5 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned ‘R3-5’ on Schedule ‘A’, the following shall apply:

- | | |
|--|----------|
| i. Maximum <i>main building height</i> | 6 metres |
| ii. Maximum <i>lot coverage</i> | 52 % |

8.1.3.6 R3-6 Zone

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

- | | |
|---|------------|
| i. Minimum <i>front yard</i> | 3 metres |
| ii. Minimum <i>front yard</i> to front wall of private garage | 4.5 metres |
| iii. Maximum <i>main building height</i> | 6 metres |
| iv. Maximum <i>lot coverage</i> | 55 % |

8.1.3.7 R3-7 Zone

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

- | | | |
|------|--|------------|
| i. | Minimum <i>front yard</i> setback | 3 metres |
| ii. | Minimum <i>rear yard</i> setback | 5 metres |
| iii. | Minimum east <i>interior side yard</i> setback, below <i>grade</i> | 0 metres |
| iv. | Minimum east <i>interior side yard</i> setback, above <i>grade</i> | 1.2 metres |

8.1.3.8 R3-8 Zone

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

- | | | |
|------|--|----------------|
| i. | Permitted uses shall be limited to a three (3) unit <i>rowhouse dwelling</i> and uses, <i>buildings</i> and <i>structures</i> accessory thereto. | |
| ii. | Maximum <i>lot coverage</i> , interior unit | 55 % |
| iii. | Maximum <i>lot coverage</i> , end unit | 45 % |
| iv. | Minimum <i>exterior side yard</i> | 3 metres |
| v. | Minimum <i>interior side yard</i> , interior <i>attached</i> | Nil (0) metres |
| vi. | Minimum <i>interior side yard</i> , end unit | 2.4 metres |

8.1.3.9 R3-9 Zone

Notwithstanding any provisions of this By-law to the contrary on lands zoned 'R3-9' on Schedule 'A', the following provisions shall apply:

- | | | |
|----|--|------|
| i. | Maximum <i>lot coverage</i> for rowhouse | 60 % |
|----|--|------|

8.1.3.10 R3-10 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned 'R3-10', the following shall apply to *rowhouse dwellings*:

- | | | |
|------|---|------|
| i. | Maximum <i>lot coverage</i> | 60%. |
| ii. | Minimum <i>interior side yard</i> shall be 1.2 metres for any interior unit. | |
| iii. | Maximum <i>driveway</i> width shall be 6.1 metres for any unit having a width of greater than 9.5 metres. | |

8.1.3.11 R3-11 Zone

Notwithstanding any other provisions of By-law No. 140-2002, as amended, to the contrary, on lands zoned 'R3-12' on Schedule 'A', the following provisions shall apply:

- i. Maximum residential density 101 units per net hectare
- ii. Maximum *height of main building* 13.1 metres

8.1.3.12 R3-12 Zone

Notwithstanding any other provisions of By-law No. 140-2002 to the contrary, on lands zoned 'R3-12' on Schedule 'A', the following provisions shall apply:

- i. Permitted commercial uses shall also include a *business or professional office*.
- ii. Minimum *front yard* 8 metres
- iii. Minimum easterly side *yard* 3.6 metres
- iv. Maximum *gross floor area* for any commercial use 110 m²
- v. Section 4.35 of By-law No. 140-2002 as amended shall apply to lands zoned 'Urban Residential Three Exception No.12 (R3-12) Zone', save and except the minimum width of a *buffer strip* along the westerly side *lot line* shall be 2.4 metres.

8.1.4 Rural Residential (RR) Zone

8.1.4.1 RR-1 Zone

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as "RR-1" on Schedule "A" hereto:

- i. Minimum *rear yard* 27 metres

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 Zone

Notwithstanding any other provisions of this By-law, access to the lands designated as "RR- 2" on 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 Zone

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 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 Zone

Notwithstanding any other provisions of this By-law a *rear yard* setback of 60 metres is required on lands designated “RR-4” on 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 Zone

Notwithstanding any other provisions of this By-law, the permitted uses of the lands designated “RR-5” on 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 Zone

Notwithstanding any other provisions of this By-law, the minimum required *lot area* on the lands designated “RR-6” on 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 Zone

Notwithstanding any other provisions of this By-law, the minimum required *rear yard* for all lands designated “RR-7” on 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 Zone

Notwithstanding any other provisions of this By-law, the minimum required north side *yard* for all lands designated “RR-8” on 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 Zone

Notwithstanding any other provisions of this By-law, the minimum required *front yard* for all lands designated “RR-9” on 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 Zone

Notwithstanding any other provisions of this By-law, the minimum required *front yard* for all lands designated “RR-10” on 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

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

8.1.4.12 RR-12 Zone

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

8.1.4.13 RR-13 Zone

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

8.1.4.14 RR-14 Zone

In addition to the *yard* requirements of the Rural Residential (RR) Zone, for lands designated “RR-14” on 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

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

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned ‘RR-16’ on Schedule ‘A’:

- i. Minimum *lot area* 0.2 hectares

8.1.4.17 RR-17 Zone

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

- i. Minimum *exterior side yard* 6.0 metres

8.1.4.18 RR-18 Zone

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

- i. Maximum *front yard* 21.5 metres

8.1.4.19 RR-19 Zone

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

RR-19a Zone

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 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 metres

8.1.4.20 RR-20 Zone

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 Schedule 'A' the following shall apply:

- i. Minimum *lot area* 1.8 hectares

8.1.4.21 RR-21 Zone

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

- i. Minimum *lot area* 8 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

Notwithstanding the provisions of the Rural Residential (RR) Zone to the contrary, for lands designated 'RR-22' on 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

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

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

8.1.4.24 RR-24 Zone

Notwithstanding the provisions of the Rural Residential (RR) Zone to the contrary, for lands designated 'RR-24' on 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

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

- i. Minimum *interior side yard* 3.0 metres

8.1.4.26 RR-26 Zone

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

- i. Minimum *lot area* 1.0 hectares

8.1.4.27 RR-27 Zone

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

- i. Minimum *lot area* 2.0 hectares
- ii. Minimum *lot frontage* 13 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

Notwithstanding any provisions of this By-law to the contrary, for lands designated 'RR-28' on 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

Notwithstanding any provisions of this By-law to the contrary, for lands zoned 'RR-29', on Schedule 'A' 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; and,
- 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

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

- i. Minimum *lot frontage* 90 metres
- ii. Minimum *lot area* 2 hectares

8.1.4.31 RR-31 Zone

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

- i. Minimum *lot frontage* 90 metres
- ii. Minimum *lot area* 1 hectare

8.1.4.32 RR-32 Zone

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

- i. Minimum *rear yard* setback for *residential uses* 100 metres

8.1.4.33 RR-33 Zone

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

- i. Minimum *rear yard* setback for
residential uses 100 metres

8.1.4.34 RR-34 Zone

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

- i. Minimum *front yard* setback for
residential uses and in-ground
sewage disposal systems 200 metres
- ii. Minimum *rear yard* setback for
residential uses 125 metres

8.1.4.35 RR-35 Zone

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

- i. Minimum *lot frontage* 85 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

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

- i. Minimum *lot frontage* 35 metres

8.1.4.37 RR-37 Zone

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

- i. Minimum *lot frontage* 36 metres

8.1.4.38 RR-38 Zone

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

- i. Minimum *lot frontage* 42 metres

8.1.4.39 R-39 Zone

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

- i. All development including *buildings, structures* and in ground sewage disposal systems shall be setback a minimum of 40 metres from the adjacent wetland.

