MUNICIPALITY OF NORTH MIDDLESEX

NORTH MIDDLESEX ZONING BY-LAW NO. 35 OF 2004, AS AMENDED,

Passed by Council June 21, 2004

OFFICE CONSOLIDATION AUGUST 2026

Note: This document is a consolidation of North Middlesex Zoning By-law No. 35 of 2004, as amended. This compilation is for convenience and administrative purposes and does not represent true copies of the amendments it contains. Any legal interpretation of this document should be verified with the Municipality.

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BY-LAW#	ZBA #	MAP	ZONE CHANGE	DESCRIPTION	DATE	STATUS
53 of 2004		Map10	A-1 to M3-6	To allow the continued use of a portion of the subject property for the purposes of commercial trucking and to permit the use of the same area for the purposes of a retail landscape stone supply business.	30 August 2004	IN EFFECT
58 of 2004		Map 36	A-1 to (H) A1-7	To allow development of the subject property for the purposes of the vacant land condominium once the Municipality's requirements have been addressed.	20 September 2004	IN EFFECT
59 of 2004		Maps 41, 42	A3 to C2, M1 to M1-1 exception	To permit the development of the parcel for highway commercial purposes (C2), to permit the use of the parcel as a retail store for the selling of antiques in addition to the other uses permitted within the M1 zone (M1-1).	27 September 2004	REPEALED AND REPLACED WITH 68 OF 2004
68 of 2004		Map 42	M1 to M1-1 exception	To permit the use of the parcel as a retail store for the selling of antiques in addition to the other uses permitted within the M1 zone.	25 October 2004	DELETED by by-law 56 of 2011
69 of 2004		Map 24	A3 to A3-1	To allow development of the subject property for a medical office building and library in addition to the other uses permitted within the A3 zone, which include single detached dwelling.	25 October 2004	IN EFFECT
29 of 2005		Map 13	A1 to A1 -8(t)	To allow the continued use of the parcel for the purposes of a golf driving range and portable concession booth for a temporary period. The period of the by-law is three years from the date of passing. The by-law may expire or be extended further periods of not more than three years.	16 May 2005	EXTENDED
53 of 2005		Map 17	n/a	To enter into an agreement with the Ministry of Municipal Affairs & Housing and Lynn Cattle Company, for implementing an integrated anaerobic digestion facility to convert biogas from manure into heat & electricity.	22 August 2005	DELETED by by-law 56 OF 2011
58 of 2005		Map 15	A1 to M3-2	To allow the use of the commercial building in full compliance with the Zoning By-law and to add additional lands to the parcel.	19 September 2005	IN EFFECT

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71 of 2005		Map 43	I1 to R1-16	To allow the use of the building for single detached residential purposes in full compliance with the Zoning By-Law.	21 November 2005	IN EFFECT
72 of 2005		Map 46	A2-1 to RH	To allow the full use of the two smaller lots for single detached residential purposes and would zone the area comprising the westerly of the lots in accordance with its consolidation with the farm parcel.	21 November 2005	IN EFFECT
9 of 2006		Map 9	A1 to Al – 9(t)	To allow the use of the existing mobile home situated on the property for the purposes of a bed & breakfast establishment for a temporary period. The period of the by-law is three years from the date of passing.	23 January 2006	EXTENDED
56 of 2006		Map 27	A1 to A1-10(t)	To allow the erection of a wind testing tower for a temporary period under Section 39 of the Planning Act, R.S.O. 1990m c.P.13 subject to the A1 -10 (t) zone regulations pertaining to minimum front, side, and rear yards and maximum height.	21 August 2006	EXPIRED
69 of 2006		Map 41	FD to R1	To allow for the enlargement of an existing lot.	30 October 2006	IN EFFECT
70 of 2006		Map 41	FD to R1	To enable the development of a single detached dwelling on the parcel.	30 October 2006	IN EFFECT
71 of 2006		Map 33	A1 to A1-11 (t)	To allow one unlit and unmarked wind testing tower for a temporary period not exceeding three (3) years from the date of passing of this by-law.	18 December 2006	EXPIRED
83 of 2006		Map 11	EP to EP - 1 – 1(t)	To allow the erection of a wind testing tower for a temporary period under Section 39 of the Planning Act, R.S.O. 1990c.P.13 subject to the EP - 1 -1(t) zone regulations pertaining to minimum front, side and rear yards and maximum height.	18 December 2006	EXPIRED
70 of 2007		Entire Municipality, select zones	A1, A2, A3, M3, I1, I2 and PR to MDS I and MDS II	MDS 1 – formula used for the distance between NEW development and existing livestock buildings and structures, and liquid or solid manure storage facilities. MDS II– formula used for the distance between NEW or Expanding livestock buildings and	23 April 2007	IN EFFECT

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				structures, liquid or solid manure storage facilities & non-agricultural uses located on separate lots.		
71 of 2007		Map 2	M3 to A1	Correct mapping and text matters which have become evident since Zoning By-Law No 35 of 2004. Shown as A1 on Schedule "A".	23 April 2007	IN EFFECT
		Map 16	M5 to A1	Shown as A1 on Schedule "B"		
		Map16	A3 to M5	Shown as M5 on Schedule "B"		
		Map 28	A1 to I1	Shown as I1 on Schedule "C"		
		Map 31	A3 to I1	Shown as I1 on Schedule "D"		
		Map 35	A1 to I1	Shown as I1 on Schedule "E"		
		Map 39	I2 to I1	Shown as I1 on Schedule "F".		
		Map 41	I2 to R1	Shown as R1 on Schedule "G"		
		Map 41	C1 to I1	Shown as I1 on Schedule "G"		
		Map 41	C1-2 to C1	Shown on C1 on Schedule "G"		
		Map 41	C1 to C1-2	Shown as C1-2 on Schedule "G"		
		Map 41	C1 to C1-2	Shown as C1-2 on Schedule "G"		
		Map 41	C1 to I1	Shown as I1 on Schedule "G"		
		Map 41	C1 to I1	Shown as I1 on Schedule "G"		IN EFFECT
		Map 41	C1 to I1	Shown as I1 on Schedule "G:		IN EFFECT
		Map 41	C1 to I2	Shown as I2 on Schedule "G"		IN EFFECT
		Map 42	C1 to I1	Shown as I1 on Schedule "H"		IN EFFECT
		Map 42	R1 to I1	Shown as I1 on Schedule "H"		IN EFFECT
		Map 42	C1 to C1-2	Shown as C1-2 on Schedule "H"		IN EFFECT
		Map 42	PR to C2	Shown as I2 on Schedule "I"		IN EFFECT
		Map 46	I1 to RH	Shown as HR on Schedule "J"		IN EFFECT
		Map 47	I1-1 to I1	Shown as I on Schedule "K"		IN EFFECT
		Map 49	HC to RH	Shown as HC on Schedule "L"		IN EFFECT
96 of 2007		All areas within the Municipality	Text only	To enact regulations relative to small scale and large scale Wind Energy Generation Systems.	10 September 2007	DELETED by by-law 56 of 2011
100 of 2007		Map 10	M3 to M3-7	To allow for the development of the additional use on the subject property entailing the outside seasonal storage of travel trailers (not accessory to a main use) and sale of motor vehicles.	1 October 2007	IN EFFECT
112 of 2007		Map 41	FD to R1	To change the zoning of an area of land recently	29 October	IN EFFECT

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				added by severance to an existing parcel of land on the west side of Parkhill Main Street.	2007	
		Map 41	I2 to R1	To correct the zoning of two lots on the east side of Parkhill Main Street.		IN EFFECT
11 of 2008		Map 42	I1 to R1-17 exception	To permit the conversion of the former church building to a use permitted within the Residential zone. Also, the zoning is required to recognize the height of the existing building.	29 October 2007	IN EFFECT
32 of 2008		Map 13	A1 – 8(t) (temporary use of 3 years)	To allow the continued use of the parcel for the purposes of a golf driving range and portable concession booth for a temporary period of 3 years.	12 May 2008	EXTENDED
41 of 2008		Map 43	A3 – R1-18 exception	To allow the development of an accessory building within the front yard of the existing single detached dwelling.	9 June 2008	IN EFFECT
47 of 2008		Map 17	A1 to A1-12 (h) exception	To permit the use of a portion of the property for industrial uses, comprising the recycling of agricultural oils and the digesting of agricultural materials including accessory uses. The result of these processes would be the production of materials such as biodiesel and natural gas. The holding symbol would apply until an amended site plan agreement is executed with the Municipality and an environmental assessment is approved.	21 July 2008	DELETED by By-law 56 of 2011
52 of 2008		Map 41	M2 to M2-2 exception	To add an additional use to uses already permitted within the Employment zone relative to a property.	8 September 2008	PASSED
66 of 2008		Map 9	A1-9(t) (temporary use of 3 years)	To allow the continued use of the parcel for the purposes of a bed and breakfast establishment within an existing mobile home.	27 October 2008	EXTENDED
21 of 2009		Entire Municipality, provisions for storage containers.	A1, A2, A3, C1, C2,HC, M1, M2, M3, M4, M5, I1, I2, EP, and PR	To be permissive of storage containers as accessory uses within specific zones.	27 April 2009	IN EFFECT
22 of 2009		Map 33	A1 to A1-13, A1-14 exceptions	To change two parcels of land. Both parcels were the subject of a severance consent. The rezoning	27 April 2009	IN EFFECT

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				is one of the conditions applicable to the consent.		
26 of 2009		Map 17	A1 to A1-15 exception	To change the zoning, to permit a cheese production plant as a farm, for a secondary business.	25 May 2009	IN EFFECT
13 of 2010		Map 11	A1 to A1-16 exception	To provide special zoning to increase the area of the lot.	18 January 2010	IN EFFECT
21 of 2010		Map 41	PR to R1	To change the zoning of ABCA land to Residential Density one for the purposes of a single detached dwelling.	1 March 2010	IN EFFECT
50 of 2010		Map 9	A1 to A1-17 exception	To deem the enlarged parcel of land to be a lot of record for the purposes of the by-law.	19 July 2010	IN EFFECT
68 of 2010		Map 36	A1-7H to A1-7	To permit the development of six single detached dwelling units having frontage on River Road.	20 September 2010	IN EFFECT
20 of 2011		Map 42	M1 to R3-2 exception	To rezone lands to permit a maximum of four single storey apartment buildings.	16 May 2011	IN EFFECT
		Map 42	OS and M1 to M1-2 exception	To rezone lands to permit M1 zone commercial uses.		IN EFFECT
25 of 2011		Text only		To correct A1-7 zoning regulations wording.	4 July 2011	IN EFFECT
35 of 2011		Map 30	A1 to A1-5 exception	To allow the property to be used for the purposes of an agricultural research and testing laboratory, seed dryer, and accessory storage use.	19 September 2011	IN EFFECT
41 of 2011		Map 13	A1 to A1-8(t) – temporary use of 3 years	To allow the continued use of the parcel for the purposes of a driving range and portable concession booth for a temporary period of 3 years.	17 October 2011	EXPIRED
42 of 2011		Map 29	M4 to A1	To change the zoning of land. To allow the property to be used for those uses permitted within the A1 Zone.	17 October 2011	IN EFFECT
43 of 2011		General Amendment (AG1 zone)	Text only	To incorporate a zone applicable to instances in which surplus farm dwellings are severed in accordance with the Municipality's surplus farm dwelling severance policy.	17 October 2011	IN EFFECT

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51 of 2011		Map 9	A1 to A1-9(t) – temporary use of 3 years	To allow the continued use of the existing mobile home situated on the property for the purposes of a bed and breakfast establishment for a temporary period.	7 November 2011	EXPIRED
56 of 2011		Maps 1 to 53 (excluding Maps 48, 49, and 51)	Implementing five year review	Changes to zoning which are required to Hazard Lands mapping as depicted. Changes to the extent of the areas regulated by the ABCA under its Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.	19 December 2011	IN EFFECT
		Map 17	A1-H12 changed to A1	34210 Neil Road		
		Map 24	M3 – carried forward	26829 New Ontario Road		
		Map 32	M5 to EP	East side Sylvan Rd, North side Ausable River.		
		Map 41	R1-4 no longer required	McLeod Street extension is indicated, of mobile or modular home for 253 Richmond Street.		
		Map 42	M1-1 to M1	Ailsa Craig (east side of Craig St) permissive of a retail store for the selling of antiques is deleted.		
		Map 43	Adding FD zone	The map includes the expanded area of Nairn along with Future Development zoning for the expanding area.		
		Map 51	RH-4	1635 Greenway Drive – zoning permitted.		
		Map 53	M5 zoning applies	3580 Sylvan Road (Hungry Hollow).		
8 of 2012		Map 9	A1 to A1-18	To change the zoning from A1 to A1-18 to permit a lot area of 27.7 hectares.	6 February 2011	IN EFFECT
9 of 2012		Map 9	A1 to A1-19	To change the zoning from A1 to A1-I9, the zone provisions stipulate the lot area resulting from the consent as well as establish a maximum accessory building height of 7.5 metres.	6 February 2012	IN EFFECT
12 of 2012		Map 6	Al to A1-20	To sever a parcel of land for the purposes of a rural industrial use.	7 May 2012	IN EFFECT
		Map 6	A1 to M3-8	To rezone the severed parcel permitting an accessory single detached dwelling.		IN EFFECT

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13 of 2012		Map 40	A1 to AG1-1	To change the zoning from A1 to A1-21 to prohibit a residential dwelling, the severed parcel to AG1-1 with special provisions concerning minimum distance separation.	5 March 2012	IN EFFECT
20 of 2012		Map 34	A1 to A1-22, AG1	To change the zoning from A1 to A1-21 to prohibit a residential dwelling, the severed parcel to AG1.	2 April 2012	IN EFFECT
39 of 2012		Map 26	A1 to A1-23	To change the zoning from A1 to A1-23 to permit a minimum lot area of 8.28 hectares.	4 June 2012	IN EFFECT
40 of 2012		Map 26	A1 to A1-24	To change the zoning from A1 to A1-24 to permit a minimum lot area of 2.0 hectares.	4 June 2012	IN EFFECT
47 of 2012		Map 31	A1 to A1-25, AG1-2	To change the zoning from A1 to A1-25 zone to permit the lot area resulting from severance, the severed parcel to AG1-2 with special provisions concerning minimum distance separation.	16 July 2012	IN EFFECT
48 of 2012		Map 10	A1 to A1-26, AG1-8	To change the zoning from A1 to General Agricultural A1-39 to prohibit a residential dwelling, the severed parcel AG1-8 to permit the lot area and frontage of the parcel.	16 July 2012	IN EFFECT
70 of 2012		Map 52	RH to RH-8	To permit a maximum building height of 11.5 metres.	1 October 2012	IN EFFECT
71 of 2012		Map 8	A1 to A1-27, AG1	To change the zoning from A1 to A1-27 to prohibit a residential dwelling, to rezone the severed parcel to AG1.	1 October 2012	IN EFFECT
75 of 2012		Map 19	A1 to A1-28, AG1	To change the zoning from A1 to A1-28 to permit the lot area and would prohibit a residential dwelling, retained parcel is rezoned to AG1.	5 November 2012	IN EFFECT
5 of 2013		Map 8, 22	A1 to A1-30, AG1	To change the zoning from General Agricultural (A1) to General Agricultural (A1-30) to permit the lot area resulting from the severance and prohibit a residential dwelling, the severed parcel to AG1.	21 January 2013	IN EFFECT
17 of 2013		Map 9	A1 to A1-39, AG1-8	To change the zoning from General Agricultural (A1) to General Agricultural (A1-39) to prohibit a residential dwelling, the severed parcel AG1-8 to permit the lot area and frontage of the parcel.	20 February 2014	IN EFFECT
24 of 2013		Map 39	A1 to A1-31, AG1-5	To change the zoning from General Agricultural (A1) to General Agricultural (A1-31) to permit the	4 June 2013	IN EFFECT

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BY-LAW#	ZBA #	MAP	ZONE CHANGE	DESCRIPTION	DATE	STATUS
				lot area resulting from the severance and prohibit a residential dwelling, the severed parcel to AG1-5 with special provisions concerning minimum distance separation.		
65 of 2013		Map 41	I1 to I1-1, M1	To rezone municipal property to I1-1 to permit a 0.0 metre exterior side yard setback and a 6.0 metre top-of-bank setback from the Cameron Gillies Drain, to rezone a privately owned parcel of land to M1.	22 October 2013	IN EFFECT
67 of 2013		Map 17	A1 to A1-32 to A1-33	To rezone two parcels to A1-32 and A1-33 zone to permit a minimum lot area of 20.6 hectares.	4 November 2013	IN EFFECT
75 of 2013		Map 15	A1 to A1-34, AG1-6	To change the zoning from A1 to A1-34 to prohibit a residential dwelling, the severed parcel AG1-6 with special provisions concerning minimum distance separation.	2 December 2013	IN EFFECT
76 of 2013		Map 14	EP to EP-4	To change the zoning from EP to EP-4 to prohibit the spreading of livestock manure and buildings and structures.	2 December 2013	IN EFFECT
77 of 2013		Map 22	EP to A1-35	To rezone the parcel to A1-35 to permit a lot area of 12.1 hectares and a 50 metre setback applies along the rear lot line.	2 December 2013	IN EFFECT
78 of 2013		Map 13	A1, PR to A1-36, AG1	To change the zoning from A1 and PR to A1-36 to prohibit a residential dwelling, to rezone the severed parcel to AG1.		
6 of 2014		Map 40	A1 to AG1, AG1-7	To rezone the lands AG1 to permit residential use, AG1-7 to permit residential use subject to frontage, area and rear yard provisions.	2 December 2013	IN EFFECT
7 of 2014		Map 17	A1 to A1-37, A1-38	To rezone the lands to A1-37 zone to permit a minimum lot area of 30.7 hectares and A1-38 to permit a minimum lot area of 3.29 hectares.	15 January 2014	IN EFFECT
21 of 2014		Map 24,42	A3 to R1, A3-2	To rezone the lands to permit residential use (R1) and to A3-2 to permit the 19.5 hectare lot area.	15 January 2014	IN EFFECT
27 of 2014		General Amendment	Text only	To amend the Kennel definition to remove Canadian Kennel Club reference.	7 May 2014	IN EFFECT
28 of 2014		Map 42	FD/EP	To adjust the FD and EP areas to reflect natural hazard mapping.	18 June 2014	IN EFFECT

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30 of 2014		Map 6	A1 to A1-42, AG1-9	To change the zoning from A1 to A1-42 to prohibit a residential dwelling, the severed parcel to AG1-9 with special provisions concerning minimum distance separation.	18 June 2014	APPROVED by OMB May 5, 2016
32 of 2014		Map 21, 41	(H)M2 to A3; (H)M2 to AG1-10 with Map 41 adjustment	To change the zoning from (H) M2 to A3, the retained parcel to AG1-10 with special provisions concerning minimum distance separation and the lot area.	2 July 2014	IN EFFECT
33 of 2014		Map 9	A1 to A1-43, AG1-11	To change the zoning from A1 to A1-43 to prohibit a residential dwelling, the severed parcel to AG1-11 with special provisions concerning minimum distance separation.	13 August 2014	IN EFFECT
40 of 2014		Map 35	A1 to A1-44, AG1	To change the zoning from A1 to A1-44 to prohibit a residential dwelling, the severed parcel to AG1.	17 September 2014	IN EFFECT
43 of 2014		Map 40	A1 to A1-45, AG1-12	To change the zoning from A1 to A1-45 to permit the lot area and prohibit a residential dwelling, the severed parcel to AG1-12 with special provisions concerning minimum distance separation.	1 October 2014	IN EFFECT
62 of 2014		Map 42	M1-2 to M1-3	To permit a dwelling for a caretaker, security guard or other person employed on the premises in addition to M1-2 permitted uses.	5 November 2014	IN EFFECT
65 of 2014		Map 16, 42	FD to A3-3, Schedule A3	To change the zoning from FD to A3-3 to permit the lot area and permit a single detach dwelling subject to the building envelope per Schedule A3.	19 November 2014	IN EFFECT
5 of 2015		Map 8	A1 to A1-54, AG1-13	To change the zoning from A1 to A1-47 to permit the 35.5 hectare lot area and prohibit a residential dwelling, the severed parcel is rezoned to AG1-13 with a special provision to permit the lot frontage at 43.8 m.	14 January 2015	IN EFFECT
6 of 2015		Map 31	A1 to A1-46, AG1	To change the zoning from A1 to A1-47 to permit the 19.4 hectare lot area and prohibit a residential dwelling, the severed parcel to AG1.	14 January 2015	IN EFFECT
7 of 2015		Map 40	A1 to A1-48, AG1	To change the zoning from A1 to A1-48 to permit the 29.5 hectare lot area and prohibit a residential dwelling, the severed parcel to AG1.	14 January 2015	IN EFFECT

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20 of 2015		Map 33	A1 to A1-50, AG1-15	To change the zoning from A1 to A1-50 to permit the 37.9 hectare lot area and prohibit a residential dwelling, the severed parcel to AG1-15 with special provisions concerning minimum distance separation.	1 April 2015	IN EFFECT
25 of 2015		Map 16	A1 to A1-52, AG1	To change the zoning from A1 to A1-52 to permit the lot frontage of 103 metres and prohibit a residential dwelling, the severed parcel to AG1.	6 May 2015	IN EFFECT
35 of 2015		Map 36	A1 to A1-51, AG1	To change the zoning from A1 to A1-51 to permit the lot frontage of 84 metres and prohibit a residential dwelling, the severed parcel to AG1.	3 June 2015	IN EFFECT
44 of 2015		Map 6	A1 to A1-53, AG1-16	To change the zoning from A1 to A1-53 to permit the lot area of 19.754 hectares and lot frontage of 117 metres and prohibit a residential dwelling, the retained parcel to AG1-16 with special provision concerning minimum distance separation.	15 July 2015	IN EFFECT
46 of 2015		Map 21	A1 to A1-54, AG1-17	To change the zoning from A1 to A1-54 to prohibit a residential dwelling, the retained parcel to AG1-17 with special provision concerning minimum distance separation.	12 August 2015	IN EFFECT
53 of 2015		Map 20	A1 to A1-55, AG1	To change the zoning from A1 to A1-55 to prohibit a residential dwelling, the severed parcel to AG1.	7 October 2015	IN EFFECT
79 of 2015		Map 10	A1 to A1-56, AG1	To change the zoning from A1 to A1-56 to permit the lot area of 15.1 hectares and lot frontage of 84.7 metres and prohibit a residential dwelling, the severed parcel to AG1.	4 November 2015	IN EFFECT
3 of 2016		Map 25	A1 to A1-57, AG1	To change the zoning from A1 to A1-57 to permit the lot area of 36.4 ha and prohibit a residential dwelling, the severed parcel to AG1.	20 January 2016	IN EFFECT
16 of 2016		Map 41	R1 to R2-1	To change the zoning from R1 to R2-1 to permit a triplex dwelling only, interior side yard 1.61, 1.75 m, rear yard 5.58 m, max lot coverage 52%, one storey only.	6 April 2016	IN EFFECT
29-2016		Map 20	A1 to M3-10	To change the zoning from A1 to M3-10 to permit only a contractor’s yard or shop with accessory single detached dwelling.	7 September 2016	IN EFFECT

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33 of 2016		Map 21	A1-54 to A1-58; A3 to A3-4	To change the zoning from A1-54 to A1-58 and A3 to A3-4 to permit the lot areas of 31.5 hectares.	13 July 2016	IN EFFECT
34 of 2016		Map 29	A1 to M3-11	To change the zoning from A1 to M3-11 to permit only a contractor's yard or shop and a minimum frontage of 52 metres.	13 July 2016	IN EFFECT
38 of 2016		Map 4	A1 to A1-59	To deem the parcel of land to be a lot of record for the purposes of the by-law.	10 August 2016	IN EFFECT
39 of 2016		Text Only		To change the provisions of the site-specific zoning exception R1-2 to permit the sales, storage and service of recreation vehicles, automobiles and motorcycles along with service accessory to the permitted uses within the existing building.	7 September 2016	IN EFFECT
49 of 2016		Map 13	A1 and A3 to A1-59; A3 to AG1	To change the zoning from A1 and A3 to A1-59 to prohibit a residential dwelling, the severed parcel to AG1.	5 October 2016	IN EFFECT
50 of 2016		Map 14	A1 to A1-60 and AG1-18	To change the zoning from A1 to A1-60 to prohibit a residential dwelling, the severed parcel to AG1-18 with special provisions concerning minimum distance separation.	5 October 2016	IN EFFECT
51 of 2016		Map 8	A1 to A1-61 and AG1-19	To change the zoning from A1 to A1-61 to permit the lot area of 28.9 hectares, lot frontage of 15 metres and prohibit a residential dwelling, the severed parcel to AG1-19 with special provisions concerning minimum distance separation.	5 October 2016	IN EFFECT
64 of 2016		Map 23	A1-3 to M3 and A1-62	To change the zoning from A1-3 to A1-62 to permit a lot frontage of 130 metres and minimum lot area to 34 hectares; and from A1-3 to M3 on the parcel containing an existing commercial grain business.	7 December 2016	IN EFFECT
22 of 2017	ZBA 1-2017	Map 16	A1 to A1-63 and AG1-20	To change the zoning from A1 to A1-63 to prohibit a residential dwelling, the severed parcel to AG1-20 with minimum lot frontage of 41.45 metres.	3 May 2017	IN EFFECT
23 of 2017	ZBA 2-2017	Map 17	A1 to A1-64; A2 to A2-3; A2 to AG1-21	To change the zoning from A1 to A1-64 and A2 to A2-3 to prohibit a residential dwelling; and A2 to AG1-21 to permit a lot area of 0.34 hectares and minimum distance to the lot line for an accessory building of 0.91 metres.	3 May 2017	IN EFFECT

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33 of 2017	ZBA 3-2017	Map 39	A1 to M3	To change the zoning from A1 to M3 to recognize the future expansion of the rural industrial use on the lands to be severed and conveyed.	7 June 2017	IN EFFECT
34 of 2017	ZBA 4-2017	Map 3	A1 to A1-65 and AG1	To change the zoning from A1 to A1-65 to prohibit a residential dwelling, the severed parcel to AG1.	7 June 2017	IN EFFECT
35 of 2017	ZBA 5-2017	Map 3	A1 to A1-66 and AG1-22	To change the zoning from A1 to A1-66 to prohibit a residential dwelling, the severed parcel to AG1-22 with special provisions concerning minimum distance separation.	7 June 2017	IN EFFECT
41 of 2017	ZBA 6-2017	Map 24	A3-1 to EP	Site specific zoning added to facilitate condominium development 39T-NM-CDM1701.	12 July 2017	IN EFFECT
48 of 2017	ZBA 7-2017	Map 41	FD to ((H)M1-4)	To permit Landscape Material Storage as the only permitted use.	9 August 2017	IN EFFECT
50 of 2017	ZBA 8-2017	Map 16	A1 to A1-67 and AG1-23	To change the zoning from A1 to A1-67 to prohibit a residential dwelling, the severed parcel to AG1-23 with lot area of 1.07 hectares.	9 August 2017	IN EFFECT
12 of 2018	ZBA 1-2018	Map 5	A1 to A1-68 and AGI-24	To change the zoning from A1 to A1-68 to prohibit a residential dwelling, the severed parcel to AGI-24 to recognize residential use and permit a minimum lot frontage of 45m.	13 March 2018	IN EFFECT
13 of 2018	ZBA 2-2018	Map 5	A1 to A1-69 and AG1	To change the zoning from A1 to A1-69 to prohibit a residential dwelling, the severed parcel to AG1	6 June 2018	IN EFFECT
27 of 2018	ZBA 4-2018	Map 34	A1 to (A1-70 (t))	To permit a second detached residential dwelling for the purpose of boarding seasonal farm laborers for a temporary period not exceeding three (3) years.	9 May 2018	RENEWED BY BY-LAW 034 OF 2021, FILE NO. ZBA-7-2021.
47 of 2018	ZBA 3-2018	Map 41	FD to ((H)R1)	To change the zoning from FD to ((H)R1) to facilitate the proposed Plan of Subdivision.	15 August 2018	IN EFFECT,(H) SYMBOL REMOVED FOR PHASE 1 LANDS BY ZBA 11-2020, BY-LAW #65 OF 2020
57 of 2018	ZBA 6-2018	Map 46	RH to RH-9(t)	Changing the uses permitted on one parcel of land currently located within the ‘RH’ zone which will place such lands into a temporary “Hamlet Residential Exception 9 (RH-9(t) which will permit an existing ‘Kennel’ on the lands for a temporary period of time not to exceed three years.	7 November 2018	EXPIRED

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72 of 2018	ZBA 7-2018	Map 2	A1 to ((A1-71(t))	To change uses permitted on one parcel of land within the A1 zone to place such lands into a temporary A1-71(t) zone which will permit an on-farm secondary business with accessory fleet vehicle inspections and repairs, as well as farm equipment servicing on the lands for a temporary period of time not to exceed three (3) years.	19 December 2018	RENEWED BY BY-LAW 071 OF 2021, FILE NO. ZBA-13-2021.
3 of 2019	ZBA 1-2019	Map 36	A2 to AG1 and A2-4	To change the zoning from A2 to AG1 and A2-4 to permit the creation of a lot to dispose of a surplus farm dwelling.	16 January 2019	IN EFFECT
20 of 2019	ZBA 2-2019	Map 8	A1 to AG1 & A1-72	to permit the creation of a lot to dispose of a surplus farm dwelling.	3 April 2019	IN EFFECT
26 of 2019	ZBA 3-2019	Map 39	A1 to (A1-73 (t))	To temporality allow a “granny flat” on an agricultural parcel of land for the purpose of housing gaining parents on the same property that their children reside on.	8 May 2019	RENEWED BY BY-LAW 031 OF 2022, FILE NO. ZBA-6-2022.
27 of 2019	ZBA 4-2019	Map 15	A1 to AG1 & A1-74	To permit the creation of a lot to dispose of a surplus farm dwelling.	8 May 2019	IN EFFECT
28 of 2019	ZBA 5-2019	Map 15	A1 to AG1-25 & A1-75	To permit the creation of a lot to dispose of a surplus farm dwelling.	8 May 2019	IN EFFECT
43 of 2019	ZBA 6-2019	Map 13	AG1 to A1-59	To recognize the larger lot size of the lands to be retained.	17 July 2019	IN EFFECT
44 of 2019	ZBA 7-2019	Map 12	A1 to AG1 & A1-76	To recognize the residential use of the lands and limit the range of permitted uses (AG1). To prohibit the establishment of new dwellings on the remnant farm parcel (A1-76).	17 July 2019	IN EFFECT
54 of 2019	ZBA 8-2019	Map 28	M4 to A1-77	To recognize the completion of extraction use and return to agricultural use as well as the undersized agricultural parcel of land.	15 August 2019	IN EFFECT
57 of 2019	ZBA 9-2019	Map 15	M3 to M3-12(t)	To allow a storage container and mobile office trailer to be located in the front yard on a rural industrial parcel of land for a period of three years for the purpose of temporality accommodating an increased amount of employees and additional storage until a building expansion is completed.	4 September 2019	RENEWED BY BY-LAW 092 OF 2022, FILE NO. ZBA-10-2022.

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64 of 2019	ZBA 5-2018	Map 42	FD to (H)R1	To facilitate a proposed plan of subdivision.	18 September 2019	IN EFFECT,(H) SYMBOL REMOVED BY ZBA 19-2021, BY-LAW #83 OF 2021
65 of 2019	ZBA 5-2018	Map 42	FD to (H)R2	To facilitate a medium density development by way of Site Plan Control.	18 September 2019	IN EFFECT
71-2019	ZBA 11-2019	Map 33	A1 to AG1 & A1-78	To permit the creation of a lot to dispose of a surplus farm dwelling.	2 October 2019	IN EFFECT
77-2019	ZBA 10-2019	Map 24	A3 and PR to PR-1	To rezone in order to allow for the following additional uses permitted in the Parks and Recreation Zone: retreat centre, rental cabins, and rental travel trailers.	November 6th 2019	IN EFFECT
78-2019	ZBA 12-2019	Map 31	A1 to AG1 & A1-79	To permit the creation of a lot to dispose of a surplus farm dwelling.	6 November 2019	IN EFFECT
86 of 2019	ZBA 14-2019	Map 42	A3 to R1 & EP	To facilitate the creation of three residential lots, and to rezone the rear of the subject lands containing significant woodlands to the Environmental Protection (EP) Zone in order to preserve the significant natural heritage features.	4 December 2019	IN EFFECT
3 of 2020	ZBA 2-2020	Map 41	R1 & FD to (H) R2	To accommodate the development of rental townhomes through the Site Plan Application Process. The lifting of the holding provision is contingent on the completion of a site plan agreement.	15 January 2020	R2 IN EFFECT, (H) SYMBOL REMOVED BY ZBA 10-2020, BY-LAW #72 OF 2020
4 of 2020	ZBA 1-2020	Map 18	A1 to AG1	To permit the creation of a lot to dispose of a surplus farm dwelling.	15 January 2020	IN EFFECT
8 of 2020	ZBA 4-2020	Map 3	M4 and A1 to A1-81	To recognize the completion of the extraction use and return to agricultural use as well as the undersized agricultural parcel of land.	5 February 2020	IN EFFECT
9 of 2020	ZBA 3-2020	Map 41	C2 to (C2-1)	To permit a daycare as an additional permitted use.	7 February 2020	IN EFFECT
48 of 2020	ZBA 5-2020	Map 35	A1 to AG1-25 & A1-82	To permit the residential use and recognize a deficient lot frontage.	22 July 2020	IN EFFECT
49 of 2020	ZBA 7-2020	Map 9	A1 to AG1-26 & A1-84	To recognize the residential use and a maximum height of an accessory building and to prohibit residential use.	22 July 2020	IN EFFECT

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57 of 2020	ZBA 8-2020	Map 16	A1-52 & AG1 to AG1-29	To recognize a maximum lot area of 2.55 ha (6.55 ac) and limit the range of permitted uses.	19 August 2020	IN EFFECT
58 of 2020	ZBA 6-2020	Map 4	A1 to AG1-28 & A1-83	To permit the residential use and recognize an accessory building height of 5.8m (19ft) and to prohibit residential use.	19 August 2020	IN EFFECT
67 of 2020	ZBA 9-2020	Map 26	PR to A1-85a	To allow other owners to establish a single detached dwelling on the subject lands by converting the former Girl Guides Canada camp building into a single detached dwelling and to recognize a deficient lot area of 25.35 ac (10.25 ha).	16 September 2020	IN EFFECT
87 of 2020	ZBA 12-2020	Map 10	No change	Section 7.4.2, General Agricultural Exception 2 (A1-2) Zone be deleted and replaced to allow a commercial greenhouse.	2 December 2020	IN EFFECT
3 of 2021	ZBA 01-2021	Map 36	A1 to A1-80	To permit living accommodations within an agricultural building for the purpose of housing seasonal farm labourers which results in a third dwelling being established on the property.	20 January 2021	IN EFFECT
4 of 2021	ZBA 02-2021	Map 31	A1 to AG1-30 & A1-85b	To permit the residential use and recognize a deficient frontage on severed lands and to prohibit residential use on retained lands.	20 January 2021	IN EFFECT
27 of 2021	ZBA 04-2021	Map 31	A3 to A3-5(t)	To permit “non-intensive agriculture uses” but limited to a total of 3 nutrient units or less as permitted uses for a temporary period of 3 years.	7 April 2021	EXPIRED
28 of 2021	ZBA 05-2021	Map 31	A3 to A3-6(t)	To permit “non-intensive agriculture uses” and “equestrian use” but limited to a total of 3 nutrient units or less as permitted uses for a temporary period of 3 years.	7 April 2021	RENEWED BY BY-LAW 020 OF 2024, FILE NO. ZBA-5-2024.
33 of 2021	ZBA 06-2021	Map 39	A1 to A1-86(t)	To permit the establishment of a granny flat or garden suite with a front yard setback of 10m on an agricultural parcel of land for a period of 20 years. Expiry date of April 7, 2041.	7 April 2021	IN EFFECT
34 of 2021	ZBA 07-2021	Map 34	A1 to A1-70(t)	To permit a second residential dwelling on an agricultural parcel of land for the purpose of boarding seasonal farm labourers for a temporary period not exceeding three (3) years.	7 April 2021	RENEWED BY BY-LAW 020 OF 2024, FILE NO. ZBA-5-2024.

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46 of 2021	ZBA 08-2021	Map 21	A1 to AG1-31 & A1-87	To permit residential use of severed lands and recognize an accessory building height and to prohibit residential use on retained lands and to recognize the deficient lot area.	5 May 2021	IN EFFECT
54 of 2021	ZBA 09-2021	Map 39	A1 to A1-88(t)	To permit a second residential dwelling on an agricultural parcel of while new dwelling is being built. The existing residence would be removed upon the expiration of the two-year period or the occupancy of the new single detached dwelling.	2 June 2021	EXPIRED
63 of 2021	ZBA 10-2021	Map 10	A1 to AG1 & A1-89	To recognize the residential use of the lands and limit the range of permitted uses and to prohibit the establishment of new dwellings on the remnant farm parcel.	14 July 2021	IN EFFECT
64 of 2021	ZBA 11-2021	Map 6	A1 to AG1 & A1-90	To permit the residential use and recognize a deficient lot area and to prohibit residential use.	14 July 2021	IN EFFECT
70 of 2021	ZBA 12-2021	Map 15	A1 to A1-91(t)	To allow the establishment of a garden suite on an agricultural parcel of land for a period of 3 years.	11 August 2021	EXPIRED
71 of 2021	ZBA 13-2021	Map 2	N/A	To continue to allow an on-farm secondary business on an agricultural parcel of land for a period of time not exceeding three (3) years.	11 August 2021	RENEWED BY BY-LAW 060 OF 2024, FILE NO. ZBA-14-2024.
72 of 2021	ZBA 14-2021	Map 41	C1-2 & I1 to I1-2	To permit the construction of a Municipally owned Fire Hall/Emergency Medical Services (EMS) station.	11 August 2021	IN EFFECT
75 of 2021	ZBA 15-2021	Map 43	M2-1 to M2-1(H)	To amend the zoning requirements of the M2-1 zone to facilitate a 200.7m^2 building addition, limit permitted uses, and recognize zoning deficiencies.	1 September 2021	IN EFFECT
034 of 2022	ZBA 16-2021	Map 42	FD to ((H)R1-19) & ((H)R2-2) & PR	To permit 250 single detached dwellings, 2 medium density blocks for future development of townhomes, and to permit a parkette.	6 April 2022	IN EFFECT, (H) SYMBOL REMOVED FROM PHASE 1 LANDS BY ZBA 095 OF 2023, FILE NO. ZBA-12-2023.
80 of 2021	ZBA 18-2021	Map 41	C1 to R1	To permit residential use and allow for a single detached dwelling.	6 October 2021	IN EFFECT
81 of 2021	ZBA 17-2021	Map 40	A1 to A1-92 & A1 to AG1	Surplus farm dwelling severance.	19 January 2022	IN EFFECT
89 of 2021	ZBA 20-2021	Map 41	R1 to R1-2	To rezone the severed and merged portion of land	3 November	IN EFFECT

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				from Consent B08-2021 to have consistent zoning with the subject lands.	2021	
99 of 2021	ZBA 21-2021	Map 12	A1 to AG1	Surplus farm dwelling severance.	19 January 2022	IN EFFECT
02 of 2022	ZBA 2-2022	Map 46	N/A	Renewal of temporary use to continue to permit a dog kennel for personal use.	19 January 2022	EXPIRED
06 of 2022	ZBA 1-2022	Map 3	A1 to AG1-32 & A1 to A1-93	Surplus farm dwelling severance.	19 January 2022	IN EFFECT
017b of 2022	ZBA 4-2022	Map 5	A1 to A1-94 & A1 to AG1	Surplus farm dwelling severance.	9 November 2022	IN EFFECT
018 of 2022	ZBA 3-2022	Map 41	I1 to R1	To recognize the residential use of the lands.	1st and 2nd reading only as of March 2nd, 2022	IN EFFECT
031 of 2022	ZBA 6-2022	Map 39	N/A	Renewal temporary use to continue to allow the granny flat to exist on the land for a period of 3 years.	6 April 2022	RENEWED BY BY-LAW 035 OF 2025, FILE NO. ZBA-5-2025.
032 of 2022	ZBA 8-2022	Map 7	A1 to AG1-34 and A1 to A1-96	Surplus farm dwelling severance.	10 August 2022	IN EFFECT
033 of 2022	ZBA 5-2022	Map 23	A1 to A1-95(t)	To temporarily allow a granny flat on the land for a period of 3 years. Expiry date of April 8th, 2025.	6 April 2022	IN EFFECT
043 of 2022	ZBA 7-2022	Map 1	A1 to AG1-35 and A1 to A1-97	Surplus farm dwelling severance.	9 November, 2022	IN EFFECT
055 of 2022	ZBA 9-2022	Map 21	A1 to AG1-36 and A1 to A1-98	Surplus farm dwelling severance.	10 August 2022	IN EFFECT
092 of 2022	ZBA 10-2022	Map 15	M3 to M3-12(t)	Renewal of temporary use to permit a storage container and mobile office trailer for a maximum period of 2 years.	7 September 2022	IN EFFECT
093 of 2022	ZBA 11-2022	Map 7	A1 to AG1 and A1 to A1-99	Surplus farm dwelling severance.	7 September 2022	IN EFFECT
058 of 2023	ZBA 12-2022	Map 41	FD to (H)R2-3	To permit the establishment of 69 rental townhome units with site specific provisions.	7 June 2023	IN EFFECT H REMOVED VIA AUTHORIZED AMENDMENT (FILE NO. ZBA-22-2024)

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070 of 2023	ZBA 1-2023	Map 41	FD to (H) R1-20 & FD to (H) R1-21& FD to (H) R2-4 & FD to (H) PR-2	To permit the development of single detached dwellings and ten medium density blocks for future development.	19 July 2023	IN EFFECT
031 of 2023	ZBA 3-2023	Map 3	A1 to AG1-37 and A1 to A1-100	Surplus farm dwelling severance	18 October 2023	IN EFFECT
039 of 2023	ZBA 4-2023	Map 11	A1 to AG1-38 & A1 to A1-101	Surplus farm dwelling severance	5 April 2023	IN EFFECT
059 of 2023	ZBA 6-2023	Map 39	A1 to A1-102(t)	Permit two single detached dwellings on an agricultural lot for a period not to exceed three years while a new residence is being constructed on the land	19 July 2023	IN EFFECT
075 of 2023	ZBA 7-2023	Map 11	AG1-38 to AG1-38(t)	To permit owner to live in existing dwelling while a new dwelling is built	4 October 2023	IN EFFECT
084 of 2023	ZBA 8-2023	Map 21	A3 to AG1 and A3-7	Surplus farm dwelling severance	4 October 2023	IN EFFECT
085 of 2023	ZBA 9-2023	Map 41	I1 to R1-22	To permit a former church building to be converted into a single detached dwelling	4 October 2023	IN EFFECT
089 of 2023	ZBA 10-2023	Map 41	R1 to R1-23(t)	To permit a granny flat on for the purpose of housing a family member for up to three (3) years.	1 November 2023	IN EFFECT
004 of 2024	ZBA 1-2024	Map 9	A1 to M4	To be consistent with the underlying ‘Resource Extraction Area’ land use designation	17 January 2024	IN EFFECT
007 of 2024	ZBA 3-2024	Map 27	A1 to AG1 and A1-103	To satisfy a condition of Consent B8-2023 to recognize the residential use of the severed lands (AG1) and to prohibit the establishment of new residential dwellings on the retained lands (A1-103).	7 February 2024	IN EFFECT
019 of 2024	ZBA 4-2024	Map 41	C1 to C1-4	To permit the entirety of the existing dwelling unit to be converted to a duplex.	6 March 2024	IN EFFECT
020 of 2024	ZBA 5-2024	Map 31	A3 to A3-6(t)	To continue to allow ‘non-intensive agriculture uses’ and ‘equestrian use’ for an additional 3-year period on the rear portion of the property currently outside of the settlement area boundary. The use will remain limited to 3 Nutrient Units or less.	6 March 2024	IN EFFECT
029 of 2024	ZBA 6-2024	Map 5	A1 to AG1 and	To satisfy a condition of Consent B2-2023 to	3 April 2024	IN EFFECT

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			A1-104	recognize the residential use of the severed lands (AG1) and to prohibit the establishment of new residential dwellings on the retained lands (A1-104).		
021 of 2024	ZBA 7-2024	Map 34	A1 to A1-70(t)	To continue to allow a second detached residential dwelling for the purpose of boarding seasonal farm labourers for an additional 3-year period from the date of passing.	3 April 2024	IN EFFECT
028 of 2024	ZBA 8-2024	Map 37	A1 to A1-105(t)	To permit two single-detached dwellings for a period not to exceed 2-years while a new single-detached dwelling is being constructed. The existing single-detached dwelling will be removed upon expiration of the 2-year period or the occupancy of the new single-detached dwelling, whichever occurs first.	3 April 2024	EXPIRED
051 of 2024	ZBA 12-2024	Map 16	A1 to AG1 and A1 to A1-106	To satisfy a condition of Consent B3-2024 to facilitate a surplus farm dwelling severance. The AG1 zone recognizes the rural residential use of the severed lands. The A1-106 zone prohibits the construction of a new residential use on the farm parcel.	5 June 2024	IN EFFECT
059 of 2024	ZBA 13-2024	Map 28	A1 to AG1 and A1 to A1-107	To satisfy a condition of Consent B9-2024 to facilitate a surplus farm dwelling severance. The AG1 zone recognizes the rural residential use of the severed lands. The A1-107 zone prohibits the construction of a new residential use on the farm parcel and recognizes a reduced minimum lot area.	17 July 2024	IN EFFECT
060 of 2024	ZBA 14-2024	Map 2	A1 to ((H)A1-71)	To permit for the existing on-farm secondary business to continue on a permanent basis and implement a Holding Symbol in which the removal is contingent upon the execution and registration of a Site Plan Agreement.	17 July 2024	IN EFFECT
061 of 2024	ZBA 15-2024	Map 25	A2 to (RH-10) and A2 to (RH-11) and A2 to (A2-5)	To facilitate a rural residential severance. The RH-10 zone and RH-11 zone recognizes the rural residential use of the severed lands and minimum lot areas. The A2-5 zone recognizes a reduced	17 July 2024	IN EFFECT

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				minimum lot area, lot frontage and interior side yard setback for the existing residential accessory structures.		
062 of 2024	ZBA 16-2024	Map 41	I2 to R1	To conform to the underlying North Middlesex Official Plan designation on the subject property of Residential.	17 July 2024	IN EFFECT
067 of 2024	ZBA 18-2024	Map 15	M3 to (M3-12(T))	Renewal of temporary use to permit a storage container and mobile office trailer to remain until construction of the new facility is substantially completed and occupiable or for a period of one (1) year whichever occurs first.	14 August 2024	EXPIRED
068 of 2024	ZBA 17 - 2024	Map 6	A1 to AG1-39 & A1-108	To satisfy a condition of Consent B19-2024 to facilitate a surplus farm dwelling severance. The AG1-39 zone recognizes the rural residential use of the severed lands and a reduced minimum lot frontage. The A1-108 zone prohibits the construction of a new residential use on the farm parcel.	4 June 2025	IN EFFECT
076 of 2024	ZBA 19-2024	Map 26	A1 to AG1-40 & A1-109	To satisfy a condition of Consent B16-2024 to facilitate a surplus farm dwelling severance. The AG1-40 zone recognizes the rural residential use of the severed lands, a reduced minimum lot frontage and an increased maximum building height for an accessory building existing prior to the passing of this By-law. The A1-109 zone prohibits the construction of a new residential use on the farm parcel and recognizes a reduced minimum lot area.	5 March 2025	IN EFFECT
083 of 2024	ZBA 20-2024	Map 21	M3 to A1-110	To conform to the underlying North Middlesex Official Plan designation of Agricultural and to recognize the existing lot area.	2 October 2024	IN EFFECT
089 of 2024	ZBA-21-2024	Map 12	A1 to A1-111 and A1-112	To satisfy a condition of Consent B13-2023 to facilitate a farm parcel split. The A1-111 zone recognizes a reduced minimum lot area. The A1-112 zone recognizes a reduced minimum lot area and prohibits the construction of a new residential use.	6 November 2024	IN EFFECT

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N/A – Authorized Amendment	ZBA-22-2024	Map 41	(H)R2-3 to R2-3	To remove Holding Symbol from subject lands via Council delegated authority to the Chief Administrative Officer.	7 October 2024	IN EFFECT
097 of 2024	ZBA 23-2024	Map 15	A1 to A1-113	To permit a farm-related agri-tourism use, farm vacation rentals, an agriculture-related use and an on-farm diversified use, subject to criteria listed in the By-law.	5 March 2025	IN EFFECT
09 of 2025	ZBA 1-2025	Map 4	A1 to AG1-41 & A1-114	To satisfy a condition of Consent B11-2023 to facilitate a surplus farm dwelling severance. The AG1-41 zone recognizes the rural residential use of the severed lands, a reduced minimum lot frontage and an increased maximum building height for an accessory building existing prior to the passing of this By-law. The A1-114 zone prohibits the construction of a new residential use on the farm parcel.	5 February 2025	IN EFFECT
068 of 2025	ZBA 2-2025	Map 30	A1 to AG1-42 & A1-115	To satisfy a condition of Consent B3-2025 to facilitate a surplus farm dwelling severance. The AG1-42 zone recognizes the rural residential use of the severed lands and a reduced minimum lot area. The A1-115 zone prohibits the construction of a new residential use on the farm parcel and recognizes a reduced minimum lot area.	3 September 2025	IN EFFECT
032 of 2025	ZBA 3-2025	Map 23	A1 to AG1-43 & A1-116	To satisfy a condition of Consent B14-2024 to facilitate a surplus farm dwelling severance. The AG1-43 zone recognizes the rural residential use of the severed lands and a reduced minimum front yard setback. The A1-116 zone prohibits the construction of a new residential use on the farm parcel and recognizes a reduced minimum lot area.	9 April 2025	IN EFFECT
047 of 2025	ZBA 4-2025	Map 42	R3-2 & M1-2 to ((H)R3-3)	To satisfy a condition of Consent B5-2025. The severed parcel is rezoned to permit an apartment building and townhouse dwellings, to recognize a reduced lot frontage and to implement a Holding Symbol. Also, to recognize existing one-storey	4 June 2025	IN EFFECT

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				apartment building on the retained parcel.		
033 of 2025	ZBA 5-2025	Map 39	N/A	Renewal temporary use to continue to allow the granny flat to exist on the land for a period of 3 years.	9 April 2025	IN EFFECT
048 of 2025	ZBA 7-2025	Map 42	RC to ((H)RC)	To facilitate a condition of Consent B1-2023 by implementing a Holding Symbol “H” on the severed parcel. The purpose is to implement criteria to be met prior to development proceeding.	4 June 2025	IN EFFECT
053 of 2025	ZBA 6-2025	Map 17	A1 to A1-118	To permit for one (1) farm labour residence within the existing farm building cluster, subject to criteria.	16 July 2025	IN EFFECT
055 of 2025	ZBA 8-2025	Map 26	A1 to AG1-44 & A1-117	To satisfy a condition of Consent B9-2025 to facilitate a surplus farm dwelling severance. The AG1-44 zone recognizes the rural residential use of the severed lands and a reduced minimum lot frontage. The A1-117 zone prohibits the construction of a new residential use on the farm parcel and recognizes a reduced minimum lot area.	17 September 2025	IN EFFECT
070 of 2025	ZBA 10-2025	Map 42	R1 to R3-4(H)	To permit for the construction of a residential apartment building with site-specific zoning provisions.	3 September 2025	IN EFFECT. (H) SYMBOL REMOVED BY ZBA 095 OF 2023, FILE NO. ZBA-12-2023.
078 of 2025	ZBA 9-2025	N/A	N/A	Housekeeping amendment.	1 October 2025	IN EFFECT
083 of 2025	ZBA 14-2025	Map 9	A1 to A1-119(t)	To permit one (1) detached additional residential unit subject to criteria on the subject lands on a temporary basis not to exceed three (3) years.	1 October 2025	IN EFFECT
090 of 2025	ZBA 15-2025	Map 41	PR to R1 & FD	To conform to existing uses.	5 November 2025	IN EFFECT
101 of 2025	ZBA 17-2025	Map 42	R1 to R1-25	To permit a home industry – art and woodworking studio, subject to criteria.	3 December 2025	IN EFFECT
004 of 2026	ZBA-19-2025	Map 42	R1 to R1-28(t) and R1-29	To satisfy a condition of Consent B17-2025 to facilitate residential lot creation. The R1-28(t) zone permits for the existing accessory structure to remain for a temporary period of three (3) years. The R1-29 zone recognizes a reduced rear yard setback.	14 January 2026	IN EFFECT

MUNICIPALITY OF NORTH MIDDLESEX COMPREHENSIVE ZONING BY-LAW
INDEX OF ZONING AMENDMENTS

BY-LAW#	ZBA #	MAP	ZONE CHANGE	DESCRIPTION	DATE	STATUS
020 of 2026	ZBA 01-2026	N/A	N/A	Housekeeping amendment.	4 February 2026	IN EFFECT
031 of 2026	ZBA-11-2025	5	A1 to AG1-45 and A1-120	To satisfy a condition of Consent B13-2025 to facilitate a surplus farm dwelling severance. The AG1-45 zone recognizes the rural residential use of the severed lands and permits for the existing formerly used agricultural silo for decorative purposes only. The A1-120 zone prohibits the construction of a new residential use on the farm parcel.	18 March 2026	IN EFFECT
043 of 2026	ZBA-04-2026	Map 30	A1 to AG1-48 and A1-122	To satisfy a condition of Consent B15-2025 to facilitate a surplus farm dwelling severance. The AG1-48 zone recognizes the rural residential use of the severed lands and permits for the existing accessory structures side and rear yard setbacks. The A1-122 zone prohibits the construction of a new residential use on the farm parcel and recognizes the existing storage barns interior side yard setback.	22 April 2026	IN EFFECT
046 of 2026	ZBA 02-2026	Map 41	R1 & M2 to R1-24(H) & R2(H)	to facilitate thirteen (13) single-detached residential dwelling units. Two (2) of the lots within the Plan of Subdivision will have a portion of their rear yards containing the EP Zone in order to implement environmental protections and buffering	22 April 2026	IN EFFECT
055 of 2026	ZBA 06-2026	Map 42	A3 to R1	To recognize the existing residential use of the lands and to align with the Official Plan designation of Residential Area	17 June 2026	IN EFFECT
056 of 2026	ZBA 13-2025	Map 41	FD to R1-27 & R2-6	To facilitate the development of 36 residential townhouse unit development	17 June 2026	IN EFFECT

Verified as of August 2026

HOLDING SYMBOL REMOVAL

MUNICIPALITY OF NORTH MIDDLESEX COMPREHENSIVE ZONING BY-LAW
INDEX OF ZONING AMENDMENTS

BY-LAW#	ZBA #	MAP	ZONE CHANGE	DESCRIPTION	DATE	STATUS
065 of 2020	ZBA 11-2020	Map 41	(H)R1 to R1	To permit residential development in the form of single-detached dwellings. A subdivision agreement has been entered into between the Municipality and the owner in regards to phase 1 of the development	2 September 2020	IN EFFECT
072 of 2020	ZBA 10-2020	Map 41	(H)R2 to R2	To permit residential development in the form of 22 townhomes. A site plan agreement has been entered into between the Municipality and the owner	16 September 2020	IN EFFECT
083 of 2021	ZBA 19-2021	Map 42	(H)R1 to R1	To permit residential development in the form of single-detached dwellings. A subdivision agreement has been entered into between the Municipality and the owner	16 October 2021	IN EFFECT
094 of 2023	ZBA 11-2023	Map 41	(H)M1-4 to M1-4	To permit development of buildings and structures, subject to obtaining building permits.	1 November 2023	IN EFFECT
095 of 2023	ZBA 12-2023	Map 42	(H)R1-19 to R1-19	To permit development of phase 1 of development of residential subdivision	1 November 2023	IN EFFECT
030 of 2024	ZBA 10-2024	Map 42	(H)R2-2 to R2-2	To permit development of the Ausable Bluffs medium density condominium block on the north side of the development.	3 April 2024	IN EFFECT
088 OF 2024	ZBA 11-2024	Map 42	(H)R2 to R2	To permit construction of 21 unit single-storey seniors townhome development.	6 November 2024	IN EFFECT
N/A – Authorized Amendment	ZBA-12-2025	Map	R3-4(H) to R3-4	To remove Holding Symbol from subject lands via Council delegated authority to the Chief Administrative Officer.		IN EFFECT

Verified as of August 2026

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LAND USE SCHEDULES

THE MUNICIPALITY OF NORTH MIDDLESEX

BY-LAW NO. 35 OF 2004

Being a By-law to regulate the use of land and the character, location and use of buildings and structures in Municipality of North Middlesex.

WHEREAS it is considered desirable to regulate the use of land, the character, location and use of buildings and structures within the Municipality of North Middlesex.

AND WHEREAS authority is granted under Section 34 of the *Planning Act*, R.S.O., 1990, c.P.13, as amended, to the Council of the Municipality of North Middlesex to exercise such powers;

AND WHEREAS there is an Official Plan in effect in the Municipality of North Middlesex;

AND WHEREAS the Council of the Municipality of North Middlesex has conclusively deemed that this By-law is in conformance therewith;

AND WHEREAS the Council of the Municipality of North Middlesex deems it necessary and desirable, and in the public interest to pass such a by-law with respect to lands in the Municipality of North Middlesex;

NOW THEREFORE the Council of the Municipality of North Middlesex **HEREBY ENACTS THE FOLLOWING:**

SECTION 1: INTRODUCTION

1.1 Title

This By-law shall be known as the “Municipality of North Middlesex Zoning By-law”.

1.2 Defined Area

This By-law applies to all land included on Schedule “A” to this By-law within the boundaries of the Municipality of North Middlesex, herein after known as the “Municipality”.

SECTION 2: INTERPRETATION

2.1 General

In their interpretation and application, the provisions of this By-law shall be held to be the minimum requirement adopted for the promotion of the public health, safety, convenience or general welfare. Whenever the requirements of this By-law are at variance with the requirements of any other By-law, the more restrictive, or the By-law imposing the highest standards, shall govern and apply. Nothing in this By-law shall be construed to exempt any person from complying with the requirements of any other By-law of the Municipality or from any law of the Province of Ontario or of the Government of Canada.

2.2 Zoning Schedules

Schedules "A" attached hereto, together with notations and references shown thereon, are hereby declared to form part of this By-law.

2.3 Zone Boundaries

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

a) A boundary indicated as following a highway, street or lane shall be the centre line of such highway, street or lane, unless otherwise indicated;

b) A boundary indicated as following a watercourse, creek, stream or the right-of-way of a railway or an electrical, gas or oil transmission line shall be the centre line of such watercourse, creek, stream or right-of-way;

c) A boundary indicated as approximately following lot lines shown on a registered plan of subdivision or township lot, shall follow such lot lines;

d) A boundary indicated as approximately parallel to a street line or other feature indicated in clauses a) or b) of this subsection, and the distance from such street line or other feature is not indicated, and clause c) above is not applicable, such boundary shall be construed as being parallel to such street line or other feature, and the distance therefrom shall be determined according to the scale shown on Schedule "A"; and

e) A boundary indicated as following the limits of the Municipality shall follow such limits.

2.4 Closings

In the event a dedicated street or lane shown on Schedule "A" of this By-law is closed, the property formerly in such street or lane shall be included within the zone of the adjoining property on either side of such closed street, or lane. If the closed street or lane is the boundary between two or more different zones, then the new zone boundaries shall be the new property line.

2.5 Certain Words

In this By-law, words used in the present tense include future; words in the singular number include the plural; words in the plural include the singular number; words in the masculine include the feminine; and the word “used” includes “arranged, designed or intended to be used”; the word “shall” is mandatory and not discretionary.

Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions or events connected by the conjunction “and”, “or”, or “either-or”, the conjunction shall be interpreted as follows:

a) “and” indicates that all connected items, conditions, provisions or events shall apply in any combination;

b) “or” indicates that the connected items, conditions, provisions or events may apply single or in combination;

c) “either-or” indicates that the connected items, conditions, provisions or events shall apply single but not in combination.

2.6 Multiple Uses on One Lot

Notwithstanding any other provisions of this By-law, where any land, building or structure is used for more than one permitted use, all provisions of this By-law shall be complied with for each use, except in the case of lot area, lot frontage, lot coverage and minimum yard requirements in which case the most restrictive or stringent requirement shall apply.

2.7 Properties with More Than One Zone

Where a lot is divided into more than one zone, each such portion of said lot shall be considered separately for the purposes of determining zone provisions such as lot area, lot frontage, required front yard, required side and rear yards and each such portion shall conform to the provisions of the appropriate zone, but no lot shall have more than one dwelling unit on the whole except as specifically provided in this By-law.

SECTION 3: ADMINISTRATION AND VALIDITY

3.1 Scope

No building, structure or land shall be used, and no building or structure shall be hereafter erected within the Municipality as now or henceforth legally constituted except in conformity with the provisions of this By-law.

3.2 Enforcement

This By-law shall be administered by the Chief Building Official, Building Inspector or such other person as Council shall designate, and no permit for the use of land or for the erection of any building or structure or approval of any municipal licence within the area to which this By-law applies, shall be issued where the proposed use, building or structure would be in violation of any provision of this By-law.

3.3 Severability

A decision of a Court that one or more of the provisions of this By-law are invalid in whole or in part does not affect the validity, effectiveness or enforceability of the other provisions or parts of the provisions of this By-law.

3.4 Municipal Approvals

No permit for the use of land or for the erection or use of any building or structure, and no Certificate of Occupancy or approval of application for any municipal license within the jurisdiction of the Council for the Municipality of North Middlesex shall be issued or given where the proposed building, structure or use is in violation of any provisions of this By-law.

3.5 Application and Plans

In addition to the requirements of this Zoning By-law, every application for a building permit shall be accompanied by plans, in duplicate, drawn to an appropriate scale and based upon an actual survey and showing:

a) The true shape and dimensions of the lot to be used or upon which it is proposed to erect any building or structure;

b) The proposed location, height and dimensions of the building, structure or work in respect of which the permit is applied for;

c) The location of every building or structure already erected on or partly erected on such lot, and the location of every use, building or structure upon adjacent lots;

d) The proposed location of parking spaces, loading spaces, driveways, landscaping areas or planting strips as may be required; and

e) Other such information as may be necessary to determine whether or not every such building, structure and work conforms to the requirements of this By-law.

Every such application shall be signed by the owner of the lot or the owner's agent duly authorized thereunto in writing and by the Chief Building Official or Building Inspector and such application shall set forth in detail the current and proposed use of the lot and any building or structure thereon, together with all information necessary to determine whether or not every such proposed use of land, building or structure conforms with the requirements of this By-law.

3.6 Conformity

No land to which this By-law applies shall hereafter be used and no building or structure shall hereafter be erected or used except in accordance with the general and special provisions of this By-law, but nothing in this By-law prevents the use of any land, building or structure for any use prohibited by this By-law if such land, building or structure was lawfully used for such purpose on the day this By-law comes into effect.

3.7 Inspection

The authority having jurisdiction to enforce this By-law from time to time is hereby authorized, after reasonable notice to the owner or assessed owner, occupant or apparent occupant of the property in question, to enter at all reasonable hours for the purposes of inspection.

3.8 Violation and Penalty

3.8.1 Person

Every person who contravenes any of the provisions of this By-law is guilty of an offence and on conviction is liable:

a) On a first conviction of a fine of not more than $25,000.00; and

b) On a subsequent conviction to a fine of not more than $10,000.00 for each day and part thereof upon which the contravention has continued after the day on which the person was first convicted.

3.8.2 Corporation

Where a corporation contravenes any of the provisions of this By-law, the maximum penalty that may be imposed is:

a) On a first conviction a fine of not more than $50,000.00; and

b) On a subsequent conviction a fine of not more than $25,000.00 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted.

3.8.3 Recovery of Penalties

Penalties imposed by this Section shall be recoverable under the *Provincial Offences Act*, R.S.O. 1990, Chapter P.33, as amended.

3.9 Repetition of Offence

The conviction of an offender upon a breach of any of the provisions of this By-law shall not prevent prosecution against the same offender upon any subsequent breach of the same or any other provision of this By-law.

3.10 Remedies

In the case where any building or structure is or is proposed to be erected, reconstructed, extended or enlarged, or any building or structure or part thereof is or is proposed to be used, or any land is or is proposed to be used, in contravention of any requirements of this By-law such contravention may be restrained by action at the instance of any ratepayer or of the Municipality pursuant to the provisions of the *Planning Act,* R.S.O. 1990, c.P.13, as amended.

3.11 Repeal of Previous By-laws

Any By-law passed under Section 34 of the *Planning Act,* R.S.O., 1990, c.P.13, as amended, or predecessor thereof in force in the Municipality on the date of adoption of this By-law is hereby repealed.

SECTION 4: ZONES AND SPECIAL REQUIREMENTS

4.1 Zones

For the purposes of this By-law, the following Zones, Zone categories and symbols are established and referenced in the text and are shown on Schedule "A" to this By-law:

ZONE	SYMBOL
AGRICULTURAL (A) ZONES	
General Agricultural	A1
Agricultural Small Holding	AG1
Restricted Agricultural Zone	A2
Urban Reserve Zone	A3
RESIDENTIAL (R) ZONES	
Residential Density One Zone	R1
Residential Density Two Zone	R2
Residential Density Three Zone	R3
Hamlet Residential Zone	RH
Residential Care Facilities Zone	RS
Residential-Commercial Zone	RC
COMMERCIAL (C) ZONES	
Central Commercial Zone	C1
General Commercial Zone	C2
Hamlet Commercial Zone	CH
INDUSTRIAL (M) ZONES	
General Industrial Zone	M1
Employment Zone	M2
Rural Industrial Zone	M3
Extractive Industrial Zone	M4
Waste Processing and Disposal Zone	M5
INSTITUTIONAL (I) ZONES	
Neighbourhood Institutional Zone	I1
Community Use Zone	I2
OTHER ZONES	
Parks and Recreation Zone	PR
Environmental Protection Zone	EP
Future Development Zone	FD

4.2 Zone Exceptions and Special Zones

Where the Zone symbol designating certain land is shown on Schedule "A" and is followed by a hyphen or "dash" and a number (e.g., A1-1), then special provisions, zone exceptions or limitations apply to such land. The special provisions will be found by reference to that section of the By-law which deals with the particular Zone (e.g., A1 Zone). Land shown in this manner shall be subject to all of the provisions of the Zone, in addition to or except as otherwise provided for by the special provisions.

4.3 Holding Zones

Where a Zone symbol shown on Schedule "A" includes a Holding prefix symbol, identified as (H) in brackets (e.g., (H)R3), the land shall only be used for existing uses at the time the Holding prefix was placed on the zoning category for the subject land. Land may be used for the uses permitted in the zoning category (e.g., R3) only after the Holding prefix has been removed by a by-law passed by the Council of the Municipality of North Middlesex or by the Chief Administrative Officer in accordance with the Municipality's Hold Removal Delegation By-law, as may be amended from time to time.

4.4 Hazard Land Area Requirements

In addition to the above noted Zones and Zone categories, this By-law also defines hazard land areas, being those lands that are susceptible to flooding or erosion, have steep slopes or soil instability or other environmental or human-made hazard. No development shall be permitted on lands or adjacent to lands located within the area identified as hazard land areas on Schedule "A" to this By-law until required Environmental Impact Studies have been completed to the satisfaction of, and approved by, the Municipality of North Middlesex and the Ausable Bayfield Conservation Authority.

4.5 Floodplain Requirements

In addition to the above noted Zones and Zone categories, this By-law also defines floodplains in the Parkhill and Ailsa Craig Urban Settlement Areas. No development shall be permitted on lands located within the area identified within the floodplain areas on Schedule "A" to this By-law until required Environmental Impact Studies have been completed to the satisfaction of, and approved by, the Municipality of North Middlesex and the Ausable Bayfield Conservation Authority.

SECTION 5: DEFINITIONS

In this By-law, unless the context otherwise requires:

5.1 **ABBATOIR** shall mean a building or structure specifically designed to accommodate the penning and slaughtering of live animals and the preliminary processing of animal carcasses and may include the packing, treating, storing and sale of the product on the premises.

