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MUNICIPALITY OF MIDDLESEX CENTRE



COMPREHENSIVE ZONING BY-LAW

NO. 2005-005 CONSOLIDATED VERSION March 2025



THIS DOCUMENT CONSTITUTES A CONSOLIDATED VERSION OF ZONING BY-LAW NO. 2005-005, THE COMPREHENSIVE ZONING BY-LAW OF THE MUNICIPALITY OF MIDDLESEX CENTRE ADOPTED BY COUNCIL MAY 4, 2005.

IT INCORPORATES ALL AMENDMENTS TO THE ZONING BY-LAW, ALL TEMPORARY USE BY-LAWS AND ALL AMENDMENTS TO REMOVE THE HOLDING (H) SYMBOL IN FULL FORCE AND EFFECT.

IN ADDITION, IT ALSO INCORPORATES ALL MINOR VARIANCES/PERMISSIONS GRANTED BY THE COMMITTEE OF ADJUSTMENT IN FULL FORCE AND EFFECT.

THIS DOCUMENT IS INTENDED FOR ADMINISTRATIVE AND CONVENIENCE PURPOSES. FOR LEGAL PURPOSES, REFERENCE SHOULD BE MADE TO THE ACTUAL ADOPTED VERSION OF THE ZONING BY-LAW, INDIVIDUAL AMENDMENTS AND TEMPORARY USE BY-LAWS ADOPTED BY COUNCIL AND DECISIONS OF THE COMMITTEE OF ADJUSTMENT.

MUNICIPALITY OF MIDDLESEX CENTRE COMPREHENSIVE ZONING BY-LAW 2005-005 MINOR VARIANCES

NO.	APPLICANT	LOCATION	EFFECT	DATE OF DECISION
A-10/05	DeKay	Map 82	permit reduction in minimum lot area	18-Aug-05
A-11/05	Topping	Map U-9	reduced exterior and interior side yard setbacks	19-May-05
A-13/05	Kondor	Map U-9	reduced side yard setback	18-Aug-05
A-14/05	Plank	Map 68	permit accessory building in EU zone	18-Aug-05
A-16/05	Winship	Map U-12	permit increase to maximum floor area for accessory buildings	20-Oct-05
A-17/05	MXC	Map U-11	reduction in front yard setback	20-Oct-05
A-18/05	Robinson	Map 43	permit open storage in exterior side yard	20-Oct-05
A-19/05	Pattyn	Map U-7	reduced side yard and rear yard setbacks for an existing building	17-Nov-05
A-20/05	Walker	Map U-7	reduced yard requirements for parking	17-Nov-05
A-20/05	Walker	Map 0-7	reduced vard requirements for parking	17-Nov-05
A-21/05 A-1/06	Gillis	Map 44 Map 39	relief from MDS II requirements	19-Jan-06
A-1/00 A-3/06	Rifai	Map U-4	setback reliefs for gas bar canopy	23-Mar-06
A-4/06	Watterton	Map 63	reduced front yard setback	23-Mar-06
A-5/06	Southmoor	Map U-9	reduced lot depth and parking requirement	23-Mar-06
A-6/06	Michiels	Map 69	relief from maximum lot area	23-Mar-06
A-9/06	Fidler	Map U-5	reduced lot area and frontage requirements	OMB ORDER
A-10/06	Fidler	Map U-5	reduced lot area and frontage requirements	OMB ORDER
A-11/06	Wuytenberg	Map 87	reduced front yard and exterior side yard setbacks	22-Jun-06
A-12/06	Bakker	Map U-5	reduced lot frontage; exterior side and rear yard setbacks	20-Jul-06
A-13/06	Crossan	Map U-7	reduced parking access width	20-Jul-06
A-14/06	Ladell	Map U-29	relief from MDS II requirement	20-Jul-06
A-15/06	New Life Mills	Map 87	reduced front yard setback	20-Jul-06
A-16/06	LeHoullier	Map 84	permit accessory building in front yard with setback of 80 m	21-Sep-06
A-17/06	Morrison	Map 69	recognize an existing swimming pool and accessory building in front yard	17-Aug-06
A-18/06	1682557 Ont.	Map U-9	reduced parking access width and planting strip	21-Sep-06
A-19/06	Delaware Nursery	Map 84	reduced lot area and frontage requirements	23-Nov-06
A-20/06	Goble	Map 84	relief from maximum lot area	23-Nov-06
A-21/06	Van Haarlem	Map 75	reduced front yard and exterior side yard setbacks	23-Nov-06
A-22/06	Snow	Map U-7	relief from maximum encroachment permitted	23-Nov-06
A-23/06	1524938 Ont.	Map U-4	reduced lot area	20-Dec-06
A-1/07	Chelchowski	Map 87	reduced front yard setback	25-Jan-07
A-2/07	Donaldson	Map 64	reduced lot depth and MDS I req.	19-Apr-07
A-3/07	Wheatley	Map 68	reduced front yard depth; setbacks from CNR and watercourse	19-Jun-07
A-4/07	Opper	Map U-12	permit increase to maximum floor area for accessory buildings	16-Aug-07
A-5/07	Hoffard	Map U-8	reduced side yard setback	16-Aug-07
A-6/07	O'Conner	Map U-5	expansion of legal non-conforming use - rear deck to a dwelling	25-Oct-07
A-7/07	Russell	Map 91	expansion of legal non-conforming use - office addition	25-Oct-07
A-8/07	Shelley	Map 48	relief from maximum height for a building accessory to a dwelling	29-Nov-07
A-9/07	Hampton Group Inc.	Map 40 Map U-7	relief from maximum lot coverage	29-Nov-07
A-3/07 A-10/07	Nancekievill	Map 32	expansion of legal non-conforming use - dwelling addition	29-Nov-07
1 - 10/07		iviap 52	relief from setback from top-of-bank and relief from front yard restriction for the	23-1100-07
A-11/07	Tompkins	Map 86	erection of an accessory building	18-Dec-07
A-12/07	Fausch	Map U-8	reduced parking requirement	18-Dec-07

NO.	APPLICANT	LOCATION	EFFECT	DATE OF DECISION
A-1/08	Woodlyn Orchards	Map U-5	reduced lotting requirements re EU and A2 zones	24-Jan-08
A-2/08	1705883 Ontario Ltd.	Map U-5	reduced lotting requirements re EU zone	24-Jan-08
A-3/08	UWO	Map 50	expansion of legal non-conforming use	27-Mar-08
A-4/08	Borland	Map U-7	permit detached garage in exterior side yard	27-Mar-08
A-5/08	Richardson	Map 55	relief from 400 m livestock barn and top-of-bank setbacks	27-Mar-08
A-6/08	Degroseilliers	Map U-9	relief from interior side yards	24-Apr-08
A-7/08	Balsillie	Map U-5	permit detached garage in front yard and relief from top-of-bank	24-Apr-08
A-8/08	Liu	Map 87	expansion of legal non-conforming use & relief from County Rd	24-Apr-08
A-9/08	Marion	Map U-8	relief from side and rear yards	22-May-08
A-10/08	Powell	Map U-4	permit sales of trailers which does allow motor vehicle sales	26-Jun-08
A-11/08	Hennessy	Map U-7	relief from rear yard	OMB ORDER
A-12/08	Cameron	Map U-7	relief from maximum lot coverage	26-Jun-08
A-13/08	Francis	Map 49	expansion of legal non-conforming use	24-Jul-08
A-14/08	Vanderburgh	Map 84	relief from frontage requirement	23-Oct-08
A-15/08	Pattyn	Map U-5	relief from existing side yard, lot frontage and lot area	27-Nov-08
A-16/08	Serrarens	Map U-5	relief from existing lot frontage and area	18-Dec-08
A-1/09	Ideson	Map 61	relief and improvement in MDS I	29-Jan-09
A-2/09	RC Legion	Map U-5	relief from sight triangle requirement	26-Mar-09
A-3/09	Rochus	Map U-9	expansion of legal non-conforming use - relief from setback	26-Mar-09
A-4/09	Way	Map U-1	permit increase to maximum floor area for accessory buildings	DEFERRED
A-5/09	Murray	Map 50	change a legal non-conforming use to more conforming use	26-Mar-09
A-6/09	A&M Sod	Map U-5	relief from existing lot area	25-May-09
A-7/09	Jackson	Map 87	expansion of legal non-conforming use	25-May-09
A-8/09	Gysbers	Map 33	relief from lot area requirement	25-May-09
A-9/09	Wilton	Map 31	relief from max height requirement for accessory building	27-Jul-09
A-10/09	Minnie	Map 15	relief from max height requirement for accessory building	10-Aug-09
A-11/09	Frydman	Map U-1	relief from minimum interior side yard setback	10-Aug-09
A-12/09	Wicketthorn	Map 91	relief from MDS II, minimum setback distance from a municipal drain	24-Aug-09
A-13/09	Roussy	Map 88	relief from max height requirement for a single-detached dwelling	24-Aug-09
A-14/09	Thody	Map U-12	expansion of a legal non-conforming use (single-detached dwelling)	28-Sep-09
A-15/09	Trethewey / Baker	Map 70	relief from the setback requirement from the centreline of Nairn Road	23-Nov-09
A-1/10	2065852 Ontario Ltd.	Map U-9	relief from the minimum setback from the top-of-bank of a municipal drain	22-Feb-10
A-2/10	Marquis Developments London Inc.	Map U-7	relief from maximum lot coverage	22-Feb-10
A-3/10	Tackabury	Map U-6	locate an existing accessory building in the front yard of a new lot	22-Mar-10
A-4/10	Middlesex Centre	Map 34	relief from maximum driveway width	26-Apr-10
A-5/10	Ernewein	Map U-5	relief from maximum gross floor area of an accessory building	31-May-10
A-6/10	Middlesex Centre	Map 81	relief from maximum driveway width	31-May-10
A-7/10	Grant	Map 88	relief from the setback requirement from the centreline of Longwoods Road	31-May-10
A-8/10	Romano Pulzoni in Trust	Map U-9	relief from frontage requirement	28-Jun-10
A-9/10	Kent	Map 43	relief from maximum height for a building accessory to a dwelling	26-Jul-10
A-10/10	Vanderwig	Map 63	reduced lot area requirements	26-Jul-10
A-11/10	Dean	Map 88	relief from the setback requirement from the centreline of Longwoods Road	23-Aug-10
A-12/10	Dale	Map 4	reduced minimum setbacks for an accessory building to a dwelling	27-Sep-10
A-12/10 A-13/10	McCoy	Map U-7	relief from minimum rear yard setback and maximum lot coverage	27-Sep-10 27-Sep-10
A-13/10 A-1/11	Beercroft	Map U-9	relief from maximum gross floor area	27-Sep-10 28-Feb-11
A-1/11 A-2/11	VanderWal	Map 17	reduced lot area and frontage requirements	27-Jun-11
A-2/11 A-3/11	Nywening	Map 17 Map 56	relief from MDS I requirements	27-Jun-11

NO.	APPLICANT	LOCATION	EFFECT	DATE OF DECISION
A-4/11	Agate	Map 16	relief from minimum setback for a dog kennel	27-Jun-11
A-5/11	Bycraft	Map 16	relief from maximum lot area	27-Jun-11
A-6/11	McLean	Map 5	relief from minimum lot area	27-Jun-11
A-7/11	Ocolisan	Map U-9	withdrawn	27-Jun-11
A-8/11	RDM Construction Ltd.	Map U-8	relief from minimum front yard and exterior side yard setbacks	25-Jul-11
A-9/11	Jefferies	Map U-8	relief from minimum front yard setback	25-Jul-11
A-10/11	Ocolisan	Map U-9	relief from maximum total gross floor area	25-Jul-11
A-11/11	Ivanisec	Map U-8	relief from maximum total gross floor area of an accessory building	25-Jul-11
A-12/11	Cheng	Map 81	relief from maximum lot area	25-Jul-11
A-13/11	Holder	Map 81	relief from maximum lot area and minimum interior yard setbacks	25-Jul-11
A-14/11	Hayman	Map U-8	relief from maximum total gross floor area	25-Jul-11
A-15/11	Weld	Map U-5	reduced lot area and frontage requirements	20-Aug-11
A-16/11	Campbell	Map 70	relief from the setback requirement from the centreline of Nairn Road	22-Aug-11
A-17/11	McLean	Map U-5	relief from maximum gross floor area of an accessory building	26-Sep-11
A-18/11	Dobinson	Map 10	expand legal non-conforming use	26-Sep-11
A-19/11	Wagle	Map U-9	relief from front yard pool restrictions and front yard setbacks	26-Sep-11
A-20/11	1739766 Ontario Inc.	Map U-9	relief from rear yard setbacks and deck restrictions	26-Sep-11
A-21/11	Schnurr	Map 30	permit conversion of detached garage for a home occupation	19-Dec-11
A-22/11	Gibbons	Map 96	relief from minimum lot area	23-Jan-12
A-1/12	McGregor	Map U-9	relief from minimum setback from a railway provision	18-Apr-12
A-2/12	Gillis	Map 26	relief from MDS II requirements	23-May-12
A-3/12	Thompson	Map 79	relief from minimum centreline setback of Gideon Drive	15-Aug-12
A-4/12	Tamas	Map U-9	relief from minimum exterior side yard setback and maximum height	11-Oct-12
A-5/12	Cain	Map 69	relief from accessory use locations	12-Dec-12
A-1/13	Stevenson	Map 44	relief from minimum lot area	13-Feb-13
A-2/13	Stanton Brothers Ltd.	Map 36	relief from MDS II requirements	OMB ORDER
A-3/13	Relou	Map 44	relief from maximum total height and area of an accessory building	20-Mar-13
A-4/13	McDonald	Map 33	relief from maximum lot area and MDS II requirements	17-Apr-13
A-5/13	Wilson	Map 38	relief from maximum total area of an accessory building	22-May-13
A-6/13	Bedford	Map U-12	relief from minimum front yard setback	24-Jul-13
A-7/13	van den Oetelar	Map 41	relief from MDS I requirements	24-Jul-13
			relief from maximum total permitted area for accessory buildings, and regulation prohibiting siting of accessory buildings closer to the exterior side lot line than the	
A-8/13	Boulter	Map U-9	main building	24-Jul-13
A-9/13	Daniel	Map U-1	relief from maximum total area of an accessory building	16-Oct-13
A-10/13	Parsons	Map 97	relief from minimum lot area and minimum lot frontage requirement relief from total maximum area and maximum height permitted for accessory	20-Nov-13
A-1/14	Clark	Map U-12	buildings	22-Jan-14
A-2/14	Van Kasteren & VandenBoomen	Map U-8	relief from minimum front yard and northerly interior side yard setbacks	22-Jan-14
A-3/14	Weller	Map 1	relief from interior side yard setback requirement	19-Feb-14
A-4/14	Reis	Map 63	expand legal non-conforming use	19-Feb-14
A-5/14	Drew	Map 15	relief from interior side yard setback	16-Apr-14
A-6/14	Meyer	Map 30	relief from the total maximum area permitted for all residential accessory buildings	16-Apr-14
A-0/14 A-7/14	Dieroff	Map 81	permit an accessory building in front yard	16-Apr-14
A-1/14		Iviap o I	relief from total maximum lot coverage, maximum lot coverage permitted for a	10-Api-14
A-8/14	Marquis Developments London Inc.	Map U-8	dwelling, minimum rear yard setback	21-May-14

NO.	APPLICANT	LOCATION	EFFECT	DATE OF DECISION
A-9/14	Jackson	Map U-11	relief from the total maximum area permitted for all residential accessory buildings	23-Jul-14
			relief from the total maximum lot coverage and maximum lot coverage permitted	
			for a single detached dwelling, and the westerly interior side yard setback	
A-10/14	Vranic Homes Inc.	Map U-9	required for a main building	23-Jul-14
			relief from the total maximum lot coverage and maximum lot coverage permitted	
A-11/14	Marquis Developments London Inc.	Map U-9	for a single detached dwelling	23-Jul-14
A-12/14	Delange Homes	Map U-8	relief from the exterior side yard setback required for a single detached dwelling	23-Jul-14
			relief from setback between a dwelling and accessory building, interior easterly	
			side yard setback and roof projection interior easterly side yard setback setback	
A-13/14	Strouse	Map U-8	for an accessory building	23-Jul-14
			relief from the minimum interior side yard setback and the total maximum area	
A-14/14	Kennelly	Map U-9	permitted for all residential accessory buildings	13-Aug-14
-				<u>_</u>
A-15/14	1822039 Ontario Ltd.	Map U-9	relief from the northerly interior side yard setback for a single detached dwelling	13-Aug-14
A-16/14	O'Conner	Map U-5	relief from the front yard setback for a single detached dwelling	13-Aug-14
			permit a residential accessory building in the front yard and relief from the	
A-17/14	Demopoulos	Map 81	minimum front yard setback	17-Sep-14
			relief from the southerly interior side yard setback for a residential accessory	
A-18/14	Mr. G & C Holdings	Map U-9	building	17-Sep-14
			relief from the total maximum area permitted for all accessory buildings within the	
A-19/14	Roeland	Map U-8	site-specific Urban Residential First Density (UR1-3) zone	29-Jul-15
/ 10/11		map o o	relief from the total maximum area permitted for all accessory buildings within the	UNDER
A-20/14	Roe	Map U-9	site-specific Urban Residential First Density (UR1-3) zone	APPEAL
/ 20/11		map o o	permit a detached garage to be constructed closer to the front lot line than the	,
A-21/14	Harford	Map U-12	single-detached dwelling that is located on the land	19-Nov-14
		11100 0 12	relief from the minimum setback required from the centreline of Ilderton Road	
A-22/14	Livingston	Map 31	(County Road 16) in order to construct a front porch	19-Nov-14
,			permit a detached garage to be constructed closer to the front lot line than the	
A-1/15	Montgomery/Thuss	Map 65	single-detached dwelling that is located on the land	25-May-16
				20 110
A-2/15	Podlesny	Map U-7	relief from the exterior side yard setback for a single-detached residential dwelling	18-Mar-15
			permit expansion of a legal non-conforming use to increase the height of a	
A-3/15	Trudgeon	Map U-4	detached garage	20-May-15
			permit single detached dwellings with a maximum height of 7 metres for units 21-	20 110
A-4/15	Tridon Group Ltd	Map U-8	24	24-Jun-15
/ 1/10			relief from the exterior side yard setback required for a single detached dwelling	21041110
A-5/15	Mr. G & C Holdings Inc	Map U-9	within the site-specific Urban Residential First Density (UR1-4) zone	24-Jun-15
110/10			permit an increase in total accessory building coverage to facilitate the	21041110
A-6/15	Linkiewicz & Kosarschenko	Map U-9	construction of a detached garage	24-Jun-15
			permit the construction of a building for agricultural and residential storage in the	2
			front yard and closer to the front lot line than the single detached dwelling on the	
A-7/15	McGovern & Cheevers	Map 102	land	24-Jun-15
1-1/15			relief from the total maximum lot coverage and the maximum lot coverage	2 ,- -5011-15
			permitted for a single detached dwelling within the site-specific Urban Residential	
A-8/15	Tridon Group Ltd	Map U-8	First Density (UR1-22) zone	24-Jun-15
A-0/10		iviap 0-0		24-Juil-10

NO.	APPLICANT	LOCATION	EFFECT	DATE OF DECISION
			permit an increase in total accessory building coverage to facilitate the	
A-9/15	Jaramillo & Cardenois	Map U-9	construction of a detached garage	29-Jul-15
			permit an increase in total maximum area permitted for all residential accessory	
A-10/15	Moir	Map 19	buildings to facilitate the construction of an accessory building	
			relief from the required Minimum distance Separation setback from both a	
A-11/15	Wicketthorn Farms Inc.	Map 91	dwelling and an institutional use	29-Jul-15
A-12/15	Marquis Developments London Inc.	Map U-8	relief from the minimum interior side yard setback	12-Aug-15
A-13/15	Hyde Park Crossing Ltd.	Map U-8	permit an increase in minimum lot coverage for all residential accessory buildings	12-Aug-15
A-14/15	Noftle	Map 71	relief from the front yard setback and the Minimum Distance Separation setback	16-Sep-15
		·	relief from the maximum building height and total lot coverage for residential	
A-15/15	Denney	Map 60	accessory buildings	16-Sep-15
			permit the construction of a building for residential storage in the front and exterior	
			side yards and closer to the front and exterior lot line than the single detached	
A-16/15	Ryan	Map 15	dwelling on the land	2-Dec-15
			permit the construction of a building for residential storage in the front yard and	
A-17/15	Loyens	Map 25	closer to the front lot line than the single detached dwelling on the land	2-Dec-15
		'	permit an increase in total maximum area permitted for all residential accessory	
A-1/16	Loos	Map U-5	buildings to facilitate the construction of an accessory building	27-Jan-16
A-2/16	Marquis Developments London Inc.	Map U-8	relief from the total maximum lot coverage	17-Feb-16
A-3/16	Massen	Map U-5	relief from maximum total permitted area for accessory buildings	23-Mar-16
A-4/16	Fairles	Map 63	permit an increase in minimum lot coverage for all residential accessory buildings	20-Apr-16
/(/10			permit an archery instruction facility and associated retail, office and storage	20-7101-10
A-5/16	Vanos	Map 79	space	20-Apr-16
7(-0/10			relief from the requirement to provide a planting strip around the perimeter of a	20-7101-10
			proposed open storage area that is to accommodate the parking of vehicles as	
A-6/16	Vink	Map U-5	well as the requirement to pave the area with a hard surface	22-Jun-16
110,10			relief from total maximum lot coverage and maximum lot coverage permitted for a	22 0411 10
A-7/16	Salomone	Map U-9	single detached dwelling	20-Jul-16
			permit the construction of pool equipment in the exterior side yard and closer to	
A-8/16	Condon Homes	Map U-9	the exterior lot line than the single detached dwelling on the land	20-Jul-16
A-9/16	1891958 Ontario Ltd.	Map 57	relief from minimum lot area	20-Jul-16
A-10/16	Macarico/Cego	Map U-8	relief from the minimum rear yard and interior side yard setbacks	16-Nov-16
A-11/16	D'Iux Auto Spa	Map U-9	relief from the minimum parking requirements	19-Oct-16
A-12/16	Edmondson	Map 63	relief from the minimum lot requirement	16-Nov-16
			relief from the total accessory building size permitted, and rear and westerly	
A-13/16	Strouse	Map U-8	interior side yard setbacks	14-Dec-16
			relief from the maximum front yard setbacks and the percentage of the lot	
A-14/16	Glendon Drive Developments Inc	Map U-9	frontage that is required to include buildings on the land	25-Jan-17
A-1/17	Loubert	Map 71	relief from the minimum lot area requirement	25-Jan-17
A-2/17	Hill	Map U-8	permit an increase in total area permitted for all residential accessory buildings	14-Dec-16
A-2/17 A-3/17	Vandervelden	Map U-9	permit a home occupation in a detached garage	DENIED
A-3/17 A-4/17	Hick	Map 0-9	permit an increase in height for a residential accessory building	22-Mar-17
A-4/17 A-5/17	Melchers Developments	Map U-9	permit an increase in the exterior side yard setback for a residential dwelling	19-Apr-17

NO.	APPLICANT	LOCATION	EFFECT	DATE OF DECISION
			permit an existing residential storage building to be located closer to the road than	
A 6/17	McIntyre	Map 06	a new single detached dwelling that is proposed to be constructed on the property	
A-6/17 A-7/17	1748804 Ontario Inc	Map 96 Map U-8	relief from the requirement for a planting strip	19-Apr-17 19-Apr-17
	Bell		permit the installation of a swimming pool in an exterior side yard	
A-8/17 A-9/17	Lalonde	Map 33 U-9	relief from minimum interior side yard setbacks	19-Apr-17 24-May-17
A-10/17	Brosnan	U-8	relief from minimum interior side yard setbacks	24-May-17
A-11/17	Freure Homes (Zerebecki)	U-9	relief from minimum exterior side yard setbacks	21-Jun-17
A-12/17	MacKinnon	Map U-8	permit an increase in total accessory building area	12-Jul-17
A-13/17	Childs	Map U-9	permit an increase in total accessory building area	23-Aug-17
A 4 4 4 7			permit a residential accessory building in a front yard and closer to an exterior	00.0.47
A-14/17	Gentile	Map 46	side lot line than a single-detached dwelling	23-Aug-17
A-15/17	O'Dwyer Cutom Homes	Map U-9	permit a home ocupation to operate out of an attached garage	23-Aug-17
A-16/17	Ireland	Map U-08	permit reduced rear yard setback and increased lot coverage	20-Sep-17
A-17/17	Alcock	Map U-9	permit reduced interior side yard setback	20-Sep-17
A-18/17	Stevens	Map U-9	permit reduced side yard setback and reduced lot frontage	20-Dec-17
A-1/18	Bourgeois	Map 31	permit reduced front yard setback from a County Road	14-Feb-18
A-2/18	Caranci	Map U-7	permit reduced side yard setback	14-Feb-18
A-3/18	JPW	Map U-8	permit a reduced front yard and rear yard setback	21-Feb-18
A-4/18	Revington	Map 69	relief from maximum building height for a proposed residential dwelling	28-Mar-18
A-5/18	Horton	Map U-12	relief from minimum rear yard setback	28-Mar-18
A-7/18	Gubbles	Map 84	permit expansion of a legal non-conforming use	23-May-18
A-8/18	Ridgeview Homes	Map U-9	relief from minimum rear yard setback	23-May-18
			relief from minimum rear yard setback, maximum height of an accessory building,	
A-9/18	Kraus	Map 23	and maximum footprint of lot coverage	23-May-18
A-10/18	Oke	Map U-7	relief from maximum size of an accessory building in a residential zone	20-Jun-18
A-11/18	Persichetti	Map U-5	permit a pool in an exteror side side yard	20-Jun-18
A-12/18	DeKay	Map 82	permit a legal non-conforming use	18-Jul-18
A-13/18	Paw Spa	Map U-9	permit a home occupation to operate out of a garage	18-Jul-18
A-14/18	Coldstream Concrete	Map 30/U-12	permit the erection of an ccessory building in an exterior side yard	18-Jul-18
			relief from maximum size of an acessory building, permit an accessory building in	
A-15/18	MacLeod	Map U-9	an exterior side yard	18-Jul-18
A-16/18	Bell	Map 39	relief from maximum size of an acessory building	15-Aug-18
		•		Ŭ
A-17/18	Longwoods Tattoo	Map 88	relief from the minimum front yard setback from the centreline of a County road	15-Aug-18
A-18-18	Flanigan	Map 62	relief from the maximum height for an accessory building	26-Sep-18
A-19/18	Childs	Map U-9	relief from the maximum height for an accessory building	26-Sep-18
A-20/18	Lupine Properties Limited	Map U-9	relief from the minimum front yard setback from the front yard lot line	24-Oct-18
A-21/18	Boere	Map 0 0 Map 13	relief from the maximum size of an accessory building	24-Oct-18
A-22/18	Robinson	Map 43	relief from the maximum lot coverage of buildings in an industrial zone	24-Oct-18
A-23/18	Campbell	Map U-12	relief from the maximum size of an accessory building	23-Jan-19
A-01/19	Allen	Map U-2	relief from maximum size of accessory building	20-Mar-19
			relief from minimum rear yard setback and minimum side yard setback for the	20 1010-10
A-02/19	Middlesex Centre	Map U-7	main building	27-Mar-19
A-02/19 A-03/19	Melchers	Map U-9	relief from minimum exterior side yard setback	24-Apr-19
1-00/18			relief from maximum height of an accessory building and permit accessory	2-+-Api-19
A-04/19	Sims	Map 42	building in the front yard	24-Apr-19

NO.	APPLICANT	LOCATION	EFFECT	DATE OF DECISION
A-05/19	Bolliner/McClary	Map 27	permit pool in front yard	24-Apr-19
A-06/19	Gielen	Map 67	permit accessory building in the exterior side yard	24-Apr-19
A-07/19	Carter	Map 67	relief from maximum size and height of an accessory building	24-Apr-19
A-08/19	Melchers	Map U-9	relief from encroachment permitted for a deck into the rear yard	24-Apr-19
A-09/19	Kluwer	Map U-5	relief from maximum total area of accessory buildings	22-May-19
A-10/19	Boyd	Map U-5	relief from minimum rear yard setback	19-Jun-19
A-11/19	Melchers (Edgewater)	Map U-8	relief from maximum lot coverage of a main building	19-Jun-19
A-12/19	Bailey	Map 58	relief from mimumum lot area requirements	19-Jun-19
A-13/19	Deitz	Map U-9	increase maximum size of accessory building	19-Jun-19
A-14/19	Condon	Map U-9	relief from encroachment permitted for a deck into the rear yard	25-Sep-19
			relief from the location of an accessory structure and maximum floor area for	
A-15/19	McClary Bollinher	Map 27	accessory buildings in an Agricultural (A1) zone	25-Sep-19
			relief maximum lot coverage of accessory buildings in the Hamlet Residential First	
A-16/19	Sherman	Map U-03	Density	23-Oct-19
			relief from maximum lot coverage of accessory buildings in the site-specific	
A-17/19	Verheyen	Map U-12	Hamlet Residential First Density	23-Oct-19
A-18/19	Sergautis	Map 75	relief from the location of an accessory building in the Agricultural (A1) zone.	23-Oct-19
			relief from minimum interior side yard setback required in the site-specific Urban	
A-20/19	Suhr	Map U-9	Residential First Density (UR1-4) zone.	27-Nov-19
A-1/20	Harasym	Map U-8	relief from maximum lot coverage of a main building in the UR1 zone	22-Jan-20
A-2/20	Terry Hope	Map U9	relief from interior minimum side yard setback in UR1 zone	10-Jun-20
A-3/20	Dornbosh	Map U5	relief from maximum permitted size for accessory buildings in the Community Residential (CR1) Zone	15-Jul-20
A-4/20	Vergeer	Map 87	relief from maximum permitted size for accessory buildings in the Agricultural (A1) Zone	15-Jul-20
A-6/20	Jeffrey and Giffels	Map U-08	relief from rear yard setback and relief from maximum lot coverage	12-Aug-20
A-8/20	Patridge	Map U-09	relief from minimum interior side yard setback	12-Aug-20
A-9/20	Walker/Sloan	Map U-10	relief from placement of a pool in the exterior side yard	12-Aug-20
A-10/20	Stein	Map 64	relief from maximum size and height of an accessory building in the A1 zone	23-Sep-20
A-11/20	Smeltzer	Map U-09	relief from minimum interior side yard setback	23-Sep-20
A-12/20	Boersma	Map 59	relief from maximum size and height of an accessory building in the A1 zone	23-Sep-20
A-13/20	McCann/Chan	Map U-01	relief from minimum rear yard setback	23-Sep-20
A-14/20	Feenstra/Zurbrigg	Map U-09	relief from interior side yard setback and relief from maximum lot coverage	28-Oct-20
A-15/20	Austin	Map U-08	relief from maximum size for an accessory building	25-Nov-20
A-16/20	Vanstone	Map U-08	relief from maximum size for an accessory building	25-Nov-20
A-17/20	Bright	Map U-12	permit an accessory building in the front yard	25-Nov-20
A-18/20	Halbouni	Map U-08	relief from maximum size for an accessory building	16-Dec-20
A-19/20	Wood	Map 098	relief from maximum size and height for an accessory building	20-Jan-21
A-20/20	Treia	Map U-12	relief from maximum height for an accessory building	16-Dec-20
A-21/20	Buren	Map U-09	relief from exterior and interior side yard setbacks and relief from maximum height	16-Dec-20
A-22/20	Buren	Map U-09	relief from exterior and interior side yard setbacks and relief from maximum height	16-Dec-20
A-23/20	Buren	Map U-09	relief from exterior and interior side yard setbacks and relief from maximum height	16-Dec-20
A-26/20	Hodgins/Lumani	Map U-08	relief from maximum lot coverage	20-Jan-21
A-28/20	Hillen	Map U-08	relief from parking requirements for a car wash	20-Jan-21

NO.	APPLICANT	LOCATION	EFFECT	DATE OF DECISION
A-29/20	Vranic Homes Inc.	Map U-08	relief from maximum lot coverage	20-Jan-21
A1-21	Harasym Developments Inc.	Map U-08	relief from interior side yard setback	17-Feb-21
A-2/21	VenderMolen Homes Inc	Map U-08	relief from interior side yard setback	24-Mar-21
A-3/21	Aba-el-dean Mourad	Map U-09	relief from interior side yard setback	24-Mar-21
A-4/21	Elrafih	Map U-05	relief from interior side yard setback	24-Mar-21
A-5/21	Raine	Map U-09	relief from interior side and rear yard setbacks for an accessory building	28-Apr-21
A-6/21	Brock Development Group Inc.	Map U-05	relief from exterior and interior side yard setbacks	28-Apr-21
A-7/21	Berlo and Ouellette	Map U-08	relief from rear yard setback for an attached covered deck	28-Apr-21
A-8/21	Hall and Anand	Map 003	relief from interior side yard setback and to permit a pool in the front yard	28-Apr-21
A-9/21	Brennan	Map 061	relief from interior side and rear yard setbacks	28-Apr-21
A-10/21	Perzia	Map 088	permit pool in exterior side yard closer to exterior lot line than main dwelling	28-Apr-21
A-11/21	Ivy Homes Ltd.	Map 069	relief from minimum distance separation I calculations	23-Jun-21
A-12/21	Weber	Map U-07	relief from maximum size for an accessory building	23-Jun-21
A-13/21	Burcon Homes Inc.	Map U-09	relief from minimum frontage requirement	14-Jul-21
A-14/21	South Winds	Map U-08	relief from maximum permissable lot coverage	23-Jun-21
A-15/21	Melchers	Map U-08	relief from maximum permissable lot coverage	23-Jun-21
A-16/21	Martin	Map 039	relief from maximum height for an accessory building	23-Jun-21
A-17/21	Sommerauer	Map U-08	relief from maximum size and height for an accessory building	14-Jul-21
A-19/21	Shelton	Map U-01	relief from interior yard setback	-
A-20/21	Vandeven	Map U-09	relief from maximum size for an accessory building	14-Jul-21
A-21/21	Lalonde	Map U-09	relief from maximum size for an accessory building	14-Jul-21
A-23/21	Allen and Nigh	Map U-09	relief from maximum size for an accessory building	11-Aug-21
A-24/21	Fard	Map U-08	relief from maximum lot coverage	11-Aug-21
A-25/21	Tanners Five Inc.	Map 088	relief from maximum size and height for an accessory building	11-Aug-21
A-26/21	Veale	Map U-10	permit an addition to an existing dwelling	11-Aug-21
A-28/21	Davies	Map U-01	to permit a single detached dwelling that is not connected the municipal services	22-Sep-21
A-29/21	Paul	Map 093	relief from exterior side yard setback	22-Sep-21
			relief from maximum lot coverage and to permit an accessory building be located	
A-30/21	Say and Graham	Map U-09	a minimum 1m from the principle structure	22-Sep-21
A-31/21	Lepore	Map U-09	relief from maximum lot coverage for accessory buildings	27-Oct-21
A-32/21	Try Recycling Inc.	Map 078	to permit an interpretation of a defined use	27-Oct-21
			relief from interior site yard setback and rear yard setback for an accessory	
A-33/21	Borbath	Map U-09	building	27-Oct-21
A-34/21	Jansen	Map 002	relief from minimum distance seperation I for a single detached dwelling	27-Oct-21
			relief from minium interior side yard setback and rear yard setback for an	
A-35/21	Shane & Ashley Hanna	Map U-07	accessory building	24-Nov-21
A-36/21	Hunter	Map 072	relief from maximum lot coverage for accessory buildings	24-Nov-21
A-37/21	Casaceli	Map 043	relief from maximum lot coverage for accessory buildings	24-Nov-21
A-38/21	Lindenfield	Map 076	relief from maximum lot coverage for accessory buildings	24-Nov-21
A-39/21	Basic	Map U-08	relief from maximum lot coverage for accessory buildings	24-Nov-21
A-40/21	Pallister	Map U-09	relief from maximum lot coverage	15-Dec-21
			to permit an addition to an existing single detached dwelling and to permit a	1
A-41/21	Robert Manning & Chelsea Passmore	Map U-07	reduced interior side yard setback	15-Dec-21
A-42/21	2638477 Ontario Limited c/o Marco Palumbo		relief from rear yard setback minimum, lot coverage maximum, and front yard setback minimum	
A-43/21	Bela & Pedro Da Silva	Map 085	relied from maximum area of garage	26-Jan-22

NO.	APPLICANT	LOCATION	EFFECT	DATE OF DECISION
A-44/21	Phil Pattyn	Map U-05	relief from maximum size and high of an accessory building	16-Feb-22
A-1/22	Johannes Nyssen	Map 50	relief from max size for all accessory buildings on the land	16-Feb-22
A-2/22	Kelly & Derek Sloan	Map U-09	relief from minimum interior side yard setback, front yard setback and rear yard setback	16-Mar-22
A-3/22	Kelly Rodrigues	Мар 069	relief from required lot coverage of detached structure to allow for more coverage	16-Mar-22
A-4/22	Maria & Rodney Park	Map U-05	relief from land coverage requirement for new build	16-Mar-22
A-5/22	Matt & Maureen Goldsmith	Map 087	to permit a builing that is larger than what is permitted based on size of lot	
A-6/22	Thomas & Susan Cates	Map U-09	to establish a west interior side yard setback of 1 m and a max overall size of 101.6 sq m for all accessory buildings to establish an minimum rear yard setback for an attached covered deck of 4.75	20-Apr-22
A-7/22	Claudio Avolio	Map U-09	metres (15.6 feet) and to establish a maximum permissible lot coverage of 42.3 percent	18-May-22
			to permit a maximum overall size of 61 square metres (656.6 square feet) or 4.0	í í
A-8/22	John Low	Map U-08	percent lot coverage for all accessory buildings	18-May-22
		l '	to establish a maximum size of 93.3 square metres (1000.4 square feet) for all	Í
A-9/22	Ray Givens	Map U-04	accessory buildings	18-May-22
			to permit a maximum overall size of 38.62 square metres (415.8 square feet) or	í í
A-10/22	Millstone Homes on behalf of Augustin Bud	Map U-08	4.5 percent lot coverage,	15-Jun-22
			to establish a maximum permissible lot coverage of 39.71 percent for all	
A-11/22	Millstone Homes	Map U-08	structures	15-Jun-22
			to permit a maximum overall size of 28.9 square metres (312 square feet),	
A-12/22	Matt Thomspon	Map U-07	represented as 4.0 percent lot coverage	15-Jun-22
			in order to replace a legal non-conforming and permit 2 single detached dwellings	
			on the property, whereas the Zoning By-law permits 1 single detached dwelling or	
A-13/22	Alan & Marion Wood	Map 043	a converted dwelling	15-Jun-22
			to reduce the lot size requirements, lot depth requirements, front yard setback,	
	Ben Waghorn on behalf of Julie Marlene and		interior side yard setback, and rear yard setback, for a lot lot coverage of 39.71	
A-14/22	Amanda Jo Armitage	Map 064	percent for all structures	20-Jul-22
	6		to permit a maximum overall size of 34.5 square metres (371 square feet) or 3.8	
A-15/22	Mark Guzi	Map U-9	percent lot coverage for all accessory buildings	8-Sep-22
	Scott Puillandre on behalf of Shaun Herbert		to permit an increase to the maximum permissible gross floor area, and reduction	
A-16/22	and Ines Decampos	Map U-08	to the minimum interior side yard setback for the building and soffit	8-Sep-22
	Brett Bickell on behalf of Jamie Aldrich and			
A-17/22	Sarah Donaldson	Map 027	to increase the maximum overall lot coverage to 21.4 percent	8-Sep-22
A-18/22	Sandra Feenstra	Map U-11	r to establish a maximum size of 167 square metres (1797.6 square feet) or 4.3 percent lot coverage for all accessory buildings, and a maximum height of 6.3 metres (20.9 feet)	8-Sep-22
		map o TT	to establish a maximum size of 182.27 square metres (1962 square feet) or 4.5	0 000 22
A-19/22	Keelan Malloy	Map 088	percent lot coverage for all accessory buildings	8-Sep-22
TTOPEE		Map 000	to establish a minimum interior side yard setback of 1.8 metres (5.9 feet) on both	0 000 22
A-20/22	Zelinka Priamo Ltd, on behalf of Angie Fievoli	Map U-09	sides	12-Oct-22
			to permit a maximum overall size of 47 square metres (505 square feet) or 4.35	12 000 22
A-22/22	Greg Ejsymont on behalf of Justin Young	Map U-08	percent lot coverage for all accessory buildings	12-Oct-22
A-21/22	Caroline Baker c/o Baker Planning Group, on behalf of Kilworth Heights West Ltd	Map U-08	to define minimum building frontage requirements, provide clarification on the lot lines, and reduce the rear yard setback requirement from 6.0 metres to 3.0 metres	14-Dec-22

NO.	APPLICANT	LOCATION	EFFECT	DATE OF DECISION
A-25/22	Lindsay bruce on behalf of Michael and Marliea Johnston	Map U-11	to establish a minimum front yard setback of 31.6 metres from the centreline of County Road 22	25-Jan-23
A-26/22	Scott and Shayla McGuire	Map 075	to establish a maximum size of 200.6 square metres (2159 square feet) for all accessory buildings	25-Jan-23
A-27/22	Carlo Larusso on behalf of Patrick Cox and Jennifer Dickenson	Map 031	to establish a maximum size of 185.8 square metres and a maximum height of 7.77 metres for all accessory buildings	19-Apr-23
A-1/23	Danielle and Sean Kennelly	Map U-09	to establish an interior side yard setback of 1.2 metres (4 feet) on one side	15-Feb-23
A-2/23	Ricardo Teves	Map U-09	to establish an minimum rear yard setback for an attached covered deck of 5.17 metres (16.9 feet)	15-Mar-23
A-3/23	John Szabo on behalf of Linrui Geo and Fuyan Li	Map 062	to expand a legal non-conforming use to permit a 37.16 square metre addition to an existing single detached dwelling on the property	15-Mar-23
A-4/23	Michael J Lamb on behalf of Sharon and Mark Lapointe	Map 088	to establish a reduced minimum lot size of 0.97 hectares (2.4 acres) and a minimum frontage of 91.4 metres (299 feet) to establish a reduced minimum outdoor amenity area of 30 m2 per dwelling unit	15-Mar-23
A-5/23	Andrew Douglas on behalf of 1917155 Ontario Inc.	Map U-07	and a reduced width for a planting strip between a property line and driveway of 0.0 m	15-Mar-23
A-7/23	LDS Consultants Inc. on behalf of Q.A. Cor Versteegh	Map U-09	to permit a reduced minimum side yard setback of 1.5 metres	19-Apr-23
A-8/23	Picards's Peanuts Ltd (Arva)	Map U-01	to permit a reduced rear yard setback of 1.47 metres	19-Apr-23
A-9/23	Mike Halliwell	Map U-08	to permit a maxmium lot coverage of 6.23% for accessory buildings	17-May-23
A-10/23	Ben Hyland c/o SBM Ltd. On behalf of London District Catholic School Board	Map U-05	to permit a reduced minimum parking requirement of 49 stalls for an intitutional property	17-May-23
A-11/23	Danielle Brown	Map U-08	to establish an minimum rear yard setback for an attached deck of 5.48 metres (17.9 feet)	21-Jun-23
A-12/23	Salim Ferwati on behalf of Negal Aljaaouni Steve Middegaal on behalf of Thomas	Map 068	to establish an minimum rear yard setback for an attached deck of 4.8 metres (15.7 feet) to establish a maximum lot coverage of 43 percent for the single detached	19-Jul-23
A-13/23	Sumpter	Map U-08	dwelling	16-Aug-23
A-14/23	Steve Flanigan	Map 45	to permit an increase to the maximum permissible size of an accessory building and permit the accessory building to be constructed in the front yard	20-Sep-23
A-15/23	Caprice Gautreau	Map U-05	to allow for a home occupation to operate out of an existing detached garage	20-Sep-23
A-17/23	Steve Charles	Map U-05	to permit a maximum overall size of 59 square metres for all residential accessory buildings, and to place the building in the front yard	20-Sep-23
A-18/23	Montieth Brown Planning Consultants (Benita Senkevics), on behalf of 2638477 Ontario Limited	Map U-08	to establish a minimum front yard setback for a residential building of 3.0m (9.8 ft) for Unit 61	18-Oct-23
A-19/23	Steve Esdaile	Map U-09	to permit a maximum lot coverage of 5.5% for accessory buildings	18-Oct-23
A-20/23	Pine View Acres Limited	Map 029	to permit an increase to the maximum permission size of an accessory building	18-Oct-23
A-21/23	Sifton Properties	Map U-07	to establish a minimum exterior side yard setback of 4.0m (13.1 ft)	18-Oct-23
A-22/23	Sifton Properties	Map U-07	to establish a minimum front yard setback of 5.5m (18.0 ft) for Units 15, 16, 19, 28, and 31, and minimum side yard setback on the abutting a public street of 3.0 m (9.8 ft) for Unit 1, and a maximum density of 31 units per hectare	18-Oct-23
A-23/23	Pemic Komoka Development Corporations	Map U-09	o consolidate PINs and the proposed description for the parcels to be consolidated is Blocks 32 and 22, Plan 33M-673	20-Dec-23
A-24/23	Steve Flanigan	Map 045	to permit an accessory building in the front yard, and permit an overall maximum size of 162.6 square metres	20-Mar-24

NO.	APPLICANT	LOCATION	EFFECT	DATE OF DECISION
			to estbalish a maximum size of 142.69 sqaure metres (1,535.9 ft sqaured) for all	
			accessory buildings, permit the construction in the front yard, and increase the	
A-1/24	Luke Oslizlo	Map U-06	maximum permitted height to 7.6 metres	20-Mar-24
A-3/24	Nathan Siemon on behalf of James Kok	Map 086	to establish a maximum height for an accessory building of 9.7 metres	20-Mar-24
	Ben Hyland c/o SBM Ltd. on behalf of London		to permit a reduced miniumum parking requirement of 49 parking stalls for an	
A-4/24	District Catholic School Board	Map U-05	institutional use	20-Mar-24
			to permit a motor vehicle service establishment in association with a farm vehicle	
A-5/24	William Pol on behalf of Dekay Holdings Inc	Map 082	sales and service establishment	20-Mar-24
A-6/24	Bailey Van Praet	Map 068	to establish a miniumum front yard setback of 11.25 metres (37 feet)	22-May-24
	Zelinka Primao Ltd c/o Katelyn Crowley on			
A-7/24	behalf of Orange Rock Dev.	Map U-08	relief from miniumum interior side yard setback	22-May-24
	Millstone Homes on behalf of Adam D'Silva			
A-8/24	and Alanna D'Silva	Map U-08	relief from maximum lot coverage	17-Jul-24
A-9/24	Adrian Fonville	Map U-12	increase of 3% lot coverage by accessory building to 8%	18-Sep-24
A-11/24	Derek and Alexandra Stevens	Map U-08	relief from maximum lot coverage for an accessory building	18-Jul-24
			to permit the proposed detached garage to exceed the max gross floor area and	
A-13/24	John and Deanna van Logtenstein	Map U-05	permit an accessory building to be located within the front yard	18-Sep-24
A14-24	Wei Wei Yang	Map U-08	relief from max lot coverage of accessory building	18-Sep-24
A 4 C / O 4	Crear Nakashina	Mar 007	to powerit more up aire of C. Zup by 4.4m	10.0+04
A16/24	Greg Nakashima	Мар 027	to permit garage sized 6.7m by 14m	16-Oct-24
A17/24	Johnathan Bessa	Map U-08	to permit maximum lot coverage of 17.67 square metres for an accesory building	20-Nov-24
			to permit maximum lot coverage of 587 square metres or 6.85% lot coverage for	
A18/24	Christine and James Mann	Map 067	an accesory building	20-Nov-24
			to permit a maximum lot coverage of 118 square metres and a height of 7.69	
A19/24	James Williamson and Mary Ann Willamson	Map U-06	metres for an accesory building	20-Nov-24
A20/24	Ahmed and Tanya Seksek	Map U-01	relief from side yard setback for an accessory building	29-Jan-25
			to permit a maximum lot coverage of 242.2 m squared, or 0.4% for accessory	
A21/24	Josh and Jazmin Flemming	Map 082	buildings	29-Jan-25
			to permit a maximum lot coverage of 40.8 m squared or 5% lot coverage for an	
A22/24	Sebastian Munoz on behalf of Ed Nagy	Map U-08	accessory building	18-Dec-24
			to permit a maximum gross floor area of 82 m2 for all residential accessory	
			buildings, and permit a maximum height of 7.6 m for an accessory building	
A23/24	Benjamin Moyle and Misty Tina Moyle	Map U-05	(garage) and 7.9 m for an accessory building (pool house)	18-Dec-24
			to permit a maximum lot coverage of 34.4 m2 or 4.2% lot coverage, and interior	
			side yard setback of 0.91 metres, and a rear yard setback of 0.61 metres, for an	
A24/24	Jeffrey Paul on behalf of Kevin Zizzo	Map U-08	accessory building	29-Jan-25
			to permit an accessory building to be built closer to the front lot line than the main	
A25/24	Bob Barclay on behalf of May Liu	Map 090	building	29-Jan-25
			to establish a maximum lot coverage of 41 percent for the single detached	
A1/25	Melchers Developments Inc	Map U-07	dwelling	26-Feb-25
			to establish a maximum lot coverage of 44 percent for the single detached	
A2/25	Melchers Developments Inc	Map U-07	dwelling	26-Feb-25
		•	to establish a maximum lot coverage of 35.7 percent for the single detached	
	Gary J Gerard c/o 4th G Studio Inc on behalf		dwelling and 39 percent for the single detached dwelling and accessory structure,	
A3/25	of Mark Guzi	Map U-09	as well as a reduced east interior side yard of 2.1 metres	26-Feb-25

NO.	APPLICANT	LOCATION	IEEECT	DATE OF DECISION		
	Clay Design Construction and Cabinetry on		to permit a maximum permissible size of 213.7 m2 (2, 300 ft2) for all accessory			
A4/25	behalf of Mark and Kathryn Nelham	Map 046	buildings	26-Feb-25		
	Last verified March 2025					

