

The Corporation of the Township of Springwater



Comprehensive Zoning By-law 5000

Adopted By Springwater Council August 5, 2003
Approved by Ontario Municipal Board May 1, 2004
Mapping & Text Changes to January, 2014

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Township of Springwater
Office Consolidation
Comprehensive Zoning By-law No. 5000

Caution:

All persons making use of this consolidation are reminded that this document has no legal status, that the amendments to By-law No. 5000 which have been incorporated herein are so incorporated only for convenience of reference, and that the original By-law No. 5000 and all original amendments thereto or certified copies thereof, should be consulted for all purposes of interpretation and application of the law.

Notes:

1. This consolidation includes all amendments up to and including Number 5000-275 which was passed on July 23, 2018.
2. Where “(**)” appears in this text, it relates to informal information that is incorporated in this consolidation for clarification purposes only and is not a “formal” part of this consolidation inserted by a by-law amendment.

The Corporation of the Township of Springwater By-law No. 5000

Being a Zoning By-law pursuant to the prohibitions, regulations and requirements of Sections 34 and 36 of the Planning Act, R.S.O. 1990, c. P13, as amended, in the Township of Springwater and to repeal the Zoning By-laws of former Elmvale, Flos, Medonte, Vespra and Wasaga Beach and the amendments thereto.

(Township of Springwater Zoning By-law)

Whereas Section 34 of the Planning Act, R.S.O. 1990, c. P13 as amended provides that zoning by-laws may be passed by local municipalities;

And Whereas the former Corporation of the Village of Elmvale enacted Zoning By-law No. 74-14;

And Whereas the former Corporation of the Township of Flos enacted Zoning By-law No. P88-05;

And Whereas the former Corporation of the Township of Medonte enacted Zoning By-law No. 1990-22;

And Whereas the former Corporation of the Township of Vespra enacted Zoning By-law No. 83-15;

And Whereas the Town of Wasaga Beach enacted Zoning By-law No. 7576;

And Whereas the Council of the Corporation of the Township of Springwater deems it necessary and desirable to pass a by-law – being a Comprehensive Zoning By-law pursuant to the prohibitions, regulations and requirements of Section 34 of the Planning Act, R.S.O. 1990, c. P13 as amended, in the Township of Springwater and to repeal the Zoning By-laws of former Elmvale, Flos, Medonte, Vespra and Wasaga Beach and the amendments thereto within the Township of Springwater;

Now therefore the Council of The Corporation of the Township of Springwater enacts as follows:

Section 1 - Title

This By-law shall be known as the “Township of Springwater Comprehensive Zoning By-law”.

Section 2 – Interpretation

2.1. General

The interpretation and application of the provisions of this By-law shall be held to be the minimum requirements for the promotion of health, safety, comfort, convenience and general welfare for the inhabitants of the Township of Springwater.

2.2. Scope

No building, structure or land shall be used, and no building or structure shall be hereafter erected within the corporate limits of the Township of Springwater, except in conformity with the provisions of this By-law.

2.3. Administration

The administration of this By-law shall be the responsibility of the Zoning Administrator or such other person as Council shall designate. Furthermore no permit for the use of land or for the erection of any building or structure or approval of any municipal license within the jurisdiction of Council, shall be issued where a proposed use, building or structure would be in violation of any provisions of this By-law

2.4. Enforcement

The enforcement of this By-law shall be the responsibility of the Municipal Law Enforcement Officer, or such other person as Council shall designate, and whose duties are, but are not limited to, ensuring compliance with the provisions and regulations of this By-law.

2.5. Inspection

The Municipal Law Enforcement Officer, or any officer designated by Council to enforce the provisions of the Zoning By-law shall have all of the powers authorized by Section 49 of the Planning Act, as amended.

2.6. Violation and Penalties

The conviction of an offender upon the breach of any of the provisions of this By-law shall not operate as a bar to a prosecution against the same offender upon any continued or subsequent breach of any such provision and any court of competent jurisdiction may convict any offender repeatedly for repeated breaches of the By-law.