5.2 **ACCESSORY BUILDING** shall mean a detached building located on the same lot as the main building, the use of which is incidental or secondary to that of the main building and which is not used for human habitation, and may include a private garage, a boathouse, a tool shed, a storage building or a warehouse: except where located within an urban or community settlement area (Ailsa Craig, Parkhill, or Nairn) and connected to municipal water and wastewater services, a detached accessory building may be used for human habitation.

5.3 **ACCESSORY USE** shall mean a use that is normally incidental, subordinate and exclusively devoted to a principle use located on the same lot.

5.4 **ADDITIONAL RESIDENTIAL UNIT** shall mean a self-contained dwelling unit that is subordinate to and located within the principal dwelling, or within one accessory building or structure on the same lot as the principal dwelling.

5.5 **ADULT ENTERTAINMENT USES** shall mean any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, goods, including books, magazines, pictures, slides, film, phonograph records, pre-recorded magnetic tape or other electronic medium and any other reading, viewing or listening matter, or services including activities, facilities, performances, exhibitions, viewings and encounters, the principal feature or characteristic of which is the nudity or partial nudity of any person, or in respect of which the word “nude”, “naked”, “topless”, “bottomless”, “sexy”, or any other work or any picture, symbol or representation having like meaning or implication is used in any sign advertisement

5.6 **AFFORDABLE HOUSING** shall mean:

a) in the case of ownership housing, the least expensive of:
   i. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
   ii. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;

b) in the case of rental housing, the least expensive of:
   i. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
   ii. a unit for which the rent is at or below the average market rent of a unit in the municipality.

5.7 **AGRICULTURAL SALES ESTABLISHMENT** shall mean the use of land, buildings or structures or portions thereof for the purposes of the sale of goods, materials or services that are necessary to support agricultural uses as defined by this By-law. These shall include such goods and services as the sale, processing and storage of feed, fertilizer and chemical products, and fuel supplier or depot.

5.8 **AGRICULTURAL USE** shall mean the use of lands, buildings or structures or portions thereof for the purpose of forestry, field crops or fruit farming, market gardening and such uses as are customarily and normally related to agriculture and includes a farm dwelling and accessory buildings, including a roadside stand for the sale of produce grown on the farm except that livestock operations are not included.

5.9 **AGRICULTURAL USE, INTENSIVE** shall mean the use of lands, buildings or structures for the propagation of special crops, including, but in no way limiting the generality of the foregoing, mushrooms; or for the practice of confinement rearing of livestock, including, but in no way limiting the generality of the foregoing, cattle, poultry and fur bearing animals, pigs, where the operations comprise 250 nutrient units as herein defined or more; and including a farm dwelling and accessory buildings, including a roadside stand for the sale of produce grown on the farm.

5.10 **AGRICULTURAL USE, NON-INTENSIVE** shall mean the use of lands, buildings or structures or portions thereof for the purpose of forestry, field crops or fruit farming, market gardening, dairying, animal husbandry, poultry raising, beekeeping, and such uses as are customarily and normally related to agriculture and includes a farm dwelling and accessory buildings, including a roadside stand for the sale of produce grown on the farm except that livestock operations shall be limited to those comprising 250 nutrient units as herein defined or less.

5.11 **AGRICULTURALLY-RELATED COMMERCIAL USE** shall mean a use directly related to agriculture and requiring proximity to farm operations and includes such uses as animal husbandry services, produce or grain storage facilities and farm machinery sales and service outlets.

5.12 **AIRFIELD** shall mean land used for the purpose of the landing, storing, taxiing and taking-off of private aircraft as the primary function or accessory to a residential use, but not an airport under the regulation of the Transport Canada.

5.13 **AIRPORT** shall mean any land, lot or buildings used for the purpose of landing, storing, taxiing, and taking-off of private or commercial aircraft, pursuant to the regulations of the Transport Canada.

5.14 **ALTER** shall mean any alteration in a bearing wall or partition, column, beam, girder or other supporting member of a building or structure or any alteration in the area or volume of a building or structure.

5.15 **AMENITY AREA** shall mean a space located indoors or outdoors for the passive enjoyment and active recreational needs of the residents where private yards are not provided. Amenity Area includes, but is not limited to, outdoor patios, open landscaped areas, communal indoor and/or outdoor fitness spaces, communal indoor social spaces, swimming pools, and outdoor rooftop decks, but does not include lobbies, common laundry areas, storage areas, hallways, parking areas, and loading spaces.

5.16 **ANIMAL CLINIC** shall mean the premises of a veterinary surgeon where animals, birds or other livestock are treated or kept.

5.17 **APARTMENT BUILDING** shall mean multiple dwelling units contained within a building, which have a common entrance directly from the outside, and may contain one or more permitted uses other than residential on the first floor.

5.18 **ART GALLERY** shall mean a building, place or area where paintings, sculptures or other works of art are exhibited or sold.

5.19 **ATTACHED** shall mean a building otherwise complete in itself, which depends for structural support, or complete enclosure, upon a division wall or walls shared in common with an adjacent building or buildings.

5.20 **AUTO BODY REPAIR SHOP** – see Public Garage.

5.21 **AUTOMOBILE SERVICE STATION** shall mean a building or place where petroleum products and new supplies, parts and accessories are kept for sale to service motor vehicles, snowmobiles, farm implements and machinery and where minor and/or emergency repairs are performed to motor vehicles, farm implements and machinery but no other activities of a public garage are conducted.

5.22 **BAKE SHOP** shall mean a shop where products of a bakery are sold or offered for sale by retail, including incidental baking of products for retail sale on the premises only, including incidental baking.

5.23 **BASEMENT** shall mean that portion of a building which is partly underground but which has more than one-half of its height, from finished floor to underside of floor joists of the next above storey, above the adjacent average finished grade level adjacent to the exterior walls of the building and in which the height from finished grade to underside of the floor joists of the next above storey is less than 1.8 metres.

5.24 **BASEMENT, WALKOUT** shall mean that portion of a building which is partly underground, but which has more than fifty per cent (50%) of the floor area not greater than 0.5 metres below grade, and which has an entrance and exit at grade level. This definition shall only apply in an area where the natural terrain permits construction of a walkout basement.

5.25 **BED AND BREAKFAST ESTABLISHMENT** shall mean a dwelling unit or portion thereof, in which the proprietor resides and supplies for hire or gain to other persons, particularly tourists, on a temporary or day to day basis, lodging with or without meals, but shall not include a boarding house, hotel, motel, tourist cabin establishment or restaurant accommodating the general public. Such an establishment shall provide for no more than three (3) guest rooms used or maintained for the accommodation of the public and shall be clearly secondary to the use of the dwelling unit as a private residence.

5.26 **BOARDING HOUSE** shall mean any house or building in which the proprietor resides and occupies floor space for the purposes of the boarding house as his residence, and supplies for monetary gain to at least two persons but not more than six persons including seasonal labourers, lodging in rooms furnished by the proprietor with necessary furnishings, with meals, but does not include a rooming house, bed and breakfast establishment, hotel, motel or tourist cabin establishment.

5.27 **BUILDING** shall mean any structure, whether temporary or permanent, used or built for the shelter, accommodation or enclosure of persons, animals, materials or equipment, other than a fence or wall.

5.28 **BUILDING INSPECTOR** shall mean the officer or employee of the Municipality who, from time to time, is charged by the Municipality with the duty of administering the provisions of the Zoning By-law.

5.29 **BUILDING LINE** shall mean a line lying in the interior of a lot drawn parallel to a lot line for the purpose of establishing the minimum distance that must exist between a building or structure erected upon the lot and a lot line.

5.30 **BUILDING SETBACK** shall mean the least horizontal distance permitted between a lot line of a lot and the nearest portions of any building envelope on such lot.

5.31 **BUILDING SUPPLY ESTABLISHMENT** shall mean a building or structure in which building or construction and home improvement materials are offered or kept for sale at retail and may include the fabrication of certain materials related to home improvement.

5.32 **BUSINESS OR PROFESSIONAL OFFICE** shall mean a building or part of a building in which one or more persons are employed in the management, direction or conducting of a business or where professionally qualified persons and their staff serve clients or patients who seek advice, consultation or treatment and may include the administrative offices of a non-profit or charitable organization.

5.33 **CAMPGROUND** shall mean a parcel of land managed as a unit on a commercial basis for campers who provide their own sleeping facilities such as tents or travel trailers on a temporary or seasonal basis, but such campers are provided with sanitary and waste disposal facilities by the campground management.

5.34 **CELLAR** shall mean that portion of a building which is partly or entirely underground but has more than one-half of its height from finished floor to finished ceiling below the average finished grade level adjacent to the exterior walls of the building.

5.35 **CEMETERY** shall mean a parcel of land set apart or used as a place for the internment of the dead or in which human bodies have been buried, and does not include a crematorium.

5.36 **CLINIC** shall mean a public or private building used for medical, surgical, dental, physiotherapeutic, chiropractic or other human health treatment by one or more practitioners.

5.37 **CLUB** shall mean an association of persons, whether incorporated or not, united by some common interest, meeting periodically for cooperation or conviviality. Club shall also mean, where the context requires, premises owned or occupied by members of such associations within which the activities of the club are conducted.

5.38 **COMMERCIAL BAKERY** shall mean a factory for producing, mixing, compounding or baking bread, biscuits, ice cream cones, cakes, pies, buns, or any other bakery product of which flour or meal is the principal ingredient, but does not include a restaurant or other premises where any such product is made for consumption on the premises or a bake shop.

5.39 **COMMERCIAL USE** shall mean the use of land, a building or structure for the purpose of buying and selling commodities and supplying of services as distinguished from such

uses as manufacturing or assembling of goods, warehousing, transportation terminals, construction and other similar uses.

5.40 **COMMUNITY CENTRE** shall mean any tract of land, or building or buildings or any part of any buildings used for community activities whether used for commercial purposes or not, and the control of which is vested in the Municipality, a local board or agent thereof except that in the case of a Community Centre located within a Mobile Home Park, the control of such use may be vested in the owners of the Mobile Home Park.

5.41 **COMPOSTING FACILITY** shall mean an open or enclosed processing facility in which organic waste is processed into compost, conducted under controlled, engineered conditions designed to produce stabilized humus.

5.42 **CONCRETE (OR ASPHALT) BATCHING PLANT** shall mean an industrial facility used for the production of concrete (or asphalt) products, used in building or construction, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the productions process or of finished products manufactured on the premises and the storage and maintenance of required equipment, but does not include the retail sale of finished concrete (or asphalt) products.

5.43 **CONSERVATION** shall mean the preservation, protection and/or improvement of the components of the natural environment through management and maintenance for both the individual and society's uses, both in the present and in the future.

5.44 **CONSERVATION AUTHORITY** shall mean the Ausable Bayfield Conservation Authority (ABCA).

5.45 **CONTRACTOR'S YARD OR SHOP** shall mean the use of land, buildings or structures or portion thereof, for the purposes of storing equipment, vehicles, or materials, or for performing shop work or assembly work by any building trade or other construction contractor.

5.46 **CONVENIENCE RETAIL** shall mean a retail commercial establishment, not exceeding 140 square metres of gross floor area which deals primarily in goods required by the inhabitants of a residential area to meet their day-to-day needs, but shall not include other specific retail uses.

5.47 **CORRECTIONAL GROUP HOME** shall mean a use maintained and operated primarily for persons who have been placed under the provisions of the *Children's Probation Act*, the *Criminal Code* (Canada), or any Act passed to replace the foregoing Acts; or who have been released on parole under the provisions of the *Ministry of Correctional Services Act* or *Parole Act* (Canada) or any Act passed to replace the foregoing Acts; or have been placed in open or closed custody under the *Young Offenders Act* (Canada). The number of persons residing therein shall be up to eight excluding staff. Any counselling or support services provided in the Correctional Group Home shall be limited to those required by the residents.

5.48 **COTTAGE** shall mean one building or structure designed and built on a lot as an independent and separate housekeeping establishment with separate culinary and sanitary facilities, provided for the exclusive use of one family for temporary occupancy during vacation periods and not for permanent occupancy.

5.49 **COUNCIL** shall mean the Council of the Municipality of North Middlesex.

5.50 **COUNTY** shall mean the Corporation of the County of Middlesex.

5.51 **COVERAGE** shall mean the percentage of lot area covered by all buildings.

5.52 **CREMATORIUM** shall mean a building filled with the proper appliances for the purposes of the cremation of human remains and includes everything incidental or ancillary thereto.

5.53 **CRISIS CARE FACILITY** shall mean a building or part of a building which is used to provide temporary residence for persons requiring immediate emergency shelter and aid for a short period of time and:

a) Such facility is supervised, or the members of the group are referred, by a hospital, court or government agency; or

b) Such facility is funded wholly or in part by any government, other than funding provided solely for capital purposes; or

c) Such facility is regulated or supervised under any general or special Act; and

without limiting the generality of the foregoing, includes hostels for battered or abused adults or children, hostels for youth requiring immediate emergency, temporary shelter and hostels for elderly persons.

5.54 **DAYLIGHTING TRIANGLE** shall mean an area free of buildings or structures, which area is to be determined by measuring from the point of intersection of street lines on a corner lot, the distance required by this By-law along each such street line and joining such points with a straight line. The triangular shaped land between the intersecting street lines and the straight line joining the points the required distance along the street lines is the "daylighting triangle".

5.55 **DAY NURSERY** shall mean an establishment providing care and maintenance of 10 of more children separated from their parents or guardian during the part of the day between 6 a.m. and 7 p.m. except a public school or elementary school having a similar curriculum and at least four grades, including kindergarten.

5.56 **DEVELOPMENT** shall mean the change in the use of any land, building or structure for any purpose, and shall include the carrying out of any building, engineering, construction or other operation in, on, over or under land, or the construction, addition or alteration of any building or structure.

5.57 **DRIVEWAY** shall mean a private passageway for a motor vehicle, having at least one end thereof connected to a road, and providing the principal means of vehicle access to a lot.

5.58 **DRY CLEANING ESTABLISHMENT** shall mean a building or part of a building used for the purpose of receiving articles or goods of fabric to be subjected elsewhere to a process of cleaning or dyeing. Such establishment may also be used for pressing and/or distributing any articles or goods of fabric which have been received therein.

5.59 **DRY INDUSTRIAL USE** shall mean an industry which by nature of its operation, process, or fabrication of raw materials or service rendered does not require a water supply other than that available from within the limits of the lot upon which the use is located, does not discharge effluent from the limits of the lot upon which the use is located and from

which the only sewage effluent to be disposed of within the limits of the said lot will be that produced from normal sanitary and eating facilities required for the employees.

5.60 **DWELLING** shall mean a building, containing one or more dwelling units, used or intended to be used for human habitation but does not include a travel trailer, camping trailer, truck camper, bus camper, motor home, or tent.

5.61 **DWELLING APARTMENT** shall mean dwelling units contained within an apartment building.

5.62 **DWELLING, DUPLEX** shall mean one of two dwelling units contained within a building divided horizontally into two separate units, where each unit has an independent entrance directly from the outside or through a common vestibule.

5.63 **DWELLING, MULTIPLE UNIT** shall mean a dwelling unit within a building divided into two or more dwelling units, where each unit has an independent entrance directly from the outside or through common vestibules, but excludes any other dwelling as may be defined herein. A single detached dwelling, semi-detached dwelling, or street townhouse dwelling with any number of Additional Residential Units is not considered a multiple unit dwelling.

5.64 **DWELLING, PRINCIPAL** shall mean a single detached dwelling, semi-detached dwelling or street townhouse dwelling that serves as the principal residential use on a lot in both scale and function.

5.65 **DWELLING, SEMI-DETACHED** shall mean two dwelling units attached by a common wall, each of which has an independent entrance directly from the outside.

5.66 **DWELLING, SINGLE DETACHED** shall mean a completely detached dwelling unit.

5.67 **DWELLING, STREET TOWNHOUSE** shall mean a minimum of three dwelling units, but not more than eight dwelling units, attached by a common wall, each of which has an independent entrance directly from the outside and each of which shall have frontage on a public street.

5.68 **DWELLING, TOWNHOUSE** shall mean a minimum of three dwelling units, but not more than ten dwelling units, attached by a common wall, each of which has a separate entrance at grade, and so located on a lot that the individual units are not required to have legal frontage on a public road.

5.69 **DWELLING UNIT** means a suite of one or more habitable rooms used or intended to be used by one or more persons living together as one household, in which food preparation and sanitary facilities are provided for the exclusive use of the household, and to which an independent entrance is provided from outside the building or from a common hallway, vestibule, or stairway.

5.70 **EATING ESTABLISHMENT** shall mean a building or part of a building where food is offered for sale or sold to the public for immediate consumption therein and includes a restaurant, cafe, tea or lunch room, dairy bar, coffee shop or refreshment room or stand but does not include a boarding or rooming house or bed and breakfast establishment.

5.71 **ENVIRONMENTAL IMPACT STUDY** shall mean a study prepared in accordance with procedures established by the Municipality, in consultation with the Conservation Authority and other agencies or Provincial ministries, as appropriate, to identify and assess the impacts of development on specified features and/or functions of a system.

5.72 **EQUESTRIAN USE** shall mean the use of land, buildings or structures for the purposes of riding, training, showing, breading and boarding of equine and where persons may be given instructions in the equestrian arts.

5.73 **ERECT** shall mean to build, construct, reconstruct, alter and relocate, and without limiting the generality of the foregoing shall be taken to include any preliminary physical operations, such as excavating, berming, grading, piling, cribbing, filling or draining structurally altering any existing building or structure by an addition, deletion, enlargement or extension.

5.74 **ESTABLISHED BUILDING LINE** shall mean the average distance from the street line to existing buildings in any block where more than half the frontage has been built upon, at the date of the final passing of this By-law.

5.75 **ESTABLISHED GRADE** shall mean with reference to a building, the average elevation of the finished surface of the ground where it meets the exterior of the front of such building and when used with reference to a structure shall mean the average elevation of the finished grade of the ground immediately surrounding such structures, exclusive in both cases of any artificial embankment or entrenchment and when used with reference to a street, road or highway means the elevation of the street, road or highway established by the Municipality or other designated authority.

5.76 **EXISTING** shall mean existing as of the date of the final passing of this By-law.

5.77 **EXTRACTIVE USE** shall mean the use of land and/or buildings or structures for the removal of gravel, stone, sand, salt, earth, clay, fill, mineral, or other similar substance for construction, industrial or manufacturing purposes.

5.78 **FARM** shall mean land used for the growing of trees, grain, vegetables, or fruit crops, and without limiting the generality of the foregoing, includes a farm dwelling and accessory buildings and such buildings as a barn, a grain and feed storage facilities and silos, and does not include a specialized use farm.

5.79 **FARM, SPECIALIZED USE** shall mean a farm on which the predominant use of land and/or buildings is for the raising of chickens, turkeys, or other fowl, fur-bearing animals, hogs or the growing of mushrooms, or sod, or the intensive feeding of livestock in a confined area and includes a farm dwelling and accessory buildings.

5.80 **FARM EQUIPMENT SALES AND SERVICE** shall mean the use of land, buildings or structures or portions thereof, where farm vehicles and equipment, and recreational vehicles are stored for purposes of sale, lease or hire and where such vehicles and equipment are repaired or serviced for purposes of being maintained in an operable condition.

5.81 **FLEA MARKET** shall mean a building or open area in which stalls or sales areas are set aside and rented or otherwise provided, and which are intended for use by various unrelated individuals to sell articles that are either homemade, homegrown, handcrafted, old, obsolete, or antique and may include the selling or goods at retail by businesses or individuals who are generally engaged in retail trade.

5.82 **FLOODPLAIN** shall mean the horizontal area below the high water mark of a watercourse (including a drainage canal) or lake that has been or may be covered by floodwater during a regional flood or a one-in-one hundred-year flood or as defined by the Ausable Bayfield Conservation Authority.

5.83 **FLOOR AREA, DWELLING** shall mean with reference to a building, the total habitable floor area within a building which area is measured between the exterior faces of the exterior walls or from the centre line of a common or party wall, but excluding any private

garage, breezeway, porch or veranda, balcony, sun room, attic, basement or cellar, except that where the natural terrain permits a walkout basement, twenty five per cent (25%) of the floor area of the walkout basement may be considered as habitable floor area.

5.84 **FLOOR AREA, GROSS** shall mean the aggregate of the floor areas of all the storeys of a building including twenty five per cent (25%) of the floor area of any walkout basement but not of any cellar, and which floor areas are measured between the exterior faces of the exterior walls of the building at each floor level but excluding car parking areas within the building and for the purposes of this clause, the walls of an inner court shall be deemed to be exterior walls.

5.85 **FLOOR AREA, GROSS LEASABLE** shall mean the aggregate of the areas of each storey, at, above, or below established grade, measured from the centre line of joint interior partitions and from the exterior of the outside walls, and used or capable of being used for commercial purposes, such as sales, display, storage and offices but excluding storage areas below established grade.

5.86 **FLOOR AREA, GROUND** shall mean the floor area of the lowest storey of a building approximately at or first above the average finished grade level, excluding any basement or cellar, which area is measured between the exterior faces of the exterior walls at the floor level of such storey, but

a) excludes car parking areas within the building, and

b) for the purpose of this paragraph the walls of an inner court shall be deemed to be exterior walls.

5.87 **FLOOR AREA, RETAIL** shall mean the gross floor area of a commercial building devoted to retail purposes.

5.88 **FORESTRY USE** shall mean the general raising and harvesting of wood and, without limiting the generality of the foregoing, shall include the raising and cutting of fuel wood, pulp wood, lumber, Christmas trees, and other forest products.

5.89 **FUEL STORAGE YARD** shall mean an establishment primarily engaged in the bulk storage and distribution of petroleum, gasoline, fuel oil, gas or other similar inflammable products in fuel storage tanks. The limited retailing of such products shall be permitted in association with a Fuel Storage Yard provided such retailing is clearly incidental and secondary to the bulk storage and distribution function.

5.90 **FUNERAL HOME** shall mean a building designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for internment or cremation but not including a crematorium.

5.91 **GARAGE, ATTACHED** shall mean a private garage, accessory to a dwelling unit and attached by a common wall and/or common roof structure provided however, for the purpose of determining lines of setback and side yard, an attached garage shall be considered part of the main building.

5.92 **GARAGE, PRIVATE** shall mean a building or portion of a building accessory to a dwelling unit on the same lot which is designed or used for the sheltering of private motor vehicles and the storage of household equipment incidental to residential occupancy and

in which there are no facilities for repairing or servicing of such vehicles for, remuneration or commercial use.

5.93 **GARAGE, PUBLIC** shall mean a building or place used for the mechanical repair, including auto body repairs and spray painting, or equipping of motor vehicles and where any sale of automobile fuels or lubricants is incidental to the main use and where the washing and cleaning of motor vehicles may be carried on but does not include an automobile washing establishment or an automobile service station.

5.94 **GARDEN CENTRE** shall mean the use land, buildings or structures, or portions thereof, for the purpose of selling flowers, shrubs, trees and other plants, lawn and garden equipment, furnishings and supplies.

5.95 **GARDEN SUITE** shall mean a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable and temporary.

5.96 **GASOLINE BAR (OR GAS BAR)** shall mean one or more pump islands, each consisting of one or more gasoline or diesel pumps, and shelter having a gross floor area of not more than 10.0 square metres, excluding washrooms, which shall not be used for the sale of any product other than liquids and small accessories required for the operation of motor vehicles and shall not be used for repairs, oil changes, or greasing.

5.97 **GOLF COURSE** shall mean a public or private area operated for the purpose of playing golf and includes a par 3 or larger golf course, clubhouse and recreational facilities, accessory driving ranges, and similar uses.

5.98 **GOLF COURSE, MINIATURE** shall mean an area of land or a building, structure or premises or part thereof operated for profit or gain as a place of amusement in which facilities are provided to simulate the game of golf or any aspect of the game on a small scale, but does not include a golf ball driving range.

5.99 **GOLF DRIVING RANGE** shall mean an area of land operated for the purposes of practicing golfing skills and uses and structures accessory thereto.

5.100 **GRAIN HANDLING FACILITY** shall mean the use of land, buildings or structures, or portions thereof, for the commercial drying, cleaning, handling, or storing of crops, or combination thereof.

5.101 **GREENHOUSE, COMMERCIAL** shall mean a building for the growing of flowers, fruits, vegetables, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such greenhouse, but are sold directly from such lot on a wholesale or retail basis.

5.102 **GREENHOUSE, FARM** shall mean the growing of plants, shrubs, trees and similar vegetation in a greenhouse and are necessarily transplanted outdoors on the same lot containing such greenhouse.

5.103 **GROUP HOME** shall mean a building operated as a single housekeeping unit in which up to six persons excluding staff are under supervision for rehabilitative, treatment or placement reasons and such uses are to be licensed, approved or funded under Provincial or Federal Statute. A Group Home includes accommodation, supervision and treatment for the mentally challenged pursuant to the *Homes for Retarded Persons Act*, or the *Developmental Services Act*; individuals over 60 years of age as a satellite

residence under the *Homes for the Aged and Rest Homes Act*; for children under the age of 16 under the *Child and Family Services Act*, for persons under the *Mental Hospitals Act* and the *Homes for Special Care Act*; and for persons under the *Charitable Institutions Act*. A Group Home does not include situations in which supervision or treatment is provided to any person not resident in the group home and does not include the following:

a) a Correctional Group Home;

b) an institution for the temporary care of transient or homeless persons;

c) an institution maintained and operated primarily for the treatment and rehabilitation of persons who are addicted to substances.

5.104 **GROUPED HOUSING** shall mean two or more separate dwellings located on the same lot and is not considered to be a street townhouse dwelling, semi-detached dwelling, or another dwelling with an additional residential unit for the purpose of this By-law.

5.105 **HABITABLE ROOM** shall mean a room designed for living, sleeping, eating or food preparation, including an enclosed sunroom.

5.106 **HEALTH CARE FACILITY** shall mean any institution, building or other premises or place established for the maintenance, observation, medical and dental care and supervision and skilled nursing care of persons afflicted with or suffering from sickness, disease or injury or for the convalescent or chronically ill persons.

5.107 **HEIGHT** shall mean, with reference to a building, the vertical distance measured from the finished established grade level at the front elevation of such building to:

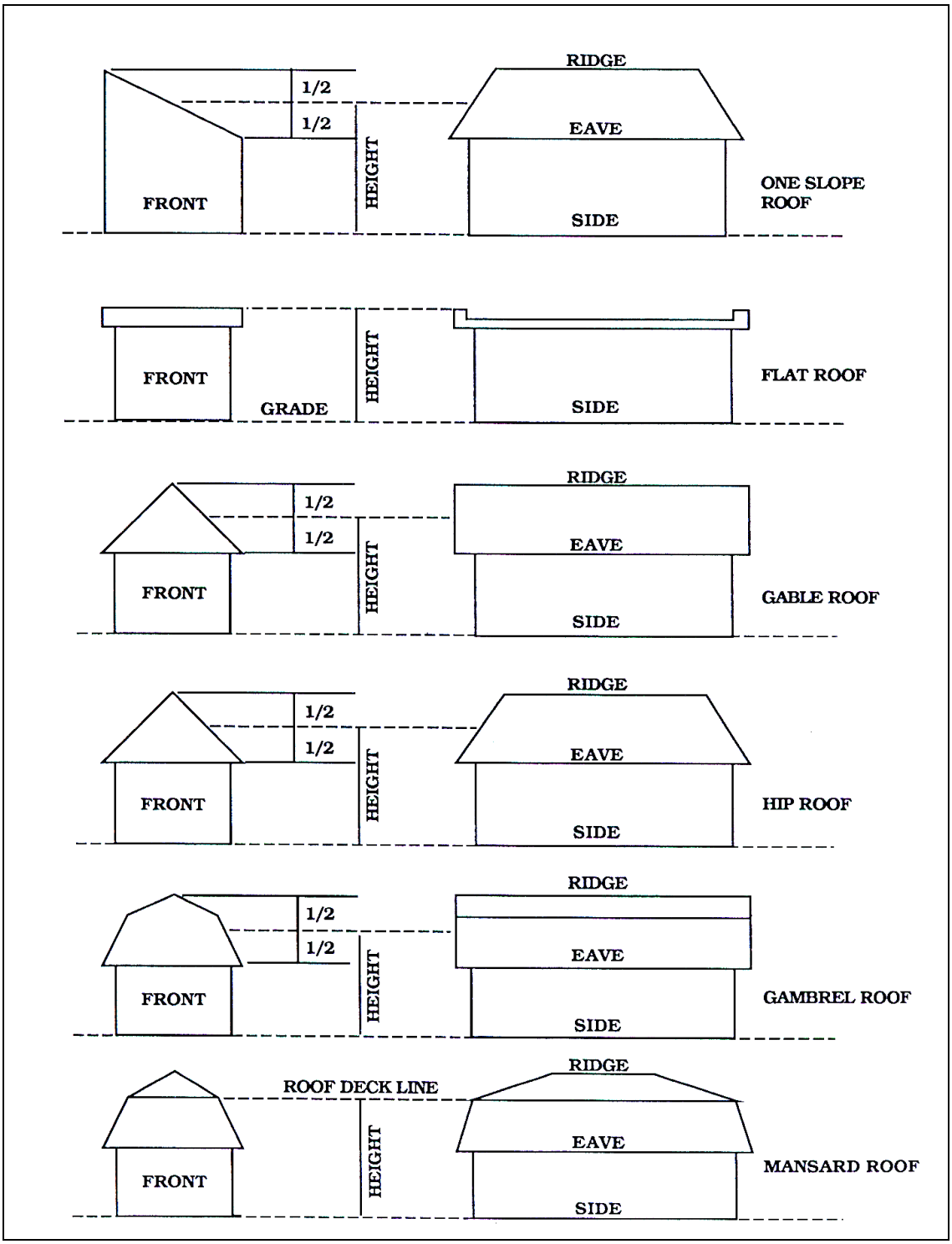
a) the highest point of the roof surface or the parapet, which-ever is the greater, of a flat roof;

b) the roof deckline of a mansard roof; or

c) the mean level between eaves and ridge of a gabled, hip, gambrel roof or other type of pitched roof.

In calculating the height of a building, any construction used as an ornament or for the mechanical operation of the building such as a chimney, tower, cupola or steeple shall not be included.

ILLUSTRATION OF HEIGHT DEFINITION (FOR ILLUSTRATION PURPOSES ONLY):



5.108 **HEREAFTER** shall mean after the date of the final passing of this By-law.

5.109 **HEREIN** shall mean anywhere in this By-law.

5.110 **HOME INDUSTRY** shall mean a gainful occupation which may include an electrical, woodworking, window frame, welding, plumbing, machine shop, conducted in whole or in part in an accessory building to a single detached dwelling.

5.111 **HOME OCCUPATION** shall mean any occupation that is carried on as an accessory use in a dwelling unit and only by the residents of the dwelling or dwelling unit. Home occupation uses may include a service or repair shop, a personal service shop, the office of a doctor, dentist, lawyer, or a real estate agent, insurance agent, a retail store (not a headquarters), planner, architect, or engineer, but a clinic, a hospital, a nursing home, and an animal hospital shall not be deemed to be home occupations.

5.112 **HOTEL** shall mean a building or part of a building or a group of buildings used primarily for the purpose of providing overnight guest room accommodation to the travelling public, with or without accessory restaurants, dining rooms or refreshment rooms, and includes any establishment containing guest rooms which is defined as a "hotel" in the *Hotel Registration of Guests Act*, R.S.O. 1990, Chapter H.17, as amended, but does not include any residential use, other than a dwelling unit for the owner or manager.

5.113 **INDUSTRIAL USE** shall mean the use of land, buildings or structures for the manufacturing, processing, fabricating or assembly of raw materials or goods, warehousing or bulk storage of goods and related accessory uses.

5.114 **INSTITUTIONAL USE** shall mean the use of land, buildings or structures, or portions thereof for public or social purposes and may include incidental commercial uses such as the short term rental of meeting rooms and, without limiting the generality of the foregoing, may include governmental, health care, religious, educational, charitable, philanthropic, or other similar but non-commercial uses.

5.115 **KENNEL** shall mean a building or structure where animals, birds or other livestock intended or used as domestic household pets are kept or boarded.

5.116 **LANDFILL SITE** shall mean any land licensed by the Ministry of the Environment upon, into or in which waste may be deposited or processed and may include a waste processing facility or area and a material recovery facility or area licensed by the Ministry of the Environment.

5.117 **LANDFILLING** shall mean the disposal of waste by deposit, under controlled conditions, on land and including compaction of waste into a cell and covering the waste with cover material at regular intervals.

5.118 **LANDSCAPE MATERIAL STORAGE** shall mean the use of land, building or structures for the screening of topsoil and storage of aggregate, trees, plants, bricks, stones, tiles, wood chippings, decorative works or other architectural components for landscaping but does not include composting, storage of yard waste materials, retail or wholesale activities open to the public, or landscape equipment repair facility but includes the operation and storage of equipment associated with landscaping and landscape material storage.

5.119 **LANDSCAPING** shall mean any combination of trees, shrubs, flowers, grass or other horticultural elements, together with decorative stonework, paving, screening or other architectural elements, all of which is designed to enhance the visual amenity of a property and/or to provide a screen to mitigate any objectionable adjacent land use; but does not include parking areas, patios, walkways, driveways or ramps.

5.120 **LANE** shall mean a public thoroughfare that affords only a secondary means of access to abutting lots and which is not intended for general traffic circulation.

5.121 **LAUNDROMAT** shall mean a building or structure where the services of coin-operated laundry machines, using only water detergents and additives are made available to the public for the purpose of laundry cleaning and drying.

5.122 **LIVESTOCK** shall mean dairy, beef, swine, poultry, horses, goats, sheep, ratites, fur bearing animals, deer & elk, game animals, birds and other animals identified in Table 1 of the Minimum Distance Separation formulae.

5.123 **LIVESTOCK HOUSING CAPACITY** shall mean the total maximum number of livestock that can be accommodated in a livestock facility at any one time.

5.124 **LIVESTOCK FACILITIES** shall mean barns, buildings or structures where animals are housed and shall also include beef lots and the associated manure storage facilities.

5.125 **LOADING SPACE** shall mean an unencumbered area of land which is provided and maintained upon the same lot or lots upon which the main use is located and which area:

a) is provided for the temporary parking of one commercial motor vehicle while merchandise or materials are being loaded or unloaded from such vehicle, and such parking shall not be for the purpose of sale or display;

b) is not upon or partly upon any street or lane; and

c) has adequate access to permit ingress and egress of a commercial motor vehicle from a street by means of driveways, aisles, manoeuvring areas or similar areas, no part of which shall be used for the temporary parking or storage of one or more motor vehicles.

5.126 **LOT** shall mean a parcel or tract of land:

a) which is the whole of a lot on a registered plan of subdivision, so long as such registered plan is not deemed, pursuant to the Planning Act, not to be a registered plan of subdivision; or

b) which is all of the land held or owned under distinct and separate ownership from the ownership of the fee or equity of redemption in abutting land; or

c) the description of which is the same as in a Deed or Transfer which has been given consent pursuant to the Planning Act; or

d) is the whole remnant remaining to an owner or owners after a conveyance made with consent pursuant to the Planning Act; or

e) is a vacant land condominium unit on a registered vacant land condominium plan.

For the purposes of this definition, no parcel or tract of land ceases to be a lot by reason only of the fact that a part or parts of it has or had been conveyed to or acquired by the Municipality, His Majesty in Right of Ontario, or His Majesty in Right of Canada.

5.127 **LOT AREA** shall mean the total horizontal area within the lot lines of a lot and in the case of a corner lot having street lines rounding at the corner with a radius of six (6) metres or less, the lot area of such lot shall be calculated as if the lot lines were projected to their point of intersection.

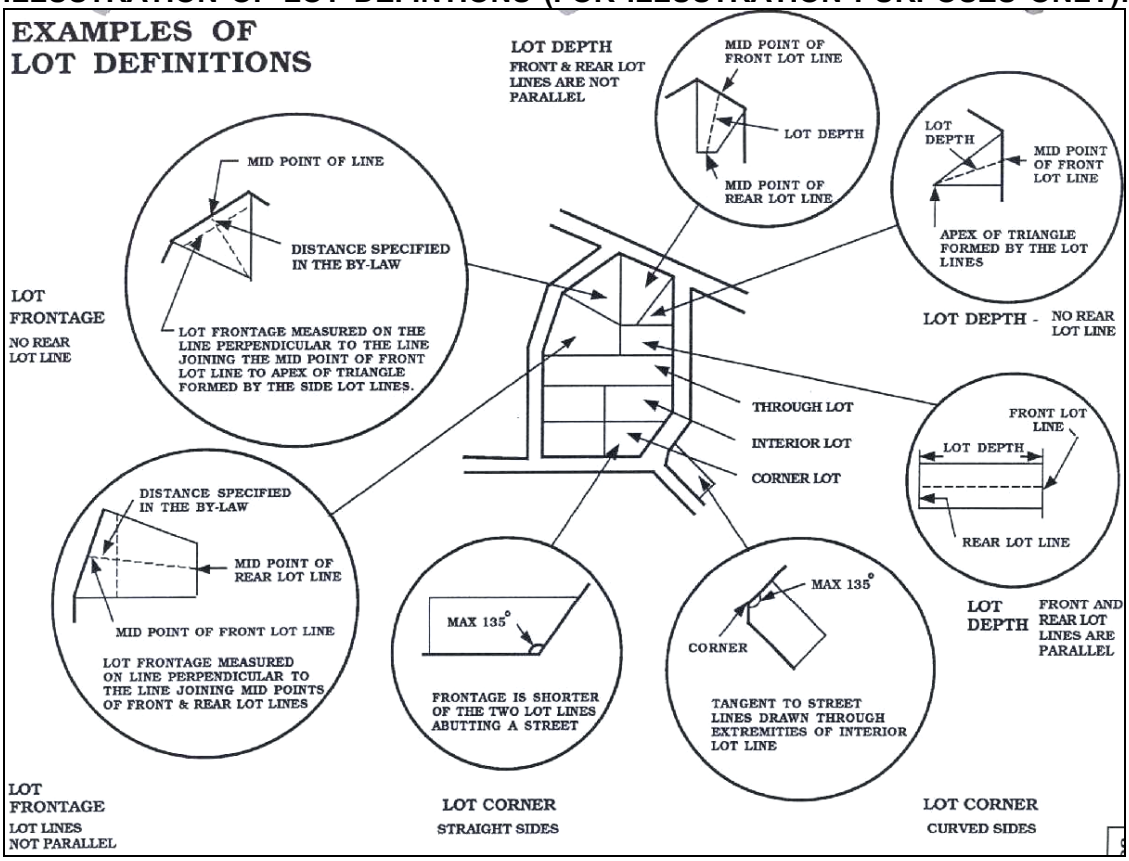
5.128 **LOT, CORNER** shall mean a lot situated at the intersection of and abutting on two or more streets provided that the angle of intersection of such streets is not more than 135 degrees.

5.129 **LOT COVERAGE** shall mean that percentage of the lot area, covered by all buildings above ground level, and shall not include that portion of such lot area which is occupied by a building or portion thereof which is completely below ground level, and for the purpose of this definition the lot coverage in each zone shall be deemed to apply only to that portion of such lot which is located within said zone.

5.130 **LOT DEPTH** shall mean the horizontal distance between the front and rear lot lines. Where these lot lines are not parallel, the lot depth shall be the length of a line joining the mid points of the front and rear lot lines.

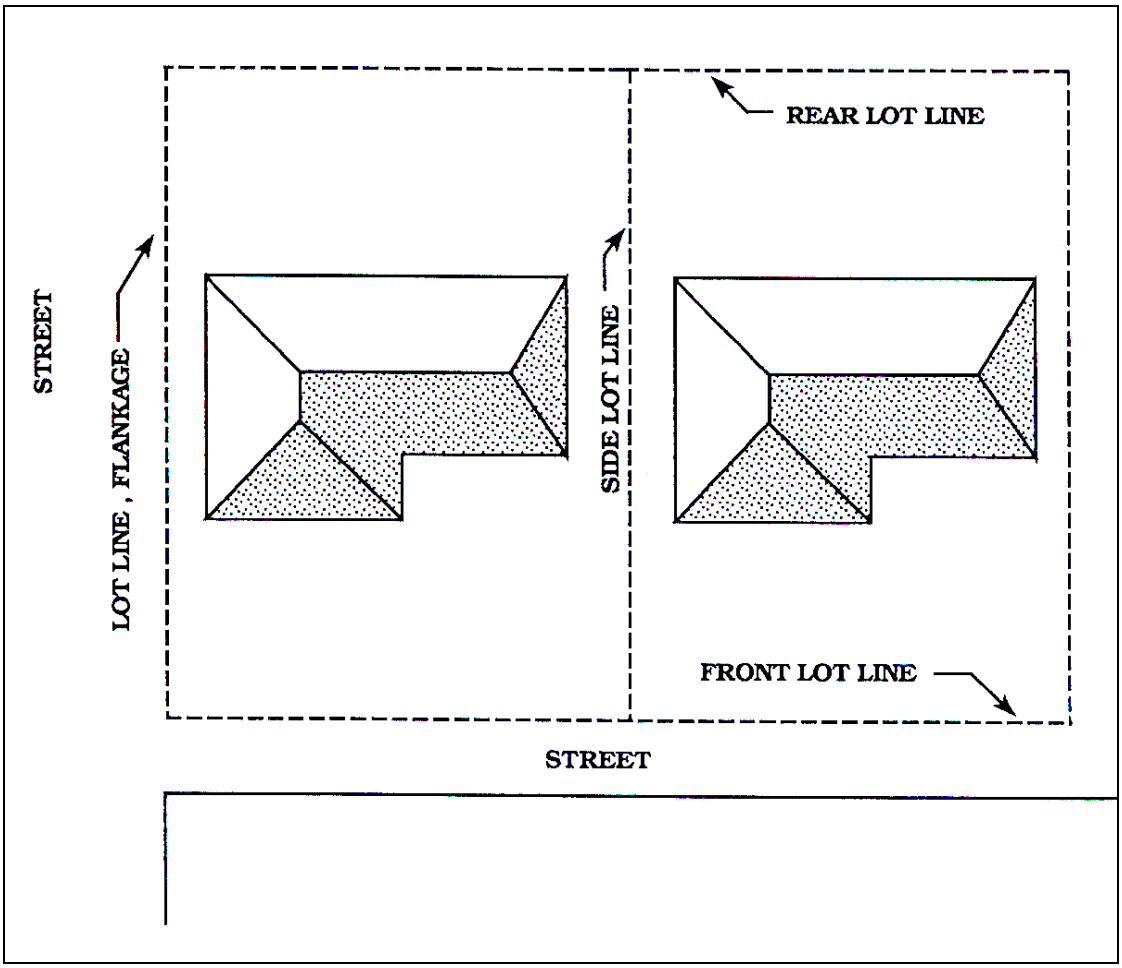
5.131 **LOT FRONTAGE** shall mean the horizontal distance between the side lot lines measured at right angles. Where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage shall be measured by a line 7.5 metres back from and parallel to the chord of the lot frontage. For the purpose of this By-law the chord of the lot frontage is a straight line joining the two points where the side lot lines intersect the front lot line.

ILLUSTRATION OF LOT DEFINTIONS (FOR ILLUSTRATION PURPOSES ONLY):



5.132 **LOT, INTERIOR** shall mean a lot situated between adjacent lots and having access to one street.

DIAGRAM OF LOT LINE DESCRIPTIONS (FOR ILLUSTRATION PURPOSES ONLY):



5.133 **LOT LINE** shall mean any boundary of a lot.

5.134 **LOT LINE, FLANKAGE** shall mean a side lot line which abuts the street on a corner lot.

5.135 **LOT LINE, FRONT** shall mean the lot line that divides the lot from the street, but:

a) in the case of a corner lot or through lot, the shorter lot line that abuts a street shall be deemed to be the front lot line and the longer lot line that abuts a street shall be deemed the side lot line or the rear lot line, as the case may be.

b) in the case of a corner lot with two street lines of equal lengths, the lot line that abuts the wider street or abuts a County Road or Provincial Highway shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction, or of the same width, the Municipality may designate either street line as the front lot line.

c) in the case of a corner lot abutting a 0.3 metre reserve the lot so abutting the 0.3 metre reserve shall be deemed an exterior side lot line and the other line abutting the street shall be deemed the front lot line.

d) in the case of a through lot the longer boundary dividing the lot from the street shall be deemed to be the front lot line and the opposite shorter boundary shall be deemed to be the rear lot line. In case each of such lot lines should be of equal length the Municipality may designate either street line as the front lot line.

e) in the case of a lot with water frontage on a navigable stream, river or lake, the front lot line shall be either the line of the established high water mark of such stream, river or lake, or the line of the inner limit of the original road allowance along the shore of such stream, river or lake, whichever provides for the greater lot frontage as defined in this By-law.

f) in the case of a lot that abuts a street and has water frontage on a navigable stream, river or lake, the street shall be deemed to be the front lot line.

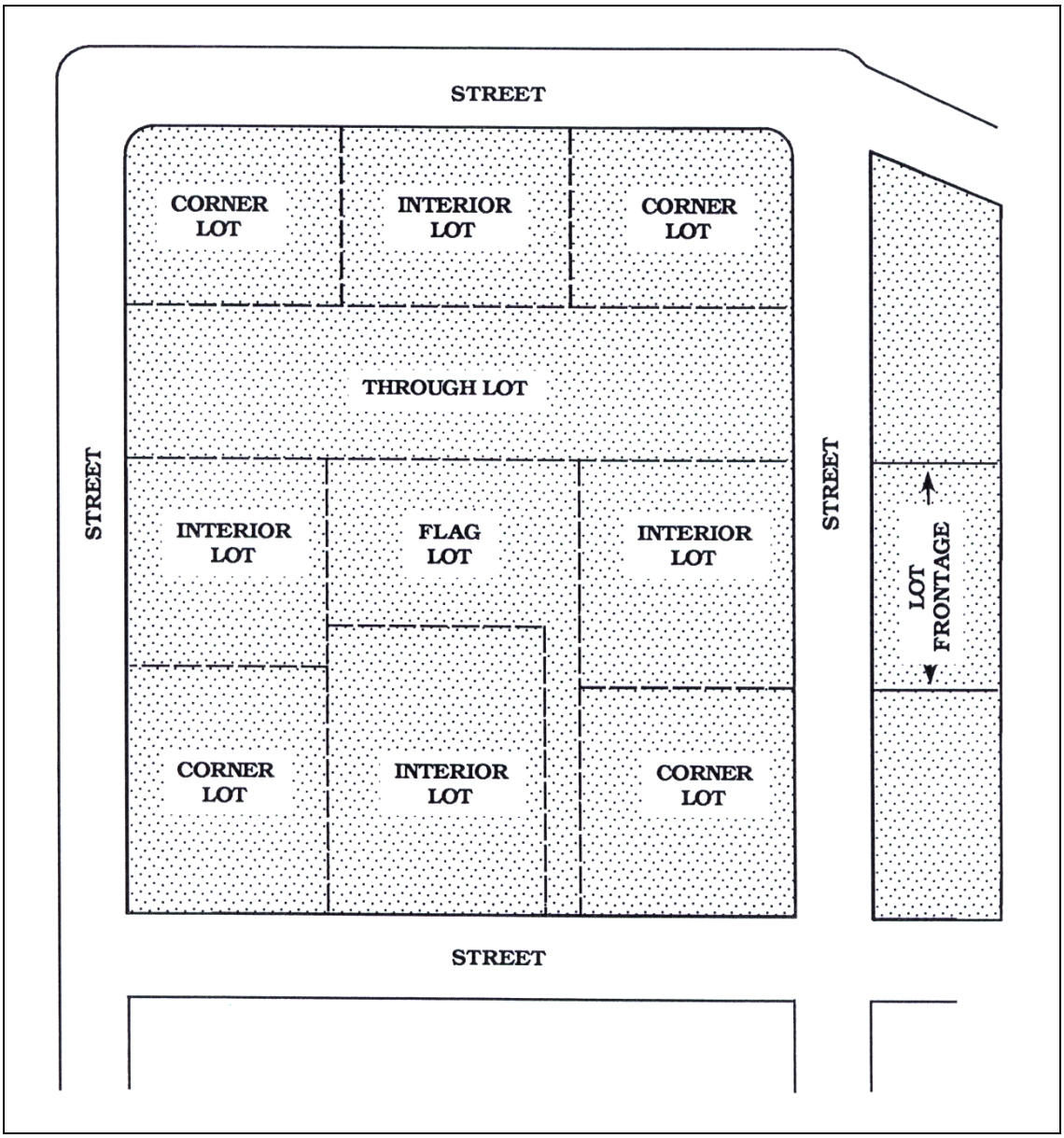
5.136 **LOT LINE, REAR** shall mean the lot line opposite the front lot line.

5.137 **LOT OF RECORD** shall mean a lot as defined in this By-law that was legally created prior to the date of passing of this By-law. For the purposes of this definition, lots of record shall not include those lots on a registered plan of Subdivision which has been deemed not to be a registered plan of subdivision for the purposes of Section 50 (4) of the *Planning Act,* R.S.O., 1990, as amended.

5.138 **LOT LINE, SIDE** shall mean a lot line other than a front or rear lot line.

5.139 **LOT, THROUGH** shall mean a lot bounded on two opposite sides by streets, provided however, that if any lot qualifies as being both a "lot, corner" and a "lot, through" as herein before defined, such lot shall be deemed a "lot, corner" for the purpose of this By-law.

DIAGRAM OF LOT TYPES (FOR ILLUSTRATION PURPOSES ONLY):



5.140 **m** shall mean metres.

5.141 **m²** shall mean square metres.

5.142 **MACHINE SHOP** shall mean a building or portion thereof where farm equipment and machinery and/or small engines are services or repaired.

5.143 **MAIN BUILDING** shall mean the building in which is carried on the principal purpose for which the lot is used.

5.144 **MAIN WALL** shall mean the exterior front, side or rear wall of a building, and all structural members essential to the support of a fully or partially enclosed space or roof, where such members are nearer to a lot line than the said exterior wall.

5.145 **MANURE STORAGE FACILITY** shall mean a structure, building or facility that is designed and constructed to contain solid or liquid nutrients.

5.146 **MATERIAL RECOVERY FACILITY OR AREA** shall mean a waste processing facility or area licensed by the Ministry of the Environment in which source separated material is processed into recyclable or reusable material. Processing may include such activities as sorting, bailing, treatment and other forms of material recovery and short-term storage of processed material.

5.147 **MEDIUM SECURE UNIT** shall mean a building established or continued to house young offenders with secure dispositions under the *Young Offenders Act* or other relevant Act.

5.148 **MINIMUM DISTANCE SEPARATION (MDS I AND MDS II)** shall mean formulae approved by the Province of Ontario (as amended from time to time) used for the purposes of determining the minimum distance to be maintained between new development and existing livestock buildings and structures and liquid or solid manure storage facilities (MDS I), and the minimum distance to be maintained between new or expanding livestock buildings and structures, liquid or solid manure storage facilities and non-agricultural uses (MDS II) located on a separate lot.

5.149 **MOBILE HOME** shall mean any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer or trailer otherwise designed, and has a minimum width of 4.5 metres.

5.150 **MOBILE HOME/MODULAR HOME COMMUNITY** shall mean a lot serviced with municipal water and sewer services and managed by a mobile home park operator, for the permanent placement of one or more mobile homes or factory built homes or double-wide homes on individual mobile home sites, and may also include a park, place of recreation, convenience retail store, laundromat and personal service establishment, all for the use of the mobile home park occupants only and may be licensed by the Municipality.

5.151 **MODULAR HOME** shall mean a single detached dwelling which has been manufactured in a factory remote from the site where it is intended to be used and transported to the site for installation on a prepared foundation and which unit complies with all applicable standards of the Canadian Standards Association and for the purposes of this By-law shall be considered as a single detached dwelling.

5.152 **MOTEL** shall mean a building, or two or more detached buildings designed, used or intended for the purpose of catering to the needs of the travelling public by furnishing sleeping accommodations, with or without supplying food and beverages.

5.153 **MOTOR VEHICLE SALES AND SERVICE ESTABLISHMENT** shall mean a place comprised of land or a building or both, the purpose of which is for the display or sale, or both, of new and/or used motor vehicles or recreational vehicles, and service of the foregoing; but does not include an automobile wrecking or salvage yard or scrap yard.

5.154 **MOTOR VEHICLE WASHING ESTABLISHMENT** shall mean a building and land used for the washing or cleaning of motor vehicles and may include a gas bar.

5.155 **MUNICIPAL DRAIN** shall mean a drainage works as defined by the *Drainage Act*.

5.156 **MUNICIPALITY** shall mean the Municipality of North Middlesex.

5.157 **MUSEUM** shall mean a building or buildings used, or to be used, for the preservation of a collection of paintings and/or other works of art, and/or of objects of natural history, and/or of mechanical, scientific and/or philosophical inventions, instruments, models and/or designs and dedicated or to be dedicated to the recreation of the public, together with any libraries, reading rooms, laboratories and/or other offices and premises used or to be used in connection therewith.

5.158 **NON-COMPLYING** shall mean a legally existing lot or building or buildings which does not comply with one or more of the zone provisions or standards for the zone within which said lot or building or buildings are located.

5.159 **NON-CONFORMING** shall mean a legally existing use that is not permitted in the Zone in which it is located by this By-law.

5.160 **NON-HABITABLE ROOM** shall mean any room in a dwelling including, but not limited to, a laundry room, a pantry, a lobby, a communicating corridor, a stairway, a closet, a sunroom, a veranda, a porch, a balcony, a private garage, an unfinished attic, a boiler room and any space used for the service and maintenance of such dwelling or for vertical travel between storeys.

5.161 **NON-RESIDENTIAL** when used with reference to a building, structure or use, shall mean designed, intended, or used for purposes other than those of a dwelling.

5.162 **NURSERY** shall mean land uses for the growing of sod, flowers, bushes, trees or other gardening, landscaping or orchard stock for wholesale or retail sale.

5.163 **NURSING HOME** shall mean a building in which the proprietor supplies for hire or gain, lodging with or without meals and, in addition provides nursing, medical, or similar care and treatment, if required and also includes a rest home or convalescent home, and any other establishment required to operate under the appropriate statute.

5.164 **NUTRIENT UNIT (NU)** shall mean an amount of nutrients that give a fertilizer replacement value of the lower of 43 kilograms of nitrogen or 55 kilograms of phosphate as nutrient (as defined in Ontario Regulation 267/03 made under the Nutrient Management Act, 2002).

5.165 **OBNOXIOUS USE** shall mean an offensive use or trade within the meaning of the *Public Health Act* or any use which is a nuisance by reason of emission, or the creation of odours, gases, dirt, smoke, noise, vibration, fumes, cinders, soot, waste, or the depositing or leaving of unsightly objects or chattels on land.

5.166 **OFFICE** shall mean a room or rooms where business may be transacted, a service performed or consultation given but shall not include the manufacturing of any product.

5.167 **OFFICIAL PLAN** shall mean the Official Plan for the Municipality of North Middlesex, including amendments thereto as adopted by Municipal Council and as approved by the County of Middlesex.

5.168 **ON-FARM SECONDARY BUSINESS** shall mean a gainful occupation conducted on a farm, in whole or in part in an accessory building, a shed or farm out building, which is secondary to a farm use.

5.169 **OPEN SPACE** shall mean an area of land on a lot which is suitable for landscaping, including any part of the lot occupied by recreational accessory buildings, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming

pool, and the roof or other part of a building or structure open to the air and suitable for landscaping and used as a recreational area, but excluding any driveway or ramp, whether surfaced or not, any curb, retaining wall, motor vehicle parking area, or loading space.

5.170 **OUTSIDE STORAGE** shall mean the storage of goods in the open air and in unenclosed portions of buildings that are open to the air on the sides.

5.171 **PARK** shall mean an area consisting largely of open space, which may include a recreational area, playground, playfield or similar use but shall not include a mobile home park, a campground or trailer park.

5.172 **PARK, PUBLIC** shall mean a park owned or controlled by a Public Authority or by any Board, Commission or other Authority established under any statutes of the Province of Ontario or the Government of Canada.

5.173 **PARKING AREA** shall mean an area of land which is provided and maintained upon the same lot or lots upon which the principal use is located and which area:

a) comprises all parking spaces of at least the minimum number required according to the provisions of this By-law, and all driveways, aisles, manoeuvring areas, entrances, exits, and similar areas used for the purpose of gaining access to and egress from the said parking spaces; and

b) is provided and maintained in accordance with all applicable provisions of this By-law.

5.174 **PARKING LOT** shall mean a parking area forming the principal use of a lot.

5.175 **PARKING SPACE** shall mean an area of land which:

a) is provided for the temporary parking or storage of one motor vehicle for other than the purpose of sale or display; and

b) is not less than 2.75 m wide by 6.0 m deep, exclusive of any aisles or ingress or egress lanes; and

c) has adequate access to permit ingress and egress of a motor vehicle from the street by way of a driveway system in accordance with the regulations of this By-law.

5.176 **PERMITTED** shall mean permitted by this By-law.

5.177 **PERSON** shall mean an individual, association, firm, partnership, corporation, trust, incorporated company, corporation created under the *Condominium Act*, organization, trustee or agent, and the heirs, executors or other legal representatives of a person to whom the context can apply according to law.

5.178 **PERSONAL SERVICE SHOP** shall mean a building or part of a building in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons, such as a barber's shop, a ladies hairdressing establishment, a shoe shop and other similar services.

5.179 **PHARMACY** shall mean a retail outlet that dispenses drugs by prescription.

5.180 **PLACE OF AMUSEMENT** shall mean any premises or separate part of a premises wherein, for profit or gain, two or more amusement machines, devices or facilities are provided for use by the public.

5.181 **PLACE OF WORSHIP** shall mean a building maintained and controlled by a religious body organized to sustain public worship and dedicated to religious worship and may include a synagogue, a church hall, church auditorium, Sunday school, convent, monastery or parish hall or any other place of worship.

5.182 **PLAYGROUND** shall mean an area of landscaped open space equipped with children's equipment such as slides, swings, or wading pools.

5.183 **PRIVATE ROAD** shall mean a private right-of-way over private property that affords access to abutting lots and is not maintained by a public body.

5.184 **PRIVATE SCHOOL** shall mean any educational or training establishment that is not under the jurisdiction of the local school board or is not publicly funded.

5.185 **PUBLIC AUTHORITY** shall mean The Council or any School Board, or other board or commission or committee of the Municipality established or exercising any power or authority under any general or special statutes of Ontario with respect to any of the affairs or purposes of the Municipality or a portion thereof, and includes any committee or local authority established by By-law of the Municipality.

5.186 **PUBLIC BUILDING** shall mean any building or structure owned or leased by a municipal corporation, the Province of Ontario or the Government of Canada and in which government activities are carried out.

5.187 **PUBLIC GARAGE** – see Garage, Public.

5.188 **PUBLIC UTILITY** shall mean a waterworks, water supply system, sewage works, electrical power or energy generating, transmission or distribution system, street lighting system, natural or artificial gas works or supply system, a transportation system or a telecommunications or telephone system, and includes any lands, buildings or equipment required for the administration or operation of any such system.

5.189 **RECYCLING CENTRE** shall mean a building or an area where used material is separated prior to shipment to others who will use those materials to manufacture new products.

5.190 **REGULATORY FLOOD** shall mean the standard of the Ausable Bayfield Conservation Authority used to define the limit of the flood plain for regulatory purposes.

5.191 **RENTAL ESTABLISHMENT** shall mean a building or part of a building where residential, industrial and commercial equipment is kept for rental to the general public and includes such things as lawn and garden tools, floor cleaning equipment, masonry tools, painting and decorating equipment, moving tools, plumbing tools and power tools.

5.192 **RESEARCH AND DEVELOPMENT ESTABLISHMENT** shall mean a building or group of buildings in which are located facilities for scientific research, investigations, testing or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose.

5.193 **RESIDENTIAL USE** shall mean the use of a building or structure or parts thereof as a dwelling.

5.194 **RESTAURANT** shall mean a building or structure or part thereof where food is prepared and offered for sale to the public for consumption within the building or structure or off the site but does not include a drive-in restaurant.

5.195 **RESTAURANT, DRIVE-IN** shall mean premises consisting of a building or structure, together with a parking lot, from which food, refreshments, dairy products or beverages are offered for sale or sold to the public for consumption either in automobiles parked on the parking lot or for consumption elsewhere on the premises, but not necessarily within such building or structure, and does not include a building or structure where food, refreshments, dairy products or beverages are offered for sale or sold to the public only for consumption within the building or structure or off the premises.

5.196 **RETAIL STORE** shall mean a building or part thereof in which goods, wares, merchandise, substances, articles or things are offered or kept for sale directly to the public at retail prices.

5.197 **RIGHT-OF-WAY** shall mean an area of land that is legally described in a registered deed for the provision of private access to abutting lots and does not include a lane, road or street.

5.198 **ROOMING HOUSE** shall mean any house or building in which the proprietor resides and occupies floor space for the purposes of the boarding house as his residence, and supplies for monetary gain to at least two persons but not more than six persons including seasonal labourers, lodging in rooms furnished by the proprietor with necessary furnishings, without meals, but does not include a boarding house, bed and breakfast establishment, hotel, motel or tourist cabin establishment.

5.199 **SALVAGE OR SCRAP YARD** shall mean a lot and/or land for the storage and/or handling of scrap material, which without limiting the generality of the foregoing, shall include waste paper, rags, bottles, and used bicycles, vehicles, tires, metal and/or other scrap material and salvage.

5.200 **SANCTUARY USE** shall mean land left in its natural state for the purpose of providing sanctuary, habitat and breeding grounds for wild birds, animals and plant-life and includes a forest reserve.

5.201 **SCHOOL, PUBLIC** shall mean an elementary school, a high school, a continuation school, a technical school, a college or university or any other school established and maintained at public expense.

5.202 **SERVICE OR REPAIR SHOP** shall mean a building or part of a building not otherwise classified or defined in this By-law and whether conducted in conjunction with a retail establishment or not, for the servicing, repairing or renting, of articles, small engines, goods, materials, bicycles, wheel chairs, orthopaedic and prosthetic appliances and articles for fabric mending, window glazing, metal repeating, painting and refinishing furniture and other household goods and includes a key shop, a custom picture framing shop, the business of renting small tools and appliances, costumes, chairs, small engine repairs, tables, musical instruments and public address systems and other like articles and equipment, but , but does not include the manufacture or assembly of articles, goods or materials, the renting or repair of automobiles, trucks, construction equipment or other similar articles.

5.203 **SERVICE SHOP, HEAVY** shall mean a shop not otherwise classified or defined in this By-law and whether conducted in conjunction with a retail store or not, for servicing or repairing tires including vulcanizing or retreading, batteries, brakes or radiators, automotive ignition, exhaust or electrical systems, furnace and oil burners, water and air coolers and domestic water heaters, fixtures and equipment and any other like articles, the business of renting automobiles or trucks, light construction or lawn care equipment, and includes the regular place of business of a master electrician or plumber.

5.204 **SETBACK** shall mean the distance between the lot line and the nearest main wall of any building or structure.

5.205 **SHOPPING CENTRE** shall mean a building or a group of buildings for the use of commercial business establishments, planned, designed, developed and managed as a unit having off-street parking provided on the site.

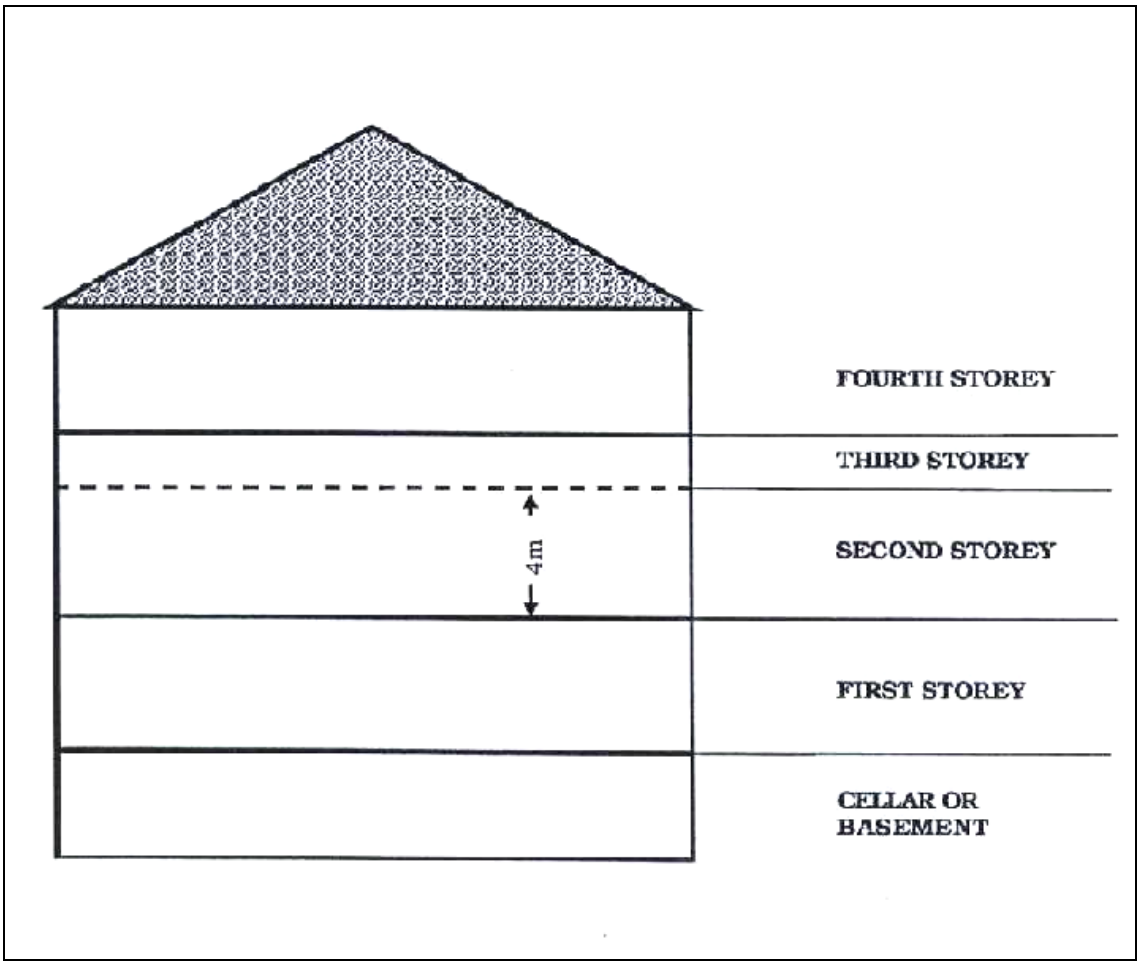
5.206 **SIGN** shall mean a name, identification, description, device, display or illustration which is affixed to or represented directly or illustration which is affixed to or represented directly or indirectly upon a building, structure or lot and which directs attention to an object, product place,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

5.207 **SITE PLAN** shall mean a scaled drawing showing the relationship between the lot lines and the uses, buildings or structures existing or proposed on a lot, including such details as parking areas, driveways, walkways, landscaped areas, building areas, minimum yards, building heights, floor areas, densities and areas for special uses.

5.208 **STORAGE CONTAINER(S)** shall mean the trailer portion of a tractor trailer or of a transport truck or a truck body with or without the running gear, or a rail or seaway container which is traditionally used for the transportation of goods and material or any container resembling a steel box used for storage purposes.

5.209 **STOREY** shall mean that portion of a building between any floor and the floor, ceiling or roof next above, provided that any portion of a building partly below grade level shall not be deemed a storey unless its ceiling is at least 1.8 metres above average grade and also provided that any portion of a storey exceeding 4.0 metres in height shall be deemed an additional storey for each 4.0 metres or fraction thereof of such excess.

ILLUSTRATION OF THE STOREY DEFINTION, WHERE DISTANCE BETWEEN FLOORS EXCEEDS 4 METRES (FOR ILLUSTRATION PURPOSES ONLY):



5.210 **STOREY, ONE-HALF** shall mean the portion of a building located wholly or partly within a sloping roof having a floor area of not less than one-third or more than two-thirds of the floor area of the storey next below, sidewalls not less than 1.2 metres in height and a ceiling with a minimum height of 2.3 metres over an area equal to at least 50.0 % of its floor area.

5.211 **STREET OR ROAD** shall mean a common and public highway and includes a bridge forming part of a highway or on, over or across which a highway passes, but does not include an unopened road allowance.