MUNICIPALITY OF MIDDLESEX CENTRE COMPREHENSIVE ZONING BY-LAW 2005-005 ZONING BY-LAW AMENDMENTS

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
ORDER #2357	DER #2357 OMB Appeals - Lawrence, Kennedy, Lascelles and 2022013 Ontario Inc.			except for the following: properties known municipally as 137 King Street (2022013 Ontario Inc.) and 3657 Woodhull Road (Lawrence); and Section 4.1 of the Zoning By-law	OMB ORDER
2005-045	Scarborough & Sons	Ilderton - Map U-7	UR1 to UR1(t-2)	temporary use by-law - office trailer use	EXPIRED
2005-057	Knoester	Kilworth - Map U-8	UR1 to UR3-5	reduced setbacks	PASSED
2005-065	Duffy	Map 71	A1 to A1(t-1)	temporary use by-law - farmhouse replacement	EXPIRED
2005-077	Walker	Ilderton - Map U-7	C1 to C1-5	permitted use addition - place of recreation	PASSED
2005-079	Kennedy	Map 36	A1 to A1-8	permitted use addition - farm-related truck terminal	PASSED
				permitted use restrictions - farm equipment sales	
2005-081	Huron Tractor	Map 73	A1 to M3-3	& service	PASSED
2005-082	Township initiated	Kilworth - Map U-8	UR1 to UR1-12	reduced side yard setbacks	PASSED
2005-083	Bassaco	Kilworth - Map U-8	EU to UR1-3 & UR1-7	reduced frontages	PASSED
2005-085	Lobo Sand & Gravel	Map 31	A1 to M4 & A1-8	gravel pit expansion	PASSED
2005-101	Pulzoni	Komoka - Map U-9	UR1-3(h-1) to UR1-12, UR1-13 and UR1-14	reduced side yard setbacks	PASSED
2006-005	Pitcairn	Kilworth - Map U-8	C2 to C2-5	permitted use addition - self storage establishment	PASSED
2006-023	Township of Middlesex Centre			general amendment - housekeeping matters	PASSED
2006-024	Donaldson	Map 52	A1 to A1-10	permitted use addition - agricultural processing	PASSED
ORDER #1163	Lawrence	Map 88	A1 to A1-11	accessory buildings - exception; appeal to Section 4.1b) dismissed	OMB ORDER
ORDER #1520	2022013 Ontario Inc.	Ilderton - Map U-7	C2 to M2	rezoned to recognize existing roof truss plant	OMB ORDER
ORDER #1557	D'Agostino	Delaware - Map U-5	EU to CR1	rezoned to permit residential development	OMB ORDER
2006-036	Timmermans	Delaware - Map U-5	OS to CR1	rezoned to permit residential development	PASSED
				rezoned to permit limited commercial	
2006-045	Crossan	Ilderton - Map U-7	UR1 to C1-6	development	PASSED
2006-022	2022013 Ontario Inc.	Ilderton - Map U-7	C2 to M2	rezoned to faciliate roof truss plant expansion	PASSED
2006-087	Township of Middlesex Centre			general amendment II - housekeeping matters	PASSED
2006-092	Vander Wetering	Delaware - Map U-5	EU to CR1	rezoned to permit residential development	PASSED
2006-093	McFarlane	Map 93	A1 to A1(t-1)	temporary use by-law - farmhouse replacement	EXPIRED
2006-118	Salvation Army	Map 39	A1 to A1-12	change in use and reduced lot area requirement	PASSED
2007-009	Kretzchmar	Map 84	A1 to A1-12	permitted use addition - animal hospital	PASSED
			UR1-7, UR1-8 & UR1-11 to UR1-16 &		
2007-033	Fieldstone Estates Inc.	Komoka - Map U-9	UR1-17	reduced side yard setbacks	PASSED
2007-041	SnE Winnebago	Map 64	C2 to C2-6	light industrial restricted to pool assembly	PASSED
2007-042	Krosse	Map 65	A1 to A1(t-1)	temporary use by-law - farmhouse replacement	EXPIRED
2007-051	Municipality of MXC	Map 34	A1 to I & A1 to A1-14	change in use and reduced lot area requirement	PASSED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
				change in use - reduced lot area and lot frontage	
2007-056	Deerhaven Park	Ilderton - Map U-7	UR3-1 to UR1-18	requirements	PASSED
		Map 30 & Poplar Hill			
2007-059	Cutler				PASSED
		Map 76 & Ballymote -	A1 & HR1 to HR1; A1 to HR1; A1 to A1-	change in use - reduced lot frontage requirement	
2007-062	Vieira	Map U-2		& permitted use restriction	PASSED
				change in use and recognize existing horticultural	
2007-096	Muehmer	Map 87	to CR1	establishment	PASSED
2007-100	RDM Construction Ltd.	Kilworth - Map U-8	EU to UR1-3	change in use	PASSED
				height restriction deleted - UR1 max. height	
2007-101	Deerhaven Park	Ilderton - Map U-7	text change	applies	PASSED
2007-114	1705883 Ontario Limited	Delaware - Map U-5	EU to CR1	change in use	PASSED
2008-019	Hughes		I to I-2	change in use and siting specifics	PASSED
2008-020	Swinkels	Delaware - Map U-5	M1 to C2	change in use	PASSED
2008-023	Ilderton Estates	Ilderton - Map U-7	EU, A2 & OS to UR1-1 & OS	change in use	PASSED
2008-028	Diocese of Huron	Delaware - Map U-5	I to CR1	change in use	PASSED
2008-029	Doering	Map 67	PR to PR-7	recognize existing single detached dwelling	PASSED
CASE					
#PL070789	McRobert Fuels	Map 15	C2 to C2-7	existing buildings and structures restricted	OMB ORDER
2008-031	Ilderton Estates	Ilderton - Map U-7	UR1-18(h-1) to UR1-18	removal of holding symbol	PASSED
2008-040	Radcliffe	Map 21	M4 to A1	change in use	PASSED
			UR1-5 (h-1) and UR1-7 (h-1) to UR1-5		
2008-045	Waverley Developments	Komoka - Map U-9	and UR1-7	removal of holding symbol	PASSED
2008-059	Pattyn	Delaware - Map U-5	EU to CR1	change in use	PASSED
				change in use - excludes motor vehicle sales and	
2008-078	Prieur	Ilderton - Map U-7	I to C1-7	service establishment	PASSED
				change in use - noise impact analysis	APPEAL
2008-079	Woodlyn Orchards Ltd.	Map 87	EU to M1-2 (h-3) and M1-3	requirement	WITHDRAWN
		·		change in use - aggregate ext. and permit	
2008-080	Fallon	Map 78	A1 to M4-6	dwelling	PASSED
CASE		·		re temporary motor vehicle storage and location	
#PL071161	Teen Challenge Inc.	Map 91	I and A1 to I-3; I and A1 to A1-17	thereto	OMB ORDER
CASE					
#PL08150	Wuytenberg	Delaware - Map U-5	EU to I and CR1-3	change in use - permit school and dwelling	OMB ORDER
2008-087	Extra Realty Limited	Map 75	A1 to OS (h-4)	change in use - walking trail	PASSED
ORDER #	1571145 Ontario Ltd.	Map 79	EU to UR1 (h-1) & UR3 (h-1)	change in use - includes holding symbol	OMB ORDER
2009-023	Vanderberg	Map 84	A1 to A1(t-1)	temporary use by-law - dwelling replacement	EXPIRED
2009-029	Duenk	Map 12	A1 to A1(t-1)	temporary use by-law - dwelling replacement	EXPIRED
2009-030	Sifton	Map 82	A1 and OS to A1-17	change in use; recognize 0 m frontage	PASSED
2009-044	Serrarens	Map 84	EU to CR1(h-1)	change in use - includes holding symbol	PASSED
2009-048	Walls	Map 22	A1 to A1(t-1)	temporary use by-law - dwelling replacement	EXPIRED
2009-052	General Amendment			Park Model Trailers	PASSED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
2009-065	Fallon	Map 78	M4-6 to M4-6(t-1)	temporary use by-law - dwelling replacement	EXPIRED
2009-076	Sumatara	Map 85	A1 to A1-18 and A1 to PR-8	to facilitate a driving range on the subject property	PASSED
2009-081	Murphy	Map 61	A1 to A1(t-1)	temporary use by-law - dwelling replacement	EXPIRED
2009-083	Needham	Map 81	A2 to A2(t-1)	temporary use by-law - dwelling replacement	EXPIRED
2010-003	McNabb	Map 93	A1 to A1(t-1)	temporary use by-law - dwelling replacement	EXPIRED
2010-005	General Amendment	Iviap 95		general housekeeping amendment	PASSED
2010-003	Pattyn	Bryanston - Map U-4	C1 to HR1	rezoned to permit a single-detached dwelling	PASSED
2010-019	Schneider	Map 84	A1 to A1(t-1)	temporary use by-law - dwelling replacement	EXPIRED
2010-022	Ritchie	Komoka - Map U-9	UR1-3 to UR1-3(t-2)	temporary use by-law - to permit shed as	EXPIRED
				standalone use	
2010-060	Middlesex Centre	Kilworth - Map U-8	EU to UR1-19 and EU to UR1-19(h-1)	change in use - includes holding symbol	PASSED
2010-069	Touringy	Map 2	A1 to A1(t-1)	temporary use by-law - dwelling replacement	EXPIRED
2010-071	C & L Group	Poplar Hill - Map U-12	C1 to C1-8	change in use - site-specific commercial	PASSED
2011-038	1822039 Ontario Ltd.	Komoka - Map U-9	UR1-4 to UR1-4(t-2)	temporary use by-law - to permit accessory	EXPIRED
				building as standalone use	
2011-041	Prospect Holdings Ltd.	Arva - Map U-1	C1-3 to C1-8	change in use - site-specific commercial	PASSED
2011-052	Oriole Park Resort Inc.			change in definition - 2.30 campground	PASSED
2011-057	McRobert	Map 15	A1 to A1(t-1)	temporary use by-law - dwelling replacement	EXPIRED
2011-058	Powell	Komoka - Map U-9	UR1(h-1) to UR3(h-1) and UR1(h-1) to UR3(h-1)	change in use - residential density	PASSED
2011-070	Brown	Poplar Hill - Map U-12	HR1-1 to M4	change in use - industrial	PASSED
2011-074	PEMIC Komoka Devt Corp.	Komoka - Map U-9	UR1 to UR1-20 and UR1 to UR1-20(h- 1)	change in use - includes holding symbol	PASSED
2011-082	Loyalist Properties and Sanderson Group	Arva - Map U-1	C1 to C1-9	change in use - site-specific commercial	PASSED
2011-101	Oriole Park Resort Inc.	Мар 67	PR-3 to PR-3 (h-7)	vegetatation buffer requirement - holding symbol	PASSED
2011-117	Weld	Delaware - Map U-5	EU to CR1	change in use	PASSED
2011-121	RDM Construction Ltd.	Kilworth - Map U-8	UR1-19 (h-1) to UR1-19	removal of holding symbol	PASSED
2012-003	Fowler	Map 88	A1 to M2	change in use	PASSED
2012-009	General Amendment			general housekeeping amendment	PASSED
2012-010	Askew	Ilderton - Map U-7	UR1 to UR2-1	reduced lotting requirements - singles, semis, link	
2012-029	RDM Construction Ltd.	Kilworth - Map U-8	UR1-19 (h-1) to UR1-21 (h-1)	reduced lotting requirements	PASSED
2012-050	Graham	Denfield - Map U-6	C1 to HR1-6 and C1 to HR1-7	rezoned to permit a residential dwellings	PASSED
2012-052	Middlesex Centre			amended section 4.26 ahead of existing provision	PASSED
2012-056	Pattyn	Map 40	A1 to A1-19, HR1(h-4)	rezoned to permit 5 residential building lots	OMB Orde
2012-059	O'Connor	Delaware - Map U-5	M2-1 to M2	change in use	PASSED
2012-060	Singer	Map 69	A1 to I and A1 to A1-20	rezoned to permit a church and reduced lotting requirements	PASSED
2012-066	Tridon Group Ltd.	Kilworth - Map U-8	EU to UR1 (h-1), UR1-22 (h-1), UR1-23 (h-1), UR1-24 (h-1), UR3-1, C2-9	rezoned to permit the draft approved residential and commercial development	PASSED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
2012-073	Devereux	Map 50	A1 to A1(t-1)	temporary use by-law dwelling replacement	EXPIRED
2012-081	Caldwell	Komoka - Map U-9	I to UR1-4	rezoned to permit a single-detached dwelling	PASSED
2013-010	Barnes	Map 68	A2 to A2 (t-1)	temporary use by-law dwelling replacement	EXPIRED
2013-020	Rankin	Birr - Map U-4	HR1 to HR1 (t-2)	temporary use by-law - to permit accessory	
				building as standalone use	EXPIRED
2013-021	Tridon Group Ltd.	Kilworth - Map U-8	UR1(h-1) to UR1 and UR1-22(h-1) to UR1-22 and UR1-23(h-1) to UR1-23 and UR1-24(h-1) to UR1-24	removal of holding symbol	PASSED
2013-022	Layng	Denfield - Map U-6	A1 to HR1(h-4) and A1 to EU and EU to A1	rezoned to permit residential development and existing uses	PASSED
2013-023	Brown	Poplar Hill - Map U-12	HR1-5 and HR1-4(h-1) and HR1-3 to HR1(h-4) and HR1-1(h-4)	rezoned to permit residential development	PASSED
2013-035	Bycraft	Мар 30	A1 to M4 and A1 to A1-21	permit change in use - extractive industrial; permit reduced lot frontage and reduced lot area	
0040.040		llalantan Mara 117		rezoned to permit residential and commercial	
2013-046	Middlesex Mutual Insurance Co	Ilderton - Map U-7	EU to UR1(h-1), UR1-18(h-1) and C3-2	development	OMB Order
2013-047	C&L Group	Poplar Hill - Map U-12	C1-8 to HR1-9 EU to EU-1, OS-5, EU-2, HR1-1, HR1-8	rezoned to permit residential development	PASSED
2013-048	Zavits/Jackson	Poplar Hill - Map U-12	(h-4)	rezoned to permit residential development	OMB Order
2013-050	Castle & Burnard	Poplar Hill - Map U-12	HR1-1 to HR1-1 (t-1)	temporary use by-law dwelling replacement	EXPIRED
2013-062	Viramontes	Мар 90	A1 to A1 (t-1)	temporary use by-law dwelling replacement	EXPIRED
2013-067	Vanden Oetelaar	Map 41	A1 to A1 (t-1)	temporary use by-law dwelling replacement	EXPIRED
2013-070	Midlesex Centre	Poplar Hill - Map U-12	HR1-3, HR1-3(h-1) to A1	permit change in use - agricultural	Under Appeal
		Ilderton - Map U-7	UR2-1	reduced side yard setbacks, increased lot	
2013-087	DLN Group & Askew			coverage	PASSED
2013-088	Sifton Properties Ltd (Timberwalk - 3	Ilderton - Map U-7	UR1-11 to UR1-25, OS, I-4	lot coverage	PASSED
2013-089	2142413 Ontario Inc (39-MC-OPA32	Map 1	A1 to A1-22, I-5	rezoned to prohibit new residential uses, to permit reduced minimum lot area, reduced lot frontage and existing front yard setback	PASSED
2013-101	Harvey	Ilderton - Map U-7	UR1 to I-6	change in use - permit day nursury & second storey dwelling	PASSED
2013-109	South Winds	Map 80, Kilworth - Map U-8	EU to UR1 (h-1), OS, PR, UR2-2 (h- 1)	rezoned to permit residential development	PASSED
2014-029	McKeen	Map 1	A1 to A1(t-1)	temporary use by-law dwelling replacement	EXPIRED
2014-031	Graham & 407747 Ontario Ltd	Мар 69	A1 to A1-23 and PR to PR-9	permit reduced lot area and to permit dwelling as accessory use with agricultural accessory dwelling setbacks	PASSED
2014-040	Reid	Map 60	A1 to A1(t-1)	temporary use by-law dwelling replacement	EXPIRED
2014-042	Bradish	Map 87	A1 to A1-24	change in use - permit Market Garden	PASSED
2014-049	Van Oirschot	Map 91	A1 to A1 (t-1)	temporary use by-law dwelling replacement	EXPIRED
2014-056	Melcher's Construction	Komoka - Map U-9	UR1-3 to UR1-26	increased minimum lot area, lot frontage, front yard and side yard setbacks	PASSED
2014-059	Poplar Woods Ltd	Poplar Hill - Map U-12	HR1-8(h-4) to HR1-8	removal of holding symbol	OMB Order