Any person who contravenes any provision of this By-law, is guilty of an offence and is subject to a penalty pursuant to the Planning Act (S.67), as amended.

2.7. Restraint

In case any building or structure is or is proposed to be erected, altered, reconstructed, extended or enlarged, or any building or structure or part thereof is or is proposed to be used, or any land is or is proposed to be used, in contravention of any requirements of this By-law, such contravention may be restrained by action at the insistence of any ratepayer, or of The Corporation of the Township of Springwater, pursuant to the provisions of the Planning Act, R.S.O., 1990, c.P13, as amended, in that behalf.

2.8. Fees

Fees, as may be established by Council, may be charged to any person to offset the costs associated with the administration and enforcement of this By-law.

2.9. Obligation

Nothing in this By-law shall relieve any person from the obligation to comply with the requirements of the Ontario Building Code Act or regulations thereunder as amended, or any other provincial statutes or regulations or other such by-laws of the Township or the County of Simcoe, where the obligation to obtain any permit, license, authority or approval is otherwise lawfully required.

2.10. Application and Plans

In addition to all other requirements, every application for a building permit shall be accompanied by a plan in duplicate, one copy of which shall be retained by the Chief Building Official. A plan prepared by an Ontario Land Surveyor must be submitted when required by the Chief Building Official and/or Zoning Administrator. Every Plan shall show the following:

- a) The true dimensions of the lot to be built upon or otherwise used;
- b) The proposed location, height, floor area and dimensions of any building, structure or use proposed for such lot;
- c) Proposed locations and dimensions of any yards, setbacks, landscaped open spaces, off street-parking, off street loading facilities, or driveway entrances, required by this By-law;
- d) The location of all existing or proposed buildings and structures, including wells, septic beds, swimming pools, stormwater management facilities and signs, or water courses on the lot;
- e) The location of all municipal services; and
- f) A statement signed by the owner or agent, disclosing the exact use proposed for each aforesaid building, structure and use and giving all

information necessary to determine if such proposed or existing buildings, structures or use conforms to the requirements of this By-law.

2.11. Measurements

The measurements contained within this By-law are in the metric system. Imperial measurements contained within brackets and which follow the metric measurement are provided for information purposes only and do not form part of this By-law

Section 3 – General Provisions

3.1. Application of the By-law

The provisions of this By-law shall not apply to all lands within the Township of Springwater except as may otherwise be specified herein, and no building or structure shall hereafter be erected or altered, nor the use of any building, structure or lot changed in whole or in part, except in conformity with the provisions of this By-law

3.2. Zones

- a) For the purpose of this By-law, the Township of Springwater has been divided into zones, the boundaries of which are shown on Schedule A which is attached hereto and forms part of this By-law.
- b) The zones are referred to by the following names or symbols and are identified on Schedule A by the following symbols.

Zone	Known As
Residential (R1)	R1
Residential (R2)	R2
Residential (R3)	R3
Residential (R4)	R4
Residential (R5)	R5
Urban Residential One	UR1
Urban Residential Two	UR2
Urban Residential Three	UR3
Residential Estate	RE
Residential Rural	RR, ALC & RSP-H
Residential Seasonal	RS
Residential Conversion	RC
General Commercial	GC
Local Commercial	CL
Mixed Use	MU
Highway Commercial	CH
Rural Commercial	CR
Tourist and Recreational Commercial	CT
Campground Commercial	CC
Park Model Trailer Commercial	CPM
Adult Entertainment Commercial	CA
Kennel	K
General Industrial/Inside Storage	MI
General Industrial/Outside Storage	MO
Extractive Industrial	ME

Zone	Known As
Waste Disposal	WD
Institutional	I
Open Space	OS
Environmental Protection	EP
Agricultural	A
Agricultural Consolidation	AC

- c) Where the boundary of any zone is uncertain and on the Map Schedule attached hereto the boundary:
 - i. Is shown following a street, lane, railway right-of-way, railtrail, electric transmission line right-of-way or watercourse, then the centre line of the street, lane, railway right-of-way, rail trail, electric transmission line right-of-way or watercourse is the zone boundary; or
 - ii. Is shown running parallel to a street line or other line or is irregular, then the zone boundary may be determined in accordance with the scale shown on the Map Schedule.