5.212 **STREET LINE** shall mean the boundary line of a street.

5.213 **STRUCTURE** shall mean anything that is erected, built or constructed of parts joined together or any such erection fixed to or supported by the soil and/or any other structure. For the purposes of this By-law, a fence not exceeding 1.5 metres shall not be deemed to be a structure.

5.214 **SUPERMARKET** shall mean a building or part of a building wherein food and other household items are kept for sale to the general public and which operates on a self-service, cash-and-carry basis and may include facilities for parcel pickup.

5.215 **SWIMMING POOL** shall mean an artificial body of water, either above ground or in ground, intended and used primarily for bathing, swimming and diving but shall not include a natural, dug or dammed pond which is intended primarily for aesthetic or agricultural purposes.

5.216 **TAVERN** shall mean a building or part thereof where, in consideration of payment therefor, liquor, beer or wine or may combination thereof are served for consumption on the premises, with or without food.

5.217 **TILLABLE HECTARES** shall mean the total area of land including pasture that can be worked or cultivated.

5.218 **TOP-OF-BANK** shall mean a line delineated at a point where the oblique plane of the slope meets the horizontal plane.

5.219 **TOURIST CABIN ESTABLISHMENT** shall mean an establishment comprising land and buildings under single ownership where individual cabins are offered for rent to tourists on a short-term basis. Such cabins may include food preparation facilities. In addition, a permanent residence for the owner or proprietor may be located on the site.

5.220 **TRAILER** shall mean any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purposes of being drawn or propelled by the said motor vehicle and capable of being used for living, sleeping or eating accommodation or the transport of a boat, tent or materials, notwithstanding that such vehicle is jacked up or, that its running gear is removed.

5.221 **TRAILER PARK** shall mean an establishment comprising land or premises under single ownership, licensed by the Municipality and used for the parking of travel trailers on a temporary or seasonal basis and where social, local commercial and recreational facilities for the exclusive use of the trailer park occupants may be located.

5.222 **TRAVEL TRAILER** shall mean an object designed for accommodation intended and used exclusively for travel, recreation and vacation and which is capable of being drawn or propelled by a motor vehicle or is self-propelled and includes tent trailers or similar transportable accommodation, but does not include a mobile home.

5.223 **USE** shall mean the purpose for which any land, building, structure or premises, or part thereof, is arranged, designed or intended to be used, or is or may be occupied or maintained and the word 'used' has a corresponding meaning.

5.224 **WAREHOUSE** shall mean a building or portion thereof designed, used or intended for the storage of goods, wares, merchandise, articles or things and may include the selling or distribution thereof at wholesale.

5.225 **WASTE** shall mean ashes, garbage, refuse, domestic waste, industrial waste, or municipal refuse and such other materials as are designated in regulations under the *Environmental Protection Act*, R.S.O. 1990 c.E.19, as amended.

5.226 **WASTE PROCESSING FACILITY OR AREA** shall mean land, buildings or structures licensed by the Ministry of the Environment in or upon which waste is shredded, bailed,

pulverized, composed, separated or otherwise treated or altered to facilitate its further transfer, processing, utilization or disposal.

5.227 **WATERCOURSE** shall mean a natural channel for a stream and, for the purpose of this By-law, includes any natural channel for an intermittent stream and all watercourses shown on Schedule “A”.

5.228 **WAYSIDE PIT** shall mean a temporary pit opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

5.229 **YARD** shall mean an open, uncovered space on a lot appurtenant to a main building (except a court) and unoccupied by buildings or structures except as specifically permitted elsewhere in this By-law. In determining yard measurements the minimum horizontal distance from the respective lot lines shall be used.

5.230 **YARD, EXTERIOR SIDE** shall mean the side yard of a corner lot abutting a street or road which side yard extends from the front yard to the rear yard between the exterior lot line and the nearest main wall of any building or structure, and the "Minimum" exterior side yard means the minimum width of a side yard on a lot between a side lot line abutting a street or road and the nearest main wall of any main building or structure on the lot.

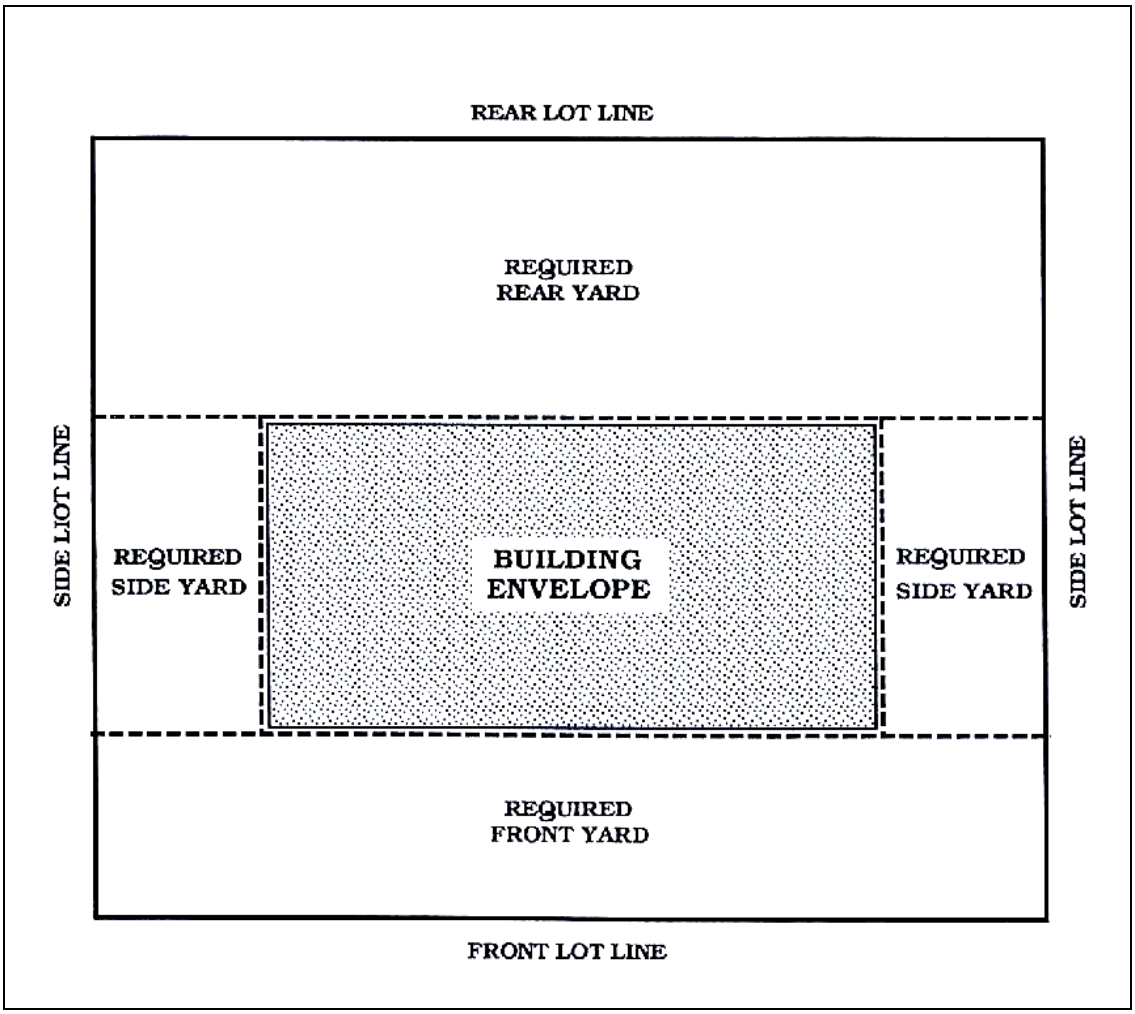
5.231 **YARD, FRONT** shall mean a yard extending across the full width of a lot between the front lot line and the nearest wall of any building or structure on the lot and the "Minimum" front yard means the minimum depth of a front yard on a lot between the front lot line and the nearest main wall of any main building or structure on the lot.

5.232 **YARD, NATURAL** shall mean a yard extending across the full width of a lot between a lot line abutting a navigable stream, river or lake and the nearest wall of any building or structure on the lot and which yard contains the natural and undisturbed vegetation of the shoreline.

5.233 **YARD, REAR** shall mean a yard extending across the full width of a lot between the rear lot line and the nearest wall of any main building or structure on the lot and the "Minimum" rear yard means the minimum depth of a rear yard on a lot between the rear lot line and the nearest main wall of any main building or structure on the lot.

5.234 **YARD, SIDE** shall mean a yard extending from the front yard to the rear yard of a lot between a side lot line and the nearest wall of any building or structure on the lot and the "Minimum" side yard means the minimum width of a side yard on a lot between a side lot line and the nearest main wall of any main building or structure on the lot.

EXPLANATION OF YARD DEFINITIONS (FOR ILLUSTRATION PURPOSES ONLY):



5.235 ZONE shall mean a designated area of land use shown on any Schedule within this By-law.

SECTION 6: GENERAL PROVISIONS – ALL ZONES

6.1 Application and Organization

The provisions of this Section shall apply in all Zones except as may be indicated otherwise by this By-law.

6.2 Abandoned Motor Vehicles and Equipment

The parking or storage of abandoned, unused or discarded motor vehicles (that are unlicensed for more than 3 months) or equipment is prohibited in all zones except:

a) If such vehicles or equipment is stored inside a garage;

b) If the vehicles are operated for only part of the year, up to three vehicles may be stored on the same lot from which they are normally operated but not in the front yard;

c) Vehicles and equipment used directly in the mining or forestry industry may be stored on the industrial site from which they are operated, provided that they are kept in operating condition; and

d) Vehicles and equipment used directly in the agricultural industry may be stored on the farm from which they are operated, provided they are kept in operating condition.

6.3 Accessory Buildings, Uses and Structures

6.3.1 Provision for Accessory Buildings and Accessory Uses

Where this By-law provides that land may be used or a building may be erected, altered or used for a purpose, that purpose shall include accessory buildings or accessory uses, but shall not include the following:

a) Any occupation for gain or profit conducted within or accessory to a dwelling unit or on the lot, except as specifically permitted in this By-law; or

b) Any building or part thereof used for human habitation, except as specifically permitted in this By-law.

6.3.2 Location Requirements for Accessory Buildings

a) Unless otherwise permitted in this By-law, in a Residential Zone, accessory buildings shall be erected only in a side or rear yard provided that such buildings are erected not closer than:

   i) 1.5 m from any wall of the main building;

   ii) 1.5 m from the rear lot line;

   iii) 1.5 m from the interior side lot line; and

   iv) 3.0 m from the exterior side lot line.

b) The regulations governing the location of any accessory building in relation to a lot line shall not apply in a Residential Zone to prevent the erection or use of a

jointly-owned double garage which services two dwellings on separate lots whose common lot line is the dividing line of such double garage.

c) In all Zones other than a Residential Zone, an accessory building shall only be erected in a side or rear yard and the setback requirements for the main building shall also apply in the location of an accessory building.

6.3.3 Lot Coverage and Height Requirements for Accessory Buildings and Structures

The total allowable lot coverage of all accessory buildings on a lot shall not exceed 10.0 percent of the lot area. The lot coverage of all accessory buildings on a lot shall be added to the lot coverage of all main buildings to determine the total lot coverage, as regulated by the zone requirements of each particular Zone defined within this By-law. Porches and/or decks covered by a roof supported by posts extending one or more storeys shall be added to the lot coverage of all main buildings.

The height of any accessory building, as measured from the average finished grade to the top of the roof peak, shall not exceed:

a) 5.5 m in a Residential Zone; and

b) 6.0 m in a Commercial or Institutional Zone;

c) 10.5 m in an Industrial Zone; and

d) 10.5 m in all Other Zones, except as otherwise indicated in the specific Zone provisions.

6.3.4 Provision for Accessory Structures

Notwithstanding the minimum setback provisions of this By-law, flag poles, garden trellises, retaining walls and fences may be permitted in the front, rear, side and exterior side yard setback areas of all Zones provided they comply with all other provisions of this By-law, including the Daylighting Triangle provisions.

Notwithstanding the minimum setback provisions of this By-law, steps, decks and/or porches, which are not covered or enclosed and less than 0.6 m from average finished grade, may be permitted to extend a distance of not more than 1.8 m into the front, rear, side and exterior side yard setback areas of all Zones, provided they comply with all other provisions of this By-law.

6.3.5 Swimming Pool Permitted as an Accessory Use

A private swimming pool is permitted as an accessory use to a permitted residential use in a Residential Zone, or Residential-Commercial Zone subject to the relevant provisions of Sections 6.3.2 and 6.3.3 and provided that:

a) Said private swimming pool shall comply fully to By-law No. 55 of 2002. In the event of contradiction between By-law No. 55 of 2002 and this By-law, this By-law shall take precedence.

b) A minimum width area of 1.25 m, shall be provided around the entire swimming pool - such area to be clear of all structures, buildings and fences except diving boards, aprons and decking normally associated with a swimming pool;

c) Any building, including a building required for changing clothing or for housing pumping or filtering devices or other similar accessory uses, shall comply with the provisions of this By-law respecting accessory buildings on such lot, and shall be included in lot coverage calculations;

d) Any swimming pool with a roofed enclosure, whether temporary or permanent, shall be considered an accessory building and included in accessory building total lot coverage, and total gross floor area calculations, unless such roofed enclosure is designed and built as an integral part of the permitted main building on such lot - in this instance the swimming pool shall be considered part of the main building and shall be included in lot coverage and total gross floor area calculations for the main building;

e) A swimming pool without a roofed enclosure, whether above ground, in-ground or otherwise, shall not be considered an accessory building or structure for the purposes of calculating lot coverage or gross floor area in this By-law;

f) An approved fence with a minimum height of 1.219 m shall be erected and maintained entirely around a swimming pool. The fence shall be constructed of a board fence with a maximum distance of 5 cm between boards; chain link with a maximum of 5.0 cm mesh, vertical wrought iron, vertical metal panels or other design approved by the Chief Building Official for the Municipality of North Middlesex. Gates in the aforesaid fence shall provide protection equivalent to the fence and shall be equipped with a self-latching device and lock located at least 1.2 m from grade and inside of the gate;

g) A wall of a building may be considered to provide adequate protection for its length when substituted for any portion of a fence when all doors located in this wall are equipped with locks and/or latching devices located at least 1.2 m above the bottom of the door;

h) The walls of an above ground pool shall be considered the fence where the height of the wall is at least 1.2 m and the ladder is removable or secured in such a manner as to prevent access to the pool; and

i) The maximum height of an above ground pool shall be 1.5 m above the average finished grade.

6.3.6 Provisions for Storage Containers

Storage containers are not permitted as a main use in any zone unless expressly listed as a permitted use in the respective zone. Storage containers are not permitted as an accessory use to a permitted use in any zone other than in the following zones: General Agricultural (A1), Restricted Agricultural (A2), Urban Reserve (A3), Rural Commercial (C2), Hamlet Commercial (HC), General Industrial (M1), Employment (M2), Rural Industrial (M3), Extractive Industrial (M4), Waste Processing and Disposal (M5), Institutional (I1), Community Use (I2), Parks and Recreation (PR), and Environmental Protection (EP). Where permitted, storage containers are subject to the following provisions in addition to the respective zone provisions:

a) Storage containers may only be located to the rear or interior side yard of a main building and shall not be visible from a street or road;

b) Storage containers must be visually screened from adjacent residential uses by a fence or landscaping;

c) Storage containers shall not exceed 3.0 metres in height;

d) Storage containers shall not be stacked;

e) Subject to the provisions of Section 6.44 of this by-law storage containers temporarily required in association with construction work are permitted in all Zones within the Municipality on the land where construction is situated. A storage container associated with construction work shall be removed within a period of six months from the issuance of a Certificate of Occupancy for such building(s) or unit(s) under construction or a maximum of 15 days after the Notice of Completion has been issued and before the release of securities, or part thereof, by the Chief Building Official.

6.4 Adult Entertainment Uses

Adult Entertainment Uses shall only be permitted by way of site specific amendment to this By-law, shall only locate within an Industrial (M1) Exception Zone and shall not be located closer to any Residential, Residential-Commercial, Commercial or Institutional Zone than 200.0 m.

6.5 Automobile Service Stations and Gas Bars

Notwithstanding anything else in this By-law, where a lot is used for a service station the following provisions shall apply:

a) No portion of any pump island or pump island canopy on shall be located closer than 6.0 m from any lot line;

b) The maximum width of a driveway at the street line shall be not more than 9.0 m and the minimum width not less than 7.5 m. The width of the ramp shall be measured perpendicular to the centreline of the driveway;

c) The minimum distance from a driveway to the limits of a right-of-way at a street intersection shall be 15.0 m;

d) The area between driveways or between a driveway and a street line or property line shall not be used for any purpose other than landscaping or signage;

e) The minimum lot frontage for interior and corner lots shall be 60.0 m. The minimum lot depth for interior lots shall be 45.0 m and for corner lots shall be 60.0 m;

f) The following minimum setback provisions shall apply to all buildings:

i)	Front yard	18.0 m
ii)	Exterior Side Yard	10.0 m

6.6 Boarding House or Rooming House

The following provisions shall apply to a boarding house or rooming house:

a) A boarding or rooming house shall be permitted in a single detached residential dwelling unit within any Residential Zone provided that it complies with the regulations of the Zone in which it is situated and Sections 6.6 b) and c) of this By-law, and provided that it is licensed by the Municipality of North Middlesex.

b) A boarding or rooming house in which either lodging or lodging and meals is supplied by the proprietor for monetary gain to 2 to 6 persons, shall not be located within 300.0 m of any other boarding or rooming house.

6.7 Building Repair and Reconstruction

Nothing in this By-law shall prevent the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner, provided that the minimum frontage or area, or the minimum front, side or rear yards required by this By-law are not further reduced or its original use altered.

Nothing in this By-law shall prevent the strengthening to a safe condition or the reconstruction of a building or structure that is a non-complying use, and/or a non-conforming use, provided that such repair or reconstruction does not further contravene the provisions of this By-law, because of a change in the height, size or volume, or by changing the use of such building or structure.

6.8 Buildings to be Moved

In all zones, no building normally requiring a building permit for construction shall be moved within the area covered by this By-law or shall be moved into the limits of the area covered by this By-law without a permit from the Chief Building Official.

6.9 Change of Use

A use of a lot, building or structure which, under the provisions hereof, is not permissible within the zone in which such lot, building or structure is located, shall not be changed except to a use which is permissible within such zone.

6.10 Daylighting Triangle

The following provisions shall apply to daylighting triangles:

a) Notwithstanding any other provisions of this By-law, all corner lots in all Zones shall be free of any building, structure, hedge, fence, shrub, bush, tree or any other type of vegetation or grade having a height greater than 0.75 m (measured from the finished centreline grade of the streets that abut the corner lot) within the triangular space measured along each corner lot line for a distance of:

   i) 6.0 m from the point of intersection, where each lot line is adjacent to a local road; and

   ii) 12.0 m from the point of intersection, where each lot line is adjacent to a County Collector or Arterial road, or Provincial highway.

b) No sign shall be permitted within or be allowed to overhang the daylighting triangle. An authorized traffic sign or signal, or any sign or notice erected by any governmental authority shall not be subject to this requirement.

6.11 Dwelling Unit in a Non-residential Building

No person shall use any lot, or erect, alter or use any building or structure for the purpose of an accessory dwelling unit for the owner or caretaker on a lot zoned other than for residential or agricultural uses or within a portion of a non-residential building except in accordance with the following regulations:

a) One accessory dwelling unit in a non-residential building for the owner or operator provided that:

   i) The dwelling unit shall have a separate bathroom and kitchen facilities from those of the non-residential use;

   ii) The dwelling unit shall have a separate parking space as provided by Section 6.34 hereto;

   iii) The dwelling unit shall have a separate building entrance to that provided for the non-residential use; and

   iv) The gross floor area of the residential portion of a non-residential building in a Commercial Zone shall not exceed fifty per cent (50%) of the gross floor area of the non-residential building.

b) Residential dwelling unit(s) in a commercial building in the Residential-Commercial (RC) Zone and the Central Commercial (C1) Zone shall be permitted provided that:

   i) the dwelling unit(s) shall have separate parking spaces as provided by Section 6.34;

   ii) the dwelling unit(s) shall have a separate building entrance provided for the non-residential use; and

iii) the dwelling unit(s) shall either be located on the upper floors of said commercial building, or, at the rear of the main floor provided the dwelling unit(s) occupy(ies) no more that 50.0 % of the main floor.

c) Notwithstanding the provisions of this By-law, no dwelling unit shall be located in a building that is used for an automobile service station or a public garage.

6.12 Dwelling Unit Restriction

No lot shall contain more than one principal dwelling type. The erection or use of more than one type of dwelling (e.g. single detached, semi-detached, townhouse, multiple dwelling) on the same lot is prohibited unless specifically permitted by this By-law. Notwithstanding the foregoing, Additional Residential Units are permitted in accordance with the provisions of this By-law and shall not be considered a separate dwelling type for the purposes of this Section.

6.13 Established Building Line in Built-Up Area

Notwithstanding the yard setback and landscaping provisions of this By-law, where there is an established building line extending on both sides of a lot, a building or structure may be erected closer to the street line than required by this By-law, provided such permitted building or structure is not erected closer to the street line than the established building line that existed on the date of passing of this By-law. Where the established building line varies on either side of a lot, the permitted building or structure may be erected at a distance equal to the average setback distance of the two established building lines on either side. In the case of a corner lot, the Daylighting Triangle provisions of this By-law shall prevail.

6.14 Excepted Lands, Buildings and Non-Conforming Uses

The provisions of this By-law shall not apply to prevent the use of any land, building or structure for any purpose prohibited by this By-law if such land, building or structure was lawfully used for such purpose on the date of the passing of this By-law so long as it continues to be used for that purpose or to prevent the erection or use for a purpose prohibited by this By-law of any building or structure the plans for which have, prior to the date of the passing of this By-law, been approved by the Chief Building Official, so long as the building or structure when erected is used and continues to be used for the purpose for which it was erected and provided the erection of any such building or structure is commenced within 2 years after the date of the passing of this By-law and such building or structure is completed within a reasonable time after the erection thereof is commenced.

6.15 Fences

Notwithstanding any other provision of this By-law, fences shall be regulated by the Fence By-law of the Municipality, as amended from time to time.

6.16 Frontage on Public Streets

No building or structure shall be erected in any Zone after the date of passing of this By-law, unless the lot upon which such building or structure is to be erected fronts upon and gains direct access onto an improved public street, maintained year round. This requirement, however, shall not apply to prevent the erection of a permitted building or structure on a lot in a serviced, Registered Plan of Subdivision, where a subdivision agreement has been entered into with the Municipality but where the street has not yet been assumed by the Municipality.

Notwithstanding the foregoing, where the sole means of vehicular access to a lot is directly from a public road which is not maintained on a year road basis, no person shall erect a building thereon other than the following:

a) One single detached dwelling having a minimum floor area of 175.0 m^2;

b) An accessory building have a minimum floor area of 450.0 m^2;

c) An accessory building having a minimum floor area of 200.0 m^2 where said building is not designed, used or intended for an intensive agricultural use; and

d) For the purposes of 6.16, the public street on which the dwelling or building is erected shall be maintained on a year round basis.

6.17 Group Homes

6.17.1 Group Homes

The following provisions shall apply to group homes within the Municipality of North Middlesex:

a) A group home shall not include a correctional group home or a crisis care facility;

b) A group home shall be permitted in a single detached residential dwelling unit within any Residential Zone, save and except for the Hamlet Residential (RH) Zone, provided that it complies with the regulations of the zone within which it is located;

c) A group home shall not be located within 500.0 m of any other group home;

d) A group home shall comprise the sole use of the dwelling unit;

e) Approval of a site-specific Zoning By-law Amendment shall be required to accommodate a group home for more than 6 persons, to a maximum of 10 persons (exclusive of supervisory or attendant staff). Where permitted by the other provisions of this By-law, such group homes may be permitted to locate in any of Map 41 (Parkhill), Map 42 (Ailsa Craig) or Map 43 (Nairn) comprising Schedule “A”

of this By-law, unless such map area is occupied by another group home, correctional group home or crisis care facility;

f) Not more than two persons shall occupy one bedroom; and

g) Any existing group home which satisfies Provincial standards of operation but which fails to comply with the requirements of this By-law on the date that this By-law comes into effect, will be allowed to continue in operation, but will not be permitted to increase its number of occupants (exclusive or supervisory or attendant staff). Physical building expansion that otherwise complies with the provisions of this By-law shall be permitted.

6.17.2 Correctional Group Homes

The following provisions shall apply to correctional group homes within the Municipality of North Middlesex:

a) A correctional group home shall be licensed under the *Ministry of Correctional Services Act* or other relevant legislation and shall only locate in a Community Institutional (I2) Zone by way of site-specific Zoning By-law Amendment;

b) A correctional group home shall not be permitted to locate in any of Map 41 (Parkhill), Map 42 (Ailsa Craig) or Map 43 (Nairn) comprising Schedule "A" of this By-law that is occupied by a group home, another correctional group home or a crisis care facility;

c) A correctional group home shall not locate within 300.0 m of an R or I zone;

d) A correctional group home shall not be located within 500.0 m of any other correctional group home, crisis care facilities or group home; and

e) A correctional group home shall comprise the sole use of the lot.

6.17.3 Crisis Care Facilities

The following provisions shall apply to crisis care facilities within the Municipality of North Middlesex:

a) A crisis care facility shall be permitted in a residential dwelling unit within an RC Zone provided that it complies with the regulations of the Zone;

b) A crisis care facility shall not be located within 500.0 m of any other crisis care residence, correctional group home or group home; and

c) A crisis care facility shall comprise the sole use of the dwelling unit.

6.18 Hazard Lands

Hazards land areas are identified on Schedule "A" to this By-law. No person shall use any lot, or erect, alter or use any building or structure within any hazard lands area for any purpose except in accordance with the applicable provisions of Section 6, and in accordance and one or more of the following uses:

a) Subject to approval of the Municipality and the Conservation Authority, uses permitted in the underlying zone;

b) Buildings and structures for the protection and management of land subject to;
   i. Flooding or high-water table;
   ii. Steep slopes subject to erosion;
   iii. Swamps and marshes and land subject to wind erosion; or
   iv. Lands with limitations to development due to slope or wave action or lack of soil cover;

c) Nursery uses;

d) Agricultural uses other than specialized use farms and livestock operations;

e) Forestry uses;

f) Open space uses;

g) Golf courses;

h) Uses for the protection of an environmental hazard such as swamps or marshes, floodplains or land liable to flood or land subject to very high water table, steep slopes, gullies, or lands subject to wind or water erosion; and

i) Conservation uses primarily for the location of flood control, bank stabilization or erosion protection structures or projects.

6.19 Height Exceptions

The height requirements herein set forth in this By-law shall not apply to a church spire, church belfry, flag pole, clock tower, chimney, commercial grain elevators and bins, water tank, receiving radio, farm silos, television or telecommunication, cellular tower or antenna, satellite dish, or air conditioner duct occupying less than 5.0 % of the roof area of the building on which it is located.

6.20 Home Industries

Home industries do not include on-farm secondary businesses. Home industries shall only be permitted in a Residential Zone by way of a site-specific Zoning By-law Amendment. Home industries shall be permitted in the 'General Agricultural (A1) Zone' and the 'Restricted Agricultural (A2) Zone' provided that:

a) There is no external advertising other than an unlit sign having a total display area of 1.5 square metres;

b) There is no outside storage of goods, materials or equipment;

c) Such home industry is not an obnoxious trade, business or manufacturer;

d) Such home industry is clearly secondary to the main use and does not change the character of the lot or create or become a public nuisance, including but not limited to noise, noxious odours, emissions, traffic or parking, or any other impacts that the Municipality may deem unreasonable.

e) Not more than two (2) persons, other than the owner, are employed therein on a full-time basis;

f) The lot shall have not less than 20.0 metres of lot frontage and 40.0 metres of lot depth;

g) The accessory building used for the home industry shall only be located in the rear yard of the lot and shall not be located within 30.0 m (100.0 ft) of a lot line; and;

h) There shall be a minimum of three (3) off-street parking spaces solely for the home industry use. All the parking for the home industry must be accommodated on the same lot as the dwelling wherein the home industry occurs. The parking shall not be located in the required front yard.

6.21 Home Occupations

Notwithstanding the permitted uses listed elsewhere in this By-law, a Home Occupation is a permitted use in all zones that permit dwelling units, subject to the following provisions:

a) There is no display, other than an unilluminated sign not greater than 1.5 square metre in size, to indicate to persons outside that any part of the dwelling, dwelling unit or lot is being used for a purpose other than a dwelling or dwelling unit;

b) Such home occupation is clearly secondary to the main residential use and does not change the residential character of the dwelling or dwelling unit nor create or become a public nuisance, particularly in regard to noise, noxious odours or emission of smoke, traffic or parking;

c) Not more than 25.0% of the gross floor area of the dwelling unit is used for the purposes of home occupation uses;

d) The home occupation use shall be clearly secondary to the use of the dwelling as a private residence;

e) At least one person who resides at the said dwelling unit, plus one assistant, who may or may not reside in the dwelling, may conduct the said home occupation;

f) The home occupation shall not generate adverse effects such as that from electrical interference, excessive noise, odour, traffic or parking;

g) There shall be a minimum of 2 off-street parking spaces in addition to any residential requirements. All the parking for the home occupation must be accommodated on the same lot as the dwelling wherein the home occupation occurs. The required parking shall not be located in the required front yard;

h) All goods and materials are stored within a wholly enclosed building;

i) No machinery, instrument or hazardous or noxious chemicals shall be used in conducting the said home occupation that is not normally used in a residence or compatible with a residential area;

j) No retail sales shall be permitted as part of a home occupation use other than the sale of what is produced or repaired on site and/or catalogue sales where goods, wares, merchandise are not kept for sale on the premises;

k) A Bed and Breakfast Establishment shall be permitted in any as a Home Occupation in any zone where a single detached residential use is permitted, provided that:

i. the parking provisions of Section 6.33 of this By-law are complied with,

ii. where a Bed and Breakfast is permitted as-of-right in a dwelling, no additional home occupation shall be permitted within the dwelling; and

iii. the provisions of Section 6.21 exclusive of 6.21.g) of this By-law are complied with.

6.22 Landscaping and Buffer Requirements

a) In all Zones, landscaping shall be neat and orderly in appearance and maintained in a healthy condition.

b) Notwithstanding anything else in this By-law, where a Commercial or Industrial Zone abuts a Residential or Institutional Zone, either of the following provisions shall be required:

i. a landscaped strip of land not less than 3.0 m in width, situated inside the Commercial or Industrial Zone boundary; or

ii. a landscaped strip of land not less than 1.8 m in width with an opaque wood fence not less than 1.8 m in height, situated adjacent to the landscaped strip inside the Commercial or Industrial Zone boundary.

c) The landscaped strip shall provide for high and low level visual screening and allow for the provision of driveways to the Commercial or Industrial zoned lot. As a minimum, the landscaped buffer shall consist of a continuous, unpierced hedgerow of evergreens and shrubs, not less than 1.2 m high at the time of planting and shall be situated immediately adjacent to the lot line or portion thereof, along which such landscaped buffer is required.

d) All parking areas situated in a rear and/or side yard in a Commercial or Industrial Zone shall provide a landscaped strip of a minimum width of 1.8 m around the parking area. This landscaped strip shall not be in addition to any landscaped strips required by this By-law. As a minimum, the landscaped buffer shall consist of berming or densely planted evergreens and shrubs that are not less than 1.2 m high at the time of installation or planting and shall be situated around the perimeter of the parking area, exclusive of driveways.

e) Landscaping provisions for an apartment building shall be as follows:

i. a strip of land not less than 1.8 m wide for landscaping shall be required in the interior side and rear yards; and

ii. a strip of land not less than 1.8 m wide for landscaping abutting the walls of an apartment building shall be required where dwelling units on the ground floor have windows to habitable rooms, which face onto a driveway or parking area.

f) None of these requirements shall apply within a daylighting triangle.

6.23 Licenses, Permits and Other By-laws

Nothing in this By-law shall exempt any person from complying with requirements of any other By-law in force within the Municipality or from obtaining any permit, license, permission, authority or approval required by this or any other By-law of the Municipality or by any other law in force from time to time.

6.24 Loading Space Requirements

The following provisions shall apply with respect to off-street loading space requirements:

a) In a Commercial, Industrial, Institutional and/or Residential Zone, for every building or structure hereafter erected, or for every addition to an existing building or structure, there shall be provided and maintained on the same lot, occupied by the building or structure, loading facilities on land that is not part of a highway, parking lot or driveway. The following tables detail the minimum dimensions and total number of loading spaces required by this By-law according to the gross floor area of a building or structure:

MINIMUM DIMENSIONS OF LOADING SPACES

Loading Space Width	Loading Space Length	Clear Height
4.0 m	15.0 m	4.5 m

MINIMUM NUMBER OF LOADING SPACES REQUIRED FOR INDUSTRIAL ZONES

Gross Floor Area of Building (m^2)	Minimum Number and Type of Spaces
1,000.0 to 4,999.9	1.0
5,000.0 to 7499.9	2.0
7,500.0 to 13,999.9	3.0
Over 14,000.0	4.0 plus 1.0 for each 9,000.0 m^2 of gross floor area in excess of 9,000.0 m^2 of gross floor area

MINIMUM NUMBER OF LOADING SPACES REQUIRED FOR COMMERCIAL ZONES

Gross Floor Area of Building (m^2)	Minimum Number and Type of Spaces
1,000.0 to 1,999.9	1.0
2,000.0 to 7,999.9	2.0
Over 8,000.0	4.0

MINIMUM NUMBER OF LOADING SPACES REQUIRED FOR I1, I2, R3, R5 and RC ZONES

Gross Floor Area of Building (m^2)	Minimum Number and Type of Spaces
Over 4,500.0	1.0

b) In a Commercial, Institutional, Industrial and/or Residential Zone, no loading space shall be located within the front or exterior side yard.

c) Where 2 or more Zones are located on the same lot, the greatest of the minimum loading space requirements of this Section shall apply.

6.25 Lot Frontage and Area Requirements Exemptions

Where a single lot (transferable in its entirety) has less than the minimum lot area, lot depth and/or lot frontage than required herein at the date of passing of this By-law, or where such deficiency is created as a result of expropriation, or where a lot is reduced in size due to land being acquired by the Municipality, County or Province, such smaller lot may be used and a building or structure may be erected, altered or used on such smaller lot provided that all other requirements of this By-law are complied with.

6.26 Minimum Distance Separation Formulae

6.26.1 Minimum Distance Separation I

Notwithstanding any other provisions of this By-law to the contrary, the development of any residential use on an existing lot of record within the A1, A2, and A3 Zones and any residential use within the AG1 Zone shall comply with the Minimum Distance Separation I (MDS I) formula. The foregoing shall not apply to the alteration of existing dwellings and shall not apply to the replacement of an existing dwelling with a new dwelling provided the new dwelling is not located any closer to a livestock building or structure than is permitted by MDS I or the distance between the existing dwelling and a livestock building or structure located on a separate lot, whichever is the lesser.

6.26.2 Minimum Distance Separation II

Notwithstanding any other provisions of this By-law to the contrary, a new or expanding livestock facility in the A1 Zone shall comply with the Minimum Distance Separation II (MDS-II).

6.27 Natural Watercourses

Notwithstanding any other provisions of this By-law, no buildings or structures, with the exception of those designed, used, or intended for flood or erosion control purposes, shall be erected or used:

a) Closer than 15.0 metres from the top-of-bank of a natural watercourse, other than the Ausable River, or within 30.0 metres of the centreline of a natural watercourse, other than the Ausable River, whichever is greater;

b) Closer than 30.0 metres from the top-of-bank of the Ausable River.

6.28 Non-Complying Buildings or Structures

6.28.1 Non-Complying Provisions

Buildings or structures legally existing prior to the date of passing of this By-law, which when erected were in conformity with the by-law in force at the date of erection, may continue as an existing, legal, non-complying building or structure.

A legal non-complying building or structure may be enlarged or extended provided the use of the lot and the building or structure is conforming, the extent to which the building, structure or lot does not meet the requirements of this By-law is not increased and none of the requirements of this By-law, which were not infringed by the building or structure as it existed immediately prior to the construction of any enlargement, addition or alteration hereby permitted, are affected.

6.28.2 Restoration to a Safe Condition

Nothing in this By-law shall prevent the strengthening, restoration or minor changes to the safe condition of any building or structure or part thereof, lawfully used on the date of passing of this By-law provided that the strengthening or restoration does not increase the building height, size or volume or change the use of such building or structure.

6.28.3 Damaged Buildings

Nothing in this By-law shall prevent the rebuilding or repair of any building or structure that is damaged or destroyed by causes beyond the control of the owner subsequent to the date of passing of this By-law, provided that the dimensions of the original building or structure are not increased and the use of the building or structure is not altered, except to a permitted use, and provided such rebuilding or repair is conducted within two years of the damage having occurred.

6.29 Non-Conforming Uses

Any existing use that legally existed on the date of adoption of this By-law shall be deemed to be a legal non-conforming use. Such an existing use is not permitted within the zone in which it is located and as such, any enlargement or expansion of the use will require a Zoning By-law Amendment or approval from the Committee of Adjustment, depending on the nature of the proposal.

6.30 Occupation of Uncompleted Buildings

A certificate of compliance for occupation of a building shall be issued by the Chief Building Official under the regulation of the Ontario Building Code prior to the building being occupied.

6.31 On-Farm Secondary Businesses

An on-farm secondary business shall be subject to the following provisions:

a) An on-farm secondary business shall not include a home industry;

b) There shall be no more than one on-farm secondary business per farm;

c) The gross floor area of the on-farm secondary business shall not exceed the gross floor area of the residential dwelling on the farm;

d) At least one person who resides at the said residential dwelling on the farm, plus up to three assistants, who may or may not reside in the dwelling may conduct the said on-farm secondary business;

e) A minimum of 6 parking spaces shall be required in addition to any required for the agricultural and residential uses;

f) Outside storage associated with the use shall be limited in scale and not be located in any required front, rear or side yard; and

g) No on-site retail sales shall be permitted as part of an on-farm secondary business other than the sale of what is produced or repaired on site or farm related goods or services and/or catalogue sales where goods, wares, merchandise are not kept for sale on the premises.

6.32 Parking and Loading Requirements

The following parking and loading requirements shall apply:

a) For every building or structure to be erected or altered the required parking shall be located on the same lot, shall have unobstructed access to a public street and shall be provided and maintained in conformity with the standards of this By-law. Notwithstanding, parking for the 'Residential - Commercial (RC) Zone' and 'Central Commercial (C1) Zone' may be located on a separate lot provided that said lot is within 150 m of the lot to which the parking is to apply, and that the owner of both lots shall enter into an agreement with the Municipality of North Middlesex to be registered against the title of both lots, guaranteeing that the land required for parking by this By-law shall continue to be so used only for such purpose until the owner provides alternate parking in conformity with this By-law.

b) Unless otherwise specified, the standards are expressed in one space per specified square metres of gross floor area. If when determining the parking space

requirements, the result is a fraction of a parking space, then the number of parking spaces shall be rounded to the next highest whole number.

c) In instances where the payment of money may be required in lieu of providing off-street parking, the standards of this Section shall be used to determine the off-street parking requirements for which money in lieu is to be accepted.

d) No less than 3.0 percent of the total number of parking spaces required in this By-law shall be designated for disabled persons parking with minimum dimensions as set out in 6.32.h) of this By-law.

e) Where a use is changed within an existing building or structure, and where the new use requires more parking or loading spaces than the former use, the number of additional parking spaces or loading spaces required shall be the difference between the parking spaces or loading spaces required by the new use and parking spaces or loading spaces required by the former use.

f) Where an addition to an existing building or structure is to be constructed, parking and loading space shall be provided for the new construction in accordance with the standards of this Section, in addition to the minimum number of parking and loading spaces already required and/or provided for the existing building or structure.

g) The parking requirements for more than one use on a single lot or a building containing a number of uses shall be the sum total of the parking requirement for each of the component uses, except in the case of a standard is cited specifically, plus the parking requirement for any other use on the same site, shall apply.

h) Minimum Parking and Driveway/Aisle Dimensions

Parking Angle (degrees)	Parking Space Width (m)	Parking Space Length (m)	Driveway/Aisle Width (m)
0 to 20	2.75	6.7	4*
21 to 45	2.75	5.8	4*
46 to 60	2.75	5.8	4*
61 to 75	2.75	5.8	5.5*
76 to 90	2.75	5.8	7

* Access to each aisle shall be from one direction only

- Where there is a combination of two or more types of parking, a minimum 7.0 m aisle width is required to be provided.
- Notwithstanding the above table, where the side of any parking space is located directly adjacent to a solid wall, fence or like structure that is supplied in conjunction with any use other than a single detached, semi-detached, or street townhouse dwelling, the minimum width shall be 3.0 m.

i) Minimum Disabled Persons Parking and Driveway/Aisle Dimensions

Parking Angle (degrees)	Parking Space Width (m)	Parking Space Length (m)	Driveway/Aisle Width (m)
0 to 20	3.6 plus 1.25 access aisle	6.7	4*
21 to 45	3.6 plus 1.25 access aisle	5.8	4*
46 to 60	3.6 plus 1.25 access aisle	5.8	4*
61 to 75	3.6 plus 1.25 access aisle	5.8	5.5*
76 to 90	3.6 plus 1.25 access aisle	5.8	7

* Access to each aisle shall be from one direction only

- Where there is a combination of two or more types of parking, a minimum 7.0 m aisle width is required to be provided.

j) Disabled Persons Parking Requirements:

a) Where disabled persons parking spaces are situated side by side, an access aisle width of 1.25 m may be shared between two disabled persons parking spaces.

b) Disabled persons parking spaces shall be located adjacent to the accessible entrance of a building so that disabled persons do not need to pass behind parked vehicles.

c) Disabled persons parking spaces shall be properly designated by the International Accessibility symbol mounted both vertically on a sign, as well as on the surface of the parking space in fluorescent blue according to the following dimensions:

- a painted ground sign shall be a minimum of 1.25 m by 1.25 m in size; and
- a parking control sign shall be located 1.5 m above ground and shall be a minimum of 0.3 m by 0.3 m in size.

6.33 Parking Lot and Driveway standards

The following development standards shall apply to all parking lots and driveways required under this By-law:

a) Where a use or purpose in Section 6.34.l), requires that parking be provided for visitors, such parking shall be designated, signed and maintained exclusively for visitor parking;

b) The parking lot shall have visible boundaries and be suitably drained to the satisfaction of the Municipality;

c) Except as provided elsewhere in this By-law, the parking lot shall be located on the same lot as the use for which it is intended to serve;

d) The minimum distance between two separate driveways on one lot, measured along the street line shall be 9.0 m;

e) No driveway shall be located closer than 15.0 m to the limits of the right-of-way at a street intersection;

f) No driveway shall be closer than 0.6 m to a side lot line - this shall not apply to prevent the establishment of two abutting driveways in a Residential Zone which service a jointly-owned double garage between two dwellings whose common lot line shall be the dividing line of such double garage and this shall not apply to prevent the establishment of a joint or mutual driveway serving two lots in a Commercial or Industrial Zone as a means of reducing the number of access points onto County collector or arterial roads, or Provincial Highways;

g) No part of the required front yard of any lot shall be used for the parking or storage of any trailer or the body of any truck, bus or coach;

h) All parking lots shall comply with the landscaping requirements detailed in Section 6.22.d) and f) of this By-law; and

i) In Residential Zones:

   i) where the use of the property is for a single detached, semi-detached, duplex, or townhouse dwelling, parking in the front yard of a lot is restricted to parking on a driveway, such driveway to have a minimum width of 3.0 m and a maximum width of 7.5 m,

   ii) not more than 30.0 % of the lot area shall be occupied by open parking spaces; open storage spaces for motor vehicles, trailers, boats and motorized snow and water vehicles; driveways; and vehicle movement areas,

   iii) no part of any lot residential shall be used for the parking or storage of any more than one commercial motor vehicle in excess of one ton capacity – for the purposes of this Section, commercial motor vehicles shall mean any motor vehicle having permanently attached thereto a truck or delivery body and without limiting the generality of the foregoing includes ambulances, hearses, motor buses and tractors,

   iv) no part of the front yard of any lot shall be used for the parking or storage of a trailer, boat or motorized snow or water vehicle, and

   v) no part of any trailer on a lot shall be used for the purposes of providing temporary or permanent living, sleeping or eating accommodations, regardless of whether such vehicle is jacked up or has its running gear removed.

j) In an RC Zone, parking shall be provided in the rear and side yards only and not more than 50.0 % of the lot shall be used for parking.

k) Except as otherwise stated, the number of parking spaces required shall be as set out in the following tables.

PARKING REQUIREMENTS TABLE

PURPOSE OR USE	MINIMUM PARKING SPACES REQUIRED
Accessory apartment – bachelor, 1 or 2 bedroom	1.0 per dwelling unit
Accessory apartment - 3 bedrooms or larger	0.5 per bedroom
Additional Residential Unit	1.0 per dwelling unit
Affordable Housing	0.5 per dwelling unit
Apartments - condominium	1.3 per dwelling unit plus 0.25 per dwelling unit for exclusive use of visitors
Apartments - rental, group dwelling and all other multiple attached dwelling units not otherwise specified	1.1 per dwelling unit plus 0.25 per dwelling unit for exclusive use of visitors
Bed and breakfast establishment	1.0 per guest room (in addition to the required number for the principal dwelling)
Boarding house, rooming house	1.0 parking space plus 0.5 per rental bedroom
Bowling alleys, curling rinks, tennis courts or similar use	4.0 per lane, sheet or court or similar recreational feature provided that where facilities for a lounge, tavern or assembly hall are provided, the greater parking requirement shall apply
Cemetery	A minimum of 5.0
Commercial use, retail or rental establishment other than those separately listed	Ground floor – 1.0 per 250 m^2 of gross floor area Upper floor – 1.0 per 35.0 m^2 of gross floor area
Day care or day nursery	1.0 per 5 children capacity plus queue storage of 1.0 space per 5 children capacity for care
Dry cleaning depot or dry cleaning establishment	1 per 25.0 m^2 of gross floor area
Eating establishment, tavern, and other premises licensed in accordance with the *Liquor Licence Act*	1.0 per 11.0 m^2 of gross floor area
Elementary school (public or private)	1.5 per classroom or teaching area plus day care or day nursery requirements if applicable
Furniture, major appliances, agricultural supplies and equipment sales establishment	1.0 per 70.0 m^2 of gross floor area and/or outdoor sales area
Golf course	5.5 per hole plus such parking required for any other purposes

PARKING REQUIREMENTS TABLE

PURPOSE OR USE	MINIMUM PARKING SPACES REQUIRED
Group home	0.4 per occupant (exclusive of attendant or supervisory staff)
Home industry	3.0 per home industry use, in addition to any required parking for the residential use
Home occupation	2.0 per home occupation use, in addition to any required parking for the residential use
Health care centre	2.5 per bed based on maximum capacity
Hotel, motel	1.2 per guest room plus such parking required for any other purposes
Industrial use, other than those separately listed	1.0 per 45.0 m^2 up to and including 2,800.0 m^2 plus 1.0 for each additional 190.0 m^2 over 2,800.0 m^2
Institutional use not otherwise listed	1.0 space per 25.0 m^2 of gross floor area
Laundry establishment	1.0 per 15.0 m^2 of gross floor area
Manufacturing, assembly, or processing use	1.0 Per 95.0 m^2 up to 2,000.0 m^2 of gross floor area, Plus 1.0 per 450.0 m^2 of gross floor area over 2,000.0 m^2
Machine shop, contractor or tradesman shop, refinishing or welding shop	1.0 per 95.0 m^2 of gross floor area
Medical office, post office, clinic	1.0 per 10.0 m^2 of gross floor area
Motor vehicle sales and service establishment, marine and recreational vehicle sales and service establishment, agricultural vehicle sales and service establishment	1.0 per 20.0 m^2 of indoor display floor area plus 1.0 per 9.0 m^2 of service area
Motor vehicle washing establishment	1.0 per 24.0 m^2 of gross floor area plus the following queuing area in advance of each washing stall: 3.0 per self service washing stall; 3.0 per automatic washing stall; and 8.0 per conveyor style washing stall
Office, other than those separately listed	1.0 per 25.0 m^2 of gross floor area
Park uses including playing field facility (i.e., baseball diamond, lawn bowling green and outdoor athletic fields)	30.0 per playing field or 1.0 per 2.0 hectares of parkland
Personal service shop	1.0 per 25.0 m^2 of gross floor area
Place of amusement	1.0 per 20.0 m^2 of gross floor area

PARKING REQUIREMENTS TABLE

PURPOSE OR USE	MINIMUM PARKING SPACES REQUIRED
Place of amusement, miniature golf course	5.5 per hole plus such parking required for any other purposes
Place of worship, place of assembly, place of entertainment, library, museum, art gallery, community centre, gymnasium, club, lodge, funeral home	1.0 per 6.0 fixed seats or 4.0 m of bench space, OR 1.0 per 9.0 m^2 of assembly floor area, whichever is greater (where assembly hall is located on same lot as place of worship, the greater of the requirements (seating or hall area) are only required)
Police station, fire hall	1.0 per 35.0 m^2 of gross floor area including bay areas for parking vehicles.
Transportation terminal	1.0 per 20.0 m^2 of gross floor area
Salvage or scrap yard	1.0 per 500.0 m^2 of indoor and/or outdoor storage area
Secondary school (public or private)	4.0 per classroom or teaching area plus day care or day nursery requirements, if applicable
Senior citizens' home, nursing home, home for the aged, crisis care residence, correctional group home	0.5 per bed or dwelling unit based on the maximum capacity
Service station, motor vehicle repair establishment, public garage	1.0 per 24.0 m^2 of gross floor area
Shopping centre, department store, supermarket, grocery store	1.0 per 17.0 m^2 of gross leasable floor area provided that, for any basement, cellar or mezzanine used for storage, equipment rooms, washrooms, staff lunch rooms, or locker rooms, 1.0 per 90.0 m^2 of gross leasable floor area devoted to such uses is required, in lieu of the foregoing
Single detached dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, double duplex dwelling, converted dwelling and townhouse dwelling	2.0 per dwelling unit plus parking required for accessory apartment and/or bed and breakfast establishment requirements where applicable
Warehouse	1.0 per 140.0 m^2 up to 2,000.0 m^2 of gross floor area plus 1.0 per 450.0 m^2 of gross floor area over 2,000.0 m^2

6.34 Place of Amusement

Where a place of amusement is a permitted use in a C1 Zone, it shall not be located closer to any school property than 300.0 m to the property boundary of a school

6.35 Prohibited Uses

Notwithstanding any other provisions contained in this By-law, the following uses are prohibited in the Municipality:

a) No use shall be permitted which from its nature or the materials used therein is declared by the Local Board of Health or Council of the Municipality to be a noxious trade, business or manufacture under the *Public Health Act*, as amended, or regulations thereunder.

b) The use of any land or lot for the purpose of a scrap or salvage yard except as specifically provided for by this By-law.

c) The use of any land or lot for the purpose of a waste disposal area, landfill site, or dump except for licensed landfill sites.

d) A dwelling unit in a cellar;

e) A mobile home except as specifically provided for by this By-law

f) Blood or bone boiling; and

g) Extracting oil from fish or animal matter.

6.36 Proximity to Environmental Protection (EP) Zones

Notwithstanding any other provisions of this By-law, the following provisions shall apply to all zones in proximity to an Environmental Protection (EP) Zone:

a) For all Zones within 15.0 m of an EP Zone or EP-1 Zone (representing the Thedford Klondyke Marsh found on Schedule “A”, Maps 1 and 11), an Environmental Impact Study shall be completed prior to issuance of a building permit or, if required, approval of an Amendment to this By-law; and

b) For all Zones within 120.0 m of an EP-2 Zone (representing the Big Swamp Creek complex and other Provincially significant wetland features found on Schedule “A”, Maps 12, 13 and 23), an Environmental Impact Study shall be completed prior to issuance of a building permit or, if required, approval of an Amendment to this By-law.

6.37 Public Acquisition

Any land acquired by the Municipality, County, Province or other Public Authority which results in a legally conveyable lot becoming non-complying or further reducing an existing non-complying legally conveyable lot, then the lot shall be deemed an existing legal non-complying lot.

6.38 Public Uses Permitted

The following provisions apply to public uses:

a) None of the provisions of this By-law shall apply to prevent the use of any land or the erection or use of any building or structure, or part thereof, for the purpose of public service by a public authority as defined herein, nor for the purpose of essential services or utilities or work by any telephone, telecommunications, cable television, electrical energy distribution company or natural gas company or any railway or pipeline company, provided that where such land, building or structure is located:

   i) no goods, material, or equipment shall be stored in the open;

   ii) the lot coverage and setback requirements prescribed for the Zone in which the use, building or structure is to be located are complied with;

   iii) parking requirements prescribed for the use or Zone within which it is to be located are complied with as provided for in Section 6.34 of this By-law;

   iv) any building or structure erected under the authority of this paragraph shall be designed and maintained in general harmony with buildings of the type permitted in such Zone; and

   v) landscaping and buffering requirements of Section 6.22 of this By-law are complied with.

b) Nothing in this By-law shall prevent the installation of a watermain, sanitary sewer main, storm sewer main, gas main, pipe line, or overhead or underground electrical, telephone or other supply and/or communication line, provided that the location of such installation has been approved by the Municipality and/or the appropriate public authority having jurisdiction.

6.39 Railway Lands, Abandoned

No residential building or structure shall be constructed on abandoned railway lands unless such lands are merged on title with an adjacent lot.

6.40 Reduction of Requirements

No person shall change the purpose for which any land or building is used or erect any new building or addition to any existing building or sever any lands from an existing parcel if the effect of such action is to cause the original adjoining or remaining buildings or lands to be in contravention of this By-law.

6.41 Special Setback Requirements for Commercial and Industrial Zones

Where an Industrial or Commercial Zone abuts a Residential Zone, no Industrial or Commercial building shall be located closer than one half the height of the building or 7.5 m, whichever is the greater, to the lot line of the Commercial or Industrial Zoned lot which abuts the Residential Zone.

6.42 Special Setback Requirements from Provincial, County and Municipal Roads

For all lots which abut designated roads in the Transportation Schedules of the Municipality of North Middlesex Official Plan, the setback requirement abutting such road shall be as follows:

a) The setback for all lots abutting a Provincial Highway shall be 20.0 m;

b) The setback for all lots abutting a County Arterial Road shall be 20.0 m in the rural area, and in a Settlement Area the setback shall be defined by the specific zone provisions;

c) The setback for all lots abutting a County Collector Road shall be 18.0 m in the rural area, and in a Settlement Area the setback shall be defined by the specific zone provisions;

d) The setback for all lots abutting a Municipal Concession Road or Sideroad shall be 14.0 m in the rural area, and in the Settlement Areas as identified in the specific zone provisions;

e) For all lots that abut designated roads, a setback shall be as listed above except in the event that a designated road has not been widened to its maximum road right-of-way width.

6.43 Temporary Uses Associated with Construction and Sales

The following provisions shall apply to temporary uses associated with construction and sales:

a) A tool shed, construction trailer, scaffold or other building or structure incidental to construction is permitted in all Zones within the Municipality on the land where the construction is situated, once an application for a building permit for such construction has been received by the Municipality to the satisfaction of the Municipality's Chief Building Official. The building or structure may be temporarily situated on such land until a Certificate of Occupancy for such building(s) or unit(s) under construction has been issued by the Chief Building Official or a maximum of 15 days after the Notice of Completion has been issued.

b) The temporary location of such building or structure incidental to construction shall be set back a minimum of 3.0 m from all lot line boundaries where the construction is occurring.

6.44 Through Lots

Where a lot other than a corner lot has frontage on more than one street, the front yard setback and other requirements contained herein shall apply on each street in accordance with the provisions of the Zone or Zones in which such lot is located.

6.45 Transient Trading

Notwithstanding any provisions to the contrary, the sale of products from vehicles shall not be permitted anywhere in the Municipality, except by site-specific amendment to this By-law. Nothing in this subsection shall be construed as precluding farmers' markets.

6.46 Uses in Public Streets or Roads

The public streets or roads are generally zoned in accordance with the adjacent lot. No uses are permitted in streets or roads except those normally associated with the street or road such as public street furniture, mailboxes and newspaper boxes. Certain uses permitted on the property abutting the streets or roads may also be permitted within the adjacent street or road, subject to the approval of the authority having jurisdiction over the street or road, subject to any easements.

6.47 Yard and Setback Encroachments Permitted

Notwithstanding the provisions of this By-law, the only structures permitted to project or overhang into a yard setback area, unless otherwise stipulated by this By-law, shall be the following:

a) In the Central Commercial Zone, eaves, cornices, canopies, awnings, roofs or other overhanging projections of a building may extend a distance of not more than 1.0 m beyond a front, rear or side yard setback;

b) An open platform, stairway (excluding a fire escape) or handicapped ramp may extend a distance of not more than 0.9 m into a front, rear or side yard setback area;

c) A fire escape may extend a distance of not more than 0.9 m into a side or rear yard setback area;

d) An open terrace, deck or porch with a maximum height of 1.8 m, may extend a distance of not more than 2.4 m into a rear yard setback area;

e) A canopy or portico over the major entrance to an apartment building may project into the required yard a distance equal to one-half the setback of the building from the street line; and

f) In a Residential Zone:

    i) A chimney of a maximum width of 2.4 m may project a distance of 0.6 m into a side or rear yard setback area, and

    ii) An open balcony or porch may extend a distance of not more than 1.8 m into a front, side or rear yard setback area;

    iii) Eaves, cornices, awnings roofs or other overhanging projections of a building may extend a distance of not more than 0.6 metres beyond a front, rear or side yard setback with the exception of any eaves of a building which shall also be no closer than 0.6 metres to any lot line.

6.48 Yard Exception, Terrain Unsuitability

Where in this By-law a front, side or rear yard is required, and part of the area of the lot is usually covered by water or marsh or swale or is beyond the edge of a river bank or watercourse or between the top and toe of a cliff or embankment having a slope of 30 degrees or more from the horizontal, then the required yard shall be measured from the nearest main wall of the main building or structure on the lot to the edge of said area covered by water or marsh, or to the edge of said river bank or watercourse, or to the top of the said cliff or embankment if such area is closer than the lot line.

6.49 Amenity Areas

Every lot containing more than four (4) dwelling units shall have an amenity area. The minimum size of the amenity area shall be 10 m² per dwelling unit.

The required amenity area may be provided as a combination of different indoor and/or outdoor amenity areas, provided that the cumulative total area meets or exceeds the minimum required amenity area based on the number of dwelling units, and that each amenity space is of sufficient size, configuration, and design to be reasonably used for its intended amenity purposes, to the satisfaction of the Municipality.

6.50 ADDITIONAL RESIDENTIAL UNIT(S) – LOTS WITH PUBLIC WATER AND PUBLIC SANITARY SERVICES

An additional residential unit shall be permitted on a lot with a principal dwelling in an area serviced by both a public water system and public sanitary service, subject to the following:

a. A maximum of three (3) additional residential units shall be permitted per lot.

b. A maximum of two (2) additional residential units shall be permitted within one (1) accessory building.

c. Each additional residential unit shall have one (1) additional parking space provided in addition to the minimum number of parking spaces for the principal dwelling on the lot in accordance with this By-law, which may be configured as a tandem parking space.

d. Notwithstanding any other provision of this By-law, maximum lot coverage for lots containing an additional residential unit(s) within or attached to a principal dwelling, or within a detached accessory building, shall not exceed 55% lot coverage for all buildings and structures on the lot.

e. Additional residential units within or attached to a principal dwelling shall not exceed 85% of the gross floor area of the principal dwelling.

f. Additional residential units shall be connected to the municipal water system and municipal sanitary system through the existing water service connection and the existing sanitary service connection for the principal dwelling, and no new or separate connection to the municipal water system and municipal sanitary service shall be permitted.

g. Notwithstanding Section 6.3.2 and Section 6.3.3 of this By-law, an accessory building containing an additional residential unit shall comply with the provisions below:

i. minimum interior side yard setback: 1.5 m
ii. minimum rear yard setback: 1.5 m
iii. minimum exterior side yard setback: same as base zone.
iv. minimum separation distance: 2.0 m from another building or structure which contains a residential dwelling unit;
v. maximum height: 7.0 m as measured from grade to peak of the accessory building.
vi. shall not be located within a front or exterior side yard.
vii. shall have a 1.5 m access from a pathway and/or driveway that is unobstructed to a street.

6.51 ADDITIONAL RESIDENTIAL UNIT(S) – LOTS WITHOUT BOTH PUBLIC WATER AND PUBLIC SANITARY SERVICES

An additional residential unit shall be permitted on a lot with a principal dwelling that is not fully serviced with both public water and public wastewater services subject to the following:

a) A maximum of two (2) additional residential units shall be permitted per lot.
b) A maximum of one (1) additional residential unit may be permitted in an accessory building.
c) Notwithstanding Section 6.3.2 and Section 6.3.3 of this By-law, an accessory building containing an additional residential unit shall comply with the following:

i. where the principal dwelling has a ground floor area of 140 m² (1500 ft²) or less, the gross floor area of an additional residential unit shall not exceed 75% of the gross floor area of the principal dwelling.
ii. where the principal dwelling has a ground floor area greater than 140 m² (1500 ft²), the gross floor area of an additional residential unit shall not exceed 75% of the gross floor area of the principal dwelling to a maximum of 120 m² (1300 ft²), whichever is lesser.
iii. shall be located a maximum of 30.0 m from the principal dwelling, measured at the closest point of each building.
iv. shall not be located on the same lot as a garden suite.
v. maximum height: 7.0 m as measured from grade to peak of the accessory building.
vi. shall not be located within a front or exterior side yard.
vii. shall have a 1.5 m access from a pathway and/or driveway to a street that is unobstructed.
viii. the access from the public street shall be shared between the principal dwelling and additional residential unit(s).
ix. shall comply with Minimum Distance Separation I setbacks.

x. a septic evaluation from a qualified professional shall be required to demonstrate that the proposed septic system is adequate to service the additional residential unit, to the satisfaction of the Municipality.

xi. where an additional residential unit is located on a lot where connection to a municipal water service is available, the additional residential unit shall be connected to the municipal water system through the existing water service connection for the principal dwelling, and no new or separate connection to the municipal water system shall be permitted.

xii. where a connection to the municipal water system is not available, the property owner shall be responsible for ensuring that the on-site water supply is sufficient to service the additional residential unit, and is in accordance with all applicable laws, regulations, and requirements, including but not limited to municipal by-laws and provincial legislation, as amended.

xiii. the conversion of a principal dwelling on a lot to an additional residential unit as a means to construct a larger principal dwelling on the lot is permitted, subject to the following:

i. the existing principal dwelling shall have a ground floor area not exceeding 140 m² (1500 ft²) at the time of application for a permit under the Building Code Act.

ii. a new principal dwelling may be constructed on the same lot, provided that its Gross Floor Area does not exceed 200% of the ground floor area of the existing dwelling to be converted to an additional residential unit.

iii. the proposal shall demonstrate that the existing dwelling is capable of being converted to an additional residential unit in compliance with the Ontario Building Code, Ontario Fire Code, and all other applicable Provincial, County and Municipal standards.

6.52 GARDEN SUITES

A garden suite may only be permitted as an accessory use in conjunction with a single detached dwelling by way of a temporary use by-law pursuant to Section 39 of the Planning Act, and in accordance with the following provisions:

a) A garden suite may only be established for a maximum duration of twenty (20) years, calculated from the date of issuance of a building permit.
b) A maximum of one (1) garden suite, established in accordance with the provisions of section 6.53, may be permitted on a lot.
c) A garden suite shall be located on the same lot as a principal single detached dwelling.
d) A garden suite shall not be permitted where a detached additional residential unit exists on the lot.

e) A garden suite shall only be permitted on a lot which has frontage on a public street.
f) Services shall be shared with the principal dwelling on the lot.
g) Parking shall be provided in accordance with the provisions of this By-law.

SECTION 7: GENERAL AGRICULTURAL (A1) ZONE

7.1 PERMITTED USES

No person within any Agricultural (A1) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

a) Accessory use;
b) Additional residential unit;
c) Agricultural use, non-intensive;
d) Agricultural use, intensive;
e) Animal clinic, existing legally on the date of adoption of this By-law;
f) Cemeteries that are small in scale and inactive, subject to Section 7.2.3 of this By-law;
g) Conservation use;
h) Equestrian use;
i) Forestry use;
j) Grain drying and handling facility, existing legally on the date of adoption of this By-law;
k) Home industry;
l) Home occupation;
m) Kennel, subject to Section 7.2.4 of this By-law;
n) Livestock sales barn and/or marketing yard, existing legally on the date of adoption of this By-law;
o) On-farm secondary business;
p) Nursery;
q) Private airfield, subject to Section 7.2.5 of this By-law;
r) Sale of farm produce from a farm;
s) Sanctuary use;
t) Single detached residential dwelling associated with an agricultural use and on an agricultural lot;
u) Second detached residential dwelling accessory to an agricultural use, subject to Section 7.2.6 of this By-law;
v) Single detached residential dwelling on an existing lot of record;
w) Wayside pit

7.2 ZONE RESTRICTIONS

7.2.1 Roadside Stands

Roadside stands for the sale of produce from a farm shall be a permitted use in the Agricultural (A1) Zone, provided that the following provisions are adhered to:

a) The roadside stand shall be seasonal in nature and shall not operate on a year-round basis;

b) The roadside stand shall be accessed from a private driveway and not the Municipal road allowance;

c) The roadside stand shall be located on a lot and not within the Municipal road allowance; and

d) The roadside stand shall be setback a minimum of 3.0 m from the front lot line.

7.2.2 Mushroom Farms

Buildings and structures for the growing of mushrooms shall not be erected or used closer than:

a) 60.0 m from a lot line;

b) 150.0 m from a dwelling located on a separate lot;

c) 150.0 m from any Institutional Zone; and

d) 300.0 m from any area identified on Maps 41 through to 53 of Schedule “A”.

7.2.3 Small-scale Inactive Cemeteries

Cemeteries that are less than 2.0 hectare in size or have not provided for a new interment within that last 10 years shall be permitted in the Agricultural (A1) Zone and shall not be applicable as an institutional use under the Minimum Distance Separation Formulae requirements of Section 6.26 of this By-law.

7.2.4 Kennels

The establishment of kennels shall be subject to the Municipality’s Kennel Licensing By-law. Kennels shall not be erected or used closer than:

a) 60.0 m from a lot line;

b) 150.0 m from a dwelling located on a separate lot;

c) 150.0 m from any Institutional Zone; and

d) 300.0 m from any area identified on Maps 41 through to 53 of Schedule “A”.

7.2.5 Private Airfields

Notwithstanding any other provisions of this By-law no person shall use any land or erect, alter or use any building or structure for the purpose of a private airfield as defined in this By-law except in accordance with the following provisions:

a) No lot having less than 10.0 hectares shall be used for a private airfield;

b) No person shall maintain or store more than 3 aircraft at any private airfield;

c) One accessory building for the purpose of parking or storing an aircraft shall be permitted on a lot, but shall be separate from, and located not less than 15.0 m from, any non-residential building;

d) No land used for the purpose of a private airfield shall be located closer than 200.0 m of a residential dwelling unit located on an adjacent property held in separate ownership.

7.2.6 Second Detached Residential Dwelling Associated with an Agricultural Use

A second detached residential dwelling associated with an agricultural use shall only be permitted by way of Temporary Use By-law. The second detached residential dwelling shall only be used for the purposes of boarding seasonal farm labourers.

7.3 ZONE REQUIREMENTS

No persons within any Agricultural (A1) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

7.3.1 Requirements Applicable to Uses, Except under Section 7.1 u)

Requirements applicable to all uses permitted under Section 7.1, except for uses permitted under Section 7.1 u):

a)	Minimum lot frontage	150.0 m
b)	Minimum lot area	39.0 ha
c)	Minimum front yard setback	20.0 m
d)	Minimum rear yard setback	20.0 m
e)	Minimum interior side yard setback	15.0 m
f)	Minimum exterior side yard setback	15.0 m
g)	Maximum height of an accessory building	10.5 m in accordance with Section 6.3.3

Any lot created through a surplus farm dwelling consent or a lot adjustment under the Planning Act where a resulting parcel (severed and/or retained) does not meet the minimum frontage or area requirements, shall be considered to comply with Sections 7.3.1 a) and 7.3.1 b) of this By-law.