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
2014-070	Municipality of MXC	Poplar Hill - Map U-12		change in use - increased minimum side yard setback from southerly interior side lot line for	PASSED
0044.070				dwellings and MDS I exception	DAGOED
2014-072	PEMIC Komoka Devt Corp.	Komoka - Map U-9	UR1-20 (h-1) to UR1-20	removal of holding symbol	PASSED
				rezoned to permit a motor vehicle sales	
044.070				establishments as an accessory use to an	
2014-073	15248333 Ontario Ltd (Beech)	Map 43	M2 to M2-4	established public garage	PASSED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and prohibiting	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
2014-074	Sceli	Map 12	A1 to SR and A3	severance	PASSED
2014-080	Harvey	Ilderton - Map U-7	UR1 to I-6	rezoned to implement a lot boundary adjustment	PASSED
014 000				rezoned to permit residential use and to prohibit	TROOLD
				livestock on a residential parcel, and prohibiting	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
014-081	Grace - McEwen Dr	Map 2	A1 to SR and A3	severance	PASSED
014-001				rezoned to permit residential use and to prohibit	TAGGED
				livestock on a residential parcel, and prohibiting	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
2014-082	Grace - Coldstream Rd	Map 2	A1 to SR and A3	severance	PASSED
.014-002	Grace - Coldstream Ru			Severance	TAGGED
2014-090	Tridon Group Ltd.	Kilworth - Map U-8	UR3-1 to UR1-27 (h-4) and UR3-1 (h-4)	rezoned to permit residential development	PASSED
	·			rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and prohibiting	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
014-093	Arva Heights Ltd	Map 26	A1 to SR and A3	severance	PASSED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and prohibiting	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
2014-094	Arva Heights Ltd	Map 64	A1 to SR and A3	severance	PASSED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and prohibiting	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
	McClary	Map 64	A1 to SR and A3	severance	PASSED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and prohibiting	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
2014-101	Van Bommel-Vandendries	Map 54	A1 to SR and A3	severance	PASSED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and prohibiting	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
2014-102	McRae	Map 19	A1 to SR and A3	severance	PASSED
				implement consent application B-33/14 by	
				recognizing the lot area of the parcel to be	
2014-103	Tomen & Zielonko	Map 11	A1 and C1 to A1-26	retained	PASSED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and prohibiting	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
2014-113	Arva Heights Ltd	Map 54	A1 to SR and A3	severance	PASSED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and prohibiting	
				new dwellings being constructed on farm parcel	
2014-114	Arva Heights & McClary	Map 50	A1 to SR and A3	resulting from a surplus farm residence severance	PASSED
2014-114	Aiva rieignis & McClary				FASSED
				livestock on a residential parcel and to recognize	
				reduced residential lot frontage; and prohibiting	
2014-115	Border Glen Farms	Map 31	A1 to SR-1 and A3	new dwellings being constructed on farm parcel resulting from a surplus farm residence	PASSED
2014-115	Border Gien Farms	iviap 5 i		rezoned to permit residential use and to prohibit	PASSED
				livestock on a residential parcel, and prohibiting	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
2014-116	Mclachlan	Map 57	A1 to SR and A3	severance	PASSED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and prohibiting	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	1
2014-117	Ferguson	Map 101	A1 to SR and A3	severance	PASSED
				rezoned to permit residential use and to prohibit	.,
				livestock on a residential parcel, and prohibiting	
				new dwellings being constructed on farm parcel	1
				resulting from a surplus farm residence	1
2015-012	G & S Farms	Map 95	A1 to SR and A3	severance	PASSED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
				rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel	
2015-021	Linbree Farms Ltd	Map 4	A1 to SR and A3	resulting from a surplus farm residence severance	PASSED
2013-021		імар ч		rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence	FAGGED
2015-022	Hermac Farms Ltd	Map 66	A1 to SR and A3	severance	PASSED
				rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence	
2015-023	Arva Heights Ltd	Map 66	A1 to SR and A3	severance	PASSED
				rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence	
2015-024	Arva Heights Ltd	Map 40	A1 to SR and A3	severance	PASSED
0045.000	Middlesex Woods Development			rezoned to permit commercial development and to restrict the uses permitted within a distance of	
2015-026	Corporation	Delaware - Map U-5	M2-1 and M2-3 to C2-10	adjacent agricultural and open space uses amend section 4.1 (b)(iii) to reduce the lot coverage that is permitted for buildings and	PASSED
2015-027	Municipality of MXC	Municipal-wide		structures accessory to a dwelling with the Surplus Residence (SR) zone	PASSED
2015-028	FCH Development Group Inc.	Kilworth - Map U-8	UR1-21(h-1) to UR1-21	removal of holding symbol	PASSED
2015-034	A & M Sod Supply	Delaware - Map U-5	EU to CR1(h-4)	rezoned to permit residential development rezoned to permit additional commercial uses as	PASSED
				retail stores; to prohibit drive-thru facilities; to permit increased percentage of lot frontage to include buildings; reduced setbacks for front yard, front yard for buildings along Glendon Drive (County Road 14), interior yard, exterior yard and rear yard; minimum parking requirements for	
2015-036	Treadstone Development	Komoka - Map U-9	EU to C1-11	commercial uses	PASSED
				rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence	
2015-043	Brantam Excavating Inc.	Map 93	A1 to SR and A3	severance	PASSED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
				rezoned to permit residential use and to prohibit livestock on a residential parcel, to recognize lot area and frontage and prohibiting new dwellings being constructed on farm parcel resulting from a	
2015-054	Thompson	Map 62	A2 to SR and A3	surplus farm residence severance rezoned to recognize the existing residential use, and to recognize frontage along Wellington St	PASSED
2015-055	Root	Delaware - Map U-5	EU to CR1 and CR1-4(h-4) UR1(h-1) and UR3(h-1) to UR1-28(h-4)	and allow for future development	PASSED
2015-057	1571145 Ontario Ltd.	Komoka - Map U-9	and UR3-6(h-4)	rezoned to facilitate residential development	PASSED
2015-062	Jefferies	Map 35	A2 to UR1 and A2-2	rezoned to recognize residential use and lot area	PASSED
2015-063	Aaron Construction Ltd	Map 63	A1 to A1(t-1)	temporary use by-law dwelling replacement rezoned to permit residential use and to prohibit livestock on a residential parcel, to recognize lot area and frontage and prohibiting new dwellings being constructed on farm parcel resulting from a	EXPIRED
2015-065	Bakker	Map 34	A1 to SR and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, to recognize lot area and prohibiting new dwellings being constructed on farm parcel resulting from a	PASSED
2015-078	Davis	Map 65	A1 to SR and A3	surplus farm residence severance rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence	PASSED
2015-079	Fraser	Map 54	A1 to SR and A3	severance rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence	PASSED
2015-080	Gurram	Map 100	A1 to SR and A3	severance rezoned to permit residential use and to prohibit livestock on a residential parcel, to recognize lot area and prohibiting new dwellings being constructed on farm parcel resulting from a	PASSED
2015-081	Gurram	Map 101	A1 to SR and A3	surplus farm residence severance	PASSED
2015-082	Broomhead	Map 54	A1 to A1(t-1)	temporary use by-law dwelling replacement	EXPIRED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
				rezoned to reduce the exterior side yard setbacks	
				of units 1, 10, 16, 18, 20, 21 and 23 and to	
				include the provisions of a minor variance in order	
				to permit dwelling heights of 7 metres for units 21-	
2015-084	Tridon Group Ltd.	Kilworth - Map U-8	UR3-1 & UR1-27	24.	PASSED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, to recognize lot	
				area and prohibiting new dwellings being	
				constructed on farm parcel resulting from a	
				surplus farm residence severance, and the	
				interior side yard setback of an existing	
				agricultural storage building on the lot being	
015-085	Reichert	Map 34	A1-14 to SR and A3-1	retained	PASSED
				rezoned to change the interior side yard setbacks	
				to 3 m on both sides for each dwelling, and	
				change the total maximum accessory building	
2015-090	Jones	Poplar Hill - Map U-12	HR1-2 to HR1-10	coverage	PASSED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, to recognize lot	
				area and prohibiting new dwellings being	
				constructed on farm parcel resulting from a	
015-091	Reith	Map 33	A1 to SR and A3	surplus farm residence severance	PASSED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, to recognize lot	
				area and prohibiting new dwellings being	
				constructed on farm parcel resulting from a	
2015-092	Bloomfeild	Map 47	A1 to SR and A3	surplus farm residence severance	PASSED
015-093	Rennison	Map 89	A1 to A1(t-1)	temporary use by-law dwelling replacement	EXPIRED
015-095	Crowell	Komoka - Map U-9	EU to C1-12	rezoned to facilitate commercial development	PASSED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, to recognize lot	
				area and prohibiting new dwellings being	
045 400		Mar 54		constructed on farm parcel resulting from a	
015-103	Arva Heights	Map 51	A1 to SR and A3	surplus farm residence severance	PASSED
				rezoned to implement the severance of three	
				vacant lots and permit the construction new	
				dwellingseach, and to recognize lot area and	
045 404				prohibit new dwellings being constructed on a	
015-104	Bloschinsky	Map 40	A1 to HR1 and A1-27	remaining farm parcel	PASSED
2015-105	Cain	Map 69	A1 to A1(t-1)	temporary use by-law dwelling replacement	EXPIRED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
			A2 to UR1-29(h-1), UR1-30(h-1), UR3-		
2015-113	Little Farm	Map 36	7(h-6), PR, OS and A2-3	rezoned to permit various urban residential zones	PASSED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and prohibiting	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
2015-114	Robson Brothers	Map 47	A1 to SR and A3	severance	PASSED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and prohibiting	
				new dwellings being constructed on farm parcel resulting from a surplus farm residence	
2015-115	Robson Brothers	Map 48	A1 to SR and A3	severance	PASSED
2015-115	Robson Brothers	Map 48	AT to SR and AS	livestock on a residential parcel, to recognize lot	FASSED
				area and prohibiting new dwellings being	
				constructed on farm parcel resulting from a	
2015-116	O'Neil	Map 36	A1 to SR and A3	surplus farm residence severance	PASSED
2013-110		Map 50			TAGGED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, to recognize lot	
				area and prohibiting new dwellings being	
				constructed on farm parcel resulting from a	
2016-012	Krosse Farming Inc.	Map 65	A1 to SR and A3	surplus farm residence severance	PASSED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, to recognize lot	
				area and prohibiting new dwellings being	
				constructed on farm parcel resulting from a	
2016-015	D & K McNamara	Map 89	A1 to SR and A3	surplus farm residence severance	PASSED
2016-016	Arango	Map 70	A1 to A1(t-1)	temporary use by-law dwelling replacement	EXPIRED
2016-018	Elliott	Komoka - Map U-9	l to I-7	rezoned to permit events facility	OMB ORDER
				removal of holding symbol, increase in lot	
				coverage for dwellings and accessory buildings,	
				and decreases in interior and exterior side yard	
2016-019	2452342 Ontario Ltd.	Komoka - Map U-9	UR1-28 (h-4) to UR1-28	setbacks	PASSED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, to recognize lot	
				area and prohibiting new dwellings being	
				constructed on farm parcel resulting from a	
2016-036	Bloomfield	Map 46	A1 to SR and A3	surplus farm residence severance	PASSED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
2016-037	McInroy	Мар 18	A1 to SR and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, to recognize lot area and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED
2016-038	Liahn Farms Ltd.	Map 89	A1 to SR-3 and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, to recognize lot area and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED
2016-039	Robson Brothers		A1 to SR and A3-2	rezoned to permit residential use and to prohibit livestock on a residential parcel, to recognize lot area and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance, and the interior side yard setback of an existing agricultural storage building on the lot being retained	PASSED
2016-039	Melchers Construction	Map 58 Komoka - Map U-9	UR1-3 to UR1-31 (h-4)	retained rezoned to permit 17 single-detached dwellings in a vacant land condominium form of tenure on the property	PASSED
2016-056	Collinson	Map 93	A1 to SR and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, to recognize lot area and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED
2016-064	Windsor	Мар 74	A1 to SR-4 and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, to recognize lot area and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED
2016-073	Loft	Map 45	A1 to SR and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, to recognize lot area and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
2016-074	774440 Ontario Inc.	Мар 11	A1 to SR and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, to recognize lot area and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED
2016-077	Tridon Group Ltd.			amended section 8.3.27 and section 10.3.1	PASSED
0040.000				rezoned to permit residential use and to prohibit livestock on a residential parcel, to recognize lot area and prohibiting new dwellings being constructed on farm parcel resulting from a	540055
2016-082	Wiendels	Map 2	A1 to SR and A3	surplus farm residence severance	PASSED
2016-083	Bycraft	Map 30 and Poplar Hill- Coldstream Map U-12	A1 and EU to A1-28 and HR1-1	rezoned to implement a lot conveyance	PASSED
2016-084	705148 Ontario Ltd.	Мар 90	A1 to SR and A3-3	rezoned to permit residential use and to prohibit livestock on a residential parcel, to recognize lot area and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED
2016-085	Kilworth Business Park	Kilworth - Map U-8	C2 to C2-11	permitted use addition - clinic	PASSED
2016-086	Sifton Properties Ltd. (Timberwalk)	Ilderton - Map U-7	UR1-11 and UR1-10 to UR1-25 and UR1-32	reduced side yard and front yard setbacks, increased lot coverage and restricted building within the tree preservation area	PASSED
2016-101	Viramontes	Map 90	A1 to A1(t-1)	temporary use by-law dwelling replacement	PASSED
2016-107	Kemmerling	Мар 100	A1 to SR and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, to recognize lot area and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED
2010 101				amended Section 16.3.9 to include clinic as a	
2016-108	Tridon Group Ltd.			permitted use	PASSED
2016-109	Lupine Properties Ltd.	Komoka - Map U-9	C2 to C2-12	permitted use additions - clinic and laboratory	PASSED
2016-110	1739766 Ontario Inc.	Komoka - Map U-9	UR1-5, UR1-6 and UR1-7 to UR1-33, UR1-34 AND UR1-35	reduction of interior side yard and front yard setbacks	PASSED
2016-112	HLH Investments	Ilderton - Map U-7	UR1-C2-13	rezoned to allow the establihment of a drive-thru restaurant	PASSED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
2016-121	Bvcraft Estate	Мар 30	A1 to SR and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, to recognize lot area and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	PASSED
2010-121				rezoned to permit residential use and to prohibit livestock on a residential parcel, and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence	PASSED
2017-015	Reith	Map 33	A1 to SR and A3	severance	PASSED
2017-016	Medway Farms	Map 51	A1 to SR	rezoned to permit residential use and to prohibit livestock on a residential parcel	PASSED
				rezoned to permit residential use, to prohibit livestock on a residential parcel and to recognize total accessory building size, and to prohibit new dwellings being constructed on farm parcel resulting from a surplus farm residence	
2017-017	Liddell	Мар 36	A1 to SR-5 and A3	severance	PASSED
CASE #PL150703	Henderock Farms Inc.	Map 97	A1 to SR-2 and A3	rezoned to permit residential use and to prohibit livestock on a residential parcel, to recognize lot area and prohibiting new dwellings being constructed on farm parcel resulting from a surplus farm residence severance	OMB ORDER
2017-018	Middlesex Mutual Insurance Co	Ilderton - Map U-7	UR1(h-1) and UR1-18(h-1) to C3-2 UR1-9(h-1) and UR1-20(h-1) to UR1-	rezoned to facilitate commercial development	PASSED
2017-019 2017-029	Pemic Komoka Devt Corp. Prueter	Komoka - Map U-9 Map 57	9(h-1)(t-2) A1 to A1(t-1)	temporary use by-law to permit an existing shed temporary use by-law dwelling replacement	PASSED PASSED
2017-029				rezoned to permit residential use and to prohibit livestock on a residential parcel, and to prohibit new dwellings being constructed on farm parcel resulting from a surplus farm residence	FAGED
2017-031	Liahn Farms Ltd.	Map 86	A1 and A2 to A3 and SR	severance	PASSED
				rezoned to permit residential use and to prohibit livestock on a residential parcel, and to prohibit new dwellings being constructed on farm parcel resulting from a surplus farm residence	
2017-032	McRobert	Map 16	A1 to A3 and SR	severance	PASSED
2017-051	McIntyre	Map 96	A1 to A1(t-1)	temporary use by-law dwelling replacement rezoned to permit a self-storage establishment	EXPIRED
2017-054	Hyde Park Crossings Ltd.	Map 81	I to A2-4 & A2-5	within an existing building	PASSED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and to prohibit	
				new dwellings being constructed on farm parcel resulting from a surplus farm residence	
2017-061	Allen	Map 94	A1 to A3 and SR	severance	PASSED
2017-001	Allen	Map 94		rezoned to permit residential use and to prohibit	FASSED
				livestock on a residential parcel, and to prohibit	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
2017-062	Hermac Farms	Map 56	A1 to A3 and SR-6	severance	PASSED
				rezoned to permit residential use and to prohibit	
1				livestock on a residential parcel, and to prohibit	
1				new dwellings being constructed on farm parcel	
1				resulting from a surplus farm residence	
2017-064	Vail	Map 2	A1 to A3 and SR	severance	PASSED
2017-065	Martin	Map 38	A1 to A1(t-1)	temporary use by-law dwelling replacement	EXPIRED
				rezoned to permit residential use, prohibit	
				livestock and to permit a maximum total	
				accessory building area on a residential parcel,	
				and to prohibit new dwellings being constructed	
				on farm parcel resulting from a surplus farm	
2017-075	McRobert	Map 1	A1 to A3 and SR-8	residence severance	PASSED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and to prohibit	
				new dwellings being constructed on farm parcel	
0047.070				resulting from a surplus farm residence	DAGGED
2017-076	Rock	Map 32	A1 to A3 and SR	severance	PASSED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel in a ddition to	
				permitting two existing accessory buildings to be	
2017-077	McClary Holdings Inc.	Map 52	A1 to SR-7	located in the front yard of the residence	PASSED
2011 011				rezoned to permit residential use and to prohibit	TROOLD
2017-078	Pittao	Map 51	A1 to SR	livestock on a residential parcel	PASSED
2011 010				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and to prohibit	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
2017-079	Rock	Map 32	A1 to A3 and SR	severance	PASSED
		·		rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and to prohibit	1
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
2017-087	Godwin-Schuhmacher	Map 61	A1 to A3 and SR	severance	PASSED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
				rezoned to permit a commercial use on the land	
				while permitting the existing dwelling unit to	
2017-088	Graham	Denfield - Map U-6	HR1-6 to C1-13	remain	PASSED
				rezoned to permit baseball diamonds, soccer	
				pitches and a parking lot associated with a place	
				of worship, to permit minimum lot area and	
				minimum lot lot frontage, and to prohibit	
2017-089	Havesters Baptist Church	Map 91	A1 to A1-29 and A1-30	Agricultural Use, Intensive Livestock	PASSED
2017-090	Leitch	Map 22	A1 to A1(t-1)	temporary use by-law dwelling replacement	PASSED
			UR1-20(h-1) and UR1-9(h-1)(t-2) to		
2017-093	Pemic Komoka Development Corp.	Komoka - Map U-9	UR1-20 and UR1-9(t-2)	removal of holding symbol	EXPIRED
	· · ·		EU to UR1-36, UR1-37, UR1-38, UR1-		
			39; UR3-8, UR3-9 (h-3)(h-6) (h-7); C1-		
2017-099	Don Black Investments	Kilworth - Map U-8	14(h-7), C1-15(h-7); OS-6	rezoned to facilitate residential development	OMB ORDER
				inclusion of additional zone provisions to the	
2017-106	Bella Lago Developments Inc.	Komoka - Map U-9	UR3-6(h-4)	existing site-specific zone	PASSED
2017-107	Millson & Knott	Komoka - Map U-9	UR1-3 to UR1-4	rezoned to facilitate residential development	PASSED
2017-112	Pattyn	Map 40	HR1(h-4) to HR1	removal of holding symbol	PASSED
				rezoned to accommodate residential development	t
2017-128	Layng	Denfield - Map U-6	A1 to HR1(h-4)	as per plan of subdivision	PASSED
				rezoned to recognize a residential use and	
2017-146	Gysbers Farms Ltd	Map 35	A1 to SR	prohibit livestock	PASSED
				rezoned to to permit open storage as an	
2018-007	Loghill Enterprises London Inc.	Lobo - Map U-10	HR1-1 and M2 to M2-5(h)	accessory use for the abutting industrial use	PASSED
				rezoned to extent a temporary use on the	
2018-008	Pemic Komoka	Komoka - Map U-9	no change	property	PASSED
2018-018	Miller	Map 88	A1 to A1(t-1)	temporary use by-law dwelling replacement	PASSED
2018-031	Revington	Map 69	A1 to A1(t-1)	temporary use by-law dwelling replacement	EXPIRED
2018-046	VanDerVeKen	Delaware - Map U-5	EU to CR1	rezoned to facilitate residential development	PASSED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and to prohibit	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
2018-047	Grace Farms	Map 3	A1 to SR and A3	severance	PASSED
2018-052		Komoka - Map U-9	UR3-6(h1) to UR3-6	removal of holding symbol	PASSED
2018-53	Melcher's Condo	Komoka - Map U-9	UR1-31(h-4) to UR1-31	removal of holding symbol	PASSED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and to prohibit	
				new dwellings being constructed on farm parcel	
1				resulting from a surplus farm residence	
2018-056	VanderWal	Map 31	A1 to SR and A3	severance	PASSED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and to prohibit	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
2018-069	Colbert	Map 65	A1 to SR and A3	severance	PASSED
		i		rezoned to add contractor's yars or shop as a	
				permitted use, holding symbol to ensure site plan	
2018-070	Marshall - Turfpro	Map 88	C2-14 to C2-14(h-2)	approval	PASSED
2018-071	Holman	Map 70	A1 to A1(t-1)	temporary use by-law dwelling replacement	EXPIRED
				permitted uses added to permit commercial	
2018-073	HLH Investments	Ilderton - Map U-7	C2-13	development	PASSED
		· ·		additional permitted uses: clinic, laboratory,	
2018-080	Lean	Komoka - Map U-9	C2 to C2-16	pharmacy	PASSED
2018-081	D'Lux Auto Spa	Komoka - Map U-9	C1 to C1-16	permitted use added: car wash on partial services	PASSED
2018-082	Katz	Map 56	SR-6 to SR-6(t-1)	temporary use by-law dwelling replacement	EXPIRED
2018-083	Coldstream Concrete	Map 30	A1 to M4	rezoned to permit industrial storage	PASSED
				additional permitted uses: clinic; open storage as	
				an accessory use to a building supply	
				establishment; reduced front and exterior side	
				yard setbacks; reduced rear and interior side yard	
2018-084	Orange Rock Developments	Kilworth - Map U-8	C2-9	setbacks for open storage purposes	PASSED
2018-093	Sanchez	Map 58	A1 to A1(t-1)	temporary use by-law dwelling replacement	PASSED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and to prohibit	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
2018-093	All in Farms	Map 9	A1 to SR & A3	severance	PASSED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and to prohibit	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
2018-094	McKeen	Map 51	A1 to SR & A3	severance	PASSED
				permit conversion of church to a dwelling; permit	
				increase in gross floor area for all accessory	
2018-099	Constantine	Birr - Map U-4	HR1-11	structures	PASSED
2018-100	Oriole Park Resort Inc.	Map 67			PASSED
				rezoned to facilitate the construction of a new	
2018-110	Ilderton Pet Hospital	Ilderton - Map U-7	C1-17	"animal clinic"	PASSED
2019-005		Kilworth - Map U-8	UR1(h1) to UR1	removal of holding zone	PASSED
2019-007	Kevlar Construction	Komoka - Map U-9	EU to EU(t-2)	temporary use by-law dwelling replacement	EXPIRED
				permit a second dwelling unit within an ancillary	
2019-019	Ruggeri	Map 83	A1 to A1-31	building(garage)	PASSED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
				rezoned to recognize that the subject properties	
				will be serviced by private services, and reduced	
2019-020	Drewlo Holdings Inc.	Kilworth - Map U-8	U1-3 to U1-40	lot frontages	PASSED
2019-022	Londono	Map 70	A1 to A1(t-1)	temporary use by-law dwelling replacement	EXPIRED
2019-029	Bradish	Map 88	A1 to A1(t-1)	temporary use by-law dwelling replacement	EXPIRED
2019-031	GSP Group	Map 68	M4 to UR1-41	rezoned to facilitate residential development	PASSED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and to prohibit	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
2019-032	Henderson	Map 67	A2 to SR & A3	severance	PASSED
				to implement policies and provide a regulatory	
				framework related to the protection of water	
				resources and ground water features, as required	
2019-034	Source Water Protection			by The Clean Water Act	PASSED
20.0 00.		Poplar Hill-Coldstream	n	rezoned to recognize the existing agricultural use	
2019-034	Campbell	Map U-12	EU to A1-34 & OS-7	on the subject lands	PASSED
				to permit townhouse blocks with amenity area and	
				a private internal road; and residential residential	
				apartment buildings as well as mixed use building	
				with commercial (including retail and office) and	
				residential with a civic square, private amenity	
				areas and a private internal road; holding symbol	
				limit uses to existing until a noise report, vibration	
~ ~ ~ ~ ~ ~ ~			I to UR3-10 (h-2 h-3 h-9) & C1-18 (h-2 h		-
2019-041	Wellness Centre	Kilworth - Map U-8	3)	completed	PASSED
2019-053	Cassidy	Map 76	A1 to A1(t-1)	temporary use by-law dwelling replacement	EXPIRED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and to prohibit	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
2019-061	Clark	Map 96	A1 to SR-9 & A3	severance	PASSED
2019-062	Dairy Lane (Holding)	Map U-10	M2-5(h) to M2-5	removal of holding zone	PASSED
				to re-zone the subject property from Institutional	
2019-076	Caines	Map U-05	I to CR1	(I) to Community Residential First Density (CR1)	PASSED
				rezone to permit an additional use, being a	
2019-079	Haskett Funeral Homes	Map U-01	C1 to C1-19	funeral home without a chapel	PASSED
				rezone to permit open storage as an accessory	
				use for the abutting industrial use (Dairy Lane)	
2019-080	Loghill	Map 58	A1 to M2-5(h)	located at 6403 Egremont Drive	PASSED
2019-081	Viramontes	Map 90	A1 to A1(t-1)	temporary use by-law - dwelling replacement	EXPIRED
2019-093	Mistretta	Map U-09	UR1-3 to UR1	rezone to construct a single detached dwelling	PASSED
2019-094	Middlesex Centre		1	general amendement - housekeeping items	PASSED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
				lands were historically used for aggregate	
				extraction. The extraction license has been	
2019-098	Farhi	Map U-09	M4 to A1	surrendered with agricultural being the after use	PASSED
		· · ·		rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and to prohibit	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
2019-112	Martendale Holsteins Inc	Map 27	A1 to A3 & SR	severance	PASSED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and to prohibit	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
2019-113	Martens	Map 27	A1 to A3 & SR	severance	PASSED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and to prohibit	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
2019-120	Moir	Map 65	A1 to A3 & SR	severance	PASSED
010 120				rezoned to recognize a deficient rear yard setback	
				of 4m and to recognize its residential use and	
2019-125	1855664 Ontario Ltd	Map 40	A1 to A3 & SR-10	prohibit livestock	PASSED
2019-127	Donna Laying	Map U-06	HR1(h-4) to HR1	removal of holding symbol	PASSED
				rezone to proposed severed portion to extend	
2020-009	Kelly	Map U-7	EU to C1-7	parking area	PASSED
2020-011	Pfister	Map 53	A1 to A1(t-1)	temporary use by-law - dwelling replacement	PASSED
			· · · ·	rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and to prohibit	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
2020-038	Crossan	Map 2	A1 to A3 & SR	severance	PASSED
				rezone to permit self storage establishment and	
2020-039	Doell	Map U-10	HR1-1 to C2-17	other uses within the Highway Commercial Zone	PASSED
				rezoned to permit residential use and to prohibit	1
				livestock on a residential parcel, and to prohibit	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
2020-040	Urbshott	Map 47	A1 to A3 & SR	severance	PASSED
				to extend temporary use provision for a period	1
2020-043	1934553 Ontario Inc.	Map 2		not to extend 18 months	PASSED
2020-047	Kilworth Business Park Inc.	Kilworth - Map U-8		permitted use addition - pharmacy	PASSED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
				to permit a limited amount of commercial uses	
				such as a clinic, professional offices, personal	
				service establishments, institutional uses and a	
2020-057	Marandy	Map U-1	I to C1-4	retail store.	PASSED
				to recoginze residential use and prohibit livestock	
				(SR) zone and to prohibit new dwellings from	
2020-066	Manders	Map 13	A1 to SR & A3	being constructed on (A3) lands	PASSED
				to permit residential development for proposed	
2020-072	Timberwalk	Map U-7	6), OS, PR	subdivision 39T-MC1901	PASSED
2020-073	Palumbo	Kilworth - Map U-8	(UR3-7)(h-3)(h-6)(h-7) to (UR3-9)(h-3)	to permit townhomes along Glendon Drive	PASSED
2020-074	Knottingwood Inc.	Map 42	A1 to A1-36(h-2)(h-3)(h-8)	to permit a farm wedding venue	PASSED
2020-082	Linton	Map U-12	EU to HR1-1	to permit the creation of 3 residential lots	PASSED
2020-083	Lippman Subdivision	Map U-5	CR1(h-1) to CR1	removal of holding symbol	PASSED
2020-084	Oriole Park Resort Inc.	Map 67	PR-3(h-7) to PR-3	removal of holding symbol	PASSED
2020-085	TRY Recycling	Map 78	A1 to M4-1-h-10 & A1-35	to permit retail store as an accessory	PASSED
				to rezone remnant farm parcel to Agricultural No	
				Residence (A3) zone and to recognize the reduce	
				lot frontage and reduced lot area to proposed	
2020-096	Wolfs Family Farms	Map 96	A1 to SR-11 & A3	sever parcel	PASSED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and to prohibit	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
2020-097	Kuebler	Map 36	A1 to SR & A3	severance	PASSED
				rezoned to permit residential use and to prohibit	
				livestock on a residential parcel, and to prohibit	
				new dwellings being constructed on farm parcel	
				resulting from a surplus farm residence	
2020-098	Michael and Susan Dale	Map 2	A1 to SR & A3	severance	PASSED
				to continue to permit semi detached and	
			(UR3-7)(h-6) & (UR1-29)(h-1) to (UR3-	townhouse dwelling units and contain new zoning	
2020-108	1960634 Ontario Inc	Map U-7	11)(h-6) & (ÚR1-29)(h-1)/UR3-13(h-1)	standards	PASSED
				to permit future medium density residential	
2020-003	Kilworth Heights West	Map U-8	OS-6 to (UR3-9)(h-3)(h-6)(h-7)	development on the entire Block 550	PASSED
				to permit an existing single detached dwelling to	
				remain on the property for a period of up to 3	
				years while the construction of a new single	
2021-004	Michael Ferrari	Map 95	A1 to A1(t-1)	detached dwelling is undertaken.	EXPIRED
-		· ·	· · · ·	to permit an existing single detached dwelling to	
				remain on the property for a period of up to 3	
				years while the construction of a new single	
2021-028	Bloomfield	Map 34	A1 to A1(t-1)	detached dwelling is undertaken.	EXPIRED
2021-036	Serrarens	Map U-5	CR1(h-1) to CR1	removal of holding symbol	PASSED
2021-037	A & M Sod	Map U-5	CR1(h-4) to CR1	removal of holding symbol	PASSED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
2021-038	Clear Skies	Map U-7	UR3-11(h-6) to UR3-11	removal of holding symbol	PASSED
				rezoned to permit a single-detached dwelling,	
2021-042	Pattyn	Map U-5	EU to CR1 and CR1-5	accessory use and home occupation	PASSED
2021-043	Parker	Map 84	A1-13 to A1-13(t-1)	temporary use by-law dwelling replacement	PASSED
				Addition of temporary use zone to permit a single	
				detached dwelling to remain on site for up to 3	
2021-077	Lepore	Map U-11	(HR1-1) to (HR1-1) (t- 1)	vears	PASSED
2021-109	Thompson	Map U-1	UR1 to (UR3-17)(h-2)(h-6)	to permit the development of 4 townhouses	PASSED
2016-018	Elliott	Map U-09	I to I-7	site specific insitutional zoning	PASSED
LPAT Case #:	Linott				TROOLD
PL190117	Kirkness Consulting Inc.	Map 40	A1-19 to HR1	to permit 5 residential lots	PASSED
				permit the development of a Plan of Subdivision	
				(File: 39T-MC2004, Cudney Blue) which includes	
				48 single detached lots and 8 townhouse	
			M4 to UR1(h-1), UR1-41, UR1-42(h-1),	dwellings, a stormwater management facility, and	
2021-084	227094 Ontario Ltd	Map 68	UR1-43(h-1), UR3-16(h-1), OS	a trail	PASSED
2021-059	Gold Leaf Properties	Map U-07	EU to (UR3-15)(h-2)	to allow accessible senior housing	Under Appeal
2021-000				to permit a second dwelling unit within and	
2021-089	Мауо	Map 90	A1 to A1-37	ancilliary building	PASSED
2021-005	Mayo	Map 50		to permit a single detcahed dwelling to remain on	TAGGED
2021-091	Dooreleyers	Map 2	A1 to A1(t-1)	the property for a period of up to 3 years	PASSED
2021 001				to permit an existing single detached dwelling to	TROOLD
				remain on the property for a period of up to 3	
				years while the construction of a new single	
2021-072	Yazdani	Map 72	A1 to A1(t-1)	detached dwelling is undertaken.	PASSED
2021 012				to permit an existing single detached dwelling to	TROOLD
				remain on the property for a period of up to 3	
				years while the construction of a new single	
2022-004	Vanderhyden	Map 48	A1 to A1(t-1)	detached dwelling is undertaken.	PASSED
2022-092	Proskairos Inc (Paul Lofgren)	Map 15	(M2) to 6(M2-6)(h-2)	To permit a greenhouse	PASSED
2022 002		map to		to permit an existing single detached dwelling to	TROOLD
				remain on the property for a period of up to 3	
				years while the construction of a new single	
2022-029	Castelo	Map 65	(SR) to (SR) (t-1)	detached dwelling is undertaken.	PASSED
2022 020				to permit an existing single detached dwelling to	TROOLD
				remain on the property for a period of up to 3	
				years while the construction of a new single	
2022-076	Alan & Wood	Map 43	A1 to (A1)(t-1)	detached dwelling is undertaken.	PASSED
				to permit the development of 5 units within a	
				multiple unit dwelling, a holding symbol placed on	
				the property to require the owner to enter into a	
				site plan agreement with the munciaplity before	
2022-073	1017155 Optorio Inc	Mon II 07	IIP1 to (IIP2 10)(b 2)		DASSED
2022-013	1917155 Ontario Inc.	Map U-07	UR1 to (UR3-19)(h-2)	development can occur	PASSED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
				to permit agircultural uses and development of 1	
2022-081	Warner	Map U-01	EU to A1	single detached dwelling	PASSED
				to permit an existing single detached dwelling to	
				remain on the property for a period of up to 3	
				years while the construction of a new single	
2022-086	Viramontes	Map 90	A1 to (A1)(t-1)	detached dwelling is undertaken.	PASSED
2022-066	Rien de Regt	Map 33	A1 to SR and A3	rezoning from severence	PASSED
2022-014	Auzins	Map 88	A1 to OS-8 and A1-38	rezoning from severence	PASSED
2021-097	Corsaut	Map 37	A1 to SR and A3	condition of servence	PASSED
2021-112	DFH	Map U-09	UR3-10(h-2)(h-3)(h-3) to UR3-10	hold removal	PASSED
				to permit the development of townhouse dwelling	
2021-052	OMNI HEALTHCARE (CT)CP COLT	Map U-09	I to UR3-14(h-3)(h-6)(h-7)	units, a nursing home or retirement home	PASSED
				to facilitate the development of 10 residential lots	
2022-034	Poplar Woods Ltd	Map U-12	EU-2 to (HR1-12)(h-1) & (OS-8)	and conservation of the woodland area	PASSED
			$(HR1_1)(h_1)$ and $(HR1_1)(h_1)$ to $(HR1_1)(h_2)(h_1)$	to facilitate the construction of one-single	
2022-068	Valleyview Development Inc	Map U-12		detached dwelling on each of the proposed lots.	PASSED
2022-000	valleyview Development inc	Map 0-12		permit the development of 1 single detached	TAGGED
				dwelling, a home occupation, and accessory uses	
				on each lot within the Plan of Subdivision (39T-	
2022-067	Valleyview Development Inc	Map U-12		MC2002)	PASSED
2022-007				to permit a second dwelling unit within an ancillary	
				building (existing single detached dwelling) in	
2022-075	Walker	Map 57		addition to the main dwelling	PASSED
2022-015	Walker			to recognize the residential nature of the new lot,	TAGGED
				and to remove any future potential of a new	
2022-111	Tany & Line) (and an have set	Map 14		residence being constructed on the lands	PASSED
2022-111	Tony & Lisa Vandenheuvel	мар 14		to permit the development of 3 units within a	PASSED
2022-112	TTW Properties Inc	Map U-09		multiple unit dwelling	PASSED
2022-112	Victoria, Rob, & Lisa Sanderson	Map U-12		for single detached residential use	PASSED
2023-020	2270942 Ontario Limited (c/o		TIRT-1 and 1.0 (TIRT-15) and (TIRT-10)		FASSED
2023-030	Heather Inglis)	Map 68	UR1-42(h-1) to UR1-42	removal of holding symbol	PASSED
2023-030	2225660 ONTARIO LIMITED	Map 11		to permit a cidery on the property	PASSED
2023-028	Karl Pfister	Map 53		renewal of temporary use	PASSED
2020-020		Map 00	EU to (UR1-44)(h-1) & (UR1-45)(h-2)(h-		
			3) & (UR3-20)(h-2)(h-3)(h-6) & (UR3-		
			21)(h-2)(h-6)(h-10) & (UR3-22) (h-2)(h-		
			6)(h-10) & (UR3-23) (h-2)(h-6)(h-10) &		
				to normit the development of subdivision 20T	
0000 005	luce Otimese	Marillo		to permit the development of subdivision 39T-	DACOTO
2022-085	Ivan Stimac	Map U-9	8)	MC1902	PASSED
BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
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				to permit a second dwelling unit on an existing lot	
				in the form of a one-unit apartment dwelling and	
				to permit an ambulatory mobile veternarian clinic	
2023-020	Henderson	Map 21	A1 to (A1-41)	as an agriculture-related use	PASSED
				remain on the property for a period of up to 3	
				years while the construction of a new single	
2023-016	Donaldson	Map 27	A1 to (A1)(t-1)	detached dwelling is undertaken.	PASSED
2023-041	1917155 Ontario Inc.	Map U-7	UR3-19(h-2) to UR3-19	removal of holding symbol	PASSED
	Oxbow Developments Limited				
2023-042	Partnership	Map U-9	UR3-14(h-3)(h-6)(h-7) to UR3-14	removal of holding symbol	PASSED
				to permit an existing single detached dwelling to	
				remain on the property for a period of up to 3	
				years while the construction of a new single	
2023-040	Kori Paquette	Map U-11	HR1 to HR1(t-1)	detached dwelling is undertaken.	PASSED
				to facilitate development of single detached	
				dwellings on ten lots on the northern portion of	
				property and to protect the natural features to the	
2022-034	Poplar Woods Ltd	Map U-12	(EU-2) to (HR1-12)(h-1) and (OS-8)	south	PASSED
			UR1-29(h-1)/UR3-13(h-1) to UR1-		
2022-090	Clear Skies	Map U-7	29/UR3-13	removal of holding symbol	PASSED
				to recognize the residential nature of the new lot	
				and to remove any future potential of a new	
2023-063	Sietske Dyer Estate	Map 57	A1 to A3 & SR	residence being constructed on the lands	PASSED
	Wayne Lewis, Patty Munkittrick,				
	Lynda White, Nancy White, Steve			to recognize to minimum lot frontage of 20 m(65.6	
2023-064	White	Map U-4	EU to EU-4 & (HR1)(h-1)		PASSED
				to recognize the minimum lot frontage of 100 m	
	Canadian National Railway			(328.1 ft) and minimum lot area of 1.40 ha (3.5	
2023-058	Company	Map U-9	EU to (EU-3)	ac) as a result of a severance application	PASSED
				to permit an existing single detached dwelling to	
				remain on the property for a period of up to 3	
				years while the construction of a new single	
2023-060	Spoelstra Holdings Inc.	Map 90	(A1) to (A1)(t-1)	detached dwelling is undertaken.	PASSED
	Sharon Diane LaPointe & Mark			to ensure zoning is consistent with the receiving	B 4 9 9 5 -
2023-072	Anthony LaPointe	Map 88	A1 to (A1-11)		PASSED
2023-070	Gold Leaf Properties	Map U-7	(EU) to (UR3-15)	to permit proposed development	PASSED
				to address the definition of "Lot" and apply the	
	Oxbow Developments Limited			zoning regulations (e.g. setbacks, lot coverage) to	
2022-091	Partnership	Map U-9	no change	the entirety of the land	PASSED
				to permit a clinic, office, restaurant and store	
				(retail) as accessory uses to the existing	
2023-059	HGLW INC.	Map 81	PR to (PR-10)(h-1)	recreational uses	PASSED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
				to permit 2 single detached dwellings for up to 3	
2023-087	Scott Roy McGregor	Map 15	(A1) to (A1)(t-1)		PASSED
				to permit an existing single detached dwelling to	
				remain on the property for a period of up to 3	
				years while the construction of a new single	
2023-088	John & Ted Brennan	Map 60	(A1) to (A1)(t-1)		PASSED
LPAT Case #:				to recognize exsiting residential use and prohibit	
PL200502	5005559 Ontario Inc.	Map 38	(A1) to (A3-4) and (A1) to (SR)	livestock	PASSED
				owners intend to merge 2 lots for the purposes of	
				permitting livestock as well as an expansion to the	
2023-101	Farhi	Map 11	(A3) to (A1-48) and (SR) to (A1-48)	existing single detached dwelling	PASSED
	Fourteen Mile Farms Ltd. (Mark				
2023-103	Robson)	Мар 6	(A1) to (SR) and (A1) to (A1-47)	rezoning required as a condition of severance	PASSED
	Gloria Castelo & Robert Castelo &				
2023-109	Michael Moir & Walter Moir	Мар 65	(SR)(t-1) to (A3) and (A3) to (SR)(t-1)		PASSED
				to permit an existing single detached dwelling to	
				remain on the property for a period of up to 3	
				years while the construction of a new single	
2023-110	Joshua Fleming and Jazmin Fleming	Map 82	A1 to (A1)(t-1)		PASSED
				to permit an existing single detached dwelling to	
				remain on the property for a period of up to 3	
~~~~				years while the construction of a new single	
2023-028	Karl Pfister	Мар 053	A1 to (A1)(t-1)		PASSED
				to permit an existing single detached dwelling to	
				remain on the property for a period of up to 3	
				years while the construction of a new single	
2023-040	Kori Paquette	Map U-11	HR1 to (HR1(t-1))	j j	PASSED
	Middlesex Centre	All Schedules		Housekeeping amendment	APPEALED
2023-119	1879517 Ontario Limited	Мар 63	A1 to SR and A1 to (A1-49)	to permit the exising triplex as an existing use	PASSED
OLT Case #:		Mar. 70		to permit the development of medium density	
OLT-22-00300	1571145 Ontario Ltd.	Map 79	A2 to (UR3-18)(h-2)(h-7)(h-11)		PASSED
OLT Case #:				to permit the development of 31 unit single	
OLT-23-	Sweid Heldinge In-	Map II 02	UR1-3 to (UR1-46)(h-1) and UR1-3 to	detached dwelling and 28-unit townhouse dwelling	
000163	Sweid Holdings Inc	Map U-08	(UR3-25)(h-1) and UR1-3 to (OS-9)	development	PASSED
				to permit a duplex dwelling, link dwelling, semi-	
2024-014	Kelly and Karl Bulitka	Map U-07	UR1 to UR2		PASSED
OLT Case #:				detaction awoning, and single detaction dwening	, , OOLD
OLT-22-			OS to ((UR1)(h-1)) and ((UR1)(h-1)) to	to align the zoning with the concurrent red line	
				-revisions within the draft approved plan of	
004319 & OLT-					

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
2023-071	756949 Ontario Ltd/	Map U-08		to permit medium density residential use on the land, holding provisions apply to property which requires proponent to undertake site plan control; complete a noise study and incorporate recommendations into the final design; and complete and urban design brief	PASSED
2023-071		Мар 0-08	C2-9 to UR3-27(h-2)(h-3)(h-7)	to permit an existing single detached dwelling to remain on the property for a period of up to 3	PASSED
2024-045	Bailey Van Praet and Karen Van Praet	Map 068	A2 to A2(t-1)	years while the construction of a new single detached dwelling is undertaken.	PASSED
2024-046	Annaert Holdings Inc.	Map 060	A1 to A1-51 & A1 to M3-4	to permit a new farm equipment sales and service establishment and related uses	PASSED
2021-064	1960634 Ontario Inc. (c /o Sifton Properties Limited)	Map U-07	UR1-29(h-1) to UR1-29 & UR1-30(h-1) to UR1-30	holding symbol was removed as a result of a subdivision agreement that has been entered into with the Corporation for the affected lands	PASSED
2024-053	G-Lover Holdings Inc.	Мар U-09	EU-3 to M1-4	to permit a self-storage establishment, warehouse, laboratory and accessory uses, and establish a minimum front yard setback of 7.0 m and an increase yard abutting a railway corridor	PASSED
2024-054	2833848 Ontario Limited	Map 37	A1 to A3 and A1 to SR	to satisfy conditions of consent	PASSED
2024-034	Proskairos Inc. (Paul Lofgren)	Map 15	(M2-6)(h-2) to (M2-6)	removal of holding symbol	PASSED
2024-060	Design for Happiness (DFH) Inc.	Map U-09	No change	Text amendment to section 15.3.18	PASSED
2024-041	South Winds Development Co. Inc. c/o Stacey Graham	Map U-08	UR1(h-1) to UR1	removal of holding symbol	PASSED
2024-075	Farhi Farming Corporation	Map 51		to recognize the residential nature of the new lot and to remove any future potential of a new residence being constructed on the lands	PASSED
2024-084	Duncan Harwood Custom Homes	Map U-07	EU to UR3-28(h-2)	to permit the development of 26 townhouse units	PASSED
2024-090	Fourteen Mile Farms Ltd.	Map 20	A1 to SR and A1 to A3	rezoning required as a condition of severance	PASSED
2024-091	Craig Schroeder and Lori Lowes	Map 15	A1 to (A1)(t-1)	to temporarily permit two single-detached dwellings	PASSED
2024-109	Melchers Developments Inc., 2428812 Ontario Limited, Kilworth Heights West Ltd. Kilworth Heights West Subdivision	Мар U-08		to amend the zones by reducing the Minimum Exterior Side Yard Setback for attached garages	PASSED
2024-102	1891958 Ontario Ltd	Мар 57	A1 to SR and A3	to recognize the residential nature of the new lot and to remove any future potential of a new residence being constructed on the lands	PASSED

BY-LAW #	APPLICANT	LOCATION	ZONE CHANGE	DESCRIPTION	STATUS
2024-103	1891958 Ontario Ltd	Map 57	A1 to SR and A3	to recognize the residential nature of the new lot and to remove any future potential of a new residence being constructed on the lands	PASSED
2024-104	Ross James McLachlan, Katherine McLachlan & Stuart Donald McLachlan	Map 42	A1 to SR-13 and A3	to recognize the residential nature of the new lot and to remove any future potential of a new residence being constructed on the lands	PASSED
2025-014	1106002 Ontario Ltd, 1106003 Ontario Ltd, 1106004 Ontario Ltd, Joel Robson, Jay Robson, James Robson	Мар 34	A1 to SR and A3	to recognize the residential nature of the new lot and to remove any future potential of a new residence being constructed on the lands	PASSED
2025-015	1106002 Ontario Ltd, 1106003 Ontario Ltd, 1106004 Ontario Ltd, Robson Brothers Partnership	Мар 52	A1 to SR and A3	to recognize the residential nature of the new lot and to remove any future potential of a new residence being constructed on the lands	PASSED
2024-019	JTW Farms Inc.	Map 22	A1 to (A1)(t-1)	to permit an existing single detached dwelling to remain on the property for a period of up to 3 years while the construction of a new single detached dwelling is undertaken.	PASSED
2025-024	1106002 Ontario Ltd, 1106003 Ontario Ltd, 1106004 Ontario Ltd Joel Robson, Jay Robson, 1106002 Ontario Ltd, 1106003 Ontario Ltd, 1106004 Ontario Ltd Joel Robson, Jay Robson, James Robson	Мар 34	A1 to A3 and A1 to SR-15	to recognize the residential nature of the new lot and to remove any future potential of a new residence being constructed on the lands	PASSED
Approved by Manager of Planning and Development as per Delegated Authority					
By∄aw 2023-					



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# ADMINISTRATION

#### 1.1 TITLE OF BY-LAW

This By-Law of the Corporation of the Township of Middlesex Centre may be cited as the Zoning By-Law.

### 1.2 SCOPE OF BY-LAW

(a) LANDS SUBJECT TO BY-LAW

The provisions of this By-Law shall apply to all those lands lying within the Corporate Limits of the Township of Middlesex Centre.

(b) COMPLIANCE WITH ZONING BY-LAW

No person shall, within the lands to which this By-Law applies, use any land or erect or use any buildings or structures in whole or in part, except in conformity with the provisions of this By-Law.

# 1.3 APPLICATION

The provisions of this By-law shall apply to all lands within the boundaries of the Township of Middlesex Centre as now or hereafter legally constituted:

(i) EXISTING USE CONTINUED

Nothing in this By-Law shall prevent:

- (i) 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 day of the passing of this By-Law, so long as it continues to be used for that purpose.
- (ii) The erection or use of any building or structure for a purpose prohibited by this By-Law, the plans of which have been, prior to the day of the passing of this By-Law, 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 building permit has not been revoked under the <u>Building</u> <u>Code Act, 1992, S.O. 1992, c.23</u>.

#### (ii) COMPLIANCE WITH OTHER RESTRICTIONS

This By-Law shall not be construed so as to reduce or mitigate any other restrictions or regulations lawfully imposed by the Corporation or by any governmental authority having jurisdiction to make such restrictions or regulations.

# 1.4 INTERPRETATION OF BY-LAW

# (a) **DEFINITIONS**

In this By-Law, unless the context requires otherwise, the definitions and interpretations set out in Section 2.0 hereof shall apply.

(b) TEXT

Unless specified otherwise, the following shall apply throughout the text of this By-law:

- (i) The particular shall control the general;
- (ii) The word "shall" is to be construed as mandatory and not discretionary;
- (iii) Unless the contrary intention specifically appears otherwise, words imparting the singular number of the masculine gender only shall include more persons, parties, or things of the same kind than one, and females as well as males, and the converse;
- (iv) Words used in the present tense shall include the future tense;
- (v) A building or structure shall include any part thereof; and
- (vi) Any Act or Regulation referred to in this By-law shall include any amendments or revisions made thereto or any subsequent Act or Regulation enacted in place thereof.
- (c) GENDER, NUMBER, USE AND OCCUPY

In this By-Law, unless the contrary intention is indicated, words used in the singular shall include the plural and words used in the male gender shall include the female gender and vice versa. Also, in this By-Law, unless the context requires otherwise, the verb "USE" shall include design to be used, arrange to be used, intend to be used, and permit to be used; and the verb "OCCUPY" shall include design to be occupied, arrange to be occupied, and permit to be occupied, intend to be occupied, and permit to be occupied.

# 1.5 MEASUREMENTS

All measurements of length or area used in this By-Law shall be subject to the normal rules of rounding numbers, within the degree of precision specified by the number of digits following the decimal point (if any), so that:

- (a) For a WHOLE NUMBER, measurements of LESS THAN 0.5 shall be rounded DOWNWARD to the next whole unit;
- (b) For a WHOLE NUMBER, measurements of 0.5 AND GREATER shall be rounded UPWARD to the next whole unit;



- (c) For a number having ONE DECIMAL PLACE, measurements of LESS THAN 0.05 shall be rounded DOWNWARD to the next one-tenth unit; and
- (d) For a number having ONE DECIMAL PLACE, measurements of 0.05 AND GREATER shall be rounded UPWARD to the next one-tenth unit.

Ratios and percentage figures shall not be subject to rounding.

## 1.6 MINIMUM REQUIREMENTS

In interpreting and applying the provisions of this By-law, they are held to be the minimum requirements for the promotion of health, safety, comfort, convenience, and general welfare of the inhabitants of the Municipality.

### 1.7 SCHEDULE FORMS PART OF BY-LAW

Schedule A, which includes Maps U-1 to U-12 and Maps 1 to 102 inclusive, and which is attached hereto, forms a part of this By-law as fully and to all intents and purposes as though recited in full herein.

### 1.8 ADMINISTRATION

This By-Law shall be administered by a person (or persons) designated from time to time by Council who shall be considered to be the Chief Building Official, the Manager of Community Development/Senior Planner or his/her delegate.

# 1.9 LICENCES AND PERMITS

- (a) No municipal permit, certificate, or license shall be issued where the said permit is required for a proposed use of land or a proposed erection, alteration, enlargement or use of any building or structure that is in violation of any provisions of this By-law.
- (b) No excavation for any building or structure shall be commenced until a Building Permit has been issued by the Chief Building Official or an authorized employee of the Township of Middlesex Centre.
- (c) No person shall occupy a new building or structure, in whole or in part, until such time as a final inspection has been given by the Chief Building Official.
- (d) Where Ontario Fill, Construction and Alterations to Waterways Regulations are in effect, a permit from the Conservation Authority having jurisdiction or any other authority having jurisdiction is required prior to the construction of any building or structure or any grading/excavation taking place on the regulated lands. These lands are delineated by shading for reference purposes and are shown on Schedule A to this By-law.



#### 1.10 ISSUANCE OF BUILDING PERMITS

Notwithstanding the provisions of the <u>Building Code Act, 1992, S.O. 1992, c.23</u>, or any by-law of the Corporation to the contrary, no building permit shall be issued where a proposed building, structure or alteration to an existing building or structure would contravene in any way, one or more of the provisions of this By-Law.

### 1.11 BUILDINGS TO BE MOVED

No building shall be moved within the jurisdiction of the Township of Middlesex Centre or shall be moved into the jurisdiction of the Township of Middlesex Centre from outside its jurisdiction without a permit from the Chief Building Official.

### 1.12 RISK, EXPENSE AND COMPLIANCE

The facilities, yards or other matters required by this By-Law shall be provided and maintained at the sole risk and expense of the owner of the lands in respect of which such matters are required hereby, and the said owner and/or user shall at all times bear full responsibility for ensuring compliance in all respects with this By-Law.

### 1.13 INSPECTION

- (a) Subject to Clause (b) of this Subsection, the By-law Enforcement Officer, or any other officer or employee of the Corporation, acting under the direction of Council, is hereby authorized to enter, at all reasonable hours, upon any property or premises for the purpose of carrying out his duties and obligations under this By-Law, if there are reasonable grounds to believe that the provisions of this By-law are not being complied with, in whole or part.
- (b) Notwithstanding anything to the contrary in Clause (a) of this Subsection, no officer or employee of the Corporation shall enter any room or place actually being used as a dwelling unit or part thereof without the consent of the occupier or occupant, except under the authority of a search warrant issued under the <u>Provincial Offences Act, R.S.O. 1990, c.P. 33</u>.

# 1.14 VIOLATIONS AND PENALTIES

Every person:

- (a) who contravenes any of the provisions of this By-Law; or
- (b) who is the owner of any land used or of any building or structure erected, altered, enlarged or used in contravention of this By-Law; or
- (c) who causes or permits any land used or of any building or structure erected, altered, enlarged or used in contravention of this By-Law; or



(d) who is the occupant of any land used or of any building or structure erected, altered, enlarged or used in contravention of this By-Law;

is guilty of an offence and on conviction is liable,

- (e) on a first conviction to a fine of not more than \$50,000.00 and
- (f) on a subsequent conviction to a fine of not more than \$25,000.00 for each day or part thereof during which the contravention has continued after the day upon which there was a first conviction;

provided that if a corporation is convicted under this Section 1.15, the maximum penalty that may be imposed is,

- (g) on the first conviction, a fine of not more than \$100,000.00, and
- (h) on a subsequent conviction, to a fine of not more than \$50,000.00 for each day or part thereof during which the contravention has continued after the day upon which the corporation was first convicted.

Every such penalty shall be recoverable under the provisions of the <u>Municipal</u> <u>Act, 2001, S.O. 2001, c. 25</u> and the <u>Provincial Offences Act, R.S.O. 1990, c.P.</u> <u>33</u>.

# 1.15 ORDER OF PROHIBITION

When a conviction is entered under Section 1.15, in addition to any other remedy or any penalty provided by law, the Court in which the conviction has been entered and any Court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person convicted.

#### 1.16 APPLICATION OF OTHER BY-LAWS

Nothing in this By-Law shall operate to relieve any person from any obligation to comply with the requirements of the <u>Building Code Act</u>, <u>1992</u>, <u>S.O.</u> <u>1992</u>, <u>c.23</u>, or any by-law of the Corporation in force from time to time or any other applicable law or the obligations to obtain any license, permit, authority or approval required under this or any other by-law of the Corporation or any other public authority or body.

# 1.17 OTHER BY-LAWS

If the provisions of this By-Law are inconsistent with the provisions of any other by-law of the Corporation, then the provisions establishing the higher or more demanding, or more onerous, or more strict standard shall prevail and if there is a conflict of provisions, then the provisions of this By-Law shall prevail.



#### 1.18 REMEDIES

- (a) Where a building or structure is erected, altered, reconstructed, extended or enlarged, or any building or structure or part thereof is used, or any lot is used, in contravention of any requirements or other provisions of this By-Law, such contravention may be restrained by action at the insistence of any ratepayer of the Corporation pursuant to the relevant provisions of the the <u>Planning Act, R.S.O. 1990, c.P.13</u>, the <u>Municipal Act, 2001, S.O. 2001,</u> c.25, or the Courts of Justice Act, R.S.O. 1990, c. C.43 in that behalf.
- (b) Where a person guilty of a violation against this By-Law has been directed to remedy such violation and is in default of doing any work thus required, then such work may be done at his expense by the Corporation, at its sole discretion, and the Corporation shall have the unlimited right to recover any expenses thus incurred by action or in like manner as municipal taxes, and such expenses shall be in addition to and not in derogation of any remedy by way of mandamus, injunction or otherwise.

# 1.19 VALIDITY

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.

#### 1.20 REPEAL OF EXISTING BY-LAWS

From the coming into force of this By-Law, the former Township of Delaware Zoning By-law No. 8-1984 as amended, the former Township of Lobo Zoning By-law No. 95-100 as amended, the former Township of London Zoning By-law No. 6550/96 as amended, and the former Town of Westminster Zoning By-law No. 2000 as amended, passed under Section 34 of the <u>Planning Act, R.S.O. 1990</u>, <u>c.P.13</u> shall be repealed save and except to the extent that they affect any minor variances duly granted to these by-laws after January 1, 1998 under Section 45 of the <u>Planning Act, R.S.O. 1990</u>, <u>c.P.13</u>.