3.3. Licenses, Permits and Other By-laws

Nothing in this By-law shall be interpreted to relieve any person from the obligation to comply with the requirements of any other law or By-law in force within the Township, or from obtaining any permit, license, permission, authority or approval required by this or any other law or By-law or by any regulation or by-law of the County of Simcoe or the Ministry of Transportation in regard to signs in the vicinity of roads under the jurisdiction of these agencies.

3.4. Building By-laws

No person shall erect any building or structure except in accordance with the provisions of this By-law, all other applicable Building By-laws of the Township, the Ontario Building Code Act or any other applicable law.

3.5. Greater Restrictions

This By-law shall not be effective to reduce or mitigate in any way any restrictions lawfully imposed by a governmental authority having jurisdiction to make such restrictions.

3.6. Requirements for Lot

Except as otherwise specified in this By-law, no building or structure shall be erected, altered, extended or enlarged except upon a lot nor shall any land be used for any permitted use unless it comprises a lot; but this

provision shall not prevent the use of any parcel or tract of land for agricultural purposes excluding the erection or enlargement of any building or structure except a fence.

3.7. Accessory Buildings, Uses and Structures

3.7.1. Where a use is permitted under the provisions of this By-law, accessory uses, buildings and structures normally incidental to the main use, building or structure shall also be permitted provided that in no case shall the gross floor area of an accessory building or structure to a residential use exceed the gross floor area of the residential use.

3.7.2. Any accessory building may be erected as part of the main building provided that all yard and area requirements of this By-law are complied with in respect to a main building rather than an accessory building.

3.7.3. In all zones, except as may be provided herein, any accessory building which is not part of the main building shall be erected to the rear of the projected front main wall of the main building. All accessory buildings shall comply with the yard requirements of the zone in which such building is situated. For the purpose of this subsection, the front main wall of the main building shall be defined as that wall or point of a main building which is closest to the front lot line. The projected front main wall of the main building shall be that line drawn parallel to the front lot line and projected along or through that wall or point of a wall of a main building which is closest to the front lot line. In the Agricultural (A) Zone, any accessory building or structure may be located in front of a residential building. Private garages in the Residential Seasonal (RS) Zone and the Residential Conversion (RC) Zone may be located to the front of the dwelling but shall comply with the applicable setback requirements for accessory uses.

3.7.4. In all zones other than Residential, any accessory building or structure to an accessory residential use shall remain equal to or less than the gross floor area of the dwelling unit on the lot.

3.7.5.

a) Attached Accessory Buildings

No attached garage to a residential use shall exceed the height of the dwelling.

b) Detached Accessory Buildings

In the Agricultural (A) and Rural Residential (RR) Zones, no detached accessory building to any residential or accessory residential use shall

exceed the height of the dwelling, to a maximum height of 4.5 metres (14.76 ft.).

In all other Residential Zones no detached accessory building to any residential or accessory residential use shall exceed the height of the dwelling, to a maximum height of 4.5 metres (14.76 ft.).