8.1.4.40 RR-40 Zone

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

- i. Minimum *lot area* 1 hectare.

8.1.4.41 RR-41 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned 'RR-41' on Schedule 'A', the following shall apply:

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

8.1.4.42 RR-42 Zone

Notwithstanding any other provision as set out in Section 7.5 of By-law No. 140-2002 as they apply to the Rural (RU) Zone; the following shall apply to any Rural Residential Exception No. 42 (RR-42) Zone:

- i. Minimum *lot frontage* 36 metres

8.1.4.43 RR-43 Zone

Notwithstanding any other provision of By-law No. 140-2002, as amended as they apply to the Rural Residential (RR) Zone; the minimum required *front yard* setback in any Rural Residential Exception No. 43 (RR-43) Zone shall be 1.8 metres.

8.1.4.44 RR-44 Zone

Notwithstanding any provisions of this By-law No.140-2002, as amended as they apply to the Rural Residential (RR) Zone; a secondary *dwelling unit* shall be permitted in an ancillary *structure* on lands zoned 'RR-44' on Schedule 'A'.

8.1.4.45 RR-45 Zone

Notwithstanding any provisions of this By-law No. 140-2002, as amended as they apply to the Rural Residential (RR) Zone; the *exterior side yard* setback is reduced to 6.7 metres (22ft.) for a detached garage in lands zoned 'RR-45' on Schedule 'A'.

8.1.4.46 RR-46 Zone

Notwithstanding any other provision of this By-law to the contrary, the following provisions shall apply to lands zoned 'RR-46' on Schedule 'A':

- i. Minimum *lot area* 2,000 m²
- ii. Any *buildings* and / or *structures* shall be permitted as *existing* at the time of the passing of this By-law

8.1.4.47 RR-47 Zone

Notwithstanding any other provision of this By-law to contrary, the following provisions shall apply to lands zoned 'RR-47' on Schedule 'A':

- i. Maximum *height* of an *accessory building* (barn) 10 m
- ii. A barn as *existing* on the date of the passing of this by-law shall be used only for dry storage and not for the keeping or housing of livestock.

8.1.5 Shoreline Residential (SHR) Zone

8.1.5.1 SHR-1 Zone

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 Zone

Notwithstanding any other provisions of this By-law, a permanent dwelling on a *private road* is permitted on lands designated "SHR-2" on Schedule "A" in accordance with the pertaining standards of Table 9 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 Zone

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

- | | |
|--|---------------------|
| i. Minimum <i>lot area</i> | 1336 m ² |
| ii. Minimum <i>lot frontage</i> | 35.7 metres |
| iii. Minimum <i>interior side yard</i> | 5.1 metres |

8.1.5.4 SHR-4 Zone (By-law 140-2002)

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

SHR-4 Zone (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 Schedule ‘A’:

- 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 (1) *storey*
- 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

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

8.1.5.6 SHR-6 Zone

Notwithstanding any provisions of the Shoreline Residential (SHR) Zone to the contrary, for lands designated ‘SHR-6’ on 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 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

Notwithstanding any provisions of the Shoreline Residential (SHR) Zone to the contrary, for lands designated 'SHR-7' on 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 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 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 metres shall be established and maintained adjacent to the *top-of-bank*.

8.1.5.8 SHR-8 Zone

Notwithstanding any provisions of the Shoreline Residential (SHR) Zone to the contrary, for lands designated 'SHR-8' on 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

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

- i. Minimum *exterior side yard* (dwelling) 5 metres
- ii. Minimum *exterior side yard* (garage) 6 metres
- iii. Minimum *interior side yard* 3 metres
- iv. Minimum *rear yard* (north side of *lot*) 6 metres
- v. Vehicular access shall only be permitted across the west side *lot line*

8.1.5.10 SHR-10 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned 'SHR 10' on Schedule 'A', the following shall apply:

- | | |
|--|------------|
| i. Minimum <i>interior side yard</i> | 1.4 metres |
| ii. Minimum <i>front yard</i> | 6.4 metres |
| iii. Minimum setback from <i>top-of-bank</i> | 8.8 metres |

8.1.5.11 SHR-11 Zone (By-law 042-2014)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned 'SHR-11' on Schedule 'A', the following shall apply:

- | | |
|--|------------|
| i. Minimum <i>interior side yard</i> – east side | 1.4 meters |
| ii. Minimum <i>front yard</i> | 5.9 meters |
| iii. Minimum setback from <i>top-of-bank</i> | 1.2 meters |

SHR-11 Zone (By-law 065-2015)

Notwithstanding any other provision as set out in Section 7.6 of By-law No. 140-2002 as they apply to the Shoreline Residential (SHR) Zone; the following shall apply to any Shoreline Residential Exception No. 11 (SHR-11) Zone:

- | | |
|---|----------|
| i. Minimum easterly side <i>yard</i> setback | 4 metres |
| ii. Minimum westerly side <i>yard</i> setback | 2 metres |

Notwithstanding any other provision as set out in Sections 4.24.1 and 4.24.3 of By-law No. 140-2002; the following shall apply to any *Shoreline* Residential Exception No. 11 (SHR-11) Zone:

- | | |
|--|------------|
| i. Minimum <i>interior side lot line</i> setback | 0.6 metres |
| ii. Maximum <i>height</i> | 5.5 metres |

8.1.5.12 SHR- 12 Zone

Notwithstanding any other provision as set out in Section 7.5 of By-law No.140-2002 as amended, as they apply to the Shoreline Residential (SHR) Zone; the following shall apply to any Shoreline Residential Exception No. 12 (SHR-12) Zone;

- | | |
|---|---------------------|
| i. Minimum <i>lot area</i> | 1940 m ² |
| ii. The provisions of Section 4.21.3 shall prevail in respect of <i>lot frontage</i> being on an <i>existing private road</i> . | |

8.1.5.13 SHR- 13 Zone

Notwithstanding any other provision as set out in Sections 7.5 of By-law No. 140-2002, as amended, as they apply to the Shoreline Residential (SHR) Zone; the following shall apply to any Shoreline Residential Exception No.13 (SHR-13) Zone;

- i. Minimum *lot area* 2750 m²
- ii. The provisions of Section 4.21.3 shall prevail in respect of *lot frontage* being on an *existing* private road.
- iii. Minimum setback between *main building* and an Environmental Protection (EP) Zone boundary 2.5 metres

8.1.6 Hamlet Residential (HR) Zone

8.1.6.1 HR-1 Zone

Notwithstanding any other provisions of this By-law any dwelling on lands designated “HR-1” on 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 7.0.