7.3.2 Requirements Applicable to Uses under Section 7.1 u)

Requirements applicable to uses permitted under Section 7.1 u):

a)	Maximum lot coverage	20.0 %
b)	Minimum front yard	15.0 m
c)	Minimum rear yard	15.0 m
d)	Minimum interior side yard	3.0 m
e)	Minimum exterior side yard	15.0 m
f)	Maximum building height	12.0 m
g)	Minimum distance to a lot line for an accessory building	3.0 m
h)	Maximum building height for an accessory building	6.5 m
i)	Minimum distance from an intensive agricultural use	in accordance with MDS-I provided for under Section 6.26

7.4 ZONE EXCEPTIONS

7.4.1 General Agricultural Exception 1 (A1-1) Zone

Notwithstanding Section 7.3, on lands shown on Schedule 'A' (Map 1), the provisions of Section 7.3 shall apply with the exception that a single detached dwelling shall be set back a minimum of 132.6 m from a building or structure used or intended to be used for the housing of livestock, poultry, fur bearing animals or the storage of waste products or manure from such livestock, poultry or fur bearing animals, including liquid or solid manure facilities, or the growing of mushrooms.

7.4.2 General Agricultural Exception (A1-2) Zone

Notwithstanding Section 7.1 and Section 7.3.1 on lands shown on Schedule "A" (Map 10), the provisions of Section 7 shall apply with the exception that a commercial greenhouse and buildings and structures accessory thereto shall be permitted and the following provisions shall apply:

a) Minimum front yard setback 18.4 m (60 ft)

b) Minimum interior side yard setback 4.9 m (16 ft)

c) Maximum ground floor area of existing retail building 135 m^2 (1,453 sq ft)

7.4.3 General Agricultural Exception 3 (A1-3) Zone

Notwithstanding Section 7.1, on lands shown on Schedule 'A' (Maps 23 and 28), the provisions of Section 7 shall apply with the exception that a trucking business shall be permitted in addition to all other permitted uses.

7.4.4 General Agriculture Exception 4 (A1-4) Zone

Notwithstanding Section 7.1, on lands shown on Schedule "A" (Map 13), a trailer park or modular home community shall be permitted.

7.4.5 General Agricultural Exception 5 (A1-5) Zone

Notwithstanding Section 7.1, on lands shown on Schedule "A" (Map 30), warehouses, open storage as an accessory use and an establishment for the sale, storage, grading and handling of seed, feed fertilizer and farm produce, except as otherwise prohibited by this By-law shall be permitted, and a grain drying facility shall not be permitted.

7.4.6 General Agricultural Exception 6 (A1-6) Zone

Notwithstanding Section 7.1, on lands shown on Schedule "A" (Map 9), one dwelling unit accessory to a home industry use to be fully contained within the home industry building or structure shall be permitted.

7.4.7 General Agricultural Exception 7 (A1-7)

Notwithstanding Section 7.1 and 7.3 on lands shown Schedule "A", Map 36, the following regulations apply:

a) PERMITTED USES:

No land, building or structure shall be erected, used or altered in the General Agricultural (A1-7) Zone except for the following purposes:

Maximum of 6 single detached residential dwellings
Forestry Use
Conservation Use
Home Occupation
Accessory Use

b) Regulations:

Minimum lot frontage	60 m
Minimum lot area	0.75 ha
Minimum front yard setback	10 m
Minimum rear yard setback	20 m
Minimum interior yard setback	10 m
Minimum exterior yard setback	10 m

7.4.8 General Agricultural Exception 8 (A1-8(t)) (expired)

7.4.9 General Agricultural Exception 9 (A1-9(t)) (expired)

7.4.10 General Agricultural Exception 10 (A1-10(t)) (expired)

7.4.11 General Agricultural Exception 11 (A1-11(t)) (expired)

7.4.12 General Agricultural Exception 12 ((H)A1-12) (deleted)

7.4.13 General Agricultural Exception 13 (A1-13)

Notwithstanding Section 7.3.1 b), on lands shown on Schedule "A" (Map 33) the minimum lot area shall be 38.44 hectares.

7.4.14 General Agricultural Exception 14 (A1-14)

Notwithstanding Section 7.1 u) on lands shown on Schedule "A" (Map 33) the minimum lot area shall be 1.4772 hectares.

7.4.15 General Agricultural Exception 15 (A1-15)

Notwithstanding Section 6.32 c) on lands shown as A1-15 on Schedule "A" (Map 17) an on farm secondary business consisting of a cheese production plant having a gross floor area of 416 square metres shall be permitted.

7.4.16 General Agricultural Exception 16 (A1-16)

Notwithstanding Section 7.1 u) on lands shown on Schedule "A" (Map 11) the minimum lot area shall be 20.23 hectares.

7.4.17 General Agricultural Exception 17 (A1-17)

The lands shown as A1-17 on Schedule "A" (Map 9) at the southeast corner of Mooresville Drive and Brinsley Road are deemed to be a lot of record for the purposes of Section 7.1 u) of this by-law.

7.4.18 General Agricultural Exception 18 (A1-18)

Notwithstanding Section 7.3.1 b) on lands shown on Schedule "A" (Map 9) the minimum lot area shall be 27.7 hectares.

7.4.19 General Agricultural Exception 19 (A1-19)

Notwithstanding Section 7.1 u), on lands shown on Schedule "A" (Map 9) a single detached dwelling is permitted and the following regulations apply:

a)	Minimum lot area	0.79 hectares
b)	Maximum accessory building height	7.5 metres

7.4.20 General Agricultural Exception 20 (A1-20)

Notwithstanding Section 7.3.1 b) on lands shown on Schedule "A' (Map 6) the minimum lot area shall be 38.6 hectares.

7.4.21 General Agricultural Exception 21 (A1-21)

Notwithstanding Section 7.1 s) on lands shown on Schedule "A" (Map 40) no residential dwelling is permitted.

7.4.22 General Agricultural Exception 22 (A1-22)

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 34) no residential dwelling is permitted.

7.4.23 General Agricultural Exception 23 (A1-23)

Notwithstanding Section 7.3.1 b) on lands shown on Schedule “A’ (Map 26) the minimum lot area shall be 8.28 hectares.

7.4.24 General Agricultural Exception 24 (A1-24)

Notwithstanding Section 7.3.1 b) on lands shown on Schedule “A’ (Map 26) the minimum lot area shall be 2.0 hectares.

7.4.25 General Agricultural Exception 25 (A1-25)

Notwithstanding Section 7.1 s) on lands shown on Schedule “A’ (Map 31) the minimum lot area shall be 19.5 hectares and no residential dwelling is permitted.

7.4.26 General Agricultural Exception 26 (A1-26)

Notwithstanding Section 7.1 s) on lands shown on Schedule “A’ (Map 10) no residential dwelling is permitted.

7.4.27 General Agricultural Exception 27 (A1-27)

Notwithstanding Section 7.1 s) on lands shown on Schedule “A’ (Map 8) no residential dwelling is permitted.

7.4.28 General Agricultural Exception 28 (A1-28) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 19), the minimum lot area shall be 16.45 hectares and no residential dwelling is permitted.

7.4.29 General Agricultural Exception 29 (A1-29) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 22) the minimum lot area shall be 16.8 hectares and no residential dwelling is permitted.

7.4.30 General Agricultural Exception 30 (A1-30) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 22) the minimum lot area shall be 37.9 hectares and no residential dwelling is permitted.

7.4.31 General Agricultural Exception 31 (A1-31) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 39) the minimum lot area shall be 20.2 hectares and no residential dwelling is permitted.

7.4.32 General Agricultural Exception 32 (A1-32) Zone

Notwithstanding Section 7.3.1 b) on lands shown on Schedule “A” (Map 17) the minimum lot area shall be 20.6 hectares.

7.4.33 General Agricultural Exception 33 (A1-33) Zone

Notwithstanding Section 7.3.1 b) on lands shown on Schedule “A” (Map 17) the minimum lot area shall be 20.6 hectares.

7.4.34 General Agricultural Exception 34 (A1-34) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 15) no residential dwelling is permitted.

7.4.35 General Agricultural Exception 35 (A1-35) Zone

Notwithstanding Sections 7.3.1 b) and 7.3.2 on lands shown on Schedule “A” (Map 22) the minimum lot area shall be 12.1 hectares and a 50 metre setback shall apply along the rear lot line.

7.4.36 General Agricultural Exception 36 (A1-36) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 13) no residential dwelling is permitted.

7.4.37 General Agricultural Exception 37 (A1-37) Zone

Notwithstanding Section 7.3.1 b) on lands shown on Schedule “A” (Map 17) the minimum lot area shall be 30.7 hectares.

7.4.38 General Agricultural Exception 38 (A1-38) Zone

Notwithstanding Section 7.3.1 b) on lands shown on Schedule “A” (Map 17) the minimum lot area shall be 3.29 hectares.

7.4.39 General Agricultural Exception 39 (A1-39) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 9) no residential dwelling is permitted.

7.4.40 General Agricultural Exception 40 (A1-40) Zone (withdrawn)

7.4.41 General Agricultural Exception 41 (A1-41) Zone (withdrawn)

7.4.42 General Agricultural Exception 42 (A1-42) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 6) no residential dwelling is permitted.

7.4.43 General Agricultural Exception 43 (A1-43) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 9) no residential dwelling is permitted.

7.4.43 General Agricultural Exception 44 (A1-44) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 35) no residential dwelling is permitted.

7.4.45 General Agricultural Exception 45 (A1-45) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 40) no residential dwelling is permitted.

7.4.46 General Agricultural Exception 46 (A1-46) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 31) the minimum lot area shall be 19.4 hectares and no residential dwelling is permitted.

7.4.47 General Agricultural Exception 47 (A1-47) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 8) the minimum lot area shall be 35.9 hectares and no residential dwelling is permitted.

7.4.48 General Agricultural Exception 48 (A1-48) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 40) the minimum lot area shall be 29.5 hectares and no residential dwelling is permitted.

7.4.49 General Agricultural Exception 49 (A1-49) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 6) the minimum lot area shall be 19.5 hectares and no residential dwelling is permitted.

7.4.50 General Agricultural Exception 50 (A1-50) Zone

Notwithstanding Section 7.1 s) and Section 7.3.1 on lands shown on Schedule “A” (Map 33) the minimum lot area shall be 37.9 hectares, the minimum lot frontage shall be 115 metres, and no residential dwelling is permitted.

7.4.51 General Agricultural Exception 51 (A1-51) Zone

Notwithstanding Section 7.1 s) and Section 7.3.1 on lands shown on Schedule “A” (Map 36) the minimum lot frontage shall be 84 metres, and no residential dwelling is permitted.

7.4.52 General Agricultural Exception 52 (A1-52) Zone

Notwithstanding Section 7.1 s) and Section 7.3.1 on lands shown on Schedule “A” (Map 16) the minimum lot frontage shall be 103 metres, and no residential dwelling is permitted.

7.4.53 General Agricultural Exception 53 (A1-53) Zone

Notwithstanding Section 7.1 and 7.3 on lands shown on Schedule “A” (Map 6), the minimum lot area shall be 19.75 hectares, the minimum lot frontage shall be 117 metres and no buildings or structures are permitted.

7.4.54 General Agricultural Exception 54 (A1-54) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 21) no residential dwelling is permitted.

7.4.55 General Agricultural Exception 55 (A1-55) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 20) no residential dwelling is permitted.

7.4.56 General Agricultural Exception 56 (A1-56) Zone

Notwithstanding Section 7.1 and 7.3 on lands shown on Schedule “A” (Map 10), the minimum lot area shall be 15.1 hectares, the minimum lot frontage shall be 84.7 metres and no buildings or structures are permitted.

7.4.57 General Agricultural Exception 57 (A1-57) Zone

Notwithstanding Section 7.1 and 7.3 on lands shown on Schedule “A” (Map 25), the minimum lot area shall be 36.4 hectares and no buildings or structures are permitted.

7.4.58 General Agricultural Exception 58 (A1-58) Zone

Notwithstanding Section 7.3.1 b) on lands shown on Schedule “A” (Map 21) the minimum lot area shall be 31.5 hectares in conjunction with lands zoned as Urban Reserve Exception (A3-4).

7.4.59a General Agricultural Exception 59a (A1-59a) Zone

The lands shown as A1-59 on Schedule “A” (Map 4) at the northeast corner of Adare Drive and Lieury Road are deemed to be a lot of record for the purposes of Section 7.1 u) of this By-law.

7.4.59b General Agricultural Exception 59b (A1-59b) Zone

Notwithstanding Section 7.1 and 7.3 on lands shown on Schedule “A” (Map 13), no residential dwelling is permitted.

7.4.60 General Agricultural Exception 60 (A1-60) Zone

Notwithstanding Section 7.1 and 7.3 on lands shown on Schedule “A” (Map 14), no residential dwelling is permitted.

7.4.61 General Agricultural Exception 61 (A1-61) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 8) the minimum lot area shall be 28.9 hectares, the minimum lot frontage shall be 15 metres (north side) and no residential dwelling is permitted.

7.4.62 General Agricultural Exception 62 (A1-62) Zone

Notwithstanding Section 7.3 on lands shown on Schedule “A” (Map 23), the minimum lot frontage shall be 130 metres and the minimum lot area shall be 34 hectares.

7.4.63 General Agricultural Exception 63 (A1-63) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 16), no residential dwelling is permitted.

7.4.64 General Agricultural Exception 64 (A1-64) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 17), no residential dwelling is permitted.

7.4.65 General Agricultural Exception 65 (A1-65) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 3), no residential dwelling is permitted.

7.4.66 General Agricultural Exception 66 (A1-66) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 3), no residential dwelling is permitted.

7.4.67 General Agricultural Exception 67 (A1-67) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 16), no residential dwelling is permitted.

7.4.68 General Agricultural Exception 68 (A1-68) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule "A" (Map 5), no residential dwelling is permitted.

7.4.69 General Agricultural Exception 69 (A1-69) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule "A" (Map 5), no residential dwelling is permitted.

7.4.70 General Agricultural Exception 70 (A1-70(t)) Zone

Notwithstanding Section 7.1 s) on lands shown as A1-70(t) and shown on Schedule "A" (Map 34), a second detached residential dwelling for the purpose of boarding seasonal farm labourers may be permitted for a temporary period not exceeding three (3) years from the date of passing of this by-law. Upon expiry of the temporary period of three (3) years from the date of passing of this by-law, the provisions of this zoning category will expire and the zoning of the lands shall revert back to the 'General Agricultural (A1) Zone.'

Expiry Date: March 6th, 2027

7.4.71 General Agricultural Exception 71 Holding ((H)A1-71) Zone

Notwithstanding Section 7.1, on lands shown as ((H)A1-71) and shown on Schedule 'A' (Map 2), the following provisions shall apply:

a) An agriculture-related hauling business with accessory fleet vehicle inspections and repairs, as well as farm equipment servicing, shall be permitted as an on-farm secondary business in addition to all other permitted uses of the 'General Agricultural (A1) Zone'
b) Maximum Gross Floor Area (GFA) of an on-farm secondary business and related structure is 223m2 (2,400 ft²).
c) Removal of the Holding provision is contingent on the execution of a Site Plan Agreement, including the registration of the Site Plan Agreement on title of the subject lands.

7.4.72 General Agricultural Exception 72 (A1-72) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule "A" (Map 8), no residential dwelling is permitted.

7.4.73 General Agricultural Exception 73 (A1-73(t)) Zone

Notwithstanding Section 7.1 on lands shown as A1-73(t) and shown on Schedule "A" (Map 39), a granny flat for the purpose of housing aging parents on the same property as their children reside on, may be permitted for a temporary period of three (3) years from the date of passing of this by-law, the provisions of this zoning category will expire and the zoning of the lands shall revert back to the A1 zone.

Expiry Date: April 9th, 2028

7.4.74 General Agricultural Exception 74 (A1-74) Zone

Notwithstanding Section 7.1s) on lands shown as A1-74 and shown on Schedule "A" (Map 15), no residential dwelling is permitted.

7.4.75 General Agricultural Exception 75 (A1-75) Zone

Notwithstanding Section 7.1s) on lands shown as A1-75 and shown on Schedule “A” (Map 15), no residential dwelling is permitted.

7.4.76 General Agricultural Exception 76 (A1-76) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 12), no residential dwelling is permitted.

7.4.77 General Agricultural Exception 77 (A1-77) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 28), the minimum lot area shall be 20.23 hectares.

7.4.78 General Agricultural Exception 78 (A1-78) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 33), no residential dwelling is permitted and the minimum interior side yard setback shall be 14m.

7.4.79 General Agricultural Exception 79 (A1-79) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 31), no residential dwelling is permitted.

7.4.80 General Agricultural Exception 80 (A1-80) Zone

Notwithstanding Section 7.1, on lands zoned A1-80 and shown on Schedule “A” (Map 36), living accommodations for housing farm labourers within an agricultural building shall be permitted in addition to the uses under Section 7.1, subject to the following provisions

a) Maximum ground floor area of the dwelling unit shall not exceed 186 m^2 (2,000 ft^2).
b) The dwelling unit shall be used for not more than 9-months within a 12-month period in any given year for the housing of seasonal farm labour.
c) The dwelling unit shall not be located closer to the road than the main single detached dwelling.
d) Maximum of 3 dwelling units on the lot shall be permitted, including single detached dwellings and housing seasonal farm labour.

7.4.81 General Agricultural Exception 81 (A1-81) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 3), the minimum lot area shall be 11 hectares (27ac).

7.4.82 General Agricultural Exception 82 (A1-82) Zone

Notwithstanding Section 7.1 s) and 7.3.1 a) & b) on lands shown on Schedule “A” (Map 35), no residential dwelling is permitted and the following provisions shall apply:
a) Minimum lot frontage 10 m (33ft)
b) Minimum lot area 34.65 ha (85.56 ac)

7.4.83 General Agricultural Exception 83 (A1-83) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule “A” (Map 4), no residential dwelling is permitted.

7.4.84 General Agricultural Exception 84 (A1-84) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule "A" (Map 9), no residential dwelling is permitted.

7.4.85a General Agricultural Exception 85a (A1-85a) Zone

Notwithstanding Section 7.3. 1b), on lands zoned A1-85a and shown on Schedule "A" (Map 26), the following provisions shall apply:

a) Minimum lot area 25.35 ac (10.25 ha)

7.4.85b General Agricultural Exception 85b (A1-85b) Zone

Notwithstanding Section 7.3. 1b), on lands zoned A1-85b and shown on Schedule "A" (Map 31) no residential dwelling is permitted.

7.4.86 General Agricultural Exception 86 (A1-86(t)) Zone

Notwithstanding Section 7.1 and 7.3.2., on lands shown on Schedule "A" (Map 39), a 'granny flat' or garden suit located in the front yard, may be permitted for a temporary period not exceeding twenty (20) years from the date of passing of this by-law, subject to the following provisions:

a) Minimum front yard setback 10m (33ft) for the garden suite.

Upon expiry of the temporary period of twenty (20) years from the date of passing of this by-law, the provisions of this zoning category will expire and the zoning of the lands shall revert back to the A1 zone.

Expiry Date: April 7th, 2041

7.4.87 General Agricultural Exception 87 (A1-87) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule "A" (Map 21), the following provisions shall apply:

a) No residential dwelling is permitted.
b) Minimum lot area of 10.37 ha (25.63 ac)

7.4.88 General Agricultural Exception 88 (A1-88 (t) Zone (expired)

7.4.89 General Agricultural Exception 89 (A1-89) Zone

Notwithstanding Section 7.1 s) on lands shown on Schedule "A" (Map 10), the following provisions shall apply:

a) No residential dwelling is permitted;
b) Minimum lot frontage of 136 m (446 ft)
c) Minimum lot area of 19.8 ha (48.92 ac)

7.4.90 General Agricultural Exception 90 (A1-90) Zone

Notwithstanding Sections 7.1 s) and 7.3.1 b), on lands shown on Schedule "A" (Map 6), the following provisions shall apply:

a) No single detached residential dwelling is permitted;
b) Minimum lot area of 9.8 ha (24.22 ac)

7.4.91 General Agricultural Exception (A1-91(t)) Zone (expired)

7.4.92 General Agricultural Exception 92 (A1-92) Zone

Notwithstanding Sections 7.1 s) and 7.3.1 b), on lands shown on Schedule “A” (Map 40), the following provisions shall apply:

a) No single detached residential dwelling is permitted;
b) Minimum lot area of 38.3 ha (94.7 ac)

7.4.93 General Agricultural Exception 93 (A1-93) Zone

Notwithstanding Sections 7.1 s) on lands shown on Schedule “A” (Map 3), the following provisions shall apply:

a) No residential dwelling is permitted.

7.4.94 General Agricultural Exception 94 (A1-94) Zone

Notwithstanding Sections 7.1 s) on lands shown on Schedule “A” (Map 5), the following provisions shall apply:

a) No residential dwelling is permitted.

7.4.95 General Agricultural Exception 95 (A1-95(t)) Zone (expired)

7.4.96 General Agricultural Exception 96 (A1-96) Zone

Notwithstanding Section 7.1, on lands shown on Schedule “A” (Map 7), the following provisions shall apply:

a) No single detached residential dwelling is permitted;
b) Minimum lot area of 19.51 ha (48.22 ac);
c) Minimum lot frontage of 112.34 m (368.5 ft)

7.4.97 General Agricultural Exception 97 (A1-97) Zone

Notwithstanding Section 7.1, on lands shown on Schedule “A” (Map 1), the following provisions shall apply:

a) No single detached residential dwelling is permitted;
b) Minimum lot area of 29.8 ha (73.65 ac).

7.4.98 General Agricultural Exception 98 (A1-98) Zone

Notwithstanding Section 7.1, on lands shown on Schedule “A” (Map 21), the following provisions shall apply:

a) No single detached residential dwelling is permitted.

7.4.99 General Agricultural Exception 99 (A1-99) Zone

Notwithstanding Sections 7.1 s), on lands shown on Schedule “A” (Map 7), the following provisions shall apply:

a) No single detached residential dwelling is permitted.

7.4.100 General Agricultural Exception 100 (A1-100) Zone

Notwithstanding Sections 7.1 and 7.3.1, on lands shown on Schedule "A" (Map 3), the following provisions shall apply:

a) No single detached residential dwelling is permitted.
b) Minimum lot frontage 136m (446 ft)
c) Minimum lot area 19.7 ha (48.03 ac)

7.4.101 General Agricultural Exception 101 (A1-101) Zone

Notwithstanding Sections 7.1, on lands shown on Schedule "A" (Map 11), the following provisions shall apply:

a) Minimum lot frontage 74 m (243 ft)
b) Minimum lot area 19.22 ha (47.48 ac)
c) No single detached residential dwelling is permitted.

7.4.102 General Agricultural Exception 102 (A1-102(t)) Zone

Notwithstanding Section 7.1 s) on lands shown as A1-102(t) and shown on Schedule "A" (Map 39), a second detached residential dwelling may be permitted for a temporary period not exceeding three (3) years from the date of passing of this by-law to allow the owner to continue to live in the existing dwelling while a new dwelling is being built. The existing residence would be removed upon the expiration of the three-year period or the occupancy of the new single detached dwelling, whichever occurs first. Upon expiry of the temporary period of three (3) years from the date of passing of this by-law, the provisions of this zoning category will expire and the zoning of the lands shall revert back to A1 zone.

Expiry Date: June 7th, 2026

7.4.103 General Agricultural Exception 103 (A1-103) Zone

Notwithstanding Section 7.1 s), on lands shown as A1-103 and shown on Schedule "A" (Map 27), the following provisions shall apply:

a) No single detached residential dwelling is permitted.

7.4.104 General Agricultural Exception 104 (A1-104) Zone

Notwithstanding Section 7.1 s), on lands shown as A1-104 and shown on Schedule "A" (Map 5), the following provisions shall apply:

a) No single detached residential dwelling is permitted.

7.4.105 General Agricultural Exception 105 (A1-105(t)) Zone (expired)

7.4.106 General Agricultural Exception 106 (A1-106) Zone

Notwithstanding Sections 7.1 s), on lands shown on Schedule 'A' (Map 16), the following provisions shall apply:

a) No single detached residential dwelling is permitted.

7.4.107 General Agricultural Exception 107 (A1-107) Zone

Notwithstanding Sections 7.1 s), on lands shown on Schedule 'A' (Map 28), the following provisions shall apply:

a) No single detached residential dwelling is permitted.
b) Minimum lot area is 19.27 ha (47.62 ac)

7.4.108 General Agricultural Exception 108 (A1-108) Zone

Notwithstanding Sections 7.1 s), on lands shown on Schedule 'A' (Map 16), the following provisions shall apply:

a) No single detached residential dwelling is permitted.

7.4.109 General Agricultural Exception 109 (A1-109) Zone

Notwithstanding Section 7.1 s), 7.1 u) and 7.3.1 b), on lands shown on Schedule 'A' (Map 26), the following provisions shall apply:

a) No single detached residential dwelling is permitted.
b) Minimum lot area is 19.23 ha (47.52 ac)

7.4.110 General Agricultural Exception 110 (A1-110) Zone

Notwithstanding Sections 7.3.1 b), on lands shown on Schedule 'A' (Map 21), the following provisions shall apply:

a) Minimum lot area is 16.4 ha (40.5 ac)

7.4.111 Left Intentionally Blank

7.4.112 Left Intentionally Blank

7.4.113 General Agricultural Exception 113 (A1-113) Zone

Notwithstanding Section 7.1, 7.2.6 on lands shown on Schedule 'A' (Map 15), the following provisions shall apply:

a) **Definitions:**
The following definitions shall apply to lands zoned as A1-113:
   i. "Farm-Related Agri-Tourism Use" shall be defined as a small-scale tourism use that is secondary to the farm operation and is focused on promoting the enjoyment, education and activities directly related to the farm operation. The use may include short-term limited accommodation such as Farm Vacation Rentals.
   ii. "Farm Vacation Rentals" shall mean the rental of off-grid farm vacation rental suites for the temporary, short-term accommodation of guests as a farm-related tourism use. A minimum of one (1) parking space shall be required per suite. Each suite may have a maximum floor area of 116.13 m² (1,250 ft²).
   iii. "Agriculture-Related Use" shall mean a farm related commercial use, including value retaining and value-added agricultural facilities,

that are directly related to farm operations in the area and are required in close proximity to farm operations, support agriculture, and provide direct products and/or services to farm operations as a primary activity.

iv. "On-Farm Diversified Use" shall mean uses that are small scale, secondary to the principal agricultural use of the property and limited in area. Such uses include Farm-Related Agri-Tourism Uses, recreational uses, retreats, value-added agricultural facilities and value-retaining facilities.

v. "Detached Additional Residential Unit" shall mean a self-contained residential dwelling unit that is in close-proximity but detached from the primary dwelling and is clearly subordinate in scale, size and function to the primary dwelling."

b) **Permitted Uses:**

In addition to the uses permitted in Section 7.1, the following uses will also be permitted:

i. Farm-Related Agri-Tourism Use
ii. Farm Vacation Rental
iii. Agriculture-Related Use
iv. On-Farm Diversified Use

c) **Special Provisions:**

i. The Farm Related Tourism Use, Farm Vacation Rentals, Agriculture-Related Use and On-Farm Diversified Use shall not occupy more than 2% of the total lot area, up to a maximum of 1.0 hectare, calculated in accordance with the Guidelines on Permitted Uses in Prime Agricultural Areas. The use(s) shall be permitted within an accessory structure and/or within a designated outdoor area.

ii. Subsection 6.32 shall not apply to the Farm-Related Agri-Tourism Use and/or On-Farm Diversified Use.

iii. One (1) permanent detached Additional Residential Unit shall be permitted subject to the following regulations:

a. Shall be self-contained and clearly subordinate in scale, size and function to the primary dwelling on the subject lands;
b. Shall be grouped within 30.48 m (100.0 ft) of the primary dwelling;
c. Shall be prohibited from being severed from the property unless as part of a severance of the primary dwelling as a residence surplus to a farming operation;
d. Shall not be located within hazard lands as defined and regulated by the Ausable Bayfield Conservation Authority;
e. Shall comply with Minimum Distance Separation formulae;

f. May be located in the front yard of the property with a minimum front yard setback of 15.0 m (49.21 ft).

iv. 'Farm Vacation Rentals,' 'Agriculture-Related Use,' 'Detached Additional Residential Unit' and value-added agricultural facilities and value-retaining facilities shall only be permitted for those lands identified in solid black lines on Schedule 'B' attached hereto and described as Part of Lot 13, Concession 7 ECR, in the geographic Township of McGillivray, Municipality of North Middlesex, County of Middlesex, known municipally as 3610 West Corner Drive.

7.4.114 General Agricultural Exception 114 (A1-114) Zone

Notwithstanding Section 7.1 s) and 7.1 u), on lands shown on Schedule 'A' (Map 4), the following provisions shall apply:

a) No single detached residential dwelling is permitted.

7.4.115 General Agricultural Exception 115 (A1-115) Zone

Notwithstanding Section 7.3.1 b) on lands shown on Schedule 'A' (Map 30), the following provisions shall apply:

a) No single detached residential dwelling is permitted.
b) Minimum lot area is 26.75 ha (66.14 ac).

7.4.116 General Agricultural Exception 116 (A1-116) Zone

Notwithstanding Section 7.1 s), 7.1 u) and 7.3.1 b), on lands shown on Schedule 'A' (Map 23), the following provisions shall apply:

a) No single detached residential dwelling is permitted.
b) Minimum lot area is 38.32 ha (94.69 ac).

7.4.117 General Agricultural Exception 117 (A1-117) Zone

Notwithstanding Section 7.3.1 b) on lands shown on Schedule 'A' (Map 26), the following provisions shall apply:

a) No single detached residential dwelling is permitted.
b) Minimum lot area is 20.76 ha (51.29 ac)

7.4.118 General Agricultural Exception 118 (A1-118) Zone

Notwithstanding Section 7.3.1 b) on lands shown on Schedule 'A' (Map 17), the following provisions shall apply:

a) **Definitions**:
The following definitions shall apply to the lands zoned as A1-118:

i. "**Farm Labour Residence"** shall mean one (1) dwelling that is accessory to the principal agricultural use on the lands, solely occupied by full-time farm labourers who predominantly work on the lands to which the dwelling is located, where the size and nature of the farm operation requires additional employment."

ii. **"Farm Building Cluster"** shall mean the grouping of farm related buildings or a farm dwelling, in an arrangement which maximizes the agricultural area and potential of the farm lot.

b) **Permitted Uses:**
   i. In addition to the uses permitted in Section 7.1, the following use will also be permitted:
      a. Farm Labour Residence

c) **Special Provisions**
   i. A maximum of one (1) Farm Labour Residence with a maximum size of 190.0 m² (2,045.14 ft²) shall be permitted subject to the following regulations:
      b. Shall be self-contained and clearly subordinate in scale, size and function to the primary agricultural use on the subject lands;
      c. Shall be grouped within 50.0 m (164.04 ft) of the Farm Building Cluster;
      d. Shall not take any land out of agricultural crop production;
      e. Shall be prohibited from being severed from the property;
      f. Shall not be located within lands as defined and regulated by the Ausable Bayfield Conservation Authority;
      g. Shall have a minimum setback of 156.0 m (511.81 ft) from the nearest neighbouring livestock facility in existence at the time of passing of this By-law;
      h. Shall be serviced to the satisfaction of the Municipality.

7.4.119 General Agricultural Exception 119 (A1-119(t)) Zone

Notwithstanding Section 7.1, on lands shown as 'A1-119(t)' and shown on Schedule 'A' (Map 9), one (1) detached additional residential unit may be permitted for a temporary period of time not exceeding three (3) years from the date of passing of this by-law (October 1st, 2028). Upon expiry, the provisions of this zoning category will expire and the zoning of the lands shall revert back to the 'General Agricultural (A1) Zone.'

a) **Definitions**
   The following definition shall apply:
   i. "Detached Additional Residential Unit" shall mean a self-contained residential dwelling unit that is in close-proximity but detached from the primary dwelling and is clearly subordinate in scale, size and function to the primary dwelling**.**

b) **Permitted Uses**
   In addition to the uses permitted in Section 7.1, the following use shall also be permitted:
   i. Detached Additional Residential Unit

c) **Special Provisions**
   One (1) permanent Detached Additional Residential Unit shall be permitted subject to the following regulations:

i. Shall be self-contained and clearly subordinate in scale, size and function to the primary dwelling on the subject lands and is permitted a maximum gross floor area of 65.0 m² (700.0 ft²).
ii. Shall be located in a rear or interior side yard of the primary dwelling and shall be located within the established residential area on the lot that is generally comprised of the principal dwelling and accessory structures, outdoor amenity space, the driveway and on-site services;
iii. Shall use the same driveway as the principal dwelling and sufficient parking areas for occupant use and emergency services shall be provided;
iv. Shall be grouped within 20.0 m (65.62 ft) of the primary dwelling;
v. Shall be prohibited from being severed from the property;
vi. Shall comply with Minimum Distance Separation formulae.

7.4.120 General Agricultural Exception 120 (A1-120) Zone

Notwithstanding Section 7.3.1 b) on lands shown on Schedule 'A' (Map 5), the following provisions shall apply:

a) No residential dwelling is permitted.

7.4.121 Left Intentionally Blank

7.4.122 General Agricultural Exception 122 (A1-122) Zone

Notwithstanding Section 7.3.1 e) on lands shown on Schedule 'A' (Map 30), the following provisions shall apply:

a) The existing barn shall be permitted with a minimum interior side yard setback of 2.57 m (8.43 ft).
b) The existing barn shall not be used for the housing of livestock, the storage or handling of manure, or the operation of anaerobic digesters, and shall not be used for any purpose that would reasonably be considered part of a livestock operation.
c) In the event that the existing barn is demolished, destroyed, or fall into a state of disrepair, they shall not be reconstructed or replaced, and shall be removed from the property to the satisfaction of the Municipality.
d) No residential dwelling is permitted.

SECTION 7A: AGRICULTURAL SMALL HOLDING (AG1) ZONE

7A.1 PERMITTED USES

No person within any Agricultural Small Holding (AG1) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

a) Accessory use;
b) Additional residential unit;
c) Home industry;
d) Home occupation;
e) Single detached dwelling.

7A.2 ZONE RESTRICTIONS

No persons within any Agricultural Small Holding (AG1) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

a)	Minimum lot frontage	50.0 m
b)	Minimum lot area	4000 m²
c)	Maximum lot area	1.0 ha
d)	Minimum front yard setback	15.0 m
e)	Minimum rear yard setback	15.0 m
f)	Minimum interior side yard setback	3.0 m
g)	Minimum exterior side yard setback	15.0 m
h)	Maximum building height	12.0 m
i)	Minimum distance to a lot line for an accessory building	3.0 m
j)	Maximum building height for an accessory building	6.5 m
k)	Minimum distance from an intensive agricultural use	in accordance with MDS-I provided for under Section 6.26

Any lot created through a surplus farm dwelling consent or a lot adjustment under the Planning Act, where a resulting parcel (severed and/or retained) does not meet the minimum frontage or area requirements, shall be considered to comply with Sections 7A.2 a) and 7A.2 b) of this By-law.

7A.3 ZONE EXCEPTIONS

7A.3.1 Agricultural Small Holding Exception 1 (AG1-1) Zone

Notwithstanding Section 6.26.1, on lands shown on Schedule "A" (Map 40) the minimum distance separation between a dwelling and the closest livestock facility shall be 154 metres.

7A.3.2 Agricultural Small Holding Exception 2 (AG1-2) Zone

Notwithstanding Section 6.26.1, on lands shown on Schedule "A" (Map 31) the minimum distance separation between a dwelling and the closest livestock facility shall be 435 metres.

7A.3.3 Agricultural Small Holding Exception 3 (AG1-3) Zone

Notwithstanding Section 7A.1 on lands zoned as AG1-3 and shown on Schedule "A" (Map 34) the provisions of Section 7A shall apply with the exception that the keeping of a maximum of 4 horses is permitted.

7A.3.4 Agricultural Small Holding Exception 1 (AG1-4) Zone

Notwithstanding Section 7A.2 c), on lands shown on Schedule "A" (Map 22) the maximum lot area shall be 1.5614 hectares.

7A.3.5 Agricultural Small Holding Exception (AG1-5) Zone

Notwithstanding Section 6.26.1, on lands shown on Schedule "A" (Map 39) the minimum distance separation between a dwelling and the closest livestock facility shall be 168 metres.

7A.3.6 Agricultural Small Holding Exception (AG1-6) Zone

Notwithstanding Section 6.26.1, on lands shown on Schedule "A" (Map 39) the minimum distance separation between a dwelling and the closest livestock facility shall be 161 metres.

7A.3.7 Agricultural Small Holding Exception 7 (AG1-7) Zone

Notwithstanding Section 7A.2 on lands shown on Schedule "A" (Map 40) the following provisions shall apply:

a) Minimum frontage 35.5 metres
b) Minimum lot area 3332 m²
c) Minimum rear yard setback 7.7 metres

7A.3.8 Agricultural Small Holding Exception 8 (AG1-8) Zone

Notwithstanding Section 7A.2 on lands shown on Schedule "A" (Map 9) the following provisions shall apply:

a) Minimum frontage 40.5 metres
b) Minimum lot area 0.32 ha

7A.3.9 Agricultural Small Holding Exception 9 (AG1-9) Zone

Notwithstanding Section 6.26.1, on lands shown on Schedule “A” (Map 6) the minimum distance separation between a dwelling and the closest livestock facility shall be 184 metres.

7A.3.10 Agricultural Small Holding Exception 10 (AG1-10) Zone
Notwithstanding Section 6.26.1, on lands shown on Schedule “A” (Map 21) the minimum distance separation between a dwelling and the closest livestock facility shall be 146 metres. Notwithstanding Section 7A.2 c), the maximum lot area shall be 1.074 hectares.

7A.3.11 Agricultural Small Holding Exception 11 (AG1-11) Zone
Notwithstanding Section 6.26.1, on lands shown on Schedule “A” (Map 15) the minimum distance separation between a dwelling and the closest livestock facility shall be 116 metres.

7A.3.12 Agricultural Small Holding Exception 12 (AG1-12) Zone
Notwithstanding Section 6.26.1, on lands shown on Schedule “A” (Map 40) the minimum distance separation between a dwelling and the closest livestock facility shall be 105 metres.

7A.3.13 Agricultural Small Holding Exception 13 (AG1-13) Zone
Notwithstanding Section 7A.2 a), on lands shown on Schedule “A” (Map 8) the minimum lot frontage shall be 43.8 metres.

7A.3.14 Agricultural Small Holding Exception 14 (AG1-14) Zone
Notwithstanding Section 7A.2 a) and 7A.2 b), on lands shown on Schedule “A” (Map 6) the minimum lot frontage shall be 49.125 metres and the minimum lot area shall be .307 hectares.

7A.3.15 Agricultural Small Holding Exception 15 (AG1-15) Zone
Notwithstanding Section 6.26.1, on lands shown on Schedule “A” (Map 33) the minimum distance separation between a dwelling and the closest livestock facility shall be 252 metres.

7A.3.16 Agricultural Small Holding Exception 16 (AG1-16) Zone
Notwithstanding Section 6.26.1, on lands shown on Schedule “A” (Map 6) the minimum distance separation between a dwelling and the closest livestock facility shall be 375 metres.

7A.3.17 Agricultural Small Holding Exception 17 (AG1-17) Zone
Notwithstanding Section 6.26.1, on lands shown on Schedule “A” (Map 6) the minimum distance separation between a dwelling and the closest livestock facility shall be 174 metres.

7A.3.18 Agricultural Small Holding Exception 18 (AG1-18) Zone
Notwithstanding Section 6.26.1, on lands shown on Schedule “A” (Map 14) the

minimum distance separation between a dwelling and the closest livestock facility shall be 300 metres.

7A.3.19 Agricultural Small Holding Exception 19 (AG1-19) Zone
Notwithstanding Section 6.26.1, on lands shown on Schedule "A" (Map 8) the minimum distance separation between a dwelling and the closest livestock facility shall be 269 metres.

7A.3.20 Agricultural Small Holding Exception 20 (AG1-20) Zone
Notwithstanding Section 7A.2 on lands shown on Schedule "A" (Map 16), the minimum lot frontage shall be 41.45 metres.

7A.3.21 Agricultural Small Holding Exception 21 (AG1-21) Zone
Notwithstanding Section 7A.2 on lands shown on Schedule "A" (Map 17), the following provisions shall apply:

a) Minimum lot area 0.3437 ha
b) Minimum distance to a lot line for an accessory building 0.91 m

7A.3.22 Agricultural Small Holding Exception 22 (AG1-22) Zone
Notwithstanding Section 6.26.1, on lands shown on Schedule "A" (Map 3) the minimum distance separation between a dwelling and the closest livestock facility shall be 177 metres.

7A.3.23 Agricultural Small Holding Exception 23 (AG1-23) Zone
Notwithstanding Section 7A.2 on lands shown on Schedule "A" (Map 16), the following provisions shall apply:

a) Maximum lot area 1.07 ha

7A.3.24 Agricultural Small Holding Exception 24 (AG1-24) Zone
Notwithstanding Section 7A.2 on lands shown on Schedule "A" (Map 5), the minimum lot frontage shall be 45.0 meters.

7A.3.25a) Agricultural Small Holding Exception 25a) (AG1-25a)) Zone
Notwithstanding Section 7A.2 on lands shown on Schedule "A" (Map 15), the minimum lot frontage shall be 25.0 meters.

7A.3.25b) Agricultural Small Holding Exception 25b) (AG1-25b)) Zone
Notwithstanding Section 7A.2 on lands shown on Schedule "A" (Map 35), the following provisions shall apply:

a) Minimum lot frontage 10m (33ft)

7A.3.26 Agricultural Small Holding Exception 26 (AG1-26) Zone
Notwithstanding Section 7A.2 on lands shown on Schedule "A" (Map 9), the following provisions shall apply:

a) Maximum building height of an existing accessory building 9.7 m (32 ft)

7A.3.27 Left Intentionally Blank

7A.3.28 Agricultural Small Holding Exception 28 (AG1-28) Zone

Notwithstanding Section 7A.2 on lands shown on Schedule "A" (Map 4), the following provisions shall apply:

a) Maximum building height of an existing accessory building 5.8 m (19 ft)

7A.3.29 Agricultural Small Holding Exception 29 (AG1-29) Zone

Notwithstanding Section 7A.2 on lands shown on Schedule "A" (Map 16), the following provisions shall apply:

a) Maximum lot area 2.65 ha (6.55 ac)

7A.3.30 Agricultural Small Holding Exception 30 (AG1-30) Zone

Notwithstanding Section 7A.2 on lands shown on Schedule "A" (Map 31), the following provisions shall apply:

a) Minimum lot frontage 10 m (33 ft)

7A.3.31 Agricultural Small Holding Exception 31 (AG1-31) Zone

Notwithstanding Section 7A.2 on lands shown on Schedule "A" (Map 21), the following provisions shall apply:

a) Maximum height of an existing accessory building 6.4 m (20.9 ft)

7A.3.32 Agricultural Small Holding Exception 32 (AG1-32) Zone

Notwithstanding Section 7A.2 on lands shown on Schedule "A" (Map 3), the following provisions shall apply:

a) Minimum lot frontage of 39 m (128 ft)

7A.3.34 Agricultural Small Holding Exception 34 (AG1-34) Zone

Notwithstanding Section 7A.2 on lands shown on Schedule "A" (Map 7), the following provisions shall apply:

a) Maximum height of existing barn 10.7 m

7A.3.35 Agricultural Small Holding Exception 35 (AG1-35) Zone

Notwithstanding Section 7A.2 on lands shown on Schedule "A" (Map 1), the following provisions shall apply:

a) Maximum height of existing shed 7 m (23 ft)

7A.3.36 Agricultural Small Holding Exception 36 (AG1-36) Zone

Notwithstanding Section 7A.2 on lands shown on Schedule "A" (Map 21), the following provisions shall apply:

a) Maximum height of existing shop at the time of the passing of the by-law 8 m (26 ft)

7A.3.37 Agricultural Small Holding Exception 37 (AG1-37) Zone

Notwithstanding Section 7A.2 on lands shown on Schedule "A" (Map 3), the

following provisions shall apply:

a) Maximum building height for an existing accessory building 11 m (36 ft)

7A.3.38 Agricultural Small Holding Exception 38 (AG1-38(t)) Zone

Notwithstanding Section 7A.1, on lands shown as AG1-38(t) and shown on Schedule “A” (Map 11) a second detached residential dwelling may be permitted for a temporary period not exceeding two (2) years from the date of passing of this by-law to allow the owner to continue to live in the existing dwelling while a new dwelling is being built. The existing residence would be removed upon the expiration of the two-year period or the occupancy of the new single detached dwelling, whichever occurs first. Upon expiry of the temporary period of two (2) years from the date of passing of this by-law, or when the existing dwelling has been removed, the provisions of this zoning category will expire and the zoning of the lands shall revert back to AG1-38 zone.

Expiry Date: September 6th, 2025

Notwithstanding Section 7A.2, on lands shown on Schedule "A" Map (11), the following provisions shall apply:

a) Maximum lot area 1.02 ha (2. 52 ac)
b) Minimum front yard setback for existing dwelling 8.5 m (28 ft)

7A.3.39 Agricultural Small Holding Exception 39 (AG1-39) Zone

Notwithstanding Section 7A.2 a), on lawns shown on Schedule ‘A’ (Map 6), the following provision shall apply:

a) Minimum lot frontage is 46.0 m (150.92 ft).

7A.3.40 Agricultural Small Holding Exception 40 (AG1-40) Zone

Notwithstanding Section 7A.2 a) and 7A.2 j), on lands shown on Schedule ‘A’ (Map 26), the following provision shall apply:

a) Minimum lot frontage is 40.276 m (132.14 ft).
b) Maximum building height for an accessory building existing prior to the passing of this By-law is 10.67 m (35.0 ft).

7A.3.41 Agricultural Small Holding Exception 41 (AG1-41) Zone

Notwithstanding Section 7A.2 a) and 7A.2 j), on lands shown on Schedule ‘A’ (Map 4), the following provision shall apply:

a) Minimum lot frontage is 9.555 m (31.35 ft)
b) Maximum building height for an accessory building existing prior to the passing of this By-law is 7.0 m (22.97 ft).

7A.3.42 Agricultural Small Holding Exception 42 (AG1-42) Zone

Notwithstanding Section 7A.2 b) on lands shown on Schedule ‘A’ (Map 30), the following provisions shall apply:

a) Minimum lot area is 0.3 ha (0.8 ac)

7A.3.43 Agricultural Small Holding Exception 43 (AG1-43) Zone

Notwithstanding Section 7A.2 d), on lands shown on Schedule ‘A’ (Map 23), the

following provision shall apply:

a) Minimum front yard setback is 12.24 m.

7A.3.44 Agricultural Small Holding Exception 44 (AG1-44) Zone

Notwithstanding Section 7A.2 b) on lands shown on Schedule 'A' (Map 26), the following provisions shall apply:

a) Minimum lot frontage is 47.24 m (154.99 ft).

7A.3.45 Agricultural Small Holding Exception 45 (AG1-45) Zone

Notwithstanding Section 7A.2 b) on lands shown on Schedule 'A' (Map 5), the following provisions shall apply:

a) One (1) existing former agricultural silo located on the lands on the date of passing of this By-law shall be permitted with a maximum height of 7.62 m;
b) The silo shall be used for decorative landscaping purposes only;
c) In the event that the existing silo is removed, demolished, destroyed, or falls into a state of disrepair, the silo shall not be reconstructed or replaced, and shall be removed from the property to the satisfaction of the Municipality.

7A.3.46 Left Intentionally Blank

7A.3.47 Left Intentionally Blank

7A.3.48 Agricultural Small Holding Exception 48 (AG1-48) Zone

Notwithstanding Section 7A.2 i) on lands shown on Schedule 'A' (Map 30), the following provisions shall apply:

a) Existing residential accessory structures shall be permitted with a minimum setback to a lot line of 1.65 m (5.41 ft).
b) In the event that the existing residential accessory structures are demolished, destroyed, or fall into a state of disrepair, they shall not be reconstructed or replaced, and shall be removed from the property to the satisfaction of the Municipality.

SECTION 8: RESTRICTED AGRICULTURAL (A2) ZONE

8.1 PERMITTED USES

No person within any Restricted Agricultural (A2) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

a) Accessory use;
b) Additional residential unit;
c) Agricultural use, non-intensive;
d) Animal clinic, existing legally on the date of adoption of this By-law;
e) Cemeteries that are small in scale and inactive, subject to the requirements of Section 7.2.3 of this By-law;
f) Conservation use;
g) Equestrian use;
h) Forestry use;
i) Home industry;
j) Home occupation;
k) Kennel, subject to the requirements of Section 7.2.4 of this By-law;
l) Nursery;
m) On-farm secondary business;
n) Sale of farm produce from a farm;
o) Sanctuary use;
p) Single detached residential dwelling associated with an agricultural use and on an agricultural lot;
q) Second detached residential dwelling accessory to an agricultural use, subject to the requirements of Section 7.2.6 of this By-law;
r) Single detached residential dwelling on an existing lot of record;
s) Wayside pit.

8.2 ZONE RESTRICTIONS

8.2.1 Existing Residential Uses

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 6.26 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.

8.2.2 Roadside Stands

Roadside stands for the sale of produce from a farm shall be a permitted use in the Restricted Agricultural (A2) Zone, provided that the following provisions are adhered to:

a) The roadside stand shall be seasonal in nature and shall not operate on a year-round basis;

b) The roadside stand shall be accessed from a private driveway and not the Municipal road allowance;

c) The roadside stand shall be located on a lot and not within the Municipal road allowance; and

d) The roadside stand shall be setback a minimum of 3.0 m from the front lot line.

8.3 ZONE REQUIREMENTS

No persons within any Agricultural (A2) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

8.3.1 Requirements Applicable to Uses, Except under Section 8.1 q)

Requirements applicable to all uses permitted under Section 8.1, except for uses permitted under Section 8.1 q):

a)	Minimum lot frontage	150.0 m
b)	Minimum lot area	39.0 ha
c)	Minimum front yard setback	20.0 m
d)	Minimum rear yard setback	20.0 m
e)	Minimum interior side yard setback	15.0 m
f)	Minimum exterior side yard setback	15.0 m
g)	Maximum height of an accessory building	10.5 m in accordance with Section 6.3.3

Any lot created through a surplus farm dwelling consent or a lot adjustment under the Planning Act, where a resulting parcel (severed and/or retained) does not meet the minimum frontage or area requirements, shall be considered to comply with Sections 8.3.1 a) and 8.3.1 b) of this By-law.

8.3.2 Requirements Applicable to Uses under Section 8.1 q)

Requirements applicable to uses permitted under Section 8.1 q):

a)	Maximum lot coverage	20.0 %
b)	Minimum front yard	15.0 m

c)	Minimum rear yard	15.0 m
d)	Minimum interior side yard	3.0 m
e)	Minimum exterior side yard	15.0 m
f)	Maximum building height	12.0 m
g)	Minimum distance to a lot line for an accessory building	3.0 m
h)	Maximum building height for an accessory building	6.5 m
i)	Minimum distance from an intensive agricultural use	in accordance with MDS-I provided for under Section 6.26

8.4 ZONE EXCEPTIONS

8.4.1 Restricted Agricultural Exception 1 (A2-1) Zone

Notwithstanding Section 8.3, on lands shown on Schedule "A" (Map 9), the following yard regulations shall apply:

a) Minimum lot area 37 ha
b) Minimum front yard setback 13.4 m
c) Minimum southerly interior side yard for silo and attached building 10.5 m

8.4.2 Restricted Agricultural Exception 2 (A2-2) Zone

Notwithstanding Section 8.3, on lands shown on Schedule "A" (Map 2), the following provisions shall apply:

a) Minimum lot area 1.08 ha
b) Minimum lot frontage 70.9 m

8.4.3 Restricted Agricultural Exception 3 (A2-3) Zone

Notwithstanding Section 8.1 o) on lands shown on Schedule "A" (Map 17), no residential dwelling is permitted.

8.4.4 Restricted Agricultural Exception 4 (A2-4) Zone

Notwithstanding Section 8.1 and Section 8.3, on lands shown as A2-4 on Schedule 'A' (Map 36), no residential dwelling is permitted. The following provision shall also apply:

a) Minimum lot area 38.5 ha

8.4.5 Restricted Agricultural Exception 5 (A2-5) Zone

In addition to the uses permitted in the 'Restricted Agricultural (A2) Zone', notwithstanding Section 8.3.1 a), 8.3.1 b) and 8.3.1 e), on lands shown on Schedule 'A' (Map 25), the following provisions shall apply:

a)	Minimum lot area	8.3 ha (20.52 ac)
b)	Minimum lot frontage	64.123 m (210.38 ft)
c)	Minimum interior side yard setback for residential accessory structures	3.8 m (12.47 ft)

SECTION 9: URBAN RESERVE (A3) ZONE

9.1 PERMITTED USES

No person within any Urban Reserve (A3) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

a) Accessory use;
b) Additional residential unit;
c) Agriculture use;
d) Animal clinic existing legally on the date of adoption of this By-law;
e) Cemeteries that are small in scale and inactive, subject to the requirements of Section 7.2.3 of this By-law;
f) Conservation use;
g) Equestrian use;
h) Kennel, subject to the requirements of Section 7.2.4 of this By-law;
i) Forestry use;
j) Home occupation;
k) Nursery;
l) On-farm secondary business;
m) Sale of farm produce from a farm;
n) Sanctuary use;
o) Single detached dwelling;
p) Single detached dwelling associated with an agricultural use;
q) Second detached dwelling accessory to an agricultural use, subject to the requirements of Section 7.2.6 of this By-law;
r) Wayside pit;
s) Any use legally existing on the date of adoption of this By-law.

9.2 ZONE RESTRICTIONS

9.2.1 Existing Residential Uses

Notwithstanding any other provisions of this By-law, where a lot used for an agricultural purposes abuts a lot on which the principal use is a residential use, the uses shall comply with the requirements of Section 6.26 of this By-law, and no building or structure on the agricultural use lot shall be located within 30.0 m of the residential use lot.

9.2.2 Roadside Stands

Roadside stands for the sale of produce from a farm shall be a permitted use in the Urban Reserve (A3) Zone, provided that the following provisions are adhered to:

a) The roadside stand shall be seasonal in nature and shall not operate on a year-round basis;

b) The roadside stand shall be accessed from a private driveway and not the Municipal road allowance;

c) The roadside stand shall be located on a lot and not within the Municipal road allowance; and

d) The roadside stand shall be setback a minimum of 3.0 m from the front lot line.

9.3 ZONE REQUIREMENTS

No persons within any Urban Reserve (A3) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

9.3.1 Requirements Applicable to Uses, Except under Section 9.1 n)

Requirements applicable to all uses permitted under Section 9.1, except to uses permitted under Section 9.1 n):

a)	Minimum lot frontage	150.0 m
b)	Minimum lot area	39.0 ha
c)	Minimum front yard setback	20.0 m
d)	Minimum rear yard setback	20.0 m
e)	Minimum interior side yard setback	15.0 m
f)	Minimum exterior side yard setback	15.0 m
g)	Maximum height of an accessory building	10.5 m in accordance with Section 6.3.3

9.3.2 Requirements Applicable to Uses under Section 9.1 n)

Requirements applicable to uses permitted under Section 9.1 n):

a)	Minimum lot frontage	30.0 m where a public water supply is not available 25.0 m where a public water supply is available

b) Minimum lot area	1,500 m^2 where a public water supply is not available 1,000 m^2 where a public water supply is available
c) Maximum lot coverage	20.0 %
d) Minimum front yard	9.0 m
e) Minimum exterior side yard	9.0 m
f) Minimum interior side yard	3.0 m
g) Minimum rear yard	9.0 m
h) Maximum building height	10.5 m
i) Minimum distance to a lot line for an accessory building	4.0 m
j) Maximum building height for an accessory building	6.5 m
k) Minimum distance from an intensive agricultural use	in accordance with MDS-I provided for under Section 6.26

9.4 ZONE EXCEPTIONS

9.4.1 Urban Reserve Exception 1 (A3-1) Zone

a) **Defined Area:** A3-1 as shown on Schedule A, Map No. 24 to this By-law.
b) **Permitted Uses:** The only permitted uses shall be: a 6-unit vacant land residential condominium development and accessory uses.
c) **Unit Provisions:**
   i. Minimum lot area (Units 1-6) – 1076 m²
   ii. Minimum lot frontage (Units 1, 2, 3, 4 and 6) – 25 m
   iii. Minimum lot frontage (Unit 5) – 14 m
   iv. Minimum Front Yard (Units 1-6) - 6 m
   v. Minimum Rear Yard (Units 1–6) – 9 m
   vi. Interior Side Yard (Units 1-6) – 3 m

vii. Exterior Side Yard (Units 1- 6) - 9 m
viii. Maximum Lot Coverage (Units 1 – 6) – 20%
ix. Maximum Height (Units 1 – 6) - 10.5 m
x. Maximum Height for an accessory building (Units 1 – 6) – 5.5 m in accordance with Section 6.3.3
xi. Minimum distance to a lot line for an accessory building (Units 1 – 6) – 3.0 m"

d) Notwithstanding Section 6.26.1, on lands shown as 'A3-1' on Schedule "A" (Map 24) the minimum distance separation between a dwelling and the closest livestock/manure facility located at 26292 Bear Creek Road shall be shall be 716 m and the minimum distance separation between a dwelling and the closest livestock/manure facility located at 11247 Maple Road shall be shall be 260 m.

9.4.2 Urban Reserve Exception 2 (A3-2) Zone

Notwithstanding Section 9.3.1 b) on lands shown on Schedule "A" (Map 42 and 24) the minimum lot area shall be 19.5 hectares.

9.4.3 Urban Reserve Exception 3 (A3-3) Zone

Notwithstanding Section 9.3.l b) on lands shown on Schedule "A" (Map 16) the minimum lot area shall be 19 hectares.

9.4.4 Urban Reserve Exception 4 (A3-4) Zone

Notwithstanding Section 9.3.l b) on lands shown on Schedule "A" (Map 21) the minimum lot area shall be 31.5 hectares in conjunction with lands zoned as General Agricultural Exception 58 (A1-58).

9.4.5 Urban Reserve Exception 5 (A3-5) Zone

Notwithstanding Sections 9.1 and 9.2.1 on lands shown as A3-5(t) and shown on Schedule "A" (Map 31), 'agricultural use, non-intensive' with a maximum total of 3 nutrient units or less, as per the Nutrient Management Act may be permitted for a temporary period not exceeding three (3) years from the date of passing of this by-law. Upon expiry of the temporary period of three (3) years from the date of passing of this by-law, the provisions of this zoning category will expire and the zoning of the lands shall revert back to the A3 zone.

Notwithstanding Section 6.26 (MDS), on lands shown as A3-5(t) and shown on Schedule "A" (Map 31), the following minimum distance separation apply:

1. Existing livestock buildings/manure storage as of April 7th 2021, to a dwelling within a settlement area shall be a minimum of 10.6 m (35 ft).

No new livestock housing structures requiring a building permit will be permitted.

9.4.6 Urban Reserve Exception 6 (A3-6(t)) Zone

Notwithstanding Sections 9.1 on lands shown as A3-6(t) and shown on Schedule "A" (Map 31), 'agricultural use, non-intensive and equestrian use' with a maximum total of 3 nutrient units or less, as per the Nutrient Management Act may be permitted for a temporary period not exceeding three (3) years from the date of passing of this by-law. Upon expiry of the temporary period of three (3) years from the date of

passing of this by-law, the provisions of this zoning category will expire and the zoning of the lands shall revert back to the 'Urban Reserve (A3) zone'.

No new livestock housing structures requiring a building permit will be permitted.

Expiry Date: March 6th, 2027

9.4.7 Urban Reserve Exception 7 (A3-7) Zone

Notwithstanding Section 9.3.1, on lands shown on Schedule "A" (Map 21), the following provisions shall apply:

a) Minimum lot frontage 142 m (466 ft)
b) No single detached residential dwelling is permitted

SECTION 10: RESIDENTIAL DENSITY ONE (R1) ZONE

10.1 PERMITTED USES

No persons shall hereafter change the use of any building, structure or land or erect or use any building or structure in a Residential Density One (R1) Zone, except for the following use:

a) Accessory use;
b) Additional residential unit;
c) Duplex dwelling;
d) Home occupation;
e) Multiple unit dwelling;
    i. maximum of four (4) units
f) Semi-detached dwelling;
g) Single detached dwelling;
h) Street townhouse dwelling;
    i. maximum of four (4) units
i) Townhouse dwelling;
    i. maximum of four (4) units

10.2 ZONE REQUIREMENTS

No persons within any Residential Density One (R1) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

10.2.1 MINIMUM LOT AREA

a) single detached dwelling	400 m²
b) semi-detached dwelling and duplex dwelling	200 m²/unit
c) street townhouse dwelling	180 m²/unit
d) townhouse dwelling and multiple unit dwelling	165 m²/unit

10.2.2 MINIMUM LOT FRONTAGE

a) single detached dwelling	12.0 m
b) semi-detached dwelling and duplex dwelling	7.0 m/unit
c) street townhouse dwelling and townhouse dwelling	6.0 m/unit
d) multiple unit dwelling	15.0 m

10.2.3 MINIMUM FRONT YARD SETBACK

a) 4.5 m to the habitable portion of the dwelling
b) 6.0 m to an attached garage

10.2.4 MINIMUM EXTERIOR SIDE YARD SETBACK

a) single detached dwelling, semi-detached dwelling, duplex dwelling and street townhouse dwelling	3.0 m or 6.0 m where vehicle access is provided
b) townhouse dwelling and multiple unit dwelling	5.0 m or 6.0 m where vehicle access is provided

10.2.5 MINIMUM INTERIOR SIDE YARD SETBACK

a) single detached dwelling, semi-detached dwelling, duplex dwelling, street townhouse dwelling and townhouse dwelling	*1.2 m
b) multiple unit dwelling	*1.2 m plus 0.5 m per each meter of building height over 9.0 m

**This requirement shall not apply to the common wall between semi-detached dwelling units, duplex dwelling units, street townhouse dwelling units, townhouse dwelling units, and multiple unit dwellings.*

10.2.6 MINIMUM REAR YARD SETBACK

a) single detached dwelling, semi-detached dwelling, duplex dwelling, street townhouse dwelling and townhouse dwelling	7.0 m
b) multiple unit dwelling	8.0 m

No rear yard setback shall be required on the side where two dwelling units are attached by a common wall extending along the rear lot line separating such lots.

10.2.7 MAXIMUM BUILDING HEIGHT

10.5 m

10.2.8 MAXIMUM HEIGHT OF AN ACCESSORY BUILDING

5.5 m in accordance with Section 6.3.3

10.2.9 MAXIMUM LOT COVERAGE

a) main building	40%
b) all buildings and structures	45%

10.3 ZONE EXCEPTIONS

10.3.1 Residential Density One Exception 1 (R1-1) Zone

Notwithstanding Section 10.1 and 10.2, on lands zoned R1-1 and shown on Schedule "A" (Map 41), the provisions of Section 10 shall apply with the following exceptions:

a) One single detached dwelling, one duplex dwelling or one unit of a semi-detached dwelling on one lot where municipal sanitary sewage facilities are not available, but a piped municipal water supply is available, are permitted.

b) Single detached dwellings shall have a minimum lot area of 929.0 square metres.

c) One unit of a semi-detached dwelling shall have a minimum lot area of 464.5 square metres.

10.3.2 Residential Density One Exception 2 (R1-2) Zone

Notwithstanding Section 10.1, on lands zoned R1-2 and shown on Schedule "A" (Map 41), the provisions of Section 10 shall apply with the exception that the storage and sales of recreational vehicles, automobiles and motorcycles with service accessory to the storage and sales use and all existing buildings and structures on the date of adoption of this by-law are permitted on the condition that all R1-2 uses are only permitted within the existing building and structures.

10.3.3 Residential Density One Exception 3 (R1-3) Zone

Notwithstanding Section 10.2, on lands known shown zoned R1-3 on Schedule "A" (Map 41), the provisions of Section 10 shall apply with the following exceptions:

a) The front yard shall be 2.0 metres.

b) The rear yard shall be 4.0 metres.

c) The side yard shall be 2.0 metres.

10.3.4 Residential Density One Exception 4 (R1-4) Zone

Notwithstanding Section 10.1, on lands shown zoned R1-4 on Schedule "A" (Map 41) to this By-law, the provisions of Section 10 shall apply with the exception that a mobile or modular home shall be permitted.

10.3.5 Residential Density One Exception 5 (R1-5) Zone

Notwithstanding Section 10.1, on lands zoned R1-5 and shown on Schedule 'A' (Map 42), the provisions of Section 10 shall apply with the following exceptions:

a) A club is an additional permitted use.

b) That the minimum front yard be 10.6 metres.

10.3.6 Residential Density One Exception 6 (R1-6) Zone

Notwithstanding Section 10.2 on lands zoned R1-6 and shown on Schedule "A" (Map 42), the provisions of Section 10 shall apply with the exception that the minimum front yard shall be 10.6 metres.

10.3.7 Residential Density One Exception 7 (R1-7) Zone

Notwithstanding Section 10.2, on lands zoned R1-7 and shown on Schedule "A" (Map 42), the provisions of Section 10 shall apply with the exception that the minimum setback from the municipal drain is 7.6 metres.

10.3.8 Residential Density One Exception 8 (R1-8) Zone

Notwithstanding Section 10.1, on lands zoned R1-8 and shown on Schedule "A" (Map 42), the provisions of Section 10 shall apply with the following exceptions:

a) That a museum and non-denominational chapel operated by a non-profit organization and an accessory gift shop but excluding any serving of refreshment except on an occasional, special events basis and excluding retail selling for any other purpose than fundraising be permitted.

b) Only existing buildings and structures on the date of adoption of this by-law are permitted.

10.3.9 Residential Density One Exception 9 (R1-9) Zone

Notwithstanding Section 10.1, on lands zoned R1-9 and shown on Schedule "A" (Map 41), the provisions of Section 10 shall apply with the exception that a parking lot for a place of worship shall be an additional permitted use.

10.3.10 Residential Density One Exception 10 (R1-10) Zone

Notwithstanding Section 10.2, on lands zoned R1-10 and shown on Schedule "A" (Map 42), the provisions of Section 10 shall apply with the following exceptions:

a) The minimum lot area shall be 408 square metres.

b) The minimum lot depth shall be 22.7 metres.

c) The minimum front yard depth shall be 417.0 metres.

10.3.11 Residential Density One Exception 11 (R1-11) Zone

Notwithstanding Section 10.1 and 10.2, on lands zoned R1-11 and shown on Schedule "A" (Map 42), the provisions of Section 10 shall apply with the following exceptions:

a) A woodcraft and furniture manufacturing business and accessory retail sale of items manufactured on site shall be permitted uses.

b) Only existing buildings and structures on the date of adoption of this By-law are permitted.

c) The maximum retail component shall be 110.0 square metres total.

d) The minimum parking shall be 12 spaces.

10.3.12 Residential Density One Exception 12 (R1-12) Zone

Notwithstanding Section 10.2, on lands zoned R1-12 and shown on Schedule "A" (Map 42), the provisions of Section 10 shall apply with the following exceptions:

a) A museum operated by a non-profit organization and an accessory gift shop but excluding any serving of refreshment except on an occasional, special events

basis and excluding retail selling for any other purpose than occasional fundraising shall be permitted.

b) For a museum, 1 parking space minimum for every 37.0 square metres of floor space is required.

c) Only the buildings and structures existing on the date of adoption of this By-law are permitted.

10.3.13 Residential Density One Exception 13 (R1-13) Zone

Notwithstanding Section 10, on lands zoned R1-13 and shown on Schedule "A" (Map 42), the provisions of Section 10 shall apply with the exception that a minimum lot elevation of 224.75 m for a distance of 2.0 m from the finished exterior walls of all buildings and structures shall be required.

10.3.14 Residential Density One Exception 14 (R1-14) Zone

Notwithstanding Section 6.16 to the contrary, on lands zoned R1-14 and shown on Schedule "A" (Map 42) permitted residential uses shall be permitted without frontage on a public road.

10.3.15 Residential Density One Exception 15 (R1-15) Zone

Notwithstanding Section 10.1, on lands zoned R1-15 and shown on Schedule "A" (Map 43), the provisions of Section 10 shall apply with the exception that a kennel shall be permitted.