- 3.7.6. Where a temporary accessory building is necessary for the storage of tools or materials for use in connection with the construction of the main building on a lot in any zone, the accessory building may be erected on the lot before the erection of the main building provided that a building permit is issued for the main building and further, provided such building shall be used only for the purpose of storage. When the main building is ready for occupancy or construction has been abandoned, the temporary storage building shall be removed. "Abandoned" in this subsection means the failure to proceed in accordance with the Ontario Building Code Act with the construction work.
- 3.7.6.1. Nothing in this By-law shall prevent the occupation of an existing dwelling on a property while a second dwelling is being constructed, as long as the owner has entered into an agreement with the Municipality, to the Municipality's satisfaction, which provides that no more than one dwelling will be occupied at a time and which establishes requirements, including site rehabilitation and securities, for the removal of the existing dwelling upon occupation of the new dwelling, or for the removal of unfinished construction within a specified timeframe.
- 3.7.7. No accessory building or structure shall be used for human habitation except where a dwelling is a permitted accessory use.
- 3.7.8. Notwithstanding any other provisions of this By-law to the contrary, where a mutual garage is erected on the common lot line between two lots, no interior side yard is required. The regulations governing the location of any accessory building in relation to a lot line shall not apply to prevent erection or use of a jointly owned double garage which services two dwellings whose common lot line shall be the dividing line of such garage.
- 3.7.9. Unless otherwise required, in any Commercial or Industrial Zone no accessory building shall be located within 1.5 metres (4.92 ft.) of an interior side or rear lot line or within 3 metres (9.84 ft.) of the boundary of any Residential Zone or residential use.
- 3.7.10. Unless otherwise required, the minimum distance between a main building and any accessory building in any Commercial or Industrial Zone shall be 3 metres (9.84 ft.) and in all other zones shall be 1.5 metres (4.92 ft.)

- 3.7.11. Accessory communication devices such as satellite dish antennae shall, within any residential zone, be deemed to be accessory structures for the purpose of this By-law and shall comply with General Provisions subsections 21 – Yard Encroachments and 23 – Height Exceptions and all other provisions of this By-law.

3.8. Fences

For the purpose of this By-law, fences are deemed not to be structures.

3.9. Swimming Pools

A swimming pool is permitted as an accessory use to a permitted residential or agricultural use:

- a) In the front or side yard on any lot if;
- b) No part of such pool is located closer to any lot line or street line than the minimum distance required for the principal building located on such lot;
- c) Any building or structure, other than a dwelling, required for changing clothing or for pumping or filtering facilities or other similar accessory uses, complies with the provisions of this By-law respecting an accessory building on such lot.
- d) In a rear yard a swimming pool shall be set back a minimum of 1.2 metres (3.94ft) from an interior side lot line, exterior side lot line or rear lot line but any apron around such pool may extend to the lot line;
- e) Any accessory building to a swimming pool shall comply with all the relevant provisions of this By-law regarding accessory building, uses and structures;
- f) Every swimming pool shall be enclosed by a fence in accordance with the provisions of the appropriate municipal regulations in effect;
- g) For the purpose of lot coverage calculations, swimming pools are deemed not to be structures.

3.10. Main Building

Not more than one (1) single detached dwelling shall be allowed on any lot in any zone unless otherwise specifically permitted.

3.11. Accessory Dwellings

- 3.11.1. Where an accessory dwelling permitted under the provisions of this By-law is to be erected, the regulations of this Section shall be complied with.

3.11.2. Where a detached accessory dwelling is to be erected, the following regulations shall apply:

- | | |
|--|---|
| a) Minimum Lot Area | 3250.0 m ² (34,983.85 ft. ²) |
| b) Minimum Yards | |
| i. Front | 9.0 m (29.53 ft.) |
| ii. Rear | 7.5 m (24.61 ft.) |
| iii. Interior Side | 3.0 m (9.84 ft.) |
| iv. Exterior Side | 9.0 m (29.53 ft.) |
| c) Dwelling Area (minimum ground floor area) | 11 m ² (1,076.43 ft. ²) |
| d) Building Height (maximum) | 21 m (36.0 ft.) |
| e) Accessory Buildings | Refer to General Provisions |
| f) Minimum setback from main building | 3.0 m (9.84 ft.) |
| g) In addition to the minimum number of parking spaces required for the principal use, two (2) parking spaces for such dwelling shall be provided on the same lot. | |

3.11.3. Where an attached accessory dwelling is to be erected or created, the following regulations shall apply:

- | | |
|--|--|
| a) Minimum Lot Area | 1855.0m ² (19,967.71 ft. ²) |
| b) Minimum Gross Floor Area of Dwelling | 70 m ² (753.49 ft. ²) |
| c) Minimum Rear Yard Area | 230 m ² (2,475.78 ft. ²) |
| d) The dwelling shall be located in other than the basement or cellar of any building. | |
| e) In addition to the minimum number of parking spaces required for the principal use, two (2) parking spaces for such dwelling shall be provided on the same lot. | |

3.12. Servicing Requirement

No land may be used and no buildings or structures may be erected unless:

Connected to a municipal sanitary sewer and/or water supply where available, or

Where municipal services are not available, alternative servicing shall be provided to the satisfaction of the approval agency having jurisdiction.