8.1.6.2 HR-2 Zone

Notwithstanding any other provisions of this By-law, the minimum frontage for a *lot* designated “HR-2” Zone on Schedule “A” shall be 12.2 metres in addition to the pertaining standards of Table One of Section 7.0.

8.1.6.3 HR-3 Zone

Notwithstanding any other provisions of this By-law, the following standards shall apply to the lands in the “HR-3” Zone on Schedule ‘A’ instead of the requirements for *front yard*, north *interior side yard* and frontage in Table One of Section 7.0.

- 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 Zone

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 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 1, Section 7.0 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 side yard* 1 metre
- v. Parking and loading:
 - a. The minimum number of *parking spaces* shall be eight (8)
 - b. The maximum number of *driveways* shall be one (1)

8.1.6.5 HR-5 Zone

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 Schedule “A”, may include a greenhouse retail outlet confined to a 167 m² 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 Zone

Notwithstanding any other provisions of this By-law, the minimum permitted *lot frontage* of the lands designated “HR-6” on 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 Zone

Notwithstanding any other provisions of this By-law, the minimum permitted *lot frontage* of the lands designated “HR-7” on 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

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

8.1.6.9 HR-9 Zone

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 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

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 Schedule “A” the following shall apply:

- i. Minimum *lot area* 0.29 hectares

8.1.6.11 HR-11 Zone

Notwithstanding the minimum *lot frontage* requirements of the Hamlet Residential (HR) Zone to the contrary, for lands designated “HR-11” 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

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

- i. Minimum *front yard* 7.5 metres

For lands designated “HR-12” on 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; and
- iii. The decommissioning of the *existing* dug well.

8.1.6.13 HR-13 Zone

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 Schedule “A” the following shall apply:

- i. Minimum *lot frontage* 40 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*.
 - 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.

8.1.6.14 HR-14 Zone

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

- i. Minimum *lot frontage* 28 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 Zone

Notwithstanding any other provisions of this By-law, the lands designated as “CA-1” on Schedule “A” hereto are not required to comply with the minimum off-street parking requirements of Section 5 of this By-law.

8.2.1.2 CA-2 Zone

Notwithstanding any other provisions of this By-law, the permitted commercial uses of the lands designated as “CA-2” on 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 Zone

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as “CA-3” on 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 metres
- iv. Minimum off-street parking: two (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 Zone

Notwithstanding any other provisions of this By-law to the contrary, the following provisions apply to the lands zoned “CA-4” on 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 5.0 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 Zone

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as “CA-5” on 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 Zone

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

- i. *Existing buffer strips* be maintained.
- 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

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 ft²)
- iii. An outdoors-sound system shall not be permitted.

8.2.1.8 CA-8 Zone

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

- i. Maximum *front yard* 20 metres
- ii. Minimum setback from the south property line 4 metres
- iii. Minimum *rear yard* setback 4 metres
- iv. *Parking spaces* may be located in the *front yard* provided they are setback a minimum of 1 metres from the *front lot line*.

8.2.1.9 CA-9 Zone

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

- i. Minimum *front yard* 0.4 metres
- ii. Minimum *rear yard* 1 metre

8.2.1.10 CA-10 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned 'CA-10' on Schedule 'A', the following shall apply:

- i. A *gas bar* shall also be a permitted use
- ii. Maximum *front yard* 10.2 meters
- iii. Minimum *rear yard* 4.6 meters
- iv. Maximum *accessory building height* 5.9 meters
- v. Permitted encroachment into required *yard* 100 % for a concrete patio.

8.2.1.11 CA-11 Zone

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to the lands zoned 'CA-11' on Schedule 'A':

- i. Permitted Uses shall be restricted to:
 - a. *Medical clinic*.
 - b. *Business or professional office*.
 - c. Personal service shop.
 - d. Two (2) second *storey* apartment units.
- ii. Minimum required interior westerly side *yard* abutting a residential zone shall be 5.3 metres.
- iii. Minimum required interior easterly side *yard* abutting a residential zone shall be 0.6 metres.
- iv. Maximum total *gross floor area* for non-residential uses shall be 225 metres squared.
- v. Maximum total *gross floor area* for second *storey residential uses* shall be 225 metres squared.
- vi. Minimum required *buffer strip* provided a 1.8 metre opaque fence is provided adjacent to a residential zone, in conjunction with the required *buffer strip* 0.6 metres.
- vii. Minimum number of on-site *parking spaces* shall be ten (10).

8.2.1.12 CA-12 Zone

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to the lands zoned 'CA-12' on Schedule 'A':

- i. Permitted Uses shall be restricted to:
 - a. *Business or professional office*
 - b. Personal service shop
- ii. Minimum required interior westerly side yard 2.2 metres

That all other provisions of the Core Area (CA) Zone not specifically altered by these requirements shall apply to special category CA-12.

8.2.2 Local Commercial (LC) Zone

8.2.2.1 LC-1 Zone

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as "LC-1" on 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 metres
- iii. Minimum required *interior side yard*: 3 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 Zone

Notwithstanding any other provisions of this By-law for the lands designated as "HC-1" on 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 Zone

Notwithstanding any other provisions of this By-law for the lands designated as "HC-2" on 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 Zone

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as “HC-3” on 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: two (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 Zone

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

- i. Minimum required *interior side yard*: Nil
- ii. Minimum required *rear yard*: 0.3 metres
- iii. Minimum parking requirement: one (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 Zone

Notwithstanding any other provisions of this By-law, the permitted uses of the lands designated as “HC-5” on Schedule “A” to this By-law may include a *self storage facility* as defined in Section 2 of this By-law, in accordance with the pertaining standards outlined in Table 10 of Section 7 for such uses.

8.2.3.6 HC-6 Zone

Notwithstanding any other provisions of this By-law, the permitted uses of the lands designated as “HC-6” on Schedule “A” to this By-law may include construction related uses in accordance with the pertaining standards outlined in Table 10 of Section 7 for uses in the Highway Commercial Zone.