10.3.16 Residential Density One Exception 16 (R1-16) Zone

Notwithstanding Section 6.34 i) i) to the contrary, on lands zoned R1-16 and shown on Schedule "A" (Map 43) front yard parking is permitted.

10.3.17 Residential Density One Exception 17 (R1-17) Zone

Notwithstanding Section 10.2, on lands zoned R1-17 and shown on Schedule "A" (Map 42), the provisions of Section 10 shall apply with the following exceptions:

a) Maximum building height shall be 13 metres.

10.3.18 Residential Density One Exception 18 (R1-18) Zone

Notwithstanding Section 6.3.2 a) to the contrary, on lands zoned R1-18 and shown on Schedule "A" (Map 43) an accessory building may be erected in the front yard provided that:

a) Such building is not located closer than 14.5 metres from the front lot line and 3 metres from the closest interior side lot line;

b) A maximum floor area of 73 square metres applies.

10.3.19 Residential Density One ((H)R1) Holding Zone

Notwithstanding any other provisions of this By-law, on lands zoned (H)R1 and shown on Schedule "A" (Map 41), a subdivision agreement shall be executed prior to the removal of the holding prefix.

10.3.21 Residential Density One Exception 19 Holding ((H)R1-19) Zone

Notwithstanding Section 10.2, on lands shown on Schedule "A" (Map 42), the following provisions shall apply:

a) Minimum lot area for single detached dwelling unit 400 m²
b) Minimum lot frontage for single detached dwelling unit 12 m
c) Maximum gross floor area as a % of lot area for single detached dwelling unit 50%
d) Maximum lot coverage for all buildings 55%
e) Maximum driveway width 6 m
f) Removal of the Holding provision is contingent upon the completion of a subdivision agreement, including registration of the document on title.

10.3.22 Residential Density One Exception 20 Holding ((H)R1-20) Zone

Notwithstanding Section 10.2, on lands shown on Schedule "A" (Map 41), the following provisions shall apply:

a) Minimum lot area for single detached dwelling unit 440 m^2
b) Minimum lot frontage for single detached dwelling unit 12 m
c) Maximum gross floor as a % of lot area for single detached dwelling unit 60%
d) Minimum distance between driveways on two separate lots 6 m
e) Removal of the Holding provision is contingent on confirmation of adequate municipal services, and the completion of a subdivision agreement, including registration of the document on title.

10.3.23 Residential Density One Exception 21 Holding ((H)R1-21) Zone

Notwithstanding Section 10.2, on lands shown on Schedule "A" (Map 41), the following provisions shall apply:

a) Minimum lot area for single detached dwelling unit 360 m^2
b) Minimum lot frontage for single detached dwelling unit 9 m
c) Maximum gross floor as a % of lot area for single detached dwelling unit 65%
d) Minimum distance between driveways on two separate lots 6 m
e) Removal of the Holding provision is contingent on confirmation of adequate municipal services, and the completion of a subdivision agreement, including registration of the document on title.

10.3.24 Residential Density One Exception 22 (R1-22) Zone

Notwithstanding Section 10.2, on lands shown on Schedule "A" (Map 41), the following provisions shall apply:
a) Minimum interior side yard setback 1.09 m (3.57 ft)

10.3.25 Residential Density One Exception (R1-23(t)) Zone

Notwithstanding Section 10.1, on lands shown as R1-23(t) and shown on Schedule "A" (Map 41), a granny flat for the purpose of housing a family member, may be permitted for a time period beginning November 1st 2023 and expiring November 1st 2026. The minimum setback permitted from the treeline to the granny flat shall be 12 m. Upon expiry of the temporary three year period, the provisions of this zoning category will expire and the zoning of the lands shall revert back to the R1 zone.

10.3.25 Residential Density One Exception 25 (R1-25) Zone

Notwithstanding Section 10.0, on lands shown on Schedule 'A' (Map 42), the following provisions shall apply:

a) **Definitions:**

The following definitions shall apply to lands zoned as R1-25:

i. "Art and Woodworking Studio" shall be defined as a home-based business operated by the registered owner(s) of the subject lands where woodworking products and artwork are produced and where laser engraving and cutting services are provided. Small-scale means the use is clearly subordinate in scale, size and function, and is clearly accessory to the principal residential use of the property.

b) **Permitted Uses:**

In addition to the uses permitted in Section 10.1, the following use will also be permitted:

i. Art and Woodworking Studio

c) **Special Provisions:**

The Art and Woodworking Studio shall comply with Section 6.20 – Home Industries. Notwithstanding Section 6.20 a), e), and f) , the following provisions shall apply:

i. The existing unlit sign is permitted to remain. Any new or replacement signage shall be required to comply with all applicable sign regulations.
ii. The parking area as existing shall be deemed to comply.
iii. The lot frontage and lot depth shall be deemed to comply.
iv. The use shall be permitted only within the existing residential accessory structure as it existed on the date of approval of this By-law, and shall not be permitted within any future additions, expansions, or new accessory buildings.
v. No woodworking activity or public access shall be permitted within the existing loft of the residential accessory structure.

10.3.26 Left Intentionally Blank

10.3.27 Residential Density One Exception 27 (R1-27) Zone

Notwithstanding Section 10.2.5 and Section 10.2.6 on lands shown on Schedule "A" (Map 41), the following provisions shall apply:

a) Maximum of thirty-six (36) townhouse units.
b) Maximum number of six (6) attached dwelling units per townhouse block.
c) Minimum frontage of 43.0 m on West Park Drive and 114.0 m on Elliot Drive.
d) Minimum 2.13 m high board-on board fence shall be erected along all lot lines that abut a residential use or residentially zoned property, and

along the frontage of Elliot Drive, to the satisfaction of the Municipality.

Notwithstanding the above, openings in the required fence may be permitted for access driveways, pedestrian connections, sight triangles, landscaping features, stormwater management facilities, utilizes, or other site design elements, as approved through an executed Site Plan Control Agreement

e) Notwithstanding any future division of the lands through a plan of condominium, all zoning provisions applicable to the development, including but not limited to minimum yard setbacks, lot area, lot coverage, landscaped open space, parking requirements, and all other applicable zone standards, shall be deemed to comply.

10.3.28 Residential Density One Exception 28 (R1-28(t)) Zone

Notwithstanding Section 5.2, on lands shown as 'R1-28 (t)' and shown on Schedule 'A' (Map 42), the existing residential accessory structure may be permitted for a temporary period of time not exceeding three (3) years from the date of passing of this by-law or until a principal dwelling is built, whichever occurs first. The accessory structure shall only be used for residential accessory structure purposes, shall not be converted to any other use including but not limited to commercial, industrial or institutional, and no additions, expansions or structural alterations shall be permitted during the temporary period.

Upon expiry, the provisions of this zoning category will expire and the zoning of the lands shall revert back to the 'Residential Density One (R1) Zone.

Expiry Date: January 14th, 2029

10.3.29 Residential Density One Exception 29 (R1-29) Zone

Notwithstanding Section 10.2 f), on lands shown as 'R1-29' and shown on Schedule 'A' (Map 42), the following provision shall apply:

a) Minimum rear yard setback – 6.0 m

SECTION 11: RESIDENTIAL DENSITY TWO (R2) ZONE

11.1 PERMITTED USES

No person shall hereafter change the use of any buildings, structure or land or erect or use any building, or structure in a Residential Density Two (R2) Zone, except for the following uses:

a) Accessory use;
b) Additional residential unit;
c) Day nursery or day care centre;
d) Home occupation;
e) Multiple unit dwelling;
    i. maximum of eight (8) units
f) Semi-detached dwelling;
g) Single detached dwelling;
h) Street townhouse dwelling;
    i. maximum of eight (8) units
i) Townhouse dwelling;
    i. maximum of eight (8) units

11.2 ZONE REQUIREMENTS

No person within any Residential Density Two (R2) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

11.2.1 MINIMUM LOT AREA

a) single detached dwelling	350 m²
b) semi-detached dwelling	200 m²/unit
c) street townhouse dwelling and townhouse dwelling	165 m²/unit
d) multiple unit dwelling	100 m²/unit

11.2.2 MINIMUM LOT FRONTAGE

a) single detached dwelling	11.0 m
b) semi-detached dwelling and duplex dwelling	7.0 m/unit
c) street townhouse dwelling and townhouse dwelling	6.0 m/unit
d) multiple unit dwelling	15.0 m

11.2.3 MINIMUM FRONT YARD SETBACK

a) 4.5 m to the habitable portion of the dwelling
b) 6.0 m to an attached garage

11.2.4 MINIMUM EXTERIOR SIDE YARD SETBACK

a) single detached dwelling, semi-detached dwelling, street townhouse dwelling and townhouse dwelling	3.0 m or 6.0 m where vehicle access is provided
b) multiple unit dwelling	5.0 m or 6.0 m where vehicle access is provided

11.2.5 MINIMUM INTERIOR SIDE YARD SETBACK

a) single detached dwelling, semi-detached dwelling, duplex dwelling, street townhouse dwelling and townhouse dwelling	*1.2 m
b) multiple unit dwelling	*1.2 m plus 0.5 m per each meter of building height over 9.0 m

**This requirement shall not apply to the common wall between semi-detached dwelling units, duplex dwelling units, street townhouse dwelling units, townhouse dwelling units, or multiple unit dwellings.*

11.2.6 MINIMUM REAR YARD SETBACK

a) single detached dwelling, semi-detached dwelling, street townhouse dwelling and townhouse dwelling	7.0 m
b) multiple unit dwelling	8.0 m

No rear yard setback shall be required on the side where two dwelling units are attached by a common wall extending along the rear lot line separating such lots.

11.2.7 MAXIMUM BUILDING HEIGHT

12.0 m

11.2.8 MAXIMUM HEIGHT OF AN ACCESSORY BUILDING

5.5 m in accordance with Section 6.3.3

11.2.9 MAXIMUM LOT COVERAGE

a) main building	40%
b) all buildings and structures	45%

11.2.10 MINIMUM LANDSCAPED OPEN SPACE

25%

11.3 ZONE EXCEPTIONS

11.3.1 Residential Density Two Exception 1 (R2-1) Zone

Notwithstanding Section 11.1 and 11.2 on lands zoned R2-1 and shown on Schedule "A" (Map 41), the only permitted use is a Triplex dwelling and the following provisions shall apply:

a)	Minimum interior side yard setback	1.61 and 1.75 metres
b)	Minimum rear yard setback	5.58 metres
c)	Maximum lot coverage for all buildings	52.0%
d)	One storey only	

11.3.2 Residential Density Two ((H)R2) Holding Zone

Notwithstanding any other provisions of this By-law, on lands zoned (H)R2 and shown on Schedule "A" (Map 42), a subdivision agreement shall be executed, a public site plan process must be completed, and a site plan agreement shall be executed prior to the removal of the holding prefix.

11.3.3 Residential Density Two Exception 2 (R2-2) Zone

Notwithstanding Sections 11.1 and 11.2, on lands shown on Schedule "A" (Map 42), the following provisions shall apply:

a) Permitted Uses:
Accessory use;
Home Occupation;
Townhouse dwelling;
Triplex dwelling.

b)	Minimum lot area	180 m2 per dwelling unit
c)	Minimum interior side yard setback	1.2 m
d)	Maximum lot coverage for all buildings	55%
e)	Maximum number of units per ha	40

f) Minimum Landscaping: A strip of land not less than 1.8 m wide consisting of a continuous, unpierced hedgerow of evergreens and shrubs, not less than 1.2 m high at the time of planting shall be required along all lot lines abutting the 'Residential Density One (R1) Zone' and the 'Residential Care Facilities (RS) Zone'.

11.3.4 Residential Density Two Exception 3 Holding ((H)R2-3) Zone

Notwithstanding Section 11.2, Section 6.34, and Section 6.48, on lands on shown on Schedule "A" (Map 41), the following provisions shall apply:

a)	Maximum lot coverage for all buildings	42%
b)	Minimum separation between driveways	3 m
c)	Maximum rear yard encroachment for covered patios	3 m
d)	Minimum separation between townhome blocks	3 m

e) Minimum number of visitor parking spaces 23
f) Minimum Landscaping: a 1.8 m high board fence shall be located along all property lines
g) Removal of the holding provision is contingent on confirmation of adequate municipal services

11.3.5 Residential Density Two Exception 4 Holding ((H)R2-4) Zone

Notwithstanding Section 11.2, on lands shown on Schedule "A" (Map 41), the following provisions shall apply:

a) Maximum lot area per townhouse dwelling unit 230m^2
b) Maximum lot coverage for all buildings 45%
c) Maximum gross floor area as a % of lot area for townhouse dwelling unit 75%
d) Removal of Holding provision is contingent on confirmation of adequate municipal services, and the completion of a subdivision agreement, including registration of the document on title.

11.3.5 Residential Density Two Exception 6 Holding (R2-6) Zone

Notwithstanding Section 11.1 and Section 11.2.2 on lands shown on Schedule "A" (Map 41), the following provisions shall apply:

a) Maximum of thirty-six (36) townhouse units.
b) Maximum number of six (6) attached dwelling units per townhouse block.
c) Minimum frontage of 43.0m on West Park Drive and 114.0m on Elliot Drive
d) Minimum 2.13 m high board-on board fence shall be erected along all lot lines that abut a residential use or residentially zoned property, and along the frontage of Elliot Drive, to the satisfaction of the Municipality

   Notwithstanding the above, openings in the required fence may be permitted for access driveways, pedestrian connections, sight triangles, landscaping features, storm water management facilities, utilizes, or other site design elements, as approved through an executed Site Plan Control Agreement.

e) Notwithstanding any future division of the lands through a plan of condominium, all zoning provisions applicable to the development, including but not limited to minimum yard setbacks, lot area, lot coverage, landscaped open space, parking requirements, and all other applicable zone standards, shall be deemed to comply.

SECTION 12: RESIDENTIAL DENSITY THREE (R3) ZONE

12.1 PERMITTED USES

No persons shall hereafter change the use of any building, structure or land or erect or use any building or structure in a Residential Density Three (R3) Zone, except for the following use:

a) Accessory use;
b) Additional residential unit;
c) Apartment building;
d) Day nursery or day care centre;
e) Multiple unit dwelling;
    i. maximum of ten (10) units
f) Street townhouse dwelling;
    i. maximum of ten (10) units
g) Townhouse dwelling;
    i. maximum of ten (10) units
h) Grouped housing;
    i. maximum of ten (10) units

12.2 ZONE REQUIREMENTS

No persons within any Residential Density Three (R3) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

12.2.1 MINIMUM LOT AREA

a) street townhouse dwelling and townhouse dwelling	145 m²/unit
b) multiple unit dwelling	90 m²/unit
c) apartment building	90 m²/unit
d) grouped housing	N/A

12.2.2 MINIMUM LOT FRONTAGE

a) street townhouse dwelling and townhouse dwelling	6.0 m/unit
b) multiple unit dwelling, apartment building, grouped housing	25.0 m
c) day nursery or day care centre	30.0 m

12.2.3 MINIMUM FRONT YARD SETBACK

a) street townhouse and townhouse dwelling	4.5 m to the habitable portion of the dwelling and 6.0 m to an attached garage
b) multiple unit dwelling and apartment building	6.0 m
c) grouped housing	7.0 m
d) day nursery or day care centre	6.0 m

12.2.4 MINIMUM EXTERIOR SIDE YARD SETBACK

6.0 m

12.2.5 MINIMUM INTERIOR SIDE YARD SETBACK

a) street townhouse and townhouse dwelling	2.0 m
b) multiple unit dwelling, apartment building, grouped housing	3.0 m plus 1.5 m for each 3.0 m above 9.0 m to a maximum of 10.0 m
c) day nursery or day care centre	10.0 m

**This requirement shall not apply to the common wall between street townhouse dwelling units, townhouse dwelling units, or multiple unit dwellings.*

12.2.6 MINIMUM REAR YARD SETBACK

a) street townhouse and townhouse dwelling	7.0 m
b) multiple unit dwelling	8.0 m
c) apartment building and grouped housing	9.0 m
d) day nursery or day care centre	10.0 m

No rear yard setback shall be required on the side where two dwelling units are attached by a common wall extending along the rear lot line separating such lots.

12.2.7 MINIMUM LANDSCAPED OPEN SPACE

25%

12.2.8 MAXIMUM BUILDING HEIGHT

a) street townhouse and townhouse dwelling	12.0 m
b) apartment building, multiple unit dwelling, grouped housing and day nursery or day care centre	15.0 m

12.2.9 MAXIMUM LOT COVERAGE
45%

12.3 ZONE EXCEPTIONS

12.3.1 Residential Density Three Exception 1 (R3-1) Zone
Notwithstanding Section 12, on lands zoned R3-1 and shown on Schedule "A" (Map 42), an apartment dwelling with a maximum of 4 units per apartment building shall be permitted.

12.3.2 Residential Density Three Exception 2 (R3-2)
Notwithstanding Section 12, on lands zoned R3-2 and shown on Schedule "A" (Map 42), a maximum of four single storey apartment buildings and accessory buildings and structures are the only permitted use and shall be subject to the following additional zone restrictions:

a) Minimum rear yard 6.0 m
b) Minimum interior side yard 6.0 m

12.3.3 Residential Density Three Exception 3 (R3-3) Zone
Notwithstanding Section 12.3, on lands shown on Schedule 'A' (Map 42), the following provisions shall apply:

a) Townhouse dwellings shall be permitted.
b) Minimum lot frontage is 24.0 m.
c) Removal of the Holding Provision shall be contingent upon the following:
    i. That a satisfactory access shall be confirmed. This shall include upgrading Craig Street to current municipal standards, to the satisfaction of the Municipality of North Middlesex.
    ii. That a Servicing Plan completed by a qualified engineer be provided to the satisfaction of and approved by the Municipality of North Middlesex.
    iii. That municipal services shall be installed and shall be confirmed to be installed, or an agreement be entered into for the installation of such municipal services, to the satisfaction of the Municipality of North Middlesex.
    iv. That the owner submits to the Municipality of North Middlesex confirmation from a qualified professional of the status of the Record of Site Condition from 2013, whether any additional site remediation is required for future residential development, and what the impact of the existing industrial use on the property continuing to operate is, to the satisfaction of the Municipality of North Middlesex.
    v. That the Owner enter into a Development Agreement (the "Agreement") to the satisfaction the Municipality of North Middlesex, and that the Agreement shall be registered on title of the subject lands at the sole expense of the owner. The Agreement shall address, among other matters, entrance location(s) construction and permitting requirements; lot grading, drainage and stormwater management requirements; connections to the Municipal water and sanitary

systems, construction and permitting requirements; civic addressing and signage requirements; yard maintenance requirements in accordance with the Municipality's Tidy Yard By-law (the parcels shall be kept clean, clear and free from objects and shall be maintained in a clean and clear condition, including that the lawn is maintained); that any trees removed to facilitate the development shall be replanted; all to the satisfaction of the Municipality of North Middlesex. The Agreement shall require the owner to provide certification from their engineer of record confirming that all works within the municipal right-of-way, stormwater controls and lot grading have been completed in conformance with municipal standards and in general conformance with the approved design."

12.3.4 Residential Density Three Exception 4 (R3-4) Zone

Notwithstanding Section 12.2, on lands shown on Schedule 'A' (Map 42), the following provisions shall apply:

a) Minimum lot frontage is 27.42 m
b) Minimum interior side yard setback is 4.87 m
c) Minimum landscaped open space is 34.0 % of the lot area
d) Parking shall be provided to the rear of any buildings/structures
e) Board on board fence that is a minimum of 1.8 m high shall be required along the interior and rear lot lines
f) Tree buffering shall be required on the northerly interior lot line

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SECTION 13: HAMLET RESIDENTIAL (RH) ZONE

13.1 PERMITTED USES

No persons shall hereafter change the use of any building, structure or land or erect or use any building or structure in a Hamlet Residential (RH) Zone, except for the following use:

a) Accessory use;
b) Additional residential unit;
c) Apartment dwellings existing legally on the date of adoption of this By-law;
d) Duplex dwelling;
e) Home occupation;
f) Semi-detached dwelling;
g) Single detached dwelling;

13.2 ZONE REQUIREMENTS

No person within any Hamlet Residential (RH) Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

a) Minimum lot frontage	30.0 m where a public water supply is not available 25.0 m where a public water supply is available
b) Minimum lot area	1,500 m^2 where a public water supply is not available 1,000 m^2 where a public water supply is available
c) Maximum lot coverage	20.0 %
d) Minimum front yard	9.0 m
e) Minimum exterior side yard	9.0 m
f) Minimum interior side yard	3.0 m

g)	Minimum rear yard	9.0 m
h)	Maximum building height	10.5 m
i)	Maximum height of an accessory building	6.0 m in accordance with Section 6.3.3

13.2.1 Additional Requirements for Accessory Buildings

In accordance with Section 6.3.2, accessory buildings shall be erected only in a side or rear yard provided that such buildings are erected not closer than:

i) 1.5 m from any wall of the main building;
ii) 1.5 m from the rear lot line;
iii) 1.5 m from the interior side lot line; and
iv) 3.0 m from the exterior side lot line.

13.3 ZONE EXCEPTIONS

13.3.1 Hamlet Residential Exception 1 (RH-1) Zone

Notwithstanding Section 13.2, on lands zoned RH-1 and shown on Schedule “A” (Map 44), the provisions of Section 13 shall apply with the exception that the minimum lot area shall be 3,033.0 square metres, and the dwelling shall be limited to a maximum of three bedrooms.

13.3.2 Hamlet Residential Exception 2 (RH-2) Zone

Notwithstanding Section 13.1, on lands zoned RH-2 and shown on Schedule “A” (Map 49), the provisions of Section 13 shall apply with the exception that residential uses shall be permitted and dwellings shall be limited to a maximum of three bedrooms.

13.3.3 Hamlet Residential Exception 3 (RH-3) Zone

Notwithstanding Section 13.2, on lands zoned RH-3 and shown on Schedule “A” (Map 48), the provisions of Section 13 shall apply with the exception that the required minimum front yard be 6.0 metres.

13.3.4 Hamlet Residential Exception 4 (RH-4) Zone

Notwithstanding Section 6.21 and Section 13, on lands zoned RH-4 and shown on Schedule “A” (Map 51), a home occupation shall be permitted to occupy a maximum of 145.7 m^2 of the floor area of the dwelling unit, including in the floor area any basement or cellar area used for the home occupation use.

13.3.5 Hamlet Residential Exception 5 (RH-5) Zone

Notwithstanding Section 13.1, on lands zoned RH-5 and shown on Schedule “A” (Map 52), a home industry shall be permitted in accordance with Section 6.20.

13.3.6 Hamlet Residential Exception 6 (RH-6) Zone

Notwithstanding Section 13.2, on lands zoned RH-6 and shown on Schedule "A" (Map 49), the following provisions shall apply:

a)	Minimum westerly side yard	2.0 m
b)	Minimum easterly side yard	2.5 m

13.3.7 Hamlet Residential Exception 7 (RH-7) Zone

Notwithstanding Section 13.2 on lands zoned RH-7 and shown on Schedule "A" (Map 47) the provisions of Section 13 shall apply with the exception that the minimum lot frontage shall be 20.0 metres and that the minimum yards shall be such that the Building Envelope shown on Schedule A-1 is created.

13.3.8 Hamlet Residential Exception 8 (RH-8) Zone

Notwithstanding Section 13.2 i) on lands zoned RH-8 and shown on Schedule "A" (Map 52) the provisions of Section 13 shall apply with the exception that the maximum building height shall be 11.5 metres.

13.3.9 Hamlet Residential Exception 9 (RH-9(t)) Zone

Notwithstanding Section 13.1 on lands shown as RH-9(t) and shown on Schedule "A" (Map 46) a kennel for personal use only (no commercial use) shall be permitted for a temporary period of time not exceeding three (3) years from the date of passing of this by-law. Upon expiry of the temporary period of three (3) years from the date of passing of this by-law, the provision of this zone category will expire and the zoning of the lands will revert back to the 'Hamlet Residential (RH) Zone'.

13.3.10 Hamlet Residential Exception 10 (RH-10) Zone

In addition to the uses permitted in the 'Hamlet Residential (RH) Zone', notwithstanding Section 13.2 b), on lands shown on Schedule 'A' (Map 25), the following provisions shall apply:

a) Minimum lot area is 0.54 ha (1.34 ac)

13.3.11 Hamlet Residential Exception 11 (RH-11) Zone

In addition to the uses permitted in the 'Hamlet Residential (RH) Zone', notwithstanding Section 13.2 b), on lands shown on Schedule 'A' (Map 25), the following provisions shall apply:

a) Minimum lot area is 0.59 ha (1.46 ac)

SECTION 14:RESIDENTIAL CARE FACILITIES (RS) ZONE

14.1 PERMITTED USES

No person within any Residential Care Facilities (RS) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses.

a) Nursing home;

b) Senior citizens' home;

c) Apartment dwellings.

14.2 ZONE REQUIREMENTS

No person within any Residential Care Facilities (RS) Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

a)	Minimum lot frontage	36.0 m
b)	Minimum front yard setback	7.5 m
c)	Minimum exterior side yard setback	6.0 m
d)	Minimum interior side yard setback	4.0 m
e)	Minimum rear yard setback	9.0 m
f)	Minimum landscaped open space	35.0 %
g)	Maximum building height	14.0 m
h)	Maximum height of an accessory building	5.5 m in accordance with Section 6.3.3
i)	Maximum lot coverage for all buildings	30.0 %
j)	Maximum gross floor area as % of lot area	75.0 %
k)	Maximum gross floor area for accessory convenience commercial and/or personal service shop	60.0 m^2

14.2.1 Additional Requirements for Accessory Buildings

In accordance with Section 6.3.2, accessory buildings shall be erected only in a side or rear yard provided that such buildings are erected not closer than:

i) 1.5 m from any wall of the main building;
ii) 1.5 m from the rear lot line;
iii) 1.5 m from the interior side lot line; and
iv) 3.0 m from the exterior side lot line.

SECTION 15: RESIDENTIAL – COMMERCIAL (RC) ZONE

15.1 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 Residential – Commercial (RC) Zone, except for the following uses:

15.1.1 Commercial Uses

a) Art gallery;

b) Convenience retail establishment;

c) Dry cleaning or laundry establishment;

d) Eating establishment;

e) Florist;

f) Funeral home;

g) Museum;

h) Office;

i) Optical establishment;

j) Personal service shop;

k) Pharmacy;

l) Retail store that carries only handicraft works, antiques or clothing;

m) Studio.

15.1.2 Residential Uses

a) Any residential use permitted in the R1, R2, and R3 Zone, subject to the Zone requirements therein;

b) Converted dwelling;

c) Crisis care facility subject to Section 6.17.3;

d) Day nursery or day care centre;

e) Home occupation in a dwelling;

f) Dwelling units above a permitted commercial use.

15.2 ZONE REQUIREMENTS

No person within any Residential-Commercial (RC) Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

a)	Minimum lot area	600.0 m^2
b)	Minimum lot frontage	18.0 m
c)	Minimum front yard setback	7.5 m
d)	Minimum exterior side yard setback	4.0 m
e)	Minimum interior side yard setback	3.0 m
f)	Minimum rear yard setback	7.5 m
g)	Maximum building height	10.5 m*
h)	Maximum height of an accessory building	4.3 m in accordance with Section 6.3.3
i)	Maximum lot coverage	30.0 %
j)	Maximum gross floor area as % of lot area	75.0 %
k)	Maximum density for commercial use	1.5 times the lot area
l)	Maximum leasable floor area of a single retail commercial use	3,000.0 m^2
m)	Maximum number of commercial uses per lot	1

** - or the average height of the adjacent buildings, whichever is lesser*

15.2.1 Additional Requirements for Accessory Buildings

In accordance with Section 6.3.2, accessory buildings shall be erected only in a side or rear yard provided that such buildings are erected not closer than:

i) 1.5 m from any wall of the main building;
ii) 1.5 m from the rear lot line;
iii) 1.5 m from the interior side lot line; and
iv) 3.0 m from the exterior side lot line.

15.2.2 Converted Residential Dwellings

The conversion of an existing single detached dwelling to multiple dwelling units shall only be permitted in accordance with the following provisions:

a) The building, by reason of its location has become unsuitable for use as a single detached dwelling;

b) The external appearance and general character of the building as a single detached dwelling shall not be changed and must conform with the provisions of 15.2.a) through h) above;

c) The only exterior stairways attached to the building shall be open metal fire escapes located in the rear or side yard of the subject property;

d) Off-street parking shall be provided in accordance with the provisions of Sections 6.32 and 6.33 of this By-law;

e) The owner of a building proposed for conversion shall provide to the satisfaction of the Chief Building Official sufficient information indicating that the building is structurally sound for such conversion and meets the requirements of the *Building Code* and *Fire Code*; and

f) The building shall not contain more than 4 dwelling units through its conversion.

15.3 ZONE EXCEPTIONS

15.3.1 Residential-Commercial Exception 1 (RC-1) Zone

Notwithstanding Section 15.1 to the contrary, on lands zoned RC-1 and shown on Schedule “A” (Map 41), a service or repair shop shall be permitted in addition to the uses permitted in Section 15.1.

15.3.2 Residential-Commercial Exception 2 (RC-2) Zone

Notwithstanding Section 15.1 to the contrary, on lands zoned RC-2 and shown on Schedule “A” (Map 42), an electronics installation service and repair shop shall be permitted in addition to the used permitted in Section 15.1.

15.3.3 Residential-Commercial Holding ((H) RC) Zone

Notwithstanding Section 15.3, on lands shown on Schedule ‘A’ (Map 42), the following provisions shall apply:

a) Removal of the Holding Provision shall be contingent upon the following:

i. That a satisfactory access shall be confirmed to the satisfaction of the Municipality of North Middlesex.

ii. That Grading, Drainage and Servicing Plans completed by a qualified engineer be provided to the satisfaction of and approved by the Municipality of North Middlesex.

iii. That municipal services shall be installed and shall be confirmed to be installed, or an agreement be entered into for the installation of such municipal services, to the satisfaction of the Municipality of North Middlesex.

iv. That the hydro service shall be removed or relocated to the satisfaction of the Municipality of North Middlesex.

v. That the gas service shall be removed or relocated to the satisfaction of the Municipality of North Middlesex.

vi. That architectural approvals and related processes required under the applicable Severance and Development Agreement are completed to the satisfaction of the Municipality of North Middlesex.

vii. That the Owner shall enter into a Severance and Development Agreement (the “Agreement”) with the Municipality of North Middlesex, and that the Agreement shall be registered on title of the subject lands at the sole expense of the owner.

SECTION 16: CENTRAL COMMERCIAL (C1) ZONE

16.1 PERMITTED USES

No persons shall hereafter change the use of any building, structure or land or erect and use any building or structure in a Central Commercial (C1) Zone, except for the following uses:

16.1.1 Commercial

a) Accessory use;

b) Animal clinic;

c) Art gallery;

d) Bake shop;

e) Building supply establishment;

f) Community centre;

g) Day nursery or day care centre in association with a permitted commercial use or in a free standing building;

h) Department store;

i) Dry cleaning or laundry establishment;

j) Eating establishment;

k) Financial institution;

l) Flea market;

m) Funeral home;

n) Government office;

o) Hobby shop;

p) Hotel/motel;

q) Library;

r) Medical clinic;

s) Motor vehicle sales and service establishment;

t) Museum;

u) Office;

v) Parking lot;

w) Personal service establishment;

x) Pharmacy;

y) Place of amusement;

z) Place of assembly;

aa) Place of entertainment;

bb) Place of worship;

cc) Post office;

dd) Printing or publishing establishment;

ee) Public park;

ff) Rental establishment;

gg) Retail store;

hh) School;

ii) Studio;

jj) Supermarket or grocery store;

kk) Tavern;

ll) Tourist information centre.

16.1.2 Residential

a) Dwelling units above a permitted commercial use, provided that the dwelling units comply with the provisions of Section 6.11;

b) Dwelling units in the rear of the main floor of a commercial building, provided that the dwelling units occupy no more that 50.0 % of the main floor and comply with the provisions of Section 6.11;

c) Senior citizen's home above a permitted commercial use or in a free standing building.

16.2 ZONE REQUIREMENTS

No person within any Central Commercial (C1) Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

a)	Minimum lot frontage	6.0 m
b)	Minimum lot area	360.0 m^2
c)	Minimum front yard setback	nil
d)	Minimum exterior side yard setback	3.0 m
e)	Minimum interior side yard setback	2.0 m*
f)	Minimum rear yard setback	4.0 m
g)	Minimum rear yard setback to an R Zone	6.0 m
h)	Maximum building height	15.0 m**

i)	Maximum height of an accessory building	6.0 m in accordance with Section 6.3.3
j)	Maximum lot coverage	80.0 %
k)	Maximum gross floor area as % of lot area	200.0 %
l)	Maximum density for residential apartment building (per gross hectare)	25.0 units
m)	Maximum gross leasable floor area for a single retail commercial use	3,000.0 m^2

* *Where two C1 zoned Commercial uses are situated on abutting lots, the minimum interior side yard setback shall be 0.0m*

** *Or the average height of the adjacent buildings, whichever is greater.*

16.3 ZONE EXCEPTIONS

16.3.1 Central Area Exception 1 (C1-1) Zone

Notwithstanding Section 16.1.2 and Section 6.11 b) ii) and iii) of this By-law, for lands zoned C1-1 and shown on Schedule "A" (Map 41) to this By-law, residential dwellings shall be permitted in existing commercial buildings fronting onto Parkhill King Street in association with or independent of any permitted commercial uses. Section 6.11 of this By-law shall otherwise apply, as appropriate.

16.3.2 Central Area Exception 2 (C1-2) Zone

Notwithstanding Section 16.1 of this By-law, for lands zoned C1-2 and shown on Schedule "A" (Maps 41 and 42) to this By-law, a gas station shall be permitted in association with a retail store as an additional permitted use.

16.3.3 Central Area Exception 3 (C1-3) Zone

Notwithstanding Section 16.1, on lands zoned C1-3 and shown on Schedule "A" (Map 42) to this By-law, a public garage shall be permitted in addition to the uses permitted under Section 16.1.

16.3.4 Central Area Exception 4 (C1-4) Zone

Notwithstanding Section 16.1.1, on lands shown on Schedule "A" (Map 41), the following provisions shall apply:

a) A duplex dwelling is permitted in addition to all other uses in the Central Commercial (C1) Zone;

b) Notwithstanding the above, where a duplex exists, no other commercial uses shall be permitted.

SECTION 17: GENERAL COMMERCIAL (C2) ZONE

17.1 PERMITTED USES

No persons shall hereafter change the use of any building, structure or land or erect and use any building or structure in a General Commercial (C2) Zone, except for the following uses:

a) Accessory use;

b) Agriculturally-related retail sales establishments;

c) Automobile service station;

d) Bake shop;

e) Building supply establishment;

f) Bus or taxi depot;

g) Convenience retail establishment with or without a gas bar;

h) Dry cleaning or laundry establishment;

i) Eating establishment;

j) Garden and nursery sales and supply establishment;

k) Home and auto supply store;

l) Hotel/motel;

m) Motor vehicle sales and service establishment;

n) Motor vehicle washing establishment;

o) Office;

p) Personal service shop;

q) Pharmacy;

r) Public garage;

s) Rental establishment;

t) Retail establishment that carries only furniture, appliances, home electronics, carpet, flooring and/or window coverings;

u) Tourist information centre.

17.2 ZONE REQUIREMENTS

No person within any General Commercial (C2) Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

a)	Minimum lot area	500.0 m^2
b)	Minimum lot frontage	15.0 m
c)	Minimum front yard setback	15.0 m
d)	Minimum exterior side yard setback	6.0 m
e)	Minimum interior side yard setback	4.5 m
f)	Minimum interior side yard setback adjacent to an R Zone	6.0 m
g)	Minimum rear yard setback	7.5 m
h)	Maximum lot coverage	50.0 %
i)	Maximum building height	10.5 m
j)	Maximum height of an accessory building	6.0 m in accordance with Section 6.3.3
k)	Maximum gross leasable floor area as a % of lot area	50.0 %
l)	Maximum gross leasable floor area of a single retail commercial use	3,000.0 m^2

17.3 ZONE EXCEPTIONS

17.3.1 General Commercial Exception 1 (C2-1) Holding Zone

Notwithstanding Section 17.1, on lands zoned C2-1 and shown on Schedule “A” (Map 41), a day care centre shall be permitted in addition to the uses under Section 17.

SECTION 18: HAMLET COMMERCIAL (HC) ZONE

18.1 PERMITTED USES

No persons shall hereafter change the use of any building, structure or land or erect and use any building or structure in a Hamlet Commercial (HC) Zone, except for the following uses:

a) Accessory use;

b) Agriculturally-related retail sales establishment;

c) Convenience retail establishment;

d) Club;

e) Dwelling unit;

f) Eating establishment;

g) Office;

h) Personal service shop;

i) Public garage.

18.2 ZONE REQUIREMENTS

No person within any Hamlet Commercial (HC) Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

a)	Minimum lot area	1,500.0 m^2
b)	Minimum lot frontage	30.0 m
c)	Minimum front yard setback	15.0 m
d)	Minimum exterior side yard setback	15.0 m
e)	Minimum interior side yard setback	4.5 m
f)	Minimum rear yard setback	15.0 m
g)	Maximum lot coverage	30.0 %
h)	Maximum building height	12.0 m
i)	Maximum height of an accessory building	6.0 m in accordance with Section 6.3.3

j)	Maximum height – accessory building	4.3 m
k)	Minimum distance to any lot line – accessory building	4.0 m

SECTION 19: INDUSTRIAL (M1) ZONE

19.1 PERMITTED USES

No person shall hereafter change the use of any building, structure or land or erect and use any building or structure in an Industrial (M1) Zone, except for the following uses:

19.1.1 Industrial Uses

a) Accessory use;

b) Building supply establishment;

c) Commercial bakery;

d) Concrete batching or mixing plant;

e) Contractor's yard;

f) Dairy or bottling establishment;

g) Dwelling unit for a caretaker, security guard or other person employed on the premises in accordance with Section 6.11;

h) Feed or flour mill;

i) Fuel storage yard;

j) Grain elevator;

k) Industrial uses including manufacturing, processing, storage and warehousing;

l) Monument works;

m) Motor vehicle washing establishment;

n) Outside storage area incidental to a permitted use, subject to the provision of Section 19.2;

o) Research and development establishment;

p) Sawmill or wood products plant;

q) Transportation terminal, forwarding depot or freight handling establishment.

19.1.2 Commercial Uses

a) Accessory use;

b) Agriculturally-related retail sales establishments;

c) Auction establishment;

d) Automobile service station;

e) Bus or taxi depot;

f) Commercial training centre (free standing);

g) Convenience retail establishment with or without gas bar;

h) Dry cleaning or laundry establishment;

i) Eating establishment;

j) Farm equipment sales and service;

k) Office;

l) Personal service shop;

m) Printing or publishing establishment;

r) Public garage;

n) Rental establishment (free standing);

o) Repair shop;

p) Television or radio broadcasting station or studio;

q) Tourist information centre.

19.2 ZONE RESTRICTIONS

19.2.1 Outside Storage

Notwithstanding the provisions of Section 19.1 to the contrary, outside storage as an incidental use shall not:

a) be permitted within any required yard;

b) be permitted within 7.5 m of a Provincial Highway or County Arterial or Collector Road;

c) exceed 75.0 % of the area of the lot on which it is located;

d) be permitted in any yard where such yard lies opposite or abuts an R, I, FD, OS or EP zone.

19.3 ZONE REQUIREMENTS

No person within any Industrial (M1) Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

a)	Minimum lot area	1,500.0 m^2
b)	Minimum lot frontage	30.0 m
c)	Minimum front yard setback	12.0 m
d)	Minimum exterior side yard setback	12.0 m
e)	Minimum interior side yard setback	4.0 m
f)	Minimum interior side yard setback adjacent to an R, I, FD, OS or EP Zone	12.0 m

g)	Minimum rear yard setback	12.0 m
h)	Minimum rear yard setback adjacent to an R, I, FD, OS or EP Zone	15.0 m
i)	Minimum lot depth	60.0 m
j)	Maximum lot coverage	50.0 %
k)	Maximum building height	10.5 m
l)	Maximum height of an accessory building	10.5 m in accordance with Section 6.3.3
m)	Maximum gross floor area percentage of lot area	200.0 %

19.4 ZONE EXCEPTIONS

19.4.1 Industrial Exception 1 (M1-1) Zone (deleted)

19.4.2 Industrial Exception 2 (M1-2) Zone

Notwithstanding Sections 19.1 and 19.3, on lands zoned M1-2 and shown on Schedule "A" (Map 42), the provisions of Section 20 shall apply with the following exceptions:

a) The following shall be the only permitted uses:
   i. Accessory use;
   ii. Agriculturally-related retail sales establishments;
   iii. Auction Establishment;
   iv. Automobile service station;
   v. Automotive upholstery use;
   vi. Bus or taxi depot;
   vii. Commercial training centre (free standing);
   viii. Convenience retail establishment with or without gas bar;
   ix. Dry cleaning or laundry establishment;
   x. Eating establishment;
   xi. Farm equipment sales and service;
   xii. Office;
   xiii. Personal service shop;
   xiv. Printing or publishing establishment;
   xv. Public garage;
   xvi. Rental establishment (free standing);
   xvii. Repair shop;
   xviii. Storage;
   xix. Television or radio broadcasting station or studio;
   xx. Tourist information centre.
   xxi. Existing buildings and structures legally existing prior to the date of passing of this By-law are permitted.

19.4.3 Industrial Exception 3 (M1-3) Zone

Notwithstanding Section 19.1 and 19.3, on lands zoned M1-3 and shown on Schedule "A" (Map 42), the provisions of Section 19 and Section 19.4 applicable to the M1-2 zone shall apply with the exception that a dwelling unit for a caretaker, security guard or other person employed on the premises in accordance with Section 6.11 shall also be permitted.

19.4.4 Industrial Exception 4 (M1-4) Zone

Notwithstanding Section 19.1 on lands shown as (H)M1-4 and shown on Schedule A, Map No. 41, 'Landscape Material Storage' is the only permitted use on the subject lands.

a) Lot Provisions:
   i. Minimum lot frontage – 15 m

SECTION 20: EMPLOYMENT (M2) ZONE

20.1 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 Employment (M2) Zone, except for the following uses:

20.1.1 Industrial

a) Accessory use;

b) Dry cleaning and laundry establishment;

c) Dwelling unit for a caretaker, security guard, or other person employed on the premises in accordance with Section 6.11;

d) Food preparation plant;

e) Light industrial uses including light manufacturing, processing of semi-manufactured goods or assembly of manufactured goods;

f) Mini-storage warehouse;

g) Research and development establishment;

h) Transportation terminal;

i) Warehouse for semi-manufactured or manufactured goods;

j) Wholesale distribution centre;

20.1.2 Commercial

a) Accessory use;

b) Agriculturally-related retail sales establishments;

c) Auction establishment;

d) Automobile parts supply establishment;

e) Automobile service station;

f) Bus or taxi depot;

g) Commercial training centre;

h) Convenience retail establishment with or without gas bar;

i) Dry cleaning establishment;

j) Eating establishment;

k) Farm equipment sales and service;

k) i) Motor vehicle sales and service establishment

l) Office;

m) Personal service shop;

n) Printing or publishing establishment;

o) Public garage;

p) Rental establishment;

q) Repair shop;

r) Television or radio broadcasting station or studio;

s) Tourist information centre.

20.2 ZONE RESTRICTIONS

20.2.1 Emission of Noise, Smoke or Odour

The types of uses permitted in an Employment (M2) Zone shall not adversely affect adjoining land uses through the emission of noise, smoke or odour.

20.2.2 Outside Storage

Notwithstanding the provisions of Section 20.1 to the contrary, outside storage as an incidental use shall not be permitted.

20.3 ZONE REQUIREMENTS

No person within any Employment (M2) Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

a)	Minimum lot area	1,500.0 m^2
b)	Minimum lot frontage	15.0 m
c)	Minimum front yard setback	15.0 m
d)	Minimum exterior side yard setback	15.0 m
e)	Minimum interior side yard setback	4.5 m*
f)	Minimum rear yard setback	7.5 m*
g)	Maximum building height	15.0 m
h)	Maximum height of an accessory building	10.5 m in accordance with Section 6.3.3
i)	Maximum gross floor area as % of lot area	100.0 %
j)	Maximum lot coverage	50.0 %

k) Maximum gross floor area per lot for commercial uses 1,500.0 m^2

* *Where a permitted industrial use under Section 20.1.1 is situated on a lot abutting an R, I, FD, OS or EP Zone, the minimum setback from that abutting property line shall be 20.0 m.*

20.4 ZONE EXCEPTIONS

20.4.1 Employment Exception 1 (M2-1(H)) Zone

Notwithstanding Sections 20.1, 20.2 and 20.3, on lands zoned M2-1 and shown on Schedule "A" (Map 43), the provisions of Section 20 shall apply with the following exceptions:

a) The following shall be the only permitted uses:

i) woodworking and cabinet fabrication shop;

ii) a single detached dwelling;

iii) residential accessory structures.

b) The minimum front yard setback for the workshop shall be 10.5 m (34 ft) and 10.0 m (33 ft) for the single detached dwelling;

c) The minimum side yard shall be 2.4 m (8 ft) for the workshop and 3.0 m for the single detached dwelling;

d) The minimum parking spaces for the industrial use shall be 3

The removal of the holding provision is contingent on the completion of site plan control including the registration of the agreement on title.

20.4.2 Employment ((H)M2) Holding Zone

Notwithstanding any other provisions of this By-law, on lands zoned (H)M2 and shown on Schedule "A" (Map 41), servicing agreements with the Municipality shall be executed prior to the removal of the holding prefix.

20.4.3 Employment Exception 2 (M2-2) Zone

Notwithstanding Section 20.1, on lands zoned M2-2 and shown on Schedule "A" (Map 41), the provisions of Section 20 shall apply with the exception that a retail store shall be an additional permitted use.

SECTION 21: RURAL INDUSTRIAL (M3) ZONE

21.1 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 Rural Industrial (M3) Zone, except for the following uses:

a) Accessory use;

b) Abattoir;

c) Agricultural sales and service establishment;

d) Animal clinic;

e) Bulk sales establishment;

f) Commercial greenhouse;

g) Contractor's yard or shop;

h) Dry industrial use;

i) Dwelling for a caretaker, security guard, or other person employed on the premises in accordance with Section 6.11;

j) Farm equipment sales and service;

k) Fuel storage yard;

l) Grain drying or handling facility;

m) Livestock sales barn and/or marketing yard;

n) Kennel;

o) Machine shop;

p) Outside storage as an accessory use;

q) Public garage;

r) Retail store as an accessory use;

s) Automobile service station;

t) Transportation terminal;

u) Warehouse;

v) Welding shop.

21.2 ZONE RESTRICTIONS

21.2.1 Outside Storage

Notwithstanding the provisions of Section 21.1 to the contrary, outside storage as an accessory use shall not:

a) be permitted within any required yard;

b) be permitted within 7.5 m of a Provincial Highway or County Arterial or Collector Road;

c) exceed 75.0 % of the area of the lot on which it is located;

d) be permitted in any yard where such yard lies opposite or abuts an R, I, FD, OS or EP zone.

21.3 ZONE REQUIREMENTS

No person within any Rural Industrial (M3) Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following:

a)	Minimum lot area	4,000.0 m^2
b)	Minimum lot frontage	60.0 m
c)	Minimum front yard setback	15.0 m
d)	Minimum exterior side yard setback	15.0 m*
e)	Minimum interior side yard setback	4.5 m*
f)	Minimum rear yard setback	7.5 m*
g)	Maximum building height	15.0 m
h)	Maximum height of an accessory building	10.5 m in accordance with Section 6.3.3
i)	Maximum lot coverage	35.0 %

* *Where a permitted industrial use is situated on a lot abutting an R, I, FD, OS or EP Zone, the minimum setback from that abutting property line shall be 20.0 m.*

21.4 ZONE EXCEPTIONS

21.4.1 Rural Industrial Exception 1 (M3-1) Zone

Notwithstanding Section 21.1, on lands zoned M3-1 and shown on Schedule "A" (Map 15), the provisions of Section 21.1 shall apply with the exception that the existing automotive parts painting use, which is not agriculturally-related, and an accessory single detached dwelling be permitted.

21.4.2 Rural Industrial Exception 2 (M3-2) Zone

Notwithstanding Section 21.1, on lands zoned M3-2 and shown on Schedule "A" (Map 15), the provisions of Section 21 shall apply with the following exceptions:

a) An electrical, sheet metal and plumbing contracting business and an accessory single detached dwelling are the only uses permitted.

b) The minimum lot area shall be 0.97 hectares.

21.4.3 Rural Industrial Exception 3 (M3-3) Zone

Notwithstanding Section 21.1 and 21.2, on lands zoned M3-3 and shown on Schedule "A" (Map 45), the provisions of Section 21.1 and 21.2 shall not apply and are replaced with the following exceptions:

a) The only permitted use shall be a public garage.

b) The buildings and structures existing on the date of adoption of this By-law are permitted.

c) The lot area is 0.21 hectares.

d) The lot frontage is 54.0 metres.

e) The maximum building height is one storey.

f) 1 space minimum for each employee and 5 spaces minimum for visitor parking and for the short term parking of vehicles which are under repair which spaces shall be kept available for such uses at all times, and shall not be used for the long term storage on vehicles kept of the property for other purposes.

g) Any area not required for buildings, structures or parking shall be landscaped open space.

21.4.4 Rural Industrial Exception 4 (M3-4) Zone

Notwithstanding Section 21.1 and 21.2, on lands zoned M3-4 and shown on Schedule "A" (Map 45), the provisions of Section 21.1 and 21.2 shall not apply and are replaced with the following exceptions:

a) The only permitted use shall be an auto-wrecking establishment.

b) The buildings and structures existing on the date of adoption of this By-law are permitted.

c) The lot area existing on the date of adoption of this By-law is permitted.

d) The lot frontage is 62.7 metres.

e) The maximum building height is one storey.

f) 1 space maximum for each employee and 3 spaces minimum for visitor parking which spaces shall be kept available for such use at all times and shall not be used for the long term storage of vehicles kept on the property for other purposes.

g) Any area not required for buildings, structures, parking or storage of vehicles shall be landscaped open space.

h) A closed fence of a minimum of 2.4 metres in height shall be required around the perimeter of any area of the lot used for the wrecking or dismantling of motor vehicles and for the storage and sale of scrap material, salvage and parts obtained therefrom.

21.4.5 Rural Industrial Exception 5 (M3-5) Zone

Notwithstanding Section 21.1 and 21.2, on lands zoned M3-5 and shown on Schedule "A" (Map 36), the provisions of Section 21 shall apply with the following exceptions:

a) The permitted uses shall be agricultural construction contractor's yard and shop; manufacturing of pre-cast concrete products for agricultural construction; concrete batching plant accessory to the manufacturing use; single unit detached dwelling as an accessory use; and accessory use including office facilities.

b) Outside storage shall be permitted within a rear yard and interior yard between buildings.

c) The rear yard depth shall be 15.0 m.

d) One sign only is permitted with maximum dimensions of 2.5 m width and 2.5 m height extending a maximum of 3.3 m from the ground. The sign may be illuminated.

21.4.6 Rural Industrial ((H)M3) Holding Zone

Notwithstanding any other provisions of this By-law, on lands zoned (H)M3 and shown on Schedule "A" (Map 21), servicing agreements with the Municipality shall be executed prior to the removal of the holding prefix.

21.4.7 Rural Industrial Exception 6 (M3-6) Zone

Notwithstanding Section 21.1, on lands zoned M306 and shown on Schedule "A" (Map 10), the provisions of Section 21 shall apply with the following exception:

a) The only permitted use shall be a commercial trucking and excavating business and retail landscape stone supply business;

b) The buildings and structures existing on the date of adoption of this By-law are permitted.

21.4.8 Rural Industrial Exception 7 (M3-7) Zone

Notwithstanding Section 21.1, on lands zoned M3-7 and shown on Schedule "A" (Map 10) the provisions of Section 21.1 shall apply with the exception that the outside seasonal storage of travel trailers and the sale of motor vehicles are permitted as additional uses subject to the following additional regulations:

a) Only the buildings and structures existing on the date of adoption of this by-law are permitted;
b) The outside storage use is permitted in the rear yard only;
c) The outside storage use shall comprise no more than seventy-five percent (75%) of the total lot area on which it is located;
d) A maximum of ten motor vehicles may be kept and offered for sale at any time.

21.4.9 Rural Industrial Exception 8 (M3-8) Zone

Notwithstanding Section 21.1, on lands zoned M3-8 and shown on Schedule "A" (Map 6), the provisions of Section 21.1 shall apply with the exception that an accessory single detached dwelling is permitted.

21.4.10 Rural Industrial Exception 9 (M3-9) Zone

Notwithstanding Section 21.1, on lands zoned M3-9 and shown on Schedule "A" (Map 21), the provisions of Section 21.1 shall apply with the exception that a single detached dwelling and an automotive restoration and television production use is permitted.

21.4.11 Rural Industrial Exception 10 (M3-10) Zone

Notwithstanding Section 21.1, on lands zoned M3-10 and shown on Schedule "A" (Map 20), the provisions of Section 21.1 shall apply with the following exceptions:

a) The only permitted use shall be a contractor's yard or shop with accessory single detached dwelling;
b) The buildings and structures existing on the date of adoption of this By-law are permitted.

21.4.12 Rural Industrial Exception 11 (M3-11) Zone

Notwithstanding Section 21.1 and 21.3 b), on lands zoned M3-11 and shown on Schedule "A" (Map 29), the provisions of Section 21 shall apply with the following exceptions:

a) The only permitted use shall be a contractor's yard or shop;
b) Minimum lot frontage shall be 52 metres.

21.4.13 Rural Industrial Exception 12 (M3-12 (t)) Zone

Notwithstanding Section 21.1, on lands zoned M3-12(t) and shown on Schedule "A" (Map 15), a storage container and mobile office trailer to be located in the front yard on a rural industrial parcel of land for a maximum period of two years shall be permitted. Upon expiry of the temporary period of one (1) year from the date of passing of this by-law, or upon occupancy of the new manufacturing facility, whichever occurs first, the provisions of this zoning category will expire and the zoning of the lands shall revert back to M3 zone.

SECTION 22: EXTRACTIVE INDUSTRIAL (M4) ZONE

22.1 PERMITTED USES

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

a) Accessory use and associated operation;

b) Agricultural uses are permitted in an Extractive Industrial (M4) Zone but, notwithstanding Section 6.3, buildings and structures accessory to an agricultural use are not a permitted use;

c) Asphalt batching plant;

d) Concrete batching plant;

e) Extractive use licensed under the *Oil, Gas and Salt Resources Act*;

f) Quarrying and sand and gravel pit operation or any other operation licensed under the *Aggregate Resources Act*;

g) Washing, screening, crushing and storage of sand, gravel, ballast, stone, aggregates, clays, brick, peat, and other surface and sub-surface resource materials operation;

h) Notwithstanding any other provision of this By-law, a temporary mobile work camp consisting of mobile homes or other structures designed to be made mobile may be located and used on a lot in the Extractive Industrial (M4) Zone as a use accessory to pit or quarry operations or to a use permitted in this Section.

22.2 ZONE RESTRICTIONS

No person within an Extractive Industrial (M4) Zone shall excavate so that a pit or quarry edge is at a point less than 38.0 metres from the limit of any road right-of-way and/or 30.0 metres from any adjoining property line. However, this lot line restriction may be waived where two extractive operations abut and are being mined at the same time thus permitting a more efficient use of the available aggregate.

No use shall be permitted and no person shall make or establish a pit or quarry within;

a) 75.0 metres of any residential use on another lot; or

b) 50.0 metres of any street.

The requirements set out in Section 22.3 do not apply to conveyor and loading facilities accessory to an extractive industrial operation or to a permitted agricultural use.

22.3 ZONE REQUIREMENTS

No person within any Extractive Industrial (M4) Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following:

a) Minimum front, side and rear yard	30.0 m
b) Maximum building height	20.0 m
c) Minimum distance to a lot line for an accessory building	10.0 m
d) Maximum height of an accessory building	10.5 m in accordance with Section 6.3.3

22.4 ZONE EXCEPTIONS

22.4.1 Extractive Industrial Exception 1 (M4-1) Zone

Notwithstanding Section 22.1, 22.2 and 22.3, on lands zoned M4-1 and shown on Schedule “A” (Map 17), the provisions of Section 22 shall apply with the following exceptions:

a) A wildlife sanctuary use, residential use, and accessory uses shall be additional permitted uses.

b) A single detached dwelling and accessory buildings and structures for the permitted uses including a private garage shall be additional permitted buildings and structures.

c) A single detached dwelling may be permitted in accordance with the regulations of Section 7.3 and the provisions of Section 22.3 shall not apply to such a dwelling.

d) Section 6.22 (landscaping and buffering requirements) does not apply to the defined area.

22.4.2 Extractive Industrial Exception 2 (M4-2) Zone

Notwithstanding Section 22.1, on lands zoned M4-2 and shown on Schedule “A” (Map 28), the provisions of Section 22 shall apply with the exception that a single unit detached dwelling shall be permitted in addition to all other permitted uses in the M4 zone.

22.4.3 Extractive Industrial Exception 3 (M4-3) Zone

Notwithstanding Section 22.1, on lands zoned M4-3 and shown on Schedule “A” (Map 3), the provisions of Section 22 shall apply with the exception that a dwelling and business are permitted.

22.4.4 Extractive Industrial Exception 4 (M4-4) Zone

Notwithstanding Section 22.1, on lands zoned M4-4 and shown on Schedule “A” (Map 14), an existing residential use and accessory uses shall be permitted.

SECTION 23: WASTE PROCESSING AND DISPOSAL (M5) ZONE

23.1 PERMITTED USES

No person shall within any Waste Processing and Disposal (M5) Zone use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

a) Accessory use;

b) Agricultural use save and except on lots shown on Maps 41, 42 and 43 of Schedule "A";

c) Composting facility;

d) Closed landfill sites or areas;

e) Landscape planting, berms, fences and other similar screening measurers for adjacent landfilling activities;

f) Maintenance or perimeter roads and transportation routes for the transportation/transfer of waste materials;

g) Material recovery facility or area;

h) Monitoring devices to measure ground water quality, hydrogeological parameters, gas and leachate migration, surface water quality and air quality related to adjacent landfilling activities;

i) Nuisance control measures to mitigate noise, dust, odour, litter, vermin and vectors, and visual impacts created by adjacent landfilling activities;

j) Remedial measures for the collection of contaminates from adjacent landfilling activities;

k) Stormwater collection ponds;

l) Temporary borrow pits and soil stock piles;

m) Waste disposal through the landfilling of non-hazardous waste.

23.2 ZONE REQUIREMENTS

No person shall within any Waste Processing and Disposal (M5) Zone use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following:

a) Minimum lot frontage	150.0 metres
b) Minimum Setback	20.0 m for a material recovery facility or area from an A, R,

		I, FD, OS or EP Zone
		12.0 m for a weigh scale from an A, R, I, FD, OS or EP Zone
		12.0 m for maintenance or perimeter roads and transportation routes from an A, R, I, FD, OS or EP Zone
		3.0 m for all other permitted uses from an A, R, I FD, OS, and EP Zone
c)	Maximum height of an accessory building	10.5 m in accordance with Section 6.3.3

The zone standards for new sites shall be the above or those stipulated in the Certificate of Approval issued by the Ministry of the Environment, whichever is the more restrictive.

SECTION 24: INSTITUTIONAL (I1) ZONE

24.1 PERMITTED USES

No person within any Institutional (I1) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

a) Accessory use;

b) Club;

c) Elementary school;

d) Fire hall;

e) Municipal use;

f) Place of worship;

g) Playground;

h) Public park.

24.2 ZONE REQUIREMENTS

No person with any Institutional (I1) Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

a)	Minimum front yard	9.0 m
b)	Minimum rear yard	7.5 m
c)	Minimum interior side yard	4.5 m
d)	Minimum exterior side yard	7.5 m
e)	Maximum lot coverage	20.0 %
f)	Maximum building height	9.0 m
g)	Maximum height of an accessory building	6.0 m in accordance with Section 6.3.3

24.3 ZONE EXCEPTIONS

24.3.1 Institutional Exception 1 (I1-1) Zone

Notwithstanding Section 24.2 d) on lands shown zoned I-1on Schedule “A” (Map 41), the minimum exterior side yard shall be 0.0 metres and notwithstanding Section 6.28 a) on lands shown on Schedule “A” (Map 41) the minimum top-of-bank setback from the Cameron Gillies Drain for buildings and structures shall be 6.0 metres.

24.3.2 Institutional Exception 2 (I1-2) Zone

Notwithstanding Section 24.2a) the minimum front yard setback shall be 5.5 m, and notwithstanding Section 24.2e) the maximum lot coverage shall be 22%.

SECTION 25: COMMUNITY USE (I2) ZONE

25.1 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 Community Use (I2) Zone, except for following uses:

a) Accessory use;

b) Arena, curling or skating rink;

c) Art gallery;

d) Cemetery, other than those included under Section 7.1;

e) Community park, park or recreation trail;

f) Day nursery or day care centre;

g) Elementary school;

h) Emergency services depot/hall;

i) Fairground;

j) Fire hall;

k) Golf course;

l) Government office;

m) Health care facility;

n) Library;

o) Municipal use;

p) Museum;

q) Park, public or private;

r) Place of assembly;

s) Place of worship;

t) Police station;

u) Post office;

v) Public transportation terminal;

w) Secondary school;

x) Single detached dwelling.

25.2 ZONE REQUIREMENTS

In a Community Use (I2) 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 lot area	5,000.0 m^2
b)	Minimum lot frontage	45.0 m
c)	Minimum front yard setback	12.0 m
d)	Minimum exterior side yard setback	9.0 m
e)	Minimum interior side yard setback	6.0 m
f)	Minimum rear yard setback	9.0 m
g)	Maximum lot coverage	50.0 %
h)	Maximum building height	15.0 m
i)	Maximum height of an accessory building	6.0 m in accordance with Section 6.3.3
j)	Maximum gross floor area as % of lot area	100.0 %

25.3 ZONE EXCEPTIONS

25.3.1 Community Use Exception 1 (I2-1) Zone

Notwithstanding Section 25.1, on lands zoned I2-1 and shown on Schedule “A” (Map 24), the provisions of Section 25 shall apply with the exception that:

a) The only permitted use shall be a medium secure custody unit accommodating a maximum of twelve residents at any given time, a correctional group home and accessory uses, which may include a school.

b) That buildings and structures are in accordance with the provisions of Section 6 of this By-law.

c) A maximum bed capacity of 40, which does not include staff.

25.3.2 Community Use Exception 2 (I2-2) Zone

Notwithstanding Section 25.2, on lands zoned I2-2 and shown on Schedule "A" (Map 42), the regulations of Section 25 shall apply with the following exceptions:

a) Section 25.2 c) shall not apply.

b) The minimum rear yard depth shall be 1.5 metres.

c) The minimum interior side yard depth shall be 0.6 metres.

d) The minimum exterior side yard depth shall be nil.

e) The parking requirement shall be 7 spaces.

25.3.3 Community Use Exception 3 (I2-3) Zone

Notwithstanding Section 25.1, on lands zoned I2-3 and shown on Schedule "A" (Map 41), a funeral home and associated residential uses shall be the only permitted use.

25.3.4 Community Use Exception 4 (I2-4) Zone

Notwithstanding Section 6.17 and 25.1, on lands zoned I2-4 and shown on Schedule "A" (Map 41), a 15-bed group home and an associated school shall be the only permitted uses.

25.3.5 Community Use Exception 5 (I2-5) Zone

Notwithstanding Section 25, on lands zoned I2-5 and shown on Schedule "A" (Map 42), only one institutional building shall be permitted.

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:

a) Accessory use;

b) Agricultural use save and except on lots shown on Maps 41, 42 and 43 of Schedule "A";

b) Campground;

c) Conservation use;

d) Park or parkette except for a park including associated community centre facilities and major sports facilities;

e) Environmental protection use;

f) Forestry use;

g) Golf course;

h) Recreational trail;

i) Sanctuary use;

j) Single detached dwelling, subject to Section 26.2;

k) 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

26.4 ZONE EXCEPTIONS

26.4.1 Parks and Recreation Exception 1 (PR-1) Zone

Notwithstanding Section 26.1, on lands zoned PR-1 and shown on Schedule “A” (Map 24), to this By-law, a retreat centre, rental cabins, and rental trailers shall be permitted in addition to the uses permitted under Section 26.1

26.4.2 Parks and Recreation Exception 2 ((H)PR-2) Zone

Notwithstanding Section 26.1, on lands shown on Schedule “A” (Map 41), the following provisions shall apply:

a) Permitted Uses:
Stormwater Management
Parkette
Recreational Trail

b) Removal of the Holding provision in contingent on confirmation of adequate municipal services and the completion of a subdivision agreement, including registration of the document on title.

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.

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.

27.4.1.1 Environmental Protection Exception 1 (EP-1-1(t)) Zone (expired)

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.

27.4.4 Environmental Protection Exception 4 (EP-4)

Notwithstanding Section 27.1 d) on lands shown on Schedule "A" (Map 14) existing agricultural use shall not include the spreading of livestock manure and notwithstanding Section 27.2 no buildings and structures are 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

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.