3.13. Model Home Requirements

Notwithstanding any other provisions of this By-law, and more particularly notwithstanding any Holding (H) Symbol on the lands, where a model home agreement has been executed between the Township and the owner, and where:

- a) Draft Plan Approval has been granted; and
- b) The required easements, agreements and securities are provided to facilitate servicing to the plan, the total number of permits for single

detached or semi-detached model home dwellings shall not exceed ten percent (10%) of the total number of single detached and semi-detached building lots in the plan of subdivision to a maximum of 10, and in addition, one street townhouse building containing a maximum of 8 dwelling units, subject to the following restrictions:

- i. The type of Model Home shall be consistent with the zone classification in which the model home is to be located;
- ii. The Model Home shall be used for the purpose of a model home only and shall not be occupied as a dwelling unit prior to the date of the registration of the plan of subdivision, and substantial completion of services, obtaining any required Building Permits to the satisfaction of the Township;
- iii. The Model Home shall comply with all other provisions of this By-law, as though the units were constructed on the lot within the registered plan of subdivision; and
- iv. The Model Home shall comply with all applicable terms and conditions of the said model home agreement.

3.14. Occupancy of Partially Completed Dwellings

No building shall be used for human habitation before an occupancy permit has been issued by the Municipality under the Ontario Building Code Act.

3.15. Use of Cellars

No dwelling unit shall be located within a cellar or part of a cellar of any building. The whole or any part of a cellar shall not be used for calculating the required minimum floor area of any dwelling unit. No portion of a dwelling unit which is located in a cellar shall be used for any purpose other than a furnace room, a bedroom, a sanitary facility, a laundry room, a storage room, a recreation room or a room with a similar use.

3.16. Frontage & Street Access to a Public Street

No building or structure shall be erected, extended or enlarged on any lot within the Township of Springwater unless such lot has frontage and street access onto a street constructed to Provincial, County or Township standards, whichever is the case. This does not apply to prohibit the erection of any buildings or structures on any lot existing on a private road at the date of passing of this By-law, but all other provisions of this By-law apply.

The above provisions do not apply to prohibit the erection of any building on a lot on a registered plan of subdivision where a subdivision agreement has been entered into but the streets will not be assumed until the end of the maintenance period.

3.17. Measurement of Setback and Yard Requirements

Where the regulations of a zone include a requirement that the minimum yard of a lot or parcel of land shall be a specific number of metres, such minimum yard shall be determined by measuring at right angles from either the street line of the street or the lot line abutting such yard in the direction of such lot or parcel of land a distance equal to the said specific number of metres in the relevant regulation of such particular zone.

Notwithstanding certain specific definitions of this By-law or the above, in the case of a zone boundary which is located between the lot line and the use to which the setback applies, the setback shall be calculated from the zone boundary.

3.18. Special Setbacks

Notwithstanding any other provisions of this By-law, where a lot abuts a Provincial Highway, the provisions of the Public Transportation and Highway Improvement Act shall apply with regard to building and structure setbacks from the highway centre line or right-of-way, and other related matters.

Notwithstanding any other provisions of this By-law, where a lot abuts a County Road, the provisions of the applicable County of Simcoe By-law shall apply with regard to setbacks for buildings, structures and other related matters.

Notwithstanding the provisions of this By-law to the contrary, where a single detached dwelling is to be erected in a built-up area where there is an established building line which is less than the required front yard setback, such dwelling may be erected to the established building line.