# 1.21 EFFECTIVE DATE

This By-Law shall become effective from the date of its passing by Council and comes into force in accordance with Section 34 of the <u>Planning Act, R.S.O. 1990</u>, <u>c.P.13</u>, or upon approval of the Ontario Municipal Board.



# DEFINITIONS

Whenever used in this By-law, all words and phrases shall have their customary meaning with the exception of the following words and phrases that shall have the following meanings:

- 2.1 **ABATTOIR** means a building or structure, or portion thereof, where animals are slaughtered for the purposes of processing meat into food for human consumption; and where meat products are produced, processed, handled, stored or sold.
- 2.2 **ACCESSORY**, when used to describe a use, building or structure means a use, building or a structure that is:
  - (a) incidental, subordinate and exclusively devoted to a main use, building or structure;
  - (b) located on the same lot as the main use, building or structure; and
  - (c) unless specified otherwise in this By-law, not used for human habitation.
- 2.3 **ADULT ENTERTAINMENT ESTABLISHMENT** means any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, or services appealing to or designed to appeal to erotic or sexual appetites or inclinations.

In this definition:

- (a) **TO PROVIDE** includes to furnish, perform, solicit, or give such services and providing and provision have corresponding meanings;
- (b) **SERVICES** include activities, facilities, performers, exhibitions, viewings and encounters;
- (c) SERVICES DESIGNED TO APPEAL TO EROTIC OR SEXUAL APPE-TITES OR INCLINATIONS includes:
  - services of which a principal feature or characteristic is the nudity or partial nudity of any person;
  - (ii) services in respect of which the word nude, naked, topless, bottomless, sexy, or any other word or any picture, symbol or representation having like meaning or implication is used in any advertisement.
- 2.4 **AGGREGATE** means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, and rock other than metallic ores.
- 2.5 **AGGREGATE STORAGE** means an area in which aggregate may be stored in conjunction with a pit or quarry, for sale or use in the production of cement or asphalt.

- 2.6 **AGRICULTURAL PROCESSING ESTABLISHMENT** means a lot, building or structure used for the processing of products directly derived from agriculture and may include the processing, storage and transport of such products and an abattoir.
- 2.7 **AGRICULTURAL SALES ESTABLISHMENT** means a lot, buildings, or structures or portions thereof for the purpose of sales of goods, materials or services that are necessary to support agricultural uses as defined in this By-law and, without limiting the generality of the foregoing, may include the processing, sale and storage of feed, fertilizer and chemical products, agricultural products and farm fuel suppliers or depots.
- 2.8 **AGRICULTURAL USE** means the cultivation of land, the production of crops and the processing and selling of such products on a lot, and the breeding, raising and care of livestock and the selling of such livestock or the products of such livestock raised on a lot and without limiting the generality of the foregoing, may include animal husbandry, aquaculture, fur farming, pasturage, the raising and harvesting of field crops, horticulture, dairying, poultry keeping, fruit bush crops, fruit tree crops or vine crops, market gardening, wholesale greenhouses, sod farming, agri-forestry such as Christmas tree plantations, a mushroom farm, apiary and beekeeping, with or without its main buildings, including one single detached dwelling, barns, sheds, pens and similar accessory buildings, but does not include any dwelling accessory to the farming operation, a mushroom composting facility.
- 2.9 **AGRICULTURAL USE, INTENSIVE LIVESTOCK** means an agricultural use of a lot which includes the keeping of one or more types of livestock in such numbers that either:
  - (a) the livestock units kept on such lot exceeds one hundred and fifty (150) livestock units; or
  - (b) the livestock units density determined for such lot is greater than five (5) livestock units per tillable hectare available for the farm operation on such lot for application of livestock manure for such lot;

and for the purpose of the definition of intensive livestock agricultural use, **LIVESTOCK UNITS** kept on a lot at any particular time shall be determined:

- (i) by calculating the maximum number of each livestock type kept on such lot at that time,
- (ii) by dividing such maximum number of each such livestock type by the Animals per Livestock Unit Factor prescribed in Table 1, Appendix A of Minimum Distance Separation II (MDS II) in order to determine the livestock units for each such animal or bird type kept on such lot at such time, and
- (iii) by aggregating the livestock units for each animal or bird type kept on such lot at any such time.

For the purpose of the definition of intensive livestock agricultural use, **LIVESTOCK UNIT DENSITY** for a lot shall be determined by dividing the number of livestock units, kept on such lot as calculated using Table, 1, Appendix A of Minimum Distance Separation II (MDS II) by the tillable land base identified in a nutrient management plan, or by the tillable land base available on such lot.

For the purpose of the definition of intensive livestock agricultural use, **TILLABLE LAND BASE** for a lot means the total area of land in hectares, including pasture land that is capable of being cultivated.

- 2.10 **ALTER**, when used in reference to a building or structure, or portion thereof, means to change any one or more of the internal or external dimensions of such building or structure or to change the type of construction of the exterior walls or roof thereof.
- 2.11 **ALTER**, when used in reference to a lot, means to decrease or increase the width, depth, or area thereof or to decrease or increase the frontage, depth or area of any required yard, setback, or parking area, or to change the location of any boundary of such lot with respect to a road, whether such alteration is made by conveyance or alienation of any portion of the said lot.
- 2.12 **ANIMAL CLINIC** means a building or part thereof, designed, used or intended for use by a veterinarian and his assistants for the purpose of providing for the care and treatment of pets raised or housed for recreational or hobby purposes and without limiting the generality of the foregoing includes dogs, cats, and birds but does not include livestock.
- 2.13a **ANIMAL HOSPITAL** means a building designed, used or intended for use by a veterinarian and his assistants for the purpose of providing for the care and treatment of livestock, and may include an animal clinic.
- 2.13b **AMBULATORY MOBILE ANIMAL HOSPITAL** means a building or part thereof, designed, used or intended for use by a veterinarian and their assistants for the purpose of supporting the care and treatment of livestock at off-site locations and does not permit treatment to occur on site. It may not include an Animal Clinic.
- 2.13 **ATTACHED** when used in reference to a building, means a building otherwise complete in itself, which depends for structural support or for complete enclosure, upon a division wall or division walls shared in common with adjacent building or buildings.
- 2.14 **ATTIC** means the topmost usable storey of a building, situated wholly or partly within a roof, where at least 50.0 percent, but not more than 66.0 percent of such storey is greater than 2.0 metres (6.6 ft) in height.
- 2.15 **BASEMENT** means that portion of a building between two floor levels which is partly underground but which has less than one-half of its height from finished floor to finished ceiling below finished ground surface or grade.

- 2.16 **BED AND BREAKFAST ESTABLISHMENT** means a single detached dwelling in which not more than five rooms are made available by the person or persons occupying the said dwelling for the temporary accommodation of the travelling or vacationing public and within which light meals may be offered. A maximum of one non-luminous sign indicating the name and business of the occupant and having a maximum area of 1 m² shall be permitted.
- 2.17 **BEDROOM** means a habitable room located within a dwelling unit and used primarily for sleeping.
- 2.18 **BOARDING HOUSE, ROOMING HOUSE or TOURIST HOME** means a building or portion thereof, in which the proprietor resides and supplies, for hire or gain to other persons, lodging and/or meals, but shall not include a hotel, hospital, home for the young or the aged, or institution, or restaurant accommodating the general public.
- 2.19 **BODY-RUB ESTABLISHMENT** or **MASSAGE PARLOUR** means any premises or part thereof where a body-rub or a massage is performed, offered, or solicited in pursuance of a trade, calling, business or occupation, but does not include any premises or part thereof where the body-rubs or massages performed are for the purpose of medical or therapeutic treatment and are performed or offered by persons otherwise duly qualified, licensed or registered to do so under the laws of the Province of Ontario.
- 2.20 **BUILDING** means a structure, whether temporary or permanent, used or intended for sheltering any use or occupancy and consisting of a wall, roof, and floor or any one or more of them, or a structural system serving the functions thereof, including all the works, fixtures, and service systems appurtenant thereto, but shall not include a boundary wall, fence, travel trailer, camping trailer, truck camper, motor home, or tent, or as otherwise defined under the <u>Building</u> <u>Code Act, 1992, S.O. 1992, c.23</u>.
- 2.21 **BUILDING ENVELOPE** means that portion of a lot within which permitted buildings or other structures may be altered, erected, used, or maintained.
- 2.22 **BUILDING INSPECTOR** means an officer or employee of the Corporation charged with the duty of enforcing the provisions of the Building By-law under the Building Code Act, 1992, S.O. 1992, c.23.
- 2.23 **BUILDING LINE** means a line within a lot drawn parallel to a lot line which establishes the minimum distance between the lot line and any building or structure which may be erected. Where the lot line is a curve, the same shall apply.
- 2.24 **BUILDING LINE, ESTABLISHED** means a building line established between existing buildings where at least five (5) main buildings have been erected on any one side of a continuous one hundred and fifty (150) metre strip of land fronting on a street or road. The established building line shall thus mean the average setback of the existing main buildings.



- 2.25 **BUILDING PERMIT** means a permit required by the Building By-law under the Building Code Act, 1992, S.O. 1992, c.23.
- 2.26 **BUILDING SUPPLY ESTABLISHMENT** means a building or structure in which building or construction and home improvement materials are offered or kept for retail sale.
- 2.27 **BULK SALES ESTABLISHMENT** means the use of land, structure or building, or the portions thereof, for the purpose of buying, selling, and storing fuel oil, lumber, wood, building materials, or similar bulk commodities, but excludes any manufacturing, assembling or processing of these commodities.
- 2.28 **BY-LAW ENFORCEMENT OFFICER** means an officer or employee of the Corporation charged with the duties of enforcing this By-law.
- 2.29 **CAMPGROUND** means the use of land, buildings, or structures, and comprising land used for seasonal recreational activity as grounds for camping including the parking of tents, motor homes, travel trailers, or truck campers, and the erection of park model trailers and mobile homes and may include administrative offices, a laundromate and a private park which is licenced under the provisions of the <u>Municipal Act, 2001, S.O. 2001, c. 25</u>. For the purposes of the definition of CAMPGROUND, seasonal shall mean not year round.
- 2.30 **CANOPY** means a permanent, unenclosed roof structure erected for the purpose of sheltering motor vehicle fuel pumps and dispenser islands from the weather.
- 2.31 **CARPORT** means a building or structure with not more than 60% of the wall area enclosed, used for the parking or storage of motor vehicles.
- 2.32 **CAR WASH** means the use of land, buildings, or structures, for the purpose of washing motor vehicles.
- 2.33 **CELLAR** means that portion of a building between two floor levels which is partly or wholly underground but which has more than one-half of its height from finished floor to ceiling below adjacent finished ground surface or grade.
- 2.34 **CEMETERY** means the use of land, buildings, or structures, for the interment of the dead, deceased or in which human bodies have been buried and may include a crematorium, mausoleum and columbium.
- 2.35 **CENTRELINE**, **STREET** means the centreline of the original road allowance, centreline of the street right-of-way or any widened road allowance.
- 2.36 **CHIEF BUILDING OFFICIAL** means the officer or employee of the Corporation charged with the duty of enforcing the provisions of the <u>Building Code Act, 1992,</u> <u>S.O. 1992, c.23</u>.

- 2.37 **CLINIC** means a building, or part thereof, that is used by physicians, dentists or physical or mental health practitioners and their staff for the purpose of consultation, diagnosis and treatment of out patients and may include administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies, and dispensaries directly associated with the facility.
- 2.38 **CLUB, PRIVATE** means a building, or portion thereof, designed, used, or intended for use as a meeting place for the members of an organization, association, fraternal order, or similar group, not operated for profit and wherein athletic facilities, dining rooms, and beverage rooms may be provided. A private club does not include a body rub parlour or adult entertainment parlour.
- 2.39 **COMMUNITY CENTRE** means a building, or portion thereof, used for community activities, the control of which is vested in the Municipality, a local board, or trustees.
- 2.40 **CONSERVATION AUTHORITY** means the Conservation Authority having jurisdiction or any successors thereto.
- 2.41 **CONSULTANT IN AGRICULTURE** means a professional agrologist or engineer with a current accreditation and/or specialization in the assessment of soils, manure and nutrient management or an individual who can provide documentary proof of recent satisfactory completion of the Ministry of Agriculture and Food program with respect to manure and nutrient management.
- 2.42 **CONTRACTOR'S YARD or SHOP** means the use of land, buildings, or structures, or portion thereof, for the purpose of storing equipment, vehicles, or material, or for performing shop work or assembly work by any building trade or other construction contractor.
- 2.43 **CONSERVATION** means the use of a lot, building or structure for the purpose of management of natural resources, fish and wildlife.
- 2.44 **CORPORATION** means The Corporation of the Township of Middlesex Centre.
- 2.45 **COUNCIL** means the Municipal Council of The Corporation of the Township of Middlesex Centre.
- 2.46 **COUNTY** means The Corporation of the County of Middlesex.
- 2.47 **DAY NURSERY** means a premises that receives more than five children who are not of common parentage, primarily for the purpose of providing temporary care or guidance, or both temporary care and guidance, for a continuous period not exceeding twenty-four hours, as otherwise defined under the <u>Day Nurseries Act</u>, <u>R.S.O. 1990, c. D.2</u>.

- 2.48 **DECK** means a platform made of wood, concrete or other similar material projecting from a building or freestanding, open to the sky, and intended for the purpose of outdoor dining, lounging, and other similar accessory residential uses.
- 2.49 **DENSITY** means the ratio of the number of dwelling units located or proposed to be located on a lot to one (1) hectare of lot area where the area to be measured shall include all lands within the lot proposed to be used for buildings, structures, streets, parking areas, landscaped open space or any other purpose.
- 2.50 **DOG KENNEL** means the use of land, buildings, structures or enclosed space, or portion thereof, but not a building used for human habitation, in which four (4) or more dogs of at least four (4) months of age are kept, groomed, bred, boarded, trained or sold.
- 2.51 **DOG RUN** means an area of land set aside as part of a dog kennel or for the purpose of exercising dogs.
- 2.52 **DRIVEWAY**, **PRIVATE** means a private passageway for a motor vehicle, having at least one end thereof connected to a road, and providing the principal means of vehicular access to a lot.
- 2.53 **DRIVEWAY, MUTUAL** means an ingress or egress that is common to two (2) or more owners of abutting lands as a right-of-way registered against the title of the lands.
- 2.54 **DWELLING** means 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.
  - (a) **APARTMENT DWELLING** means a dwelling unit contained within an apartment building, or a dwelling unit contained within a building which may have one or more permitted uses other than residential on the first floor.
  - (b) **BACHELOR UNIT** means an apartment unit wherein the living area includes the area for sleeping arrangements, and no separate bedroom is provided.
  - (c) **CONVERTED DWELLING** means a dwelling originally designed as a single unit dwelling which because of its size or design is or is capable of being converted by partition and the addition of sanitary facilities and kitchen facilities into no more than two dwelling units.
  - (d) **DUPLEX DWELLING** means 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.



- (e) **LINK DWELLING** means one of two dwelling units attached vertically by a below grade common wall, each of which has an independent entrance directly from the outside.
- (f) MULTIPLE UNIT DWELLING means a dwelling, designed and used as, or intended to be used as, four or more separate dwelling units. This definition shall not include any dwelling otherwise defined herein or specifically named elsewhere in this By-Law. For the purpose of this By-law, a Multiple Unit Dwelling may include a Nursing Home or Rest Home, Retirement Home, or Senior Citizen Home as defined in this By-law but excludes an apartment dwelling and townhouse dwelling.
- (g) **SEMI-DETACHED DWELLING** means one of two dwelling units attached vertically by an above and below grade common wall, each of which has an independent entrance directly from the outside or through a common vestibule.
- (h) **SINGLE DETACHED DWELLING** means a separate dwelling containing one dwelling unit.
- (i) **STREET TOWNHOUSE DWELLING** means a townhouse with each dwelling unit having frontage on a public street.
- (j) **TOWNHOUSE DWELLING** means a dwelling divided vertically into three or more dwelling units with a maximum of eight units, each of which has independent entrances to the front and rear yards or front and side yards.
- 2.55 **DWELLING UNIT** means a suite of two or more 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.
- 2.56 **EFFECTIVE DATE** means the date that this by-law shall be deemed to come into full force and effect in accordance with the relevant Section of the <u>Planning Act.</u> <u>R.S.O. 1990, c. P.13</u>.
- 2.57 **ERECT** means to build, construct, reconstruct, or relocate, and without limiting the foregoing, also includes:
  - (a) any preliminary operation such as excavation, filling or draining;
  - (b) the altering of any existing building or structure by an addition, enlargement, extension or other structural change;
  - (c) the moving of a building or structure from one location to another; and
  - (d) any work requiring a Building Permit under the Building By-law and the Building Code Act, 1992, S.O. 1992, c.23.



For the purposes of this By-law, **ERECTED** and **ERECTION** shall have corresponding meanings.

- 2.58 **EXISTING** means legally existing at the date of the passing of this By-law.
- 2.59 **FARM EQUIPMENT SALES AND SERVICE ESTABLISHMENT** means the use of land, buildings, or structures, or portions thereof, where farm vehicles and equipment 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.
- 2.60 **FARM WEDDING VENUE** shall mean a lot, building or structure, or part thereof in an agricultural area uses for weddings, bridal showers, or other parties/celebration associated with weddings, or civil unions.
- 2.61 **FENCE** means a wall (other than the wall of a building), gate or other barrier constructed of wood, masonry, metal, or combination thereof, which is continuous throughout its entire length where required, save and except where access areas and lines of sight are required for safety purposes.
- 2.62 **FILL LINE** means a line delineating that area of a watershed, which is subject to the fill, construction and alteration to waterways regulations of the appropriate Conservation Authority.
- 2.63 **FINANCIAL INSTITUTION** means a building where money is deposited, withdrawn, kept, loaned, invested, and/or exchanged and, without limiting the generality of the foregoing, includes a bank, trust company, credit union or an investment or brokerage firm.
- 2.64 **FINISHED GRADE**, when used in reference to a building or structure, means the average elevation of the finished surface of the ground immediately adjoining the base of the exterior walls or supports of such building or structure, exclusive of any artificial embankment.
- 2.65 **FLEA MARKET** means a lot, building or structure on or within which goods and/or services are offered to the public for sale by different vendors from individual stalls or stands.
- 2.66 **FLOOD, REGULATORY** means the approved standard used to define the limit of the flood plain for the regulatory purposes.
- 2.67 **FLOOD, 100-YEAR** means that flood based on analysis of precipitation, snow melt or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in a given year.
- 2.68 **FLOOR AREA** means the sum of the area of all floors of a building measured from the outside of all exterior walls exclusive of any attic, basement, cellar, garage, veranda, porch or sunroom unless such enclosed porch or sunroom is an integral part of the building and habitable in all seasons, and excluding any



floor area with a ceiling height of less than two (2.0) metres.

- 2.69 **FLOOR AREA, GROSS** means the total sum of the horizontal areas of a building or structure measured from the exterior faces of the exterior wall or from the centreline of any common or partition wall but shall not include the horizontal area of any cellar, attic, enclosed parking area, enclosed loading space, or any unenclosed porch, veranda, balcony or similar structure.
- 2.70 **FORESTRY USE** means 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.
- 2.71 **FUEL DEPOT** means a lot where bulk storage of fuel, including petroleum products and propane takes place, and where wholesaling and retailing of these products may be carried on.
- 2.71.1 **FUNERAL ESTABLISHMENT** is a business licensed under the Bereavement Authority of Ontario that offers planning for funeral services and supplies, but does not permit a licensed undertaker who prepares corpses for interment or cremation, a crematorium or a funeral home or visitation services typically associated with funeral services
- 2.72 **FUNERAL HOME** means a building or structure, or part thereof, wherein a licensed undertaker prepares corpses for interment or cremation and may include a chapel for funeral services as an accessory use but excludes a crematorium.
- 2.73 **GARAGE**, **PRIVATE** means a building or portion of a building or structure having a maximum door opening of 3.5 metres (11.5 feet) in height and designed for the storage of private motor vehicles and the storage of household equipment incidental to residential occupancy on-site, wherein no service for profit is rendered.
- 2.74 **GARAGE, PUBLIC** means a building or structure, other than a private garage, where motor vehicles are kept or stored for remuneration or repair, including the complete repair to motor vehicle bodies, frames or motors, and the painting, upholstering, washing, and cleaning of such vehicles, and may include a motor vehicle service establishment.
- 2.75 **GARDEN CENTRE** means the use of lands, buildings, or part thereof, for the purpose of buying, selling or growing plants, trees and shrubs, lawn and garden equipment, furnishings and supplies that are generally associated with domestic landscaping activities of homeowners.
- 2.76 **GAS BAR** means the use of land, buildings, or structures for the sale of gasoline, propane, oil and allied products for motor vehicles and the introduction of such liquids into motor vehicles and may include the sale of sundry items but does not include provisions for motor vehicle repairs, oil changes, lubrications, or similar mechanical services and does not include a motor vehicle service establishment or a public garage.

- 2.77 **GOLF COURSE** means the use of land for the purpose of playing golf and without limiting the generality of the foregoing includes a driving range, a miniature golf course or combination thereof.
- 2.78 **GRADE** means:
  - (a) when used with reference to a building or structure, the average finished ground elevation immediately adjoining the wall or walls in question;
  - (b) when used with reference to a road, the finished elevation of such road as established by the Municipality or other authority having jurisdiction.
- 2.79 **GRAIN HANDLING FACILITY** means the use of land, buildings, or structures, or portions thereof, for the drying, cleaning, handling, or storing of grain, corn and similar crops, or combination thereof.
- 2.79.1 **GROUP HOME** means a facility designed, used, or intended for the accommodation of persons including staff, living under supervision, who by reason of their emotional, mental, social, or physical condition require a group living arrangement for their well-being.
- 2.80 **ha** means hectares.
- 2.81 **HAZARD LANDS** means lands that, because of their physical characteristics in combination with their location, pose a risk for the loss of life, property damage, and/or social disruption, if developed.
- 2.82 **HEIGHT** means, when used in reference to a building or structure, means the vertical distance between the grade at the front of such building or structure to the highest point thereon.
- 2.83 **HEREAFTER** means after the date of the passing of this By-law.
- 2.84 **HOME OCCUPATION** means an occupation secondary to a residential use, conducted for a profit or gain and located entirely within the dwelling unit, by a resident of the dwelling unit plus not more than one (1) assistant, at any given time, who may not be a resident of the said dwelling unit, but does not include or permit the following: a clinic, a retail store, a service shop, a restaurant, a bed and breakfast establishment, a funeral home, a dance school, a workshop, a storage yard, a parking area or site for any of the building or construction trades.
- 2.85 **HOTEL** means a building or structure providing accommodation for the travelling public, with or without accessory food, beverage or other services with each suite having access from the interior of the building which may also be accessible from the outside.
- 2.86 **HOUSEHOLD SALES/GARAGE SALES** means the sale by the occupant of a dwelling, on his or her own premises, of household goods belonging to him or her.

- 2.87 **INDUSTRY, DRY** means a general or light industrial use which does not include or require the direct consumption of water and where the only waste water discharges are from auxiliary facilities such as washrooms, the indirect cooling of machinery and/or pressure testing equipment.
- 2.88 **INDUSTRIAL USE, GENERAL** means the use of land, buildings or structures or portions thereof, designed, used or intended for the purpose of manufacturing, assembling, preparing, inspecting, ornamenting, finishing, treating, altering, repairing, warehousing, or storing or adapting for sale of any goods, substance article or thing, including the storage of construction equipment and materials.
- 2.89 **INDUSTRIAL USE, LIGHT** means the use of land, buildings, or structures, or portions thereof, designed, used or intended for the purpose of manufacturing, assembling, or processing of component parts to produce finished products suitable for retail, wholesale or service trade and including repairing; servicing; distributing; warehousing; storing or adapting for sale any goods, substance, article or thing but excluding any operation which creates a nuisance as a result of the emission of any noise or air pollution that can be heard, smelled or otherwise detected outside of the building or structure in which the operation is conducted.
- 2.90 **INSTITUTIONAL USE** means the use of land, buildings, structures or portions thereof, for public or social purposes, but not for commercial purposes, and, without limiting the generality of the foregoing, may include governmental, religious, educational, charitable, philanthropic, hospitals, public or private schools and nursery schools, and excludes a group home as defined.
- 2.91 **LABORATORY** means a building or part thereof, used for scientific, medical and/or dental testing, experimentation and/or research.
- 2.92 **LANDING STRIP** means the strip of ground used or capable of being used for the landing and take-off of aircraft.
- 2.93 **LANDSCAPED OPEN SPACE** means a lot, or part thereof, which is used for the growth and maintenance of grass, shrubs, flowers, trees and similar types of vegetation and may include surfaced walkways, patios, fences and similar appurtenances.
- 2.93.1 **LIFESTYLE COMMUNITY** shall mean the use of land, buildings or structures designed, used, or intended for residential purposes, including the locating, keeping or maintaining of any cabin, mobile home, modular home, and is suitable for year-round occupancy, and where common areas and facilities may be provided including a retail store, laundromat and recreation facilities for on-site residents, including an administration building."
- 2.94 **LIVESTOCK** means farm animals kept for use for propagation or intended for profit, and includes, but is not limited to the following: dairy and beef cattle, horses, swine, sheep, laying hens, chicken and turkey broilers, turkeys, geese, goats, ducks, mink, deer, elk and rabbits.

- 2.95 **LIVESTOCK BARN** means a building used or capable of being used for the housing, feeding or keeping of livestock.
- 2.96 **LIVESTOCK MANURE** means livestock feces and urine and may include bedding material and water.
- 2.97 **LIVESTOCK MANURE, LIQUID** means livestock manure, which has dry matter content not exceeding 12 percent by weight.
- 2.98 **LIVESTOCK MANURE, SEMI SOLID** means livestock manure, which has dry matter content greater than 12 percent by weight but less than 30 percent by weight.
- 2.99 **LIVESTOCK MANURE, SOLID** means livestock manure, which has dry matter content ranging from 30 to 100 percent by weight.
- 2.100 **LOADING SPACE** means a lot, or part thereof, which is provided for the temporary parking of one vehicle for the loading or unloading of merchandise, materials or persons.
- 2.101 **LOT** means a parcel or tract of land which:
  - (a) is the whole of a lot or block on a registered plan of subdivision, so long as such registered plan of subdivision is not deemed, pursuant to Section 50 of the <u>Planning Act, R.S.O. 1990, c. P.13</u>, not to be a registered plan of subdivision for subdivision control purposes;
  - (b) 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;
  - (c) the description of which is the same as in a Deed or Transfer which has been given consent pursuant to Section 53 of the <u>Planning Act, R.S.O.</u> <u>1990, c. P.13</u>; or
  - (d) is the whole remnant remaining to an owner or owners after a conveyance made with consent pursuant to Section 53 of the <u>Planning Act, R.S.O.</u> <u>1990, c. P.13</u>;
  - (e) is a vacant land condominium unit on a registered vacant land condominium plan; and

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, Her Majesty in Right of Ontario, or Her Majesty in Right of Canada.

2.102 **LOT AREA** means the total horizontal area within the lot lines of a lot, except in the case of a corner lot having street lines rounding at the corner, where the lot area of such lot shall be calculated as if the lot lines were projected to the

intersection.

- 2.103 LOT, CORNER means:
  - (a) a lot situated at the intersection of two or more streets or a lot abutting on one or more parts of the same street where such intersections have an angle of intersection of 175 degrees or less;
  - (b) a lot located on the curve of a street where the angle of intersection of the projected tangents of the street line does not exceed 175 degrees.
- 2.104 **LOT COVERAGE** means the percentage of the area of any lot upon which buildings or structures are erected or permitted to be erected, measured at grade level including all porches and verandas, steps, cornices, eaves, bay windows, and chimneys but shall not include decks.
- 2.105 **LOT DEPTH** means the horizontal distance between the front and rear lot lines. Where the front and rear lot lines are not parallel, the lot depth means the length of a straight line joining the mid-points of the front lot line and the rear lot lines. Where there is no rear lot line, lot depth means the length of a straight line joining the middle of the front lot line with the apex of the triangle formed by the side lot lines.
- 2.106 **LOT FRONTAGE** means the horizontal distance between the side lot lines or the extension thereof of a lot measured at right angles, but where such lot lines are not parallel, the lot frontage shall be measured perpendicularly to the line joining the centre of the front and the centre of the rear lot lines at a point 6.0 metres (19.7 ft) back from the front lot line, and where such lot lines meet, the lot frontage shall be measured perpendicularly to the triangle formed by the side lot lines at a point 6.0 metres (19.7 ft) back from the front lot lines at a point 6.0 metres (19.7 ft) back from the front lot lines at a point 6.0 metres (19.7 ft) back from the front lot lines at a point 6.0 metres (19.7 ft) back from the front lot lines at a point 6.0 metres (19.7 ft) back from the front lot lines at a point 6.0 metres (19.7 ft) back from the front lot lines at a point 6.0 metres (19.7 ft) back from the front lot lines at a point 6.0 metres (19.7 ft) back from the front lot lines at a point 6.0 metres (19.7 ft) back from the front lot lines at a point 6.0 metres (19.7 ft) back from the front lot lines at a point 6.0 metres (19.7 ft) back from the front lot line.
- 2.107 **LOT INTERIOR** means a lot other than a corner lot.
- 2.108 **LOT LINE** means any boundary of a lot.
- 2.109 **LOT LINE, FRONT** means the lot line that abuts 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; but
  - (b) in the case of a corner lot or through lot with two lot lines of equal length abutting streets the lot line that abuts the wider street shall be deemed to be the front lot line, but where the streets are of equal width, the lot line which 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 and of the same width, the owner of such lot may designate which street line shall be the front lot line;

- (c) where lot frontage on an arterial road is required by the By-Law, the lot line that abuts the arterial road shall be interpreted as being the front lot line regardless of whether it is the longer lot line.
- 2.110 **LOT LINE, REAR** means the lot line farthest from or opposite to the front lot line. In the case of a triangular lot, the rear lot line shall be deemed to be the apex of the side lot lines.
- 2.111 **LOT LINE, SIDE** means a lot line which is neither a front lot line nor a rear lot line.
- 2.112 **LOT LINE, EXTERIOR SIDE** means a side lot line abutting a street line.
- 2.113 **LOT LINE, INTERIOR SIDE** means a side lot line abutting a lot line.
- 2.114 LOT, THROUGH means a lot bounded on two opposite ends by streets.
- 2.115  $\underline{m^2}$ , means square metres.
- 2.116 **MACHINE SHOP** means a building or portion thereof where equipment and machinery and/or engines are serviced or repaired.
- 2.117 **MAIN BUILDING** means the building on a lot or part thereof designed, used, or intended for the permitted and principal use of the lot or part thereof.
- 2.118 **MAIN WALL** means the exterior front, side or rear wall of a building, and all structural members essential to the support of a fully enclosed space or roof.
- 2.119 **MANSE** means a building used as a dwelling unit for an employee of a place of worship.
- 2.120 **MANURE PIT** means a containment system, with or without a roof or covering enclosing the surface area of the container, used for the storage of livestock manure, whether it be liquid livestock manure, solid livestock manure, or livestock manure that is neither liquid livestock manure nor solid livestock manure.
- 2.121 **MARKET GARDEN** means the use of land, buildings or structures or part thereof for the purpose of selling fruit and vegetables to the general public.
- 2.122 **MINIMUM DISTANCE SEPERATION (MDS I & MDS II)** means formulae used for the purposes of determining, in the case of MDS I, the minimum distance required for the establishment of non-agricultural uses in proximity to livestock buildings or structures located on a separate lot, and in the case of MDS II, the minimum distance required for the establishment or the expansion of livestock buildings or structures in proximity to non-agricultural uses located on a separate lot.
- 2.123 **MOBILE HOME** means a building or structure that is designed, constructed or fabricated so as to be made mobile and transported after construction or fabrication, either on its own wheels, on a flatbed, in or on other trailers or on

detachable wheels, and so as to provide occupancy as a single unit permanent residence or a dwelling unit for one or more persons except to the extent of minor and incidental unpacking and assembling operations, placement on a stand, or connection to utilities. A mobile home does not include a bus camper, truck camper, travel trailer, tent trailer, trailer otherwise designed as a recreational vehicle, or any single unit dwellings constructed in parts, designed to be transported to a lot and where they are joined as integral parts and placed on a permanent foundation, cellar, or basement.

- 2.124 **MOTEL** means an establishment providing accommodation for the travelling public, with or without food, beverage or other services. Each suite shall have access from the exterior only.
- 2.125 **MOTOR VEHICLE** means a wheeled self-propelled vehicle for the transportation of passengers and goods and including, but not restricted to an automobile, a truck, bus, ambulance, hearse, and tractors.
- 2.126 **MOTOR VEHICLE, COMMERCIAL** means a vehicle licensed by the Province of Ontario:
  - (a) as a public vehicle pursuant to the provisions of the <u>Public Vehicles Act</u>, <u>R.S.O. 1990, c. P.54</u>; or
  - (b) as a public commercial vehicle pursuant to the provisions of the <u>Public</u> <u>Commercial Vehicles Act</u>.
- 2.127 **MOTOR VEHICLE, DERELICT** means a motor vehicle that is without a valid license plate, or is inoperable, or has no market value as a means of transportation, or is visually offensive by reason of excessive rust, dirt, paint finish, or substandard physical damage.
- 2.128 **MOTOR VEHICLE, RECREATIONAL** means a vehicle designed to be used as temporary accommodation for travel, vacation or recreational use, including, but not restricted to motorhomes, trailers and truck campers, but shall not include a mobile home as defined in this By-law.
- 2.129 **MOTOR VEHICLE SALES ESTABLISHMENT** means the use of land, buildings or structures where motor vehicles are kept for sale, and where motor vehicles may be oiled, greased or where repairs essential to the operation of motor vehicles are performed.
- 2.130 **MOTOR VEHICLE SERVICE ESTABLISHMENT** means the use of land, buildings or structures where gasoline, propane, oil, grease, antifreeze, tires, spark plugs, batteries and other accessories for motor vehicles are stored or kept for sale, or where motor vehicles may be oiled, greased or washed, or have their ignition adjusted, tires inflated or batteries charged or where only minor or running repairs essential to the actual operation of motor vehicles are executed or performed.
- 2.131 MOTOR VEHICLE WRECKING YARD means the use of land, buildings, or



structures, where derelict motor vehicles are stored wholly or partly in the open, kept for sale and/or processed for further use.

- 2.132 **MUNICIPAL DRAIN** means a drainage works as defined by the <u>Drainage Act</u>, <u>R.S.O. 1990, c. D.17</u>.
- 2.133 **MUNICIPALITY** means the Corporation of the Township of Middlesex Centre.
- 2.134 **NON-CONFORMING** means a use, building, structure or any part thereof which does not conform or comply with the permitted uses of this By-law as of the date of the passing thereof, or thereafter.
- 2.135 **NON-COMPLYING** means that which does not conform, comply or agree with the regulations of this by-law as of the date of passing thereof, or thereafter.
- 2.136 **NON-RESIDENTIAL** when used with reference to a building, structure or use, means designed, intended, or used for purposes other than those of a dwelling unit or activities associated with a residential use.
- 2.137 **NOXIOUS USE** means a health hazard or offensive trade within the meaning of the <u>Health Protection and Promotion Act, R.S.O. 1990, c. H.7</u>, or any use, business or trade which is offensive or dangerous by reason of the emission of odour, smoke, dust, noise, gas, fumes, vibration or refuse matter.
- 2.138 **NURSERY** means the use of land, buildings, or structures, or portions thereof, where trees, shrubs, or plants are grown for the purposes of transplanting, for use as stocks for building or grafting, or for the purpose of retail or wholesale trade.
- 2.139 **NURSING HOME** means a building in which the proprietor supplies lodging for the elderly, and, in addition, provides nursing, medical or similar care and treatment, if required, and may include a convalescent home or rest home.
- 2.140 **NUTRIENT MANAGEMENT BY-LAW** means a nutrient management by-law adopted by the Corporation in accordance with the <u>Municipal Act, 2001, S.O.</u> <u>2001, c.25</u>.
- 2.141 **NUTRIENT MANAGEMENT PLAN** means a report prepared by a consultant in agriculture that evaluates existing manure handling systems and specifies the requirements for, amongst other matters, the appropriate application of nutrients (manure) and other management techniques to ensure the environmentally safe application of manure.
- 2.142 **OCCUPANCY** means to reside in as owner or tenant on a permanent or temporary basis.
- 2.143 **OFFICE, GENERAL** means a building, or portion thereof, in which one or more persons are employed in the management, direction or conducting of an agency, business, labour, or fraternal organization but excluding such uses as retail sales, manufacturing, assembly or storage of goods, or places of assembly and



amusement but excludes any use as elsewhere defined in or permitted in this Bylaw.

- 2.144 **OFFICE, PROFESSIONAL** means an office used by professionally qualified persons for the purposes of giving advice, consultation or treatment to clients or patients but excludes any use as elsewhere defined in or permitted in this By-law.
- 2.145 **OUTDOOR AMENITY AREA** means a contiguous space outside, behind, and immediately adjacent and accessible to a dwelling or dwelling unit and situated on the same lot therewith, designed, used or intended to be used for the passive enjoyment and active recreational needs of the occupants.
- 2.146 **OPEN STORAGE** means the storage of goods, materials or equipment in the open air on a lot or portion thereof.
- 2.147 **OWNER** means the person who holds legal title to a lot.
- 2.148 **PARKING AISLE** means a portion of a parking area which abuts, on one or more sides, parking spaces to which it provides access, and which is not used for the parking of vehicles.
- 2.149 **PARKING LOT** means an area provided for the temporary parking of two or more vehicles and may include aisles, parking spaces and related entrance and exit lanes, but shall not include any part of the street.
- 2.150 **PARKING SPACE** means an area, enclosed in a main building, in an accessory building, or unenclosed, exclusive of aisles or entrance and exit lanes, accessible to a street or lane, and set aside for the purpose of the temporary parking or storage of a motor vehicle.
- 2.150.1 **PARK MODEL TRAILER** means a manufactured building to which Section 9.39 of the Building Code applies, which has been designed and constructed in conformance with CAN/CSA-Z241 Series, "Park Model Trailers", and which is used or intended to be used as a seasonal recreational building of residential occupancy.
- 2.151 **PARK, PRIVATE** means a park not open to the public and may be operated for commercial gain.
- 2.152 **PARK, PUBLIC** means a lot, or portion thereof, maintained or owned by the Municipality or a public authority for the enjoyment, health and well-being of the public and normally open to the public, and may include a conservation area.
- 2.153 **PERMITTED** means permitted by this By-law.
- 2.154 **PERSON** means an individual, an association, a firm, a partnership, an incorporated company, municipal corporation, agent or trustee and their heirs, executors, or other legal representatives of a person to whom the context of this By-law applies according to the law.

- 2.155 **PERSONAL SERVICE ESTABLISHMENT** means a building or part thereof in which persons are employed in furnishing services or otherwise and administering to individual and personal needs and may include the premises of a barber, hairdresser, beautician, and shoe repair establishment but shall not include an adult entertainment establishment, a body-rub establishment or a massage parlour. The sale of merchandise shall be permitted only as an accessory use to the personal service provided.
- 2.155.1 **PHARMACY**, means a retail store which dispenses prescription drugs and which sells, among other things, non-prescription medicines, health and beauty products, and associated sundry items.
- 2.156 **PIT** means a place where unconsolidated gravel, stone, sand, earth, clay, fill, mineral or other material is being or has been removed by means of an open excavation to supply materials for construction, industrial or manufacturing purposes, but excludes a wayside pit.
- 2.157 **PIT, WAYSIDE** means a temporary pit or quarry opened and used by a public road authority, its agents or contractors, on the basis of a permit issued pursuant to the Aggregate Resources Act, R.S.O. 1990, c. A.8, solely for the purpose of a particular project or road construction contract and not located on the road right-of-way.
- 2.158 **PLACE OF ENTERTAINMENT** means a lot, building or structure, or part thereof, where facilities are provided for entertainment or cultural activities and may include an auditorium, a motion picture or other theatre, billiard or pool room, bingo hall, bowling alley, amusement arcade, music hall or dance hall but shall not include an adult entertainment establishment or a body rub establishment or massage parlour.
- 2.159 **PLACE OF RECREATION** means a lot, building or structure, or part thereof where facilities are provided for recreation and may include an arena, gymnasium, fitness centre, ice or roller skating rink or curling rink but shall not include an adult entertainment establishment or a body rub establishment or massage parlour.
- 2.160 **PLACE OF WORSHIP** means a lot, building or structure, or part thereof, used for a church, synagogue, mosque, temple, or other public worship and may include a cemetery and an accessory dwelling unit.
- 2.161 **PLANTING STRIP** means an area of landscaped open space located immediately adjacent to a lot line, or portion thereof, which is used to achieve buffering between uses, or to enhance the appearance of a site, or arranged in such a way as to form a dense or opaque screen at the property boundary. The planting strip may contain one or more of the following:
  - (a) a continuous row of trees;
  - (b) a continuous hedgerow of evergreens or shrubs;
  - (c) a continuous solid fence or wall;



- (d) a discontinuous, solid fence or wall, together with associated shrubs or tree planting.
- 2.162 **PORCH** means a roofed open gallery, or portico attached to the exterior of a building.
- 2.163 **PORTABLE ASPHALT PLANT** means a temporary structure designed, used or intended to be used for the heating and drying of aggregate and the mixing of aggregate with bituminous asphalt to produce paving material by a public road authority, its agents or contractors solely for the purpose of a particular project or road construction contract, and may include the stockpiling and storage of bulk materials used in the process.
- 2.164 **PUBLIC AUTHORITY** means:
  - (a) the Corporation or the County;
  - (b) any Department or Ministry of the Government of Canada or the Province of Ontario;
  - (c) any agency, board, commission, committee or other body established or exercising any power or authority under any general or special statute 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 Council of the Corporation.
- 2.165 **PUBLIC USE** when used in reference to a building, structure, use or lot, means a building, structure, use or lot used by a public authority to provide a service to the public, which includes:
  - (a) the Government of Canada, the Government of Ontario, or a municipal corporation defined by this By-Law;
  - (b) any ministry, department, commission, authority, board or agency established by the Government of Canada or the Government of Ontario;
  - (c) any person providing a public utility; or
  - (d) any railway company authorized by the Government of Canada.
- 2.166 **PUBLIC UTILITY** means any cable, stormwater, water, wastewater, supply, system, management facility or pipeline, artificial or natural gas supply or pipeline, electrical power or energy transmission line, steam or hot water, telephone, telegraph, and telecommunication networks, towers, a public transportation system, licensed broadcasting receiving and transmitting facilities and includes other similar works, structures, buildings and appurtenances necessarily incidental to the supplying of such services by a board, company, commission, corporation or public authority.
- 2.167 **PUBLIC SANITARY SEWAGE SYSTEM** means a system of underground piping and related storage, pumping, and treatment facilities for the treatment and

collection of sanitary waste, operated by a public authority for public use, and to which a lot has access to make connection thereto.

- 2.168 **PUBLIC WATER SUPPLY SYSTEM** means a system of underground piping and related storage, pumping, and treatment facilities for the treatment and distribution of potable water, operated by a public authority for public use, and to which a lot has access to make connection thereto.
- 2.169 **QUARRY** means a place where consolidated rock has been or is being removed by means of an open excavation to supply materials for construction, industrial or manufacturing purposes, but excludes a wayside quarry or open pit metal mine.
- 2.170 **RECYCLING FACILITY** means a facility, operating by valid license from the Corporation and a Certificate of Approval by the appropriate Provincial or other public approval agency, where the use of scrap material, generally being metal cans, glass bottles, plastic containers, fabrics and domestic yard waste are separated into recoverable resources for reuse.
- 2.171 **REGULATORY FLOOD** means the standard used by the conservation authority having jurisdiction in a particular watershed to define the limit of the flood plain for regulatory purposes.
- 2.172 **REQUIRED** means the minimum standard required by this by-law.
- 2.173 **RESIDENTIAL USE** means the use of land, buildings or structures primarily for the purposes associated with a dwelling unit.
- 2.174 **RESTAURANT** means a building, or part thereof, designed, used or intended for the serving of food or refreshments to the general public where the serving and consumption of food or refreshment takes place entirely within such building and may include a licensed dining lounge or temporary outside tables immediately adjacent to such building.
- 2.175 **RESTAURANT, DRIVE-THRU** means a building, or part thereof, designed, used or intended for the sale of food or refreshments to the general public and from which such food or refreshment is made available to the customer while in his motor vehicle or from within the building, and where provision is made for consumption of such food or refreshment by the customer while in his motor vehicle, within the building or elsewhere on the site.
- 2.176 **RESTAURANT, TAKE-OUT** means a building, or part thereof, designed, used or intended for the sale of food or refreshments to the general public and from which such food or refreshment is made available to the customer from within the building, where no provision is made for consumption of such food or refreshment by the customer while in his motor vehicle, within the building or elsewhere on the site.
- 2.177 **RETIREMENT HOME** means a building for the accommodation of senior citizens, within single or double rooms or suites which do not contain kitchens,

and where central kitchen, dining and laundry facilities are provided for the residents, together with other communal facilities, under the supervision of resident and other staff, but which shall not include a Nursing Home, as defined under the <u>Nursing Homes Act, R.S.O. 1990, c. N.7</u>.

- 2.178 **RIDING SCHOOL** means the use of land, buildings, or structures for the purpose of riding, training, showing, and boarding of horses and where persons are given instructions in the riding of horses and other aspects of horsemanship.
- 2.179 **SALVAGE YARD** means the use of land, buildings, or structures where merchandise, articles and goods or things are stored wholly or partly in the open, kept for sale and/or processed for further use and, without limiting the generality of the foregoing, may include a junk yard, a scrap metal yard, and a motor vehicle wrecking yard.
- 2.180 **SAWMILL** means the use of land, buildings, or structures, or portions thereof designed, used, or intended for the sawing, planing, sanding, and finishing of wood and wood products.
- 2.181 **SCHOOL, PUBLIC OR PRIVATE** means a building or portion thereof designed, used, or intended for use as an educational or training establishment, which may or may not be under the jurisdiction of a board as defined in the <u>Education Act</u>, <u>R.S.O. 1990, c, E.2</u>.
- 2.181.1 **SELF STORAGE ESTABLISHMENT** means a building or buildings consisting of individual storage units accessible by the user, used for the storage of goods, wares, merchandise, substances, articles or things, but does not include a fuel storage tank except as an accessory use.
- 2.182 **SERVICE SHOP** means any building or part thereof where appliances and household machinery are sold, serviced, or repaired and includes the business premises of a tradesman such as a carpenter, an electrician, a plumber and similar trades but excludes any manufacturing, processing or wholesaling.
- 2.183 **SETBACK** means the horizontal distance from the centre line of a road allowance, measured at right angles to such centre line, to the nearest part of any building or structure on a lot.
- 2.184 **SIGHT VISIBILITY TRIANGLE** means a triangular area formed by the intersecting streetlines abutting a corner lot and by a third line drawn from a point on one of the streetlines to a point on the other streetline.
- 2.185 **SIGN** means a name, identification, description, device, display, or illustration which is affixed to, or represented directly or indirectly upon a building, structure or lot and which directs attention to an object, product, place, activity, person, institution, organization or business.
- 2.186 **STORE, CONVENIENCE** means a retail store within which is conducted the selling of groceries, cigarettes, tobacco, confectionery goods, sundry items, and other general merchandise.
- 2.187 **STORE, DEPARTMENT** means a building or part thereof, consisting of a minimum of gross floor area of 1,500 m² (16,146 ft²) used for the retail sale of a wide variety of goods, wares, merchandise and services displayed which may be offered on a departmentalized basis, but shall not include a building supply establishment or a bulk storage and sales establishment as defined.
- 2.188 **STORE, RETAIL** means a building or part thereof, designed, used, or intended for the selling or buying of goods, wares, merchandise, articles, or things at retail or the providing of a service primarily to or from the general public, and uses accessory thereto.
- 2.189 **STOREY** means a horizontal division of a building from a floor to the ceiling directly above such floor, and includes an attic, a basement or a cellar as defined herein, but does not include any mezzanine, gallery, balcony or other overhang the floor area of which does not exceed 40.0 percent of the least dimension of the room in which the said overhang is located.
- 2.190 **STREET** means a common and public street, road, lane, or highway vested in the Corporation, the County, the Province of Ontario, or any other public road authority having jurisdiction over the same and shall include any bridge or structure forming part of a street or over or across which a street passes, and shall include not only the travelled portion of the street, but also ditches, driveways, sidewalks, and grassed areas forming part of the road allowance which is vested in the road authority for street purposes:
  - (a) **PROVINCIAL HIGHWAY** means a street under the jurisdiction of the Province of Ontario;
  - (b) **COUNTY ROAD** means a street under the jurisdiction of the County;
  - (c) **TOWNSHIP ROAD** means a street under the jurisdiction of the Corporation.

Notwithstanding the foregoing in the case of reference to a registered vacant land condominium unit, a street shall include a private common element road which is internal to the registered vacant land condominium plan in which the unit is located

- 2.191 **STREET LINE** means the limit of a road allowance and is the dividing line between a lot and a street.
- 2.192.1 **STUDIO** means a building or part thereof used as the workplace of a photographer, craftsman or artist or for the instruction of art, music, dancing, I languages or similar disciplines. The sale of any artifacts produced therein shall be permitted only as an accessory use.
- 2.192 **STRUCTURE** means any material, object, or work erected as a unit or constructed or put together of connected or dependent parts or elements whether located under, on, or above the surface of the ground, but does not include a sign or a fence.

- 2.193 **SWIMMING POOL** means a body of water located outdoors, contained by artificial means, and having a depth greater than 0.5 metres (1.6 ft) at any point, and used and maintained for the purpose of swimming, wading, diving or bathing, but shall not include a farm pond or irrigation pond.
- 2.194 **TAVERN** means an establishment operating under the <u>Liquor Licence Act R.S.O.</u> <u>1990, c. L.19</u>, where alcoholic beverages are sold to be consumed on the premises.
- 2.195 **TEMPORARY USE** means a use that is authorized under provisions of the Planning Act, R.S.O. 1990, c. P.13.
- 2.196 **TOP-OF-BANK** means a line delineated at a point where the oblique plane of the slope meets the horizontal plane of the table land.
- 2.197 **TRUCK TERMINAL** means the use of land, buildings, or structures, or portions thereof, where transports are stored, rented, leased, kept for hire, or parked for remuneration or from which trucks or transports are dispatched as common carriers, or where goods are stored temporarily for further shipment.