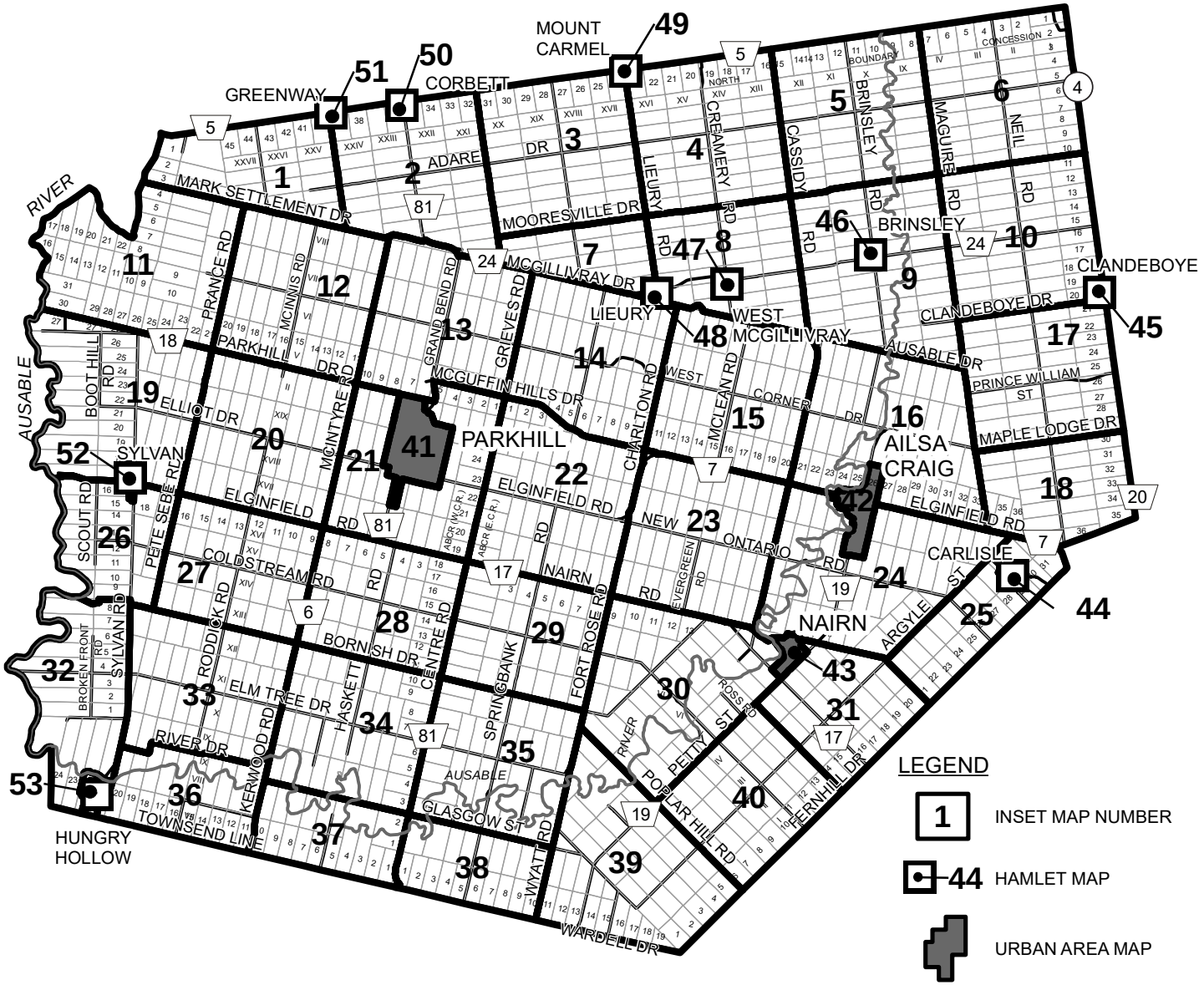
SECTION 29: EFFECTIVE DATE AND ADOPTION

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:	June 21, 2004
READ A SECOND TIME ON:	June 21, 2004
READ A THIRD TIME AND FINALLY PASSED ON:	June 21, 2004

"Wesley Hodgson"	"Shirley Scott"
Mayor	Administrator/Clerk

LAND USE SCHEDULES



ZONES

A1	GENERAL AGRICULTURAL ZONE
A2	RESTRICTED AGRICULTURAL ZONE
A3	URBAN RESERVE ZONE
AG1	AGRICULTURAL SMALL LOT ZONE
R1	RESIDENTIAL DENSITY ONE ZONE
R2	RESIDENTIAL DENSITY TWO ZONE
R3	RESIDENTIAL DENSITY THREE ZONE
RH	HAMLET RESIDENTIAL ZONE
RS	RESIDENTIAL CARE FACILITIES ZONE
RC	RESIDENTIAL-COMMERCIAL ZONE
C1	CENTRAL COMMERCIAL ZONE
C2	GENERAL COMMERCIAL ZONE
HC	HAMLET COMMERCIAL ZONE
M1	INDUSTRIAL ZONE
M2	EMPLOYMENT ZONE
M3	RURAL INDUSTRIAL ZONE
M4	EXTRACTIVE INDUSTRIAL ZONE
M5	WASTE PROCESSING AND DISPOSAL ZONE
I1	INSTITUTIONAL ZONE
I2	COMMUNITY USE ZONE
PR	PARKS AND RECREATION ZONE
EP	ENVIRONMENTAL PROTECTION ZONE
FD	FUTURE DEVELOPMENT ZONE

XX CONCESSION NUMBER

18 LOT NUMBER

(4) PROVINCIAL HIGHWAY

20 COUNTY ROAD

LAKE HURON PIPELINE

APPROXIMATE LIMIT OF HAZARD LANDS, AS DEFINED BY SECTION 6.18 OF THIS BY-LAW

FLOODPLAIN (ONE ZONE) REFER TO SECTION 4.5

FLOOD AND FILL LINE HAZARD MAPPING PROVIDED BY THE AUSABLE BAYFIELD CONSERVATION AUTHORITY (ABCA). THESE LINES ARE ONLY A REPRESENTATION OF THE LOCATIONS OF THE HAZARD AREAS. FOR SPECIFIC LOCATION OF THESE FEATURES PLEASE CONTACT THE ABCA.

LEGEND

1 INSET MAP NUMBER

44 HAMLET MAP

URBAN AREA MAP

EXCEPTIONS TO THIS ZONING BY-LAW ARE SHOWN ON THE MAPS COMPRISING THIS SCHEDULE AS ZONING CATEGORY SYMBOLS FOLLOWED BY A HYPHENATED NUMBER (e.g. R1-1), REFER TO THE RESPECTIVE TEXTUAL SECTION OF THIS BY-LAW FOR THE SPECIFIC ZONING PROVISIONS RELATED TO THE IDENTIFIED PROPERTY OR PROPERTIES.

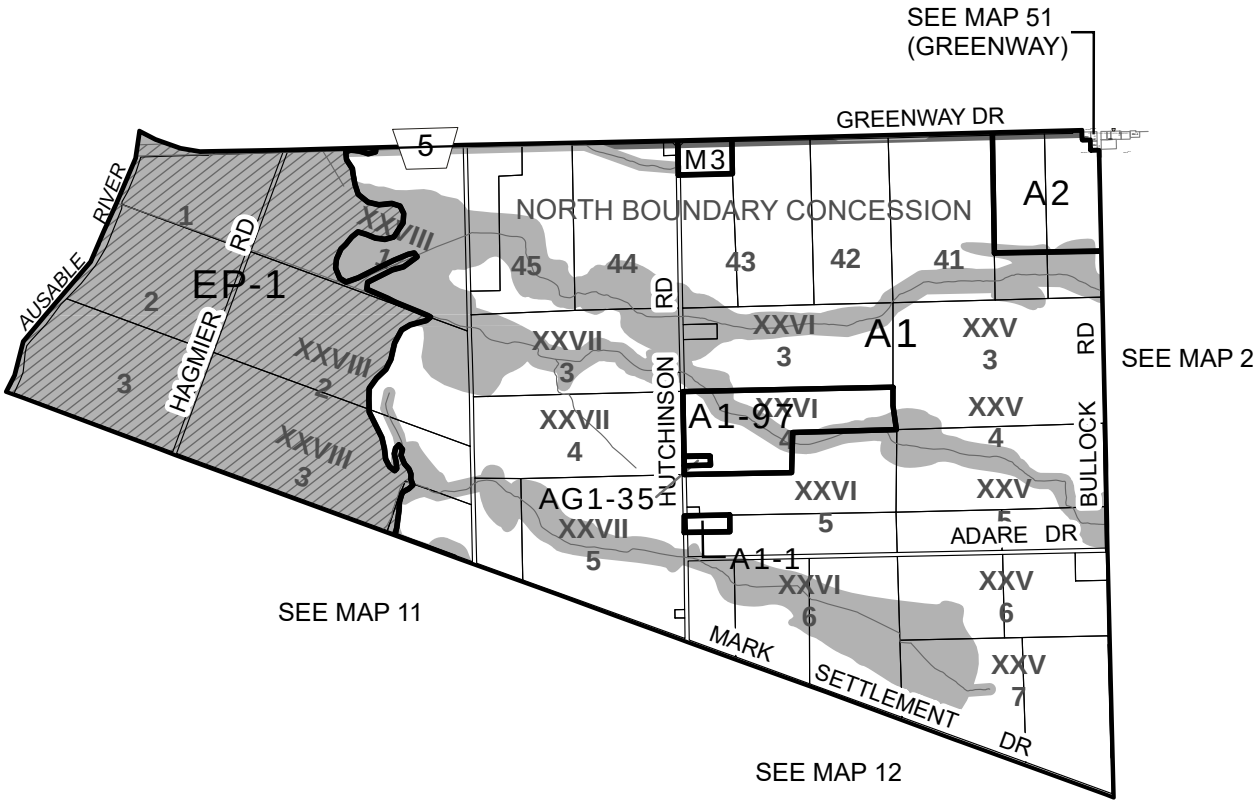
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

**SCHEDULE "A"
LAND USE
KEY MAP**

0 1 2 3 4 5 KM

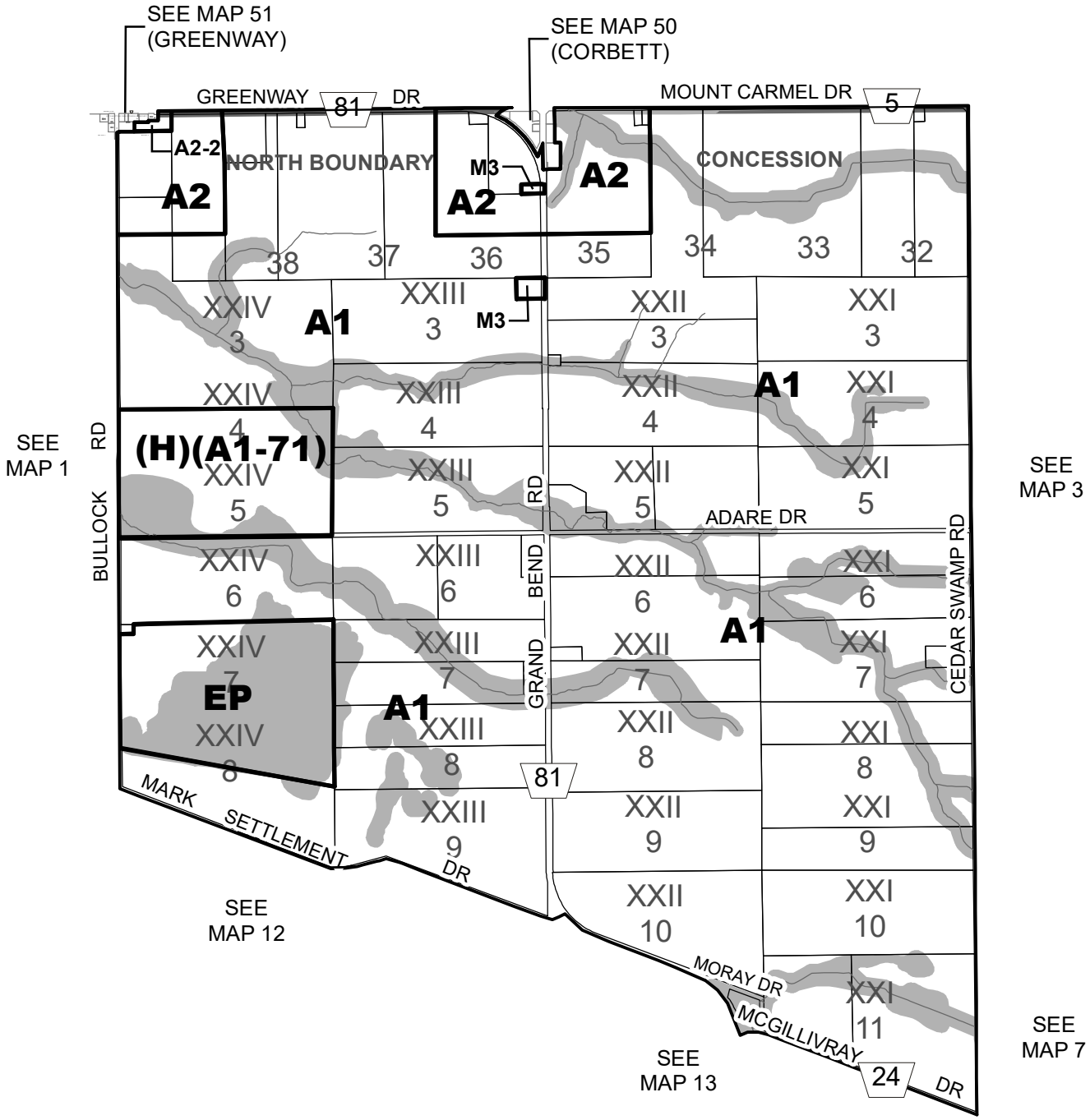
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LEGEND

LAKE HURON PIPELINE

MUNICIPALITY OF NORTH MIDDLESEX	MUNICIPALITY OF NORTH MIDDLESEX ZONING BY-LAW	0 250 500 750 1,000 1,250 M
	SCHEDULE "A" LAND USE MAP 1	Map **1**



LEGEND

LAKE HURON PIPELINE

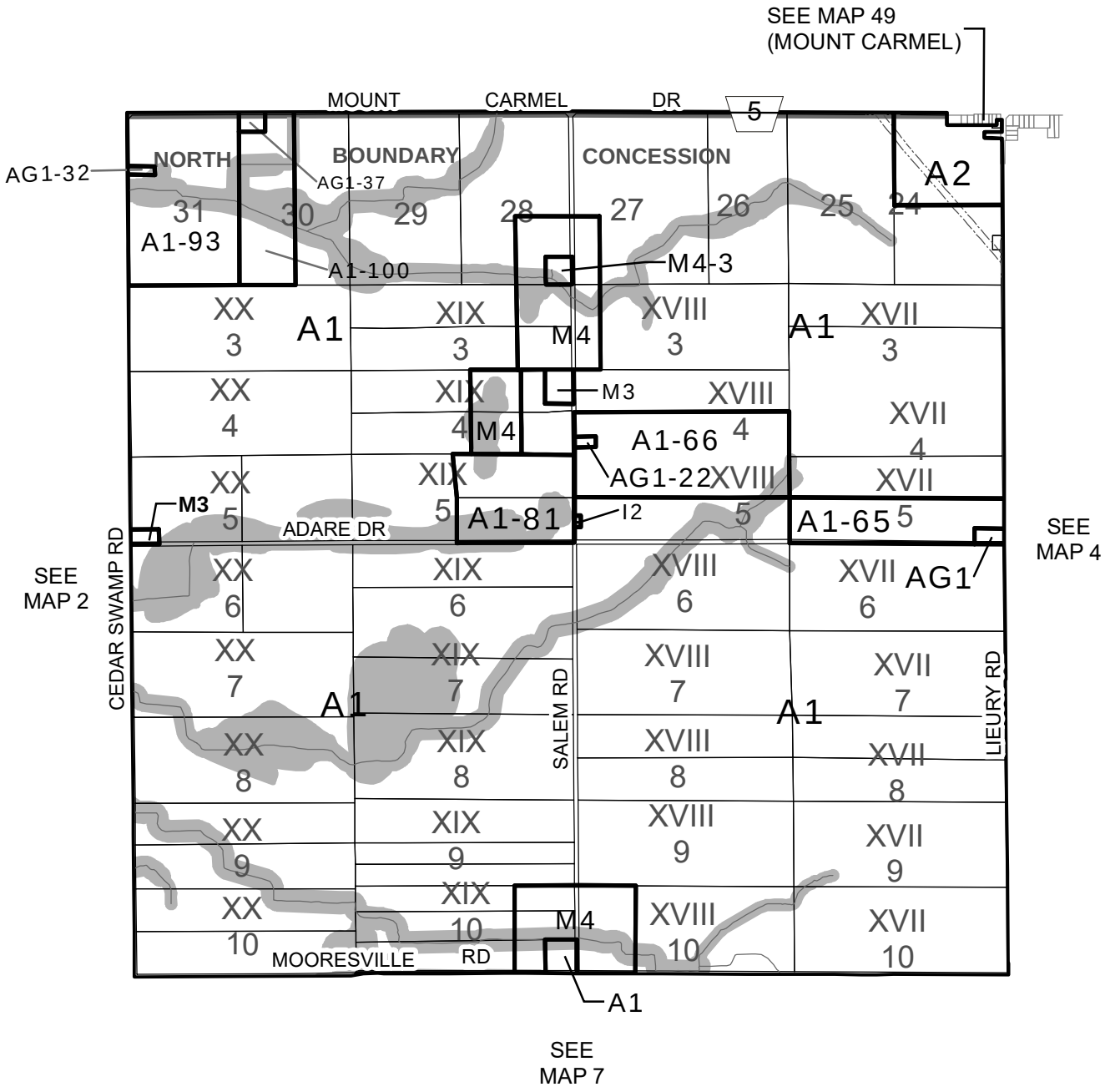
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 2

0 200 400 600 800 1,000 M

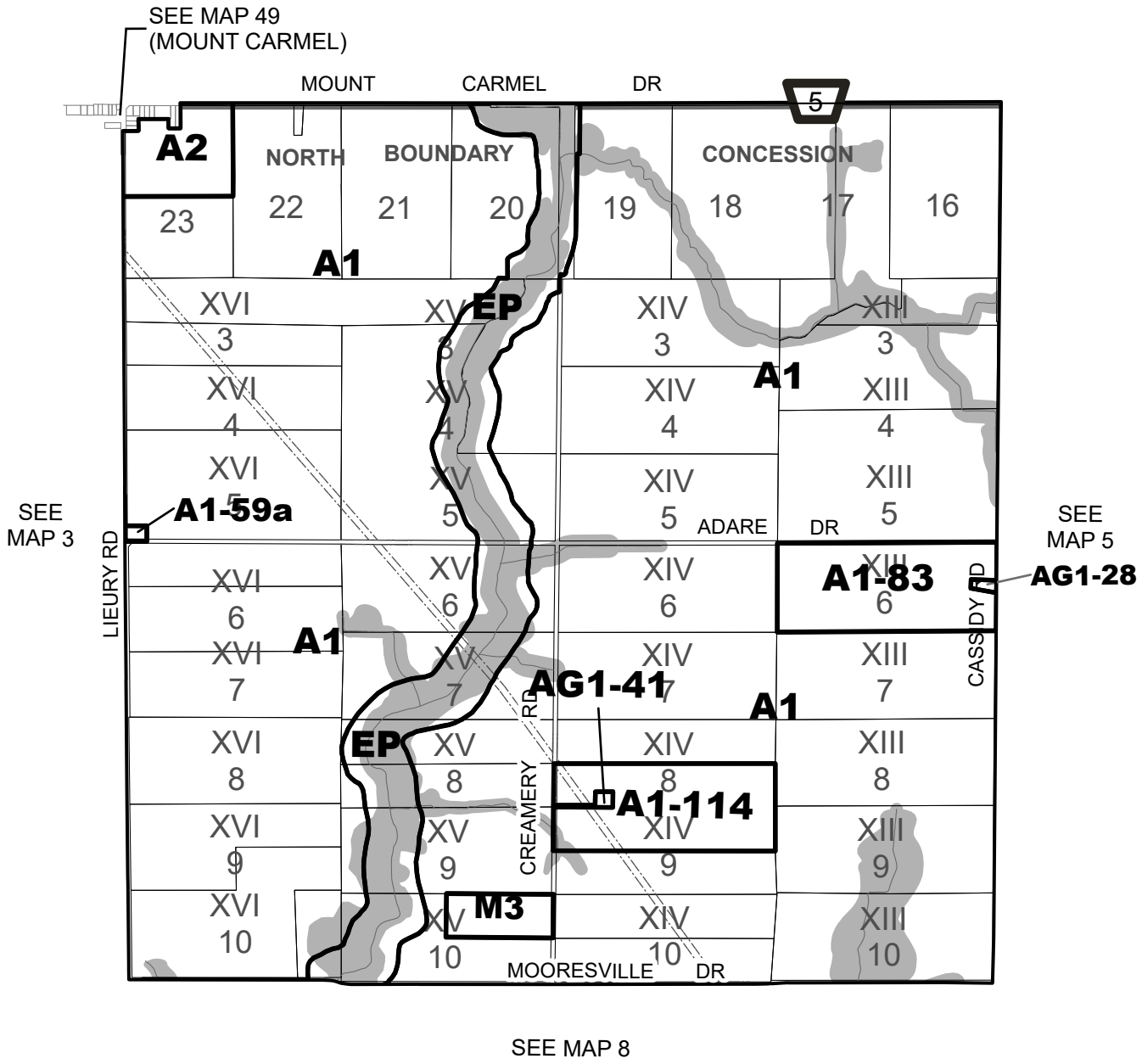
Map **2**



LEGEND

LAKE HURON PIPELINE

MUNICIPALITY OF NORTH MIDDLESEX	MUNICIPALITY OF NORTH MIDDLESEX ZONING BY-LAW	0 200 400 600 800 1,000 M
	SCHEDULE "A" LAND USE MAP 3	Map 3



LEGEND

LAKE HURON PIPELINE

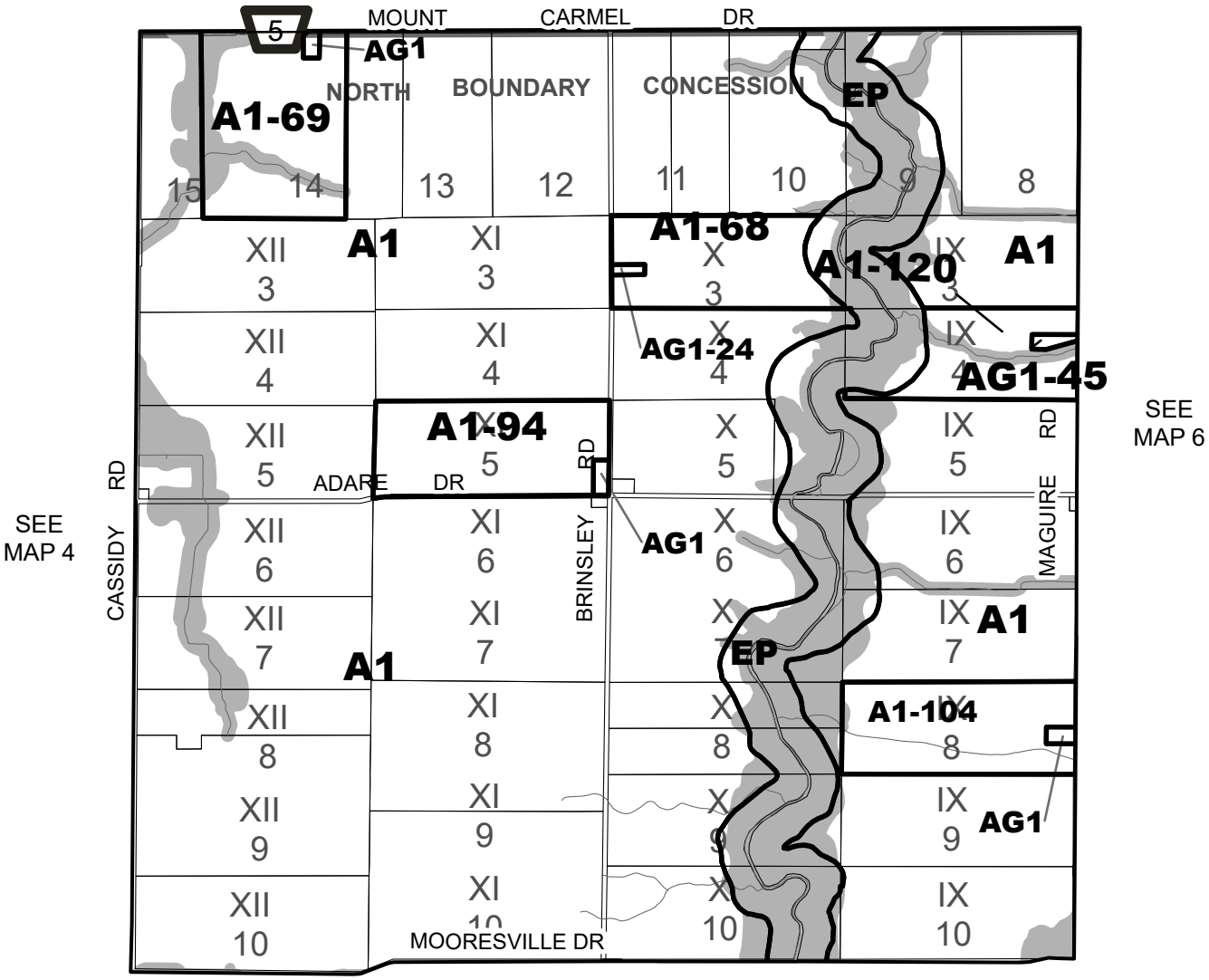
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 4

0 200 400 600 800 1,000 M

Map **4**



LEGEND

LAKE HURON PIPELINE

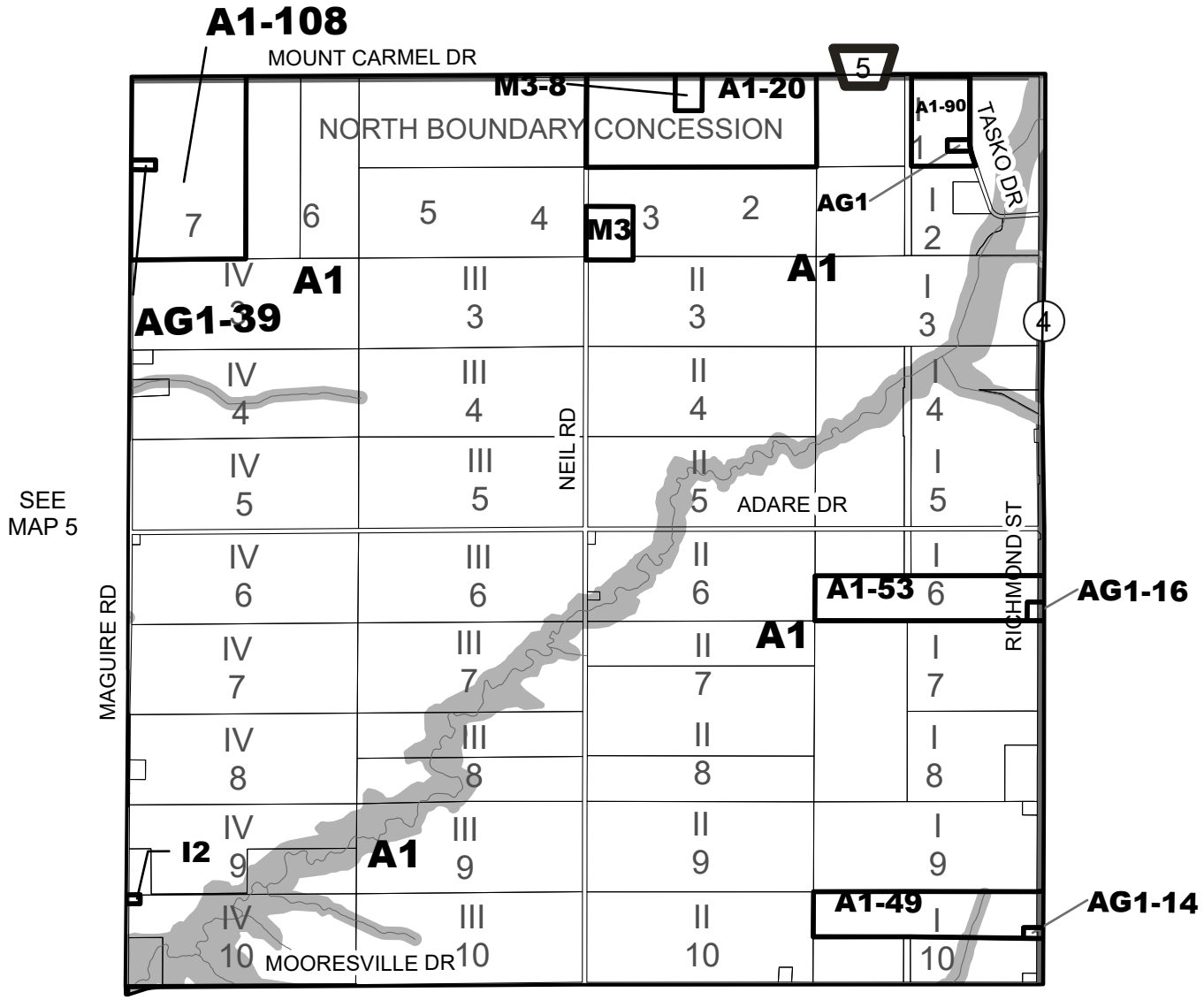
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 5

0 200 400 600 800 1,000 M

Map **5**

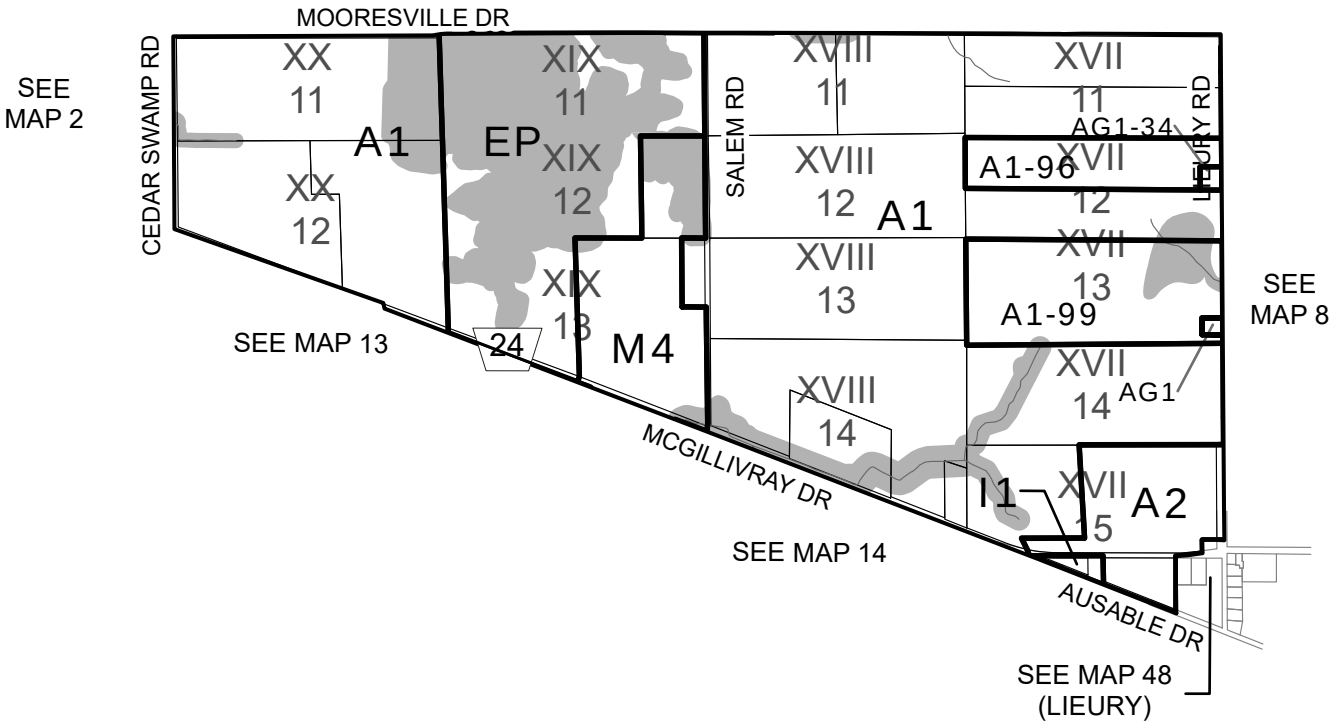


LEGEND

LAKE HURON PIPELINE

MUNICIPALITY OF NORTH MIDDLESEX	MUNICIPALITY OF NORTH MIDDLESEX ZONING BY-LAW SCHEDULE "A" LAND USE MAP 6	0 200 400 600 800 1,000 M Map **6**

SEE MAP 3



LEGEND

LAKE HURON PIPELINE

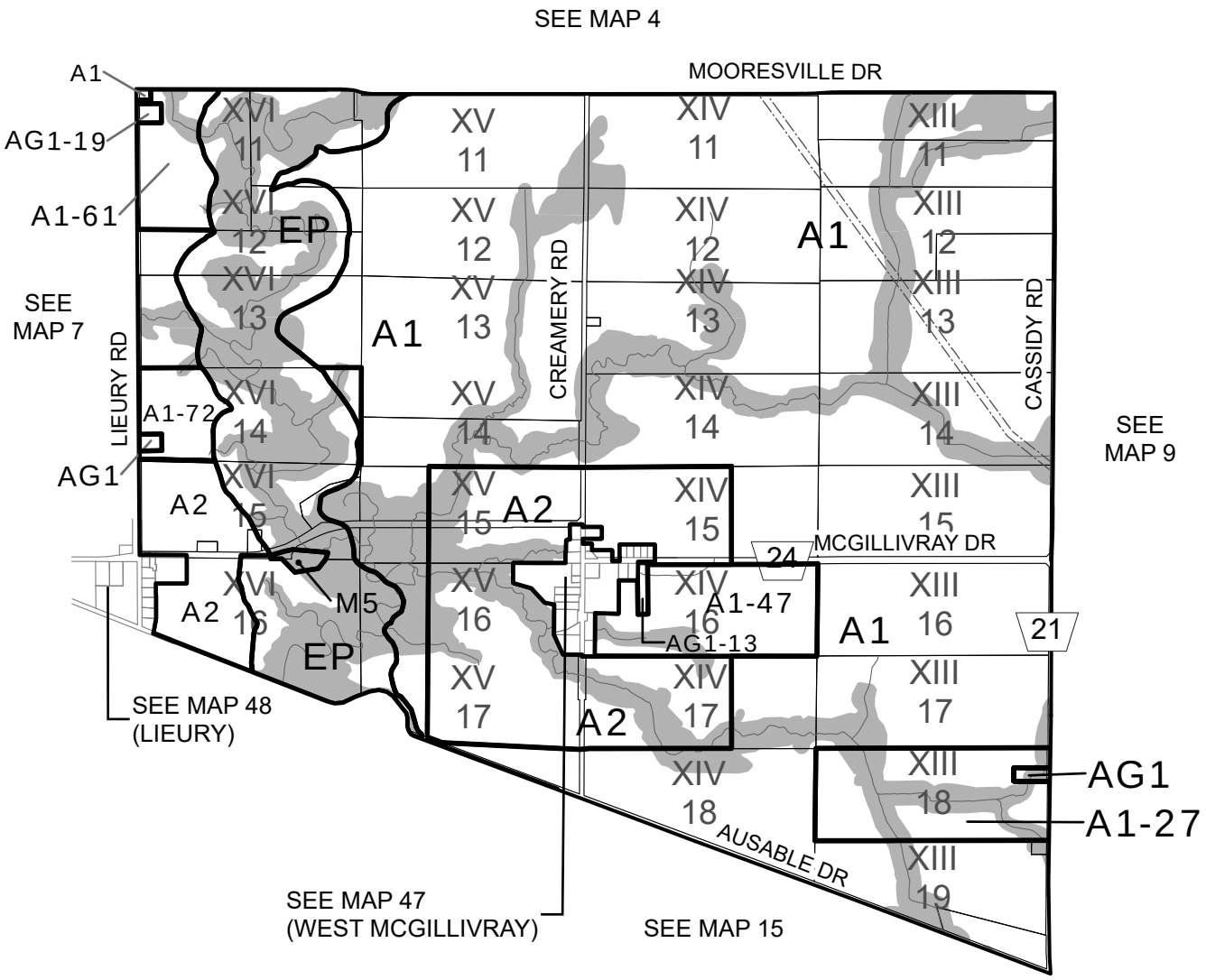
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 7

0 200 400 600 800 1,000 M

Map 7



LEGEND

LAKE HURON PIPELINE

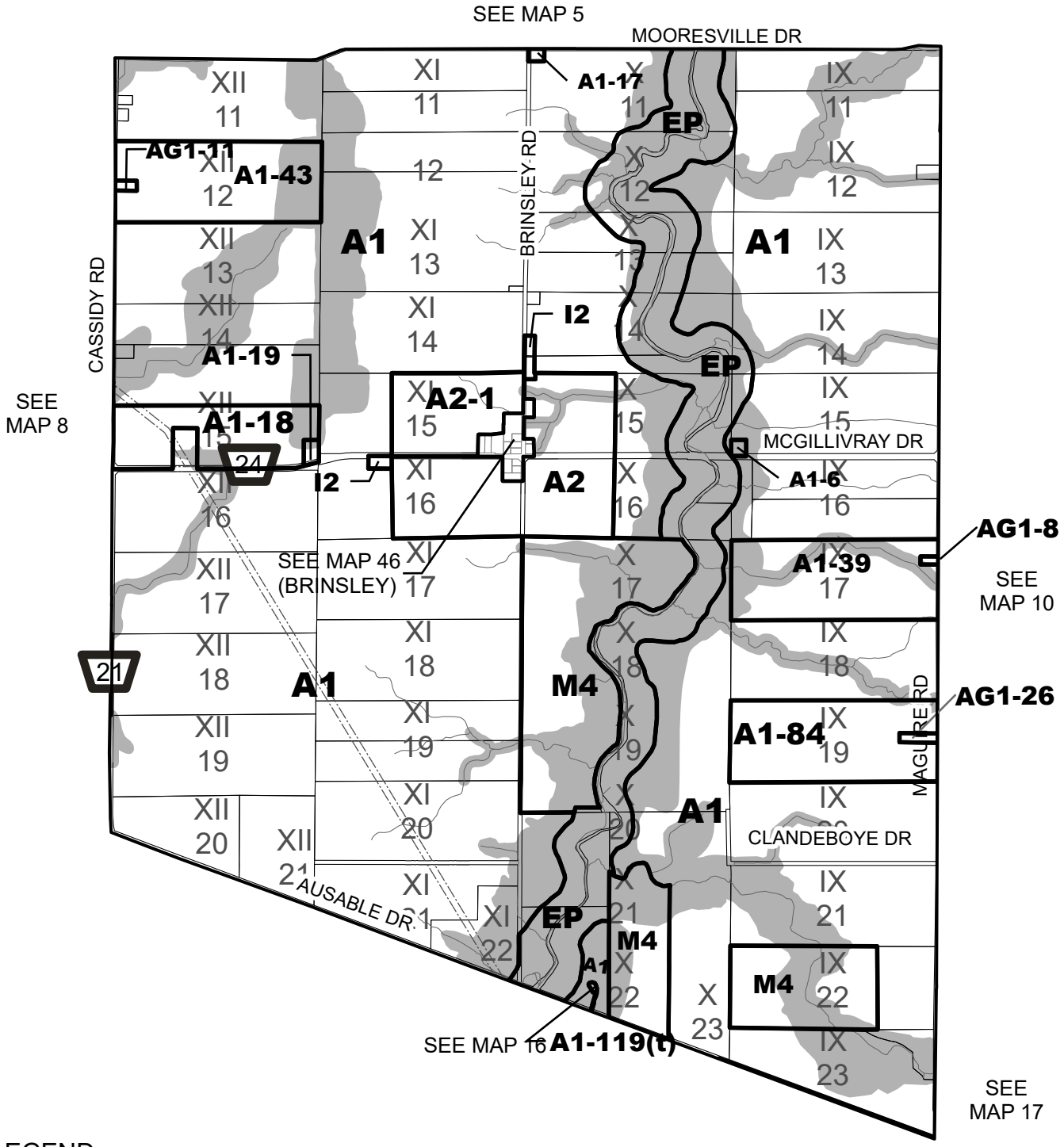
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 8

0 200 400 600 800 1,000 M

Map **8**



LEGEND

LAKE HURON PIPELINE

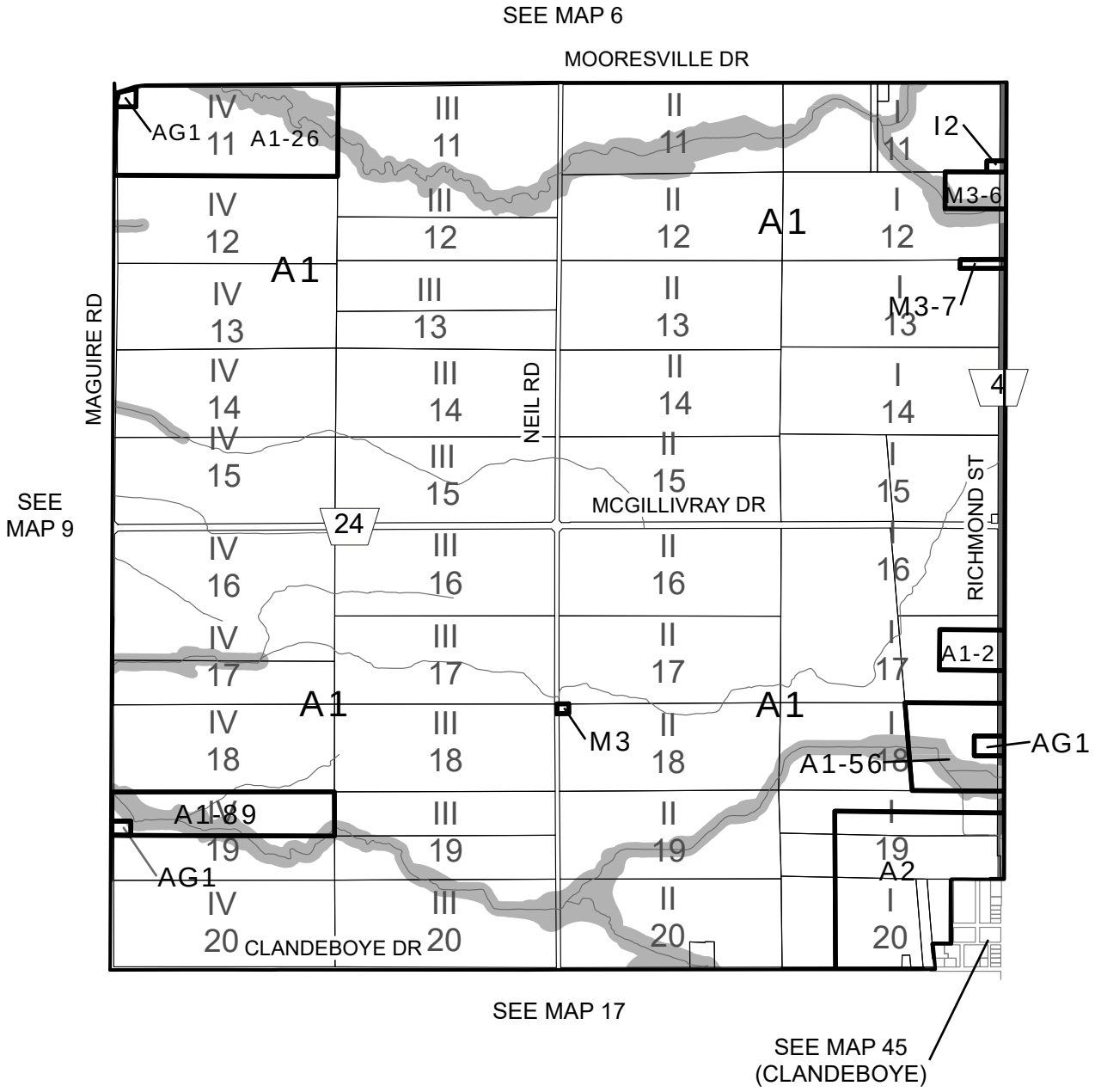
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 9

0 200 400 600 800 1,000 M

Map 9

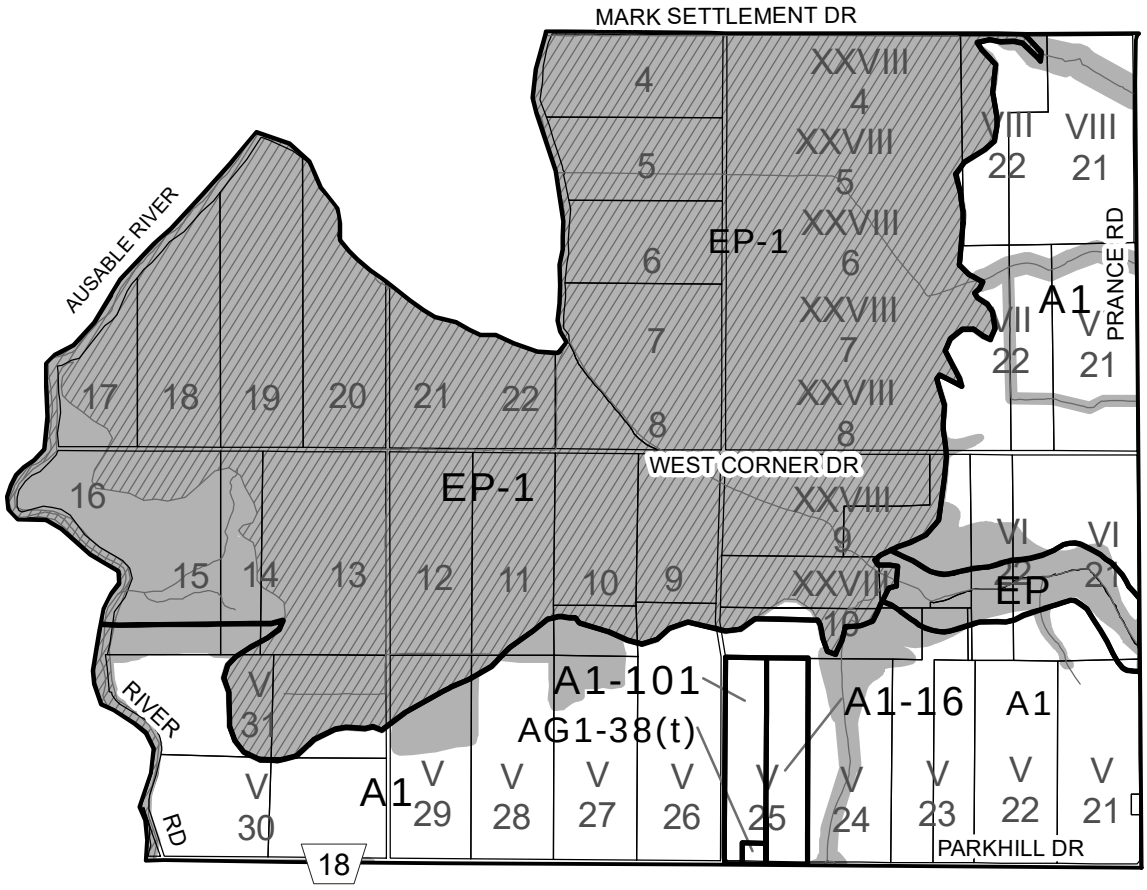


LEGEND

LAKE HURON PIPELINE

MUNICIPALITY OF NORTH MIDDLESEX	MUNICIPALITY OF NORTH MIDDLESEX ZONING BY-LAW	0 200 400 600 800 1,000 M
	SCHEDULE "A" LAND USE MAP 10	Map **10**

SEE MAP 1



SEE MAP 12

SEE MAP 19

LEGEND

LAKE HURON PIPELINE

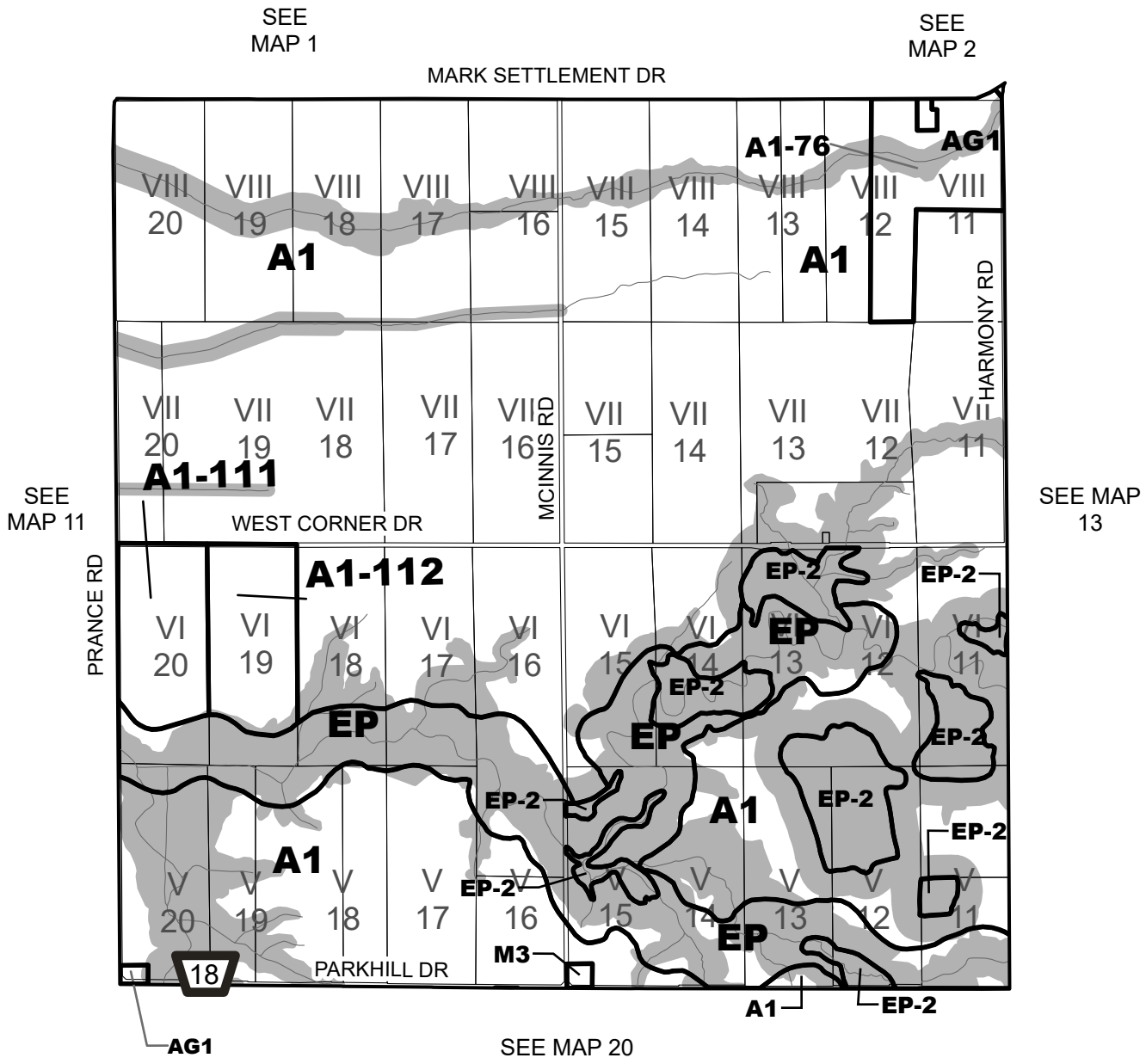
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 11

0 250 500 750 1,000 1,250 M

Map **11**



LEGEND

LAKE HURON PIPELINE

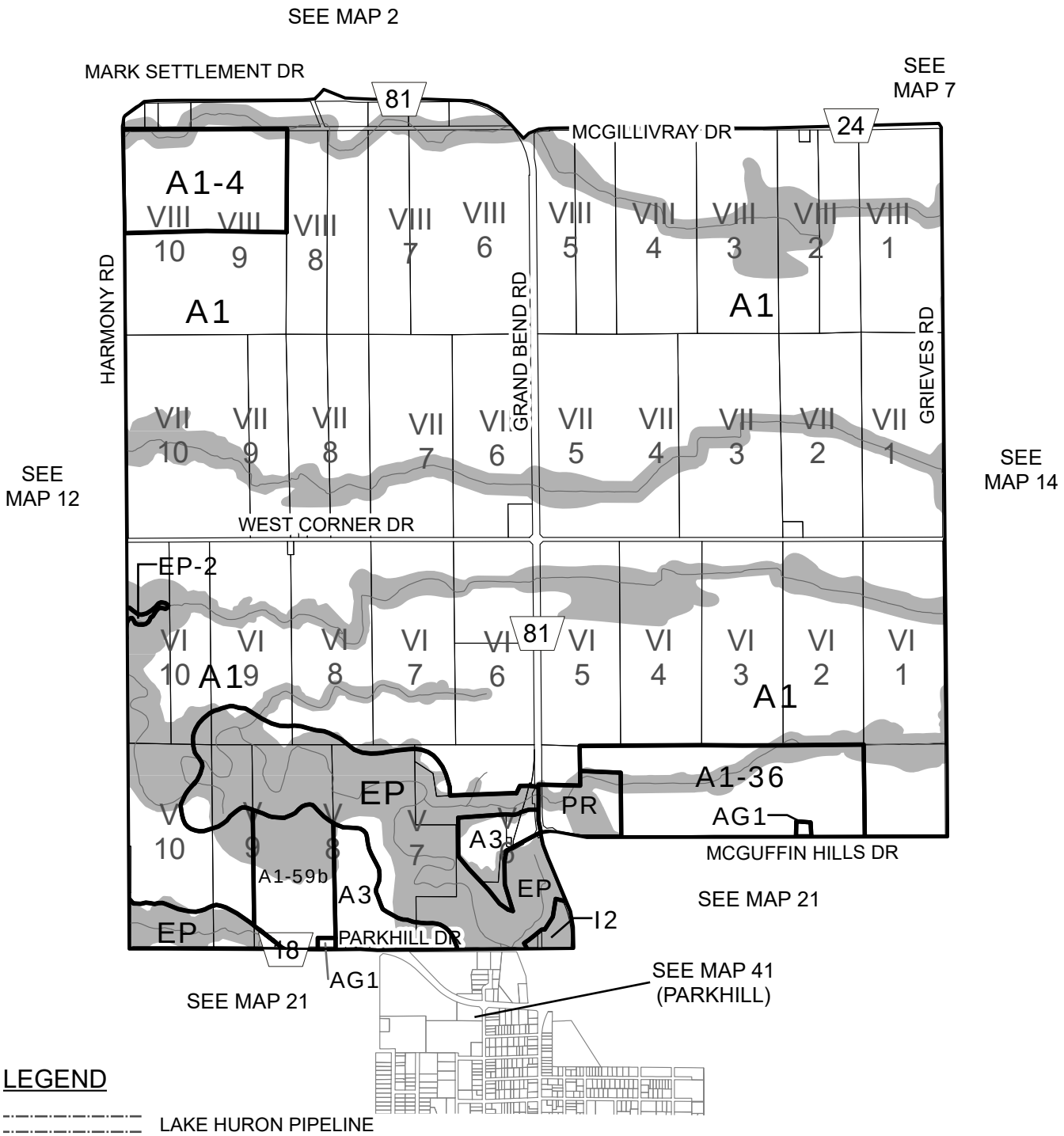
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 12

0 200 400 600 800 1,000 M

Map **12**



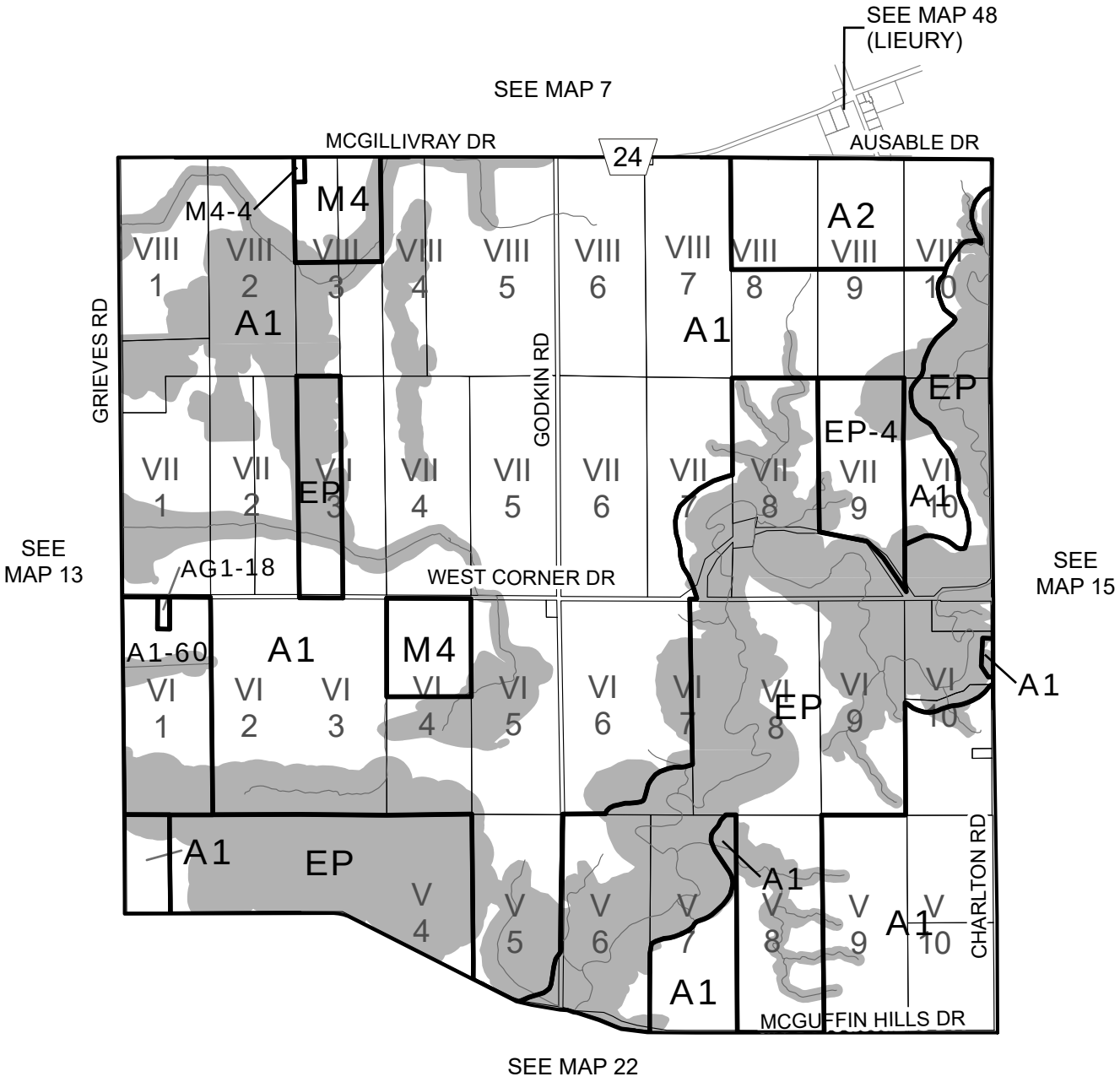
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 13

0 200 400 600 800 1,000 M

Map **13**



LEGEND

LAKE HURON PIPELINE

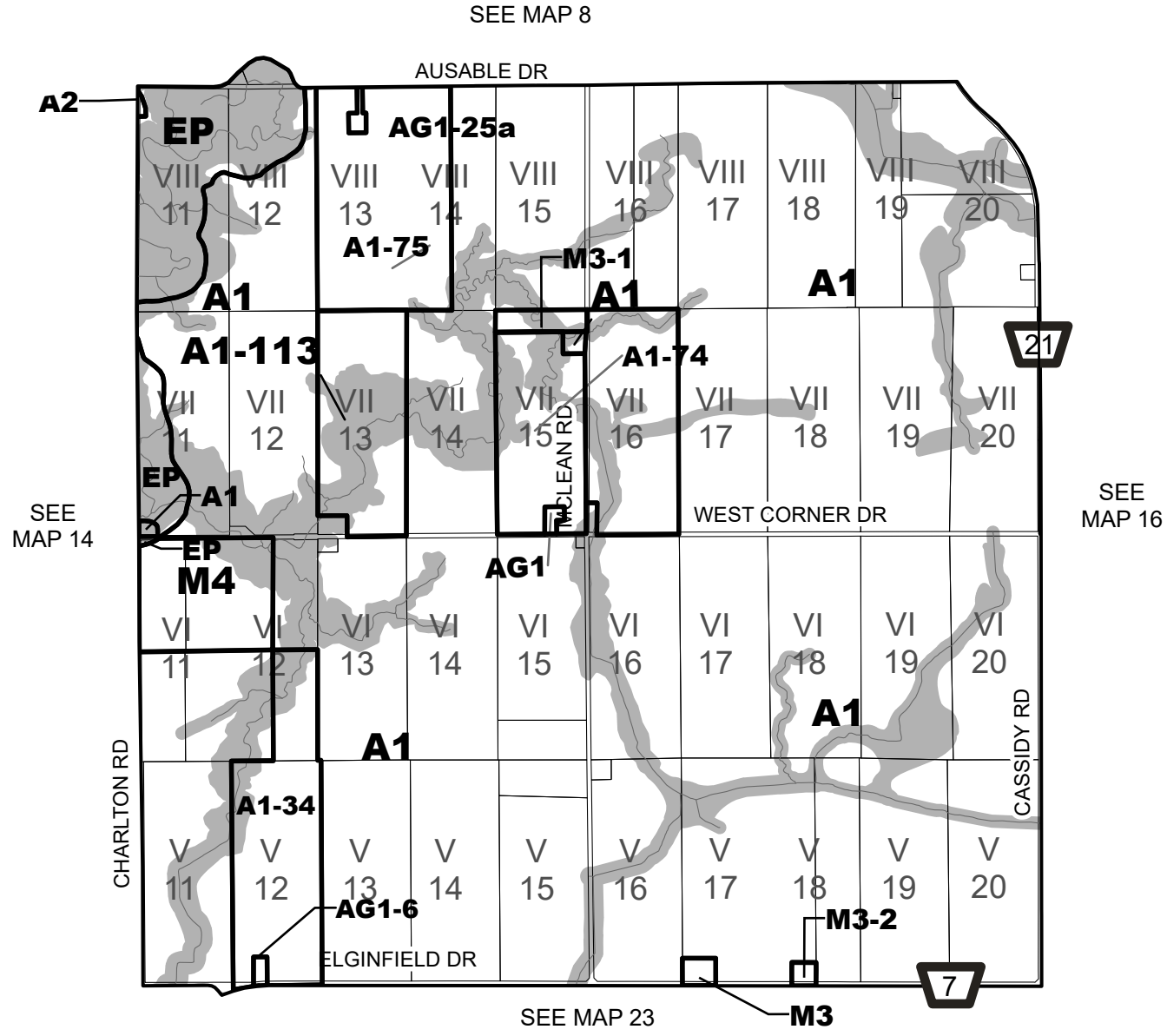
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 14

0 200 400 600 800 1,000 M

Map **14**



LEGEND

LAKE HURON PIPELINE

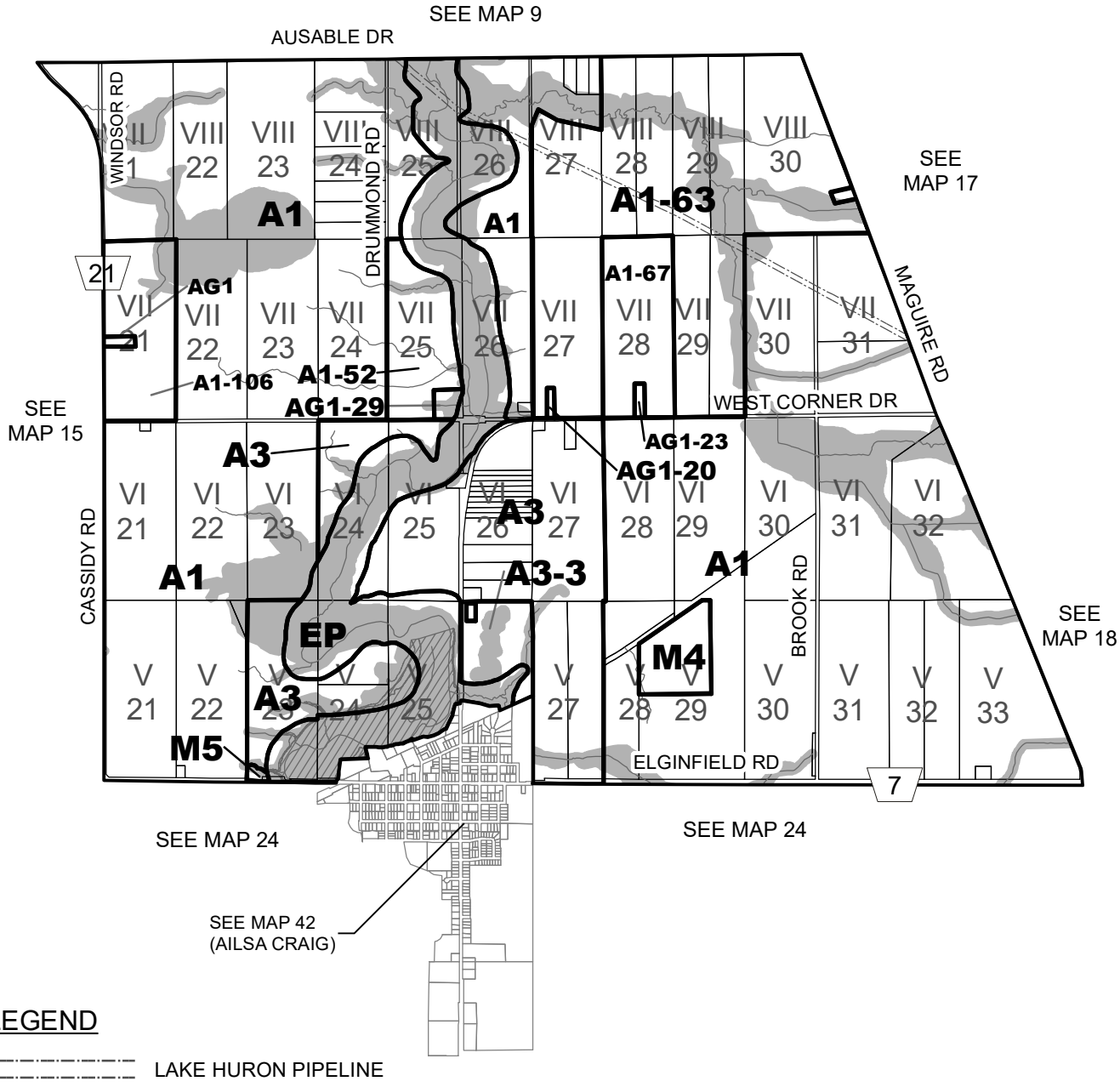
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 15

0 200 400 600 800 1,000 M

Map **15**



LEGEND

LAKE HURON PIPELINE

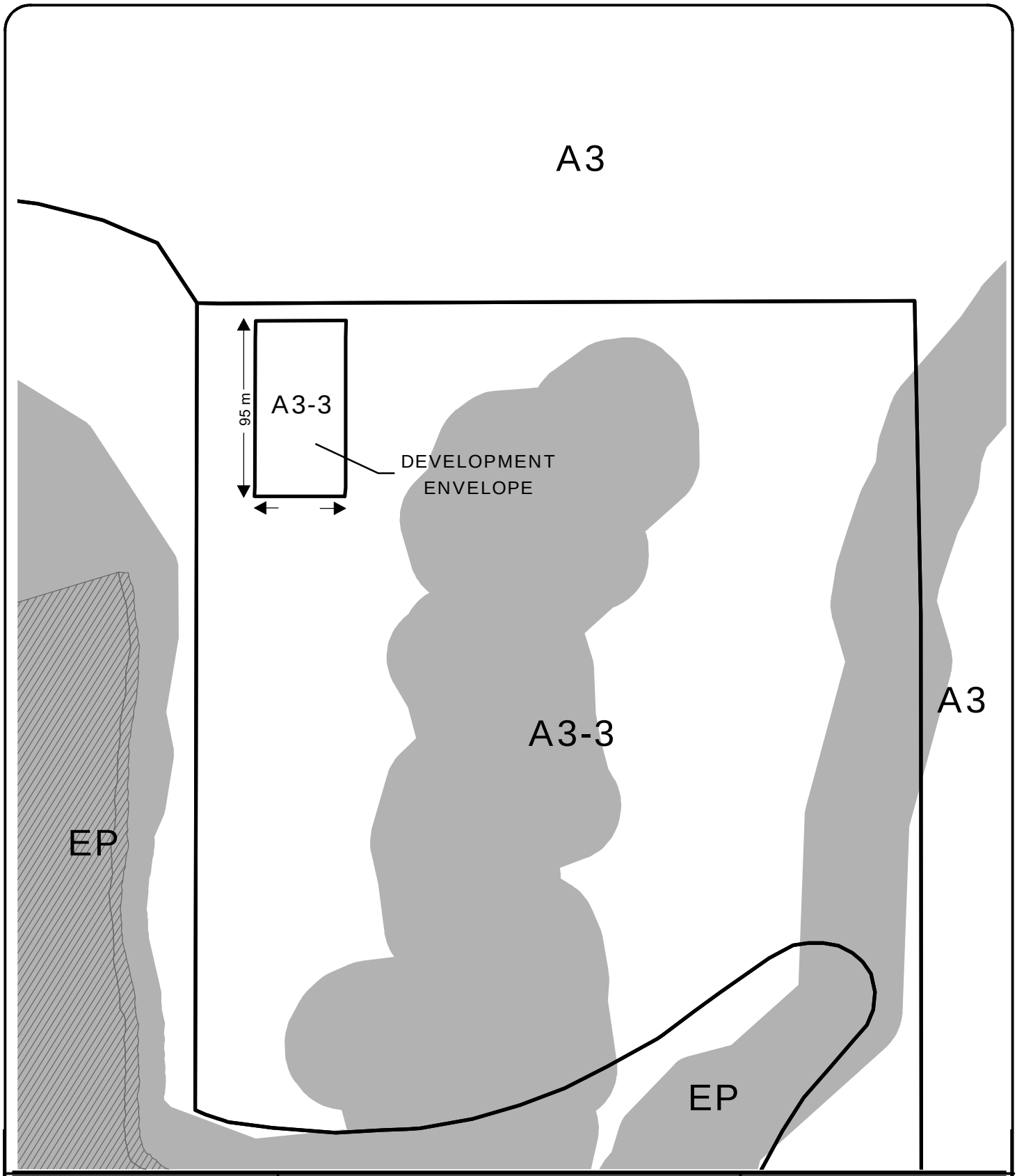
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 16