8.2.3.7 HC-7 Zone

Notwithstanding any other provisions of this By-law, the permitted uses of the lands designated “HC-7” on Schedule “A” of this By-law may include an outdoor ornamental furnishings outlet in accordance with the pertaining standards outlined in Table 10 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 Zone

Notwithstanding any other provisions of this By-law, the permitted use of the lands designated “HC-8” on Schedule “A” of this By-law may include a ceramic production and sales outlet in accordance with the pertaining standards outlined in Table 10 of Section 7 for uses in the Highway Commercial Zone.

8.2.3.9 HC-9 Zone

Notwithstanding any other provisions of this By-law, the minimum *interior side yard* for the lands designated “HC-9” on 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 Zone

Notwithstanding any other provisions of this By-law, the permitted uses of the lands designated ‘HC-10’ on 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 Zone

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 Schedule ‘A’ may include a *duplex dwelling* in accordance with the pertaining standards of Table 10 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 Zone

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated 'HC-12' on 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 *drive-through restaurant* centre shall be 12 metres.

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

Notwithstanding any provisions of this By-law to the contrary, on lands zoned 'HC-13' on Schedule 'A', 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 ft.) shall be used to screen the boundaries of the *outdoor storage* compound.
- ix. Outdoor lighting shall be directed away from adjacent properties.

8.2.3.14 HC-14 Zone

Notwithstanding any other provisions of this By-law, the permitted highway commercial uses of the lands designated 'HC-14' on 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.

8.2.3.15 HC-15 Zone

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

- i. Recreational vehicle sales and service establishment;
- ii. Recreational vehicle storage;
- iii. One (1) *building* to accommodate the sales and service establishment; and,
- iv. Parking where such use is accessory and incidental to a permitted use as specified herein.

8.2.3.16 HC-16 Zone

Notwithstanding any other provisions of this By-law to the contrary, the following provisions apply to the lands zoned ‘HC-16’ on 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 (2) of the three (3) 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 store* 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:

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

- viii. Development may occur in one or two phases. If development proceeds in two (2) 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 (1) 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 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:
 - a. Phasing and construction schedule;
 - b. Timing for construction of the anchor store;
 - c. Off-site improvements;
 - d. On-site servicing;
 - e. Noise attenuation measures;
 - f. Exterior lighting;
 - g. Signage;
 - h. Landscaping;
 - i. Refuse disposal locations;
 - j. Loading areas;
 - k. *Parking areas* and spaces;
 - l. Stormwater management; and,
 - m. The provision of appropriate securities.

8.2.3.17 HC-17 Zone

- a) Notwithstanding any other provisions of By-law No. 140-2002, as amended, to the contrary, on lands zoned 'HC-17' on Schedule 'A', permitted uses shall be limited to the following:
- i. Art gallery;
 - ii. *Bake shop*;
 - iii. *Business or professional office*;
 - iv. *Commercial fitness centre*;
 - v. *Convenience retail store*;
 - vi. *Day nursery*;
 - vii. *Financial institution*;
 - viii. *Hotel*;
 - ix. Home furnishing store;
 - x. *Medical clinic*;
 - xi. *Personal service*;
 - xii. *Place of entertainment*;
 - xiii. *Place of worship*;
 - xiv. *Restaurant including take-out restaurant*;
 - xv. *Retail store*;
 - xvi. Food store; and,
 - xvii. *Shopping centre*.
- b) Notwithstanding any provisions of Section 6.3 (2) of By-law No. 140-2002, as amended, to the contrary the minimum *gross floor area* of an individual unit or store in a multi-unit *shopping centre* shall be 185 square metres.
- c) All other provisions of By-law No. 140-2002, as amended, not specifically altered by these requirements and as they apply to the 'Highway Commercial (HC) Zone' shall apply within Special Zone Category 'Highway Commercial Exception No. 17 (HC-17) Zone'.

8.2.3.18 HC-18 (H) Zone

- a) Notwithstanding any other provisions of By-law No. 140-2002, as amended, to the contrary, on lands zoned 'HC-17' on Schedule 'A', permitted uses shall be limited to the following:
- i. Art gallery;
 - ii. *Bake shop*;
 - iii. *Business or professional office*;
 - iv. *Commercial fitness centre*;
 - v. *Convenience retail store*;
 - vi. *Day nursery*;

- vii. *Financial institution;*
 - viii. *Hotel;*
 - ix. Home furnishing store;
 - x. *Medical clinic;*
 - xi. *Personal service;*
 - xii. *Place of entertainment;*
 - xiii. *Place of worship;*
 - xiv. *Restaurant including take-out restaurant;*
 - xv. *Retail store;*
 - xvi. Food store; and,
 - xvii. *Shopping centre.*
- b) Notwithstanding any provisions of Section 6.3 (2) of By-law No. 140-2002, as amended, to the contrary the minimum *gross floor area* of an individual unit or store in a multi-unit *shopping centre* shall be 185 square metres.
- c) All other provisions of By-law No. 140-2002, as amended, not specifically altered by these requirements and as they apply to the ‘Highway Commercial (HC) Zone’ shall apply within Special Zone Category ‘Highway Commercial Exception No. 17 (HC-17) Zone’.

8.2.4 Recreational Commercial (RC) Zone

8.2.4.1 RC-1 Zone

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

- i. Permitted Uses
A *trailer park* as defined in Section 2, in addition to the uses permitted in Table 2 of Section 6.3.
- ii. Permitted *buildings and structures*
 - a) Travel trailers;
 - b) Tents; and
 - 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 (2) 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 %
 - 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 %
 - 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 Zone

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

- i. Additional Permitted Uses:
 - a. A motorsport racing track in addition to the uses permitted in Table 2 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 10 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

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned RC-3 on Schedule “A”:

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 nine (9) *guest rooms*.
 - b. The *restaurant / banquet hall* shall be restricted to a maximum *floor area* of 135 square metres.
- iv. Removal of the Holding Symbol

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:

- a. A servicing investigation and report, prepared by a qualified individual or firm, with respect to water supply and sewage disposal, prepared in accordance with applicable regulations and to the satisfaction of the appropriate approval authority.
- b. A stormwater management report, prepared by a qualified individual or firm, including a grading and drainage plan and a sediment and erosion control plan.
- c. A woodland corridor enhancement plan, prepared by a qualified individual or firm, to protect and enhance the woodland corridor on the property.
- d. The preparation of a site plan that meets all applicable requirements of the Municipality’s Site Plan Control By-law.
- e. The execution of a site plan agreement with the Municipality of Brighton.

v. Regulations for the Permitted Uses

The regulations specified in Table 10 to this By-law for the Recreational Commercial 'RC' Zone shall apply to the permitted uses in RC-3 Zone.

vi. Definitions

For the purposes of the RC-3 Zone the following shall apply:

- a. *Accessory dwelling unit* shall mean a *dwelling unit* located within the commercial *building*, for the sole use and occupancy of the owner or operator of the commercial use.