- 2.198 **USE** means when used as a noun, the purpose for which any land, building or structure is designed, used, or intended to be used, or lot that is occupied used or maintained. When used as a verb, **USE** means anything done or permitted to be done by the owner or occupant of any land, building or structure, directly or indirectly, or by or through any trustee, tenant, servant, or agent acting for or with the knowledge or consent of such owner or occupant, for the purpose of making use of the said land, building or structure.
- 2.199 **UTILITY STATION** means the use of land, buildings, or structures in connection with the supply and distribution of utilities and, without limiting the generality of the foregoing, may include a water or sewage pumping station, a water storage reservoir, an electric power transformer station, a telephone repeater station, and a microwave tower.
- 2.200 **WAR GAMES** means the use of land, buildings, or structures for any form of play, sport or amusement, which simulates war, armed conflict or military operations.
- 2.201 **WAREHOUSE** means a building or portion thereof designed, used, or intended for the storage of goods, wares, merchandise, articles, or things. A warehouse shall also include a self-storage establishment.
- 2.202 **WASTE** means ashes, foundry wastes and/or flue dust, garbage, refuse, domestic waste, industrial waste, and municipal refuse of any kind.
- 2.203 **WASTE DISPOSAL SITE** means any land or land covered by water, licensed under the provisions of the <u>Environmental Protection Act</u>, as amended or revised from time to time, upon, into, or through which, or building or structure in which, non-hazardous waste is deposited or processed, and any machinery and equipment or operation required for the treatment or disposal of waste.

- 2.204 **WATERCOURSE** means a natural channel for a stream of water, but does not include a municipal drain as defined under the provisions of the <u>Drainage Act</u>, <u>R.S.O. 1990, c. D.17</u>.
- 2.205 **YARD** means an open, structurally uncovered space on a lot, appurtenant to a building or structure, and unoccupied by buildings or structures from the ground to the sky, except as may be expressly permitted in this by-law, and in determining a yard measurement, the minimum horizontal distance from the respective lot line is to be used.
- 2.206 **YARD, FRONT** means a yard extending across the full width of the lot between the front lot line of the lot and the nearest main wall of any main building or structure on the lot. **FRONT YARD SETBACK** means the least horizontal dimension between the front lot line of the lot and the nearest main wall of any main building or structure on the lot.
- 2.207 **YARD, REAR** means a yard extending across the full width of the lot between the rear lot line of the lot and the nearest main wall of any main building or structure on the lot. **REAR YARD SETBACK** means the least horizontal dimension between the rear lot line of the lot and the nearest main wall of any main building or structure on the lot.
- 2.208 **YARD, SIDE** means a yard extending from the front yard to the rear yard and from the side lot line of the lot to the nearest main wall of any main building or structure on the lot. **SIDE YARD SETBACK** means the least horizontal dimension between the side lot line of the lot and the nearest main wall of any main building or structure on the lot.
- 2.209 **YARD, EXTERIOR SIDE** means a side yard immediately adjacent or adjoining to a street or a road.
- 2.210 **YARD**, **INTERIOR SIDE** means a side yard other than an exterior side yard.
- 2.211 **ZONE** means an area delineated on the zoning maps, established by this By-law for a specific use or range of uses as shown on Schedule A attached hereto.



# ZONES AND ZONING MAP

## 3.1 ESTABLISHMENT OF ZONES

For the purposes of this By-law, the maps attached hereto as Schedule A, Maps U-1 to U-12 inclusive which represent the Urban Areas; and, Schedule A, Maps 1 to 102 inclusive which represent the Rural Areas; shall be referred to as the Zoning Maps for the Township of Middlesex Centre, which shall be divided into one or more of the following zones:

ZONE CATEGORY	SYMBOL
AGRICULTURAL General Agricultural Restricted Agricultural	A1 A2
<u>RESIDENTIAL</u> Urban Residential First Density Urban Residential Second Density Urban Residential Third Density Community Residential First Density Community Residential Second Density Hamlet Residential First Density	UR1 UR2 UR3 CR1 CR2 HR1
<u>COMMERCIAL</u> Village Commercial Highway Commercial Office Park Commercial	C1 C2 C3
<u>INDUSTRIAL</u> Light Industrial General Industrial Farm Industrial Extractive Industrial	M1 M2 M3 M4
<u>OTHER</u> Institutional Parks and Recreation Open Space Existing Use	l PR OS EU



## 3.2 USE OF ZONE SYMBOLS

The symbols listed in Section 3.1 shall be used to refer to lands, buildings, and structures and the uses thereof permitted in this By-law in the said zones, and wherever in this By-law the word Zone is used, preceded by any of the said symbols, such zone means any area within the Municipality delineated on the zoning maps and designated thereon by the said symbol.

## 3.3 FILL REGULATED AREAS

The approximate extent of lands subject to the fill regulations of the Upper Thames River Conservation Authority, Lower Thames Valley Conservation Authority, St. Clair Region Conservation Authority, Kettle Creek Conservation Authority and the Ausable Bayfield Conservation Authority are delineated by shading on Schedule A. Applications for building permits in these areas will be referred to the conservation authority having jurisdiction for review and comment prior to the issuance of such permit.

## 3.4 DEFINED AREAS

All zones may be divided into one or more defined areas within which greater or lesser restrictions shall apply. These defined areas shall be designated by reference to the symbol of the zone together with a number so as to differentiate defined areas within a zone from each other and from other areas within the zone.

# 3.5 EXCEPTIONS FOR DEFINED AREAS

Within any zone, there may apply exceptions with respect to a defined area and, in addition to such exceptions, all provisions of this By-law including the general use regulations and the special use regulations applicable to the zone within which the defined area is located shall apply to the defined area provided that, unless a contrary intention appears from the exceptions, the following shall apply:

- (a) if the exceptions establish regulations different from the general provisions of this By-law, including the general use regulations and special use regulations applicable to the zone within which the defined area is located, the exceptions shall supersede and prevail over such corresponding regulations of this By-law;
- (b) if the exceptions establish one (1) or more specifically permitted uses of the defined area, such permitted use or uses shall be the only purpose or purposes for which land, building, or structures within the defined area may be used; and
- (c) if the exceptions specifically permit one (1) or more uses in addition to those otherwise permitted in the zone within which the defined area is located, any and all of the other exceptions applicable to the defined area shall also apply to the additional permitted use or uses and not only to the uses not otherwise permitted in the zone.



## 3.6 INTERPRETATION OF ZONE BOUNDARIES

Where any uncertainty exists as to the location of the boundary of any of the said zones as shown on a zoning map, the following shall apply:

- unless otherwise shown, the boundary of the zones as shown on the zoning maps are the centre lines of the road allowance or lot lines and the projection thereof;
- (b) where zone boundaries are indicated as approximately parallel to the line of any street and the distance from such street is not indicated, such zone boundaries shall be construed as being parallel to such street and the distance therefrom shall be determined by the use of the scale shown on the zoning maps;
- (c) unless otherwise indicated, a street, lane, railroad or railway right-of-way, transmission line, or water course included on the zoning maps, is included within the zone of the adjoining property on either side thereof; and where such street lane, railroad or railway right-of-way, transmission line, or water course serves as a boundary between two or more different zones, a line midway in such street, lane, railroad or railway right-of-way, transmission line, or water course and extending in the general direction of the long division thereof is considered the boundary between zones unless specifically indicated otherwise; and
- (d) in the event a dedicated street, lane, transmission line or right-of-way shown on the zoning maps is closed, the property formerly in said street, lane, transmission line, or right-of-way shall be included within the zone of the adjoining property on either side of the said closed street, lane, transmission line or right-of-way, and the zone boundary shall be the former centre line of said closed street, lane, transmission line or right-of-way.

## 3.7 HOLDING SYMBOL (h)

(a) PURPOSE

Where a zone symbol listed in Section 3.1 is used in conjunction with the holding symbol "(h)" and appears on Schedule A, no lands shall be used and no buildings or structures shall be erected or altered, unless in compliance with the following provision for interim permitted uses, until the holding symbol "(h)" is removed in accordance with provisions of the Planning Act, R.S.O. 1990, c.P.13:

- (i) Interim Uses Permitted
  - o existing use
  - o public use
- (b) SPECIFIC PROVISIONS



The specific holding provisions are denoted by the number immediately following the symbol "(h)" as shown on Schedule A:

(i) (h-1)

The precondition for the removal of the "(h-1)" holding symbol shall be that a subdivision agreement, including but not necessarily limited to the requirement for the development to be connected to a public water supply system and a public sanitary sewer system, has been entered into with the Corporation for the affected lands.

(ii) (h-2)

The precondition for the removal of the "(h-2)" holding symbol shall be that a site plan agreement, including but not necessarily limited to the requirement for the development to be connected to a public water supply system and a public sanitary sewer system, has been entered into with the Corporation for the affected lands.

(iii) (h-3)

The precondition for the removal of the '(h-3)' holding symbol shall be that a Noise Impact Analysis be prepared by a qualified professional in association with the site plan approval process for any proposed development on the lands to which the holding symbol applies and that any recommendations for noise mitigation arising from the Noise Impact Analysis have been incorporated into the site plan such that the proposed development will meet the Ministry of Environment (MOE) noise criteria.

(iv) (h-4)

The precondition for the removal of the '(h-4)' holding symbol shall be that a development agreement be registered against the title of the lands to which the holding symbol applies.

(v) (h-5)

The precondition for the removal of the "(h-5)" holding symbol shall be the undertaking of a public draft plan of subdivision and/or draft plan of condominium review process, addressing the issues outlined under Section 51 of the <u>Planning Act, R.S.O. 1990, c.P.13</u>, as amended.

(vi) (h-6)

The precondition for the removal of the "(h-6)" holding symbol shall be the undertaking of a public site plan review process, addressing



the issues outlined under Section 41 of the <u>Planning Act, R.S.O.</u> <u>1990, c.P.13</u>, as amended.

(vii) (h-7)

The precondition for the removal of the (h-7) holding symbol shall be that an urban design brief be prepared by a qualified professional in association with the site plan approval process for any proposed development on the lot to which the holding symbol applies and that the urban design brief shall require the approval of the Municipality.

- (viii) (h-8) The precondition for the removal of the (h-8) holding symbol shall be the obtained of license under the Municipal 'Farm Wedding or Events By-law.
- (viii) (h-9)

The precondition for the removal of the "(h-9)" holding symbol shall be that a Vibration Analysis be prepared by a qualified professional in association with the site plan approval process for any proposed development on the lands to which the holding symbol applies and that any recommendations for vibration mitigation arising from the Vibration Impact Analysis have been incorporated into the site plan such that the proposed development will meet the Ministry of Environment (MOE) vibration criteria.

# 3.8 TEMPORARY USE BY-LAW

(a) PURPOSE

Where the symbol "(t)" followed by a zone symbol listed in Section 3.1 appears on Schedule A, it indicates that a Temporary Use By-Law has been passed in accordance with the <u>Planning Act, R.S.O. 1990, c.P.13</u>, to permit the use of lands, buildings or structures in accordance with the zone represented by that zone symbol within the area indicated, with the term of the said temporary use set out specifically in the Temporary Use By-Law; and upon expiry of such term, the underlying zone indicated on Schedule A shall apply.

(b) SPECIFIC PROVISIONS

The specific temporary use provisions are denoted by the number immediately following the symbol "(t)" as shown on Schedule A:

(i) (t-1)



The "(t-1)" temporary use symbol permits an existing single detached dwelling to remain within the area indicated for a temporary period while the construction of a new single detached dwelling is undertaken, as specified in the Temporary Use By-law.

(ii) (t-2)

The "(t-2)" temporary use symbol permits the use of lands, buildings or structures for other purposes which are otherwise not permitted in accordance with this By-law for a temporary period, as specified in the Temporary Use By-law.



# **GENERAL PROVISIONS**

The provisions of this section shall apply to all zones except as otherwise indicated in this By-law.

## 4.1 ACCESSORY USES

(a) PERMITTED IN ALL ZONES

Accessory uses, buildings, or structures shall be permitted in any zone, subject to the provisions of this By-law for the particular zone in which the said building, structure, or use is located, and provided that no accessory building, structure or use:

- (i) shall be used for human habitation, except where a dwelling unit is permitted as an accessory use;
- shall, with the exception of buildings and structures for agricultural uses, be erected closer to the front lot line or exterior side lot line than the main building or structure on the lot;
- (iii) shall, with the exception of buildings and structures for agricultural uses, be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- (iv) shall be erected closer than the lesser of 1.5 metres (4.9 ft) or the minimum interior side yard setback required for the main use on the lot, to an interior side lot line in any Residential or Agricultural Zone, except that a common semi-detached private garage may be centered on a mutual interior side lot line;
- (v) shall be erected closer than 1.5 metres (4.9 ft) to a rear lot line in any Residential or Agricultural Zone;
- (vi) shall, with the exception of buildings and structures for agricultural uses, be erected within 1.2 metres (4 ft) of a main building.
- (b) LOT COVERAGE & GROSS FLOOR AREA

No buildings or structures accessory to a dwelling:

- (i) shall exceed the lesser of 50.0 m² (538 ft²) of gross floor area or three percent (3%) lot coverage in any <u>Urban Residential or Community</u> <u>Residential Zone</u>;
- (ii) shall exceed the lesser of 60.0 m² (645 ft²) of gross floor area or three percent (3%) lot coverage in any <u>Hamlet Residential Zone;</u>



- (iii) shall exceed the lesser of 3% of the lot coverage or 165.0 m2 (1,776 ft²) in any <u>Surplus Residence (SR) Zone</u>.
- (iv) shall exceed the lesser of three percent (3%) lot coverage in any <u>Agricultural or Restricted Agricultural Zone</u> or the following:
  - 55.0 m² (592 ft²) of gross floor area for accessory buildings located on a lot with an area less than 2,000 m² (0.50 ac);
  - $\circ~$  110.0  $m^2$  (1,184 ft²) of gross floor area for accessory buildings located on a lot with an area less than 5,000 m² (1.25 ac) but greater than 2,000 m² (0.50 ac);
  - 165.0 m² (1,776 ft²) of gross floor area for accessory buildings located on a lot with an area greater than 5,000 m² (1.25 ac).
- (c) HEIGHT

No buildings or structures accessory to a dwelling:

- (i) shall exceed 5.5 metres (18 ft) in height in any <u>Urban Residential or</u> <u>Community Residential Zone;</u>
- (ii) shall exceed 6.0 metres (19.6 ft) in height in any <u>Hamlet Residential</u> <u>Zone;</u>
- (iii) shall exceed 6.5 metres (21.3 ft) in height in any <u>Agricultural</u>, <u>Restricted Agricultural or Surplus Residence Zone</u>.
- (d) OTHER ZONES

In all other zones and for all other uses, the lot coverage of all accessory buildings or structures on the said lot shall not exceed fifteen percent (15%) of the said lot area.

# 4.2 CONSTRUCTION USES

Notwithstanding any other provisions of this By-law, uses, buildings or structures such as a work camp, a tool shed, mobile home, trailer, scaffold, or sign, or other building or structure incidental to and necessary for construction work and/or sales and marketing purposes on the premises, are permitted in any zone provided that:

- (a) any sign which is erected does not exceed 3.0 m² (32.3 ft²) in area;
- (b) such uses, buildings, or structures are used only for as long as are reasonably necessary for work in progress which has neither been finished nor abandoned, or a period of one (1) year whichever is the lesser;



- (c) such uses, buildings, or structures are removed when the construction work for which they are required is terminated; and
- (d) such buildings or structures are not used as a dwelling unit.

# 4.3 ESTABLISHED BUILDING LINES

Notwithstanding any other provisions of this By-law, where a main building is to be erected where there is an established building line, such main building may be erected closer to the street line or to the centreline of the road, as the case may be, than required in this By-law provided such main building is not erected closer to the street line or to the centreline of the road, as the case may be, than the established building line on the date of passing of this By-law.

# 4.4 EXISTING LOTS

Notwithstanding any other provisions of this By-law, existing lots with less than the required lot area, lot frontage, or lot depth, or which exceed the maximum lot area, may be used, and buildings and structures erected or altered thereon, for the purpose specified in the zone in which they are situated, provided:

- (a) such lots are serviced or capable of being serviced by approved sanitary sewage facilities where such facilities are required by the said use, building, or structure;
- (b) such lots have a minimum lot frontage of 15.0 metres (49 ft) and a minimum lot area of 1,200 m² (12,917 ft²) where a dwelling is to be erected; and
- (c) all other regulations of this By-law are satisfied.

# 4.5 EXPLORATION AND/OR PRODUCTION OF NATURAL GAS OR CRUDE OIL

The provisions of this By-law shall not apply to the use of any agricultural land for the exploration and/or the production of natural gas or crude oil resources, or to the erection, alteration or use of any building or structure, or portion thereof, accessory thereto provided:

- (a) the same is located a minimum of 300.0 metres (984 ft) from any dwelling in any Agricultural Zone; and
- (b) the same is located a minimum of 1,000.0 metres (3,281 ft) from any Residential Zone.

## 4.6 EXPROPRIATIONS AND DEDICATIONS

A lot altered as a result of expropriation or dedication to a public authority or public utility and having less than the minimum lot area, minimum lot frontage, and/or minimum lot depth required in this By-law, may be used and a building or structure may be erected, altered or used thereon, provided all other requirements of this By-law are complied with.



## 4.7 FRONTAGE ON A PUBLIC ROAD

Unless otherwise specified in this By-law, no person shall erect a building or structure unless:

- (a) the lot upon which such building or structure is proposed to be erected, abuts or fronts on either an improved public road of satisfactory construction and maintenance to permit the reasonable and safe passage of motor vehicles, or on a private common element road which is internal to a registered vacant land condominium plan; and
- (b) provided access to the improved public road from the said lot has been granted by the authority having jurisdiction and provided the public road has been assumed by the Corporation, the County, the Province of Ontario, or some other road authority.

Notwithstanding the foregoing, a building or structure may be erected upon a lot within a Registered Plan of Subdivision in accordance with the provisions of a Subdivision Agreement in respect of such Plan of Subdivision notwithstanding that the roads within such Plan of Subdivision have not been assumed and are not being maintained by the Corporation, the County, the Province of Ontario, or some other road authority.

# 4.8 HAZARD LANDS

No buildings or structures, with the exception of those designed, used or intended for flood or erosion control purposes, shall be erected or used on lands which exhibit a hazardous condition as a result of instability, susceptibility to flooding, erosion, subsidence, inundation, or the presence of organic soils or steep slopes unless a permit has been obtained by the conservation authority having jurisdiction. The approximate extent of such lands are delineated by shading and illustrated on Schedule A to this By-law.

# 4.9 HEIGHT RESTRICTIONS

The height restrictions of this By-law shall not apply to restrict the height of any of the following structures:

- (i) a radio antenna or television receiving or transmitting equipment;
- (ii) a barn for a permitted agricultural use;
- (iii) a grain elevator and storage;
- (iv) a grain dryer;
- (v) a belfry or cupola;
- (vi) a chimney;
- (vii) a church spire;
- (viii) a clock tower;
- (ix) an elevator or stairway penthouse;
- (x) a flag pole;
- (xi) a hydro-electric transmission tower or hydro pole;
- (xii) an ornamental dome or structure;



- (xiii) a silo;
- (xiv) a steeple;
- (xv) a structure containing heating, cooling or other mechanized equipment pertaining to a building;
- (xvi) a water tower;
- (xvii) a structure for crushing, washing, screening or processing relating to an aggregate operation;
- (xviii) a tower; or
- (xix) a skylight.

# 4.10 HOME OCCUPATION

No home occupation shall be permitted within any zone as otherwise indicated, except in accordance with the following provisions:

- (a) a home occupation shall be secondary to a dwelling unit occupied by the owner or tenant thereof as the principal residence and located within a zone in which a home occupation is specifically listed as a permitted use;
- (b) a home occupation shall not employ more than one person who does not reside in the dwelling unit, being the site of the home occupation;
- (c) the total floor area of the dwelling unit, including basement area, used for the home occupation shall not exceed twenty-five percent (25%) of the total floor area of the dwelling unit or 40.0 m² (430 ft²), whichever is the lesser;
- (d) a home occupation shall not be permitted within an accessory building or structure in any Residential Zone or any Agricultural Zone where a single detached dwelling is the main use;
- (e) open storage shall not be permitted;
- (f) the external character of the dwelling as a residence shall not change or create a nuisance, particularly in regard to noise, odour, dust and refuse;
- (g) no parking in addition to the required parking for the dwelling unit shall be created; and
- (h) there shall be no externally visible indications that a home occupation is being conducted within a dwelling unit, except that a sign no larger than 0.4 m² (4.3 ft²) shall be permitted.

# 4.11 LANDSCAPING

(a) LANDSCAPED OPEN SPACE

Landscaped open space shall be provided in accordance with the zone provisions set out herein for each zone and the following provisions:



- (i) any part of a lot which is not occupied by buildings, structures, parking areas, loading spaces, driveways, excavations, agricultural uses or permitted outdoor storage areas shall be maintained as landscaped open space;
- except as otherwise specifically provided herein, no part of any required front yard or required exterior side yard shall be used for any purpose other than landscaped open space;
- (iii) where landscaped open space is required adjacent to any lot line or elsewhere on a lot, nothing in this By-Law shall prevent such landscaped open space from being traversed by a pedestrian walkway or a driveway, as permitted;
- (iv) no part of any driveway, parking area, loading space, stoop, roof-top terrace, balcony, swimming pool or space enclosed within a building, other than a landscaped area located above an underground parking area, shall be considered part of the landscaped open space on a lot.
- (b) PLANTING STRIPS

Planting strips shall be provided in accordance with the zone provisions set out herein for each zone and the following provisions:

- (i) where the lot line of a lot containing a non-residential use and located in any Commercial or Industrial zone abuts a lot in any Residential Zone, or abuts a street on the opposite side of which is located a lot in any Residential Zone, then that part of the lot containing such nonresidential use or directly adjoining the said lot line shall be used for no purpose other than a planting strip having a minimum width of 1.5 metres (4.9 ft), measured perpendicularly to the said lot line;
- (ii) planting strips shall be provided on lands upon which a residential use is being newly established where such lands abut an existing non-residential use, which is not maintaining a planting strip in accordance with the above;
- (iii) planting strips shall be provided around the perimeter of an open storage area where open storage is permitted;
- (iv) where a row of trees or a hedgerow is provided as part of a required planting strip, such planting strip shall consist of a continuous screen of suitable trees or shrubs maintained at an ultimate height of not less than 1.8 metres (5.9 ft) above the elevation of the ground at the nearest lot line, except that within a sight triangle, the maximum height of any such landscaping material shall be 0.6 metres (2.0 ft);



- (v) where a planting strip is required hereby, such planting strip shall be located along the entire length of the zone or lot line separating it from the abutting zone or use;
- (vi) where a planting strip required hereby is traversed by a pedestrian walkway or by a driveway, in accordance with Paragraph (iii) of Clause (a) of this Subsection, such planting strip shall not be required to extend closer than 1.0 metres (3.3 ft) to the edge of such walkway or 3.0 metres (9.8 ft) closer to the edge of such driveway, provided that any intervening space between the said planting strip and the said walkway or driveway is maintained as landscaped open space.

# 4.12 LOTS WITH MORE THAN ONE USE OR ZONE

- (a) MORE THAN ONE USE
  - (i) Where a lot contains more than one permitted use defined separately herein, other than an accessory use, each use shall conform to the provisions of this By-Law which are applicable to each use in the zone in which the said lot is located as if such use existed independently of any other use; and
  - (ii) Where standards or provisions pertaining to two or more uses on one lot are in conflict, the highest or more restrictive standards or provisions shall prevail.
- (b) MORE THAN ONE ZONE
  - (i) Except as otherwise provided in Paragraph (ii) of this Clause, where a lot is divided into two or more zones, each portion of the said lot shall be treated as if it were a separate lot as defined herein and shall be used in accordance with the provisions of this By-Law which are applicable to the zone wherein such portion of the said lot is located; and
  - (ii) Notwithstanding anything to the contrary in Paragraph (i) of this Clause, where the use or uses of a lot divided into two or more zones are permitted in all zones applying to the lot, the said lot shall be considered to be a single lot as defined herein. The more restrictive zone requirements pertaining to such use or uses in all the said zones shall apply to only the said portion of the lot found in that zone.



# 4.13 LOTS CREATED HAVING GREATER COMPLIANCE

Where a lot is created or altered, as a result of a consent being given following the effective date, in greater compliance with the minimum lot area, the minimum lot frontage and/or minimum lot depth requirements of this By-law, the lot shall be deemed to comply with the said requirements, as the case may be, of this By-law."

# 4.14 LOSS BY NATURAL CAUSES

Notwithstanding any other provisions of this By-law, save and except for Section 4.8, where a building or structure is destroyed or partially destroyed by fire or other natural causes, replacement of the said building or structure to the same basic dimensions and on the same basic site shall be permitted, provided a building permit is issued within three (3) years from the date of destruction.

#### 4.15 MINIMUM DISTANCE SEPARATION FORMULAE

All lands within the Municipality shall be subject to MDS I and MDS II; which in the case of MDS I, provides the minimum distance separation for new development from existing livestock facilities; and in the case of MDS II, provides minimum distance separation for new or expanding livestock facilities from existing development.

#### 4.16 MINIMUM SETBACKS FROM PROVINCIAL HIGHWAYS, COUNTY ROADS AND TOWNSHIP CONCESSION ROADS

Notwithstanding any other provision of this By-law, where a building or structure is erected or altered adjacent to a Provincial Highway, County Road, or Township Concession Road, minimum setbacks from such roads shall be provided as follows:

(a) buildings and structures for agricultural, commercial, industrial or institutional uses:

(i)	Provincial Highway	32.0 metres (105 ft) from the centre line of the road or 14.0 metres (46 ft) from the street line, whichever is the greater; 30.0 metres (98 ft) from the street line for all pits and quarries;
(ii)	County Road	38.0 metres (125 ft) from the centre line of the road;
(iii)	Township Concession Road	15.0 metres (49 ft) from the streetline

(b) buildings and structures for residential uses:



- (i) Provincial Highway
  (ii) Provincial Highway
  (iii) County Road
  (
- (iii) Township Concession Road 15.0 metres (49 ft) from the streetline

Notwithstanding the provisions above, lands located within the Urban Areas represented as Schedules A-1 to A-11 of the Official Plan shall be exempt from the above County Road setbacks.

# 4.17 MINIMUM SETBACKS FROM MUNICIPAL DRAINS AND NATURAL WATERCOURSES

No permanent buildings or structures shall be erected or used:

- (a) closer than 7.5 metres (25 ft) from the top-of-bank of a municipal drain having the width of less than 4.5 metres (15 ft) from top-of-bank to top- ofbank;
- (b) closer than 18.5 metres (61 ft) from the top-of-bank of a municipal drain having the width of between 4.5 metres (15 ft) and 7.5 metres (25 ft) from top-of-bank to top- of-bank;
- (c) closer than 30.5 metres (100 ft) from the top-of-bank of a municipal drain which is 7.5 metres (25 ft) or more from top-of-bank to top-of-bank;
- (d) closer than 7.5 metres (25 ft) from the centreline of a municipal tile drain.

# 4.18 MINIMUM SETBACKS FROM RAILWAYS

Notwithstanding any other provisions of this By-Law to the contrary, the nearest main wall of a dwelling shall not be constructed within 30.0 metres (98.4 ft) to the limit of a railway right-of-way.

#### 4.19 MINIMUM SETBACKS FROM SEWAGE TREATMENT PLANTS

Notwithstanding any other provisions of this By-law to the contrary, the nearest main wall of a dwelling shall not be constructed within 100.0 metres (328.0 ft) of any sewage treatment plant.

#### 4.20 NON-CONFORMING USES

Nothing in this By-law shall apply:



- (a) to prevent the use of any land, building or structure for any purpose prohibited in this By-law if such land, building or structure was lawfully used for such purpose on the date of the passing of the By-law, so long as it continues to be used for that purpose; and
- (b) to prevent the erection or use for a purpose prohibited in this By-law of any building or structure for which a permit has been issued under the <u>Building</u> <u>Code Act, 1992, S.O. 1992, c.23</u>, prior to the date of the passing of the Bylaw, so long as the building or structure when erected is used and continues to be used for purposes for which it was erected and provided the permit has not been revoked under such Act.

## 4.21 NON-COMPLYING BUILDINGS AND STRUCTURES ON EXISTING LOTS

Where a building or structure has been lawfully erected prior to the effective date on an existing lot having less than the minimum:

- a) lot frontage; and/or
- b) lot area; and/or
- c) setback, front yard, side yard, rear yard, and/or lot depth; and/or

where a building or structure has been lawfully erected prior to the effective date on an existing lot having more than the maximum:

- d) lot area; and/or
- e) height

permitted by this By-law, the said building or structure may be used, altered, repaired, renovated or replaced provided all other applicable regulations of this By-law are complied with.

## 4.22 NON-COMPLYING BUILDINGS AND STRUCTURES ON NEW LOTS

Where an existing building or an existing structure on a lot created or altered as a result of a consent being given following the effective date and having less than the minimum setback and/or minimum front, side, or rear yard; or having more than the maximum floor area and/or maximum height permitted by this By-law, the said building or structure may be used, altered, repaired, renovated or replaced provided the external dimensions of the building or structure remain as they were on the day the lot was created or altered.

## 4.23 OPEN STORAGE

Except as otherwise specifically provided in this By-Law, no open storage shall be permitted in any zone, except in accordance with the following provisions:

- (a) open storage shall be accessory to a permitted non-residential use or carried on in an enclosed building or portion thereof on the same lot;
- (b) no open storage area shall be permitted in any front yard or exterior side yard, except in the case of an agricultural use;
- (c) no open storage shall be located closer than 2.0 metres (6.6 ft) to an interior side lot line or a rear lot line;
- (d) no open storage area shall be visible from any street or from any adjacent lot, where such adjacent lot is located in a zone other than a Commercial, Industrial or Agricultural Zone, or from a dwelling on an adjacent lot in an Agricultural Zone; and to this end, any open storage area shall be screened by a planting strip containing an opaque fence, wall or other opaque barrier not less than 1.8 metres (5.9 ft) in height, except that this provision shall not apply to any open storage area accessory to an agricultural use or to the outside display and sale of goods and materials in conjunction with a permitted commercial use;
- (e) any open storage area shall be maintained as landscaped open space or provided and maintained with a stable surface, and treated so as to prevent the raising of dust or loose particles and drained, except that this provision shall not apply to any open storage area located on a lot whereon the main use is an agricultural use;
- (f) notwithstanding Paragraph (e) of this Clause, no open storage area shall be considered part of any landscaped open space required hereby;
- (g) no parking spaces or loading spaces required by this By-Law shall be used for open storage purposes.

Nothing in Clause (b) of this Subsection shall apply to prevent or otherwise restrict the use as an open storage area of any part of:

- (h) the required front yard or the required exterior side yard on a lot containing an agricultural use, for a temporary roadside retail farm sales outlet for produce grown on the said lot; or
- (i) a lot containing a single dwelling, for a special temporary sale, by auction or otherwise, of personal possessions belonging to the occupant thereof.

# 4.24 PARKING REGULATIONS

#### (a) PARKING SPACES REQUIRED

Except as otherwise provided herein, the owner or occupant of a lot, building or structure shall provide and maintain, one or more parking spaces on the said lot in accordance with the provisions of this section.

#### (b) MINIMUM PARKING SPACE REQUIREMENTS

The following regulations shall apply to all land uses within the Municipality with respect to the minimum parking space requirements:

Note: All area measurements are of gross floor area.

TYPE OF USE	MINIMUM PARKING SPACE REQUIREMENT
RESIDENTIAL	
single detached dwelling semi-detached dwelling	2 spaces per unit
duplex dwelling link dwelling apartment dwelling multiple unit dwelling street townhouse dwelling townhouse dwelling	1.5 spaces per unit
any residential use permitted by this By-law but not specifically mentioned elsewhere in this Clause	1 space per unit
COMMERCIAL	
animal clinic	1 space per 30 m ²
bed and breakfast establishment	1 space per guest room in addition to the required residential spaces
boarding house, rooming house or tourist house	1 space for every 3 rooms offered for rent
building supply establishment	1 space per 30 m ² of retail space and 1 space per 200 m ² of warehouse space
car wash	1 space per 10 m ²



aliah warranta	1
club, private	1 space per 7 seats or 1
	space per 35 m ² ,
	whichever is greater
day nursery	1 space per 40 m ²
financial institution	1 space per 30 m ²
flea market	1 space per 20 m ²
garage, public	6 spaces per bay
garden centre	1 space per 30 m ²
gas bar	1 space per 10 m ²
hotel or motel	1.25 spaces per guest
	room
market garden	1 space per 20 m ²
motor vehicle sales establishment	1 space per 30 m ²
motor vehicle service establishment	6 spaces per bay
nursery	1 space per 30 m ²
office, general or professional	1 space per 40 m ²
personal service establishment	1 space per 20 m ²
place of entertainment or recreation	1 space per 7 seats or 1
	space per $35 \text{ m}^2$ ,
	whichever is greater
restaurant	1 space per 10 m ²
restaurant, drive-thru or take-out	1 space per 10 m ²
service shop	1 space per 30 m ²
store, convenience	1 space per 25 m ²
store, retail	1 space per 25 m ²
tavern	1 space per 10 m ²
any commercial use permitted by this By-law	1 space per 30 m ²
but not specifically mentioned elsewhere in	
this Clause	
INDUSTRIAL	
abattoir	1 space per 100 m ²
animal hospital	1 space per 40 m ²
bulk sales establishment	1 space per 30 m ² of
	retail space and 1 space
	per 200 m ² of warehouse
	space
contractor's yard or shop	1 space per 100 m ²
industrial use, general	1 space per 100 m ²
industrial use, light	
machine shop	1 space per 30 m ²
truck terminal	1 space per 100 m ²
warehouse	
	1 space per 200 m ² 1 space per 20 m ² of
any industrial use permitted by this By-law but	1 space per 30 m ² of
not specifically mentioned elsewhere in this	gross floor area
Clause	



INSTITUTIONAL	
arena	1 space per 7 seats or 1 space per 35 m ² , whichever is greater
cemetery	1 space per 30 m ² of accessory office space
clinic	1 space per 30 m ²
community centre	1 space per 7 seats or 1 space per 35 m ² , whichever is greater
funeral home	1 space per 20 seats or 1 space per 20 m ² , whichever is greater
institutional use	1 space per 30 m ²
library	1 space per 40 m ²
nursing home	1 space per 2.5 beds
place of worship	1 space per 5 seats or 1 space per 20 m ² , whichever is greater
retirement home	1 space per 2.5 beds
school, elementary (public or private)	3 spaces + 2 space per classroom
school, secondary (public or private)	3 spaces per classroom
any institutional use permitted by this By-law but not specifically mentioned elsewhere in this Clause	1 space per 30 m ²
OTHER	
golf course	8 spaces per tee for a golf course and 1.5 spaces per tee for mini-putt and/or driving range
any other non-residential use permitted by this By-law but not specifically mentioned elsewhere in this Clause	1 space per 30 m ² of gross floor area

## (c) CALCULATION OF PARKING REQUIREMENTS

- where a building, structure or lot accommodates more than one type of use as set out in Clause (b) of this Subsection, the total parking space requirement for such building, structure or lot shall be the sum of the requirements for the separate uses thereof;
- parking spaces required in accordance with this By-Law shall not include any parking spaces used or intended to be used primarily for the storage or parking of vehicles for hire or gain, display or sale; and
- (iii) where the calculation of the required parking spaces results in a fraction, the required parking spaces shall be rounded to the next highest whole number.
- (d) CALCULATION OF BARRIER-FREE PARKING REQUIREMENTS
  - (i) where parking is required for uses set out in Clause (b) of this Subsection, the total parking requirement for non-residential uses shall include the following number of barrier-free parking spaces:

Total Required Spaces	Number of Required Barrier-Free Spaces
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-250	7
251-300	8
Every additional 1 to 50	1
spaces required beyond the	
first 300 spaces	

# (e) DIMENSIONS OF PARKING SPACES

- (i) a parking space required hereby shall have minimum rectangular dimensions of 2.7 metres (8.9 ft) by 5.5 metres (18 ft); and
- (ii) a barrier-free parking space required hereby shall have minimum rectangular dimensions of 3.7 metres (12.1 ft) by 5.5 metres (18 ft).



## (f) LOCATION OF PARKING AREAS

- all required parking spaces shall be provided on the same lot occupied by the building, structure or use for which such parking spaces are required, and shall not form a part of any street or lane;
- (ii) barrier-free parking spaces shall be located to the closest building or structure entrance and exit on the same lot for which such parking spaces are required and shall be accessible via ramps and depressed curbs to the said entrance and exit; and
- (iii) where the provision of the required parking on the same lot is impossible or impractical, such off-street parking areas may be located on another lot in the same zone, within 100 metres (328 ft) of the use, building or structure requiring such parking, provided a Site Plan Agreement is registered on title of the lands used for parking committing the required parking spaces related to the said use, building or structure.

#### (g) YARD WHERE PERMITTED

In any Residential Zone, a driveway shall not exceed fifteen percent (15%) of the total area of the lot.

Except as otherwise provided herein, uncovered surface parking areas and driveways shall be permitted in any part of any yard, provided that any part of a parking area located within a required yard shall be separated from any lot lines adjacent to such required yard by a planting strip not less than 1.0 metre (3.3 ft) in width.

#### (h) PARKING STRUCTURES

Where a parking area is located in a building or structure which is accessory to a permitted use, such building or structure shall conform to all the provisions for accessory uses set out in Section 4.1 of this By-law.

#### (i) ACCESS TO PARKING AREAS AND SPACES

- (i) access to parking areas shall be provided from an improved street by means of one or more unobstructed driveways not exceeding 8.0 metres (26.2 ft) in width for a driveway for a residential use, and 12.0 metres (39.4 ft) in width for any other driveway, measured at the street line, provided that no lot shall have more than two driveways for the first 30.0 metres (98.7 ft) of street line thereof plus one driveway for each additional 30.0 metres (98.7 ft) of street line;
- (ii) parking aisles shall have a minimum unobstructed width of 6.0 metres (19.7 ft) where two-way traffic is permitted and 3.0 metres (9.8 ft) where only one-way direction of traffic flow is permitted and shall be clearly indicated by signs, pavement markings or both;



- (iii) each required parking space shall be readily accessible at all times for the parking or removal of a motor vehicle and access to any such parking space shall not be impeded by any obstruction except that this provision shall not apply to prevent the use as a parking space of any part of a driveway for a residential use, provided that no parking space shall obstruct access to a parking area on any other lot;
- (iv) a driveway shall not be at an angle less than 45 degrees from the streetline;
- (v) the minimum distance between a driveway and an intersection of streetlines measured along the streetline intersected by such driveway shall be 7.6 metres (25 ft);
- (vi) where a two-way driveway is divided into two one-way driveways by a curb, an area of landscaped open space or any other obstruction, such driveway shall, for the purposes of this Subsection, be considered a single driveway, albeit divided, provided that such driveway shall not exceed 9.1 metres (29.9 ft) in total width, measured in accordance with Paragraph (i) of this Clause; and
- (vii) nothing in this Subsection shall apply to prevent the use of a right-ofway as a means of obtaining access to a parking area, provided the said right-of-way has been specifically established for such purpose, or to prevent the establishment of abutting driveways or parking aisles along a common lot line, provided the combined width of any abutting driveways shall not exceed 9.1 metres (29.9 ft.), measured in accordance with Paragraph (i) of this Clause.

#### (j) SURFACE AND DRAINAGE OF PARKING AREAS AND DRIVEWAYS

- all parking areas and driveways, shall be provided and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and including, but not so as to limit the generality of the foregoing, treated crushed stone or gravel; and asphalt, concrete or other hard-surfaced material;
- (ii) notwithstanding Paragraph (i) of this Clause, all parking areas and driveways located in any Residential Zone shall consist of asphalt, concrete or other hard-surfaced material;
- (iii) parking areas for non-residential uses located in urban areas described as Schedule A, Maps U-1 to U-12 inclusive shall be surfaced with concrete, asphalt or other hard surfaced material to the satisfaction of the Municipality; and
- (iii) all parking areas and driveways shall be drained so as to control the pooling of surface water and prevent the flow of surface water onto adjacent lots.

## (k) ADDITIONS AND CHANGES IN USE

Where a building or structure is enlarged in floor area, or a use is changed, or there is an increase in the number of dwelling units or change that would require an additional number of parking spaces, then such additional parking spaces shall be provided to the number required for such change.

## (I) CASH-IN-LIEU OF PARKING

Notwithstanding Clause (a) and (b) of this Subsection, the owner and/or occupant of a lot, building or structure may be exempted from providing and maintaining some or all of the minimum parking space requirements associated with the said lot provided the following conditions are met:

- (i) that the area to which this subsection applies is in accordance with Schedule A, Map U-7 of this By-law;
- (ii) that if Council has entered into an agreement in accordance with the Township of Middlesex Centre Cash-in-lieu of Parking By-law, as amended; and
- (iii) such agreement shall be registered on the title of the lands to which the parking exemption applies.
- (m) LOADING SPACES

The owner or tenant of any building(s) or structure(s) in any commercial or industrial zone which involves the shipping, receiving, loading or unloading of goods, merchandise or materials shall provide loading spaces in accordance with the following provisions:

 the number of required loading spaces shall be based on the gross floor area of the building(s) or structure(s) on the lot, and are as follows:

Gross Floor Area	Number of Required Loading Spaces
Alea	Loading Spaces
≤ 250 m² (≤ 2,690.9 ft²)	0
> 250 m ² and ≤ 2,000 m ²	1
$(> 2,690.9 \text{ ft}^2 \text{ and } \le 21,527.8 \text{ ft}^2)$	
> 2,000 m ² and $\leq$ 4,000 m ²	2
$(>21,527.8 \text{ ft}^2 \text{ and } \le 43,055.6 \text{ ft}^2)$	
> 4,000 m ² (> 43,055.6 ft ² )	2 plus 1 additional
	space for each 10,000
	m² (107,639.1 ft²) or
	part thereof in excess
	of 4,000 m ² (43,055.6
	ft ² )



- (ii) loading spaces shall be provided on the same lot as the building(s) or structure(s) for which the said loading spaces are required;
- (iii) loading spaces shall be permitted in any part of any yard, provided that any part of a loading area located within a required yard shall be separated from any lot lines adjacent to such required yard by a planting strip not less than 1.0 metre (3.3 ft) in width;
- (iv) access to loading spaces shall be provided by an unobstructed driveway with a minimum width of 2.7 metres (8.9 ft);
- (v) a loading space required hereby shall have minimum rectangular dimensions of 2.7 metres (8.9 ft) by 7.5 metres (24.6 ft); and
- (vi) a loading space required hereby shall have a minimum vertical clearance of 4.5 metres (14.7 ft).

#### (n) DRIVE-THRU FACILITIES

Where a use in any zone includes a drive-thru facility, off-street motor vehicle queuing space shall be provided in accordance with the following provisions:

Use	Number of Required Queuing Spaces	
financial institution or ATM	4 before or at each	
machine	window/machine	
restaurant (no order board)	4 before or at first window	
restaurant (with order board)	5 before or at order board	
	and 4 between the order	
	board and the first window	
all other drive-thru uses	4 before or at each window	

(i) the number of required queuing spaces shall be as follows:

- (ii) a queuing space required hereby shall have minimum rectangular dimensions of 2.7 metres (8.9 ft) by 5.5 metres (18 ft);
- (iii) no queuing space, ordering boards or drive-thru windows may be located within 10 metres (32.8 ft) of a lot line that abuts a residential use or residential zone; and

(iv) where queuing space, ordering boards or drive-thru windows are located in a yard that abuts a residential use or residential zone, the said queuing space, ordering boards or drive-thru windows shall be screened from view from the residential use or residential zone by a solid fence or planting strip with a minimum height of 2 metres (6.5 ft).

## 4.25 **PROHIBITED USES**

The following shall be prohibited in any zone unless specifically permitted otherwise:

- (a) the use of any land, building or structure for the purposes of wrecking yards, salvage yards, dumps, or the collection or storage of rags, junk, refuse, scrap iron, or other scrap metals;
- (b) the use of any land, building or structure for the purposes of an adult entertainment establishment, a body-rub establishment or massage parlour;
- (c) the use of any land, building or structure for the purpose of a department store;
- (d) the use of any land, building or structure for the purpose of war games;
- (e) the use of any land, building or structure for the keeping of exotic animals;
- (f) the use of any land, building or structure for the refining or storage of hazardous industrial products;
- (g) the use of a truck, bus, coach, railway car, or streetcar bodies or part thereof for the purposes of any use permitted in this By-law; and
- (h) the use of a recreational motor vehicle for the living, sleeping, or eating accommodation of persons for a period exceeding thirty (30) days per annum, except in a campground facility.

Nothing in this Section shall be deemed to permit any other use or uses not otherwise specifically permitted in the respective zones established in this Bylaw.

## 4.26 PUBLIC USES

The provisions of this By-law shall not apply to the use of any land or to the erection, alteration or use of any building or structure, or portion thereof, that is owned by the Municipality and used by the Municipality itself or by a tenant or licensee of the Municipality so long as the tenant's or licensee's use is specifically permitted by the lease or license agreement they have with the Municipality.

The provisions of this By-law shall not apply to the use of any land or to the erection, alteration or use of any building or structure, or portion thereof, for the purpose of public service by a public authority or public utility provided:

- (a) the lot coverage, setback and yard requirements of the zone in which such land, building, or structure is located are complied with; and
- (b) no open storage shall be permitted in any Residential Zone, in a yard on a lot adjacent to any Residential Zone, or in a yard on a lot opposite to any Residential Zone.

# 4.27 SIGHT VISIBILITY TRIANGLES

(a) Notwithstanding any other provision of this By-law and with the exception of the Village Commercial (C1) Zone, no building, structure, fence or sign shall be erected and no shrubs or foliage shall be planted in such a manner as to impede vision between a height of 0.6 metres (2.0 ft) and 3.0 metres (9.8 ft) above the centreline grade of intersecting streets in the triangular area bounded by the street lines of the corner lot and a line from the points along the said street lines in accordance with the following:

STREET LINE MEASUREMENT	ROAD CLASSIFICATION
15.0 metres (49.2 ft)	Provincial or County
10.0 metres (32.8 ft)	Township

If two roads of different classifications intersect, the more restrictive standard shall apply;

- (b) For a railway crossing with signals and/or gates, the required sight triangle shall be measured 50.0 metres (164 ft) from the point on the centreline of the road to a point 100.0 metres (328 ft) from the centreline of the nearest intersecting railway track; and
- (c) From a railway crossing with no signals and/or gates, the required sight triangle shall be measured 75.0 metres (246 ft) from the point on the centreline of the road to a point 300.0 metres (984 ft) from the centreline of the nearest intersecting railway track.

## 4.28 SWIMMING POOLS

The following regulations shall apply with respect to the erection or use of a swimming pool which is not enclosed or otherwise located within a building:

(a) no swimming pool shall be located in any yard other than in an interior side yard or a rear yard;



- (b) no swimming pool shall be located closer than 1.5 metres (4.9 ft) to any rear lot line or side lot line;
- (c) no part of a swimming pool shall exceed a height of 2.0 metres (6.6 ft) above grade, exclusive of related appurtenances or facilities such as diving boards or slides which shall not exceed 5.0 metres (16.4 ft) in height;
- (d) no swimming pool shall be considered part of the lot coverage of a lot, unless such swimming pool is enclosed within a building; and
- (e) no swimming pool shall be permitted unless enclosed in accordance with the Municipality's by-law governing the erection and maintenance of fences and gates around swimming pools;
- (f) water circulating or treatment equipment, including but not necessarily limited to pumps or filters related to a swimming pool, must be located a minimum of 1.5 metres (4.9 ft) from an interior side or rear lot line.

## 4.29 TELECOMMUNICATION TRANSMITTING FACILITIES AND TOWERS

Communications towers used for transmitting or receiving telephone, cellular, radio, microwave or other electronic or optical signals, shall be subject to the following:

- (a) no communication tower shall be located on a lot unless the said lot has a minimum lot area of 2.0 hectares (4.9 ac);
- (b) no communication tower shall be permitted in any Residential Zone; and
- (c) no communication tower and accessory buildings, structures, compounds and enclosures shall be located within 150.0 metres (492.1 ft) of any Residential Zone or a dwelling on a separate lot.

# 4.30 YARD ENCROACHMENTS AND OBSTRUCTIONS

(a) PROJECTION INTO REQUIRED YARDS

No part of any required yard shall be obstructed by any building or structure or portion thereof except one or more of the following:

- (i) accessory buildings or structures specifically permitted in a required yard elsewhere in this By-law;
- (ii) architectural adornments including, but not necessarily limited to, sills, belt courses, chimneys, gas fireplaces, cornices, eaves, gutters, parapets, pilasters and roof trusses projecting not more than 0.6 metres (2.0 ft) into any required yard, with the exception of any eaves of a building located in any Residential Zone which shall be no closer than 0.6 metres (2.0 ft) to any lot line;



- (iii) roofless, functional and ornamental structures including, but not necessarily limited to, drop awnings, clothes poles, ornamental fountains, statues, monuments, cenotaphs, memorials, planters, garden trellis, picnic tables, benches, fences, boundary and retaining walls, hedgerows and legal signs projecting into any required yard;
- (iv) unenclosed fire escapes or outside staircases in which the stair steps and floors are latticed in such a manner that the proportion of voids to solids is not less than two to one and in which guards consist only of hand rails and the structural members necessary to their support, and which do not project more than 1.5 metres (4.9 ft) into any required yard;
- (v) awnings, atriums, and bay windows projecting not more than 1.0 metre (3.3 ft) into any required yard and which do not project into any required sight visibility triangle;
- (vi) stoops, sun decks, balconies, open roofed porches and verandas, balconies on top of porches or verandas, uncovered terraces and exterior steps providing access between finished grade and either the basement or the first storey of a building, where such structures project not more than 1.5 metres (4.9 ft) into any required front yard, exterior side yard, or rear yard, and which do not project into any required sight visibility triangle;
- (vii) central air conditioning or heat pump units, provided that such unit is located within 3.0 metres (9.8 ft) of the main building in a front yard or an exterior side yard, or a minimum of 1.2 metres (3.9 ft) from an interior side or rear lot line.
- (viii) In the case of units separated by a common wall, or where the outside side wall of a dwelling is located less than 1.2 metres (3.94 feet) from a side lot line, the deck may extend up to either said wall, subject to the provision of a 1.5 metres (4.92 feet) high privacy fence rising from the surface of the deck and extending along the entire side of the deck from either said wall

# (b) PROJECTION BEYOND LOT LINES

No part of any building or structure on any lot shall project beyond the lot line or street line of such lot.

(c) RAILWAY SPUR

Notwithstanding the yard and setback provisions of this By-Law to the contrary, a railway spur shall be permitted within any required yard.



# AGRICULTURAL (A1) ZONE

The provisions of the Agricultural (A1) Zone shall generally apply to agricultural development in the rural areas of the Municipality, which encompasses the majority of the Municipality's area.

# 5.1 GENERAL USE REGULATIONS

## 5.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Agricultural (A1) Zone except for the following purposes:

accessory use agricultural use bed and breakfast establishment conservation use converted dwelling dog kennel forestry use grain handling facility, existing legally on the date of the passing of this By-law home occupation riding school single detached dwelling portable asphalt plant wayside pit

5	.1.2	MINIMUM LOT AREA	40.0 ha (99 ac)
5	.1.3	MINIMUM LOT FRONTAGE ft)	300.0 m (984
5	.1.4	MINIMUM FRONT YARD SETBACK	
(a)	in ac	ccordance with Section 4.18 of this By-law	
5	.1.5	MINIMUM SIDE YARD SETBACK	
(a)	Inter	ior Yard	
	(i)	Dwellings	3.0 m (10 ft)
	(ii)	Other Permitted Uses, excluding an accessory use	Equal to one-half building height but not less than 4.5 m (15 ft)
(b)	Exte	rior Yard	15.0 m (49 ft)



5.1.6	MINIMUM REAR YARD SETBACK	8.0	m
	(26 ft)		

# 5.1.7 <u>REDUCED LOT REQUIREMENTS</u>

Notwithstanding the Lot Area and Lot Frontage requirements of this Section, a lot legally used for a single detached dwelling which is created or modified by a consent pursuant to relevant sections of the <u>Planning Act, R.S.O. 1990, c. P.13</u> shall be subject to the following requirements:

(a)	Minimum Lot Area Maximum Lot Area(		2,025 m² (0.5 ac) 0.6 ha (1.48 ac)
(b)	Minimum Lot Frontage		30.0 m (98 ft)