0 250 500 750 1,000 1,250 M

Map **16**



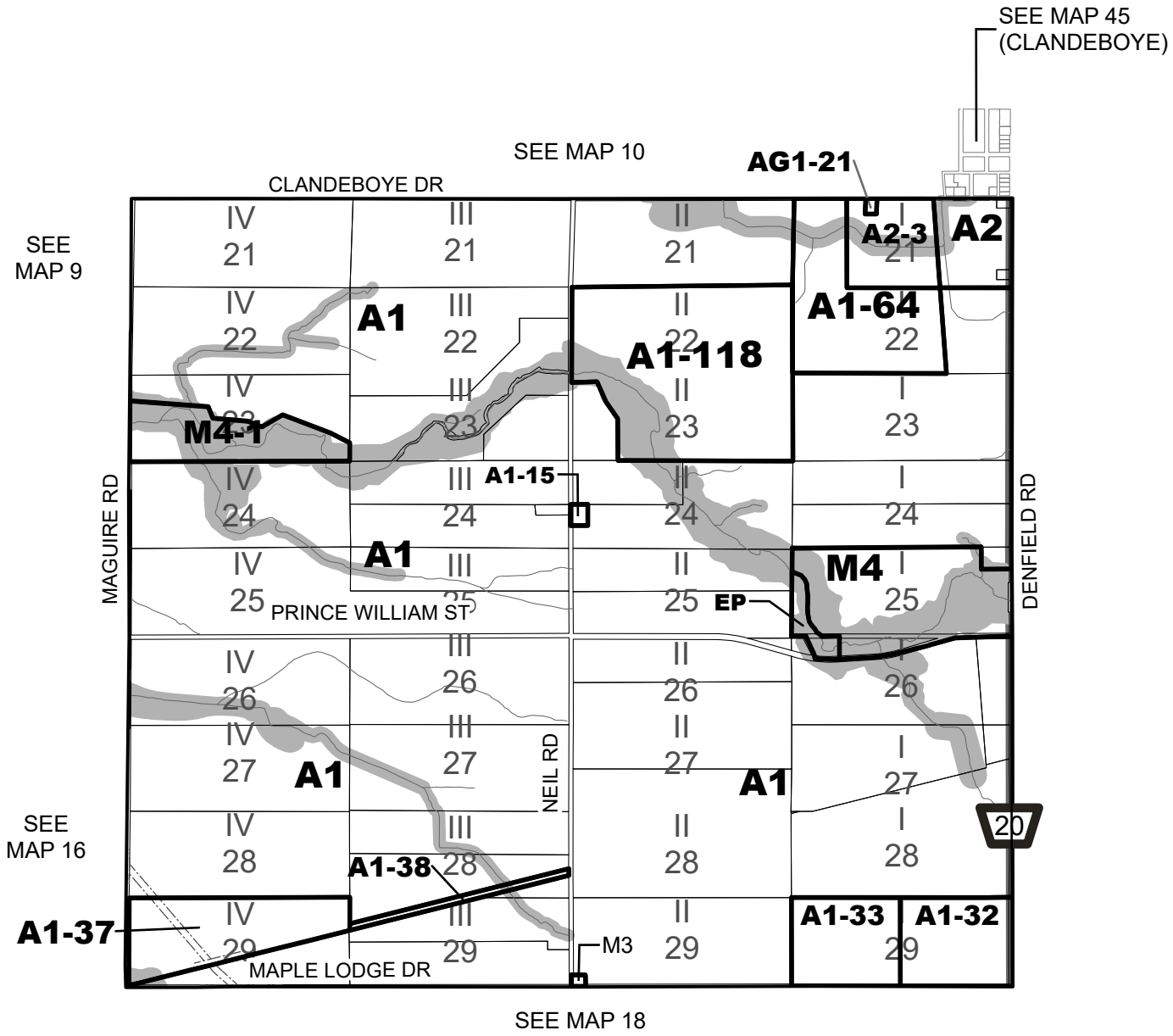
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A-2"

0 100 200 300 400 500 M

N



LEGEND

LAKE HURON PIPELINE

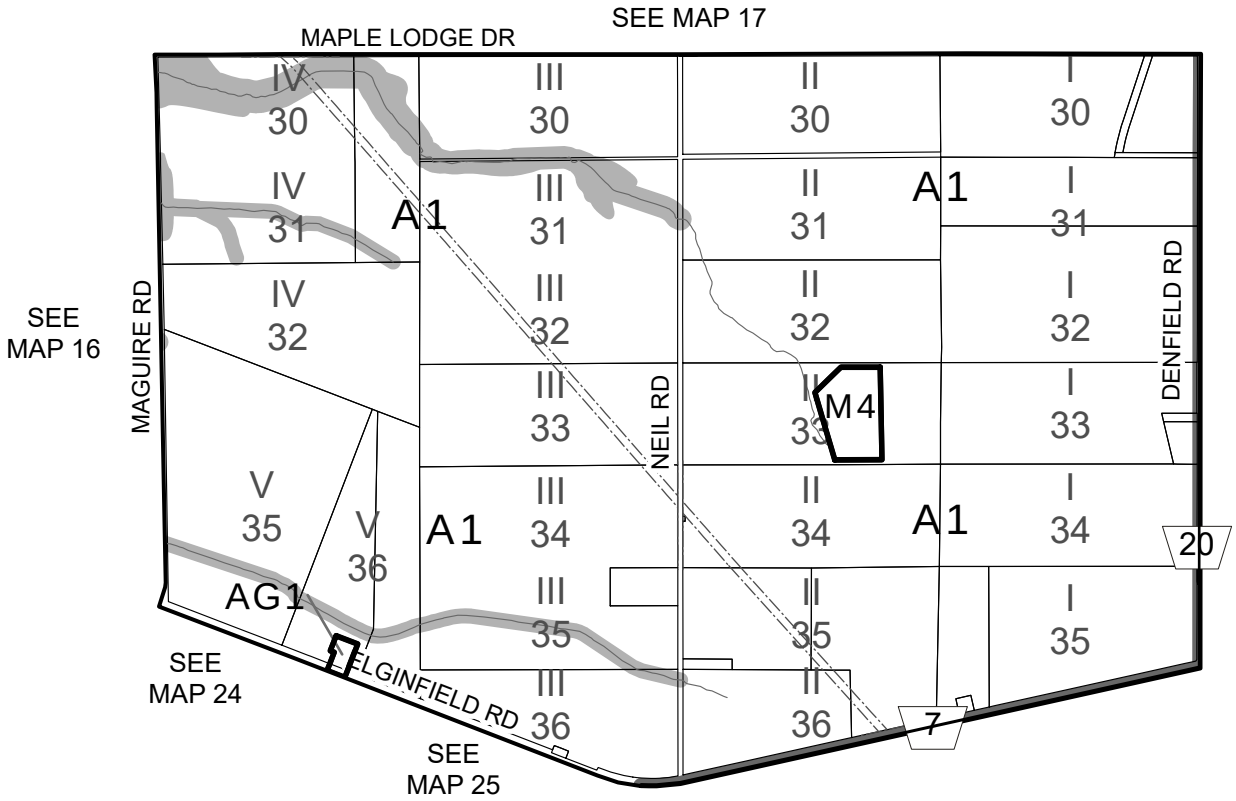
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 17

0 200 400 600 800 1,000 M

Map **17**



LEGEND

LAKE HURON PIPELINE

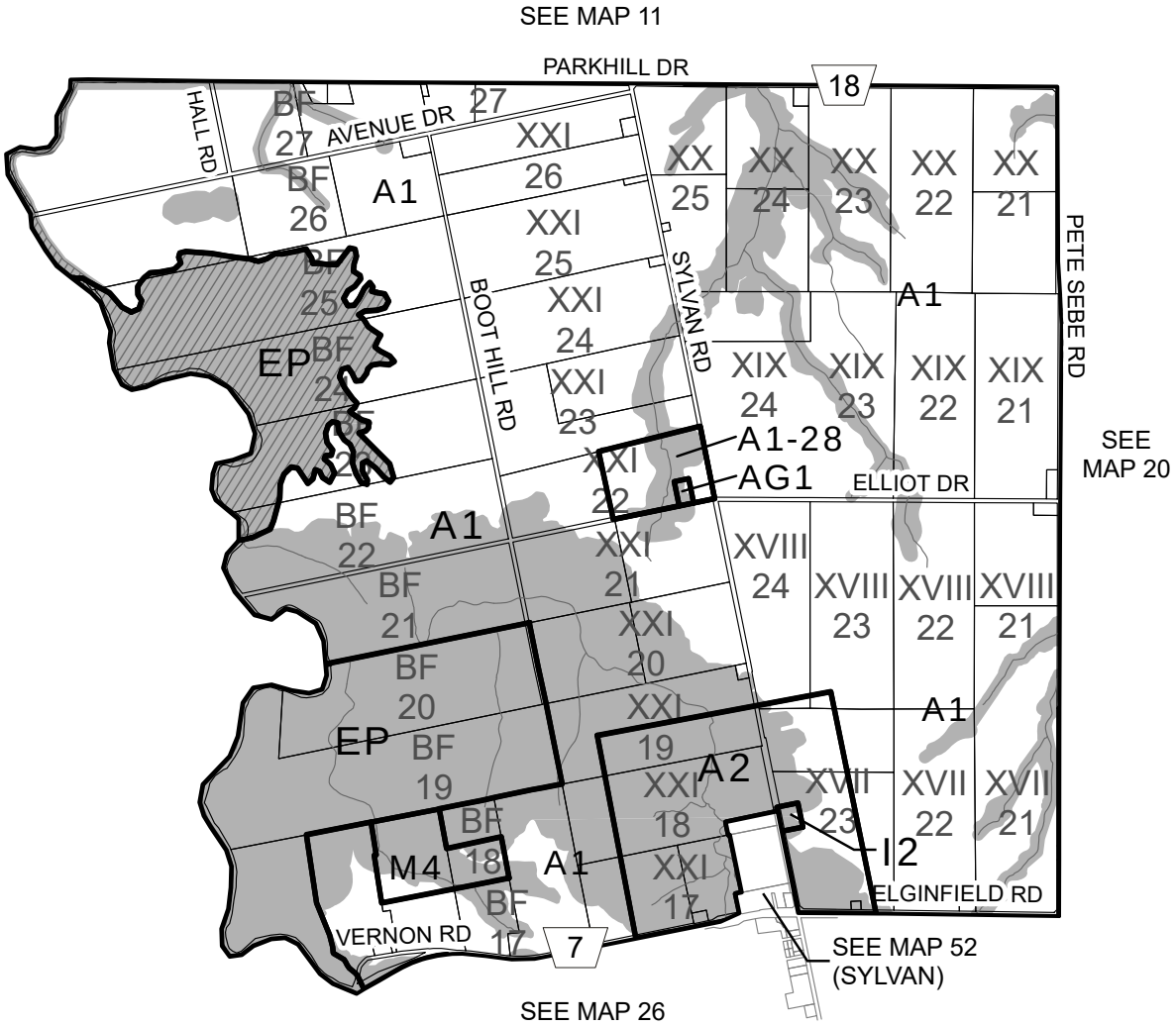
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 18

0 200 400 600 800 1,000 M

Map **18**



LEGEND

LAKE HURON PIPELINE

MUNICIPALITY OF NORTH MIDDLESEX

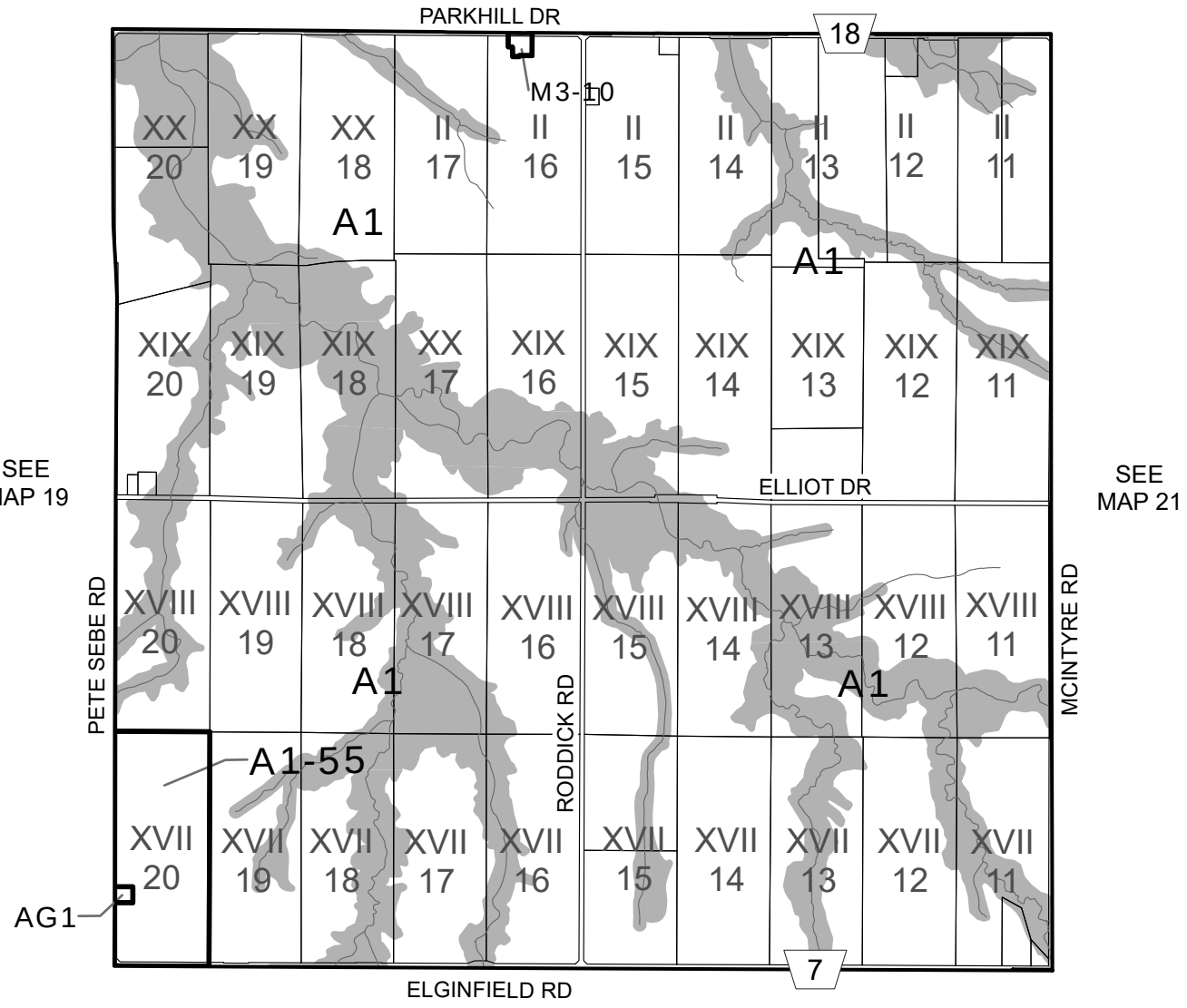
MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 19

0 250 500 750 1,000 1,250 M

Map **19**

SEE MAP 12



SEE MAP 27

LEGEND

LAKE HURON PIPELINE

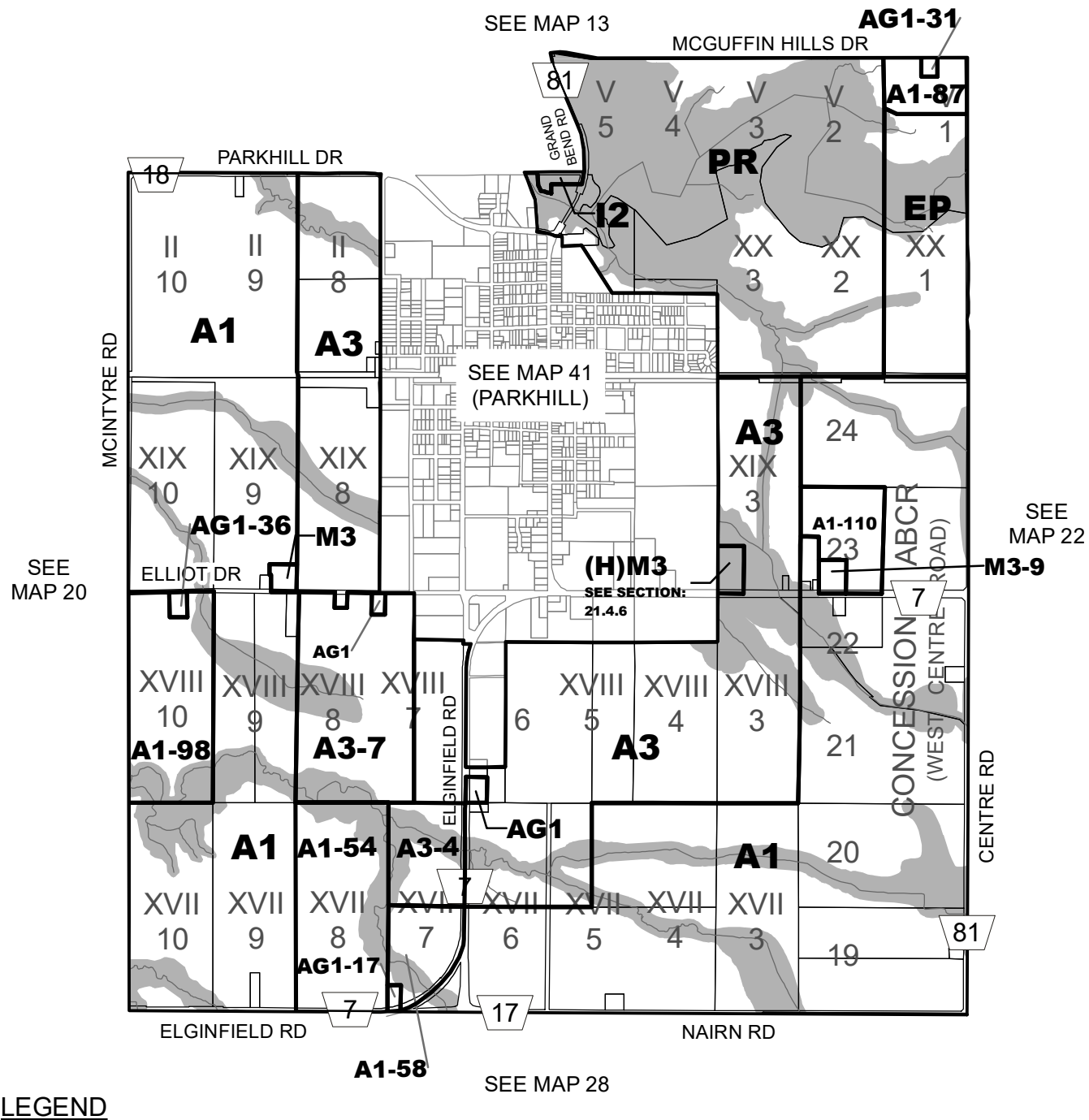
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 20

0 200 400 600 800 1,000 M

Map **20**



LEGEND

LAKE HURON PIPELINE

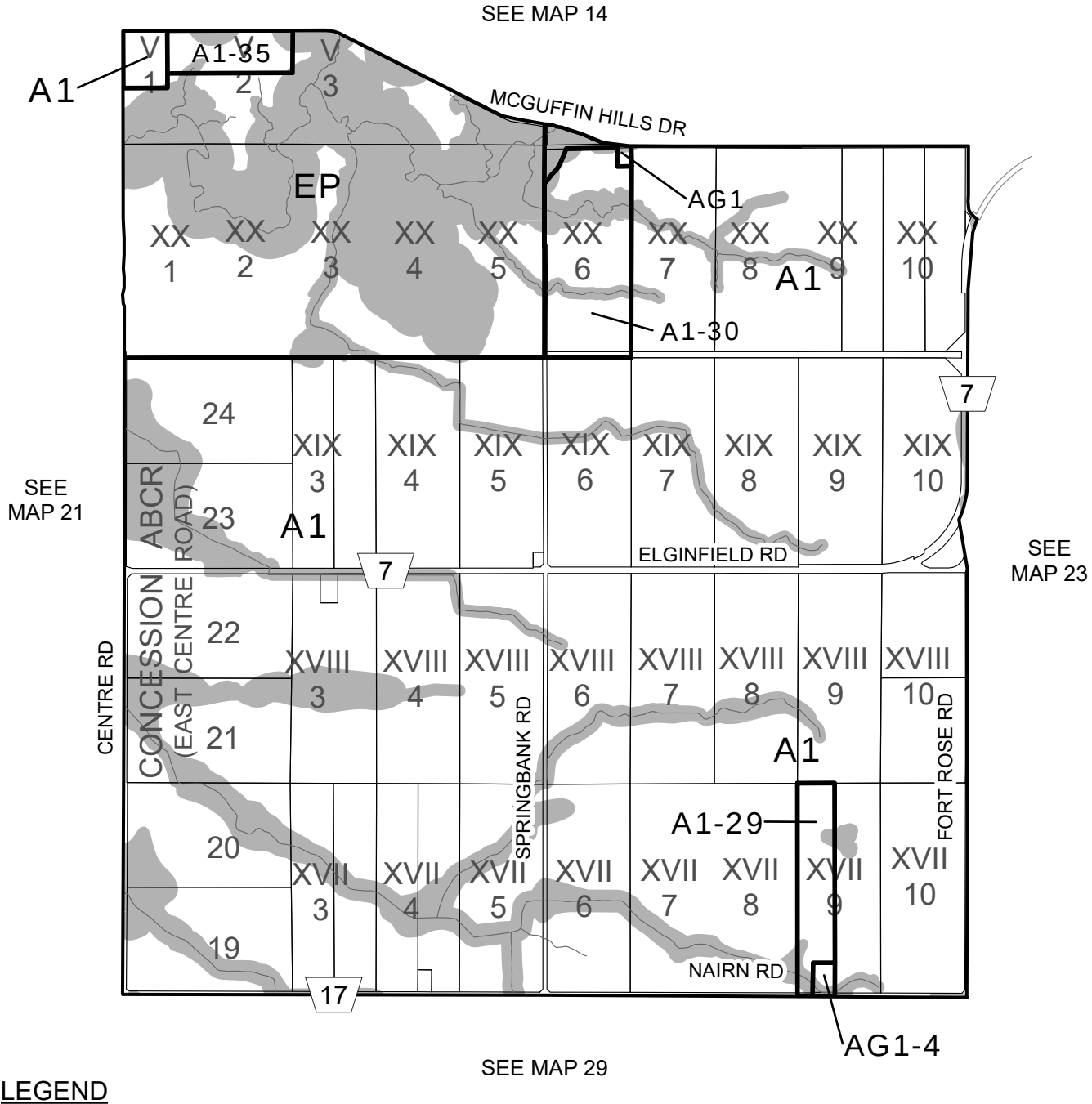
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 21

0 200 400 600 800 1,000 M

Map **21**



LEGEND

LAKE HURON PIPELINE

MUNICIPALITY OF NORTH MIDDLESEX

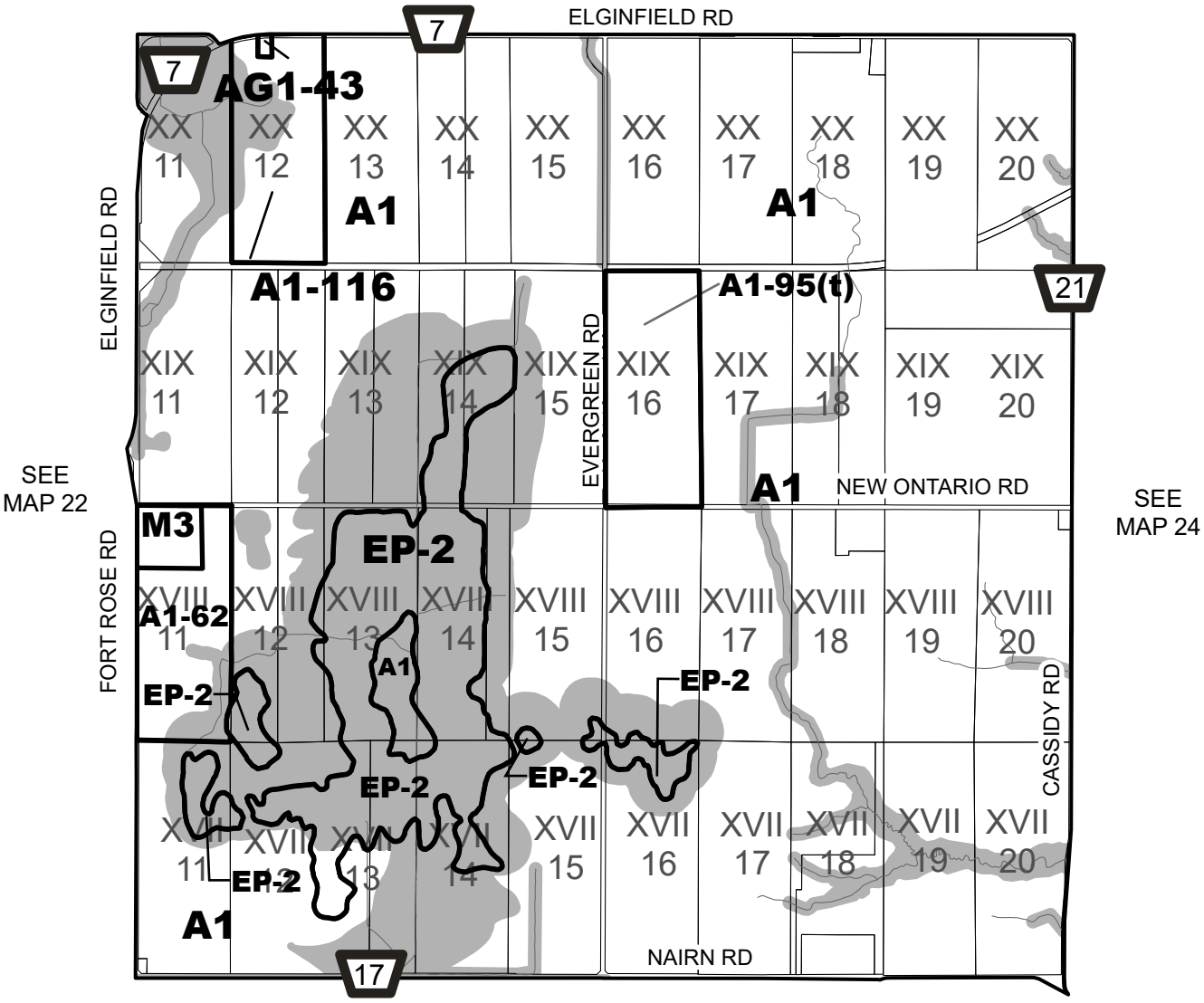
MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 22

0 200 400 600 800 1,000 M

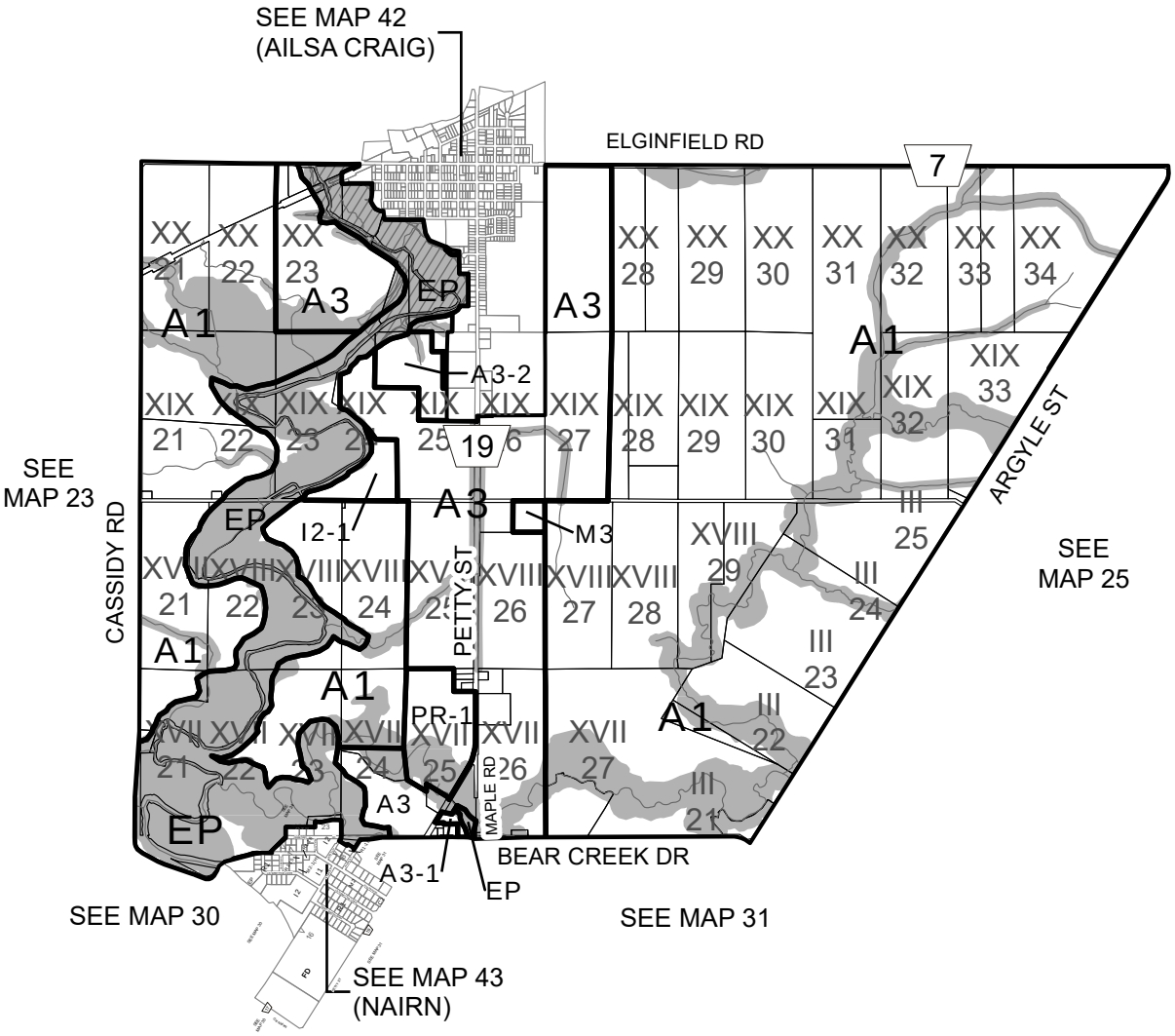
Map **22**

SEE MAP 15



SEE MAP 30

MUNICIPALITY OF NORTH MIDDLESEX	MUNICIPALITY OF NORTH MIDDLESEX ZONING BY-LAW	0 200 400 600 800 1,000 M
	SCHEDULE "A" LAND USE MAP 23	Map **23**



LEGEND

LAKE HURON PIPELINE

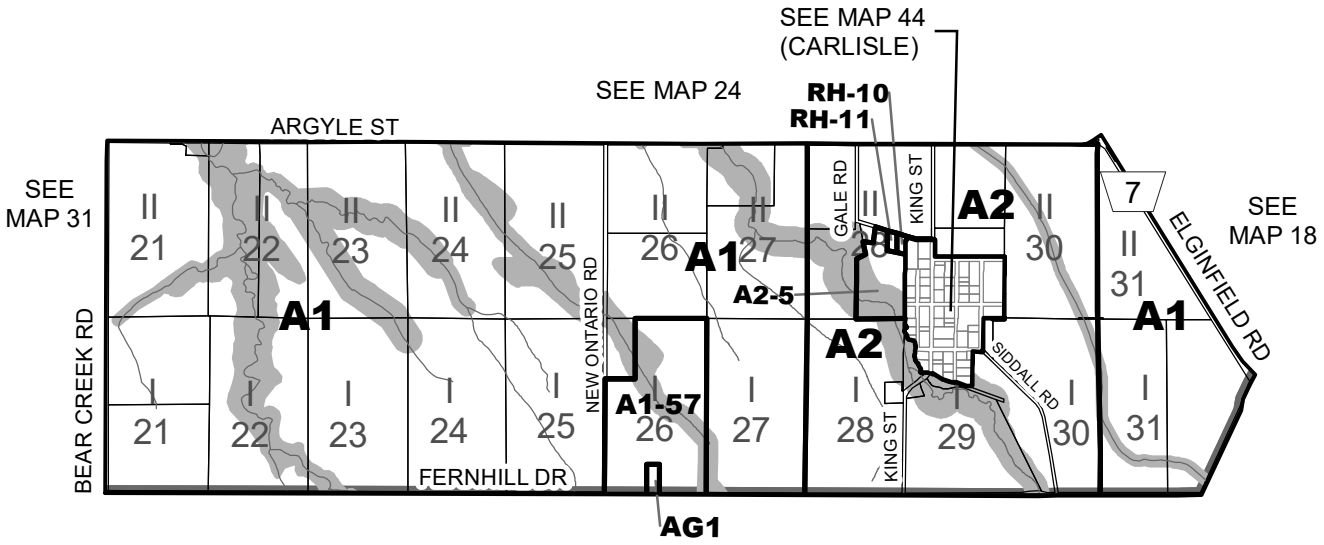
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 24

0 300 600 900 1,200 1,500 M

Map **24**



LEGEND

LAKE HURON PIPELINE

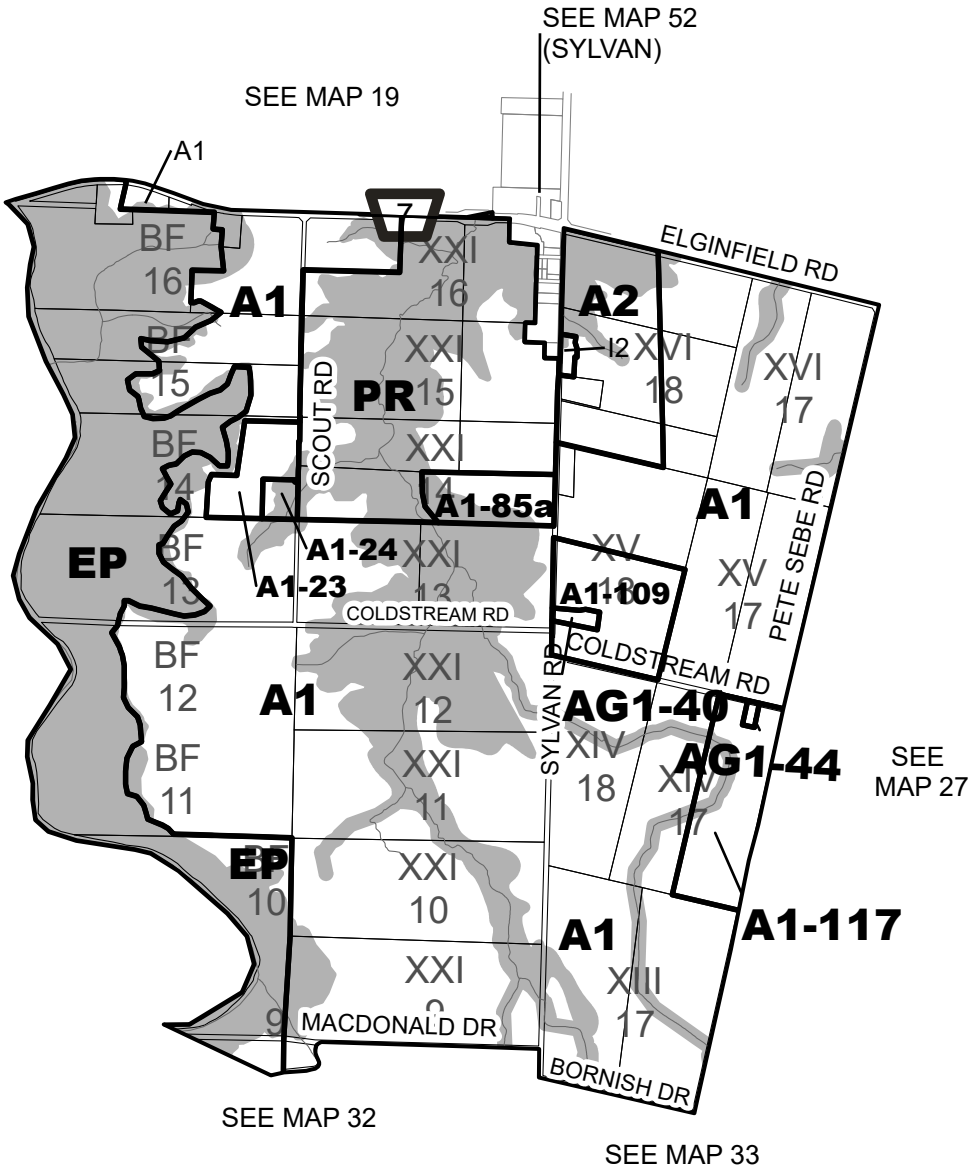
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 25

0 250 500 750 1,000 1,250 M

Map **25**



MUNICIPALITY OF NORTH MIDDLESEX

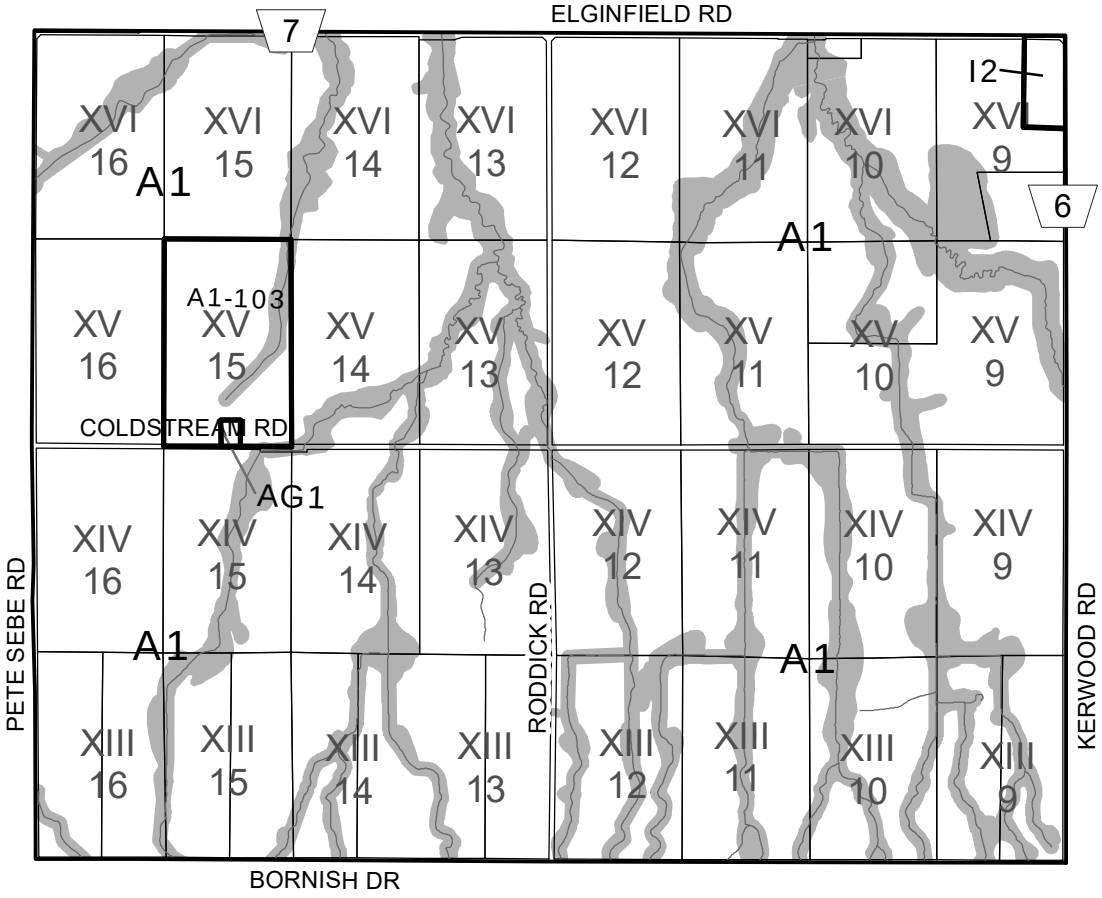
MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 26

0 200 400 600 800 1,000 M

Map **26**

SEE MAP 20



SEE MAP 26

SEE MAP 28

SEE MAP 33

LEGEND

LAKE HURON PIPELINE

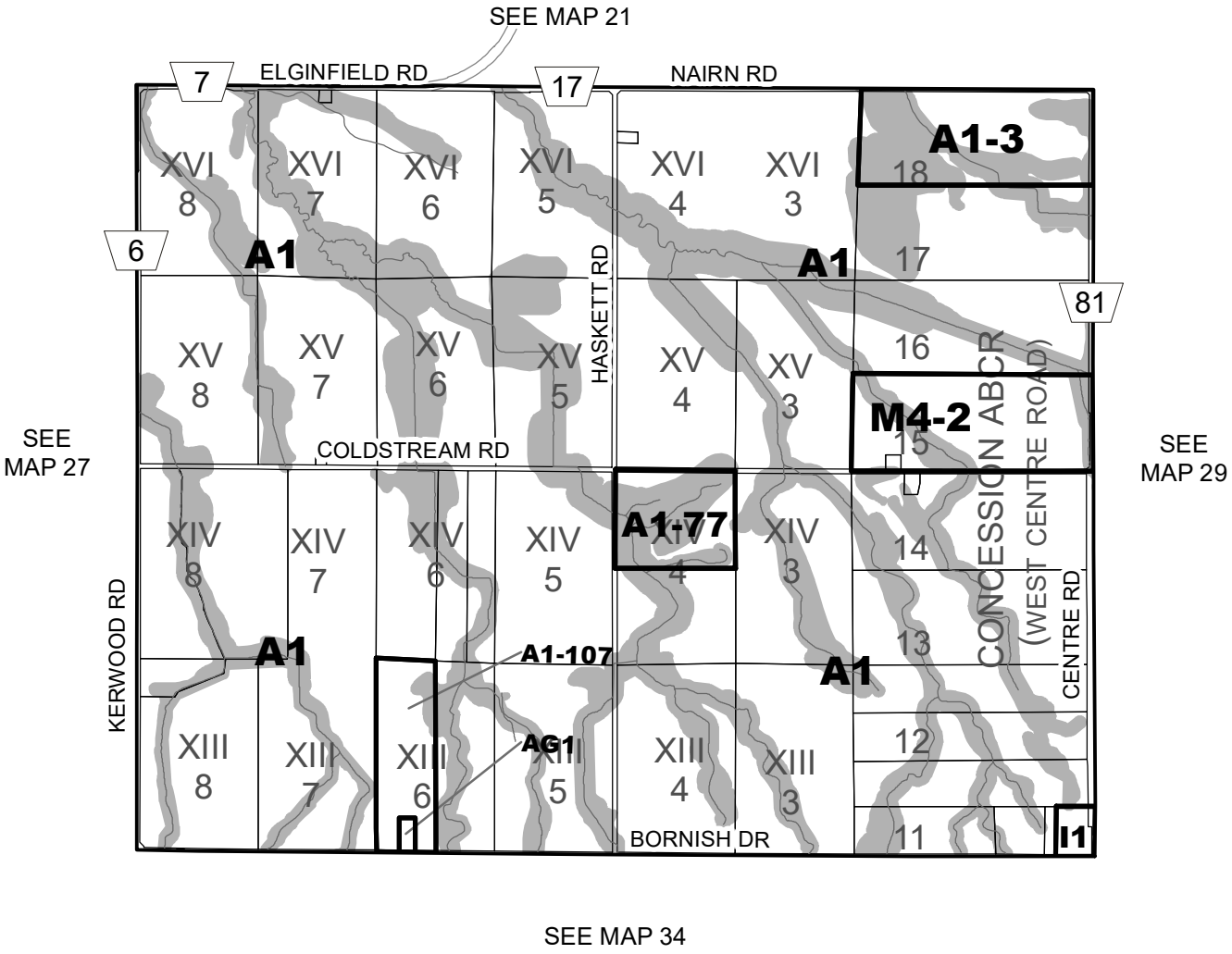
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 27

0 200 400 600 800 1,000 M

Map **27**



LEGEND

LAKE HURON PIPELINE

MUNICIPALITY OF NORTH MIDDLESEX

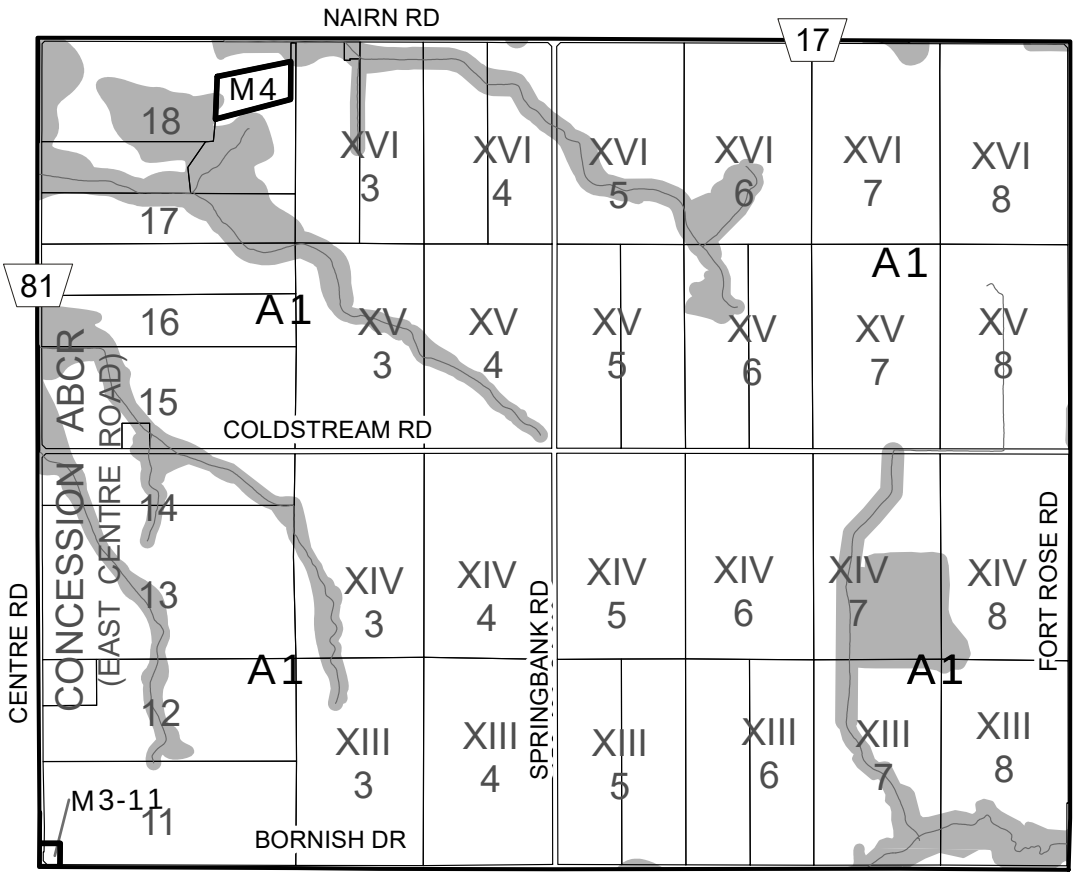
MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 28

0 200 400 600 800 1,000 M

Map **28**

SEE MAP 22



SEE MAP 28

SEE MAP 30

SEE MAP 35

LEGEND

LAKE HURON PIPELINE

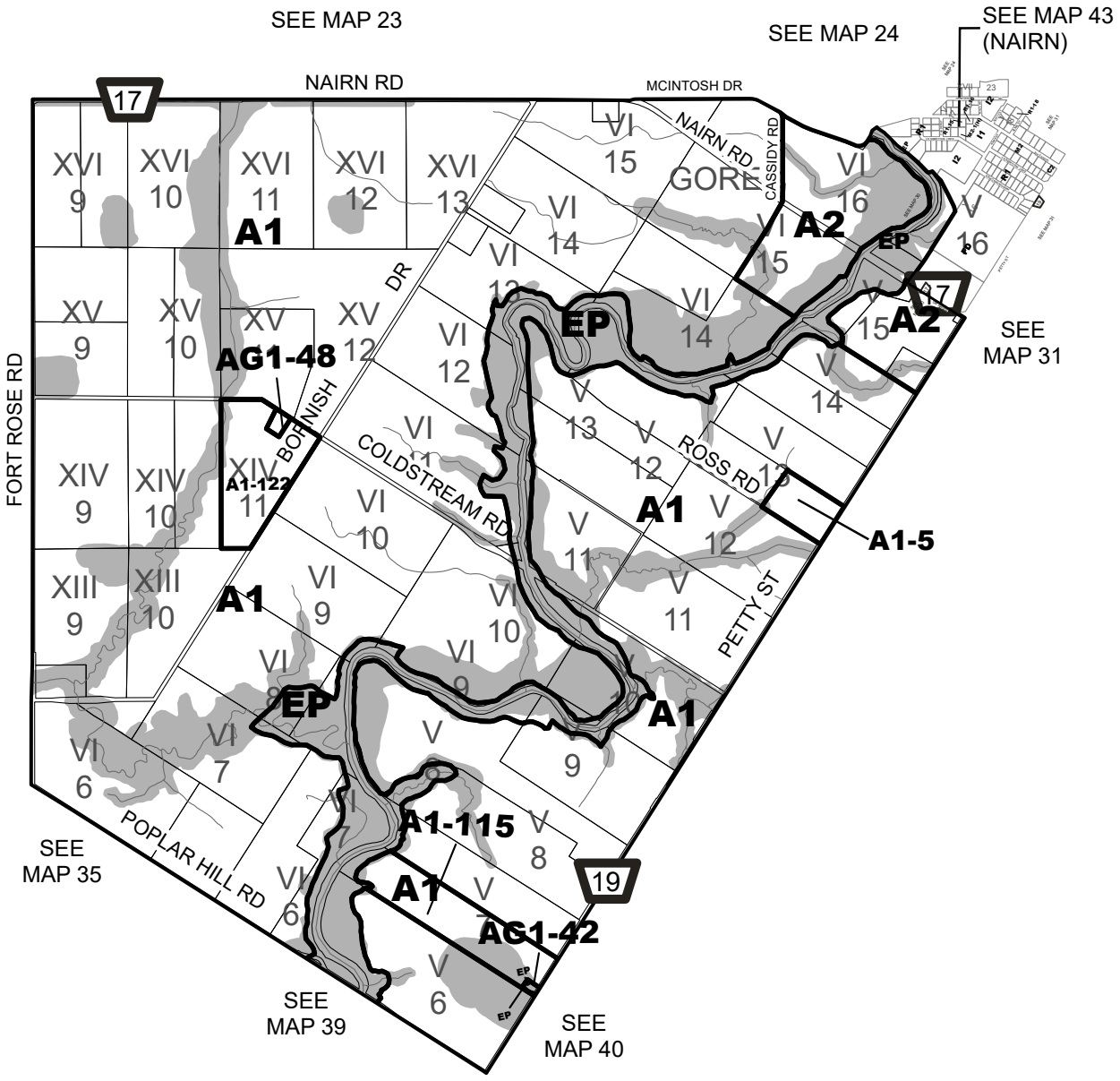
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 29

0 200 400 600 800 1,000 M

Map **29**



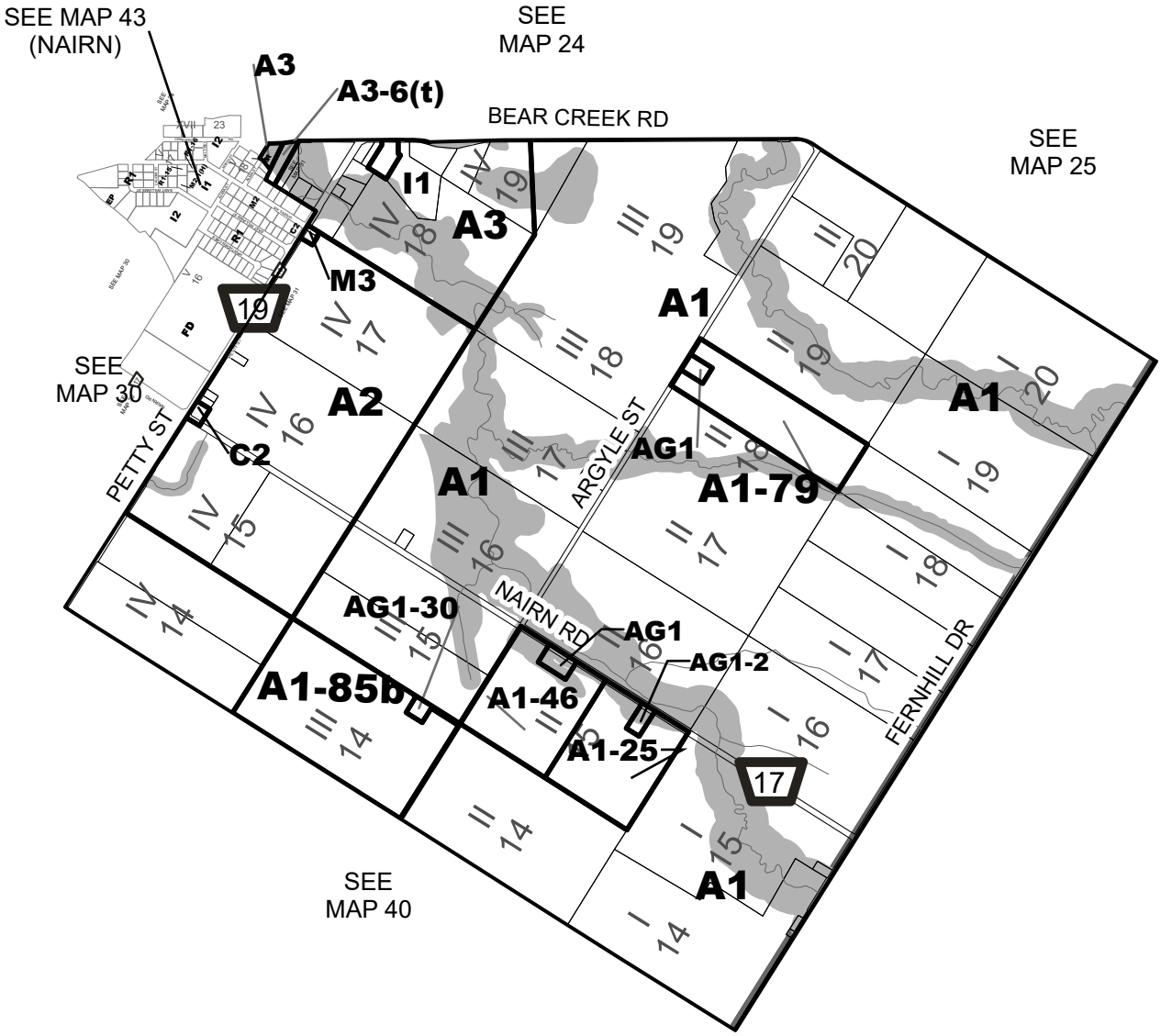
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 30

0 250 500 750 1,000 1,250 M

Map **30**



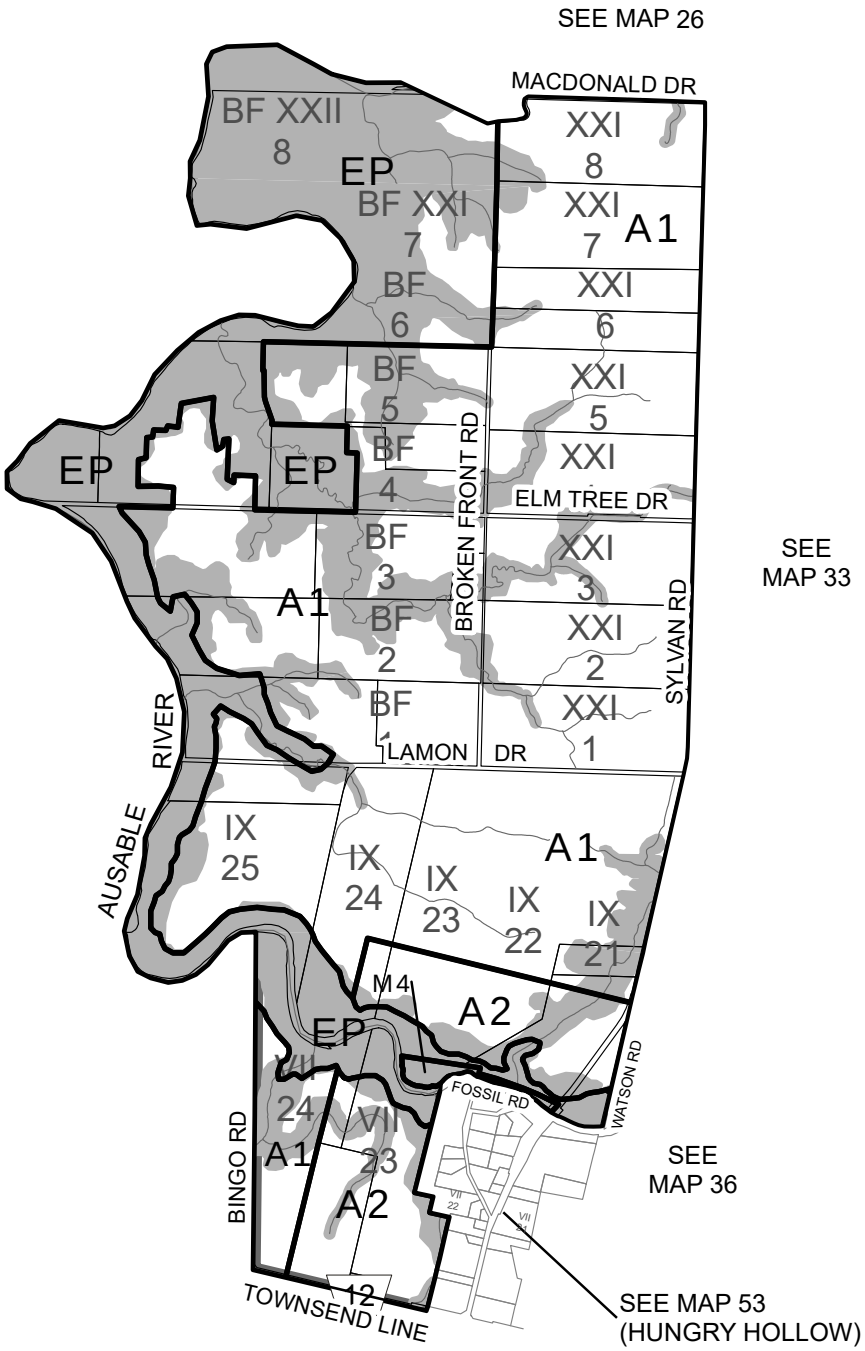
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 31

0 200 400 600 800 1,000 M

Map **31**



LEGEND

LAKE HURON PIPELINE

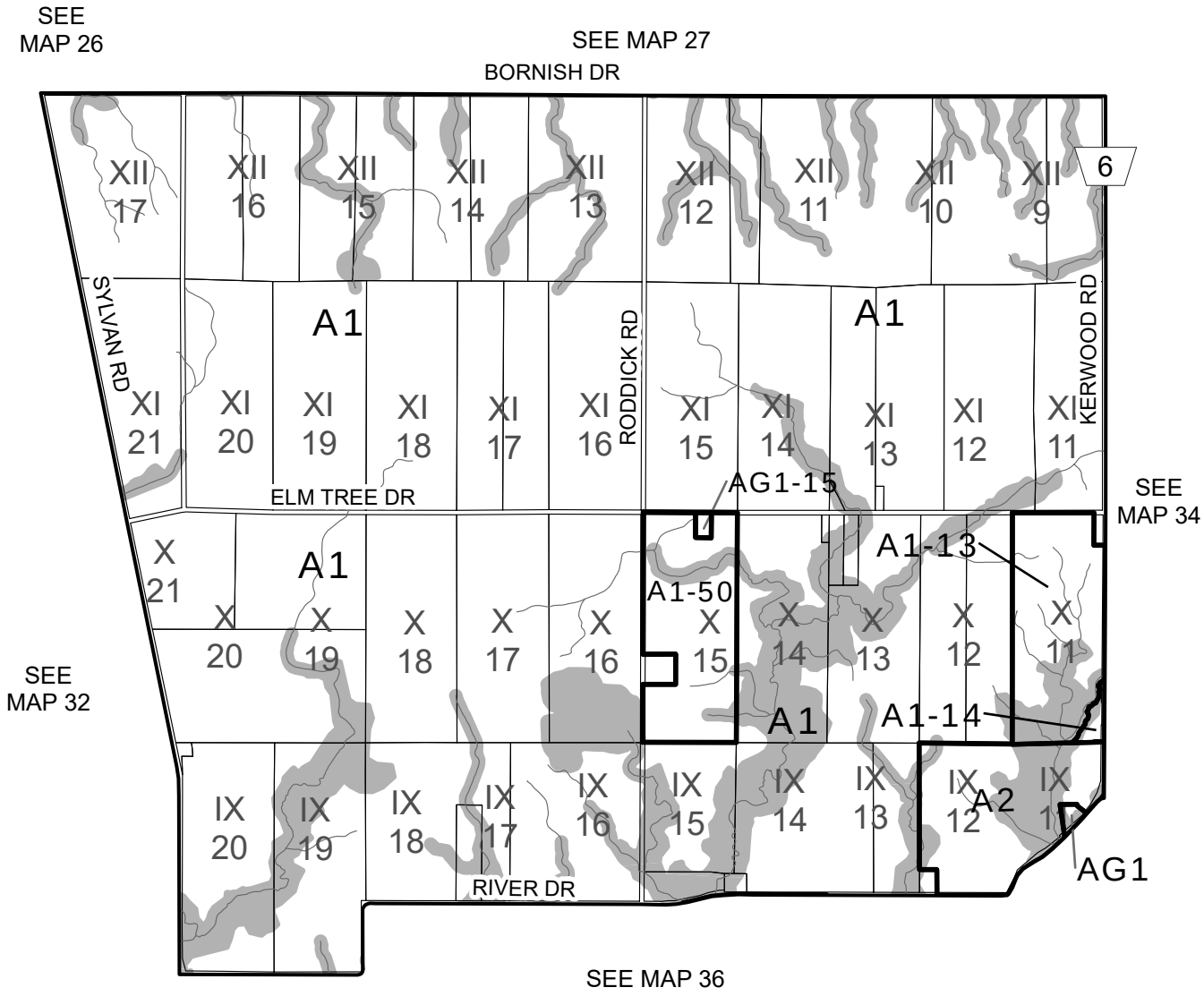
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 32

0 250 500 750 1,000 1,250 M

Map **32**



LEGEND

LAKE HURON PIPELINE

MUNICIPALITY OF NORTH MIDDLESEX

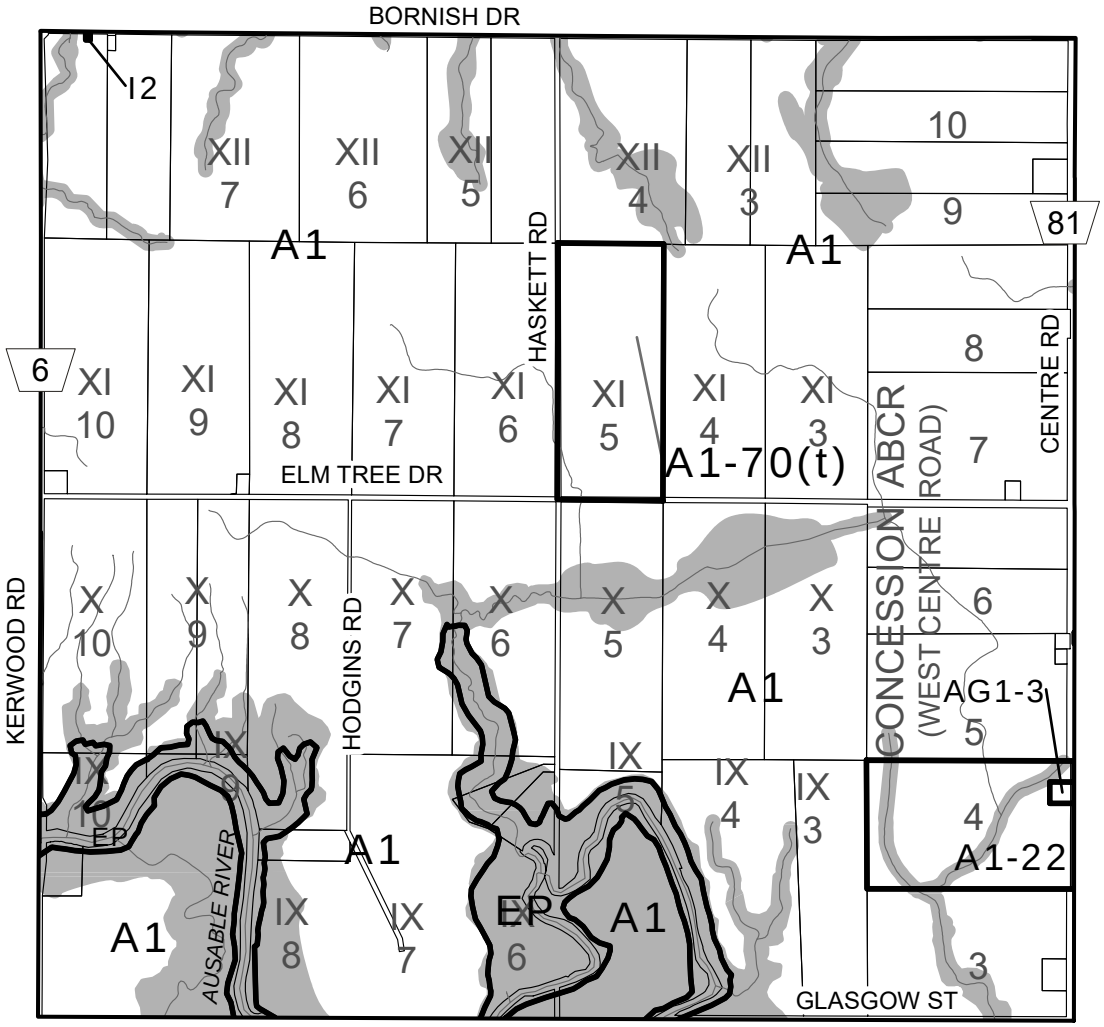
MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 33

0 200 400 600 800 1,000 M

Map **33**

SEE MAP 28



SEE MAP 37

LEGEND

LAKE HURON PIPELINE

MUNICIPALITY OF NORTH MIDDLESEX

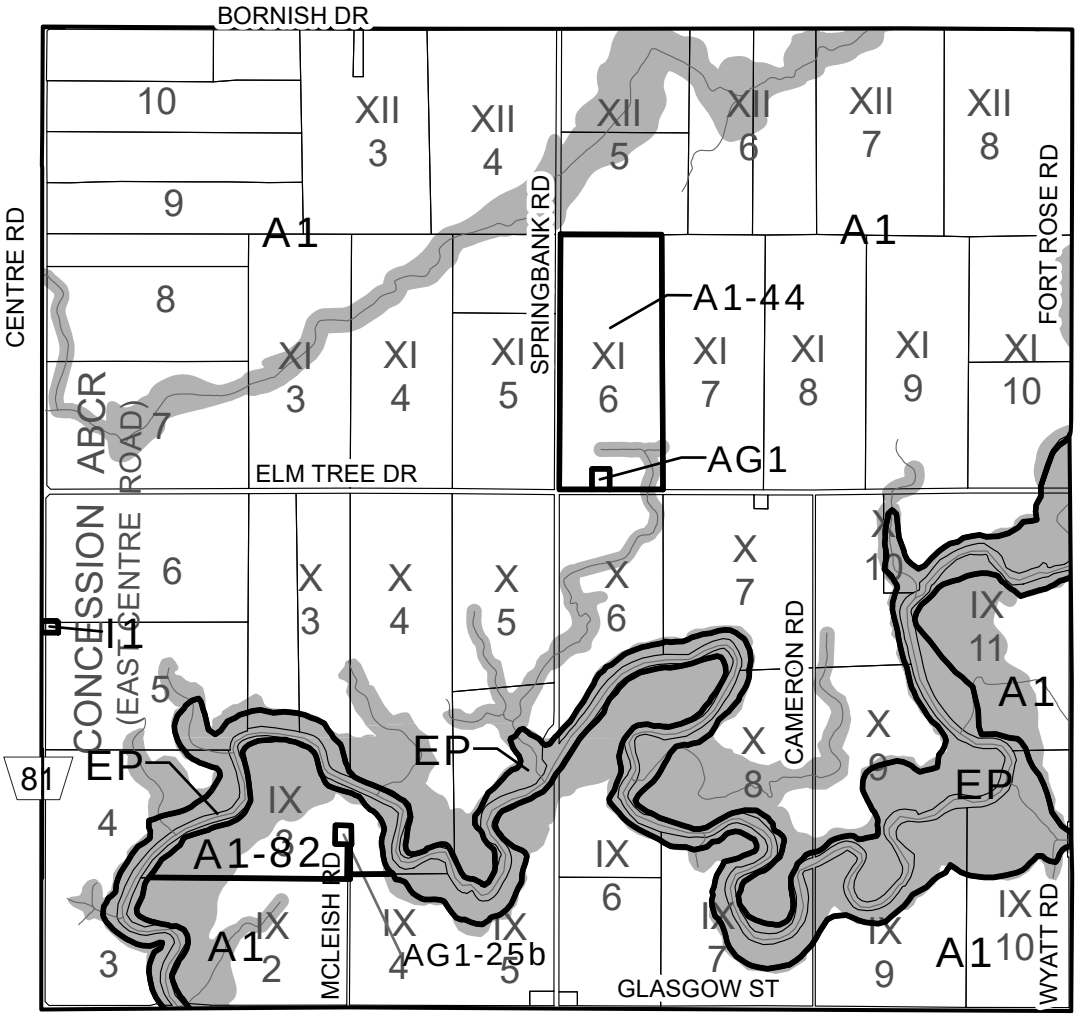
MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 34