8.2.4.4 RC-4 Zone

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as "RC-4" on Schedule "A" hereto:

- i. Permitted Uses an *existing* fish processing plant is a permitted use.
- ii. Minimum required *lot frontage* 7.3 metres

8.2.4.5 RC-5-U Zone

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 Schedule "A" the following provisions shall apply:

- i. Permitted Uses
 - a. Art gallery
 - b. *Marina*
 - c. Museum
 - d. *Restaurant*
 - e. *Restaurant, take-out*
 - f. *Accessory dwelling unit*
- ii. Regulations
 - a. Minimum *front yard* 2 metres (6.5 feet)
 - b. Minimum east side *yard* 3 metres (9.8 feet)
 - c. Maximum depth of development 15.2 metres (50 feet)
from the north property line
 - d. Maximum *height* 10 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*.

RC-5 Zone

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

- i. The minimum *lot frontage* requirement shall be 6.7 metres.
- ii. The permitted uses shall be limited to:
 - a. A commercial operation for the wholesale and retail sale of cleaning supplies, janitorial supplies and safety supplies.
 - b. A residential *dwelling unit* on the second floor.

8.2.4.6 RC-6 Zone

Notwithstanding any provisions of Section 6.3 and Section 7.6 of this By-law, the following provisions apply to lands zoned as RC-6 on Schedule 'A' attached hereto:

i. Permitted Uses

Uses shall be limited to those deemed to be non-permanent and include boat cradle storage, stockpiling of materials and similar uses.

ii. Non-Permitted Uses

Buildings, structures and site *alteration* work shall not be permitted.

iii. Special Regulations

The provisions of Section 7.6 of the By-law shall not apply to lands zoned "Recreational Commercial Exception No. 6 (RC-6)"; save and except that the minimum *interior* and *rear yards* shall apply.

8.3 Industrial Zones

8.3.1 General Industrial (M1) Zone

8.3.1.1 M1-1 Zone

Notwithstanding any other provisions of this By-law for the lands designated as “M1- 1” on 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 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 Zone

Notwithstanding any other provisions of this By-law for the lands designated as “M1- 2” on 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 Zone

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

- | | | |
|------|---|-------------|
| i. | Minimum <i>interior side yard</i> | Nil |
| ii. | Maximum <i>height of building</i> | 14.6 metres |
| iii. | Front <i>yard</i> 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 Zone

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

- | | | |
|------|---|-------------|
| i. | Minimum required <i>rear yard</i> : | Nil |
| ii. | Minimum off-street parking: | 24 spaces |
| iii. | Front and <i>exterior side yards</i> 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 Zone

Notwithstanding any other provisions of this By-law, the minimum parking requirement for the *existing building* on the lands designated as "M1-5" on 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 Zone

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as "M1-6" on 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; and,
- 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 Zone

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

- i. Minimum required *front, side*
and *rear yards*: 30 metres
- ii. Maximum *height* of a *building* or *structure* shall be 12 metres including *accessory buildings* and *structures*.
- iii. Minimum landscaping requirements:
 - a. A landscape *buffer strip* with a minimum depth of 9 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 Zone

Notwithstanding any other provisions of this By-law, the following additional uses shall be permitted on the lands designated as “M1-8” on 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

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

- i. An auction hall use shall also be permitted
- ii. The maximum *floor area* of an auction hall shall be 930 square metres.

8.3.1.10 M1-10 Zone

Notwithstanding any other provisions of this By-law, on lands designated as “M1-10” on Schedule ‘A’ hereto an off-leash dog park shall also be a permitted use.

8.3.1.11 M1-11 Zone

Notwithstanding the permitted uses of the General Industrial Zone (M1) as set out in Section 6.4 of Zoning By-law No, 140-2002 as amended, the following uses may also be permitted:

- i. The retail sale of motorcycle and all-terrain vehicle accessories.
- ii. The display and retail sale of trailer tow vehicles and recreational trailers or vehicles/motorhomes.
- iii. That the location and parking / display of trailer tow vehicles and motorhome uses permitted in Section 2.2 of this By-law shall be restricted to the *rear yard*.

8.3.1.12 M1-12 Zone

Notwithstanding any other provisions of this By-law, on lands designated “M1-12”, as shown on Schedule “A” attached hereto the following uses are permitted:

- i. A bulk fuel storage;
- ii. Bulk fuel distribution; and,
- iii. Administration office.

8.3.2 Rural Industrial (M2) Zone

8.3.2.1 M2-1 Zone

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

i. Additional Permitted Use

A vehicle wrecking or salvage *yard* as defined in Section 2.

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 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 Zone

a) Notwithstanding any other provision of By-law No.140-2002, as amended, the permitted uses on any lands zoned “M2-2” on Schedule ‘A’ may also include:

i. A pet crematorium.

ii. An accessory *single detached dwelling* for the purpose any lands zoned ‘M2-2’.

A pet crematorium means a facility fitted with appliances for the purpose of cremating household pet and animal remains; but does not include livestock and undomesticated remains.

b) Notwithstanding any other provision of Section 7.7 of By-law No.140- 2002, as amended, the following shall apply to any ‘M2-2’ zone;

i. All operations incidental to a pet crematorium shall be restricted to an internal facility with a maximum *floor area* of 208 m²

c) No outside storage shall be permitted.