5.	1.8	MINIMUM FLOOR AREA	
(a)	Singl	e detached dwelling	90.0 m ² (969 ft ² )
5.	1.9	MAXIMUM HEIGHT	
(a)	Singl	e detached dwelling	12.0 m (39.4 ft)
5.	1.10	MAXIMUM LOT COVERAGE	20%
5.	1.11	MAXIMUM NUMBER OF DWELLINGS PER	LOT

(a) one single detached dwelling or one converted dwelling, or one bed and breakfast establishment.

#### 5.2 SPECIAL USE REGULATIONS

#### 5.2.1 LIVESTOCK BARNS

In addition to the previous provisions of Section 5.0 of this By-law, livestock barns in the Agricultural (A1) Zone shall:

- (a) conform with Minimum Distance Separation II formula (MDS II);
- (b) conform with the requirements of the Nutrient Management By-law.

# 5.2.2 MANURE PITS

In addition to the previous provisions of Section 5.0 of this By-law, manure pits in the Agricultural (A1) Zone shall:

(a) be enclosed, if the manure pit accommodates liquid manure and contains no fixed cover, with a permanent safety fence or wall with a minimum



height of 1.5 metres (5 ft) above any adjacent grade and/or access ramps and erected within 1.5 metres (5 ft) of the edge of the said pit;

- (b) be adequate in size to accommodate the total amount of manure generated in any 240-day period by the agricultural use;
- (c) be erected not less than 30.0 metres (98 ft) from the centreline of any municipal drain, field drainage tile, or natural watercourse;
- (d) be erected in conformity with Minimum Distance Separation formula II (MDS II); and
- (e) conform to the requirements of the Nutrient Management By-law.

## 5.2.3 SINGLE UNIT DWELLING – MINIMUM DISTANCE SEPARATION I

Notwithstanding any other provision of this By-law to the contrary, the construction of a single unit dwelling shall not be permitted except in accordance with Minimum Distance Separation (MDS I); however, MDS I shall not apply to the alteration of an existing dwelling or the replacement of an existing dwelling with a new dwelling provided the new dwelling is situated no closer to a livestock barn or manure pit than the dwelling being replaced.

## 5.2.4 DOG KENNELS & DOG RUNS

In addition to previous provisions of Section 5.0 of this By-law, the following provisions shall apply to dog kennels and dog runs in the Agricultural (A1) Zone:

minimum area for dog runs	10.0 m ² (108 ft ² )
maximum number of runs	4
minimum distance from a dwelling situated	

(c) minimum distance from a dwelling situated on a separate lot 150.0 m (492 ft)

# 5.3 EXCEPTIONS

(a)

(b)

#### 5.3.1 (a) <u>DEFINED AREA</u>

A1-1 as shown on Schedule A, Key Map 6

#### (b) PERMITTED USE RESTRICTION

No single detached dwelling or single detached dwelling accessory to an agricultural use shall be permitted.

# 5.3.2 (a) <u>DEFINED AREA</u>

A1-2 as shown on Schedule A, Key Map 38

(b) <u>PERMITTED USE RESTRICTION</u>

No buildings shall be permitted for livestock purposes.



#### 5.3.3 (a) DEFINED AREA

A1-3 as shown on Schedule A, Key Map 34

(b) PERMITTED USE RESTRICTION

Maximum number of 30 livestock units for confined cattle and 20 livestock units for all other types of livestock.

## 5.3.4 (a) DEFINED AREA

A1-4 as shown on Schedule A, Key Map 44

(b) <u>PERMITTED USES</u>

farm-related truck terminal all other permitted uses of the A1 zone

#### 5.3.5 (a) DEFINED AREA

A1-5 as shown on Schedule A, Key Map 48

(b) <u>PERMITTED USES</u>

commercial grain handling facility farm chemical and fertilizer storage and sales as an accessory use all other permitted uses of the A1 zone

#### (c) MAXIMUM ENCLOSED GRAIN STORAGE CAPACITY

500,000 bushels

#### 5.3.6 (a) DEFINED AREAS

A1-6 as shown on Schedule A, Key Map 50 & Key Map 61

#### (b) <u>PERMITTED USES</u>

animal hospital all other permitted uses of the A1 zone

#### 5.3.7 (a) <u>DEFINED AREAS</u>

A1-7 as shown on Schedule A, Key Map 60


### (b) <u>PERMITTED USES</u>

open storage of buses repair and servicing of buses and related licensed vehicles all other permitted uses of the A1 zone

### 5.3.8 (a) <u>DEFINED AREA</u>

A1-8 as shown on Schedule A, Key Map 36

#### (b) PERMITTED USES

farm-related truck terminal all other permitted uses of the A1 zone

#### 5.3.9 (a) DEFINED AREA

A1-9 as shown on Schedule A, Key Map 82, to this By-law

(b) <u>MINIMUM LOT FRONTAGE</u> 0 m (0 ft)

# (c) SPECIAL PROVISION

Notwithstanding Section 4.8 of this By-law, buildings or structures may be erected provided all other regulations of this By-law are satisfied.

#### 5.3.10 (a) DEFINED AREA

A1-10 as shown on Schedule A, Key Map 52

(b) <u>PERMITTED USES</u>

agricultural processing establishment all other permitted uses of the A1 zone

#### 5.3.11 (a) <u>DEFINED AREA</u>

A1-11 as shown on Schedule A, Key Map 88

(b) MAXIMUM LOT COVERAGE EXCEPTION

Notwithstanding any other provision of this By-law, the maximum lot coverage for dwellings and buildings accessory to dwellings shall be 10%.

5.3.12 (a) <u>DEFINED AREA</u>

A1-12 as shown on Schedule A, Key Map 39, to this By-law

(b) <u>MINIMUM LOT AREA</u> 37.4 ha (92.6 ac)



5.3.13 (a) DEFINED AREA

A1-13 as shown on Schedule A, Key Map 84, to this By-law

(b) <u>PERMITTED USES</u>

animal hospital all other permitted uses of the A1 zone

#### 5.3.14 (a) DEFINED AREA

A1-14 as shown on Schedule A, Key Map 34

(b) <u>MINIMUM LOT AREA</u>

36.7 ha (90.6 ac)

5.3.15 (a) <u>DEFINED AREA</u>

A1-15 as shown on Schedule A, Key Map 30

(b) PERMITTED USE RESTRICTION

no single detached dwelling shall be permitted

(c) <u>MINIMUM LOT FRONTAGE</u> 0 m (0 ft)

#### 5.3.16 (a) DEFINED AREA

A1-16 as shown on Schedule A, Key Map 76

(b) <u>PERMITTED USE RESTRICTION</u>

no single detached dwelling shall be permitted

- (c) <u>MINIMUM LOT FRONTAGE</u> 189 m (620 ft)
- 5.3.17 (a) <u>DEFINED AREA</u>

A1-17 as shown on Schedule A, Key Map 91

- (b) <u>MINIMUM LOT AREA</u> 13.6 ha (33.6 ac)
- (c) LIVESTOCK BARNS AND MANURE PITS EXCEPTION

Notwithstanding any other provision of this By-law, no livestock barns and/or manure pits shall be erected unless in conformity with Minimum Distance Separation formula II (MDS II).



5.3.18	(a)	DEFINED AREA	
		A1-18 as shown on Schedule A, Key Map 8	5, to this By-law
	(b)	MINIMUM LOT AREA	15.2 ha (37.6 ac)
5.3.19	(a)	DEFINED AREA	
		A1-19 as shown on Schedule A, Key Map 4	0, to this By-law
	(b)	MINIMUM LOT FRONTAGE	70 m (229 ft)
	(b)	MINIMUM LOT AREA	32.79 ha (81 ac)
5.3.20	(a)	DEFINED AREA	
		A1-20 as shown on Schedule A, Key Map 6	9, to this By-law
	(b)	MINIMUM LOT AREA	25.32 ha (62.57 ac)
5.3.21	(a)	DEFINED AREA	
		A1-21 as shown on Schedule 'A', Key Map	30, to this By-law
		(b) MINIMUM LOT FRONTAGE	199.35 metres (654 ft)
		(c) <u>MINIMUM LOT AREA</u>	6.07 ha (15 ac)
5.3.22	(a)	DEFINED AREA	
		A1-22 as shown on Schedule 'A', Key Map	1
	(b)	MINIMUM LOT AREA	36.58 ha (90.39 ac)
5.3.23	(a)	DEFINED AREA	
		A1-23 as shown on Schedule 'A', Key Map	69
	(b)	MINIMUM LOT AREA	28.265 ha (69.84 ac)
5.3.24	(a)	DEFINED AREA	
		A1-24 as shown on Schedule "A", Key Map	87
	(b)	PERMITTED USES	

Market Garden all other permitted uses of the A1 zone



### 5.3.25 (a) DEFINED AREA

A1-25 as shown on Schedule "A", Key Map U-12
 (b) <u>MINIMUM DISTANCE SEPARATION I EXCEPTION</u>

Notwithstanding any other provisions of this By-law, the Minimum Distance Separation I formula shall not apply.

(c) MINIMUM INTERIOR SIDE YARD SETBACK

Notwithstanding any other provisions of this By-law, the minimum setback for a single-detached dwelling from the southerly interior side lot line shall be 30 metres (98 ft).

5.3.27 (a) DEFINED AREA

A1-27 as shown on Schedule 'A', Key Map 40, to this By-law

(b) <u>MINIMUM LOT AREA</u> 33.4 ha (82.58 ac)

# 5.3.28 (a) <u>DEFINED AREA</u>

A1-28 as shown on Schedule 'A', Key Maps 30 and U-12, to this By-law

(b) <u>MINIMUM LOT AREA</u> 32.7 ha (80.82 ac)

#### 5.3.29 (a) <u>DEFINED AREA</u>

A1-29 as shown on Schedule 'A', Key Map 91, to this by-law

(b) <u>PERMITTED USES</u>

baseball diamonds soccer pitches parking lot accessory to the main church use

- (c) <u>MINIMUM LOT AREA</u> 2.4 ha (5.93 ac)
- (d) <u>MINIMUM LOT FRONTAGE</u> 89.346 m (293.13 ft)
- 5.3.30 (a) <u>DEFINED AREA</u>

A1-30 as shown on Schedule 'A', Key Map 91, to this by-law

# (b) PROHIBITED USE

Notwithstanding the permitted uses in Subsection 5.1.1, the following use shall be prohibited:

agricultural use, intensive livestock

(c) <u>MINIMUM LOT AREA</u> 12 ha (29.65 ac)

# 5.3.31 (a) <u>DEFINED AREA</u>

A1-31 as shown on Schedule 'A', Key Map 83, to this by-law

#### (b) <u>PERMITTED USES</u>

Second dwelling unit within an accessory building (garage). The accessory building may be located closer to the exterior side yard or front yard that the main building, but no closer to the exterior side yard than 15 metres of the lot line or 38 metres from the centerline of the County Road (front yard).

All other permitted uses of the A1 zone

#### 5.3.33 (a) DEFINED AREA

A1-33 as shown on Schedule 'A', Key Map 42, to this by-law

#### (b) <u>PERMITTED USES</u>

Second dwelling unit within an accessory building (garage). The accessory building may be located closer to the front yard or front yard than the main building, but no closer to the front lot line or 38 metres from the centerline of the County Road

All other permitted uses of the A1 zone

# (c) ACCESSORY STRUCTURES

Maximum Height8.8mMinimum Setback from the front lot line7mAccessory Structures permitted in front yard of the main building

#### 5.3.34 (a) <u>DEFINED AREA</u>

A1-34 as shown on Schedule 'A', Key Map U-12, to this by-law

- (b) <u>MINIMUM LOT AREA</u> 10.3 ha (25.5 ac)
- (c) MINIMUM LOT FRONTAGE 255.14 m (837.07 ft)

# 5.3.35 (a) <u>DEFINED AREA</u>

A1-35 as shown on Schedule 'A', Key Map 78, to this by-law

(b) <u>MINIMUM LOT AREA</u> 40.28 acres (16.3 hectares)

# 5.3.36 (a) DEFINED AREA

A1-36(h-2)(h-3)(h-8) as shown on Schedule 'A', Key Map 42, to this bylaw

(b) <u>PERMITTED USES</u>

'Farm Wedding Venue' All other permitted uses of the A1 zone

(c) MINIMUM SETBACK OF THE A1-36(h-2)(h-3)(h-8)

1 m (3.3 ft)

# 5.3.37 (a) <u>DEFINED AREA</u>

A1-37 as shown on Schedule 'A', Key Map 90, to this by law

# (b) <u>PERMITTED USES</u>

Second dwelling unit within an accessory building (garage) All other Permitted uses of the Agricultural (A1) zone

(c) ACCESSORY STRUCTURES

Notwithstanding Sections 4.1 B0 iv) and 4.1 c) iii) the following standards shall apply:

Maximum Height	7.0 m (23 ft)
Maximum Floor Area	193 m ² (2,077 ft ² )



# 5.3.38 (a) <u>DEFINED AREA</u>

A1-38 as shown on Schedule 'A', Key Map 88, to this by- law

(b) <u>MINIUMUM LOT AREA</u>

37.58 acres (15.2 hectares)

# 5.3.39 (a) <u>DEFINED AREA</u>

A1-39 as shown Key Map 90, to this by law

# (b) <u>PERMITTED USES</u>

Additional Residential Unit within an accessory building (existing single detached dwelling) All other permitted uses of Agricultural (A1) zone

# (c) <u>ACCESSORY STRUCTURES</u>

Notwithstanding Section 4.1 c) iii) the following standards shall apply to the existing accessory building containing the Additional Residential Unit:

Maximum Height

9.0 m (29.5 ft)

### 5.3.40 (a) <u>DEFINED AREA</u>

A1-40 as shown on Schedule "A", Key Map 11

# (b) <u>PERMITTED USES</u>

Cidery All other permitted uses of Agricultural (A1) zone

# (c) <u>DEFINTION</u>

Cidery means the use of land, building or structures for the processing of fruit including the fermentation, production, ageing and storage of cider where the fruit used in the production of the cider is locally or regionally grown. A Cidery may also include and accessory tasting and hospitality area, and a retail sales of the products on-site.

# 5.3.41 (a) <u>DEFINED AREA</u>

A1-41 as shown on Key map 21, to this by-law



109 m² (1,173 ft²)

(b)	PERMITTED USES
	Additional Residential Unit within an agricultural building
	Ambulatory Mobile Animal Hospital
	All other permitted uses of the Agriculture (A1) zone

(c) <u>ADDITIONAL RESIDENTIAL UNIT WITHIN AN AGRICULTURAL</u> <u>BUILDING</u>

Maximum Floor Area

# 5.3.47 (a) <u>DEFINED AREA</u>

A1-47 as shown on Schedule "A", Key Map 6

(b) <u>MINIMUM LOT AREA</u> 23.7 ha (58.5 ac)

# 5.3.48 (a) <u>DEFINED AREA</u>

A1-48 as shown on Schedule "A", Key Map 11

- (b) <u>MINIMUM LOT AREA</u> 31.6 ha (78.9 ac)
- (c) <u>MINIMUM LOT FRONTAGE</u> 79.5 m (260.8 ft)

### 5.3.49 (a) <u>DEFINED AREA</u>

A1-49 as shown on Schedule "A", Key Map 63

#### (b) <u>PERMITTED USES</u>

Existing Apartment Dwelling units, up to 3 units, within an existing building as of the date of the passing of this By-law and notwithstanding Section 5.1.11 of this By-law. Section 1.3 of this By-law shall also apply.

# 5.3.51 (a) <u>DEFINED AREA</u>

A1-51 as shown on Schedule "A", key map 60

(b) MINIMUM LOT AREA

20 ha (49.4 ac)



# 5.4 TEMPORARY USES

- 5.4.1 EXPIRED on January 6, 2013
  - 5.4.2 EXPIRED on March 17, 2013
- 5.4.3 EXPIRED on May 18, 2014
  - 5.4.4 EXPIRED on September 19, 2015.
  - 5.4.5 EXPIRED on June 19, 2016.
- 5.4.6 EXPIRED ON July 24, 2015
- 5.4.7 EXPIRED ON March 19, 2017.
- 5.4.8 EXPIRED ON April 16, 2017.
- 5.4.9 EXPIRED ON May 21, 2017.
- 5.4.10 EXPIRED on June 24, 2018.
- 5.4.11 EXPIRED on July 29, 2018.
- 5.4.12 EXPIRED ON August 12, 2017.
- 5.4.13 EXPIRED on September 16, 2018.
- 5.4.14 EXPIRED on February 22, 2019.
- 5.4.15 EXPIRED on April 19, 2020.
- 5.4.15 EXPIRED on July 12, 2020
- 5.4.16 EXPIRED ON May 24, 2018.
- 5.4.17 EXPIRED ON February 21, 2020.
- 5.4.18 EXPIRED ON March 28, 2020
- 5.4.18 EXPIRED ON August 15,2020



- 5.4.18 EXPIRED ON October 24, 2020
- 5.4.19 EXPIRED ON February 20, 2022
- 5.4.19b EXPIRED ON August 14 2022
- 5.4.20 EXPIRED ON March 20, 2022
- 5.4.21 EXPIRED ON April 24, 2022.
- 5.4.22 (a) DEFINED AREA

A1(t-1) as shown on Schedule "A", Key Map 53

(b) ADDITIONAL USE PERMITTED

The existing single-detached dwelling is to remain on the subject property for a temporary period, in addition to a new single-detached dwelling and other uses permitted in Section 5.1.1 of this By-law.

(c) <u>EXPIRATION</u>

The provisions of this zoning category will expire on March 15th, 2026.

5.4.23 EXPIRED ON January 20, 2024.

5.4.24 EXPIRED ON March 24, 2024.

5.4.25 EXPIRED ON April 28, 2024.

5.4.26 (a) <u>DEFINED AREA</u>

A1(t-1) as shown on Schedule "A", Key Map 34

(b) <u>ADDITIONAL USE PERMITTED</u>

The existing single-detached dwelling is to remain on the subject property for a temporary period, in addition to a new single-detached dwelling and other uses permitted in Section 5.1.1 of this By-law.

(c) <u>EXPIRATION</u>



The provisions of this zoning category will expire on July 14, 2024.

5.4.27 EXPIRED ON September 22, 2024.

# 5.4.28 EXPIRED ON January 12, 2025.

#### 5.4.29 (a) <u>DEFINED AREA</u>

A1(t-1) as shown on Schedule "A", Key Map 43

# (b) ADDITIONAL USE PERMITTED

The existing single-detached dwellings are to remain on the subject property for a temporary period, in addition to a new single-detached dwelling and other uses permitted in Section 5.1.1 of this By-law.

Prior to or upon expiration of the temporary period, one single detached dwelling shall be removed from the lands.

#### (c) <u>EXPIRATION</u>

The provisions of this zoning category will expire on July 20, 2025.

#### 5.4.30 (a) <u>DEFINED AREA</u>

A1(t-1) as shown on Schedule "A", Key Map 90

#### (b) ADDITIONAL USE PERMITTED

The existing single-detached dwellings are to remain on the subject property for a temporary period, in addition to a new single-detached dwelling and other uses permitted in Section 5.1.1 of this By-law.

#### (c) <u>EXPIRATION</u>

The provisions of this zoning category will expire on September 7, 2025.

#### 5.4.31 (a) <u>DEFINED AREA</u>

A1(t-1) as shown on Schedule "A", Key Map 27

(b) ADDITIONAL USE PERMITTED



The existing single-detached dwellings are to remain on the subject property for a temporary period, in addition to a new single-detached dwelling and other uses permitted in Section 5.1.1 of this By-law.

(c) <u>EXPIRATION</u>

The provisions of this zoning category will expire on February 15, 2026.

# 5.4.32 (a) <u>DEFINED AREA</u>

A1(t-1) as shown on Schedule "A", Key Map 90

(b) ADDITIONAL USE PERMITTED

The existing single-detached dwellings are to remain on the subject property for a temporary period, in addition to a new single-detached dwelling and other uses permitted in Section 5.1.1 of this By-law.

(c) <u>EXPIRATION</u>

The provisions of this zoning category will expire on May 17, 2026.

# 5.4.33 (a) <u>DEFINED AREA</u>

A1(t-1) as shown on Schedule "A", Key Map 15

(b) ADDITIONAL USE PERMITTED

The existing single-detached dwellings are to remain on the subject property for a temporary period, in addition to a new single-detached dwelling and other uses permitted in Section 5.1.1 of this By-law.

(c) EXPIRATION

The provisions of this zoning category will expire on August 16, 2026.

# 5.4.34 (a) <u>DEFINED AREA</u>

A1(t-1) as shown on Schedule "A", Key Map 60

# (b) <u>ADDITIONAL USE PERMITTED</u>

The existing single-detached dwellings are to remain on the subject property for a temporary period, in addition to a new single-detached dwelling and other uses permitted in Section 5.1.1 of this By-law.

### (c) <u>EXPIRATION</u>

The provisions of this zoning category will expire on August 16, 2026.

#### 5.4.35 (a) <u>DEFINED AREA</u>

A1(t-1) as shown on Schedule "A", Key Map 82

# (b) ADDITIONAL USE PERMITTED

The existing single-detached dwellings are to remain on the subject property for a temporary period, in addition to a new single-detached dwelling and other uses permitted in Section 5.1.1 of this By-law.

# (c) <u>EXPIRATION</u>

The provisions of this zoning category will expire on October 18, 2026.

#### 5.4.36 (a) <u>DEFINED AREA</u>

A1(t-1) as shown on Schedule "A", Key Map 15

#### (b) ADDITIONAL USE PERMITTED

The existing single-detached dwellings are to remain on the subject property for a temporary period, in addition to a new single-detached dwelling and other uses permitted in Section 5.1.1 of this By-law.

# (c) <u>EXPIRATION</u>

The provisions of this zoning category will expire on November 20, 2027.

5.4.37 (a) <u>DEFINED AREA</u>

A1(t-1) as shown on Schedule "A", Key Map 22

# (b) ADDITIONAL USE PERMITTED

The existing single-detached dwellings are to remain on the subject property for a temporary period, in addition to a new single-detached dwelling and other uses permitted in Section 5.1.1 of this By-law.

(c) <u>MINIMUM SIDE YARD SETBACK</u>

(a) Interior Yard (i) Dwellings

3.0 m (10 ft); 200 m (656 ft) from a 'Grain Handling Facility'

#### (d) <u>EXPIRATION</u>

The provisions of this zoning category will expire on February 26, 2028.



# **RESTRICTED AGRICULTURAL (A2) ZONE**

The provisions of the Restricted Agricultural (A2) Zone shall generally apply to agricultural development (excluding livestock barns and manure pits) in the rural areas of the Municipality in proximity to the villages.

#### 6.1 **GENERAL USE REGULATIONS**

#### 6.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Restricted Agricultural (A2) Zone except for the following purposes:

accessory use agricultural use, excluding livestock barns and manure pits bed and breakfast establishment converted dwelling conservation use forestry use grain handling facility, existing legally on the date of the passing of this By-law home occupation single detached dwelling portable asphalt plant wayside pit

6	.1.2	MINIMUM LOT AREA	40.0 ha (99 ac)
6	.1.3	MINIMUM LOT FRONTAGE ft)	300.0 m (984
6	.1.4	MINIMUM FRONT YARD SETBACK	
(a)	in ac	cordance with Section 4.18 of this By-law	
6	.1.5	MINIMUM SIDE YARD SETBACK	
(a)	Inter	ior Yard	
	(i)	Dwellings	3.0 m (10 ft)
	(ii)	Other Permitted Uses, excluding an accessory use	Equal to one-half building height but not less than 4.5 m (15 ft)
(b)	Exte	rior Yard	15.0 m (49 ft)



6.1.6	MININUM REAR YARD SETBACK	8.0	m
	(26 ft)		

# 6.1.7 <u>REDUCED LOT REQUIREMENTS</u>

Notwithstanding the Lot Area and Lot Frontage requirements of this Section, a lot legally used for a single detached dwelling which is created or modified by a consent pursuant to relevant sections of the <u>Planning Act, R.S.O. 1990, c. P.13</u> shall be subject to the following requirements:

(a)	Minimum Lot Area Maximum Lot Area		2,025 m² (0.5 ac) 0.6 ha (1.5 ac)
(b)	) Minimum Lot Frontage		30.0 m (98 ft)
6.	1.8	MINIMUM FLOOR AREA	
(a)	Singl	e detached dwelling	90.0 m ² (969 ft ² )
6.	1.9	MAXIMUM HEIGHT	
(a)	Singl	e detached dwelling	12.0 m (39.4 ft)
6.	1.10	MAXIMUM LOT COVERAGE	20%
6.	1.11	MAXIMUM NUMBER OF DWELLINGS PER	<u>LOT</u>

(a) one single detached dwelling or one converted dwelling, or one bed and breakfast establishment.

#### 6.2 SPECIAL USE REGULATIONS

#### 6.2.1 SINGLE UNIT DWELLING – MINIMUM DISTANCE SEPARATION I

Notwithstanding any other provision of this By-law to the contrary, the construction of a single unit dwelling shall not be permitted except in accordance with Minimum Distance Separation (MDS I); however, MDS I shall not apply to the alteration of an existing dwelling or the replacement of an existing dwelling with a new dwelling provided the new dwelling is situated no closer to a livestock barn or manure pit than the dwelling being replaced.



# 6.3 EXCEPTIONS

6.3.1 (a) <u>DEFINED AREA</u> (LOT 17, CONCESSION 7 – LONDON TWP.)

A2-1 as shown on Schedule A, Map 62

(b) PERMITTED USES

commercial grain handling facility farm-related truck terminal farm chemical and fertilizer storage and sales as an accessory use office as an accessory use all other permitted uses of the A2 zone

6.3.2 (a) <u>DEFINED AREA</u>

A2-2 as shown on Schedule 'A', Key Map 35

- (b) <u>MINIMUM LOT AREA</u> 29.7 ha (73.39 ac)
- 6.3.3 (a) <u>DEFINED AREA</u>

A2-3 as shown on Schedule 'A', Key Map 36

- (b) <u>MINIMUM LOT AREA</u> 3.0 ha (7.4 ac)
- (c) <u>MINIMUM LOT FRONTAGE</u> 20.0 m (65.6 ft)

# 6.3.4 (a) <u>DEFINED AREA</u>

A2-4 as shown on Schedule 'A', Key Map 81, to this by-law

(b) PERMITTED USES

self storage establishment within an existing building on the land all other permitted uses of the A2 zone

- (c) <u>MINIMUM LOT FRONTAGE</u> 92 m (302 ft)
- (d) <u>MINIMUM LOT AREA</u> 2.03 ha (5.0 ac)

# 6.3.5 (a) <u>DEFINED AREA</u>

A2-5 as shown on Schedule 'A', Key Map 81, to this by-law

- (b) <u>MINIMUM LOT FRONTAGE</u> 120 m (394 ft)
- (c) <u>MINIMUM LOT AREA</u> 2 ha (4.9 ac)

# 6.4 TEMPORARY USES

- 6.4.1 EXPIRED ON JANUARY 23, 2016
- 6.4.2 a) DEFINED AREA

A2(T-1) As shown on Schedule "A", Key Map 68

# b) ADDITIONAL USE PERMITTED

The existing single-detached dwelling is to remain on the subject property for a temporary period, in addition to a new single-detached dwelling and other uses permitted in Section 6.1.1 of this By-law.

#### c) EXPIRATION

The provisions of this zoning category will expire on May 22, 2027.





# AGRICULTURAL – NO RESIDENCES (A3) ZONE

The provisions of the Agricultural – No Residences (A3) Zone shall generally apply to agricultural holdings that are retained following the severance of surplus farm residences.

# 7.1 GENERAL USE REGULATIONS

### 7.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Agricultural – No Residences (A3) Zone except for the following purposes:

accessory use, excluding any residential uses agricultural use, excluding any residential uses conservation use dog kennel forestry use grain handling facility, existing legally on the date of the passing of this By-law riding school portable asphalt plant wayside pit

#### 7.1.2 MINIMUM LOT AREA

The lesser of 40 hectares (99 ac) or as it existed on the day that the residential use ceased.

#### 7.1.3 MINIMUM LOT FRONTAGE

The lesser of 300.0 metres (984 ft) or as it existed on the day that the residential use ceased.

#### 7.1.4 MINIMUM FRONT YARD SETBACK

In accordance with Section 4.16 of this By-law

#### 7.1.5 MINIMUM SIDE YARD SETBACK

- (a) <u>Interior Yard</u> Equal to one-half building height but not less than 4.5 m (15 ft)
- (b) <u>Exterior Yard</u> In accordance with Section 4.16 of this By-law

# 7.1.6 MININUM REAR YARD SETBACK

Equal to one-half building height but not less than 4.5 m (15 ft)

- 7.1.7 MAXIMUM LOT COVERAGE 20%
- 7.1.8 LIVESTOCK BARNS

In addition to the previous provisions of Section 7.0 of this By-law, livestock barns in the Agricultural – No Residences (A3) Zone shall comply with the Minimum Distance Separation (MDS) II formula.

# 7.1.9 MANURE PITS

In addition to the previous provisions of Section 7.0 of this By-law, manure pits in the Agricultural – No Residences (A3) Zone shall:

- (a) be enclosed, if the manure pit accommodates liquid manure and contains no fixed cover, with a permanent safety fence or wall with a minimum height of 1.5 metres (5 ft) above any adjacent grade and/or access ramps and erected within 1.5 metres (5 ft) of the edge of the said pit;
- (b) be adequate in size to accommodate the total amount of manure generated in any 240-day period by the agricultural use;
- (c) be erected not less than 30.0 metres (98 ft) from the centreline of any municipal drain, field drainage tile, or natural watercourse; and
- (d) be erected in compliance with the Minimum Distance Separation (MDS) II formula.

# 7.1.10 DOG KENNELS & DOG RUNS

In addition to previous provisions of Section 7.0 of this By-law, the following provisions shall apply to dog kennels and dog runs in the Agricultural – No Residences (A3) Zone:

(a)	minimum area for dog runs	10.0 m ² (108 ft ² )
(b)	minimum distance from a dwelling situated	
	on a separate lot	150.0 m (492 ft)

# 7.2 SPECIAL USE REGULATIONS

# 7.3 EXCEPTIONS

7.3.1 (a) DEFINED AREA



A3-1 as shown on Schedule A, Key Map 34, to this By-law

- (b) <u>INTERIOR SIDE YARD SETBACK FOR AN</u> EXISTING AGRICULTURAL STORAGE BUILDING 1.9 m (6.23 ft)
- 7.3.2 (a) DEFINED AREA

A3-2 as shown on Schedule A, Key Map 58, to this By-law

- (b) <u>INTERIOR SIDE YARD SETBACK FOR AN</u> <u>EXISTING AGRICULTURAL STORAGE BUILDING</u> 1.78 m (5.84 ft)
- 7.3.3 (a) DEFINED AREA

A3-3 as shown on Schedule A, Key Map 90, to this By-law

- (b) <u>INTERIOR SIDE YARD SETBACK FOR AN</u> <u>EXISTING AGRICULTURAL STORAGE BUILDING</u> 1.5 m (4.92 ft)
- 7.3.4 (a) DEFINED AREA

A3-4 as shown on Schedule A, Key Map 38, to this By-law

#### 7.4 TEMPORARY USES



# **URBAN RESIDENTIAL FIRST DENSITY (UR1) ZONE**

The provisions of the Urban Residential First Density (UR1) Zone shall apply to low density residential development in the villages of the Municipality, which are generally serviced by public water supply and sanitary sewer systems.

# 8.1 GENERAL USE REGULATIONS

#### 8.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Urban Residential First Density (UR1) Zone except for the following purposes:

accessory use home occupation single detached dwelling

8.	.1.2	MINIMUM LOT AREA (4,844 ft²)	450.0	m²
8.	.1.3	MINIMUM LOT FRONTAGE	15.0 m (49	ft)
8.	.1.4	MINIMUM FRONT YARD SETBACK	6.0 m (20 f	t)
8.	.1.5	MINIMUM SIDE YARD SETBACK		
(a)	Interi	or lot	1.5 m (5 ft) on one side and 2.5 m (8 f on the other side	
(b)		ior side yard is adjacent to a yard of an abutting lot	6.0 m (20 ft) on the side abutting the street and 1.5 m (5 on the other side	
(c)		yard is adjacent to a rear yard abutting lot	4.0 m (13 ft) on the side abutting the street and 1.5 m (5 on the other side	
8.	.1.6	MINIMUM REAR YARD SETBACK (26 ft)	8.0	m

# 8.1.7 MAXIMUM LOT COVERAGE

(a)	main	building	35%
(b)		uildings including accessory buildings ect to Section 4.1a)	38%
8	.1.8	MINIMUM FLOOR AREA	
(a)	Singl	e detached dwelling	90.0 m ² (969 ft ² )
8	.1.9	MAXIMUM HEIGHT	
(a)	Singl	e detached dwelling	12.0 m (39.4 ft)
8	8.1.10 MAXIMUM NUMBER OF DWELLINGS PER LOT		

(a) one single detached dwelling

# 8.2 SPECIAL USE REGULATIONS

# 8.2.1 MUNICIPAL SERVICES

No dwelling shall be erected, used or altered unless such dwelling is connected to a public water supply system and a public sanitary sewage system.

# 8.3 EXCEPTIONS

8.3.2

8.3.1 (a) DEFINED AREA

UR1-1 as shown on Schedule A, Map U-7

(b) MINIMUM SIDE YARD SETBACK

	(i)	interior lot	1.0 m (3 ft) on one side and 1.5 m (5 ft) on the other side
	(ii)	corner lot	3.5 m (11 ft) on the side abutting the road and 1.0 m (3 ft) on the other side
(c)		IMUM SEPARATION DISTANCE OM A GRAIN HANDLING FACILITY	250.0 m (820 ft)
(a)	DEF	INED AREA	

UR1-2 as shown on Schedule A, Map U-7

other side

### (b) MINIMUM SIDE YARD WIDTH

(i)	interior lot	1.0 m(3 ft)on one side and 1.5 m(5 ft) on the other side
(ii)	corner lot	3.0 m (9 ft) on the side abutting the road and 1.2 m (4 ft) on the

# 8.3.3 (a) <u>DEFINED AREA</u>

UR1-3 as shown on Schedule A, Map U-8 & Map U-9

(b)	MIN	IMUM LOT AREA	930.0 m² (0.23 ac)
(c)	<u>MIN</u>	IMUM LOT FRONTAGE	24.0 m (79 ft)
(d)	MIN	IMUM FRONT YARD SETBACK	8.0 m (26 ft)
(e)	MIN	IMUM SIDE YARD SETBACK	
	(i)	interior lot	3.0 m (10 ft)
	(ii)	corner lot	8.0 m (26 ft) on the side abutting the road and 3.0 m (10 ft) on the other side
<i>/ \</i>			

# 8.3.4 (a) <u>DEFINED AREA</u>

UR1-4 as shown on Schedule A, Map U-8 & Map U-9

(b)	<u>MIN</u>	IMUM FRONT YARD SETBACK	8.0 m (26 ft)
(c)	<u>MIN</u>	IMUM SIDE YARD SETBACK	
	(i)	interior lot	3.0 m (10 ft) on one side and 2.0 m (7 ft) on the other side
	(ii)	corner lot	8.0 m (26 ft) on one side and 2.0 m (7 ft) on the other side

(d) <u>MAXIMUM HEIGHT</u> 8.5 m (28 ft)

# 8.3.5 (a) <u>DEFINED AREA</u>

UR1-5 as shown on Schedule A, Map U-9

- (b) <u>MINIMUM LOT AREA</u>  $300.0 \text{ m}^2 (3,229 \text{ ft}^2)$
- (c) <u>MINIMUM LOT FRONTAGE</u> 10.0 m (33 ft)
- (d) MINIMUM SIDE YARD SETBACK
  - (i) 3.0 m (10 ft) shall be required on one side of any dwelling without an attached garage or carport; and
  - (ii) 0 m shall be required on one side of a single detached dwelling having no exterior doors, windows or other openings within the yard width that otherwise would be required, and having all roof drainage directed onto the lot of that dwelling, and having a registered private maintenance easement of at least 2.0 m (7 ft) width and an eave and footing encroachment easement on the adjacent lot.

# 8.3.6 (a) <u>DEFINED AREA</u>

UR1-6 as shown on Schedule A, Map U-9

(b) <u>PERMITTED USES</u>

semi-detached dwelling all other permitted uses of the UR1 zone

- (c) <u>MINIMUM FRONT YARD SETBACK</u> 8.0 m (26 ft)
- (d) ZONE REQUIREMENTS

The zone requirements of the UR1-7 Zone shall apply to a single detached dwelling and to each unit of a semi-detached dwelling, provided further that:

(i) a minimum interior side yard of 0 m shall be required along the lot line of the common wall of a semi-detached dwelling.

# 8.3.7 (a) DEFINED AREA

UR1-7 as shown on Schedule A, Map U-8 and Map U-9

(b)	MINIMUM LOT AREA	700.0 m ² (7,535 ft ² )
(c)	MINIMUM LOT FRONTAGE	20.0 m (66 ft)
(d)	MINIMUM FRONT YARD SETBACK	8.0 m (26 ft)

DEFINED AREA

8.3.8

(a)

#### UR1-8 as shown on Schedule A, Map U-9 700.0 m² (7,535 ft²) (b) MINIMUM LOT AREA (c) MINIMUM LOT FRONTAGE 14.5 m (48 ft) MINIMUM FRONT YARD SETBACK 8.0 m (26 ft) (d) 8.3.9 DEFINED AREA (a) UR1-9 as shown on Schedule A, Map U-9 (b) MINIMUM SETBACK FROM SOUTHERLY LOT LINE 38.0 m (125 ft) 8.3.10 (a) DEFINED AREA UR1-10 as shown on Schedule A, Map U-7 MINIMUM FRONT YARD SETBACK 8.0 m (26 ft) (b) (c) **BUILDING RESTRICTIONS** Notwithstanding all other provisions of this By-law, no buildings or structures are permitted to be placed within any portion of the lot located 45 metres or greater from the front lot line. 8.3.11 **DEFINED AREA** (a) UR1-11 as shown on Schedule A, Map U-7 and Map U-9 (b) MINIMUM FRONT YARD SETBACK 8.0 m (26 ft) 8.3.12 (a) DEFINED AREA UR1-12 as shown on Schedule A, Map U-9 (b) MINIMUM LOT AREA 550.0 m² (5,920 ft²) (c) MINIMUM LOT FRONTAGE 18.0 m (59 ft) (d) MINIMUM FRONT YARD SETBACK 10.0 m (33 ft) MINIMUM SIDE YARD SETBACK 3.0 m (10 ft) (e)



8.3.13	(a)	DEFINED AREA	
		UR1-13 as shown on Schedule A, Map U-9	
	(b)	MINIMUM LOT AREA	650.0 m² (6,996 ft²)
	(c)	MINIMUM LOT FRONTAGE	18.0 m (59 ft)
	(d)	MINIMUM SIDE YARD SETBACK	3.0 m (10 ft) on one side and 2.0 m (7 ft) on the other side
8.3.14	(a)	DEFINED AREA	
		UR1-14 as shown on Schedule A, Map U-9	
	(b)	MINIMUM LOT AREA	550.0 m ² (5,920 ft ² )
	(c)	MINIMUM LOT FRONTAGE	18.0 m (59 ft)
	(d)	MINIMUM FRONT YARD SETBACK	8.0 m (26 ft)
	(e)	MINIMUM SIDE YARD SETBACK	
		(i) interior lot	3.0 m (10 ft)
		(ii) corner lot	8.0 m (26 ft) on the side abutting the road and 3.0 m (10 ft) on the other side
~ ~ / =			

# 8.3.15 (a) DEFINED AREA

(i)

UR1-15 as shown on Schedule A, Map U-8

- (b) MINIMUM SIDE YARD SETBACK
  - interior lot

1.8 m (6 ft) on both sides



# 8.3.16 (a) DEFINED AREA

UR1-16 as shown on Schedule A, Map U-9

- (b) <u>MINIMUM FRONT YARD SETBACK</u> 8.0 m (26 ft)
- (c) MINIMUM SIDE YARD SETBACK
  - (i) interior lot 1.0 m (3 ft) on one side and 1.5 m (5 ft) on the other side; notwithstanding the foregoing, a setback of 2.4 m (7.9 ft) shall be required for all lots adjacent to Block 48 on Registered Plan 33M-630 (ii) 3.0 m (9 ft) on the side corner lot abutting the road and 1.2 m (4 ft) on the other side

### 8.3.17 (a) <u>DEFINED AREA</u>

UR1-17 as shown on Schedule A, Map U-9

- (b) <u>MINIMUM LOT FRONTAGE</u> 14.5 m (48 ft)
- (c) <u>MINIMUM FRONT YARD SETBACK</u> 8.0 m (26 ft)

### (d) MINIMUM SIDE YARD SETBACK

(i) interior lot
(ii) corner lot
(iii) corn

#### 8.3.18 (a) <u>DEFINED AREA</u>

UR1-18 as shown on Schedule A, Map U-7



#### (b) PERMITTED USES

single detached dwellings

- 300 m² (3,229 ft²) (c) MINIMUM LOT AREA per dwelling unit
- (d) MINIMUM LOT FRONTAGE
- (e) MINIMUM FRONT YARD SETBACK

11.5 m (38 ft)

6.0 m (20 ft.) except that where a front lot line abuts a temporary turning circle block, the front yard setback shall be measured from the street line of the block as though the block formed a part of the lot.

on the other side

other side

#### MINIMUM SIDE YARD SETBACK (f)

- (i) interior lot 1.0 m (3 ft) on one side and 1.5 m (5 ft)
- (ii) corner lot 3.5 m (11 ft) on the side abutting the road and 1.0 m (3 ft) on the

#### 8.3.19 (a) **DEFINED AREA**

UR1-19 as shown on Schedule A, Key Map U-8

(b)	MINIMUM LOT	23.0 m (75 ft)
(c)	MINIMUM LOT AREA	850.0 m ² (9,150 ft ² )
(d)	MINIMUM FRONT YARD SETBACK	8.0 m (26 ft)
(e)	MINIMUM SIDE YARD SETBACK	
	(i) interior lot	2.0 m (7 ft) on one side and 3 m (10 ft) on the other side



	(ii) corner lot	8.0 m (26 ft) on the side abutting the road and 2.0 m (7 ft) on the other side
8	3.20 (a) <u>DEFINED AREA</u>	
	UR1-20 as shown on Schedule A, Key map U-9	
(b)	MINIMUM INTERIOR SIDE YARD SETBACK	1.5 m (5 ft) on both sides
(c)	MAXIMUM LOT COVERAGE (i) main building, including dwelling and attached garage	sides
	lot for single-storey dwelling lots for all other dwellings	40% 37%
	(ii) all buildings, including accessory buildings	and structures
	subject to Section 4.1 a) lot for single-storey dwelling lots for all other dwellings	43% 40%
8	3.21 (a) <u>DEFINED AREA</u>	
	UR1-21 (h-1) as shown on Schedule A, Key Map L	J-8
(b)	MINIMUM LOT FRONTAGE	12.0 m (39.4 ft)
(c)	MINIMUM LOT AREA	360 m² (3,875 ft²)
(d)	MINIMUM FRONT YARD SETBACK	
	(i) habitable portion of the dwelling	4.5 m (14.7 ft)
	(ii) attached garage	6.0 m (19.7 ft)
(e)	MINIMUM SIDE YARD SETBACK	1.2 m (3.9 ft) on both sides
(f)	MINIMUM REAR YARD SETBACK	7.0 m (23 ft)
(g)	MAXIMUM LOT COVERAGE	40%
(h)	MAXIMUM HEIGHT	10.5 m (34.4 ft)

8.3.22 (a) **DEFINED AREA** 

UR1-22 as shown on Schedule A, Key Map U-8



	(b)	MINIMUM FRONT YARD SETBACK	7.0 metres (23.0 ft)
	( )	.3.23 (a) <u>DEFINED AREA</u>	
	0	UR1-23 as shown on Schedule A, Key Map U-8	
	(1.)		
	(b)	MINIMUM FRONT YARD SETBACK	
		(i) habitable portion of the dwelling	4.0 m (13.1 ft)
		(ii) attached garage	6.0 m (19.7 ft)
	8	.3.24 (a) <u>DEFINED AREA</u>	
		UR1-24 as shown on Schedule A, Key Map U-8	
	(b)	MINIMUM FRONT YARD SETBACK	8.0 metres (26.2 ft)
	(c)	MINIMUM EXTERIOR SIDE YARD SETBACK	7.0 metres (23.0 ft)
8.3.25	(a)	DEFINED AREA	
		UR1-25 as shown on Schedule 'A', Key Map U-7	
	(b)	MINIMUM FRONT YARD SETBACK	6.0 m (19.69 ft)
	(c)	MINIMUM INTERIOR SIDE YARD SETBACK	1.2 m (3.94 ft)
	(d)	MAXIMUM LOT COVERAGE	
		<ul> <li>(i) main building, including dwelling and attached garage</li> </ul>	
		lot for single-storey dwelling lots for all other dwellings	40% 37%
		(ii) all buildings, including accessory buildings and	d structures
		subject to Section 4.1 a) lot for single-storey dwelling	43%
		lots for all other dwellings	40%
8.3.26	(a)	DEFINED AREA	
		UR1-26 as shown on Schedule "A", Key Map U-9,	to this By-law
	(b)	MINIMUM LOT FRONTAGE 17.34	6 m (57 ft)
	(c)	MINIMUM LOT AREA 860 m	n² (0.21 ac)
	(d)	MINIMUM FRONT YARD SETBACK 8.0 m	(26 ft)
	(e)	MINIMUM SIDE YARD SETBACK	

		(i) interior lot (ii) corner lot	3.0 m (10 ft) 8.0 m (26 ft) on the side abutting the road and 3.0 m (10 ft) on the other side
8.3.27	(a)	DEFINED AREA	(
		UR1-27 as shown on Schedule 'A', Key Ma	p U-8, to this By-law
	(b)	MINIMUM LOT AREA	340.0 m ² (3,659.73 ft ² )
	(c)	MINIMUM LOT FRONTAGE	13.0 m (42.7 ft)
	(d)	MINIMUM LOT DEPTH	20.8 m (68.2 ft)
	(e)	MINIMUM FRONT YARD SETBACK	
		4.5 m (14.8 ft) for the habitable portion of th 5.5 m (18.0 ft) for an attached garage	ne dwelling
	(f)	MINIMUM INTERIOR SIDE YARD SETBAC	<u>CK</u> 1.2 m (3.9 ft)
	(g)	MINIMUM EXTERIOR SIDE YARD SETBA	<u>.CK</u>
		1.2 m (3.9 ft) (Units 18, 20, 21, 23 and 35) 2.2 m (7.2 ft) (Unit 24)	
	(h)	MINIMUM REAR YARD SETBACK	6.0 m (19.7 ft)
	(i)	MAXIMUM HEIGHT	
		7.0 m (22.97 ft) for a dwelling unit within a easterly property boundary (Units 21-24 inc	

(j) MAXIMUM LOT COVERAGE 50%

# (k) <u>NUMBER OF DETACHED DWELLING UNITS</u>

Notwithstanding any other provisions of this By-law, multiple singledetached dwellings are permitted on a single lot in advance of the registration of a vacant land condominium plan against the land. All other provisions of this zoning category must be adhered to as if the vacant land condominium plan, forming part of the condominium agreement that applies to the land, is registered.

This clause shall not apply after the registration of a vacant land condominium plan against the land.

# (I) REAR YARD ENCROACHMENTS FOR UNITS 10 TO 23

Notwithstanding any other provisions of this by-law, the maximum encroachment for decks and/or exterior steps into a required rear yard setback shall be 3.65 metres (12 ft).



# (m) REAR YARD ENCROACHMENTS FOR UNITS 24 TO 29

The following provisions shall apply to decks and/or exterior steps that extend beyond the encroachments that are permitted in Section 4.30 (vi) of this By-law:

(i) <u>Unit 24</u>

An upper deck shall be permitted to extend up to 3.65 metres (12 ft) from the existing single-detached dwelling up to a maximum width of 2.74 metres (9 ft). A lower deck shall be permitted to extend up to 3.96 metres (13 ft) from the existing single-detached dwelling up to a maximum width of 4.57 metres (15 ft).

(ii) <u>Unit 25</u>

An upper deck shall be permitted to extend up to 3.05 metres (10 ft) from the existing single-detached dwelling up to a maximum width of 1.22 metres (4 ft). The remaining portion of the upper deck shall be permitted to extend up to 1.82 metres (6 ft) from the existing single-detached dwelling.

(iii) <u>Unit 26</u>

An upper deck shall be permitted to extend up to 3.7 metres (12.14 ft) from the existing single-detached dwelling up to a maximum width of 3.35 metres (11 ft). Stairs with a width of up to 1.1 metres (3.6 ft) shall be permitted to extend from the upper deck but shall not be any closer to the rear lot line than 2.64 metres (8.66 ft).

(iv) <u>Unit 27</u>

An upper deck shall be permitted to extend up to 2.44 metres (8 ft) from the existing single-detached dwelling up to a maximum width of 3.66 metres (12 ft).

(v) <u>Unit 28</u>

An upper deck shall be permitted to extend up to 2.14 metres (7 ft) from the existing single-detached dwelling up to a maximum width of 3.05 metres (10 ft). A lower deck shall be permitted to extend up to 4.27 metres (14 ft) from the existing single-detached dwelling up to a maximum width of 5.79 metres (19 ft). The maximum height of the lower deck shall not exceed 0.3 metres (1 ft) above the highest nearest grade.

(vi) <u>Unit 29</u>

An upper deck shall be permitted to extend up to 2.44 metres (8 ft) from the existing single-detached dwelling up to a maximum width of 3.05 metres (10 ft). The west side of the deck shall include a fixed privacy screen extending 1.83 metres (6 ft) up from the floor of the deck.

# 8.3.28 (a) DEFINED AREA

UR1-28 as shown on Schedule 'A', Key Map U-9



# (b) <u>NUMBER OF DETACHED DWELLINGS</u>

Notwithstanding any other provisions of this By-law, multiple singledetached dwellings are permitted on a single lot in advance of the registration of a vacant land condominium plan against the land. All other provisions of this zoning category must be adhered to as if the vacant land condominium plan, forming part of the condominium agreement that applies to the land, is registered.

This clause shall not apply after the registration of a vacant land condominium plan against the land.

	(c)	MINIMUM INTERIOR SIDE YARD SETBACK	1.2 m (3.94 ft)
	(d)	MINIMUM EXTERIOR SIDE YARD SETBACK	2.0 m (6.56 ft)
	(e)	MAXIMUM LOT COVERAGE	
		<ul> <li>(i) main building, including dwelling and attached garage</li> <li>(ii) all buildings, including accessory buildings and structures subject to Section 4.1 a)</li> </ul>	40% 43%
8.3.29	(a)	DEFINED AREA	
		UR1-29 as shown on Schedule 'A', Key Map 36	
	(b)	MINIMUM LOT AREA	360.0 m² (3,875 ft²)
	(c)	MINIMUM LOT FRONTAGE	11.0 m (36 ft)
	(d)	MINIMUM FRONT YARD SETBACK	
		<ul><li>(i) attached garage</li><li>(ii) dwelling</li></ul>	6 m (19.69 ft) 4.5 m (14.76 ft)
	(e)	MINIMUM INTERIOR SIDE YARD SETBACK	
		<ul><li>(i) with attached garage, both sides</li><li>(ii) without attached garage</li></ul>	1.2 m (3.94 ft) 1.2 m (3.94 ft) on one side and 3.0 m (9.84 ft) on the other side
	(f)	<ul> <li>MINIMUM EXTERIOR SIDE YARD</li> <li>(i) exterior side yard is adjacent to a front yard of an abutting lot</li> </ul>	4.5 m (14.76 ft) on the side abutting the street provided there is no driveway access from the exterior side yard and 1.2 m (3.94

rear yard is adjacent to a rear

yard of an abutting lot



ft) on the other side; 6 m (19.69 ft) to an attached garage and 4.5 m (14.76 ft) to the dwelling on the side abutting the street if there is a driveway

1.2 m (3.94 ft) on the abutting side the street provided there is no driveway access from the exterior side yard and 1.2 m (3.94 ft) on the other side; 6 m (19.69 ft) to an attached garage and 4.5 m (14.76 ft) to the dwelling on the side abutting the street if is driveway there access from the exterior yard and 1.2 m (3.94 ft) on the other side

# (g) MAXIMUM LOT COVERAGE

(ii)

(i) main building, including dwelling and attached garage

	lot for single-storey dwelling	40%
	lots for all other dwellings	37%
(ii)	all buildings, including accessory buildin subject to Section 4.1 a)	gs and structures

lot for single-storey dwelling	43%
lots for all other dwellings	40%

# 8.3.30 (a) <u>DEFINED AREA</u> UR1-30 as shown on Schedule 'A', Key Map 36

(b)	MINIMUM LOT AREA	360.0 m ² (3,875 ft ² )
(c)	MINIMUM LOT FRONTAGE	15.0m (49 ft)
(d)	MINIMUM FRONT YARD SETBACK	
	(i) attacked severe	$C_{max}$ (40 C0 ft)

(1)	attached garage	6 m (19.69 π)
(ii)	dwelling	4.5 m (14.76 ft)


1.2 m (3.94 ft)

1.2 m (3.94 ft) on one side and 3.0 m (9.84 ft) on the other side

### (e) MINIMUM INTERIOR SIDE YARD SETBACK

- (i) with attached garage, both sides
- (ii) without attached garage

# (f) MINIMUM EXTERIOR SIDE YARD SETBACK

(i) exterior side yard is adjacent to a front yard of an abutting lot

rear yard is adjacent to a rear

yard of an abutting lot

4.5 m (14.76 ft) on the side abutting the street provided there is no driveway access from the exterior side yard and 1.2 m (3.94 ft) on the other side; 6 m (19.69 ft) to an attached garage and 4.5 m (14.76 ft) to the dwelling on the side abutting the street if there is driveway from access the exterior yard and 1.2 m (3.94 ft) on the other side

1.2 m (3.94 ft) on the side abutting the street provided there is no driveway access from the exterior side yard and 1.2 m (3.94 ft) on the other side; 6 m (19.69 ft) to an attached garage and 4.5 m (14.76 ft) to the dwelling on the side abutting the street if is driveway there access from the exterior yard and 1.2 m (3.94 ft) on the other side

### (g) MAXIMUM LOT COVERAGE

(ii)

(i) main building, including dwelling and attached garage

lot for single-storey dwelling	40%
lots for all other dwellings	37%



(ii) all buildings, including accessory buildings and structures subject to Section 4.1 a)

lot for single-storey dwelling	43%
lots for all other dwellings	40%

### 8.3.31 (a) <u>DEFINED AREA</u>

UR1-31 as shown on Schedule 'A', Key Map U-9

(b) <u>NUMBER OF DETACHED DWELLINGS</u> Notwithstanding any other provisions of this By-law, multiple single-detached dwellings are permitted on a single lot in advance of the registration of a vacant land condominium plan against the land. All other provisions of this zoning category must be adhered to as if the vacant land condominium plan, forming part of the condominium agreement that applies to the land, is registered.

This clause shall not apply after the registration of a vacant land condominium plan against the land.

(c)	MINIMUM LOT AREA	400.0 m² (4,305.7 ft²)
(d)	MINIMUM LOT FRONTAGE	15.0 m (49.2 ft)
(e)	MINIMUM FRONT YARD SETBACK	6 m (19.7 ft)
(f)	MINIMUM INTERIOR SIDE YARD SETBACK	1.2 m (3.9 ft)

- (i) Notwithstanding the above, the minimum easterly interior side yard setback for Unit 14 and the westerly interior side yard setback for Unit 10 shall be 6 m (19.7 ft)
- (ii) Notwithstanding the above, the minimum westerly interior side yard setback for Unit 1 shall be 3 m (9.8 ft)
- (g) MINIMUM EXTERIOR SIDE YARD SETBACK 3 m
- (h) <u>SIGHT VISIBILITY TRIANGLES</u> Notwithstanding any other provisions of this by-law, Section 4.27 of this by-law shall not apply.
   (i) <u>MINIMUM REAR YARD SETBACK</u> 7 m (23 ft)
- (j) MAXIMUM HEIGHT

 Units 14-17
 7.62 metres (25 ft)

 All other units
 10.668 metres (35 ft)

(k) MAXIMUM LOT COVERAGE PER UNIT 50%



# 8.3.32 (a) <u>DEFINED AREA</u>

UR1-32 as shown on Schedule A, Key Map U-7, to this By-law

(b) MINIMUM FRONT YARD SETBACK	6.0 m (19.69 ft)
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- (c) <u>MINIMUM INTERIOR SIDE YARD SETBACK</u> 1.2 m (3.94 ft)
- (d) MAXIMUM LOT COVERAGE

(i)	<ul> <li>main building, including dwelling and attached gara</li> </ul>	
	lot for single-storey dwelling	40%
	lots for all other dwellings	37%

(ii)	i) all buildings, including accessory buildings a		
structures subject to Section 4.1 a)		-	
	lot for single-storey dwelling	43%	
	lots for all other dwellings	40%	

# (e) BUILDING RESTRICTIONS

Notwithstanding all other provisions of this By-law, no buildings or structures are permitted to be placed within any portion of the lot located 45 metres or greater from the front lot line.

# 8.3.33 (a) DEFINED AREA

UR1-33 as shown on Schedule A, Key Map U-9, to this By-law

(b)	MINIMUM LOT AREA	700 m² (7,535 ft²)
(c)	MINIMUM LOT FRONTAGE	20.0 m (66 ft)
(d)	MINIMUM FRONT YARD SETBACK	6.0 m (20 ft)

(e) MINIMUM INTERIOR SIDE YARD SETBACKS

1.5 m (4.9 ft) from an interior side lot line adjacent to a lot on which there was an existing residence on October 19, 2016 and 1.2 m (3.9 ft) from an interior side lot line adjacent to a lot that was vacant on October 19, 2016.

8.3.34 (a) DEFINED AREA

UR1-34 as shown on Schedule A, Key Map U-9, to this By-law

(b)	MINIMUM LOT AREA	700 m² (7,535 ft²)
(c)	MINIMUM LOT FRONTAGE	20.0 m (66 ft)
(d)	MINIMUM FRONT YARD SETBACK	6.0 m (20 ft)



### 8.3.35 (a) DEFINED AREA

UR1-35 as shown on Schedule A, Key Map U-9, to this By-law

- (b) <u>MINIMUM LOT AREA</u> 300.0 m² (3,229 ft²)
- (c) <u>MINIMUM LOT FRONTAGE</u> 10.0 m (33 ft)
- (d) MINIMUM INTERIOR SIDE YARD SETBACKS

1.5 m (4.9 ft) from an interior side lot line adjacent to a lot on which there was an existing residence on October 19, 2016 and 1.2 m (3.9 ft) from an interior side lot line adjacent to a lot that was vacant on October 19, 2016.

### 8.3.36 (a) <u>DEFINED AREA</u>

UR1-36 as shown on Schedule 'A', Key Map U-8

- (b) MINIMUM FRONT YARD SETBACK
  - (i) Porch or habitable portion of dwelling(ii) Attached Garage

4.5 m (14.8 ft)

6.00 m (19.7 ft), but not more than 1.00 metre (3.3 ft) closer to the front lot line than the porch or habitable portion of the dwelling on lots 12.19 metres (40 ft.) up to 14 metres (46 feet) wide and not more than 2.00 metres (6.6 ft) closer to the front lot line than the porch or habitable portion of the dwelling on lots greater than 14 metres (46 ft) wide.

# (c) MINIMUM SIDE YARD SETBACKS

(i) Interior side yard(ii) Exterior side yard, except attached garages2.5 m (8.2 ft)

(iii)Exterior side yard for attached garages

2.5m (8.2 ft) to an attached garage on the side abutting the street provided there is no driveway access from the exterior side yard and provided the wall of the garage is not closer to the exterior side yard that the habitable portion of the dwelling; 6m (19.7 ft) to an attached garage on the side abutting the street if there is driveway access from the exterior side yard.

# (d) <u>SIGHT VISIBILITY TRIANGLES</u>

Notwithstanding any other provisions of this by-law, a sight visibility triangle shall have minimum dimensions of 6 m (19.7 ft) by 6 m (19.7 ft)

# (e) <u>MAXIMUM LOT COVERAGE</u> (i) main building, including dwelling and attached garage 40% (ii) all buildings, including accessory buildings and structures subject to Section 4.1 a) 43%



### 8.3.37 (a) <u>DEFINED AREA</u>

UR1-37 as shown on Schedule 'A', Key Map U-8

(b) <u>MINIMUM LOT FRONTAGE</u>

13 m (42.7 ft)

4.5 m (14.8 ft)

(c) <u>MINIMUM FRONT YARD SETBACK</u> (i) Porch or habitable portion of dwelling

(ii) Attached Garage

6.00 m (19.7 ft), but not more than 1.00 metre (3.3 ft) closer to the front lot line than the porch or habitable portion of the dwelling on lots 12.19 metres (40 ft.) up to 14 metres (46 feet) wide and not more than 2.00 metres (6.6 ft) closer to the front lot line than the porch or habitable portion of the dwelling on lots greater than 14 metres (46 ft) wide.

### (d) MINIMUM SIDE YARD SETBACKS

(i) Interior side yard	1.2 m (3.9 ft)
(ii) Exterior side yard, except attached garages	2.5 m (8.2 ft)

(iii) Exterior side yard for attached garages

2.5m (8.2 ft) to an attached garage on the side abutting the street provided there is no driveway access from the exterior side yard and provided the wall of the garage is not closer to the exterior side yard that the habitable portion of the dwelling; 6m (19.7 ft) to an attached garage on the side abutting the street if there is driveway access from the exterior side yard.

# (e) SIGHT VISIBILITY TRIANGLES

Notwithstanding any other provisions of this by-law, a sight visibility triangle shall have minimum dimensions of 6 m (19.7 ft) by 6 m (19.7 ft)

	(f)	MAXIMUM LOT COVERAGE (i) main building, including dwelling and attached garage	40%
		<ul> <li>(ii) all buildings, including accessory buildings and structures subject to Section 4.1 a)</li> </ul>	43%
8.3.38	(a)	DEFINED AREA	
		UR1-38 as shown on Schedule 'A', Key Map U-8	
	(b)	MINIMUM LOT AREA	380 m² (4,090 ft²)
	(c)	MINIMUM LOT FRONTAGE	12 m (39.4 ft)

(d) MINIMUM FRONT YARD SETBACK



(i) Porch or habitable portion of dwelling

4.5 m (14.8 ft)

(ii) Attached Garage

6.00 m (19.7 ft), but not more than 1.00 metre (3.3 ft) closer to the front lot line than the porch or habitable portion of the dwelling on lots 12.19 metres (40 ft.) up to 14 metres (46 feet) wide and not more than 2.00 metres (6.6 ft) closer to the front lot line than the porch or habitable portion of the dwelling on lots greater than 14 metres (46 ft) wide.

### (e) MINIMUM SIDE YARD SETBACKS

(i) Interior side yard	1.2 m (3.9 ft)
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(ii) Exterior side yard, except attached garages 2.5 m (8.2 ft)

(iii) Exterior side yard for attached garages

2.5m (8.2 ft) to an attached garage on the side abutting the street provided there is no driveway access from the exterior side yard and provided the wall of the garage is not closer to the exterior side yard that the habitable portion of the dwelling; 6m (19.7 ft) to an attached garage on the side abutting the street if there is driveway access from the exterior side yard.

- (f) MINIMUM REAR YARD SETBACKS 6 m (19.7 ft)
- (g) <u>SIGHT VISIBILITY TRIANGLES</u> Notwithstanding any other provisions of this by-law, a sight visibility triangle shall have minimum dimensions of 6 m (19.7 ft) by 6 m (19.7 ft)

(h)	MAXIMUM LOT COVERAGE	
. ,	(i) main building, including dwelling	
	and attached garage	40%
	0 0	

(ii) all buildings, including accessory buildings and structures subject to Section 4.1 a) 43%

### (i) <u>MAXIMUM HEIGHT</u> Two storeys to a maximum of 13 m (42.7 ft), measured from the average finished grade elevation of the dwelling.

### 8.3.39 (a) <u>DEFINED AREA</u>

(

UR1-39 as shown on Schedule 'A', Key Map U-8

(b) NUMBER OF DETACHED DWELLINGS

Notwithstanding any other provisions of this By-law, multiple single detached dwellings are permitted on a single lot in advance of the registration of a vacant land condominium plan against the lot. All other provisions of this zoning category must be adhered to as if the vacant land condominium plan, forming part of the condominium agreement that applies to the lot, is registered.



		This clause shall not apply after the registrat condominium plan against the land.	ion of a vacant land
	(c)	MINIMUM LOT AREA	340 m² (3,660 ft²)
	(d)	MINIMUM LOT FRONTAGE	13 m (42.7 ft)
	(e)	MINIMUM FRONT YARD SETBACK (i) Porch or habitable portion of dwelling (ii) Attached Garage 6.00 m (19.7 ft), but not closer to the front lo habitable portion of the dwelling.	4.5 m (14.8 ft) t line than the porch or
	(f)	MINIMUM SIDE YARD SETBACKS (i) Interior side yard (ii) Exterior side yard, except attached garages (iii) Exterior side yard for attached garages	1.2 m (3.9 ft) 2 m (6.6 ft) 6 m (19.7 ft)
	(g)	<u>MINIMUM REAR YARD SETBACK</u> MINIMUM REAR YARD SETBACK DECKS	6 m (19.7 ft) 3 m (9.8 ft)
	(h)	SIGHT VISIBILITY TRIANGLES Notwithstanding any other provisions of this by-law, shall have minimum dimensions of 6 m (19.7 ft) by 6	a sight visibility triangle 6 m (19.7 ft)
	(i)	MAXIMUM LOT COVERAGE (i) main building, including dwelling and attached garage	50%
		<ul> <li>(ii) all buildings, including accessory buildings and structures subject to Section 4.1 a)</li> </ul>	55%
	(j)	<u>NET DENSITY</u> The net density shall be less than 20 units per hect	are.
8.3.40	(a)	DEFINED AREA	
		UR1-40 as shown on Schedule 'A', Key Map U-08	
	(b)	MINIMUM LOT FRONTAGE	20 m
	(c)	MUNICIPAL SERVICES	

Residential development shall be permitted on private services

# 8.3.41 (a) DEFINED AREA



UR1-41 as shown on Schedule 'A', Key Map 68, to this by-law

	(b)	MINIMUM LOT AREA	385 m²
	(c)	MINIMUM LOT FRONTAGE	12 m
	(d)	MINIMUM FRONT YARD SETBACK	8 m
	(e)	MINIMUM SIDE YARD SETBACK	
		<ul><li>(i) Interior Lot</li><li>(ii) Corner Lot</li></ul>	1.5 m 4.5 m
	(f)	MAXIMUM LOT COVERAGE	
		<ul><li>(i) Main Building</li><li>(ii) All buildings including accessory</li></ul>	38%
		buildings subject to Section 4.1a	41%
8.3.42	(a)	DEFINED AREA	
		UR1-42 as shown on Schedule 'A', Key Map 68, to	o this by-law
	(b)	MINIMUM LOT AREA	380 m² (4,090.3 ft²)
	(c)	MINIMUM LOT FRONTAGE	12 m (39.4 ft)
	(d)	MINIMUM FRONT YARD SETBACK	8 m (26.2. ft); the attached garage shall not be closer to the front lot line than the porch or habitable portion of the dwelling.
	(e)	MINIMUM SIDE YARD SETBACK	
		<ul> <li>(i) Interior Lot</li> <li>(ii) Exterior (to habitable portion)</li> <li>(iii) Exterior (attached garages)</li> </ul>	1.2 m (3.9 ft) 2.5 m (8.2 ft) 6.0 m (19.7 ft)
	(f)	MAXIMUM LOT COVERAGE	
		<ul> <li>(i) Main Building</li> <li>(ii) All buildings including accessory buildings subject to Section 4.1a</li> </ul>	38% 41%



# 8.3.43 (a) <u>DEFINED AREA</u>

UR1-43 as shown on Schedule 'A', Key Map 68, to this by-law

	(b)	MINIMUM LOT AREA	380 m² (4,090.3 ft²)
	(c)	MINIMUM LOT FRONTAGE	12 m (39.4 ft)
	(d)	<u>MINIMUM FRONT YARD SETBACK</u> (i) To porch or habitable portion (ii) To attached garage	4.5 m (14.8 ft) 6.0 m (19.7 ft)
	(e)	MINIMUM SIDE YARD SETBACK	
		<ul> <li>(i) Interior Lot</li> <li>(ii) Exterior (to habitable portion)</li> <li>(iii) Exterior (attached garages)</li> </ul>	1.2 m (3.9 ft) 2.5 m (8.2 ft) 6.0 m (19.7 ft)
	(f)	MAXIMUM LOT COVERAGE	
		<ul> <li>Main Building</li> <li>All buildings including accessory buildings subject to Section 4.1a</li> </ul>	43% 46%
8.3.44	(a)	DEFINED AREA	
		UR1-44 as shown on Schedule 'A', Key Map U-9	
	(b)	MINIMUM LOT AREA	360 m² (3,875 ft²)
	(c)	MINIMUM LOT FRONTAGE	12 m (49 ft)
	(d)	<u>MINIMUM FRONT YARD SETBACK</u> (i) porch or habitable portion of the dwelling 4.5 m ( (ii) Minimum front yard setback attached garage 6.0	
	(e)	MINIMUM SIDE YARD SETBACK	
		<ul> <li>(i) Interior Lot</li> <li>(ii) Corner lot</li> <li>(iii) attached garages abutting the road</li> </ul>	1.2 m (3 ft) 3 m (10 ft) on the side abutting the road and 1.2 m (3 ft) on the other side except attached garages abutting the road 4.5 m (14.8 ft)
	(f)	MAXIMUM REAR YARD SETBACK	6 m (19.6 ft)



### (g) MAXIMUM LOT COVERAGE

- (i) building, including dwelling and attached garage for a 1 storey dwelling 50%
- (ii) main building, including dwelling, and attached garage for all other dwellings greater than 1 storey 40%
- (iii) Maximum lot coverage main building, including accessory building and structure for a 1 storey dwelling 53%
- (iv) Maximum lot coverage main building, including accessory buildings and structure for all other dwellings greater than 1 storey – 43%

### 8.3.45 (a) DEFINED AREA

UR1-45 as shown on Schedule 'A', Key Map U-9

(b) Notwithstanding and other provisions of this By-law, multiple dwellings are permitted on a single lot in advance of the registration of a condominium plan against the land. All other provisions of this Zoning category must be adhered to as if the condominium plan, forming part of the condominium agreement that applied to the land, is registered on title. This clause shall not apply after the registration of a condominium plan against the land.

(c)	MINIM	<u>IUM LOT AREA</u>	360 m ² (3,875 ft ² )
(d)	MINIM	IUM LOT FRONTAGE	12 m (49 ft)
(e)	MINIM	IUM SIDE YARD SETBACK	
	(i) (ii)	Interior Lot Corner lot	1.2 m (3 ft) 3 m (9 ft) on the site abutting the road and 1.2 m (3 ft) on the other
(f)	MAXI	MUM LOT COVERAGE	
	(i) (ii)	building, including dwelling and attached ga all buildings, including accessory buildings	0

### 8.3.45 (a) <u>DEFINED AREA</u>

UR1-46 as shown on Schedule 'A', Key Map U-8

(b)	MINIMUM LOT FRONTAGE	14.0 m (45.9 ft)
(c)	MINIMUM FRONT YARD SETBACK	6.0 m (19.7 ft); the attached garage shall not be closer to the



front lot line than the porch or habitable portion of the dwelling

# (d) MINIMUM SIDE YARD SETBACK

(i)	interior lot

(ii) corner lot

1.2 m (3.93 ft) 4.5 m (14.8 ft) on the side abutting a public or private internal street and 1.2 m (3.93 ft) on the other side

# (e) MAXIMUM LOT COVERAGE

 main building
 all buildings including accessory buildings subject to Section 4.1 a) 50% 53%

# 8.4 TEMPORARY USES

- 8.4.1 EXPIRED on April 21, 2013.
- 8.4.2 EXPIRED on April 6, 2013.
- 8.4.3 EXPIRED on December 24, 2018.



# **URBAN RESIDENTIAL SECOND DENSITY (UR2) ZONE**

The provisions of the Urban Residential Second Density (UR2) Zone shall apply to low density residential development in the villages of the Municipality, which are generally serviced by public water supply and sanitary sewer systems.

# 9.1 GENERAL USE REGULATIONS

### 9.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Urban Residential Second Density (UR2) Zone except for the following purposes:

accessory use duplex dwelling home occupation link dwelling semi-detached dwelling single detached dwelling

### 9.1.2 MINIMUM LOT AREA

(a)	semi duple	e detached dwelling -detached dwelling ex dwelling welling	450 m² (4,844 ft²)
(b)		-detached dwelling unit welling unit	225 m² (2,422 ft²)
9.	1.3	MINIMUM LOT FRONTAGE	
(a)	single	e detached dwelling	15 m (49 ft)
(b)	duple	-detached dwelling ex dwelling welling	18 m (59 ft)
(c)		-detached dwelling unit welling unit	9 m (30 ft)
9.	1.4	MINIMUM FRONT YARD SETBACK	6.0 m (20 ft)



1.5 m (5 ft) on an

# 9.1.5 MINIMUM SIDE YARD SETBACK

(a) single detached dwelling

semi-detached, link dwelling

	Seriii	-detached, intro dweiling	interior lot, and 6.0 m (20 ft) on the side abutting a street and 1.5 m (5 ft) on the other side on a corner lot;
	dividi	ded that no side yard shall be required betw ng individual semi-detached dwelling units a welling units.	