For the purpose of the above paragraph, “the established building line” means the average setback of the existing dwellings. A building line is considered to be established when at least 3 such buildings have been erected on any one side of a continuous 300 metres (984.25 ft.) of land with street frontage

3.19. Setback from Natural Gas Pipelines

Notwithstanding any other provision in this By-law, no building or structure shall be located within ten (10) metres (32.81 ft.) of a natural gas pipeline right-of-way.

3.20. Setback from Railway

Notwithstanding any other provision in this By-law, no building or structure shall be located within 30 metres (98.43 ft.) of a railway right-of-way that has not been abandoned in accordance with the National Transportation Act.

3.21. Yard Encroachments

Except as otherwise provided in this By-law, every part of any required yard shall be open and unobstructed except for the following:

3.21.1. Ornamental Structures

Sills, bay windows, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters, similar ornamental structures or attached accessory communication devices may project into any required yard a maximum distance of 0.75 metres (2.46 ft.).

3.21.2. Patios

Patios that are at grade level may project into any required yard.

3.21.3. Decks

Decks may project into any required front or exterior side yard a maximum distance of 1.2 metres (3.94 ft.) and may project into any required interior side yard a maximum distance of 0.75 metres (2.46 ft.) and may project into any required rear yard a maximum distance of 3 metres (9.83 ft.)

3.21.4. Porches/Verandas

Porches/verandas may project into any required front or rear yard a maximum distance of 1.2 metres (3.94 ft.) and shall not exceed an area of 1.5 square metres (16.15 ft.2).

3.21.5. Balconies

Balconies may project into any required front or rear yard a maximum distance of 1.2 metres (3.9 ft.) provided that they are located at a greater height than the bottom of the first floor ceiling.

3.21.6. Steps and Accessibility Ramps

Steps and accessibility ramps to an entrance may project into any required front or exterior side yard a maximum distance of 1.2 metres (3.94 ft.) and may project into any required interior side yard a maximum distance of 0.75 metres (2.46 ft.) and may project into any required rear yard a maximum distance of 2.5 metres (8.20 ft.).

3.21.7. Railway Spur

In any Industrial Zone a railway spur shall be permitted within a required interior side or rear yard.

3.22. Sight Triangle

3.22.1. Except as otherwise specified in this By-law, or as may be required by County or Provincial regulation, on a corner lot within the triangular space formed by the street lines for a distance of ten (10) metres (32.81 ft.) from their point of intersection, no hedge, shrub, tree, fence, sign or other such structures shall be planted, maintained or erected.

3.22.2. Where any street crosses a railway at the same grade, no building or structure shall be erected within forty-five (45) metres (147.64 ft.) of the point of intersection of the centre line of both the railway and the street.

3.23. Height Exceptions

Notwithstanding the height provisions established in each zone, nothing in this By-law shall apply to prevent the erection of a church spire, belfry, clock tower, chimney, farm building or structure, water tank, communication tower or satellite dish antenna, silo, windmill, drive-in theatre screen, forestry tower, aid to navigation, flag pole, ventilator, elevator enclosure, fire hose tower or mechanical penthouse. A mechanical penthouse shall not cover an area greater than 75 percent of the total floor area of the top storey and shall have a minimum distance of three (3) metres (9.84 ft.) of flat floor area at its base on at least three sides. The height of the mechanical penthouse shall not exceed 4.5 metres (14.76 ft.) without increasing the horizontal distance to the edge of the building but shall not exceed six (6) metres (19.68 ft.) in height.

3.24. Corner Lots

Where a lot is situated at the intersection of or abutting upon two or more streets where the angles of intersection do not exceed 135 degrees, the shortest of the lot lines which abut those streets shall be construed to be the front lot line, or as otherwise defined herein.

3.25. Through Lots

Where a lot which is not a corner lot has frontage on more than one street, the setback and front yard requirements contained herein shall apply on each street in accordance with the provisions of the zone or zones in which such lot is located.

3.26. Lakeside Properties

All new buildings and structures, except those requiring direct access to the water as an operational necessity such as a boathouse, marina, marina service building or facility, or such similar building or structure shall be setback at least eighteen (18) metres (59.06 ft.) from the water's edge. Furthermore, no septic system tile field shall be located closer than 15 metres (49.21 ft.) from the water's edge.