8.3.2.3 M2-3 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned M2-3 on Schedule “A”, 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

8.3.2.4 M2-4 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned M2-4 on Schedule “A”, the following shall apply:

1. Additional Permitted Use
 - i. A vehicle wrecking or salvage *yard* as defined in Section 2.
 - ii. A *motor vehicle sales establishment* as defined in Section 2.
2. Regulations for the Uses permitted in the M2-4 Zone

The regulations in Table 11 of Section 7.0 shall apply to the permitted uses in the M2-4 Zone with the exception that the additional permitted uses as set out above shall be subject to the following additional regulations:

- i. *Outdoor storage* for vehicle wrecking or salvage *yard*
Outdoor storage shall be permitted provided that any storage area is surrounded by a closed fence with a minimum *height* of 3 metres. Further, the enclosed *outdoor storage* area shall not be located within any required *yard*.
- ii. *Outdoor storage* of *motor vehicles* that are for sale

The maximum number of *motor vehicles* for sale that may be displayed outside of an enclosed storage area shall be three (3).

iii. Permitted *dwelling unit*

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

8.3.2.5 M2-5 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned M2-5 on Schedule “A”, the following shall apply:

- i. Permitted uses shall be limited to a *contractor’s yard*.
- ii. Minimum *lot frontage* of M2-5 41.0 m
- iii. Minimum *lot area* of M2-5 1950 m²

8.3.3 Extractive Industrial (EM) Zone

8.3.3.1 EM-1 Zone

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

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

The regulations in Table 11 of Section 7.0 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 11 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 11 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 Zone

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as “EM-2” on 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 11 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 11 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 Zone

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as “EM-3” on 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 *street line*, 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 *street line*, 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 4.0.
- v. Parking in accordance with Section 5.0.
- 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 Zone

Notwithstanding any other provisions of this By-law, the lands designated as “EM-4” on Schedule ‘A’ hereto are not required to comply with the minimum *yard* and landscape *buffer strip* provisions in Table 11 of Section 7.0 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 Zone

Notwithstanding any other provisions of this By-law, the lands designated as “EM-5” on Schedule ‘A’ hereto are not required to comply with the minimum *yard* and landscape *buffer strip* provisions in Table 11 of Section 7.0 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 Zone

Notwithstanding any other provisions of this By-law, the permitted uses of the lands designated “EM-6” on 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

Notwithstanding any provisions of this By-law to the contrary, on lands zoned EM-7 on Schedule “A”, 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.

8.3.3.8 EM-8 Zone

Notwithstanding any other provisions of this By-law to the contrary, the lands designated as EM-8 on Schedule 'A' hereto are not required to comply with the minimum *lot frontage*, minimum *yard* and landscape *buffer strip* provisions in Table Twelve 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 Category EM-8.

8.4 Rural and Agricultural Exception Zones

8.4.1 Rural (RU) Zone

8.4.1.1 RU-1 Zone

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 Zone

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 Schedule "A" to this By-law may include a *kennel* in accordance with the pertaining standards outlined in Table 12 of Section 7.0 for uses in the Rural Zone.

8.4.1.3 RU-3 Zone

Notwithstanding any other provisions of this By-law, the permitted use of the lands designated "RU-3" on 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 12 of Section 7.0 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 Zone

Notwithstanding any other provisions of this By-law, the permitted use of the lands designated "RU-4" on 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

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

- 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; and
- iii. The minimum *lot frontage* shall be 60 metres.

8.4.1.6 RU-6 Zone

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

- 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; and,
- iii. The minimum *lot frontage* shall be 60 metres.

8.4.1.7 RU-7 Zone

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:

- i. Minimum *lot frontage* 60 metres

8.4.1.8 RU-8 Zone

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

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

- 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; and,
- iv. The minimum number of on site *parking spaces* shall be 12.

8.4.1.10 RU-10 Zone

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

- i. The minimum *lot area* shall be 7.5 hectares; and,
- ii. The minimum *lot frontage* shall be 80 metres.

8.4.1.11 RU-11 Zone

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

- i. In addition to the use permitted in the Rural (RU) Zone, a *motor vehicle repair shop* and sales establishment shall be permitted;
- ii. The minimum *lot area* shall be 3 hectares; and,
- iii. The minimum *lot frontage* shall be 75 metres.

8.4.1.12 RU-12 Zone

Notwithstanding the uses and provisions of the Rural (RU) Zone to the contrary, for lands designated 'RU-12' on 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

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 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

In addition to the permitted uses of the Rural (RU) Zone, for lands designated 'RU-14' on 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

Notwithstanding the minimum *lot area* requirement of the Rural (RU) Zone to the contrary, for lands designated 'RU-15' on Schedule 'A' the minimum *lot area* requirement shall be 5 hectares.

8.4.1.16 RU-16 Zone (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 Schedule 'A' the minimum *lot area* shall be 9 hectares.

RU-16 Zone (By-law 383-2006)

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

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

8.4.1.17 RU-17 Zone

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 Schedule 'A' the following shall apply:

- i. Minimum *lot frontage* 45 metres
- ii. Minimum *lot area* 7 hectares

8.4.1.18 RU-18 Zone

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

- i. No new uses or *building* or *structures* shall be permitted prior to the removal of the Holding Symbol (-H) from the zoning; and
- 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

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

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

8.4.1.20 RU-20 Zone

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

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

8.4.1.21 RU-21 Zone

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, for lands designated 'RU-21' on 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 metres

8.4.1.22 RU- 22 Zone

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, for the lands designated 'RU-22' on Schedule 'A' the following provisions shall apply:

- i. A dog *kennel* is a permitted use.
- ii. A *kennel* shall be setback a minimum of 55 meters from the *front lot line*.
- iii. The maximum number of dogs, including adults and puppies, in a *kennel* shall be 24.
- iv. A commercial boarding *kennel* shall not be permitted.

8.4.1.23 RU-23 Zone

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, for the lands designated 'RU-23' on 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 area*.

8.4.1.24 RU- 24 Zone

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, for lands designated 'RU-24' on Schedule 'A' the following provisions shall apply:

- i. The maximum number of livestock that may be permitted shall be the equivalent of ten (10) animal units.

8.4.1.25 RU- 25 Zone

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, for lands designated 'RU-25' on Schedule 'A' the following provisions shall apply:

- i. The maximum number of livestock that may be permitted shall be the equivalent of ten (10) animal units.
- ii. The minimum side *yard* setback from the eastern property line where it abuts the adjacent municipal property on which the Brighton Municipal Water Supply Wells and treatment / storage facility is situated shall be 100 meters.

8.4.1.26 RU- 26 Zone

Notwithstanding the provisions of the rural (RU) Zone to the contrary, for lands designated 'RU-26' on 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 area*.

8.4.1.27 RU-27 Zone

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

- i. Minimum *lot area* 3.6 hectares

8.4.1.28 RU-28 Zone (By-law 497-2008)

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, for lands designated 'RU-28' on 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.