(b)	duple	ex dwelling	1.5 m (5 ft) on an interior lot; and on a corner lot, 6.0 m (20 ft) on the side abutting a street and 1.5 m (5 ft) on the other side
9.	1.6	MINIMUM REAR YARD SETBACK (26 ft)	8.0 m
9.	1.7	MINIMUM OUTDOOR AMENITY AREA m ² (484 ft ² )	45.0
		m² (484 ll²)	per dwelling unit
9.	1.8	MAXIMUM LOT COVERAGE	
(a)	main	building	35%
(b)		ildings including accessory buildings ect to Section 4.1a)	38%
9.	1.9	MINIMUM FLOOR AREA PER DWELLING U	JNIT
(a)		ex dwelling, semi detached dwelling, welling	65.0 m² (700 ft²)
(b)	single	e detached dwelling	90.0 m ² (969 ft ² )
9.	1.10	MAXIMUM HEIGHT	
(a)	all dw	vellings	12.0 m (39.4 ft)

# 9.2 SPECIAL USE REGULATIONS

# 9.2.1 MUNICIPAL SERVICES

No dwelling shall be erected, used or altered unless such dwelling is connected to a public water supply system and a public sanitary sewage system.

### 9.3 EXCEPTIONS

9.3.2

### 9.3.1 (a) <u>DEFINED AREA</u>

UR2-1 as shown on Schedule A, Map U-7

### (b) MINIMUM LOT AREA

	single-detached dwelling semi-detached dwelling unit link dwelling unit	442 m ² (4,757.6 ft ² ) 360 m ² (3,875.0 ft ² ) 360 m ² (3,875.0 ft ² )
(c)	MINIMUM LOT FRONTAGE	
	single-detached dwelling semi-detached dwelling unit link dwelling unit	11 m (36.08 ft) 9 m (29.52 ft) 9 m (29.52 ft)
"(d)	MINIMUM SIDE YARD SETBACK (i) single detached dwelling, semi-detached, link dwelling	1.2 m (3.94 ft) on an interior lot
(e)	MAXIMUM LOT COVERAGE(i)main building, including dwelling and attached garage lot for single-storey dwelling lots for all other dwellings	40% 37%
	<ul> <li>(ii) all buildings, including accessory buildings subject to Section 4.1 a) lot for single-storey dwelling lots for all other dwellings</li> </ul>	and structures 43% 40%
(a)	DEFINED AREA	
	UR2-2 as shown on Schedule A, Map U-8	
(b)	PERMITTED USES	
	street townhouse dwelling	

townhouse dwelling semi-detached dwelling single-detached dwelling

(c)	MINIMUM LOT AREA
	street townhouse dwelling,
	townhouse dwelling

- (d) <u>MINIMUM LOT FRONTAGE</u> street townhouse dwelling townhouse dwelling
- (e) <u>MINIMUM LOT DEPTH</u> street townhouse dwelling, townhouse dwelling

250.0 m² (2,691 ft²) per dwelling unit

6.0 m (20 ft) for each dwelling unit 30.0 m (98 ft)

- 35.0 m (115 ft)
- (f) <u>MINIMUM FRONT YARD SETBACK</u> street townhouse dwelling, townhouse dwelling 6.0 m (20 ft)
- (g) <u>MINIMUM SIDE YARD SETBACK</u> street townhouse dwelling, townhouse dwelling
   3.0 m (10 ft) on an interior lot; 6.0 m (20 ft) on the side abutting a street

(20 ft) on the side abutting a street and 3.0 m (10 ft) on the interior side of a corner lot; no side yard shall be required along a common wall that divides individual dwelling units.

- (h) <u>MINIMUM REAR YARD SETBACK</u> street townhouse dwelling, townhouse dwelling 8.0 m (26 ft)
- (i) <u>MINIMUM FLOOR AREA</u> street townhouse dwelling, townhouse dwelling 65.0 m² (700 ft²) per dwelling unit
- (j) <u>MAXIMUM HEIGHT</u> street townhouse dwelling, townhouse dwelling 20.0 m (66 ft)
- (k) <u>MINIMUM OUTDOOR AMENITY AREA</u> street townhouse dwelling, townhouse dwelling
   45.0 m² (484 ft²) per dwelling unit
- (I) <u>MAXIMUM LOT COVERAGE</u>

   (a) main building
   (b) all buildings including accessory buildings
   subject to Section 4.1a)



# **URBAN RESIDENTIAL THIRD DENSITY (UR3) ZONE**

The provisions of the Urban Residential Third Density (UR3) Zone shall generally apply to medium density residential development in the villages of the Municipality, which are generally serviced by public water supply and sanitary sewer systems.

### 10.1 GENERAL USE REGULATIONS

### 10.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Urban Residential Third Density (UR3) Zone except for the following purposes:

accessory use apartment dwelling multiple unit dwelling street townhouse dwelling townhouse dwelling

### 10.1.2 MINIMUM LOT AREA

(a)	street townhouse, townhouse or	250.0 m ² (2,691 ft ² )
	multiple unit dwelling	per dwelling unit

(b) apartment dwelling

 $250.0 \text{ m}^2$  (2,691 ft²) for each of the first four (4) dwelling units and 100.0 m² (1,076 ft²) for each additional dwelling thereafter;

6.0 m (20 ft) for each dwelling unit on a

### 10.1.3 MINIMUM LOT FRONTAGE

- (a) townhouse, apartment or multiple unit dwelling 30.0 m (98 ft)
- (b) street townhouse dwelling
  - 10.1.4 <u>MINIMUM LOT DEPTH</u> (115 ft)

### 10.1.5 MINIMUM FRONT YARD SETBACK

- (a) in accordance with Section 4.18 of this By-law
- (b) all other roads

6.0 m (20 ft)

separate lot

35.0 m



# 10.1.6 MINIMUM SIDE YARD SETBACK

(a)	street townhouse or townhouse dwelling	3.0 m (10 ft) on an interior lot, and 6.0 m (20 ft) on the side abutting a street and 3.0 m (10 ft) on the other side on a corner lot;
	provided that no side yard shall be required be dividing individual dwelling units.	etween the common wall
(b)	apartment or multiple unit dwelling	10.0 m (33 ft)
1	0.1.7 <u>MINIMUM REAR YARD SETBACK</u> (26 ft)	8.0 m
1	0.1.8 MINIMUM FLOOR AREA	
(a)	street townhouse dwelling, townhouse dwelling	65.0 m² (700 ft²) per dwelling unit
(b)	apartment, multiple unit dwelling	40.0 m² (431 ft²) per bachelor dwelling unit
		55.0 m² (592 ft²) per one bedroom dwelling unit
		65.0 m² (700 ft²) per two bedroom dwelling unit
		85.0 m ² (915 ft ² ) per three bedroom dwelling unit
		85.0 m ² (915 ft ² ) plus 9.0 m ² (97 ft ² ) per each bedroom in excess of three (3) for dwelling units containing more than three (3) bedrooms



10.1.9	MAXIMUM HEIGHT (66 ft)	20.0 m
10.1.10	MAXIMUM DENSITY hectare	30 units per
10.1.11	MINIMUM OUTDOOR ft ² )	45.0 m² (484
AMENITY	/	per dwelling unit
10.1.12	2 MAXIMUM LOT COVERAGE	
(a) mair	n building	35%
· · ·	uildings including accessory buildings ect to Section 4.1a)	38%

### **10.2 SPECIAL USE REGULATIONS**

### 10.2.1 MUNICIPAL SERVICES

No dwelling shall be erected, used or altered unless such dwelling is connected to a public water supply system and a public sanitary sewage system.

### 10.3 EXCEPTIONS

10.3.1 (a) <u>DEFINED AREA</u>

UR3-1 as shown on Schedule A, Map U-8

### (b) PERMITTED USES

Street townhouse dwelling Townhouse dwelling

- (c) <u>MINIMUM LOT AREA</u> 243 m² (2,615.63 ft²)
- (d) <u>MINIMUM LOT FRONTAGE</u> 9.04 m (29.7 ft)
- (e) <u>MINIMUM LOT DEPTH</u> 26.90 m (88.3 ft)
- (f) <u>MINIMUM FRONT YARD SETBACK</u>

4.5 m (14.8 ft) for the habitable portion of the dwelling 5.5 m (18.0 ft) for an attached garage

(g) <u>MINIMUM INTERIOR SIDE YARD SETBACK</u>

0.0 m (0.0 ft) on an interior inside unit wall 1.2 m (3.9 ft) on an interior outside unit wall



### (h) MINIMUM EXTERIOR SIDE YARD SETBACK

2.0 m (6.6 ft) (Unit 1) 4.5 m (14.8 ft) (Unit 10) 1.2 m (3.9 ft) (Unit 16) 3.0 m (9.8 ft) (All other units)

- (i) <u>MINIMUM REAR YARD SETBACK</u> 6.0 m (19.7 ft)
- (j) MAXIMUM LOT COVERAGE 60%
  - 10.3.2 (a) <u>DEFINED AREA</u>

UR3-2 as shown on Schedule A, Map U-7

(b) <u>MINIMUM SIDE YARD SETBACK</u> 0 m (0 ft) setback from the side lot line abutting the recreation

### 10.3.3 (a) <u>DEFINED AREA</u>

UR3-3 as shown on Schedule A, Map U-7

(b) <u>PERMITTED USES</u>

recreation centre all other permitted uses of the UR3 zone

- (c) <u>MINIMUM LOT FRONTAGE</u>
- (d) MAXIMUM DENSITY
- (e) MINIMUM SIDE YARD SETBACK

0 m (0 ft)

33 units per hectare

centre to the east

9.45 m (31 ft) setback from the northerly side lot line; 5.0 m (16 ft) from the easterly side lot line and 0 m (0 ft) setback from the side lot line adjoining the recreation centre to the west

### 10.3.4 (a) DEFINED AREA

UR3-4 as shown on Schedule A, Map U-7

(b) <u>PERMITTED USES</u>



single detached dwellings townhouse dwellings

	(c)	MINIMUM LOT AREA	250.0 m ² per dwelling unit
	(d)	MINIMUM LOT FRONTAGE	30.0 m (98 ft)
	(e)	MINIMUM FRONT YARD SETBACK	55.0 m (180 ft)
	(f)	MAXIMUM HEIGHT	10.5 m (34 ft)
	(g)	MINIMUM FLOOR AREA	65.0 m² per dwelling unit
	(h)	MAXIMUM DENSITY	15 units per hectare
	(i)	MINIMUM SETBACK	
		(i) where the rear wall of a structure abuts a side lot line	10.0 m (32 ft)
		<ul><li>(ii) where the rear wall of a structure abuts the side wall of another structure</li></ul>	10.0 m (32 ft)
10.3.5	(a)	DEFINED AREA	
		UR3-5 as shown on Schedule 'A', Key Map 'U-8'	
	(b)	PERMITTED USES	
		single detached dwellings	
	(c)	MINIMUM EXTERIOR SIDE YARD SETBACK	2.5 m (8.2 ft)
	(d)	MINIMUM SIDE YARD SETBACK	1.2 m (3.9 ft)
	(e)	MINIMUM REAR YARD SETBACK	7.65 m (25 ft)

# 10.3.6 (a) DEFINED AREA

UR3-6 as shown on Schedule 'A', Key Map U-9

(b) NUMBER OF DWELLINGS

Notwithstanding any other provisions of this By-law, multiple dwellings are permitted on a single lot in advance of the registration of a vacant land condominium plan against the land. All other provisions of this zoning category must be adhered to as if the vacant land condominium plan,



forming part of the condominium agreement that applies to the land, is registered.

This clause shall not apply after the registration of a vacant land condominium plan against the land.

- (c) <u>MINIMUM LOT DEPTH</u>
  - <u>MINIMUM INTERIOR SIDE</u> YARD SETBACK

29 m (95.1 ft)

2 m (6.6 ft) provided that no side yard shall be required between the common wall dividing individual attached dwelling units

- (e) <u>MINIMUM EXTERIOR SIDE</u> <u>YARD SETBACK</u>
- (f) MAXIMUM LOT COVERAGE

0 m (0.0 ft)

55% for main building; 60% for all buildings, including accessory structures subject to section 4.1 a) of the Zoning By-law

(g) <u>MAXIMUM REAR YARD</u> <u>ENCROACHMENT FOR DECKS</u>

3 m (9.8 ft)

# 10.3.7 (a) <u>DEFINED AREA</u>

(i)

(ii)

(d)

UR3-7 as shown on Schedule 'A', Key Map 36

(b) <u>PERMITTED USES</u>

accessory use apartment dwelling multiple-unit dwelling street townhouse townhouse semi-detached dwelling

(c) MINIMUM LOT AREA

semi-detached dwelling

(d) <u>MINIMUM LOT FRONTAGE</u>

semi-detached dwelling unit

townhouse or multiple unit dwelling

250.0 m² (2,691 ft²) per dwelling unit

9.0 m (29.53 ft) 14.0 m (45.93 ft)



(e)	MINIMUM LOT DEPTH	28.0 m (91.86 ft)
(f)	MINIMUM FRONT YARD SETBACK	6.0 m (19.69 ft) to an attached garage; 2.5 m (8.20 ft) to dwelling
(g)	MINIMUM SIDE YARD SETBACK	
	semi-detached dwelling	1.2 m )3.94 ft) on an interior lot; 6.0 m (19.69 ft) on the side abutting a street and 1.2 m (3.94 ft) on the other side on a corner lot
(h)	MINIMUM REAR YARD SETBACK	6.0 m (19.69 ft)
(i)	MAXIMUM LOT COVERAGE	
	<ul><li>(i) semi-detached dwelling</li><li>(ii) townhouse</li></ul>	50% for the main use; 53% for all buildings including accessory buildings subject to Section 4.1 a) 60% for the main use; 63% for all buildings including accessory buildings subject to
		Section 4.1 a)
	<ul><li>(iii) apartment, street townhouse or multiple unit dwelling</li></ul>	40% for the main use; 43% for all buildings including accessory buildings subject to Section 4.1 a)
(j)	MAXIMUM BUILDING HEIGHT	
	townhouse, street townhouse, semi-detached dwelling	12.0 m (39.37 ft)

### (a) <u>DEFINED AREA</u> 10.3.8

UR3-8 as shown on Schedule 'A', Key Map U-8



	(b)	PERMITTED USES	
	(c)	street townhouse dwelling <u>MINIMUM LOT AREA</u>	250 m² (2,691 ft²)
	(d)	MINIMUM FRONT YARD SETBACK (i) Porch or habitable portion of dwelling	2.5 m (8.2 ft)
		(ii) Attached Garage	6 m (19.6 ft), but not any closer to the front lot line than the porch or habitable portion of the dwelling
	(e)	MINIMUM SIDE YARD SETBACK	1.2 metres (3.9 ft) provided that no side yard shall be required between the common wall dividing individual dwelling units.
	(f)	MINIMUM REAR YARD SETBACK MINIMUM REAR YARD SETBACK DECKS	6 m (19.7 ft) 3 m (3.3 ft)
	(g)	<ul> <li>MAXIMUM LOT COVERAGE <ul> <li>(i) main building, including dwelling and attached garage</li> <li>(ii) all buildings, including accessory buildings and structures</li> </ul> </li> <li>(iii) notwithstanding Section 4.1 b) of this by-law, coverage permitted for all accessory buildings exceed 4.5%</li> </ul>	
10.3.9	(a)	DEFINED AREA	
		UR3-9 (h-3) as shown on Schedule 'A', Key Map U-	8
	(b)	PERMITTED USES multiple unit dwelling townhouse dwelling	
	(c)	MINIMUM LOT AREA	210 m² (2,260.4 ft²)
	(d)	MINIMUM FRONT YARD SETBACK (i) Multiple unit dwelling (ii) Townhouse dwelling	0 m (0 ft)



	(a) Porch or habitable portion of dwelling (b) Attached Garage	2.5 m (8.2 ft) to Doan Drive and 2.5 m (8.2 ft) to Glendon Drive 6 m (19.6 ft), but not any closer to the front lot line than the porch or habitable portion of the dwelling
(e)	<u>MAXIMUM SETBACK FROM</u> GLENDON DR (COUNTY ROAD 14)	10 m (32.8 ft)
(f)	GLENDON DRIVE (COUNTY ROAD 14) FRONTA	<u>GE</u>
	(i) Percentage of Glendon Drive (County Road 14) frontage to include buildings	65%
	<ul><li>(ii) The Glendon Drive (County Road 14) fronta exclusively with minimum building height of 3-st</li></ul>	
	(iii) All parking areas and driveways shall be prohibit land between Glendon Drive (County Road façades of those buildings adjacent to Glendon	14) and the northerly
(g)	MINIMUM SIDE YARD SETBACK	
	(i) 1.2 metres (3.9 ft)	
(h)	MINIMUM REAR YARD SETBACK	6 m (19.7 ft)
(i)	MINIMUM BLOCK NET DENSITY	20 units per hectare
(j)	MAXIMUM BLOCK NET DENSITY	50 units per hectare
(k)	MINIMUM OUTDOOR AMENITY AREA	25 m² (269 ft²)/unit
(I)	<u>MAXIMUM LOT COVERAGE</u> (i) main building, including dwelling and attached garage	55%
	(ii) all buildings, including accessory buildings and structures	65%

(iii) notwithstanding Section 4.1 b) of this by-law, the maximum total lot coverage permitted for all accessory buildings or structures shall not exceed 4.5%



### 10.3.10 (a) DEFINED AREA

UR3-10 h-2 , h-3 and h-9' as shown on Schedule 'A', Key Map U-9

- (b) <u>PERMITTED USES</u> In addition to the permitted uses in in Section 10.1.1, semidetached dwellings shall be permitted.
- (c) <u>MINIMUM FRONT YARD SETBACK</u> 4.0 m (13.1 ft)
- (d) <u>MINUMUM INTERIOR SIDE YARD SETBACK</u> 1.5 m (4.9 ft)
- (e) <u>YARD ENCROACHMENTS AND OBSTRUCTIONS</u> Notwithstanding Section 4.30 (a) iv) the maximum permitted encroachment is 2m (6.6 ft).
- (f) MINUMUM EXTERIOR SIDE YARD SETBACK 4.0 m (13.1 ft)
- (g) <u>MINIMUM BLOCK SEPARATION</u> Between townhouse or street townhouse blocks
  - (i) where there is landscape open space or/and sidewalks 3.0 m (9.8 ft) .
  - (ii) where there is private driveway and sidewalks 7.5 m (24.6 ft)
- (h) MAXIMUM DENSITY

- 36 units per ha
- (i) <u>MINIMUM OUTDOOR AMENITY AREA</u> Section 10.1.11 shall not apply, a minimum accessible outdoor amenity area of 60 m² (645.8 ft²⁾ per dwelling which is an outdoor amenity space accessible to a dwelling or dwelling units and situated in the same zone therewith.

# (j) MAXIMUM LOT COVERAGE

main building, including dwelling, attached garage and accessory buildings and structures subject to Section 4.1 a) shall not exceed 30 %

- (k) <u>MINIMUM LANDSCAPE OPEN SPACE COVERAGE</u> Landscape Open Space (including, but not limited to, accessible Outdoor amenity area in 10.3.10 (i)) 40%
- HEIGHT RESTRICTIONS Solar panels and other similar renewable energy equipment as approved by the Municipality shall not be permitted to cause a building to exceed the height restrictions of this by-law by a maximum of 2 metres (6.6 ft).



### (m) BUILDING RESTRICTIONS

Despite any existing or future severance, partition, or division of the lot, the provisions of this By-law shall apply to the whole of the zone as if no severance, partition or division had occurred.

### (n) HOLDING SYMBOL

To ensure orderly development of the land known as Part of Lot 6, Concession 2 (geographic Township of Lobo), Municipality of Middlesex Centre:

The "(h-2)" holding symbol shall not be removed until a site plan agreement is completed.

The "(h-3)" holding symbol shall not be removed until a noise study is completed that examines the noise sources in the area that would include but are not limited to the grain handling operation, CN rail line and vehicle/road noise. The study shall be to the satisfaction of CN rail as well as the Municipality of Middlesex Centre.

The "(h-9)" holding symbol shall not be removed until a vibration study is completed that examines the vibration sources in the area that would include but are not limited to CN rail line. The study shall be to the satisfaction of CN rail as well as the Municipality of Middlesex Centre.

### 10.3.11 (a) DEFINED AREA

UR3-11 as shown on Schedule "A", Key Map U-7

(b) PERMITTED USES

accessory use street townhouse dwelling townhouse dwelling semi-detached dwelling

### (c) MINIMUM LOT AREA

semi-detached dwelling, townhouse dwelling,	133.0 m² (1, 431 ft²)
per street townhouse dwelling	dwelling unit

### (d) MINIMUM LOT FRONTAGE

semi-detached dwelling, townhouse dwelling,	5.0	m	(16.4	ft)	per
dwelling street townhouse dwelling	unit				



(e) MINIMUM LOT DEPTH	
semi-detached dwelling, townhouse dwelling, street townhouse dwelling	22.0 m (72.18 ft)
(f) MINIMUM FRONT YARD SETBACK	
semi-detached dwelling, townhouse dwelling, street townhouse dwelling	6.0 m (19.69 ft) to an attached garage 2.5 m (8.20 ft) to main dwelling
(g) MINIMUM SIDE YARD SETBACK	
semi-detached dwelling, townhouse dwelling, street townhouse dwelling	<ul> <li>1.2 m (3.94 ft) on an interior lot,</li> <li>1.2 m (3.94 ft) on the side abutting a private street,</li> <li>3.0 m (9.84 ft) on a side abutting a public street</li> </ul>
	No side yard setback required between common walls dividing dwelling units
(h) MINIMUM REAR YARD SETBACK	5.50 m (18.04 ft); 3.0 m (9.84 ft) to attached decks.
(i) MAXIMUM LOT COVERAGE	
semi-detached dwelling, townhouse dwelling, apartment, street townhouse dwelling, multiple unit dwelling	62% for the main use; 65% for all buildings including accessory buildings subject to Section 4.1 a)
(j) MINIMUM FLOOR AREA	
street townhouse dwelling, townhouse dwelling	50.0 m² (538 ft²)
(k) MAXIMUM DENSITY	45 units per hectare



(I) MINIMUM OUTDOOR AMENITY AREA

(M) VISITOR PARKING

35.0 m² (376.74 ft) per dwelling unit"

A minimum of 0.1 parking spaces per dwelling unit shall be provided on site for visitors.

Driveways, garages, or parking spaces provided for each unit in accordance of Section 4.24 (b) of this by-law for residential uses shall not be considered as a visitor parking space.

### 10.3.12 (a) DEFINED AREA

UR3-12 as shown on Schedule "A", Key Map U-7

(b) PERMITTED USES

single detached dwelling semi-detached dwelling townhouse dwelling accessory use

### (c) MINIMUM LOT AREA

single detached dwelling	320.0 m ² (3, 444 ft ² )
semi-detached dwelling	170.0 m ² (1, 829 ft ² )
townhouse dwelling	170.0 m ² (1, 829 ft ² )

### (d) MINIMUM LOT FRONTAGE

single detached dwelling	12.0 m (39.37 ft)
semi-detached dwelling	6.0 m (19.69 ft)
townhouse dwelling	6.0 m (19.69 ft)

(e) MINIMUM LOT DEPTH

26.0 m (85.3 ft)

(f) MINIMUM FRONT YARD SETBACK

in the contre of it all

	to an attached garage to dwelling	6.0 m (19.69 ft) 2.5 m (8.20 ft)
	(g) MINIMUM SIDE YARD SETBACK	
		<ul> <li>1.2 m (3.94 ft) on an interior lot;</li> <li>6.0 m (16.69 ft) on the side abutting a public street and</li> <li>1.2 m (3.94 ft) on the other side on a corner lot</li> </ul>
		No side yard setback required between common walls dividing dwelling units
	(h) MINIMUM REAR YARD SETBACK	6.0 m (19.69 ft)
	(i) MAXIMUM LOT COVERAGE	
	single detached dwelling	50% for the main use; 53% for all buildings including accessory buildings subject to Section 4.1 a)
	semi-detached dwelling, townhouse dwelling	62% for the main use; 65% for all buildings including accessory buildings subject to Section 4.1 a)
	(j) MAXIMUM BUILDING HEIGHT	12.0 m (39.37 ft)
10.3.13	(a) DEFINED AREA	
	UR3-13 as shown on Schedule "A", Key Map U-7	
	(a) PERMITTED USES	
	accessory use street townhouse dwelling	



(b	) MINIMUM LOT AREA	210.0 $m^2$ (2, 260.4 $ft^2)$
	per	dwelling unit
(C	) MINIMUM LOT FRONTAGE	7.0 m (22.97 ft)
(d	) MINIMUM LOT DEPTH	30.0 m (98.43 ft)
(e	) MINIMUM FRONT YARD SETBACK	
	(i) attached garage (ii) dwelling	6.0 m (19.69 ft) 4.5 m (14.76 ft)
(f)	MINIMUM SIDE YARD SETBACK on an interior	1.2 m (3.94 ft)
	on an interior	lot; 3.0 m (9.84 ft) on the side abutting a private street; 6.0 m (19.69 ft) on a side abutting a public street
		No side yard setback required between common walls dividing dwelling units
(g	) MINIMUM REAR YARD SETBACK (i) Setback to the main building (ii) Setback to attached decks	8.0 m (26.25 ft) 5.0 m (16.4 ft)
(h	) MAXIMUM LOT COVERAGE	
	(i) Main building, including dwelling and attached garage	50%
	(ii) All buildings, including accessory buildings and structures subject to Section 4.1 a) of the zoning by-law.	55%
(i)	MAXIMUM HEIGHT	12.0 m (39.4 ft)
(j)	MAXIMUM DENSITY hectare	43 units per



	(k) MINIMUM OUTDOOR AMENITY AREA	40.0 m ² (430.6 ft ² )			
10.3.14 (a)	.3.14 (a) <u>DEFINED AREA</u>				
	UR3-14 as shown on Schedule 'A', Key Map U-9				
(b)	PERMITTED USES				
	Accessory use Nursing home Retirement home Street townhouse dwelling Townhouse dwelling				
(c)	<u>MINIMUM SIDE YARD SETBACK</u> (i) all permitted uses	4.5 m (28.2 ft) from the easterly property line			
	(ii) townhouse dwelling, Street townhouse dwelling	0.0 m (.0 ft) between the common wall dividing individual units			
(d)	MINIMUM REAR YARD SETBACK (i) all permitted uses	9.0 m (29.5 ft) or setback recommended by the noise impact assessment from the northerly property line abutting the residential uses, whichever is greater			
	(ii) Street townhouse dwelling	6.0 m (19.7 ft)			
(e)	MAXIMUM HEIGHT	12.0 m (39.4 ft)			
(f)	MAXIMUM DENSITY (i) townhouse dwelling, Street townhouse dwelling	25 unit per hectare			
(i)	MAXIMUM LOT COVERAGE				
	(i) nursing home or retirement home	35%			

(h) Notwithstanding the definition of "LOT", the entire area zoned UR3-14 is considered a "Lot", and the regulations applicable to the subject lands apply to the zoned lands as a whole and not to any individual unit on a registered vacant land condominium plan.



### 10.3.15 (a) <u>DEFINED AREA</u>

UR3-15 as shown on Schedule 'A', Key Map U-7

(b) <u>PERMITTED USES</u>

Accessory use Semi-detached dwelling Townhouse dwelling

- (c) <u>MINIMUM REAR YARD SETBACK</u> 4.0 m (13.1 ft) from the southerly property line
- (d) <u>MINIMUM SIDE YARD SETBACK</u> 6.75 m (23 ft); 4.0 m (13.1 ft) to Unit 9; and 2.0 m (6.5 ft) to Unit 311; 0.0 m (0.0 ft) between the

0.0 m (0.0 ft) between the common wall divided individual townhouse dwelling units or semi-detached units;

4.0 m (11.5 ft) from the curb of any internal private road.

- (e) <u>MAXIMUM HEIGHT</u> 12.0 m (39.4 ft)
- (f) MAXIMUM LOT COVERAGE 42%
- (g) Notwithstanding Section 4.30 (a)(vi) of the Zoning By-law, open roofed porches may project up to 3.0 m into any required side yard

### 10.3.16 (a) DEFINED AREA

UR3-16 as shown on Schedule 'A', Key Map 68

(b) <u>PERMITTED USES</u>

Accessory use Street townhouse dwelling

(c) <u>MINIMUM LOT DEPTH</u>

29 m (95.1 ft)

(d) MINIMUM SIDE YARD SETBACK



(e) (f)		(ii) Ext	rior lot line erior (to habitable portion) terior (to attached garage)	<ul> <li>1.2 m (3.9 ft); no side</li> <li>yard shall be required</li> <li>along a common wall</li> <li>that divides individual</li> <li>dwelling units.</li> <li>2.5 m (8.2 ft)</li> <li>6.0 m (19.7 ft)</li> </ul>		
		MAXI	MUM DENSITY	35 units per hectare		
		MAXIMUM LOT COVERAGE				
		<ul> <li>(i) Main Building</li> <li>(ii) All buildings including accessory buildings subject to Section 4.1a</li> </ul>	55%			
			buildings subject to Section 4.1a	58%		
10.3.17 (a) DEFINED AREA						
10.3.17						
		UR3-17 as shown on Schedule "A", Key Map U-1				
		(b) PERMITTED USES				
		Accessory use townhouse dwelling				
		(c) MII	NIMUM FRONT YARD SETBACK	15.0 m (49.2 ft)		
		(d) MA	XIMUM SIDE YARD SETBACK	5.0 m (16.4 ft) on an interior lot; 0.0 m (0.0 ft) between the common wall dividing individual townhouse		
		(e) MA	XIMUM NUMBER OF DWELLING UNITS	dwelling units; four (4) townhouse dwelling units; 10.0 m (32.8 ft)		
		(f) MA	XIMUM HEIGHT			
10.3.18		(a) DEFINED AREA				
		UR3-18 as shown on Schedule "A", Key Map 79				
		(b) MINIMUM SIDE YARD SETBACK				

Apartment dwelling, multiple unit dwelling 3 m (9.84 ft); 10 m (32.8 ft) from a property line that abuts a Commercial Zone



## (c) MINIMUM REAR YARD SETBACK

- i. Accessory parking structure 8 m (26.25 ft); Section 4.1 (a) (v) of this by-law shall not apply to the lands
- ii. Apartment dwelling, multiple unit dwelling 15 m (49.2 ft)
- (d) MAXIMUM UNITS 193 units Section 10.1.10 of this by-law shall not apply to the lands.
- (e) MINIMUM AMENITY AREA 45 m²/dwelling unit Section 10.1.11 of this by-law shall not apply to the lands.

Amenity Area means a space located indoors or outdoors for the passive enjoyment and active recreational needs of the residents in a building containing apartment dwelling units and/or multiple dwelling units. Amenity Area includes, but it not limited to, outdoor patios, open landscaped areas, communal indoor and/or outdoor fitness spaces, communal indoor social spaces, swimming pools, private balconies, and outdoor rooftop decks, but does not include lobbies, common laundry areas, storage areas, hallways, parking areas, and loading spaces.

(f) MAXIMUM LOT COVERAGE OF AN ACCESSORY PARKING STRUCTURE

Section 4.1 (b) of this by-law shall not apply to any accessory parking structure on the lands.

An accessory parking structure shall be included in the calculation of lot coverage for the main residential building(s) to a combined maximum of 35% and the lot coverage of an accessory parking structure shall not exceed the lot coverage of the residential building(s)/

### (g) VISITOR PARKING

A minimum of 0.1 parking spaces per 1 dwelling unit shall be provided on site for visitors. Driveways, garages or parking spaces provided for each unit in accordance with Section 4.24 (b) of this by-law for residential uses shall not be considered as a visitor parking space.

(h) MAXIMUM HEIGHT OF AN ACCESSORY PARKING STRUCTURE 6.5 m (21.33 ft)

Section 4.1 (c) of this by-law shall not apply to any accessory parking structure on the lands.

(i) HOLDING SYMBOL



The precondition for the removal of the "(h-11)" holding symbol be that a detailed design of the Regional Stormwater Management Facility, and supporting stormwater management calculations, be finalized and accepted to the satisfaction of the Municipal Engineer and that construction of the facility, including an outlet to the Thames River, has been completed.

### 10.3.19 (a) DEFINED AREA

UR3-19 as shown on Schedule "A", Key Map U-7

(b) PERMITTED USES

Accessory use Multiple unit dwelling

(c) MINIMUM LOT AREA

175 m² (1,884 ft²) per dwelling unit

(d) MAXIMUM LOT FRONTAGE

(e) MINIMUM FRONT YARD SETBACK

(f) MINIMUM SIDE YARD SETBACK

20 m (65.6 ft)

1 m (3.3 ft)

5.0 m (16.4 ft) to the west property line; 3.0 m (9.8 ft) to the east property line; 0.0 m (0.0 ft) between the common wall dividing individual dwelling units;

(g) MAXIMUM DENSITY

57 units per hectare

(h) Notwithstanding 4.24 (g), the driveway shall not exceed 31% of the total area of the lot.

Except as otherwise provided herein, uncovered surface parking areas and driveway shall be permitted in any part of any yard, provided that any part of a parking area located within a required yard shall be separated from any lot lines adjacent to such required yard by a planting strip not less than 0.5 metre (1.64 ft) in width.

(i) Not withstanding 4.24 (i)(ii), parking aisles shall have a minimum unobstructed width of 5.25 m (17.2 ft) where two-way traffic is permitted.

10.3.20 (a) DEFINED AREA

UR3-20 as shown on Schedule "A", Key Map U-9

(b) PERMITTED USES

Accessory use



Townhouse dwelling Multiple unit dwelling

<ul> <li>(c) MINIMUM FRONT YARD SETBACK</li> <li>(i) Porch or habitable portion of dwelling</li> <li>(ii) Attached garage</li> </ul>	4.5 m (14.8 ft) 6 m (19.7 ft)				
(d) MINIMUM SIDE YARD SETBACK					
(i) Interior lot for a townhouse dwelling	3 m (10 ft) and 0.0 m between the common wall dividing individual townhouse dwelling units				
(ii) Corner lot for a townhouse dwelling	4.5 m (14.7 ft) on the side abutting a street and 3.0 m (10 ft) on the other side				
(iii) Multiple unit dwelling	10.0 m (33 ft)				
(e) MINIMUM REAR YARD SETBACK	6.0 m (19.7 ft)				

- (f) MAXIMUM LOT COVERAGE
  - (i) habitable building(s) 40%
  - (ii) all buildings including accessory buildings 45%
- (g) MINIMUM LANDSCAPE OPEN SPACE 35%
- (h) MAXIMUM DENSITY 35 units per hectare
- 10.3.21 (a) DEFINED AREA

UR3-21 as shown on Schedule "A", Key Map U-9

(b) PERMITTED USES

### Accessory use Townhouse dwelling

# (c) MINIMUM SIDE YARD SETBACK

(i) Interior lot

3 m (10 ft) and 0.0 m between the common wall dividing individual townhouse dwelling units 4.5 m (14.7 ft) on the side abutting a street and 3.0 m (10 ft) on

(ii) Corner lot


the other side on a corner lot

### (d) MINIMUM REAR YARD SETBACK

6.0 m (19.7 ft)

#### (e) MAXIMUM LOT COVERAGE

- (i) habitable building(s) 40%
- (ii) all buildings including accessory buildings 45%
- (f) MINIMUM LANDSCAPE OPEN SPACE 35%
- (g) MAXIMUM DENSITY 35 units per hectare
- (h) HOLDING SYMBOL

A precondition for the removal of the Hold symbol (h-10) shall be that a Noise and Vibration Impact Analysis be prepared by a qualified professional in association with the site plan approval processes for any proposed development on the lands to which the holding symbol applies and that any recommendation for noise or vibration mitigation arising from the Noise and Vibration Impact Analysis have been incorporated into the condition of site plan approval and the building design that the proposed development will meet the Ministry of Environment, Conservation and Parks (MECP) criteria and guidelines

### 10.3.22 (a) DEFINED AREA

UR3-22 as shown on Schedule "A", Key Map U-9

(b) PERMITTED USES

Accessory use Townhouse dwelling

#### (c) MINIMUM SIDE YARD SETBACK (i) Interior lot

3 m (10 ft) and 0.0 m between the common wall dividing individual townhouse dwelling units 4.5 m (14.7 ft) on the side abutting a street and 3.0 m (10 ft) on the other side on a corner lot

(ii) Corner lot

(d) MINIMUM REAR YARD SETBACK

6.0 m (19.7 ft)



(e) MAXIMUM LOT COVERAGE

(f) MINIMUM LANDSCAPED OPEN SPACE

40% for the main use; 43% for all buildings including accessory buildings subject to Section 4.1a)

35% and a minimum 15 m wide landscape open space area along the northern property line abutting the existing railway right of way

(g) MAXIMUM DENSITY 35 units per hectare

# (h) MINIMUM DWELLING UNIT SETBACK FROM RAIL LINE

60 m (197 ft) from the existing railway right of way in the absence of a combination safety berm and acoustical mitigation fence adjoining and parallel to the existing railway right of way, or 30 m (98 ft) in conjunction with a safety berm and acoustical mitigation fence

(h) HOLDING SYMBOL

A precondition for the removal of the Hold symbol (h-10) shall be that a Noise and Vibration Impact Analysis be prepared by a qualified professional in association with the site plan approval processes for any proposed development on the lands to which the holding symbol applies and that any recommendation for noise or vibration mitigation arising from the Noise and Vibration Impact Analysis have been incorporated into the condition of site plan approval and the building design that the proposed development will meet the Ministry of Environment, Conservation and Parks (MECP) criteria and guidelines

10.3.23 (a) DEFINED AREA

UR3-23 as shown on Schedule "A", Key Map U-9

(b) PERMITTED USES

Accessory use Townhouse dwelling

(c) MINIMUM SIDE YARD SETBACK	6 m (19.7 ft)
(d) MINIMUM OUTDOOR AMENITY AREA	20 m ² (215.3 ft ² )
(e) MAXIMUM DENSITY	60 units per hectare



# (f) MINIMUM LANDSCAPED OPEN SPACE

30% including, but not limited to Outdoor Amenity Area, as percentage of the total lot area

(g) HOLDING SYMBOL

A precondition for the removal of the Hold symbol (h-10) shall be that a Noise and Vibration Impact Analysis be prepared by a qualified professional in association with the site plan approval processes for any proposed development on the lands to which the holding symbol applies and that any recommendation for noise or vibration mitigation arising from the Noise and Vibration Impact Analysis have been incorporated into the condition of site plan approval and the building design that the proposed development will meet the Ministry of Environment, Conservation and Parks (MECP) criteria and guidelines

# 10.3.24 (a) DEFINED AREA

UR3-24 as shown on Schedule "A", Key Map U-9

(b) PERMITTED USES

(ii) Corner lot

Accessory use Townhouse dwelling

(c) MINIMUM FRONT YARD SETBACK (i) Interior lot

3 m (10 ft) and 0.0 m between the common wall dividing individual townhouse dwelling units 4.5 m (14.7 ft) on the side abutting a street and 3.0 m (10 ft) on the other side on a corner lot

(d) MINIMUM REAR YARD SETBACK

(e) MAXIMUM LOT COVERAGE

6.0 m (19.7 ft)40% for the main use;43% for all buildings including accessory

(f) MINIMUM LANDSCAPE OPEN SPACE

(g) MAXIMUM DENSITY

35 units per hectare

buildings subject to Section 4.1a)

35%



10.3.25 (a) DEFINED AREA

UR3-25 as shown on Schedule "A", Key Map U-8

(b) MINIMUM FRONT YARD SETBACK

in accordance with Section 10.1.15; the attached garage shall not be closer to the street than the porch or habitable portion of the dwelling

unit

(c) MAXIMUM HEIGHT	12.0 m (39.3 ft)
(d) MINIMUM OUTDOOR AMENITY AREA	40.0 m ² (430.5 ft ² ) per

- (e) Notwithstanding the definition of "LOT", the entire area zoned UR3-25 is considered a "Lot", and the regulations applicable to the subject lands apply to the zoned lands as a whole and not to any individual unit on a registered vacant land condominium plan.
- (f) Notwithstanding Section 4.24 e), 'Dimensions of Parking Spaces, all parking spaces shall have minimum rectangular dimensions of 2.7 m (8.9 ft) by 6.0 m (19.7 ft).
- (g) Notwithstanding Section 4.24 g), 'Yards Where Permitted', a planting strip separating an uncovered parking area from a lot line shall not be required on one side of the uncovered parking area.

### 10.3.26 (a) DEFINED AREA

UR3-26 as shown on Schedule "A", Key Map U-9

(b) PERMITTED USES

Accessory use Apartment dwelling Multiple unit dwelling

(c) MINIMUM LOT FRONTAGE	24 M (78.7 ft)
(d) MINIMUM FRONT YARD SETBACK	4.1 m (13.5 ft)
(e) MINIMUM SIDE YARD SETBACK	6m (19.7 ft) on the side abutting a street



and 2.9m (9.5 ft) on the other side on a corner lot

### (f) MINIMUM REAR YARD SETBACK

5.7 m (18.7 m)

1.0 ha (2.47 ac)

14 m (46 ft)

(g) Notwithstanding 4.30(a)(vi), sun decks may project not more than 3.0 m (9.8 ft) into the rear yard

### 10.3.27 (a) DEFINED AREA

UR3-27 as shown on Schedule "A", Key Map U-8

(c) MINIMUM LOT FRONTAGE 9.8 m (32.1 ft)

(d) MAXIMUM HEIGHT

(e) MINIMUM SIDE YARD SETBACK

8m (26.2 ft) when abutting a shared lot line with existing residential units; 6.0 m (19.7 ft) when abutting a lot line with no existing residential units; no side yard shall be required along a common wall that divides individual dwelling units.

# (f) MINIMUM SIDEYARD SETBACK ABUTTING COMMERCIAL ZONE

5.8 m (19.0 ft) from the exterior wall of an end dwelling unit to the lot line; 8.0 m (26.2 ft) from the rear of a dwelling unit to the lot line.

### (g) MINIMUM REAR YARD SETBACK

8 m (26.2 ft); no rear yard shall be required along a common wall that divides individual dwelling units.



(h) VISITOR PARKING SPACES

a minimum of 0.1 parking spaces per dwelling unit shall be provided on-site for the visitors in addition to the parking rate requirement in Section 4.24 of this By-law.

(i) MAXIMUM DENSITY

(j) ATTACHED GARAGES

60 units per hectares

Garages attached to dwelling units cannot be located closer to an lot line than the habitable portion of the dwelling it is attached to.

(k) Notwithstanding the definition of "LOT", the entire area zoned UR3-27 is considered a "Lot", and despite any future severance, partition, or division of the lot within a condominium plan, the provisions of this By-law shall apply to the whole of the zone as if no severance, partition or division had occurred.

# 10.3.28 (a) DEFINED AREA

UR3-28 as shown on Schedule "A", Key Map U-7

(b) MINIMUM LOT AREA

20.0 m (65.6 ft)

(c) MINIMUM FRONT YARD SETBACK

6.0 m (19.7 ft) to a public street and private, internal road

- (d) MINIMUM SIDE YARD SETBACK (INTERIOR)
  - (i) setback when abutting a commercial zone (northern property lines)

6.0m (19.7 ft) from the lot line of 3.0 m (9.84 ft) when the side of a building faces the lot line; 0.0 m (0.0 ft) between the common wall dividing individual townhouse dwelling units

(ii) setback when abutting residential zones (eastern and southern property lines)



6.0 m (19.7 ft) from the lot line or 1.8 m (5.9 ft) when the side of a building faces the lot line; 0.0 m (0.0 ft) between the common wall dividing individual townhouse dwelling units.

- (e) MINIMUM SIDEYARD SETBACK (EXTERIOR)
- 0.6 m (19.7 ft) to the lot lines abutting George Street
- (f) MINIMUM REAR YARD SETBACK
  - (i) setback when abutting residential zones (western property line)

6.0 m (19.7 ft) from the lot line or 4.0 m (13.1 ft) when the side of the building faces the lot line and contains no windows to bedrooms

(g) MAXIMUM DENSITY

35 units per hectares

(h) Notwithstanding the definition of "Lot", the entire area zoned UR3-28 is considered a "Lot", and the regulations applicable to the subject lands apply to the zoned lands as a whole and not to any individual unit on a registered vacant land condominium plan.



# COMMUNITY RESIDENTIAL FIRST DENSITY (CR1) ZONE

The provisions of the Community Residential First Density (CR1) Zone shall apply to low density residential development in the village areas of the Municipality, which are serviced by a public water supply system and individual on-site private sewage disposal systems..

#### 11.1 **GENERAL USE REGULATIONS**

## 11.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Community Residential First Density (CR1) Zone except for the following purposes:

accessory use home occupation single detached dwelling

1	1.1.2	<u>MINIMUM LOT AREA</u> ft ² )	700.0 m² (7,535
1	1.1.3	MINIMUM LOT FRONTAGE	20.0 m (66 ft)
1	1.1.4	MINIMUM FRONT YARD SETBACK	
(a) (b)		cordance with Section 4.18 of this By-law her roads	8.0 m (26 ft)
1	1.1.5	MINIMUM SIDE YARD SETBACK	
(a)	Interi	or lot	1.5 m (5 ft) on one side and 2.5 m (8 ft) on the other side
(b)		rior side yard is adjacent to a front of an abutting lot	8.0 m (26 ft) on the side abutting the street and 1.5 m (5 ft) on the other side
(c)		yard is adjacent to a rear yard of outting lot	5.0 m (16 ft) on the side abutting the street and 1.5 m (5 ft) on the other side



11.1.6	MINIMUM REAR YARD SETBACK (26 ft)		8.0	m
11.1.7	MAXIMUM LOT COVERAGE			
(a) mair	building	35%		
· · ·	uildings including accessory buildings ect to Section 4.1a)	38%		
11.1.8	MINIMUM FLOOR AREA			
(a) singl	e detached dwelling	90.0 m² (969	ft²)	
11.1.9	MAXIMUM HEIGHT			
(a) singl	e detached dwelling	12.0 m (39.4 ⁻	ft)	
11.1.10	MAXIMUM NUMBER OF DWELLINGS PER	LOT		

(a) one single detached dwelling

# 11.2 SPECIAL USE REGULATIONS

### 11.2.1 MUNICIPAL SERVICES

No dwelling shall be erected, used or altered unless such dwelling is connected to a public water supply system.

### 11.3 EXCEPTIONS

11.3.1 (a) DEFINED AREA

CR1-1 as shown on Schedule A, Map U-5

- (b) <u>MINIMUM REAR YARD SETBACK</u> 30.0 m (98 ft)
- 11.3.2 (a) DEFINED AREA

CR1-2 (h-1) as shown on Schedule A, Map U-5

(b) <u>PERMITTED USE</u>

existing horticultural establishment all other permitted uses of the CR1 zone



# 11.3.3 (a) DEFINED AREA

CR1-3 as shown on Schedule A, Key Map U-5

(b) <u>PERMITTED USES</u>

existing accessory buildings all other permitted uses of the CR1 zone

# 11.3.4 (a) DEFINED AREA

CR1-4 as shown on Schedule 'A', Key Map U-5

(b) <u>MINIMUM LOT FRONTAGE</u> 11.82 m

## 11.3.5 (a) DEFINED AREA

CR1-5 as shown on Schedule 'A', Key Map U-5

- (b) <u>MINIMUM FRONT YARD SETBACK</u> 100 m (328 ft)
- (c) <u>MINIMUM SIDE YARD SETBACK</u> 8 m (26.25ft) to and interior lot line



# COMMUNITY RESIDENTIAL SECOND DENSITY (CR2) ZONE

The provisions of the Community Residential Second Density (CR2) Zone shall apply to low density residential development in the village areas of the Municipality, which are serviced by a public water supply system and individual on-site private sewage disposal systems.

# 12.1 GENERAL USE REGULATIONS

### 12.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Community Residential Second Density (CR2) Zone except for the following purposes:

accessory use duplex dwelling home occupation link dwelling semi-detached dwelling single detached dwelling

1:	2.1.2	<u>MINIMUM LOT AREA</u> ac)	1,500.0 m ² (0.4
1	2.1.3	MINIMUM LOT FRONTAGE	20.0 m (66 ft)
1	2.1.4	MINIMUM FRONT YARD SETBACK	
(a) (b)		cordance with Section 4.18 of this By-law her roads	8.0 m (26 ft)
1	2.1.5	MINIMUM SIDE YARD SETBACK	
(i)	single detached dwelling, semi-detached, link dwelling		1.5 m (5 ft) on an interior lot, and 8.0 m (26 ft) on the side abutting a street and 1.5 m (5 ft) on the other side on a corner lot;

provided that no side yard shall be required between the common wall dividing individual semi-detached dwelling units and 1.5 m (5 ft) dividing link dwelling units.



(ii) duplex dwelling	1.5 m (5 ft) on an interior lot; and on a corner lot, 8.0 m (26 ft) on the side abutting a street and 1.5 m (5 ft) on the other side
12.1.6 <u>MINIMUM REAR YARD SETBACK</u> (26 ft)	8.0 m
12.1.7 <u>MINIMUM OUTDOOR</u> ft ² )	45.0 m² (484
AMENITY AREA	per dwelling unit
12.1.8 MAXIMUM LOT COVERAGE	
(a) main building	35%
(b) all buildings including accessory buildings subject to Section 4.1a)	38%
12.1.9 <u>MINIMUM FLOOR AREA</u> m ² (700 ft ² ) <u>PER DWELLING UNIT</u>	65.0
12.1.10 <u>MAXIMUM HEIGHT</u> (39.4 ft)	12.0 m

# 12.2 SPECIAL USE REGULATIONS

# 12.2.1 MUNICIPAL SERVICES

No dwelling shall be erected, used or altered unless such dwelling is connected to a public water supply system.

# 12.3 EXCEPTIONS



# HAMLET RESIDENTIAL FIRST DENSITY (HR1) ZONE

The provisions of the Hamlet Residential First Density (HR1) Zone shall apply to low density residential development in the hamlet areas of the Municipality, which are serviced either by a public water supply system and individual on-site private sewage disposal systems; or individual on-site private wells and sewage disposal systems.

## 13.1 GENERAL USE REGULATIONS

### 13.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Hamlet Residential First Density (HR1) Zone except for the following purposes:

accessory use bed and breakfast establishment converted dwelling home occupation single detached dwelling

### 13.1.2 MINIMUM LOT AREA

(a)	public	e a public water supply <u>and</u> c sanitary sewage systems are vailable	2,000.0 m² (0.5 ac)
(b)	where a public water supply <u>or</u> public sanitary sewage system is available		1,500.0 m² (0.4 ac)
13	8.1.3	MINIMUM LOT FRONTAGE	20.0 m (66 ft)
13	8.1.4	MINIMUM FRONT YARD SETBACK	
(a) (b)		cordance with Section 4.18 of this By-law ner roads	6.0 m (20 ft)
13	8.1.5	MINIMUM SIDE YARD SETBACK	
(a)	interio	or lot	1.5 m (5 ft) on one side and 2.5 m (8 ft) on the other side;
(b)	corne	er lot	6.0 m (20 ft) on the side abutting the road and 1.5 m (5 ft) on the other side

	13.1.6	MINIMUM REAR YARD SETBACK (26 ft)		8.0	m
	13.1.7	MINIMUM FLOOR AREA			
	(a) singl	e detached dwelling	90.0 m² (969	ft²)	
	13.1.8	MAXIMUM HEIGHT			
(a)	single deta	ched dwelling	12.0 m (39.4	ft)	
	13.1.9	MAXIMUM LOT COVERAGE			
	(a) main	building	35%		
	( )	uildings including accessory buildings ect to Section 4.1a)	38%		
	13.1.10	MAXIMUM NUMBER OF DWELLINGS PER	LOT		
	· ·	single detached dwelling or one converted dy kfast establishment	welling, or one	bed a	and

# 13.2 SPECIAL USE REGULATIONS

### 13.3 EXCEPTIONS

13.3.1 (a) DEFINED AREA

HR1-1 as shown on Schedule A, Maps U-10, U-11 and U-12

- (b) <u>MINIMUM LOT FRONTAGE</u> 30.0 m (98 ft)
- 13.3.2 (a) DEFINED AREA

HR1-2 as shown on Schedule A, Map U-12

(b) <u>MINIMUM LOT AREA</u>
(c) <u>MINIMUM LOT FRONTAGE</u>
(d) <u>MINIMUM INTERIOR SIDE YARD SETBACK</u>
67.0 m (220 ft) on one

side and 3.0 m (10 ft) on the other side

(e)	MAXIMUM LOT COVERAGE	10%
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(f) <u>SEPARATION FROM WATERCOURSE</u>

Notwithstanding Section 4.17 of this By-law, no building or structure, other than a bridge approved by the Conservation Authority, shall be located within a distance of 15.25 metres (50 ft) from the top of bank of any natural watercourse.

# 13.3.3 (a) DEFINED AREA

HR1-3 as shown on Schedule A, Map U-12

(b)	MINIMUM LOT AREA	460 m ² (0.1 ac)
(c)	MINIMUM LOT FRONTAGE	15.0 m (49 ft)
(d)	MAXIMUM LOT COVERAGE	38%

13.3.4 (a) DEFINED AREA

HR1-4 (h-1) as shown on Schedule A, Map U-12

(b)	MINIMUM LOT AREA	300.0 m ² (3,229 ft ² )
(c)	MINIMUM LOT FRONTAGE	10.0 m (33 ft)

- (d) MINIMUM SIDE YARD SETBACK
  - (i) 3.0 m (10 ft) shall be required on one side of any dwelling without an attached garage or carport; and
  - (ii) 0 m shall be required on one side of a single detached dwelling having no exterior doors, windows or other openings within the yard width that otherwise would be required, and having all roof drainage directed onto the lot of that dwelling, and having a registered private maintenance easement of at least 2.0 m (7 ft) width and an eave and footing encroachment easement on the adjacent lot.

### 13.3.5 (a) DEFINED AREA

HR1-5 as shown on Schedule A, Map U-12

- (b) <u>MINIMUM LOT AREA</u> 0.60 ha (1.48 ac)
- (c) <u>MINIMUM LOT FRONTAGE</u> 0 m (0 ft)
  - 13.3.6 (a) <u>DEFINED AREA</u>

HR1-6 as shown on Schedule A, Map U-6



### (b) <u>PERMITTED USES</u>

two (2) dwelling units all other permitted uses of the HR1 zone

(c) <u>MINIMUM LOT AREA</u>

809.37 m² (0.2 ac)

### 13.3.7 (a) DEFINED AREA

HR1-7 as shown on Schedule A, Map U-6

- (b) MINIMUM LOT AREA  $809.37 \text{ m}^2 (0.2 \text{ ac})$
- 13.3.8 (a) DEFINED AREA

HR1-8 as shown on Schedule A, Key Map U-12

(b) SPECIAL PROVISION

Notwithstanding section 4.12(b), where a lot is divided into two or more zones, the uses, buildings and structures permitted on the lot shall be limited in each of the zones to those permitted in that zone but, otherwise, for the purposes of zoning regulations of lot area and frontage and of the location of buildings and structures on the lot, the lot shall be considered a single lot, rather than separate as otherwise contemplated by section 4.12(b).

### 13.3.9 (a) DEFINED AREA

HR1-9 as shown on Schedule 'A', Key Map U-12, to this By-law

(b) <u>PERMITTED USES</u>

accessory use home occupation single-detached dwelling townhouse dwelling (up to a maximum of four dwelling units)

### 13.3.10 (a) DEFINED AREA

HR1-10 as shown on Schedule 'A', Key Map U-12, to this By-law

(b)	MINIMUM INTERIOR SIDE YARD SETBACK	3.0 m (9.84 ft) on both
		sides of a single
		detached dwelling
(c)	TOTAL MAXIMUM COVERAGE FOR ALL	_
. /	ACCESSORY BUILDINGS AND STRUCTURES	111.484 m ² (1.200 ft ² )



### 13.3.11 (a) <u>DEFINED AREA</u>

HR1-11 as shown on Schedule 'A', Key Map U-04, to this By-law

(b) <u>TOTAL GROSS FLOOR AREA FOR ALL</u> <u>ACCESSORY BUILDINGS</u> 93.0 m²

# 13.3.12 (a) DEFINED AREA

HR1-12 as shown on Schedule "A", Key Map U-12

(b) <u>PERMITTED USES</u>

accessory use home occupation single detached dwelling

#### (c) MINIMUM FRONT YARD SETBACK

- (a) in accordance with Section 4.16 of this By-law
- (b) all other roads 6.0 m (20 ft)

### (d) MINIMUM SIDE YARD SETBACK

(a) Interior lot

3.0 m (10 ft)

(b) Corner lot

in accordance with Section 4.16 of this By-law on the side abutting the road, and 3.0 m (10 ft) on the other side

#### (e) <u>SETBBACK FROM IMPERIAL OIL PIPELINE</u>

Notwithstanding Section 13.1 of the By-law, no dwelling units and attached garages shall be located on Lots 1,2,3,4 and 9 within 13m (43 ft) of the Imperial Oil Pipeline easement.

Notwithstanding section 4.1 of the By-law, accessory buildings and structures, and accessory uses, including, but not limited to swimming pools and sheds, may not be located on Lots 1,2,3,4, and 9 within 13m (43 ft) of the Imperial Oil Pipeline easement, unless approval is provided by Imperial Oil.



# 13.3.13 (a) DEFINED AREA

HR1-13 as shown on Schedule "A", Key Map U-12

(b) <u>PERMITTED USES</u>

accessory use home occupation single detached dwelling

# (c) MINIMUM FRONT YARD SETBACK

(a) in accordance with Section 4.16 of this By-law

- (b) all other roads
- (d) MINIMUM SIDE YARD SETBACK
  - (a) Interior lot

2.5 m (8.2 ft)

(b) Corner lot

in accordance with Section 4.16 of this By-law on the side abutting the road, and 3.0 m (10 ft) on the other side

6.0 m (20 ft)

# (e) MAXIMUM FLOOR AREA

200 m² (2, 152 ft²)

- (f) <u>MAXIMUM NUMBER OF BEDROOMS</u> Single Detached dwellings shall be limited to a maximum of three bedrooms.
- (g) Notwithstanding 13.3.13 (e) and (f), single detached dwellings may have more than three bedrooms up to a maximum floor area to 325 m² if serviced by a Level IV Treatment Unit sewage system."

# 13.3.14 (a) <u>DEFINED AREA</u>

HR1-14 as shown on Schedule "A", Key Map U-12

(b) <u>PERMITTED USES</u>

accessory use home occupation



single detached dwelling

(c) <u>MINIMUM FRONT YARD SETBACK</u>

(a) in accordance with Section 4.16 of this By-law

(b) all other roads

6.0 m (20 ft)

(d) <u>MINIMUM SIDE YARD SETBACK</u>

(a) Interior lot

2.5 m (8.2 ft)

(e) MAXIMUM FLOOR AREA

200 m² (2, 152 ft²)

- (f) <u>MAXIMUM NUMBER OF BEDROOMS</u> Single Detached dwellings shall be limited to a maximum of three bedrooms
- (g) Notwithstanding 13.3.14 (e) and (f), single detached dwellings may have more than three bedrooms up to a maximum floor area to 325 m² if serviced by a Level IV Treatment Unit sewage system
- 13.3.15 (a) <u>DEFINED AREA</u>

HR1-15 as shown on Schedule "A", Key Map U-12

- (b) <u>MINIMUM LOT FRONTAGE</u> 30.0m (98 ft)
- (c) <u>MINIMUM LOT AREA</u> 1,950m² (0.48 ac)
- (d) MINIMUM REAR YARD SETBACK 2.3m (7.5 ft)
- 13.3.16 (a) <u>DEFINED AREA</u>

HR1-16 as shown on Schedule "A", Key Map U-12

- (b) <u>MINIMUM LOT FRONTAGE</u> 30.0m (98 ft)
- (c) <u>MINIMUM LOT AREA</u> 1,950m² (0.48 ac)



# 13.4 TEMPORARY USES

13.4.1 EXPIRED on February 27, 2016.

13.4.2 EXPIRED on May 22, 2015.

## 13.4.3 (a) DEFINED AREA

HR1-1(t-1) as shown on Schedule 'A', Key Map U-11

### (b) ADDITIONAL USE PERMITTED

The existing single-detached dwelling is to remain on the subject property for a temporary period, in addition to a new single-detached dwelling and other uses permitted in Section 13.1.1 of this By-law.

### (c) EXPIRATION

The provision of this zoning category will expire on August 11, 2024.

# 13.4.4 (a) <u>DEFINED AREA</u>

HR1-1(t-1) as shown on Schedule 'A', Key Map U-11

## (b) ADDITIONAL USE PERMITTED

The existing single-detached dwelling is to remain on the subject property for a temporary period, in addition to a new single-detached dwelling and other uses permitted in Section 13.1.1 of this By-law.

# (c) EXPIRATION

The provision of this zoning category will expire on April 19, 2026.



# SURPLUS RESIDENCE (SR) ZONE

The provisions of the Surplus Residence (SR) Zone shall apply to lots that have been severed as a result of farm consolidation in order to accommodate surplus farm residences.

#### 14.1 **GENERAL USE REGULATIONS**

### 14.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Surplus Residence (SR) Zone except for the following purposes:

accessory use bed and breakfast establishment converted dwelling dog kennel home occupation single detached dwelling

### 14.1.2 LIVESTOCK

Notwithstanding any other provisions of this By-law, livestock shall be prohibited within the Surplus Residence (SR) Zone.

14.1.3	<u>MINIMUM LOT AREA</u> (0.5 ac)	2,000.0 m ²	
14.1.4	MINIMUM LOT FRONTAGE	30.0 m (98 ft)	
14.1.5	MINIMUM FRONT YARD SETBACK		
In accorda	nce with Section 4.16 of this By-law		
14.1.6	MINIMUM SIDE YARD SETBACK		
(a) <u>Interio</u>	or Yard	3 m (10 ft)	
(b) <u>Exteri</u> In acc	or Yard ordance with Section 4.16 of this By-law		
14.1.7	MINIMUM REAR YARD SETBACK (26 ft)	8.0 m	
14.1.8	MAXIMUM HEIGHT		
Permitted	Permitted uses, excluding an accessory use 12.0 m (39.4 ft)		



# 14.1.9 MAXIMUM LOT COVERAGE 35%

## 14.1.10 MAXIMUM NUMBER OF DWELLINGS PER LOT

One single detached dwelling or one converted dwelling, or one bed and breakfast establishment

### 14.1.11 DOG KENNELS & DOG RUNS

In addition to previous provisions of Section 14.0 of this By-law, the following provisions shall apply to dog kennels and dog runs in the Surplus Residence (SR) Zone:

(a)	minimum area for dog runs	10.0 m² (108 ft²)
(b)	minimum distance from a dwelling situated	
	on a separate lot	150.0 m (492 ft)

# 14.2 SPECIAL USE REGULATIONS

# 14.3 EXCEPTIONS

14.3.1 (a) <u>DEFINED AREA</u>

SR-1 as shown on Schedule 'A', Key Map 31, to this By-law

(b) <u>MINIMUM LOT FRONTAGE</u> 25.146 m (82.5 ft)

## 14.3.2 (a) DEFINED AREA

SR-2 as shown on Schedule 'A', Key Map 97, to this By-law

(b) <u>MAXIMUM TOTAL AREA PERMITTED FOR</u> <u>ALL RESIDENTIAL ACCESSORY BUILDINGS</u> 200.8 m²

# 14.3.3 (a) DEFINED AREA

SR-3 as shown on Schedule 'A', Key Map 89, to this By-law

- (b) <u>MAXIMUM TOTAL AREA PERMITTED FOR</u> <u>ALL RESIDENTIAL ACCESSORY BUILDINGS</u> 179.1 m² (1,928 ft ²)
- 14.3.4 (a) <u>DEFINED AREA</u>

SR-4 as shown on Schedule 'A', Key Map 74, to this By-law

(b) MAXIMUM HEIGHT



Notwithstanding any other provisions of this by-law, the maximum height for an existing accessory building shall not exceed 6.6 metres (21.6 ft)

14.3.5 (a) <u>DEFINED AREA</u>

SR-5 as shown on Schedule 'A', Key Map 36, to this By-law

(b) <u>MAXIMUM TOTAL AREA PERMITTED FOR</u> <u>ALL RESIDENTIAL ACCESSORY BUILDINGS</u> 171.5 m² (1,846 ft²)

#### 14.3.6 (a) DEFINED AREA

SR-6 as shown on Schedule 'A', Key Map 56, to this By-law

(b) <u>MAXIMUM TOTAL AREA PERMITTED FOR</u> <u>ALL RESIDENTIAL ACCESSORY BUILDINGS</u> 183.5 m² (1,975 ft²)

#### 14.3.7 (a) DEFINED AREA

SR-7 as shown on Schedule 'A', Key Map 52, to this By-law

(b) ACCESSORY BUILDINGS

Notwithstanding any other provisions of this by-law, existing accessory buildings shall be permitted in the front yard.

### 14.3.8 (a) DEFINED AREA

SR-8 as shown on Schedule 'A', Key Map 1, to this by-law

- (b) <u>MAXIMUM TOTAL AREA PERMITTED FOR</u> <u>ALL RESIDENTIAL ACCESSORY BUILDINGS</u> 185.81 m² (2,000 ft²)
- 14.3.9 (a) <u>DEFINED AREA</u>

SR-9 as shown on Schedule 'A', Key Map 96, to this by-law

- (b) <u>MINIMUM LOT FRONTAGE</u> 13.51 m (44.3 ft)
- 14.3.10 (a) DEFINED AREA

SR-10 as shown on Schedule 'A', Key Map 40, to this by-law

- (b) <u>MINIMUM REAR LOT SETBACK</u> 4 m (13.1 ft)
- 14.3.11 (a) <u>DEFINED AREA</u>



SR-11 as shown on Schedule 'A', Key Map 96, to this by-law 12.0 m (39.8 ft) (b) MINIMUM LOT FRONTAGE 14.3.12 (a) DEFINED AREA SR-12 as shown on Schedule 'A', Key Map 51, to this by-law 28.96 m (95 ft) (b) MINIMUM LOT FRONTAGE 14.3.13 (a) DEFINED AREA SR-13 as shown on Schedule 'A', Key Map 42, to this by-law (b) MINIMUM LOT FRONTAGE 10.4 m (32 ft) 14.3.15 (a) <u>DEFINED AREA</u> SR-15 as shown on Schedule 'A', Key Map 34,

- (b) <u>MINIMUM LOT FRONTAGE</u> 25.14 m (82.5 ft)
- (c) <u>MINIMUM REAR YARD SETBACK</u> 1.2 m (3.93 ft)

# 14.4 TEMPORARY USES

- 14.4.1 EXPIRED ON September 26, 2020.
- 14.4.2 (a) DEFINED AREA

SR(t-1) as shown on Schedule "A", Key Map 65

(b) ADDITIONAL USE PERMITTED

The existing single-detached dwelling is to remain on the subject property for a temporary period, in addition to a new singledetached dwelling and other uses permitted in Section 14.1.1 of this By-law.

(c) <u>EXPIRATION</u> The provisions of this zoning category will expire on March 16, 2025.



# VILLAGE COMMERCIAL (C1) ZONE

The provisions of the Village Commercial (C1) Zone shall apply to commercial development located in the core areas of the Municipality's villages and hamlets.

## 15.1 GENERAL USE REGULATIONS

### 15.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Village Commercial (C1) Zone except for the following purposes:

accessory use animal clinic bed and breakfast establishment boarding house, rooming house, or tourist home car wash clinic club, private day nursery dwelling units connected to and forming an integral part of a main building and located above the first storey to a maximum of two storeys and/or located below the first storey in a basement financial institution garage, public gas bar hotel, motel or tavern motor vehicle sales establishment motor vehicle service establishment office, general or professional parking lot personal service establishment place of entertainment restaurant restaurant, drive-thru or take-out service shop store, convenience store, retail studio 15.1.2 MINIMUM LOT AREA

(a)	where a public water supply <u>and</u>	3,000.0 m²(0.8 ac)
. ,	public sanitary sewage systems are	
	not available	
<i></i> .		

(b) where a public water supply <u>or</u> 2,000.0 m² (0.5 ac) public sanitary sewage system is available

with the centre of it all

(c)		e a public water supply and c sanitary sewage system are able	1,500.0 m² (0.4 ac)
1	5.1.3	MINIMUM LOT FRONTAGE	20.0 m (66 ft)
1	5.1.4	MINIMUM FRONT YARD SETBACK	
(a) (b)		cordance with Section 4.18 of this By-law her roads	0 m (0 ft)
1	5.1.5	MINIMUM SIDE YARD SETBACK	
(i)		e the yard abuts any dential Zone	6.0 m (20 ft)
(ii)	corne	er lot	6.0 m (20 ft) on the side abutting the road and 0 m (0 ft) on the other side
1	5.1.6	MINIMUM REAR YARD SETBACK (33 ft)	10.0 m
1	5.1.7	MAXIMUM LOT COVERAGE	40%
FRC		MINIMUM SEPARATION DISTANCE UILDING OR PUMP D A DWELLING	7.5 m (25 ft)
1	5.1.9	MAXIMUM HEIGHT (39 ft)	12.0 m

# 15.2 SPECIAL USE REGULATIONS

15.2.1 CAR WASH

Notwithstanding any previous provisions of Section 15.0 of this By-law, car wash may be erected, used or altered within the Village Commercial (C1) Zone provided such car wash is serviced by a public water supply system.

15.2.2 DWELLING UNITS

The following provisions apply where a part of a building used or intended for purposes of a commercial use in the Village Commercial (C1) Zone is designed, used, or intended for use as a dwelling unit:

(a) Minimum Floor Area of a Dwelling Unit:



(i)	bachelor unit	40.0 m ² (431 ft ² )
(ii)	one bedroom unit	55.0 m ² (592 ft ² )
(iii)	two bedroom unit	65.0 m ² (700 ft ² )
(iv)	three bedroom unit	85.0 m ² (915 ft ² )

(b) Access:

Pedestrian access to each dwelling unit, other than an accessory dwelling unit, shall be provided from an adjacent street and shall be for the sole use of the occupants of the said dwelling unit and any other dwelling units located in the same building.

(c) Exception:

No building wherein gasoline, petroleum products or any other highly flammable, toxic, or explosive products are handled for commercial purposes shall have contiguous dwelling units. Where such dwelling units exist and a use changes to a use involving the aforementioned products, the said dwelling units shall cease to be occupied as dwelling units.

### 15.2.3 GARAGE, PUBLIC

In addition to previous provisions of Section 15.0 of this By-law, the following provisions shall apply to a public garage in the Village Commercial (C1) Zone:

(a) maximum area for the open storage 100.0 m² (1,076 ft²) of motor vehicles

# 15.2.4 <u>GAS BARS</u>

Notwithstanding any previous provisions of Section 15.0 of this By-law, a canopy, kiosk or pump island accessory to a gas bar or a motor vehicle service establishment may be erected, used or altered within the Village Commercial (C1) Zone provided such canopy, kiosk or pump island is located not closer than 4.5 metres (15 ft) from a lot line or 7.5 metres (25 ft) to a dwelling located on a separate lot.

### 15.2.5 MOTOR VEHICLE SERVICE ESTABLISHMENT

Notwithstanding any previous provisions of Section 15.0 of this By-law, the following provisions shall apply to a motor vehicle service establishment in the Village Commercial (C1) Zone:

 $2200.0 \text{ m}^2(0.5 \text{ ac})$ 

(a)			2,200.0 111 (0.5 ac)
(b)	MIN	MUM LOT FRONTAGE	
	(i) (ii)	interior lot corner lot	45.0 m (148 ft) 55.0 m (180 ft)
(c)	MIN	IMUM LOT DEPTH	45.0 m (148 ft)

(d) MINIMUM SIDE YARD SETBACK

MINIMUM INT AREA

(a)



	(i)	where the yard abuts any Residential Zone	6.0 m (20 ft)
	(ii) (iii)	interior lot corner lot	4.5 m (15 ft) 18.0 m (59 ft) on the side abutting the road and 4.5 m (15 ft) on the other side
(e)	MIN	MUM REAR YARD SETBACK	1.5 m (5 ft)

(f) MAXIMUM LOT COVERAGE 20%

### 15.2.6 OPEN STORAGE AS AN ACCESSORY USE

Notwithstanding any previous provisions of Section 15.0 of this By-law, open storage as an accessory use in the Village Commercial (C1) Zone shall:

- (a) be accessory to a motor vehicle sales establishment and located on the same lot therewith;
- (b) not be permitted, in the case of a corner lot, within any required exterior side yard;
- (c) not be permitted within any required side yard or required rear yard where such yard abuts any Residential or Institutional Zone;