0 200 400 600 800 1,000 M

Map **34**

SEE MAP 29



SEE MAP 34

SEE MAP 39

SEE MAP 38

LEGEND

LAKE HURON PIPELINE

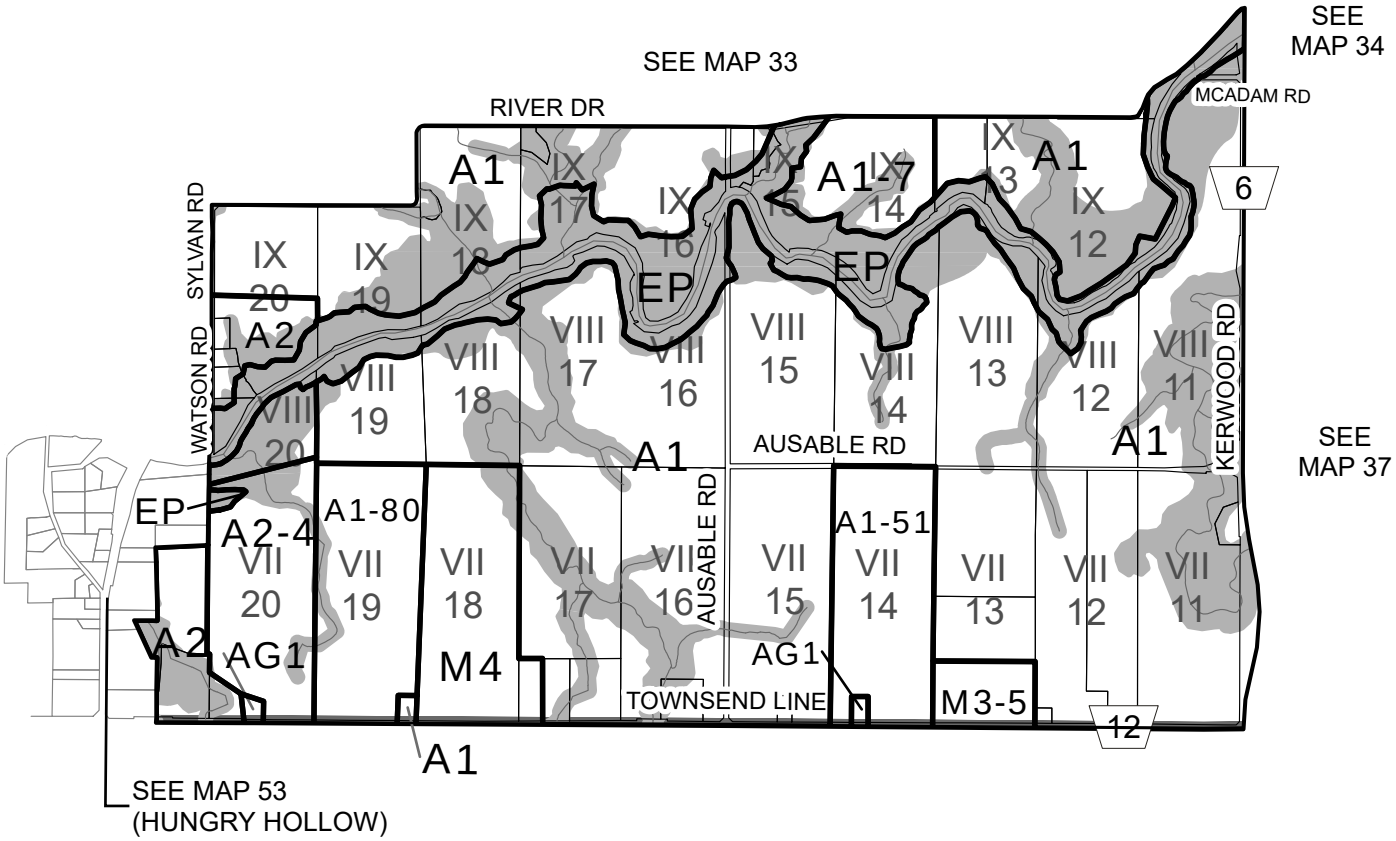
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 35

0 200 400 600 800 1,000 M

Map **35**



LEGEND

LAKE HURON PIPELINE

MUNICIPALITY OF NORTH MIDDLESEX

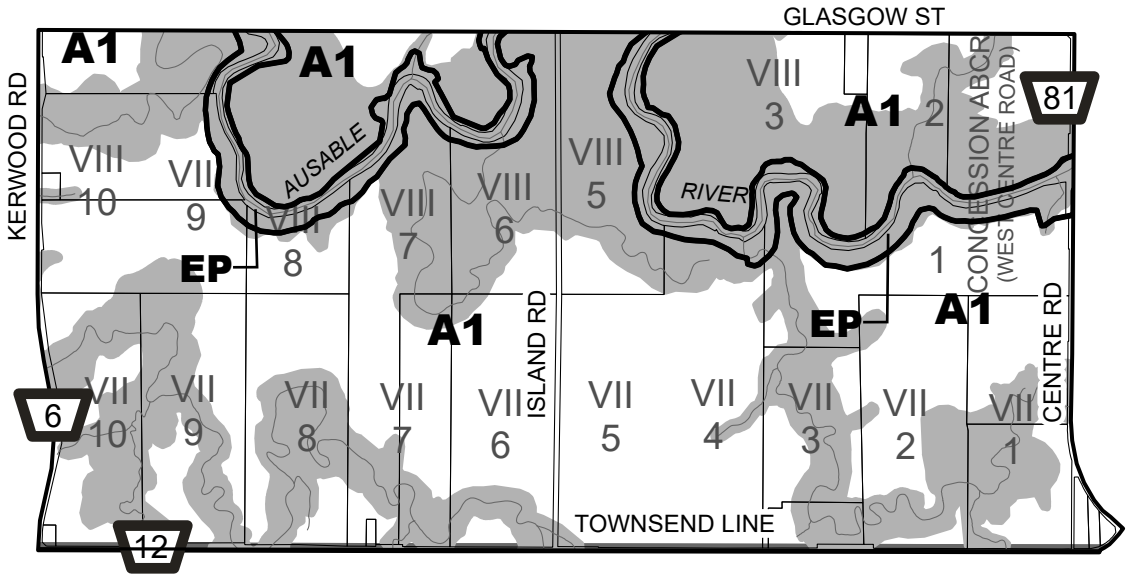
MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 36

0 200 400 600 800 1,000 M

Map **36**

SEE MAP 34

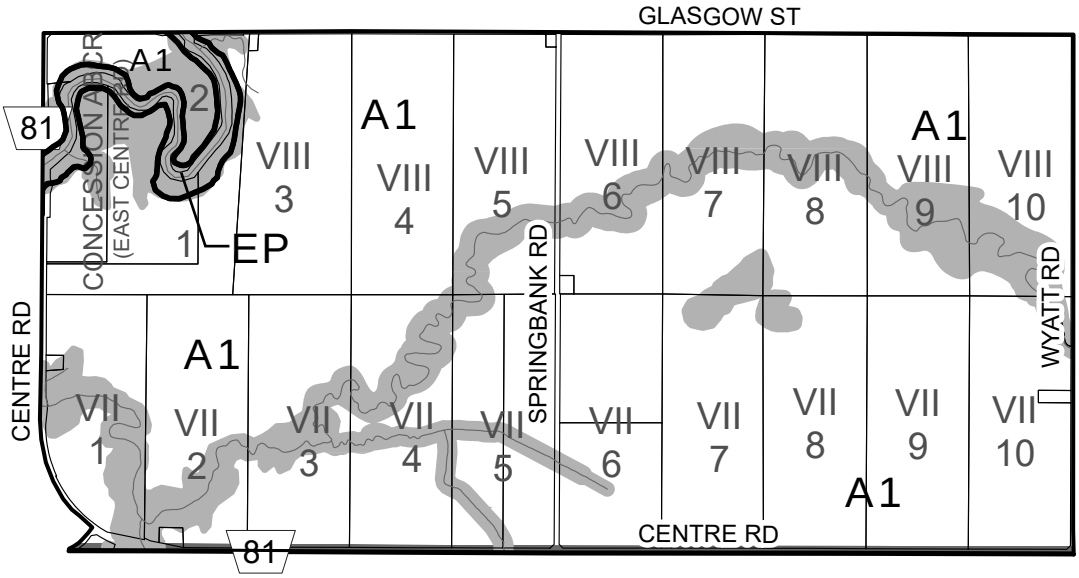


SEE MAP 36

SEE MAP 38

MUNICIPALITY OF NORTH MIDDLESEX	MUNICIPALITY OF NORTH MIDDLESEX ZONING BY-LAW	0 200 400 600 800 1,000 M
	SCHEDULE "A" LAND USE MAP 37	Map **37**

SEE MAP 35



SEE MAP 37

SEE MAP 39

LEGEND

LAKE HURON PIPELINE

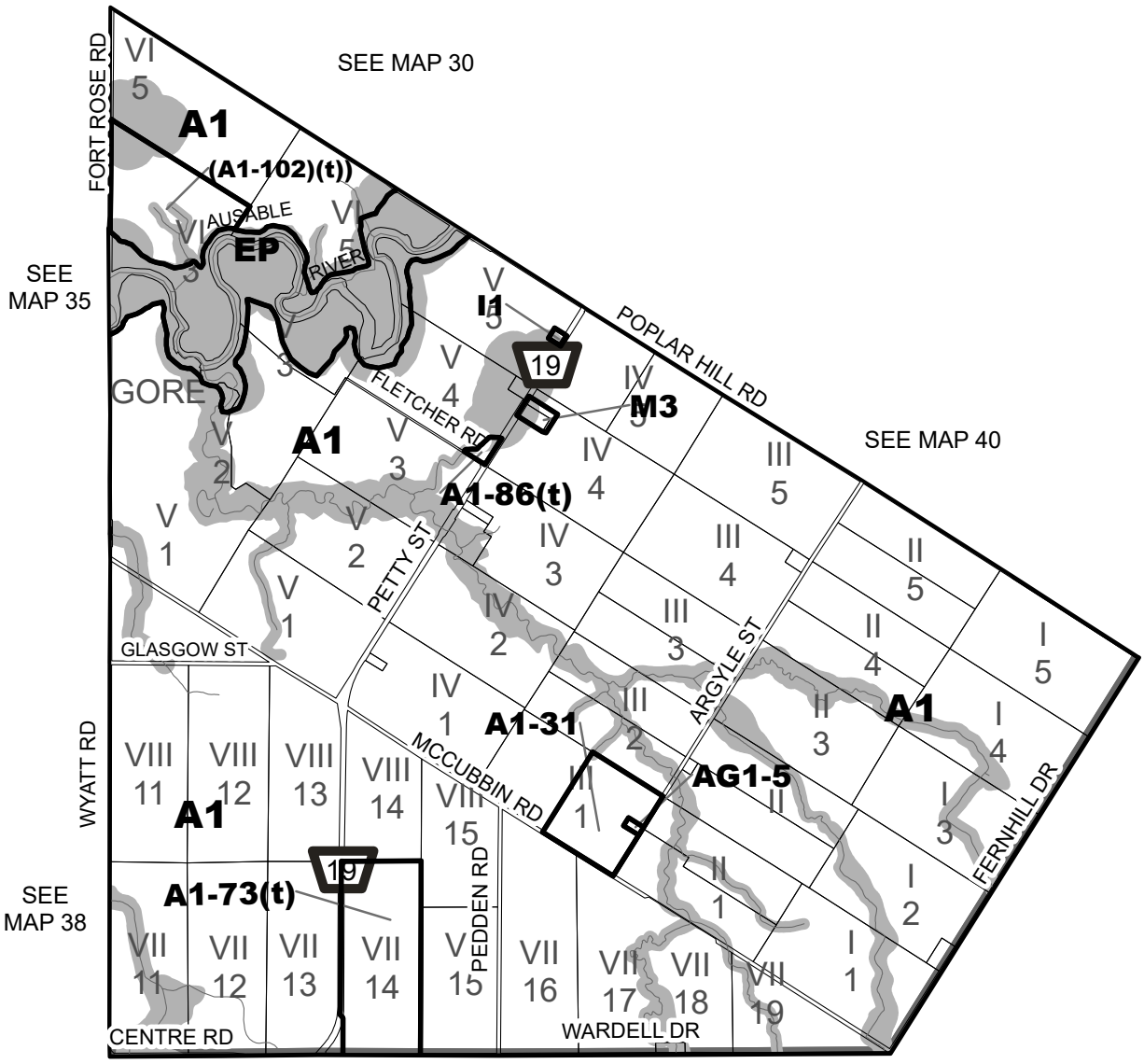
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 38

0 200 400 600 800 1,000 M

Map **38**



MUNICIPALITY OF NORTH MIDDLESEX

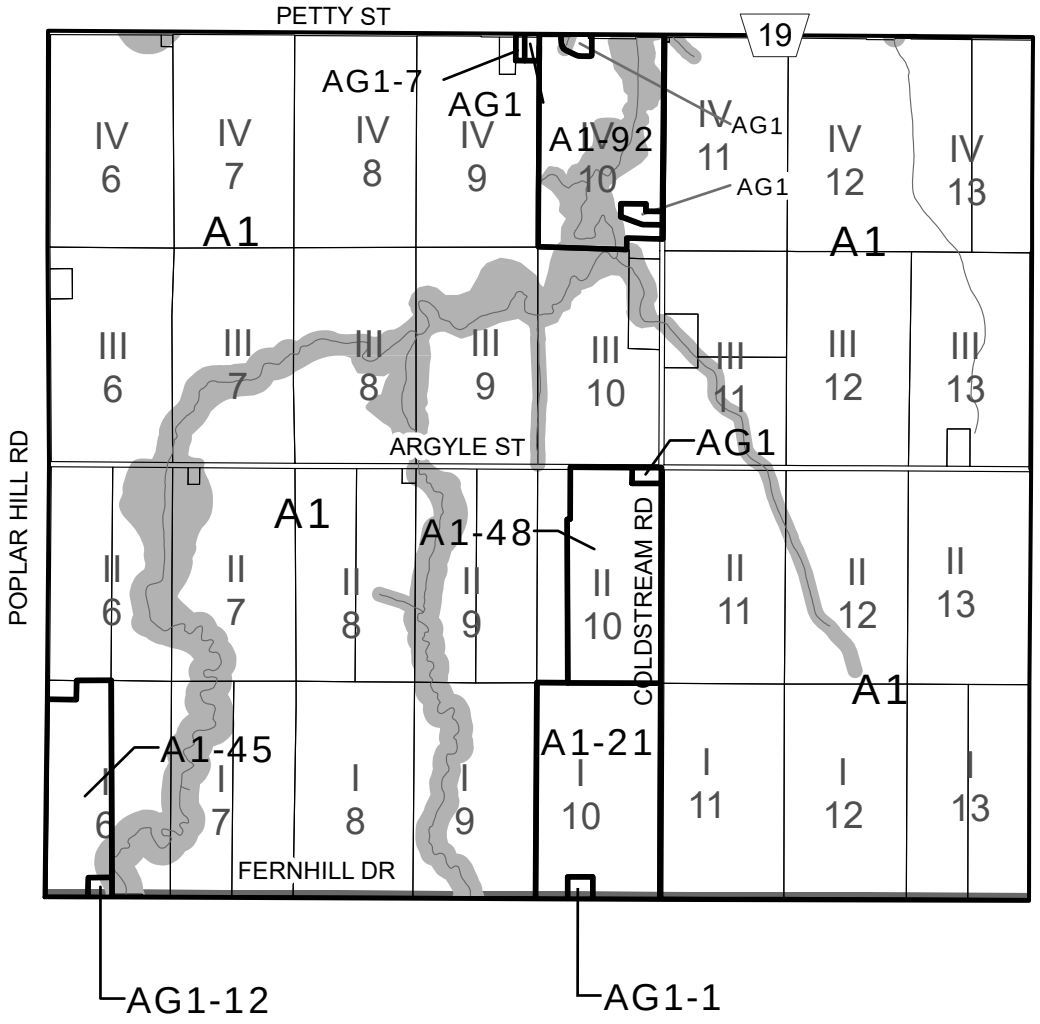
MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 39

0 250 500 750 1,000 1,250 M

Map **39**

SEE MAP 30



SEE MAP 39

SEE MAP 31

LEGEND

LAKE HURON PIPELINE

MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 40

0 200 400 600 800 1,000 M

Map **40**

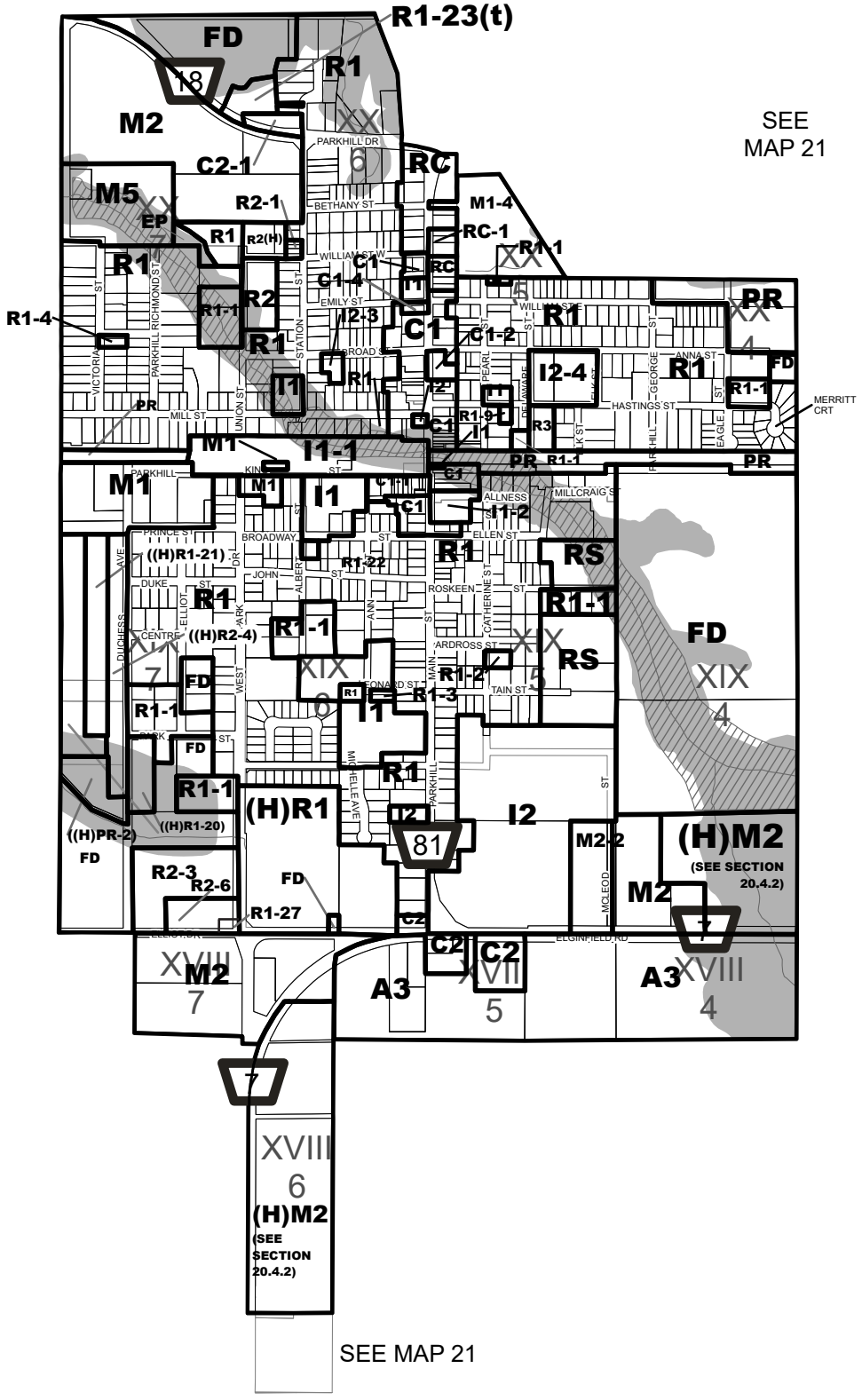
SEE MAP 13

SEE MAP 21

SEE MAP 21

SEE MAP 21

SEE MAP 21



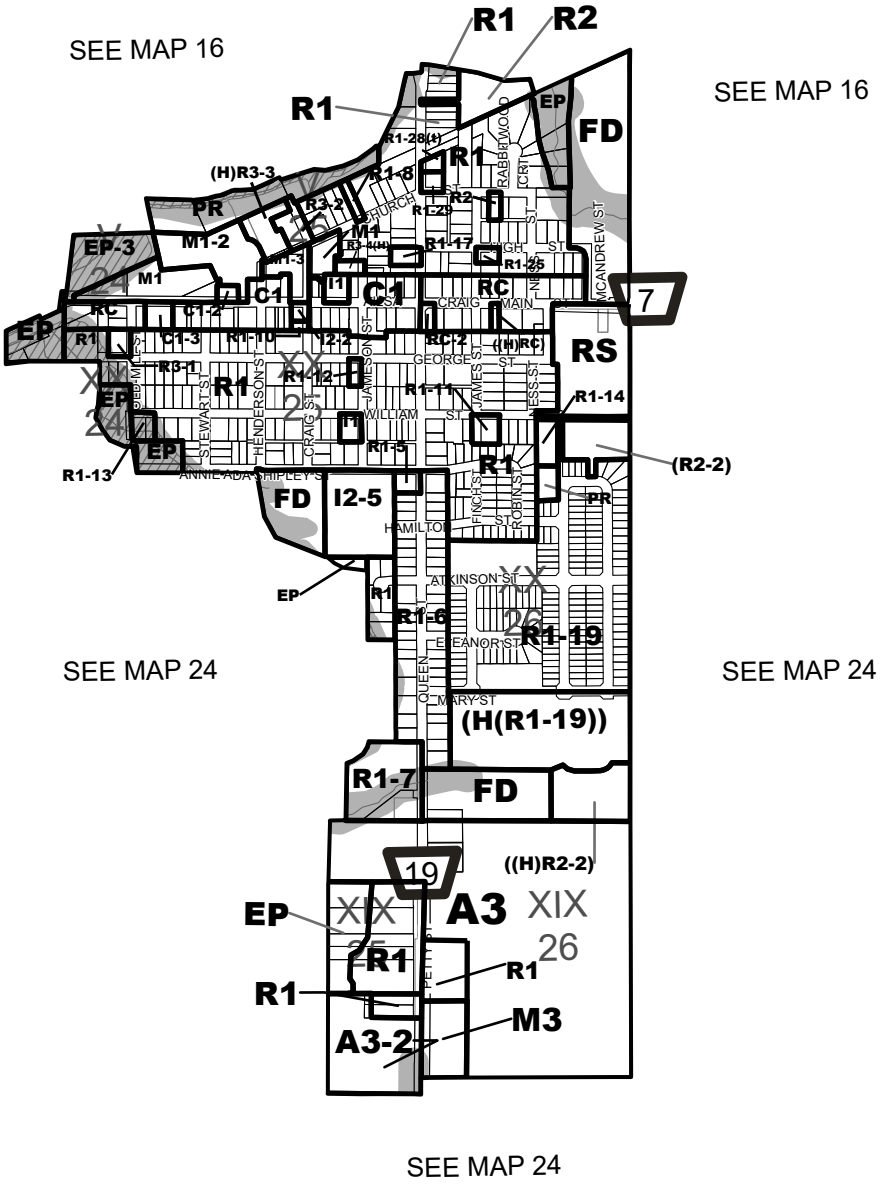
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

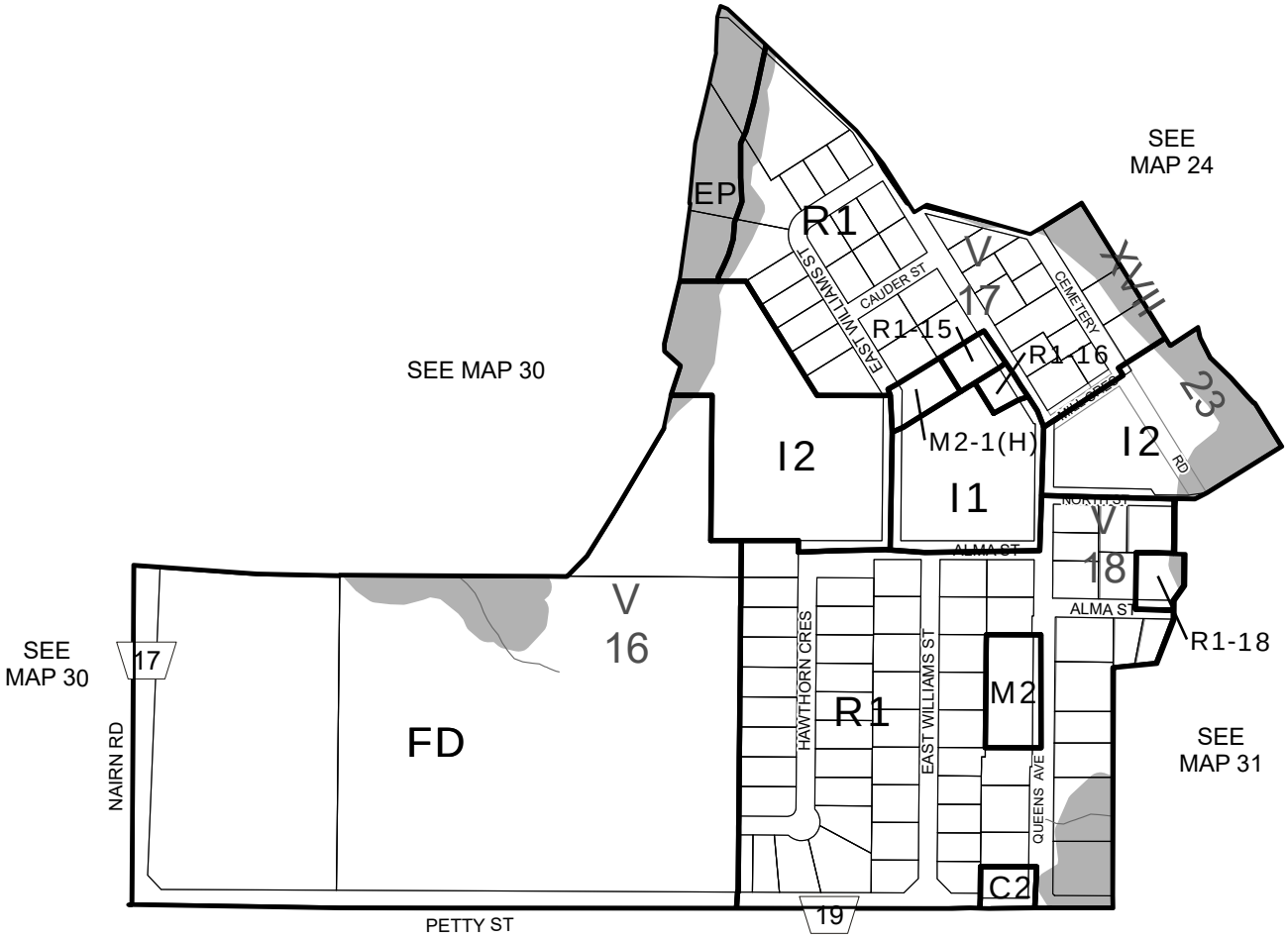
SCHEDULE "A"
LAND USE
MAP 41 - PARKHILL

0 100 200 300 400 500 M

Map **41**



MUNICIPALITY OF NORTH MIDDLESEX	MUNICIPALITY OF NORTH MIDDLESEX ZONING BY-LAW	0 100 200 300 400 500 M
	SCHEDULE "A" LAND USE MAP 42 - AILSA CRAIG	Map **42**



LEGEND

LAKE HURON PIPELINE

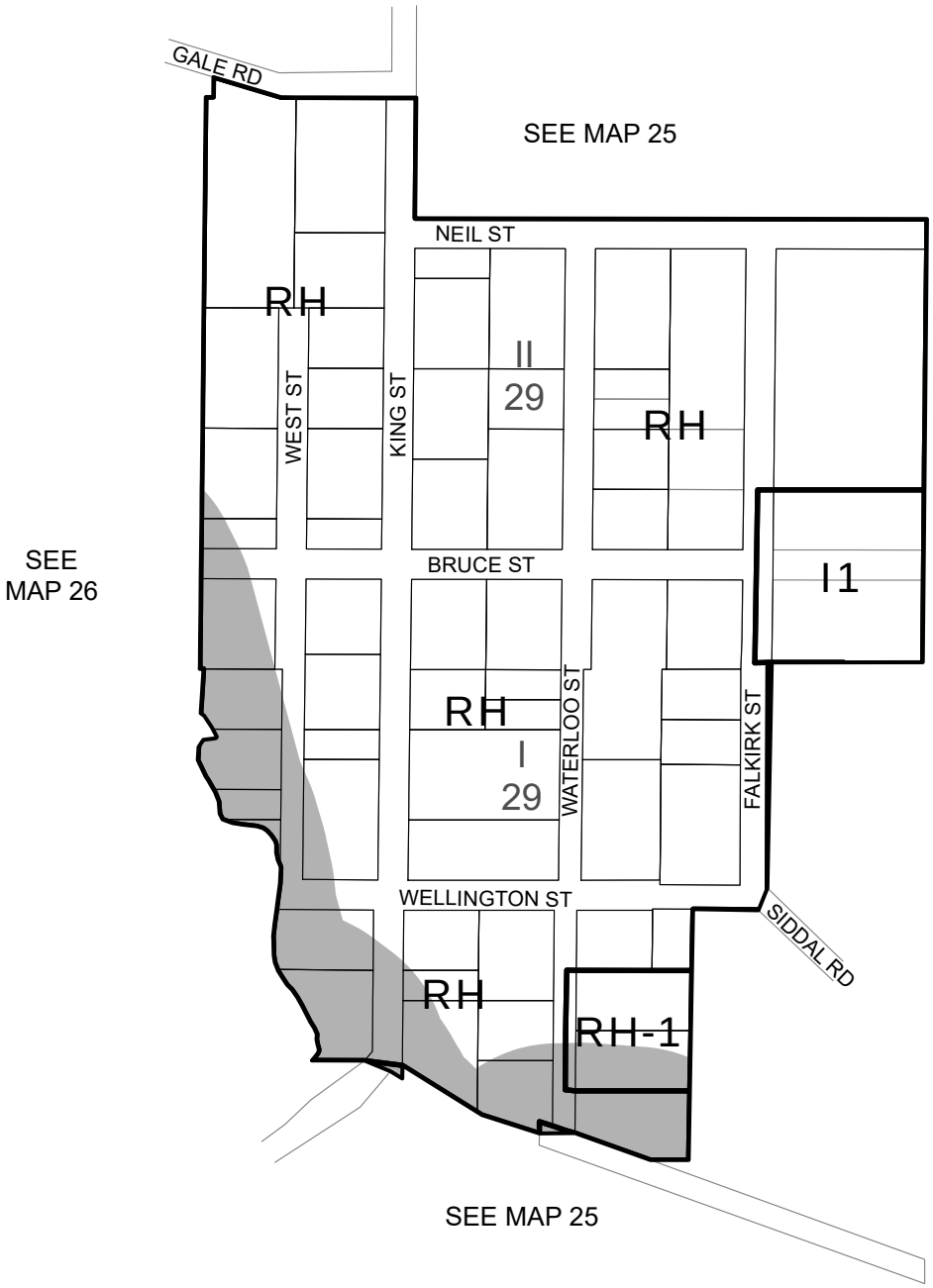
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 43 - NAIRN

0 50 100 150 200 250 M

Map **43**



LEGEND

LAKE HURON PIPELINE

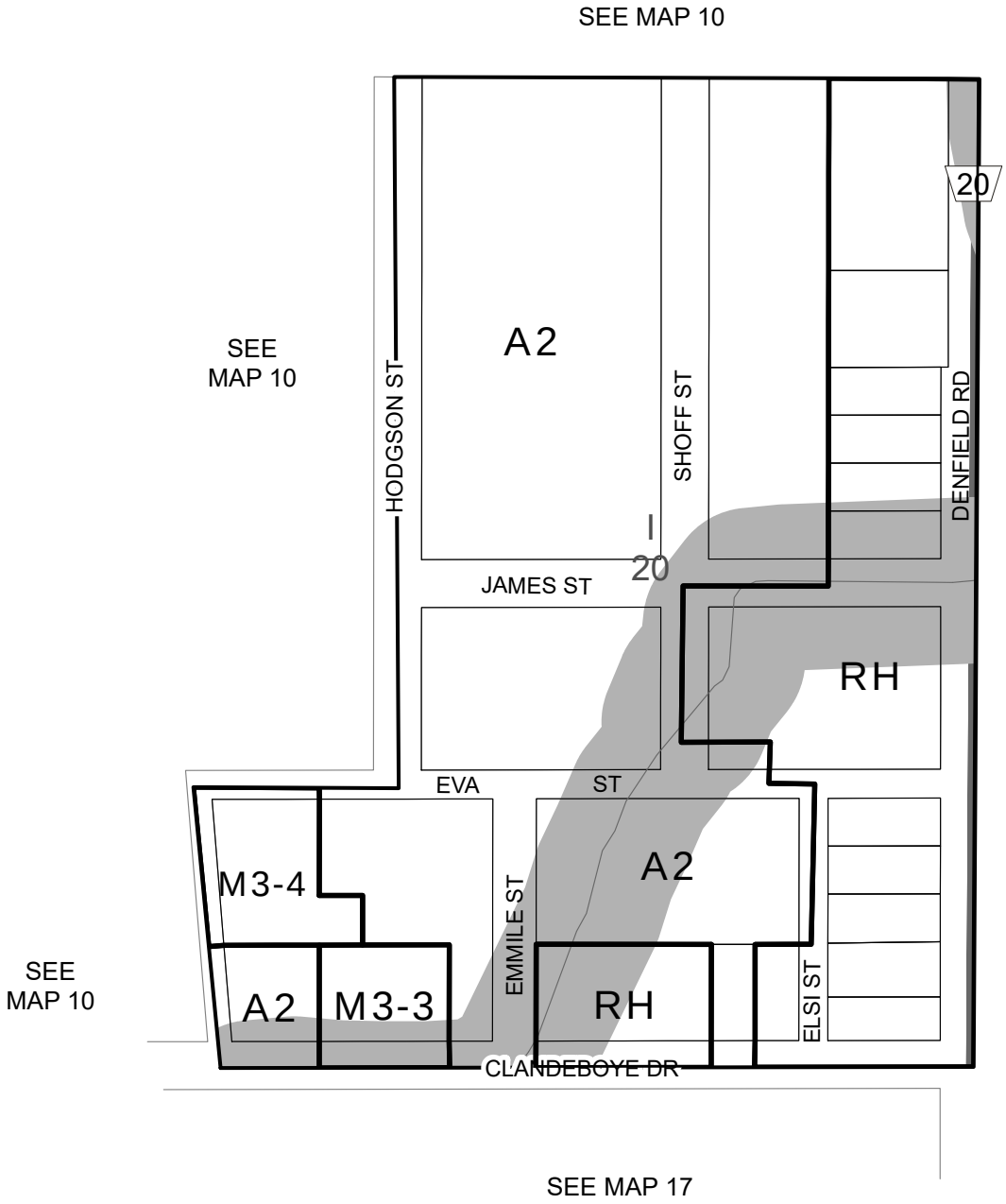
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 44 - CARLISLE

0 30 60 90 120 150 M

Map **44**



LEGEND

LAKE HURON PIPELINE

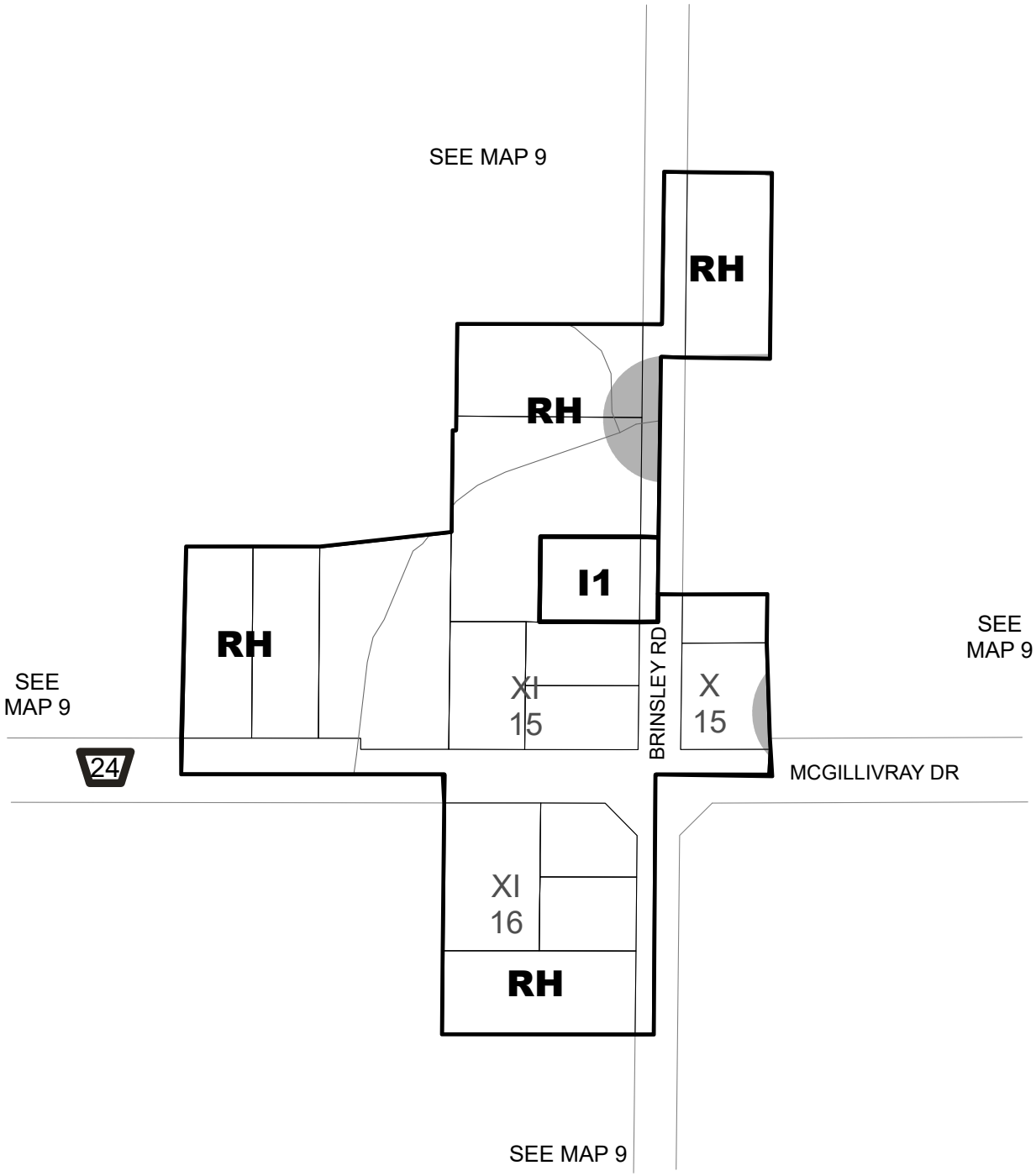
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 45 - CLANDEBOYE

0 20 40 60 80 100 M

Map **45**



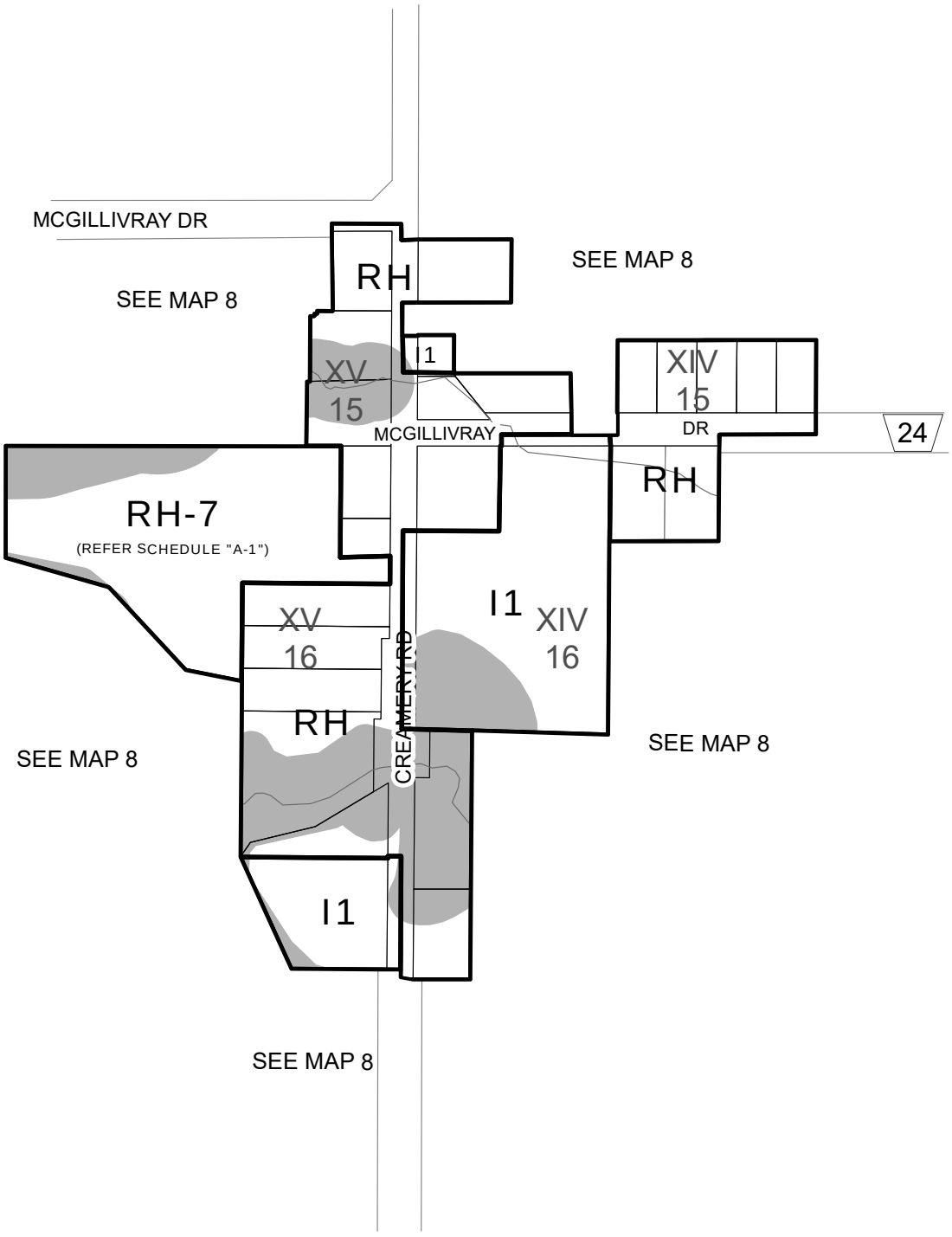
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 46 - BRINSLEY

0 20 40 60 80 100 M

Map **46**



LEGEND

LAKE HURON PIPELINE

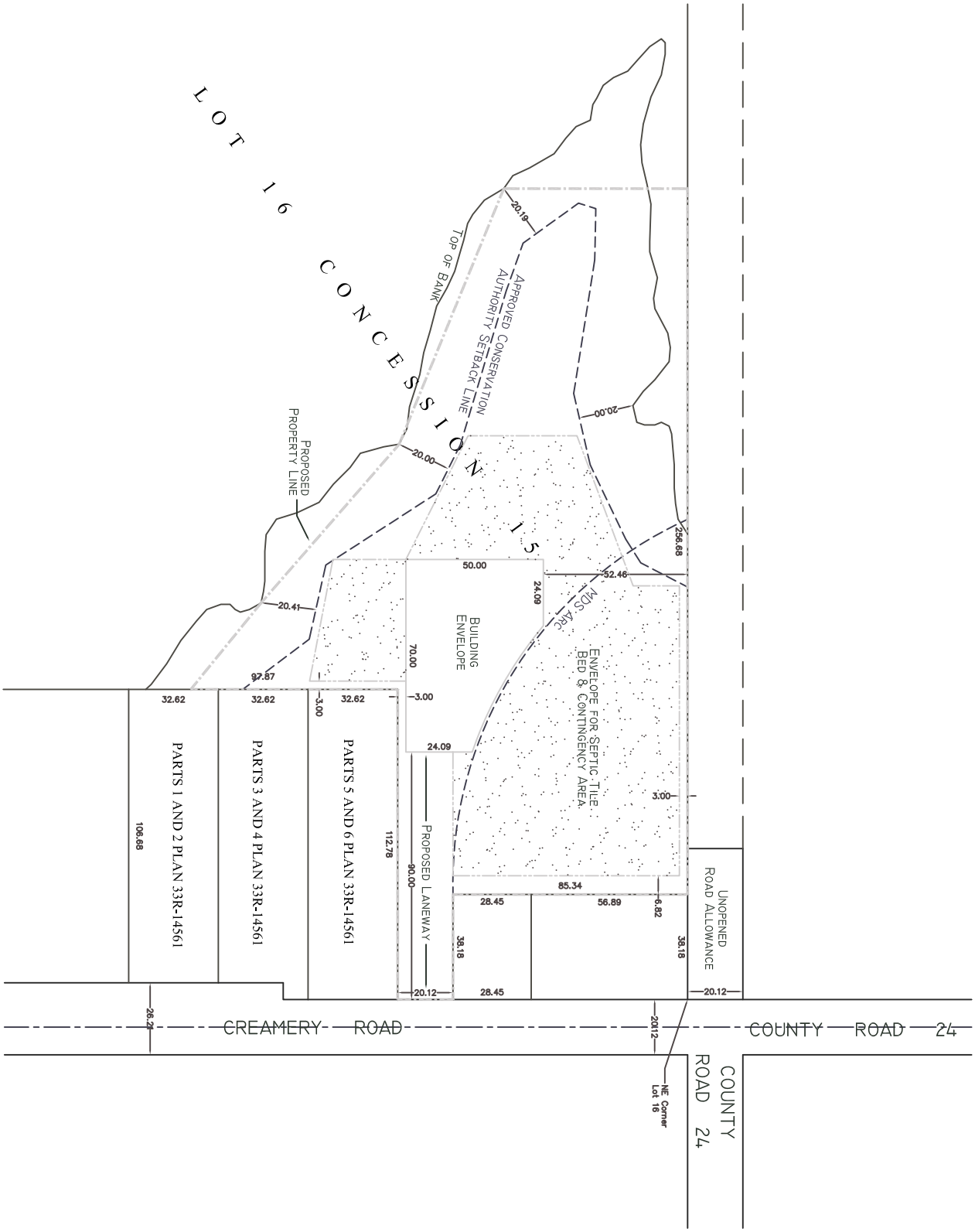
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 47 - WEST MCGILLIVRAY

0 30 60 90 120 150 M

Map **47**



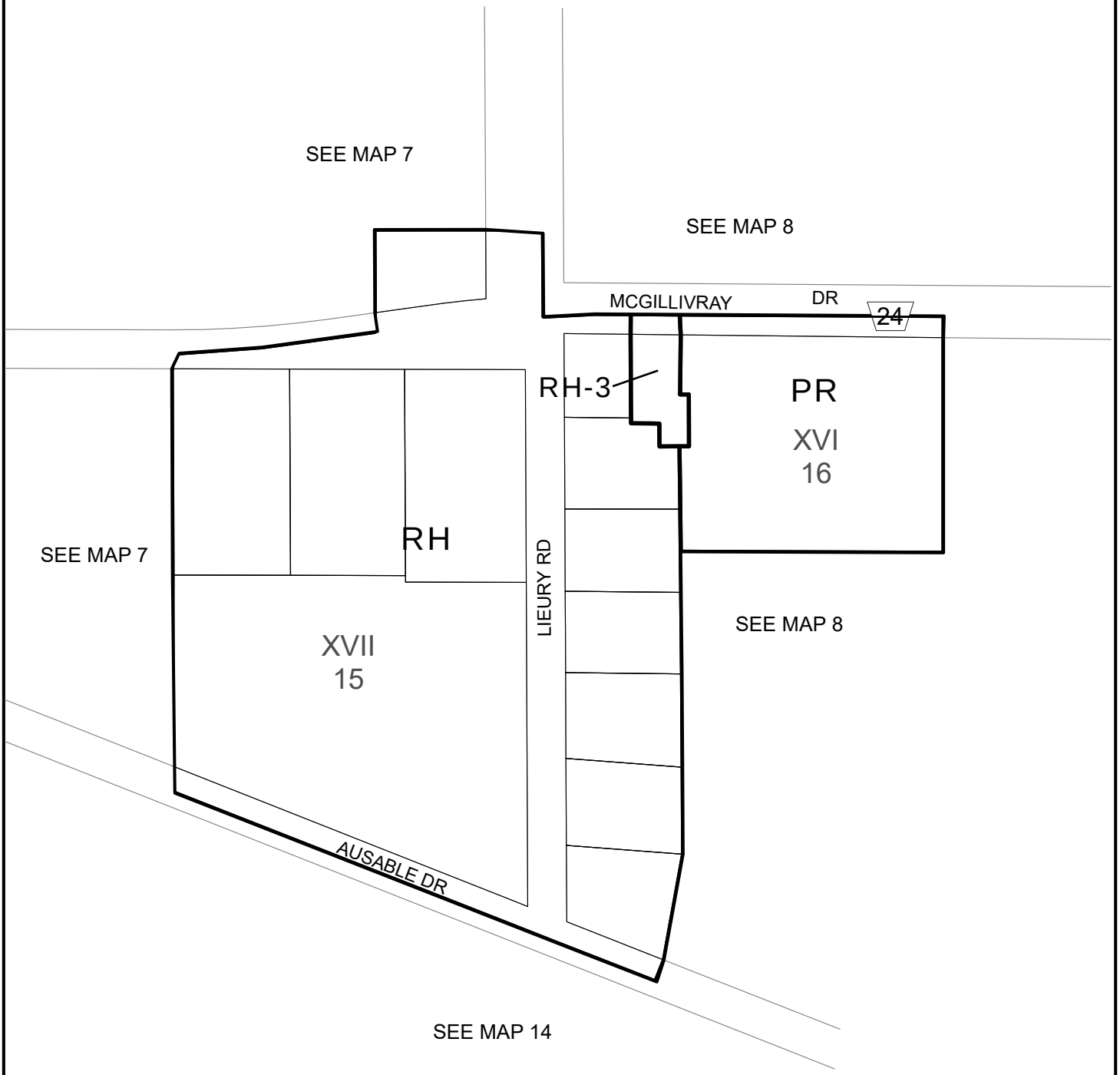
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A-1"

0 10 20 30 40 50

N



LEGEND

LAKE HURON PIPELINE

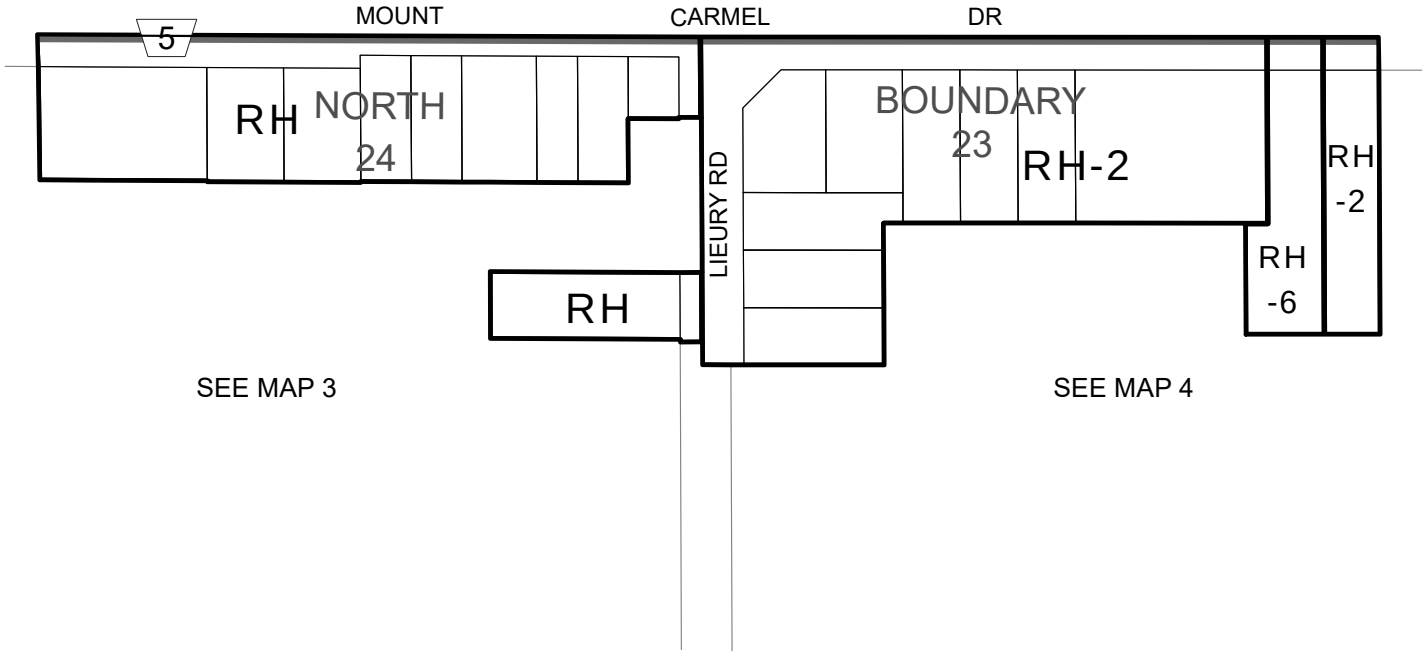
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 48 - LIEURY

0 20 40 60 80 100 M

Map **48**



LEGEND

LAKE HURON PIPELINE

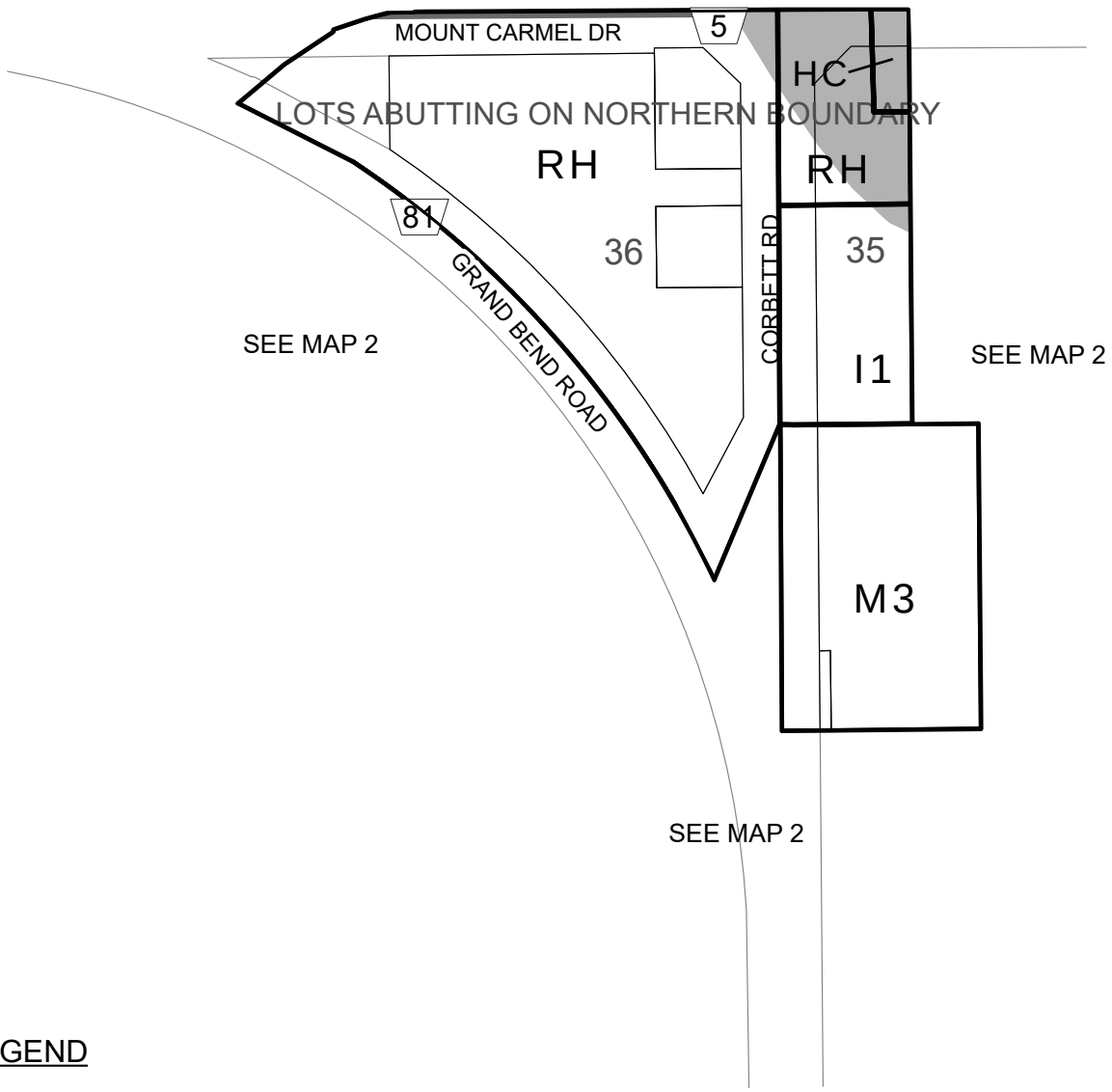
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 49 - MOUNT CARMEL

0 20 40 60 80 100 M

Map **49**



LEGEND

LAKE HURON PIPELINE

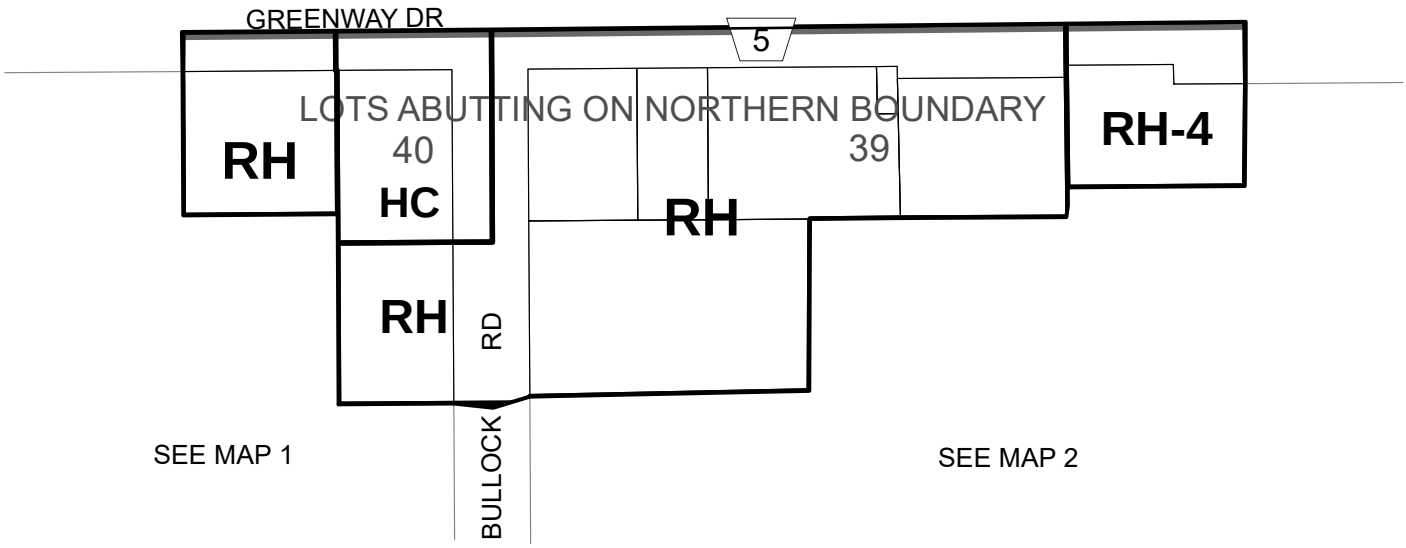
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 50 - CORBETT

0 20 40 60 80 100 M

Map **50**



LEGEND

LAKE HURON PIPELINE

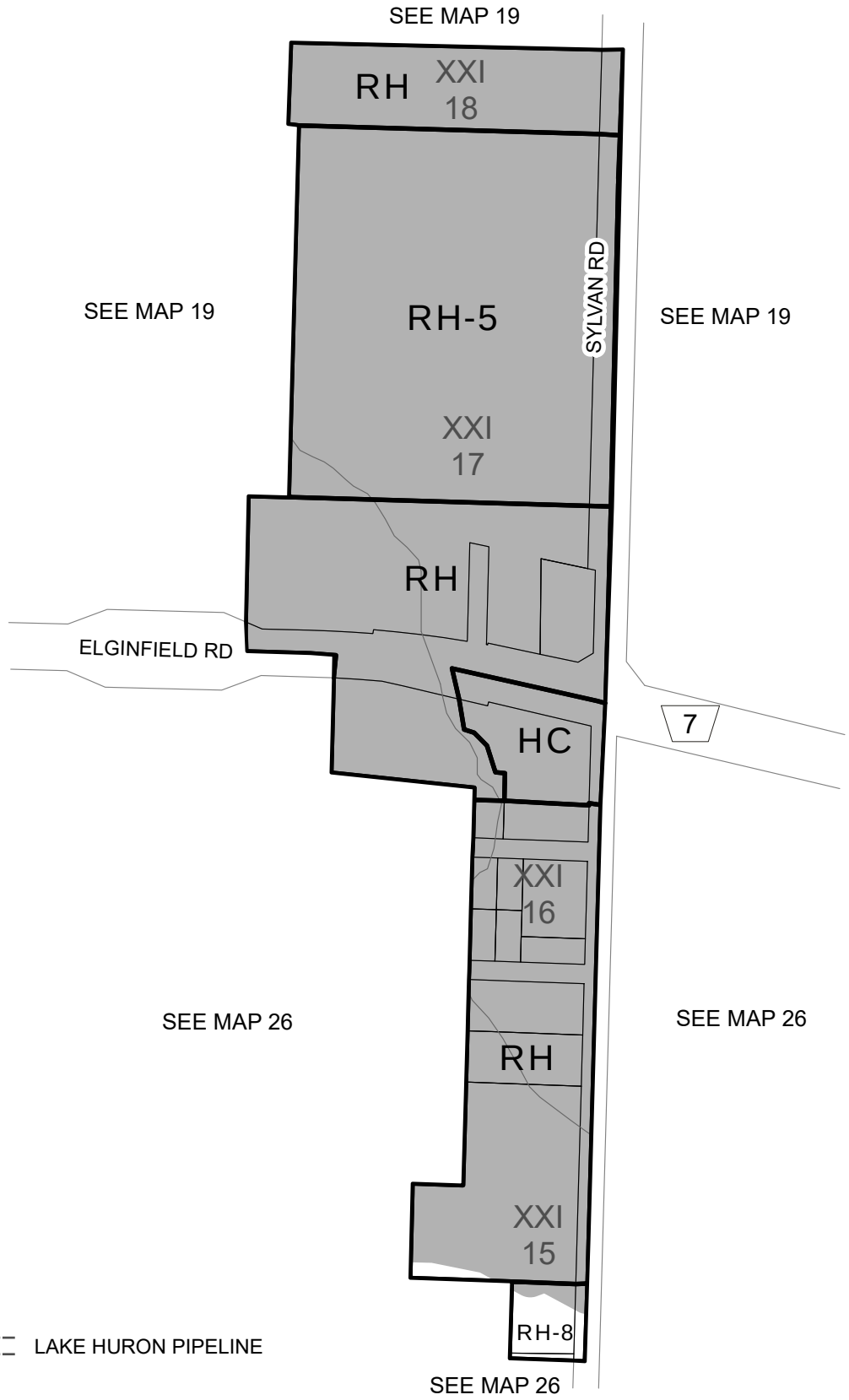
MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 51 - GREENWAY

0 10 20 30 40 50 M

Map **51**



LEGEND

LAKE HURON PIPELINE

MUNICIPALITY OF NORTH MIDDLESEX

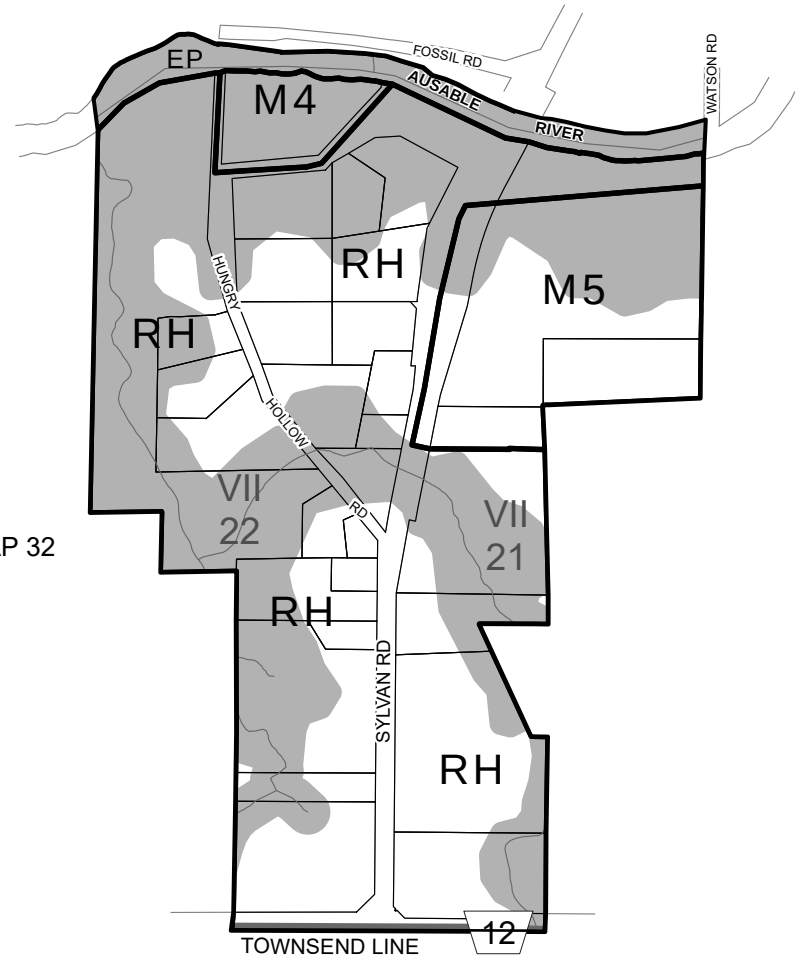
MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 52 - SYLVAN

0 30 60 90 120 150 M

Map **52**

SEE MAP 32



SEE MAP 36

SEE MAP 32

LEGEND

LAKE HURON PIPELINE

MUNICIPALITY OF NORTH MIDDLESEX

MUNICIPALITY OF NORTH MIDDLESEX
ZONING BY-LAW

SCHEDULE "A"
LAND USE
MAP 53 - HUNGRY HOLLOW

0 60 120 180 240 300 M

Map **53**