RU-28 Zone (By-law 482-2007)

Notwithstanding the provisions of the Rural Exception No.1 (RU) Zone to the contrary, for lands designated 'RU-28' on 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

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

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

8.4.1.30 RU-30 Zone

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

- | | | |
|------|--|------------|
| i. | Minimum <i>lot frontage</i> | 150 metres |
| ii. | Minimum <i>lot area</i> | 3 hectares |
| iii. | Minimum <i>front yard setback</i> | 120 metres |
| iv. | Lands zoned Environmental Protection (EP) on the same <i>lot</i> may be included in the calculation of the minimum <i>lot frontage</i> and minimum <i>lot area</i> . | |

8.4.1.31 RU-31 Zone

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

- | | | |
|-----|-----------------------------|--------------|
| i. | Minimum <i>lot frontage</i> | 45.0 metres |
| ii. | Minimum <i>lot area</i> | 7.5 hectares |

8.4.1.32 RU-32 Zone

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

- | | | |
|----|-------------------------|---------------|
| i. | Minimum <i>lot area</i> | 4.25 hectares |
|----|-------------------------|---------------|

8.4.1.33 RU-33 Zone

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

- | | | |
|----|-----------------------------|-----------|
| i. | Minimum <i>lot frontage</i> | 65 metres |
|----|-----------------------------|-----------|

8.4.1.34 RU-34 Zone

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

- | | | |
|----|-----------------------------|-----------|
| i. | Minimum <i>lot frontage</i> | 63 metres |
|----|-----------------------------|-----------|

8.4.1.35 RU-35 Zone

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, for lands designated 'RU-35' on 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, amended by By-law 011-2014).

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

- i. Minimum *lot area* 6.5 hectares

8.4.1.37 RU-37 Zone

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, for lands designated 'RU-37' on 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 five (5) animal units.

8.4.1.38 RU-38 Zone

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

- i. Minimum *lot area* 3 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

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

- i. Minimum *lot frontage* 70 metres
- ii. Minimum *lot area* 1.3 hectares
- iii. Maximum number of livestock that may be permitted shall be the equivalent of three (3) animal units.

8.4.1.40 RU-40 Zone

Civic address of 154 Simpson Street.

8.4.1.41 RU-41 Zone

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

- i. Minimum *lot frontage* 60 metres

8.4.1.42 RU-42 Zone: Reserved

8.4.1.43 RU-43 Zone

Notwithstanding any provisions of this By-law to the contrary, for lands designated 'RU-43' on 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

Telephone Road – Schmoll under appeal to OMB

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

- i. Minimum *lot frontage* 45 metres

8.4.1.45 RU-45 Zone (By-law 066-2015)

Notwithstanding any other provision as set out in Section 7.8 of By-law No. 140-2002 as they apply to the Rural (RU) Zone; the following shall apply to any Rural Exception No. 45 (RU-45) Zone:

- i. Minimum *lot frontage* 72 metres
- ii. Minimum *lot area* 9 hectares

RU-45 Zone (By-law 092-2012)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned 'RU-45' on Schedule 'A', the following shall apply:

- i. *Residential uses* shall not be permitted.

8.4.1.46 RU-46 Zone (By-law 049-2013)

Notwithstanding any provisions of this By-law to the contrary, on lands zoned 'RU-46' on Schedule 'A', the following shall apply:

- i. *Residential uses* shall not be permitted
- ii. *Buildings and structures* shall not be permitted

RU- 46 Zone (By-law 076-2015)

Notwithstanding any other provision of this By-law to the contrary as they apply to the Rural (RU) Zone; the following shall apply to any Rural Exception No. 46 (RU-46) Zone:

- i. Minimum *lot frontage* 1100.0 metres
- ii. Minimum *lot area* 22.0 hectares

That notwithstanding any other provision of this By-law, as amended, where any portion of a *lot* is zoned Environmental Protection (EP), then such part may be included in any minimum *lot area* and *lot frontage* determination.

8.4.1.47 RU-47 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned ‘RU-47’ on Schedule ‘A’ the following shall apply:

- i. *Residential uses* shall not be permitted
- ii. Minimum *lot frontage* 75 metres

8.4.1.48 RU-48 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned ‘RU-48’ on Schedule ‘A’, the following shall apply:

- i. Minimum *lot frontage* 250 metres
- ii. Minimum *lot area* 6.4 hectares
- 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*.

8.4.1.49 RU-49 Zone: Reserved

8.4.1.50 RU-50 Zone: Reserved

8.4.1.51 RU-51 Zone

Notwithstanding any other provision as set out in Section 6.5 and 7.8 of By-law No. 140-2002 as amended, as they apply to the Rural (RU) Zone; the following shall apply to any Rural Exception No. 51 (RU-51) Zone;

Permitted Uses

- i. Uses permitted on lands zoned Rural Exception No. 51 (RU-51)
Zone shall be restricted to:
 - a. *Agricultural uses* save and except for any *buildings* and / or *structures*.
 - b. A communications tower *existing* as of the date of the passing of this By-law

- ii. Standards
 - a. Minimum *lot area* 3.5 ha
 - b. The provisions of Section 4.21 shall not apply.

8.4.1.52 RU-52 Zone

Notwithstanding any other provision as set out in Sections 4.24.1 and 7.8 of By-law No. 140-2002, as amended, as they apply to the Rural (RU) Zone; the following shall apply to any Rural Exception No. 52 (RU-52) Zone:

- i. Minimum *lot area* 4.5 hectares
- ii. Minimum *lot frontage* 70 metres
- iii. Minimum side *lot line* 4.2 metres for any principle *building existing* as of the date of this By-law.
- iv. Minimum side *lot line* 0.0 metres for any *accessory building or structure existing* as of the date of the passing of this By-law.

8.4.1.53 RU-53

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned ‘RU-53’ on Schedule ‘A’:

- i. The minimum *front yard* setback shall be 2.7 metres

8.4.2 Agricultural (A) Zone

8.4.2.1 A-1 Zone

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 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 Zone

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 Zone

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 Schedule “A” provided that the billboard is located 100 metres from any property line.

8.4.2.4 A-4 Zone

Notwithstanding any other provisions of this By-law, the following standards shall apply to the lands in the “A-4” Zone on Schedule “A” instead of the requirements for *lot frontage* in Table Twelve of Section 7.0 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 Zone

Notwithstanding any other provisions of this By-law, the total number of livestock units permitted in the “A-5” Zone on 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

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

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

8.4.2.7 A-7 Zone

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

- i. Minimum *lot area*: 29 hectares

8.4.2.8 A-8 Zone (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 Schedule “A” the following provisions shall apply:

- i. Minimum *lot area* 10 hectares
- ii. Minimum *lot frontage* 90 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.

A-8 Zone (By-law 305-2005)

Notwithstanding any provisions of the Agricultural (A) Zone to the contrary, within the Agricultural Exception No. 8 (A-8) Zone the following shall apply:

- i. *Residential uses* shall not be permitted.
- ii. Minimum *lot frontage* 90 metres
- iii. Minimum *lot area* 30.0 hectares

8.4.2.9 A-9 Zone

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

Notwithstanding the provisions of the Agricultural (A) Zone to the contrary, for lands designated “A-10” on 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

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

- i. Minimum *lot frontage* 155 metres

8.4.2.12 A-12 Zone (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)

A-12 Zone (By-law 339-2005)

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned “A-12” on Schedule “A”:

- i. Minimum *lot area* 4.7 hectares

8.4.2.13 A-13 Zone

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

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 hectares

8.4.2.15 A-15 Zone

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 hectares

8.4.2.16 A-16 Zone

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

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

- ii. *Residential uses* shall not be permitted.