- (d) not exceed twenty-five (25) percent of the total lot area of the lot on which it is located.

### 15.3 EXCEPTIONS

#### 15.3.1 (a) DEFINED AREA

C1-1 as shown on Schedule A, Map U-7

### (b) <u>PERMITTED USES</u>

day nursery office, general office, professional parking lot store, convenience store, retail restaurant restaurant, drive-thru or take-out service shop dwelling units connected to and forming an integral part of a main building and located above the first storey to a maximum of two storeys



# 15.3.2 (a) <u>DEFINED AREA</u>

C1-2 as shown on Schedule A, Map U-7

- (b) <u>PERMITTED USES</u>
  - accessory use clinic office, general office, professional parking lot personal service establishment store, convenience store, retail restaurant restaurant restaurant, drive-thru or take-out service shop dwelling units connected to and forming an integral part of a main building and located above the first storey to a maximum of two storeys

# 15.3.3 (a) DEFINED AREA

C1-3 as shown on Schedule A, Map U-1

### (b) <u>PERMITTED USES</u>

day nursery

dwelling units connected to and forming an integral part of a main building and located above the first storey to a maximum of two storeys

### 15.3.4 (a) DEFINED AREA

C1-4 as shown on Schedule A, Map U-1 and Map U-7

### (b) PERMITTED USES

clinic day nursery institutional uses offices, general or professional personal service establishment public authority office or building service shop store, convenience store, retail

# 15.3.5 (a) DEFINED AREA

C1-5 as shown on Schedule A, Map U-7



# (b) <u>PERMITTED USES</u>

place of recreation all other permitted uses of the C1 zone

## 15.3.6 (a) <u>DEFINED AREA</u>

C1-6 as shown on Schedule A, Map U-7, to this By-law

# (b) PERMITTED USES

The following are permitted uses within existing buildings only:

clinic day nursery institutional uses offices, general or professional personal service establishment public authority office or building service shop store, convenience store, retail

(c) <u>MINIMUM LOT AREA</u>

1,2000.0 m² (0. 29 ac)

### 15.3.7 (a) DEFINED AREA

C1-7 as shown on Schedule A, Map U-7, to this By-law

(b) PERMITTED USES

existing single detached dwelling all other permitted uses of the C1 zone excluding a motor vehicle sales establishment and a motor vehicle service establishment

### 15.3.8 (a) DEFINED AREA

C1-8 as shown on Schedule A, Key Map U-12

### (b) PERMITTED USES

dwelling unit as an accessory use all other permitted uses of the C1 zone

15.3.9 (a) DEFINED AREA

C1-9 as shown on Schedule A, Map U-1



# (b) <u>PERMITTED USES</u>

basement apartment dwelling all other permitted uses of the C1 Zone

# (c) PARKING

Notwithstanding any other provision of this by-law, a total of twelve (112) parking spaces shall be required for the following uses:

Four apartment dwellings Office uses with a gross floor area of 273.51 square metres (2,944.04 sq ft) Retail uses with a gross floor area of 24.99 square metres (269 sq ft)

### (d) PLANTING STRIPS

Notwithstanding any other provision of this by-law, the minimum width of a planting strip separating a parking area from a lot line shall be 0.8 metres for the southerly lot line and 0.3 metres for the northerly lot line.

### 15.3.10 (a) <u>DEFINED AREA</u>

C1-10 as shown on Schedule A, Map U-1

### (b) PERMITTED USES

accessory use animal clinic bed and breakfast establishment boarding house, rooming house, or tourist home clinic club, private day nursery dwelling units connected to and forming an integral part of a main building and located above the first storey to a maximum of two storeys financial institution hotel, motel or tavern office, general or professional parking lot personal service establishment place of entertainment restaurant restaurant, drive-thru or take-out service shop store, convenience store, retail studio



## 15.3.11 (a) <u>DEFINED AREA</u>

C1-11 as shown on Schedule 'A', Key Map U-9

# (b) PERMITTED USES

accessory use animal clinic clinic day nursery dwelling units above the first storey financial institution office, general or professional; personal service establishment; place of entertainment; public authority office; restaurant; restaurant; restaurant, take-out; store, convenience; store, retail; studio

(c) Notwithstanding the permitted uses in 15.3.11, drive-thru facilities shall be prohibited.

## (d) <u>GLENDON DRIVE (COUNTY ROAD 14) FRONTAGE</u>

	(i)	Percentage of lot frontage to include buildings	75%
(e)	MINIM	IUM FRONT YARD SETBACK	0.0 m
(f)		MUM FRONT YARD SETBACK FOR BUILDINGS G GLENDON DRIVE (COUNTY ROAD 14)	1.5 m (4.92 ft)
(g)	MINIM	IUM EXTERIOR SIDE YARD SETBACK	0.0 m
(h)	MINIM	IUM INTERIOR SIDE YARD SETBACK	
	(i) (ii)	where the yard abuts a residential zone where the yard abuts all other zones	3.0 m (9.84 ft) 1.5 m (4.92 ft)
(i)	MINIM	IUM REAR YARD SETBACK	
	(i) (ii)	where the yard abuts a residential zone where the yard abuts all other zones	3.0 m (9.84 ft) 1.5 m (4.92 ft)



# (j) MINIMUM PARKING REQUIREMENT

1 space per 25 square metres of Gross Floor Area for all permitted commercial uses; save and except for all office uses, the parking standard for which shall be dictated by Section 4.0 of this By-law. The number of accessible parking spaces shall be dictated by Section 4.0 of this By-law.

### 15.3.12 (a) <u>DEFINED AREA</u>

C1-12 as shown on Schedule 'A', Key Map U-9, to this By-law

(b) <u>PERMITTED USES</u>

accessory use animal clinic clinic day nursery dwelling units above the first storey financial institution office, general or professional; personal service establishment; place of entertainment; public authority office; restaurant; restaurant; restaurant, take-out; store, convenience; store, retail; studio

(c) Notwithstanding the permitted uses in 15.3.12, drive-thru facilities shall be prohibited.

(d)	<b>GLENDON DRIVE (CO</b>	DUNTY ROAD 14)	) FRONTAGE
( )	•		

- (i) Percentage of lot frontage to include buildings 65%
- (e) <u>MINIMUM FRONT YARD SETBACK</u> 0.0 m
- (f) <u>MAXIMUM FRONT YARD SETBACK FOR BUILDINGS</u> <u>ALONG GLENDON DRIVE (COUNTY ROAD 14)</u> 1.5 m (4.92 ft)
- (g) MINIMUM EXTERIOR SIDE YARD SETBACK 0.0 m

#### (h) MINIMUM INTERIOR SIDE YARD SETBACK

(i)	where the yard abuts a residential zone	3.0 m (9.84 ft)
(ii)	where the yard abuts all other zones	1.5 m (4.92 ft)

1.5 m (4.92 ft)

# (i) <u>MINIMUM REAR YARD SETBACK</u>

- (i) where the yard abuts a residential zone 3.0 m (9.84 ft)
- (ii) where the yard abuts all other zones

# (j) <u>MINIMUM PARKING REQUIREMENT</u>

1 space per 25 square metres of Gross Floor Area for all permitted commercial uses; save and except for all office uses, the parking standard for which shall be dictated by Section 4.0 of this By-law. The number of accessible parking spaces shall be dictated by Section 4.0 of this By-law.

# 15.3.13 (a) <u>DEFINED AREA</u>

C1-13 as shown on Schedule 'A', Key Map U-6, to this By-law

# (b) PERMITTED USES

dwelling units on the ground floor (maximum of two) all permitted uses of the C1 zone

(c) <u>MINIMUM LOT AREA</u> 809.37 m² (0.2 ac)

# 15.3.14 (a) <u>DEFINED AREA</u>

C1-14 (h-7) as shown on Schedule 'A', Key Map U-8

(b) <u>PERMITTED USES</u>

accessory use animal clinic clinic club, private day nursery dwelling units, retirement home or nursing home above the first storey or at the rear of the ground floor commercial uses financial institution hotel, motel or tavern laboratory office, general or professional personal service establishment place of entertainment restaurant; restaurant, take-out; service shop store, convenience;



store, retail; studio

(c) Notwithstanding the permitted uses in 15.3.a, drive-thru facilities shall be prohibited.

# (d) GLENDON DRIVE (COUNTY ROAD 14) FRONTAGE

- (i) Percentage of lot frontage to include buildings 65%
- (ii) All parking areas and any driveways shall be prohibited on that portion of the land between Glendon Drive (County Road 14) and the northerly façades of those buildings adjacent to Glendon Drive (County Road 14).
- (e) <u>MINIMUM SETBACK FROM</u> <u>GLENDON DRIVE (COUNTY ROAD 14)</u> 0 m
- (f) <u>MAXIMUM SETBACK FROM</u> <u>GLENDON DRIVE (COUNTY ROAD 14)</u> 5 m (16.4 ft)
- (g) <u>MINIMUM SIDE YARD SETBACK</u> 0 m
- (h) MINIMUM REAR YARD SETBACK 6 m (19.7 ft)
- (i) MAXIMUM LOT COVERAGE 50%
- (j) <u>MAXIMUM HEIGHT</u> 28 m (91.9 ft)
- 15.3.15 (a) <u>DEFINED AREA</u>

C1-15 (h-7) as shown on Schedule 'A', Key Map U-8

(b) PERMITTED USES accessory use animal clinic clinic club, private day nursery dwelling units above the first storey financial institution hotel, motel or tavern laboratory office, general or professional personal service establishment place of entertainment restaurant; restaurant, take-out; service shop



store, convenience; store, retail; studio tavern

(c) Notwithstanding the permitted uses in 15.3.b, drive-thru facilities shall be prohibited.

# (d) GLENDON DRIVE (COUNTY ROAD 14) FRONTAGE

- (i) Percentage of lot frontage to include buildings 65%
- (ii) All parking areas and any driveways shall be prohibited on that portion of the land between Glendon Drive (County Road 14) and the northerly façades of those buildings adjacent to Glendon Drive (County Road 14).
- (e) <u>MINIMUM SETBACK FROM</u> <u>GLENDON DRIVE (COUNTY ROAD 14)</u> 0 m
- (f) <u>MAXIMUM SETBACK FROM</u> <u>GLENDON DRIVE (COUNTY ROAD 14)</u> 5 m (16.4 ft)
- (g) <u>MINIMUM SIDE YARD SETBACK</u> 0 m
- (h) MINIMUM REAR YARD SETBACK
   WHEN THE YARD IS ADJACENT
   OR ACROSS FROM A RESIDENTIAL
   ZONE
   6 m (19.7 ft)
- (i) MAXIMUM LOT COVERAGE 50%
- (j) MAXIMUM HEIGHT 20 m (65.6 ft)
- 15.3.16

# (a) **DEFINED AREA**

C1-16 as shown on Schedule 'U-09', to this by-law

(b) PERMITTED USES

Car wash serviced by a private water supply, used for car washing purposes only, all other uses shall use municipal services

All other uses permitted in the C2 zone.
# 15.3.17

# (a) DEFINED AREA

C1-17 as shown on Schedule 'U-09', to this by-law

(b) PERMITTED USES

Animal clinic Financial Institution Studio

- (c) <u>MINIMUM LOT AREA</u> 740 m²
- (d) <u>MINUMUM INTERIOR SIDE YARD SETBACK</u> 1.5 m
- (e) <u>MINIMUM NUMBER OF PARKING SPACES</u> 7

# 15.3.18

# (a) <u>DEFINED AREA</u>

'C1-18 h-2 and h-3' as shown on Schedule 'A', Key Map U-9

(b) <u>PERMITTED USES</u> Notwithstanding Section 15.1.1, no land shall be used and no buildings or structures shall be erected, used, or altered except for the following purposes:

accessory use animal clinic apartment dwelling multiple unit dwelling clinic club, private day nursery flea market -outdoor only maximum coverage of 464.5 m² (5,000ft²) financial institution market garden - if outdoor maximum coverage of 464.5 m²  $(5,000 ft^2)$ office, general or professional park, public parking lot personal service establishment place of entertainment restaurant restaurant, take-out service shop store, convenience store, retail studio



(c)	MINIMUM FRONT YARD SETBACK	2.0 m (6.5 ft)
(d)	MINIMUM INTERIOR SIDE YARD SETBACK	3.0 m (9.8 ft)
(e)	MINIMUM EXTERIOR SIDE YARD SETBACK	4.0 m (13.1 ft)
(f)	MAXIMUM DENSITY	155 units per ha
(g)	MINIMUM OUTDOOR AMENITY AREA	8 m² (484.3 ft²) per dwelling unit
(h)	<u>MAXIMUM LOT COVERAGE</u> All buildings, including all structures enclosing any of the permitted uses shall not exceed 40% ( Park)	Inclusive of Public
(i)	MINIMUM LANDSCAPE OPEN SPACE COVER Landscape Open Space (including, but not limite to, Outdoor Amenity Area) as percentage of zone Public Park 400	d
(j)	MAXIMUM BUILDING HEIGHT	29 m (78.7 ft)
(k)	<u>HEIGHT RESTRICTIONS</u> In addition to the list of structures in Section 4.9, other similar renewable energy equipment as app Municipality shall not be permitted to cause the b the height restrictions of this by-law by a maximu	proved by the uilding to exceed
(I)	<u>MINIMUM BUILDING SEPARATION</u> There shall be a minimum separation between buildings in the same zone which is measured above 2 metres in height.	15.0 m (49.2 ft)
(m)	$\begin{array}{llllllllllllllllllllllllllllllllllll$	)
	<ul> <li>(ii) Access: Pedestrian access to apartment building(s), from an adjacent public street, private street of and shall be for the sole use of the occu apartment building.</li> </ul>	or private driveway

(iii) Exception:



No building wherein gasoline, petroleum products or any other highly flammable, toxic, or explosive products are handled for commercial purposes shall have contiguous dwelling units. Where such dwelling units exist and a use changes to a use involving such products, those dwelling units shall immediately cease to be occupied as dwelling units.

(n) <u>LANDSCAPING</u>

Section 4.11 (a) (ii) shall not apply.

- (o) <u>PARKING</u>
  - Notwithstanding Section 4.24 (a), the owner or occupant of a lot, using a building or structure for office or retail uses may provide and maintain, one or more parking spaces on a lot other than the lot specified in Schedule "A" in accordance with the provisions of this section.
  - ii) Notwithstanding Section 4.24 (b), for residential uses, a minimum of 1.1 parking space per dwelling unit and 0.1 parking spaces per dwelling unit for visitors shall be provided on the lot.
- (p) <u>LOADING</u>

Section 4.24 (m) shall apply to the non-residential gross floor area only located within building(s) or structure(s) on the lot.

# (q) <u>YARD WHERE PERMITTED</u>

Notwithstanding 4.24 (g);

- i) Driveways and aisles shall not exceed fifteen percent (15%) of the total area of the lot.
- ii) Except as otherwise provided herein, uncovered surface parking areas and driveways shall be permitted in any part of any yard, provided that any part of a parking area located within a required yard shall be separated from any lot lines adjacent to such required yard by a planting strip not less than 1.0 metre (3.3 ft) in width. This provision shall not apply when the parking area or driveway is adjacent to a driveway or parking area on the adjacent property.
- (r) <u>BUILDING RESTRICTIONS</u>

Despite any existing or future severance, partition, or division of the lot, the provisions of this By-law shall apply to the whole of the zone as if no severance, partition or division had occurred.

(s) HOLDING SYMBOL

To ensure orderly development of the land known as Part of Lot 6, Concession 2 (geographic Township of Lobo), Municipality of Middlesex Centre:

The "(h-2)" holding symbol shall not be removed until a site plan agreement is completed.



The "(h-3)" holding symbol shall not be removed until a noise study is completed that examines the noise sources in the area that would include but are not limited to the grain handling operation, CN rail line and vehicle/road noise. The study shall be to the satisfaction of CN rail as well as the Municipality of Middlesex Centre.

# 15.3.19

# (b) DEFINED AREA

C1-19 as shown on Schedule 'U-01', to this by-law

# (b) PERMITTED USES

A Funeral Home, without chapel for services All other uses permitted in the C1 zone



# HIGHWAY COMMERCIAL (C2) ZONE

The provisions of the Highway Commercial (C2) Zone shall apply to commercial development generally located in the periphery of the villages and hamlets of the Municipality.

# 16.1 GENERAL USE REGULATIONS

# 16.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Highway Commercial (C2) Zone except for the following purposes:

accessory u	ISE		
animal clini	C		
building sup	oply establishment		
car wash			
day nursery	,		
financial ins	titution		
flea market			
garage, put	blic		
garden cen	tre		
gas bar			
hotel, motel	l or tavern		
market gard	len		
motor vehic	le sales establishment		
motor vehic	le service establishment		
place of ent	ertainment		
place of rec	reation		
nursery			
office, gene			
office, profe			
personal se	rvice establishment		
restaurant			
restaurant,	drive-thru or take-out		
service sho	р		
store, conve	enience		
store, retail			
studio			
16.1.2	MINIMUM LOT AREA	2,000.0	m²
	(0.5 ac)		
16.1.3	MINIMUM LOT FRONTAGE	30.0 m (98	ft)



16.1.5	MINIMUM FRONT YARD SETBACK	
• •	ccordance with Section 4.18 of this By-law ther roads	10.0 m (33 ft)
16.1.6	MINIMUM SIDE YARD SETBACK	
(a) inter	ior lot	6.0 m (20 ft);
(b) corn	er lot	10.0 m (33 ft) on the side abutting the road and 6 m (20 ft) on the other side
16.1.7	MINIMUM REAR YARD SETBACK (33 ft)	10.0 m
16.1.8	MAXIMUM LOT COVERAGE	35%
16.1.9	<u>MAXIMUM HEIGHT</u> (39.4 ft)	12.0 m
SDECIAL		

#### 16.2 SPECIAL USE REGULATIONS

. . . .

#### 16.2.1 GARAGE, PUBLIC

In addition to previous provisions of Section 16.0 of this By-law, the following provisions shall apply to a public garage in the Highway Commercial (C2) Zone:

maximum area for the open storage 100.0 m² (1,076 ft²) (a) of motor vehicles

#### 16.2.2 GAS BARS

Notwithstanding any previous provisions of Section 16.0 of this By-law, a canopy, kiosk or pump island accessory to a gas bar or a motor vehicle service establishment may be erected, used or altered within the Highway Commercial (C2) Zone provided such canopy, kiosk or pump island is located not closer than 4.5 metres (15 ft) from a lot line or 7.5 metres (25 ft) to a dwelling located on a separate lot.

#### 16.2.3 MOTOR VEHICLE SERVICE ESTABLISHMENT

Notwithstanding any previous provisions of Section 16.0 of this By-law, the following provisions shall apply to a motor vehicle service establishment in the Highway Commercial (C2) Zone:

MINIMUM LOT AREA (a)

2,200.0 m² (0.5 ac)

# (b) MINIMUM LOT FRONTAGE

	(i) (ii)	interior lot corner lot	45.0 m (148 ft) 55.0 m (180 ft)
(c)	MIN	IMUM LOT DEPTH	45.0 m (148 ft)
(d)	MIN	IMUM SIDE YARD SETBACK	
	(i)	where the yard abuts any Residential Zone	6.0 m (20 ft)
	(ii)	interior lot	4.5 m (15 ft)
	(iii)	corner lot	18.0 m (59 ft) on the side abutting the road and 4.5 m (15 ft) on the other side
(e)	MIN	IMUM REAR YARD SETBACK	1.5 m (5 ft)
(f)	MAX	(IMUM LOT COVERAGE	20%

16.2.4 OPEN STORAGE AS AN ACCESSORY USE

Notwithstanding any previous provisions of Section 16.0 of this By-law, open storage as an accessory use in the Highway Commercial (C2) Zone shall:

- (a) be accessory to a motor vehicle sales establishment and located on the same lot therewith;
- (b) not be permitted, in the case of a corner lot, within any required exterior side yard;
- (c) not be permitted within any required side yard or required rear yard where such yard abuts any Residential or Institutional Zone;
- (d) not exceed twenty-five (25) percent of the total lot area of the lot on which it is located.

# 16.3 EXCEPTIONS

16.3.1 (a) DEFINED AREA

C2-1 as shown on Schedule A, Map 31

(b) PERMITTED USES



gas bar motor vehicle service establishment

# 16.3.2 (a) DEFINED AREA

C2-2 as shown on Schedule A, Map U-10

(b) PERMITTED USES

light industrial use related to the refurbishing of curling stones all other permitted uses of the C2 zone

# 16.3.3 (a) DEFINED AREA

C2-3 as shown on Schedule A, Map U-9

# (b) PERMITTED USES

clinic club, private funeral home library parking lot all other permitted uses of the C2 zone

(c)	MIN	IMUM LOT AREA	930.0 m ² (0.23 ac)
(d)	<u>MIN</u>	IMUM LOT FRONTAGE	15.0 m (49.2 ft)
(e)	MINIMUM INTERIOR SIDE YARD SETBACK		
	(i)	where the yard abuts any Residential Zone	6.0 m (20 ft)
	(ii)	where the yard abuts any Non-Residential Zone other than a Commercial Zone	3.0 m (9.8 ft)
	(iii)	where the yard abuts any Commercial Zone	0 m (0 ft)
(f)	MAX	(IMUM LOT COVERAGE	50%
(a)	DEFINED AREA		
	C2-4 as shown on Schedule A, Map 87		

# (b) PERMITTED USES

16.3.4

animal clinic



clinic day nursery financial institution funeral home garden centre gas bar hotel, motel or tavern motor vehicle service establishment office, general office, professional parking lot personal service establishment place of recreation restaurant restaurant, drive-thru or take-out school, private service shop store, convenience store, retail

# 16.3.5 (a) DEFINED AREA

C2-5 as shown on Schedule A, Map U-8

# (b) PERMITTED USES

self storage establishment all other permitted uses of the C2 zone

# 16.3.6 (a) DEFINED AREA

C2-6 as shown on Schedule A, Key Map 64

(b) PERMITTED USES

light industrial use (restricted to the assembly of swimming pools) outside storage (maximum of 20% of total area) all other permitted uses of the C2 zone

# 16.3.7 (a) DEFINED AREA

C2-7 as shown on Schedule A, Key Map 15

- (b) <u>PERMITTED USES</u> fuel depot all other permitted uses of the C2 zone
- (c) PERMITTED BUILDINGS AND STRUCTURES



Save as hereinafter specifically permitted, only buildings and structures as the same existed on January 1, 2007 are permitted; and, without limiting the generality of the foregoing, the concrete slab structure with a side yard setback of 0.08 metres and an exterior side yard setback of 5.71 metres and located immediately to the south of the metal clad building which existed on January 1, 2007 as identified on the survey dated August 23, 2005 prepared by Callon Dietz OLS, shall remain roofless and without walls and shall only be used in a manner that is incidental, subordinate and exclusively devoted to the existing loading space to which it is adjacent, notwithstanding the foregoing:

- (i) additions to such existing buildings and structures for which a building permit is not required are permitted;
- (ii) structures for which a building permit is not required are permitted; and
- (iv) in the case of a redevelopment that involves the removal of all such existing buildings and structures, new buildings and structures which comply with the regulations of this By-law applicable to the Highway Commercial (C2) Zone are permitted.
- 16.3.8 (a) DEFINED AREA

C2-8 as shown on Schedule A, Key Map U-8

(b) PERMITTED USES

industrial use, light all other permitted uses of the C2 zone

#### 16.3.9 (a) DEFINED AREA

C2-9 as shown on Schedule A, Key Map U-8

- (b) MAXIMUM LOT COVERAGE 40%
- (c) <u>PERMITTED USES</u>

Clinic Open storage as an accessory use to a Building Supply Establishment

All other uses permitted in the C2 zone

<u>ACK</u> 4.0 m
<u>.CK</u> 4.0

(e) <u>MIMIMUM EXTERIOR SIDE YARD SETBACK</u> 4.0 m

# (f) OPEN STORAGE EXCEPTION

Notwithstanding any other provisions of this By-law:

- i) Open Storage shall be permitted in the rear and side yard
- ii) Open Storage shall have a minimum setback of 4.0 metres from the rear and side yards
- iii) Open Storage shall not be permitted in the front yard (abutting Glendon Drive)
- iv) Open storage shall be screened from abutting residential uses

# 16.3.10 (a) DEFINED AREA

C2-10 as shown on Schedule "A", Key Map U-5

# (b) PERMITTED USES

Self storage establishment all other permitted uses of the C2 zone

# (c) SETBACK FROM SENSITIVE LAND USES

The following land uses shall not be permitted within 91.44 metres (300 feet) of the agricultural and open space strip legally described as Part of Lot 6, Concession 1 (geographic Township of Delaware) and as Part 10 on Reference Plan 33R-14639:

Car wash Drive-thru, including but not limited to those associated with a restaurant or financial institution Garage, public Gas bar Motor vehicle sales establishment Motor vehicle service establishment

# 16.3.11 (a) <u>DEFINED AREA</u>

C2-11 as shown on Schedule A, Key Map U-8, to this By-law

# (b) <u>PERMITTED USES</u>

clinic pharmacy all other permitted uses of the C2 zone



# 16.3.12 (a) DEFINED AREA

C2-12 as shown on Schedule A, Key Map U-9, to this By-law

(b) <u>PERMITTED USES</u>

clinic laboratory all other permitted uses of the C2 zone

(c) MINIMUM REAR YARD SETBACK 3 m (9.8 ft)

# 16.3.13 (a) DEFINED AREA

C2-13 as shown on Schedule A, Key Map U-7, to this By-law

# (b) <u>PERMITTED USES</u>

animal clinic, clinic, day nursery, financial institution, general or professional office, personal service establishment, one restaurant, drive-thru permitted at a time, convenience store, retail store, studio

# (c) MINIMUM NUMBER PF QUEUING SPACES

Notwithstanding any other provisions of this by-law, the minimum number of queuing spaces before the first window of the drive-thru shall be 15.

(d)	MINIMUM FRONT YARD SETBACK	6.5 m (21.3 ft)		
. ,				

(e) <u>MINIMUM REAR YARD SETBACK</u> 2.8 metres (9.17 ft)

# 16.3.14 (a) <u>DEFINED AREA</u>

C2-14 as shown on Schedule 'A', Key Map 88, to this by-law

(b) <u>PERMITTED USES</u>

Contractor's Yard or Shop All other uses permitted in the C2 zone



# 16.3.16

#### (c) DEFINED AREA

C2-16 as shown on Schedule 'U-09', to this by-law

- (b) PERMITTED USES
  - Clinic Laboratory Pharmacy All other uses permitted in the C2 zone.

# 16.4.17

(a) DEFINED AREA

C2-17 as shown on Schedule "A", Key Map U-10

(b) PERMITTED USES

Self-Storage Establishments

- (c) MINIMUM SIDE YARD SETBACK (i) corner lot 7.2 m (23.6 ft) on the side abutting the road and 6 m (20 ft) on the other side.
- (d) MINIMUM FRONT YARD SETBACK

23.4 m (44 ft) from the streetline of a Township Concession Road 7 spaces.

(e) MINIMUM NUMBER OF PARKING SPACES

7 spaces. The number of accessible parking spaces shall be dictated by Section 4.0 of this By-law



# **OFFICE PARK COMMERCIAL (C3) ZONE**

The provisions of the Office Park Commercial (C3) Zone shall apply to office park commercial development generally located in the periphery of the villages in the Municipality.

# 17.1 GENERAL USE REGULATIONS

# 17.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Office Commercial (C3) Zone except for the following purposes:

accessory use clinic laboratory office, general office, professional personal service establishment store, convenience 17.1.2 MINIMUM LOT AREA 2,000.0 m² (0.5 ac) MINIMUM LOT FRONTAGE 17.1.3 30.0 m (98 ft) 17.1.4 MINIMUM LOT DEPTH 60.0 m (196 ft) 17.1.5 MINIMUM FRONT YARD SETBACK in accordance with Section 4.18 of this By-law (a) (b) all other roads 10.0 m (33 ft) 17.1.6 MINIMUM SIDE YARD SETBACK (a) interior lot 6.0 m (20 ft) 10.0 m (33 ft) on the (b) corner lot side abutting the road and 6.0 m (20 ft) on the other side 17.1.7 MINIMUM REAR YARD SETBACK 10.0 m (33 ft) 35% 17.1.8 MAXIMUM LOT COVERAGE 17.1.9 MAXIMUM HEIGHT 12.0 m (39 ft)



# 17.2 SPECIAL USE REGULATIONS

# 17.3 EXCEPTIONS

# 17.3.1 (a) DEFINED AREA

C3-1 as shown on Schedule A, U-7

# (b) <u>PERMITTED USES</u>

laboratory all other permitted uses of the C3 zone

- (c) <u>MINIMUM LOT FRONTAGE</u> 27.3 m (90 ft)
- (d) MINIMUM INTERIOR SIDE YARD SETBACK 3.0 m (20 ft)
- (e) <u>MINIMUM REAR YARD SETBACK</u> 4.2 m (14 ft)

# 17.3.2 (a) DEFINED AREA

C3-2 as shown on Schedule 'A', Key Map U-7, to this By-law

# (b) <u>PERMITTED USES</u>

accessory use clinic laboratory office, general office, professional

(c)	MINIMUM FRONT YARD SETBACK	6.0 m (20 ft)
(d)	MAXIMUM FRONT YARD SETBACK	7.0 m (23 ft)

(e) <u>MINIMUM SETBACK FROM</u> <u>SOUTHERLY SIDE LOT LINE</u> 1.5 m (4.92 ft)

(f) PLANTING STRIPS

Notwithstanding any other provision of this by-law, planting strips shall not be required.



# LIGHT INDUSTRIAL (M1) ZONE

The provisions of the Light Industrial (M1) Zone shall generally apply to light industrial development located in the periphery of the villages of the Municipality.

# 18.1 GENERAL USE REGULATIONS

# 18.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Light Industrial (M1) Zone except for the following purposes:

accessory use industrial use, light laboratory office as an accessory use open storage as an accessory use retail store as an accessory use warehouse 3,000 m² (0.75 18.1.2 MINIMUM LOT AREA ac) 18.1.3 MINIMUM LOT FRONTAGE 25.0 m (82 ft) 18.1.4 MINIMUM FRONT YARD SETBACK (a) in accordance with Section 4.18 of this By-law all other roads (b) 12.0 m (39 ft) 18.1.5 MINIMUM SIDE YARD SETBACK 12.0 m (39 ft) on the (a) corner lot side abutting the road and 6.0 m (20 ft) on the other side where the yard abuts any Residential 12.0 m (39 ft) (b) or an Institutional Zone 6.0 m (20 ft) (C) all other cases 18.1.6 MINIMUM REAR YARD SETBACK where the yard abuts any Residential 12.0 m (39 ft) (a) Zone or an Institutional Zone (b) all other cases 6.0 m (20 ft)



18.1.8 <u>MAXIMUM HEIGHT</u> 12.0 m (39.4 ft)

# 18.1.9 YARDS ABUTTING A RAILWAY RIGHT-OF-WAY

Notwithstanding Sections 18.1.5 and 18.1.6 of this By-law, where a lot zoned Light Industrial (M1) abuts a railway right-of-way, no yard shall be required along the lot line abutting the said railway right-of-way.

# 18.2 SPECIAL USE REGULATIONS

# 18.2.1 LIGHT INDUSTRIAL USES

Notwithstanding any previous provisions of Section 18.0 of this By-law, if a public water supply system is not available, a light industrial use shall not be permitted in the Light Industrial (M1) Zone unless it is a dry industrial use.

# 18.2.2 OPEN STORAGE AS AN ACCESSORY USE

Notwithstanding any previous provisions of Section 18.0 of this By-law, open storage as an accessory use, in the Light Industrial (M1) Zone, shall:

- (a) not be permitted within any front yard or, in the case of a corner lot, within any exterior side yard;
- (b) not be permitted within any side yard abutting any Residential Zone or Institutional Zone;
- (c) not exceed twenty-five percent (25%) of the total lot area of the lot on which it is located.

# 18.2.3 RETAIL STORE AS AN ACCESSORY USE

In addition to previous provisions of Section 18.0 of this By-law, a retail store as an accessory use in the Light Industrial (M1) Zone shall:

- (a) be located in or erected within 2.0 metres (7 ft) of the main building;
- (b) not exceed ten percent (10%) of the total floor area of the main building.



# 18.3 EXCEPTIONS

# 18.3.1 (a) DEFINED AREA

M1-1 as shown on Schedule A, Map 87

# (b) PERMITTED USES

contractor's yard office as an accessory use open storage as an accessory use warehouse

# 18.3.2 (a) <u>DEFINED AREA</u>

M1-2(h-3) as shown on Schedule A, Map U-5

# (b) PERMITTED USES

The following uses in addition to the list of permitted uses in subsection 18.1.1:

contractor's yard or shop machine shop service shop

(c) <u>MINIMUM LOT FRONTAGE</u> 0 m

# 18.3.3 (a) DEFINED AREA

M1-3 as shown on Schedule A, Map U-5

(b) <u>PERMITTED USES</u>

The following uses in addition to the list of permitted uses in subsection 16.1.1:

existing dwelling

(c) MINIMUM LOT AREA  $1,870 \text{ m}^2 (0.46 \text{ ac})$ 

# 18.3.4 (a) <u>DEFINED AREA</u>

M1-4 as shown on Schedule A, Map U-9

(b) <u>PERMITTED USES</u>

Accessory use



Laboratory Office as an accessory use Open storage as an accessory use Retail as an accessory use Self-storage establishment warehouse

# (c) MINIMUM FRONT YARD DEPTH

7 m (22.9 ft)



# GENERAL INDUSTRIAL (M2) ZONE

The provisions of the General Industrial (M2) Zone shall generally apply to industrial development located in the periphery of the villages and limited rural areas of the Municipality.

# **19.1 GENERAL USE REGULATIONS**

# 19.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the General Industrial (M2) Zone except for the following purposes:

bulk s contra fuel d garag indus mach office open	actor's epot je, pul trial us ine sh as ar storag store hill ce sho termir	establishment s yard or shop olic se, general hop n accessory use ge as an accessory use as an accessory use	
19	.1.2	MINIMUM LOT AREA	
(a)	public	e a public water supply <u>and</u> c sanitary sewage systems ot available	3,000.0 m² (0.8 ac)
(b)	public	e a public water supply <u>or</u> c sanitary sewage system ailable	1,800.0 m² (0.4 ac)
(c)	public	e a public water supply <u>and</u> c sanitary sewage systems vailable	1,400.0 m² (0.3 ac)
19	.1.3	MINIMUM LOT FRONTAGE	25.0 m (82 ft)
19	.1.4	MINIMUM FRONT YARD SETBACK	
<ul> <li>(a) in accordance with Section 4.18 of this By-law</li> <li>(b) all other roads</li> <li>12.0 m (39)</li> </ul>			12.0 m (39 ft)



# 19.1.5 MINIMUM SIDE YARD SETBACK

(a)	corn	er lot	12.0 m (39 ft side abutting and 6 m (20 f other side	the road
(b)	Resi used	re the yard abuts any dential Zone, any Agricultural Zone for the purpose of a single detached ling or an Institutional Zone	12.0 m (39 ft)	
(c)	all ot	her cases	6.0 m (20 ft)	
1	9.1.6	MINIMUM REAR YARD SETBACK		
(a)	Resi used	e the yard abuts any dential Zone, any Agricultural Zone for the purpose of a single detached ling or an Institutional Zone	12.0 m (39 ft)	
(b)	all ot	her cases	6.0 m (20 ft)	
1	9.1.7	MAXIMUM LOT COVERAGE	35%	
1	9.1.8	<u>MAXIMUM HEIGHT</u> (39.4 ft)		12.0 m

# 19.1.9 YARDS ABUTTING A RAILWAY RIGHT-OF-WAY

Notwithstanding Section 19.1.5 and Section 19.1.6 of this By-law, where a lot zoned General Industrial (M2) abuts a railway right-of-way, no yard shall be required along the lot line abutting the said railway right-of-way.

# **19.2 SPECIAL USE REGULATIONS**

# 19.2.1 INDUSTRIAL USES

Notwithstanding any previous provisions of Section 19.0 of this By-law, if a public water supply system is not available, a general industrial use shall not be permitted in the General Industrial (M2) Zone unless it is a dry industrial use.

# 19.2.2 OPEN STORAGE AS AN ACCESSORY USE

Notwithstanding any previous provisions of Section 19.0 of this By-law, open storage as an accessory use in the General Industrial (M2) Zone shall:

(a) not be permitted within any front yard or, in the case of a corner lot, within any exterior side yard;



- (b) not be permitted within any side yard abutting any Residential Zone, any Agricultural Zone used for the purpose of a single detached dwelling or an Institutional Zone;
- (c) not exceed fifty percent (50%) of the total lot area of the lot on which it is located.

# 19.2.3 RETAIL STORE AS AN ACCESSORY USE

In addition to the previous provisions of Section 19.0 of this By-law, a retail store as an accessory use in the General Industrial (M2) Zone shall:

- (a) be located in the main building;
- (b) not exceed twenty-five percent (25%) of the total floor area of the main building.

# 19.3 EXCEPTIONS

# 19.3.1 (a) DEFINED AREA

M2-1 as shown on Schedule A, Map U-5

(b) <u>PERMITTED USES</u>

dry industrial use related to agricultural products office as an accessory use open storage as an accessory use not exceeding 465 m² (5,005 ft²)

# 19.3.2 (a) DEFINED AREA

M2-2 as shown on Schedule A, Maps U-9

(b) PERMITTED USES

any use existing as of the date of the passing of this By-law

#### 19.3.3 (a) <u>DEFINED AREA</u>

M2-3 as shown on Schedule A, Map U-5

(b) <u>PERMITTED USE RESTRICTIONS</u>

conservation use forestry use

(c) <u>PROHIBITED USES</u>

Notwithstanding Section 17.0, no buildings or structures or open storage shall be permitted.



# 19.3.4 (a) DEFINED AREA

M2-4 as shown on Schedule 'A', Key Map 43

#### (b) PERMITTED USES

Notwithstanding any other provisions of this by-law, a Motor Vehicle Sales Establishment shall be permitted as an accessory use

All other permitted uses of the M2 zone.

#### 19.3.5 (a) DEFINED AREA

M2-5 as shown on Schedule 'A', Key Map U-10, to this by-law

(b) FRONTAGE EXCEPTION

Notwithstanding any other provisions of this By-law, the legal frontage shall be located along Egremont Drive.

(c) REAR YARD EXCEPTION

Notwithstanding any other provisions of this By-law, the legal rear yard shall include those lands comprising 23170 Nairn Road, notwithstanding that it has frontage on Nairn Road.

#### (d) OPEN STORAGE EXCEPTION

Notwithstanding any other provisions of this By-law:

- i) open storage shall be permitted in the rear yard
- ii) open storage shall have a minimum setback from the rear yard and side yard of 3 metres (9.84 ft)

#### 19.3.6 (a) DEFINED AREA

M2-6 as shown on Schedule 'A', Key Map 15

# (b) PERMITTED USES

Accessory use, excluding any residential uses agricultural use, excluding any residential uses Bulk sales establishment Office as an accessory use Retail store as an accessory use Retail store as an accessory use Sawmill service shop Warehouse



# (c) MINIMUM FRONT YARD SETBACK

- (a) in accordance with Section 4.16 of this By-law
- (b) all other roads 12.0 m (39 ft



# FARM INDUSTRIAL (M3) ZONE

The provisions of the Farm Industrial (M3) Zone shall generally apply to farm related industrial development located in the rural areas of the Municipality.

# 20.1 GENERAL USE REGULATIONS

# 20.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Farm Industrial (M3) Zone except for the following purposes:

agricultural dog kennel grain hand farm equip livestock sa market gar office as ar open stora retail store	pital processing establishment sales establishment ling facility ment sales and service ales and marketing yard	
20.1.2	MINIMUM LOT AREA	3,000 m² (0.75 ac)
20.1.3	MINIMUM LOT FRONTAGE	25.0 m (82 ft)
20.1.4	MINIMUM FRONT YARD SETBACK	
· · /	cordance with Section 4.18 of this By-law her roads	20.0 m (66 ft)
20.1.5	MINIMUM SIDE YARD SETBACK	
(a) corne	er lot	20.0 m (66 ft) on the side abutting the road and 6.0 m (20 ft) on the other side
Zone	e the yard abuts an Agricultural used solely for residential purposes Institutional Zone	15.0 m (49 ft)



(c)	all ot	ner cases	6.0 m (20 ft)		
20	0.1.6	MINIMUM REAR YARD SETBACK			
(a)	<ul> <li>(a) where the yard abuts an Agricultural Zone used solely for residential purposes or an Institutional Zone</li> </ul>		12.0 m (39 ft)		
(b)	o) all other cases		6.0 m (20 ft)		
20	0.1.7	MAXIMUM LOT COVERAGE	35%		
20	0.1.8	MAXIMUM HEIGHT (39.4 ft)		12.0 m	

#### 20.1.9 YARDS ABUTTING A RAILWAY RIGHT-OF-WAY

Notwithstanding Sections 20.1.5 and 20.1.6 of this By-law, where a lot zoned Farm Industrial (M3) abuts a railway right-of-way, no yard shall be required along the lot line abutting the said railway right-of-way.

# 20.2 SPECIAL USE REGULATIONS

#### 20.2.1 GRAIN HANDLING FACILITY

Notwithstanding Sections 20.1.4, 20.1.5 and 20.1.6 of this By-law, a grain handling facility located in the Farm Industrial (M3) Zone shall be setback a minimum of 150.0 metres (492 ft) from all lot lines.

# 20.2.2 OPEN STORAGE AS AN ACCESSORY USE

Notwithstanding any previous provisions of Section 20.0 of this By-law, open storage as an accessory use, in the Farm Industrial (M3) Zone, shall:

- (a) not be permitted within a front yard or, in the case of a corner lot, within an exterior side yard;
- (b) not be permitted within any side yard abutting an Agricultural Zone used solely for the purpose of a single detached dwelling or an Institutional Zone;
- (c) not exceed seventy-five percent (75%) of the total lot area of the lot on which it is located.

# 20.2.3 RETAIL STORE AS AN ACCESSORY USE

In addition to previous provisions of Section 20.0 of this By-law, a retail store as an accessory use in the Farm Industrial (M3) Zone shall:

(a) be located in or erected within 2.0 metres (6.6 ft) of the main building;



(b) not exceed ten percent (10%) of the total floor area of the main building.

# 20.3 EXCEPTIONS

# 20.3.1 (a) <u>DEFINED AREA</u>

M3-1 as shown on Schedule A, Map 40

(b) PROHIBITED USE

open storage as an accessory use

# 20.3.2 (a) DEFINED AREA

M3-2 as shown on Schedule A, Map 82

# (b) PERMITTED USES

contractor's yard or shop fuel depot truck terminal all other permitted uses of the M3 zone

# 20.3.3 (a) <u>DEFINED AREA</u>

M3-3 as shown on Schedule A, Map 73

# (b) PERMITTED USES

accessory use animal hospital agricultural sales establishment farm equipment sales and service market garden office as an accessory use open storage as an accessory use retail store as an accessory use

# 20.3.4 (a) DEFINED AREA

M3-4 as shown on Schedule A, Map 60

# (b) PERMITTED USES

Agricultural sales establishment Farm equipment sales and service establishment Market garden



Office as an accessory use Open storage as an accessory use Retail storage as an accessory use Tile drainage contractor



# EXTRACTIVE INDUSTRIAL (M4) ZONE

The provisions of the Extractive Industrial (M4) Zone shall generally apply to aggregate extraction related development generally located in the rural areas of the Municipality.

# 21.1 GENERAL USE REGULATIONS

# 21.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Extractive Industrial (M4) Zone except for the following purposes:

accessory use aggregate storage aggregate use agricultural use asphalt plant, portable concrete batching plant forestry use pit quarry wayside pit

# 21.1.2 MINIMUM FRONT YARD SETBACK

(a) (b)	in accordance with Section 4.18 of this By-law all other roads		20.0 m (66 ft)		
21	1.1.3	MINIMUM SIDE YARD SETBACK			
(a)	corne	r lot	20.0 m (66 ft) on the side abutting the road and 6.0 m (20 ft) on the other side		
(b)	where the yard abuts any Agricultural Zone used solely for the purpose of a single detached dwelling or an Institutional Zone		15.0 m (49 ft)		
(c)	all oth	ner cases	10.0 m (33 ft)		
21	1.1.4	MINIMUM REAR YARD SETBACK			
(a)	Zone	e the yard abuts any Agricultural used solely for the purpose of a single hed dwelling or an Institutional Zone	12.0 m (39 ft)		



(b) all other cases

21.1.5 <u>MAXIMUM HEIGHT</u> 15.0 m (49 ft)

# 21.2 SPECIAL USE REGULATIONS

# 21.2.1 AGRICULTURAL USE

Notwithstanding any previous provisions of Section 21.0 of this By-law, the minimum lot area, lot frontage, setbacks, maximum lot coverage, front yard depth, side yard width, and rear yard depth for buildings and structures for an agricultural use shall be in accordance with the zone requirements of Section 5.0.

# 21.2.2 ASPHALT PLANTS AND CONCRETE BATCHING PLANTS

In addition to previous provisions of Section 21.0 of this By-law, the following provisions shall also apply to asphalt plants and concrete batching plants in the Extractive Industrial (M4) Zone:

(a)	MINIMUM LOT AREA 5.0 hectares (12 ac				
(b)	MAX	(IMUM LOT COVERAGE	20%		
(c)	MINIMUM SIDE YARD AND REAR YARD SETBACKS				
	(i)	an Agricultural Zone used solely for purpose of a single detached dwelling or an Institutional Zone	90.0 m (295 ft)		
	(ii)	all other cases	30.0 m (98 ft)		
2′	1.2.3	MINIMUM SEPARATION DISTANCE FOR STOCKPILE	A PIT OR PRODUCT		
In addition to previous provisions of Section 21.0 of this By-law, no pit or product stockpile shall be located closer to:					
(a)	an Agricultural Zone used solely for the purpose of a single detached dwelling or an Institutional Zone		90.0 m (295 ft)		
(b)	the edge of a road allowance than 30.0 m (98 ft)				

(c) a lot line than 15.0 m (49 ft)



# 21.3 EXCEPTIONS

# 21.3.1 (a) DEFINED AREA

M4-1 as shown on Schedule A, Map 77 and Map 78

# (b) <u>PERMITTED USES</u>

accessory use agricultural use aggregate storage asphalt plant, portable forestry use pit recycling facility wayside pit

# (c) RETAIL STORE AS AN ACCESSORY USE

In addition to the previous provisions of Section 21.0 of this By-law, a retail store as an accessory use in the Extractive Industial Exception (M4-1) Zone shall:

- (a) be limited to the general retail sale of products produced, processed and / or upgraded on site as part of the permitted Recycling Facility;
- (b) be limited to an area not exceeding 1.892 hectares

# (d) HOLDING SYMBOL

To ensure orderly development of the land, the "(h-10)" holding symbol shall not be removed from the zoning of the subject lands until the applicant/owner has entered into a site plan agreement with the Corporation, registered against the title of the subject lands that address matters governed by Section 41 of the Planning act as amended.

# 21.3.2 (a) DEFINED AREA

M4-2 as shown on Schedule A, Map 67

# (b) <u>PERMITTED USES</u>

accessory use aggregate storage aggregate use asphalt plant, portable pit

# 21.3.3 (a) <u>DEFINED AREA</u>

M4-3 as shown on Schedule A, Map 67

(b) <u>PROHIBITED USE</u>

asphalt plant, portable concrete batching plant

# 21.3.4 (a) DEFINED AREA

M4-4 as shown on Schedule A, Map 78

# b) <u>MINIMUM SEPARATION DISTANCE FOR A PIT OR PRODUCT</u> <u>STOCKPILE</u>

- 0 metres (0 ft) from a lot line along the westerly lot line from the southwest corner of the subject property running north along the westerly lot line for a distance of 183.0 metres (600 ft);
- 0 m. (0 ft.) from a lot line along the southeasterly lot line from a point located 158.0 metres (518 ft) east of the southwesterly corner of the subject property running northeast along the northeasterly lot line for a distance of 142.0 metres (465 ft);
- (iii) 0 metres (0 ft) from a lot line along the southerly lot line from the southeast corner of the subject property running west along the southerly lot line for a distance of 309.0 metres (1,013 ft).

# 21.3.5 (a) DEFINED AREA

M4-5 as shown on Schedule A, Map 31

(b) <u>PERMITTED USES</u>

existing trucking business primarily devoted to the trucking of aggregate existing dwelling all other permitted uses of the M4 zone

# 21.3.6 (a) DEFINED AREA

M4-6 as shown on Schedule A, Map 78

(b) PERMITTED USES

single detached dwelling all other permitted uses of the M4 zone

# 21.4 TEMPORARY USES



# **INSTITUTIONAL (I) ZONE**

The provisions of the Institutional (I) Zone shall generally apply to institutional development generally located in the urban and rural areas of the Municipality.

# 22.1 GENERAL USE REGULATIONS

#### 22.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Institutional (I) Zone except for the following purposes:

accessory use cemetery clinic club, private community centre day nursery funeral home institutional use nursing home park, public place of worship retirement home school, public or private dwelling unit as an accessory use					
22.1	.2	MINIMUM LOT AREA (0.75 ac)	3,00	0.0	m²
22.1.3		MINIMUM LOT FRONTAGE	30.0 m (98 ft)		
22.1.4		MINIMUM LOT DEPTH	60 m (197 ft)		
22.1.5		MINIMUM FRONT YARD SETBACK			
• •	in accordance with Section 4.18 of this By-law all other roads		10.0 m (33 ft)		
22.1	.6	MINIMUM SIDE YARD SETBACK			
(a) co	corner lot		10.0 m (33 ft) on the side abutting the road and 4.5 m (15 ft) on the other side		
(b) in	interior lot 4.5		4.5 m (15 ft)		



22.1.7	MINIMUM REAR YARD SETBACK (30 ft)		9.0	m
22.1.8	MAXIMUM LOT COVERAGE 359	6		
22.1.9	MAXIMUM HEIGHT (39.4 ft)		12.0	) m

# 22.2 SPECIAL USE REGULATIONS

#### 22.2.1 DWELLING UNIT AS AN ACCESSORY USE

In addition to previous provisions of Section 22.0 of this By-law, a dwelling unit as an accessory use in the Institutional (I) Zone shall comply to the following:

- (a) have a minimum floor area of  $65 \text{ m}^2$  (700 ft²);
- (b) be located within or be contiguous to the main building;
- (c) be above or to the rear of the main building;
- (d) be used as the residence of the owner or operator, or an employee of the owner or operator of the main use which it is accessory to;
- (e) not exceed twenty-five percent (25%) of the total floor area of the main building in which it is located.

# 22.3 EXCEPTIONS

#### 22.3.1 (a) <u>DEFINED AREA</u>

I-1 as shown on Schedule A, Map U-7 and Map 49

(b) <u>PERMITTED USES</u>

accessory use day nursery park, public place of worship dwelling unit as an accessory use

# 22.3.2 (a) DEFINED AREA

I-2 as shown on Schedule A, Key Map U-12

# (b) <u>PERMITTED USES</u>

store, retail

all other permitted uses of the I zone

#### (c) <u>PLANTING STRIPS</u>

Notwithstanding Section 4.13(b) (i) of this By-law, a Planting Strip shall be required along the property line abutting 5184 Egremont Drive.

(d) PARKING LOT

For the purposes of the defined area, Section 4.26 (j) (iii) of this By-law shall not apply.

# 22.3.3 (a) <u>DEFINED AREA</u>

I-3 as shown on Schedule A, Key Map 91

# (b) PERMITTED USES

Accessory uses may include:

- i) the temporary storage of vehicles, provided that:
  - storage of vehicles, including unlicensed vehicles, shall be permitted only if they are not in a derelict condition;
  - no vehicle shall be stored on the site for more than seven
     (7) months; and
  - the area dedicated to the temporary storage of vehicles shall be limited to that portion of the land described as Part 1 on Reference Plan 33R-17093.
- ii) housing for the full-time staff members.

# 22.3.4 (a) DEFINED AREA

I-4 as shown on Schedule 'A', Key Map U-7

- (b) MINIMUM INTERIOR SIDE YARD SETBACK 2.0 m (6.56 ft)
- (c) <u>MINIMUM REAR YARD SETBACK</u> 2.0 m (6.56 ft)
  - 22.3.5 (a) DEFINED AREA

I-5 as shown on Schedule 'A', Key Map 1

- (b) <u>MINIMUM LOT AREA</u> 4.05 ha (10.01 ac)
- (c) <u>MINIMUM LOT FRONTAGE</u> 253.1 metres (830.4 ft)
- (d) <u>MINIMUM FRONT YARD SETBACK</u>



as it existed on October 16, 2013

# 22.3.6 (a) DEFINED AREA

I-6 as shown on Schedule 'A', Key Map U-7

(b) PERMITTED USES

day nursery dwelling unit as a stand-alone use


## PARKS AND RECREATION (PR) ZONE

The provisions of the Parks and Recreation (PR) Zone shall generally apply to active recreational development generally located in the rural and urban areas of the Municipality.

## 23.1 GENERAL USE REGULATIONS

## 23.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Parks and Recreation (PR) Zone except for the following purposes:

accessory use club, private conservation use forestry use golf course park, public or private place of recreation

(

#### 23.1.2 MINIMUM FRONT YARD SETBACK

( )	cordance with Section 4.18 of this By-law her roads	10.0 m (33 ft)		
23.1.3	MINIMUM SIDE YARD SETBACK (33 ft)		10.0	m
23.1.4	MINIMUM REAR YARD SETBACK (25 ft)		7.5	m
23.1.5	MAXIMUM LOT COVERAGE	20%		
23.1.6	MAXIMUM HEIGHT (39 ft)		12.0	m

## 23.2 SPECIAL USE REGULATIONS

## 21.2.1 LIFESTYLE COMMUNITY

Where in the Parks and Recreation (PR) Zone a Lifestyle Community is a permitted use, in addition to the previous provisions of Section 21.0 of this By-law, the following provisions shall apply to such a lifestyle community use:

There shall be a minimum front yard setback and minimum exterior yard setback of 6.0 metres (19.8 ft) with respect to the location of any park model trailer or mobile home.



There shall be a minimum side yard setback and a minimum rear yard setback of 1.5 metres (4.9 ft) with respect to the location of any park model trailer or mobile home.

## 23.3 EXCEPTIONS

## 23.3.1 (a) <u>DEFINED AREA</u>

PR-1 as shown on Schedule A, Map 78

## (b) PERMITTED USES

accessory use agricultural use, excluding buildings and structures park, public or private

## 23.3.2 (a) DEFINED AREA

PR-2 as shown on Schedule A, Map 80

## (b) <u>PERMITTED USES</u>

agricultural use, excluding buildings and structures conservation use golf driving range use park, public or private

## 23.3.3 (a) DEFINED AREA

PR-3 as shown on Schedule A, Key Map '67', to this by-law

## (b) <u>PERMITTED USES</u>

Lifestyle Community Park, Public or Private Administrative building Laundromat servicing on site residents only Recreation Building servicing on site residents only Variety store servicing on site residents only Uses accessory to the above permitted uses

## (c) <u>YEAR ROUND OCCUPANCY</u>

Mobile homes and park model trailers shall be permitted for year round occupancy provided:

 (i) It is a mobile home or pre-manufactured building which complies with the Ontario Building Code (OBC) for yearround occupancy;



- (ii) It is a unit that is existing on the subject lands as of the date of November 28, 2018 and can be converted for year-round occupancy and certified as such by a professional engineer to the satisfaction of the Chief Building Official if requested;
- (iii) All other requirements of this By-law are met.

## (d) TRAVEL TRAILERS AND RECREATIONAL VEHICLES

Within the PR-3 zone, no travel trailers or recreational vehicles including additions thereto shall be permitted.

## 23.3.4 (a) DEFINED AREA

PR-5 as shown on Schedule A, Map 68

## (b) PERMITTED USES

golf course

buildings, structures and uses accessory to the permitted use including a club house, existing single detached dwelling, practice range, maintenance and storage buildings, cartpaths, bridge crossings, parking lot and driveway circulation system temporary clubhouse during the initial years of operation pending the construction of the permanent clubhouse

construction of the permanent clubhouse agriculture pit and quarry

## 23.3.5 (a) DEFINED AREA

PR-6 as shown on Schedule A, Map 74

## (b) PERMITTED USES

accessory use agricultural use conservation use forestry use public park golf course, excluding a golf driving range single detached dwelling

## 23.3.6 (a) DEFINED AREA

PR-7 as shown on Schedule A, Map 67

## (b) <u>PERMITTED USES</u>

existing single detached dwelling



accessory use

## 23.3.8 (a) DEFINED AREA

PR-8 as shown on Schedule A, Key Map 85, to this By-law

(b) MINIMUM DISTANCE SEPARATION

Notwithstanding Section 4.17 of this By-law, all uses of the PR zone are permitted within the PR-8 zone, save and except for the area legally described as Part 1 on Reference Plan 33R-17591. This area shall only be used as a landscaped buffer area.

23.3.9 (a) DEFINED AREA

PR-9 as shown on Schedule "A", Key Map 69

(b) PERMITTED USES

one single-detached dwelling as an accessory use all other permitted uses of the PR zone

(c) SETBACK REQUIREMENTS FOR A SINGLE-DETACHED DWELLING AS AN ACCESSORY USE

Notwithstanding any other provisions of this by-law, the setback requirements for single-detached dwellings contained within the Agricultural (A1) zone shall apply for locating a single-detached dwelling as an accessory use on the land.

23.3.10(a) DEFINED AREA

PR-10 as shown on Schedule "A", Key Map 81

(b) PERMITTED USES

Clinic as an accessory use Office, professional as an accessory use Restaurant as an accessory use Store, retail as an accessory use All other permitted uses of the Parks and Recreation (PR) zone

(c) MAXIMUM HEIGHT 12.7 m (41.

12.7 m (41.7 ft) for a place of recreation



## **OPEN SPACE (OS) ZONE**

The provisions of the Open Space (OS) Zone shall generally apply to passive recreational development generally located in the rural and urban areas of the Municipality.

## 24.1 GENERAL USE REGULATIONS

## 24.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Open Space (OS) Zone except for the following purposes:

accessory use agricultural use, excluding buildings and structures conservation use forestry use nursery park, public or private

#### 24.1.2 MINIMUM FRONT YARD SETBACK

( )	cordance with Section 4.18 of this By-law her roads	10.0 m (33 ft)		
24.1.3	MINIMUM SIDE YARD SETBACK (33 ft)		10.0	m
24.1.4	MINIMUM REAR YARD SETBACK (25 ft)		7.5	m
24.1.5	MAXIMUM HEIGHT (39 ft)		12.0	m
24.1.6	MAXIMUM LOT COVERAGE	20%		

## 24.2 SPECIAL USE REGULATIONS

## 24.2.9 (a) <u>DEFINED AREA</u> OS-8 as shown on Schedule "A", Key Map U-12

(b) <u>PERMITTED USES</u> Conservation use, excluding buildings and structures



## 24.3 EXCEPTIONS

## 24.3.1 (a) <u>DEFINED AREA</u>

OS-1 as shown on Schedule A, Map U-9

(b) <u>PERMITTED USES</u>

private park having no commercial use public use

## 24.3.2 (a) <u>DEFINED AREA</u>

OS-2 as shown on Schedule A, Map U-5

(b) <u>PERMITTED USE</u>

any use existing as of the date of the passing of this By-law

## 24.3.3 (a) DEFINED AREA

OS-3 as shown on Schedule A, Map U-12

(b) PERMITTED USES

silviculture, forest, woodlot or wildlife management, or harvesting activities consistent with the County of Middlesex Tree Cutting By-law and consistent with the recommendations of the Development Assessment Report (DAR) prepared by BioLogic dated October 2001, with an addendum dated May 20, 2003 and the DAR Peer Review Report prepared by ESG International, dated June 12, 2003.

- (c) LOT FRONTAGE 0 m (0 ft)
- 24.3.4 (a) DEFINED AREA

OS-4 as shown on Schedule A, Map 74

(b) PERMITTED USES

golf course, excluding a golf driving range all other permitted uses of the OS zone

## 24.3.5 (a) <u>DEFINED AREA</u>

OS (h-4) as shown on Schedule A, Map 75

(b) HOLDING SYMBOL

The precondition for the removal of the '(h-4)' holding symbol shall be that a development agreement be registered against the title of the subject



lands to address issues including, but not necessarily limited to, construction details, maintenance, and ownership of the walkway; and furthermore that a subdivision agreement be registered against the title of the lands described as South Part of Lot 13, Concession 6 (geographic Township of London), City of London.

## 24.3.6 (a) DEFINED AREA

OS-5 as shown on Schedule A, Key Map U-12. The irregular OS-5 zone lines on Schedule A, Key Map U-12 replicate the "Erosion Hazard Limit" identified by Gerry Waldron, Consulting Ecologist, Development Assessment Report, Figure 6, January 2013.

## (b) PERMITTED USE

conservation use, excluding buildings and structures

## (c) <u>SPECIAL PROVISION</u>

Notwithstanding section 4.12(b), where a lot is divided into two or more zones, the uses, buildings and structures permitted on the lot shall be limited in each of the zones to those permitted in that zone but, otherwise, for the purposes of zoning regulations of lot area and frontage and of the location of buildings and structures on the lot, the lot shall be considered a single lot, rather than separate as otherwise contemplated by section 4.12(b).

## 24.3.7 (a) DEFINED AREA

OS-6 as shown on Schedule A, Map U-8

## (b) PERMITTED USES

No buildings or structures or grade alteration of site is permitted

## 24.3.8 (a) <u>DEFINED AREA</u>

OS-8 as shown on Schedule A, Key Map 88, to this by law

## (b) <u>PERMITTED USES</u>

Conservation Use

## 24.3.9 (a) <u>DEFINED AREA</u>

OS-8 as shown on Schedule A, Key Map U-9

(b) <u>PERMITTED USES</u>

Public Utility



## 24.3.9 (a) <u>DEFINED AREA</u>

OS-9 as shown on Schedule A, Key Map U-9

(b) <u>PERMITTED USES</u>

Conservation use, excluding buildings and structures unless used for public utility subject to Section 4.26



## EXISTING USE (EU) ZONE

The provisions of the Existing Use (EU) Zone shall generally apply to undeveloped lands located in the villages and hamlets of the Municipality.

## 25.1 GENERAL USE REGULATIONS

## 25.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Existing Use (EU) Zone except for the following purposes:

any use existing as of the date of the passing of this By-law

## 25.1.2 REGULATIONS FOR LOTS AND BUILDINGS

The minimum lot area and lot frontage, the minimum front, side and rear yards, the maximum lot coverage, and the maximum building height shall remain as they lawfully existed as of the date of the passing of this By-law.

## 25.2 SPECIAL USE REGULATIONS

## 25.2.1 EXISTING SINGLE DETACHED DWELLINGS

The alteration of existing single detached dwellings or the erection or alteration of buildings accessory thereto shall be permitted in accordance with the regulations of the Urban Residential First Density (UR1) Zone and the regulations for Accessory Uses.

## 25.2.2 PUBLIC USES

Notwithstanding Subsection 23.1.2 of this By-law, the erection, alteration or use of any building or structure, or portion thereof, for the purpose of public service by a public authority or public utility shall be permitted provided the lot coverage, setback and yard requirements of the Institutional (I) Zone are complied with.

## 25.3 EXCEPTIONS

25.3.1 (a) DEFINED AREA

EU-1 as shown on Schedule A, Key Map U-12

- (b) MINIMUM LOT FRONTAGE 15 m (49 ft)
- (c) MINIMUM LOT AREA 2.8 ha (6.9 ac)

25.3.2 (a) DEFINED AREA

EU-2 as shown on Schedule A, Key Map U-12

- (b) MINIMUM LOT FRONTAGE 224 m (734 ft)
- (c) MINIMUM LOT AREA 7.4 ha (18.3 ac)
- 25.3.3 (a) DEFINED AREA
  EU-3 as shown on Schedule "A", Key Map U-9
  (b) MINIMUM LOT FRONTAGE 100 m (328.1 ft)
  (c) MINIMUM LOT AREA 1.40 ha (3.45 ac)
  25.3.4 (a) DEFINED AREA

EU-4 as shown on Schedule "A", Key Map U-4

- (b) MINIMUM LOT FRONTAGE 20 m (65.6 ft)
- (c) MINIMUM LOT AREA 6.6 ha (16.3 ac)

## 25.4 TEMPORARY USES

25.4.1 EXPIRED ON November 27th, 2021












































































































































ZONING BY-LAW #2005-005





1,000

1,500

2,000 Meters

500






























































































































ZONING BY-LAW #2005-005



1,000

1,500

500











ZONING BY-LAW #2005-005

# **SEE MAP 59** MEDWAY RD / COUNTY RD 28 -LOT 32 LOT 31 LOT 30 LOT 29 VANNECK RD **A1 SEE MAP 58** DENFIELD RD SUNNINGDALE RD W **A1** SEE MAP U-11 **MELROSE** PR EGREMONT DR COUNTY RD 22-**SEE MAP 82** SCHEDULE A NOTE: Schedules should be read in conjuction with KEY MAP: 71 applicable provisions of the Zoning By-Law.

SCALE 1:15,000 500 1,000 1,500 2,000 Meters

**SEE MAP 72** 

















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#### MUNICIPALITY OF MIDDLESEX CENTRE











































ZONING BY-LAW #2005-005

#### **MUNICIPAL BOUNDARY - CITY OF LONDON**













ZONING BY-LAW #2005-005



KEY MAP: 91

NOTE: Schedules should be read in conjuction with applicable provisions of the Zoning By-Law.

		SCALE 1:15,000			
0	500	1,000	1,500	2,000	W SKE
				Meters	








































#### ZONING BY-LAW #2005-005



SCALE 1:7,500 100 200 300 400 500 ______ Meters













ZONING BY-LAW #2005-005



#### SCHEDULE A **KEY MAP: U-5**

			SCALE 1:8,000	
0	250	500	1,000	1,500

NOTE: Schedules should be read in conjuction with applicable provisions of the Zoning By-Law.

"\$.

2,000 Met



























