



SECTION 26: PARKS AND RECREATION (PR) ZONE

26.1 PERMITTED USES

No person shall hereafter change the use of any building, structure or land or erect or use any building, or structure in a Parks and Recreation (PR) Zone, except for the following uses:

- k) Accessory use;
- l) Agricultural use save and except on lots shown on Maps 41, 42 and 43 of Schedule “A”;
- m) Campground;
- n) Conservation use;
- o) Park or parkette except for a park including associated community centre facilities and major sports facilities;
- p) Environmental protection use;
- q) Forestry use;
- r) Golf course;
- s) Recreational trail;
- t) Sanctuary use;
- u) Single detached dwelling, subject to Section 26.2;
- v) Trailer park.

26.2 PERMITTED BUILDINGS AND STRUCTURES

The erection of any buildings or structures accessory to a permitted use, or the expansion of any buildings or structures accessory to a permitted use that existed prior to the passing of this By-law shall only be permitted in a Parks and Recreation (PR) Zone where approval has been obtained from the Ministry of Natural Resources and/or the Ausable Bayfield Conservation Authority, the Municipality of North Middlesex and any other appropriate approval body as identified by the Municipality of North Middlesex.

26.3 ZONE REQUIREMENTS

In a Parks and Recreation (PR) Zone, no person shall hereafter erect or use a building except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

- | | |
|---------------------------------------|--------|
| a) Minimum front yard setback | 12.0 m |
| b) Minimum exterior side yard setback | 9.0 m |
| c) Minimum interior side yard setback | 4.5 m |



d)	Minimum rear yard setback	7.5 m
e)	Maximum lot coverage	10.0 %
f)	Maximum building height	10.5 m
g)	Maximum height of an accessory building	10.5 m in accordance with Section 6.3.3



SECTION 27: ENVIRONMENTAL PROTECTION (EP) ZONE

27.1 PERMITTED USES

No person shall hereafter change the use of any building, structure or land or erect or use any building, or structure in an Environmental Protection (EP) Zone, except for the following uses:

- a) Accessory use;
- b) Conservation use;
- c) Environmental protection use;
- d) Existing agricultural use on the date of the adoption of this By-law;
- e) Forestry use;
- f) Recreational trail;
- g) Sanctuary use.

27.2 PERMITTED BUILDINGS AND STRUCTURES

The erection of any buildings or structures accessory to a permitted use, or the expansion of any buildings or structures accessory to a permitted use that existed prior to the passing of this By-law shall only be permitted in an Environmental Protection (EP) Zone where approval has been obtained from the Ministry of Natural Resources and/or the Ausable Bayfield Conservation Authority, the Municipality of North Middlesex and any other appropriate approval body as identified by the Municipality of North Middlesex.

27.3 ZONE REQUIREMENTS

In an Environmental Protection (EP) Zone, no person shall hereafter erect or use a building except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

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|--|--------|
| a) Minimum front yard setback | 12.0 m |
| b) Minimum exterior side yard setback | 9.0 m |
| c) Minimum interior side yard setback | 4.5 m |
| d) Minimum rear yard setback | 7.5 m |
| e) Maximum lot coverage | 5.0 % |
| f) Maximum building height | 8.5 m |
| g) Maximum height of an accessory building | 8.5 m |



27.4 ZONE EXCEPTIONS

27.4.1 Environmental Protection Exception 1 (EP-1) Zone

Notwithstanding Sections 27.1, 27.2 and 27.3, on lands zoned EP-1 and shown on Schedule “A” (Maps 1 and 11), the regulations of Section 27 shall apply with the following exceptions:

- a) Agriculturally related buildings or structures at existing agricultural operations will be suitably flood-proofed;
- b) Storage of toxic or explosive materials will be required to be located above the regulatory flood datum of 180.65 m G.S.C., as determined in consultation with the Ausable Bayfield Conservation Authority;
- c) Residential dwellings on vacant lots of record shall be flood-proofed to an elevation of 180.65 m G.S.C.;
- d) The minimum floor elevation of any accessory structures shall be located above the regulatory flood datum of 179.65 metres G.S.C., as determined in consultation with the Conservation Authority.

27.4.2 Environmental Protection Exception 2 (EP-2) Zone

Notwithstanding Sections 27.1, 27.2 and 27.3, on lands zoned EP-2 and shown on Schedule “A” (Maps 12, 13, 23), the regulations of Section 27 shall apply with the following exceptions:

- a) An agricultural use existing on the date of adoption of this By-law shall be permitted to continue.
- b) Conservation and environmental protection uses shall be permitted.
- c) No buildings or structures shall be permitted.

27.4.3 Environmental Protection Exception 3 (EP-3) Zone

Notwithstanding Section 27.1 of this By-law, on lands zoned EP-3 and shown on Schedule “A” (Map 42), the existing summer camp shall be the only permitted use. Only the existing associated buildings and structures shall be permitted.



SECTION 28: FUTURE DEVELOPMENT (FD) ZONE

28.1 PERMITTED USES

No person shall hereafter change the use of any building, structure or land or erect or use any building, or structure in a Future Development (FD) Zone, except for the following uses:

- a) Accessory use;
- b) Uses existing legally on the date of adoption of this By-law;
- c) Public utility.

28.2 ZONE RESTRICTIONS

Notwithstanding any other provisions of this By-law, where a lot used for an agricultural use abuts a lot on which the principal use is a residential use, the uses shall comply with the requirements of Section 7.2.1 of this By-law, and no building or structure on the rural or agricultural use lot shall be located within 30.0 m of the residential use lot.

28.3 ZONE REQUIREMENTS

In a Future Development (FD) Zone, no person shall hereafter erect or use a building except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following:

28.3.1 For All Non-Residential Uses

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|--|---|
| a) Minimum front yard setback | 9.0 m |
| b) Minimum exterior side yard setback | 6.0 m |
| c) Minimum interior side yard setback | 3.0 m |
| d) Minimum rear yard setback | 9.0 m |
| e) Maximum lot coverage | 10.0 % |
| f) Maximum building height | 10.5 m |
| g) Maximum height of an accessory building | 10.5 m in accordance with Section 6.3.3 |
| h) Minimum dwelling unit floor area | 93.0 m ² |



28.3.2 For Residential Uses

The requirements of Section 13.2 of this By-law shall apply for residential uses.



SECTION 29: EFFECTIVE DATE AND ADOPTION

This By-law shall take effect on the date of passage thereof, subject to the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

READ A FIRST TIME ON:

READ A SECOND TIME ON:

READ A THIRD TIME AND FINALLY PASSED ON:

Mayor

Administrator/Clerk