8.4.2.18 A-18 Zone

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

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

8.4.2.19 A-19 Zone

Notwithstanding any provisions of this By-law to the contrary, for lands designated “A-19” on 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

Notwithstanding any provisions of this By-law to the contrary, for lands designated “A-20” on 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

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

- i. Minimum *lot area* 1 hectare
- ii. Maximum number of livestock that may be permitted shall be the equivalent of five (5) animal units.

8.4.2.22 A-22 Zone

Notwithstanding any provisions of this By-law to the contrary, for lands designated “A-22” on 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

Notwithstanding any provisions of this By-law to the contrary, for lands designated “A-23” on 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

Notwithstanding any provisions of this By-law to the contrary, for lands designated “A-24” on 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

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

- i. *Residential uses* shall not be permitted.
- ii. Minimum *lot area* 5 hectares

8.4.2.26 A-26 Zone

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

- i. *Separation distance* from barns located to the west 95 metres.
- ii. Minimum *lot area* 12 hectares

8.4.2.27 A-27 Zone

Notwithstanding any provisions of this By-law to the contrary, for lands designated “A-27” on Schedule “A” the following provisions shall apply:

- i. *Residential uses* shall not be permitted.
- ii. Minimum *lot area* 12 hectares
- iii. Minimum *lot frontage* 175 metres

8.4.2.28 A-28 Zone

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

- i. *Existing* barns and out *buildings* shall be used only for dry storage and not for the keeping of or housing of livestock.
- ii. Minimum *lot area* 2.8 hectares
- iii. Minimum *lot frontage* 180 metres

8.4.2.29 A-29 Zone

Notwithstanding any provisions of this By-law to the contrary, for lands designated “A-27” on Schedule “A” the following provisions shall apply:

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

8.4.2.30 A-30 Zone

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

- i. *Residential uses* shall not be permitted.
- ii. Minimum *lot area* 8 hectares
- iii. *Existing* barns and out *buildings* shall be used only for dry storage and not for the keeping of or housing of livestock.

8.4.2.31 A-31 Zone

Notwithstanding any provisions of this By-law to the contrary, for lands designated “A-31” on Schedule “A” the following provisions shall apply:

- i. *Residential uses* shall not be permitted.
- ii. Minimum *lot area* 19 hectares

8.4.2.32 A-32 Zone

Notwithstanding any provisions of this By-law to the contrary, for lands designated “A-32” on Schedule “A” the following provisions shall apply:

- i. *Residential uses* shall not be permitted.
- ii. Minimum *lot area* 39 hectares

8.4.2.33 A-33 Zone

Notwithstanding any other provision of this By-law to the contrary, on lands zoned ‘A-33 Zone’ on Schedule ‘A’ the following provisions shall apply:

- i. *Residential uses* and *accessory uses* thereto shall not be permitted.
- ii. Minimum *lot area* 35 hectares

8.4.2.34 A-34 Zone

Notwithstanding any other provision of this By-law to the contrary, on lands zoned ‘A-34 Zone’ on Schedule ‘A’ the following provisions shall apply:

- i. Minimum *lot frontage* (Broken) shall be 280 metres
- ii. *Residential uses* and *accessory uses* thereto shall not be permitted.
- iii. All other provisions of the ‘Agricultural (A) Zone’ not specifically altered by these provisions shall apply.

8.5 Open Space, Community Facility and Environmental Zones

8.5.1 Open Space (OS) Zone

8.5.1.1 OS-1 Zone

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned “OS-1” on Schedule “A”:

- 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 Zone

Notwithstanding any other provisions of this By-law, the minimum required *interior side yard* for the lands designated as “CF-1” on 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 Zone

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

- | | |
|---|-------------------|
| i. Additional permitted use: | <i>A cemetery</i> |
| ii. Minimum <i>lot area</i> : | 0.4 hectares |
| iii. Minimum <i>lot frontage</i> : | 30 metres |
| iv. Minimum required <i>front yard</i> : | 14 metres |
| v. Minimum required <i>exterior side yard</i> : | 14 metres |
| vi. Minimum <i>interior side yard</i> : | 7.5 metres |
| vii. Maximum <i>height of a building or structure</i> : | 11 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 Zone

Notwithstanding any other provisions of this By-law, the permitted uses of the lands designated “CF-3” on 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 Zone

Notwithstanding any other provisions of this By-law, the following provisions apply to the lands designated as ‘CF-4’ on 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; and
 - 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 Zone

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 Schedule “A” may include a transmission tower and the standards in Table 13 of Section 7 shall not be applicable to the tower use.

8.5.2.6 CF-6 Zone

Notwithstanding any provisions of this By-law to the contrary, on lands zoned “CF-6” on Schedule “A”, a 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*.

8.5.2.7 CF-7 Zone

Notwithstanding the provisions of the Community Facility (CF) Zone to the contrary, for lands designated “CF-7” on Schedule “A” the following provisions shall apply:

- i. The only permitted uses shall be a *place of worship* and uses accessory thereto.
- ii. Minimum *lot area* 1.35 hectares
- iii. Minimum *lot frontage* 105 metres

8.5.2.8 CF-8 Zone

Notwithstanding the provisions of the Community Facility (CF) Zone to the contrary, for lands designated “CF-8” on Schedule “A” the following provisions shall apply”

- i. The only permitted uses shall be a *place of worship* and uses accessory thereto.
- ii. Minimum *lot area* 1.2 hectares
- iii. Minimum *lot frontage* (measured along Lisgar Street) 135 metres

8.5.3 Environmental Protection (EP) Zone

8.5.3.1 EP-1 Zone

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 Zone

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

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned “EP-3” on Schedule “A”:

- 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 (1) 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

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to lands zoned “EP-4” on Schedule “A”:

- 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 (1) 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.

8.5.3.5 EP-5 Zone

Notwithstanding any provisions of Section 6.6 of this By-law, the following provisions apply to lands zoned as ‘EP-5’ on Schedule ‘A’ attached hereto:

- i. Permitted Uses

Uses shall be limited to *conservation uses* and nature study.

8.5.3.6 EP-6 Zone

On lands zoned ‘Environmental Protection Exception No. Six (EP-6) Zone’ the only permitted uses, *buildings* and *structures* are those *existing* as of the date of the passing of this By-law and a *driveway* as required for access.