3.27. Watercourse and Slope Regulations

Notwithstanding anything in this By-law, save and except for the provisions of the Lakeside Properties and Public Uses Sections, or a building or structure used for the control of erosion or flooding, no building or structure shall be erected or placed in the following areas:

- a) Within thirty (30) metres (98.43 ft.) of the high water mark of a watercourse, including a municipal drain, except where a municipal drain or ditch forms part of a road allowance, notwithstanding that such watercourse is not shown on any schedule forming part of this By-law and in the case of a septic system tile field, within fifteen (15) metres (49.21 ft.);
- b) No building or structure shall be permitted within a flood plain unless such permission has been granted by the Conservation Authority or appropriate agency; and
- c) No permit shall be issued for any building or septic system tile field, within any land situated within fifteen (15) metres (49.21 ft.) of any top of bank, the slope of which exceeds thirty-three (33) percent from horizontal. Notwithstanding the minimum setback distance herein, a shorter distance may be permitted, without the need to amend this By-law, where permission has been granted by the Conservation Authority and/or appropriate government agency having jurisdiction, in a form including studies and tests suitable to the Chief Building Official.

3.28. Excepted Lands, Buildings and Non-Conforming Uses

- 3.28.1. The provisions of this By-law shall not apply to prevent the use of any lot, building or structure for any purpose prohibited by this By-law if such lot, building or structure was lawfully used for such purpose on the date of passing this By-law so long as it continues to be used for that purpose.
- 3.28.2. The provisions of this By-law shall not apply to prevent the erection or use of a building or structure for a purpose prohibited by this By-law for which a building permit has been issued prior to the date of the passage of this By-law so long as such building or structure, when erected, is used for the purpose for which it was erected, and provided that the erection of such building or structure is commenced within the time requirements as set out in the Building Permit and such building or structure is completed within a reasonable time after the erection thereof is commenced.
- 3.28.3. No person shall change the purpose for which any land, building or structure is used, or erect any new building or alter any existing building or convey lands from any existing parcel if the effect of such action is to cause the original, adjoining or remaining lands, buildings or structures to be in contravention of this By-law. If the contravention is a result of an expropriation or acquisition by an authority possessing such powers, or is a result of an authorization granted pursuant to the provisions of the Planning Act, the remaining lands, building or structures shall be deemed to conform to the provisions of this By-law.
- 3.28.4. Nothing in this By-law shall apply to prevent the replacement or strengthening to a safe condition of any building or structure or part thereof occupied by a non-conforming use, provided such replacement or strengthening does not change the location or increase the height, area or volume of the building or structure. Foundations are permitted in order to strengthen the building provided that the volume and useable floor area are not increased.
- 3.28.5. Where a building or structure, occupied by a permitted use, has been located within a minimum yard as required herein, the said building or structure may be enlarged, repaired, renovated or replaced behind or along a line drawn parallel to the adjacent lot line, projected through that point of the building or structure nearest to the said adjacent lot line. This does not confer the right to reduce any other yard and/or setback requirement of this By-law.
- 3.28.6. Where a building or structure, occupied by a permitted use, has been located within a minimum setback from an adjacent zone or building as may be required herein, the said building or structure may be enlarged, repaired, renovated or replaced no closer than that point of the building or structure nearest to the said adjacent zone or building. This does not

confer the right to reduce any other yard and/or setback requirement of this By-law.

- 3.28.7. Where both a setback and yard requirement are calculated in regard to the Excepted Lands, Buildings and Non-Conforming Uses subsections 5 and 6, the greater requirement shall prevail.
- 3.28.8. Notwithstanding any other provision of this By-law, except as set out in the Kennel (K) Zone, a lot held in distinct and separate ownership on the date of passage of this By-law, except for a lot on a registered plan deemed not be a plan under the Planning Act, as amended, having less than the minimum frontage and/or area required by this By-law, may be used for a purpose permitted in the zone in which said lot is located, provided that all other applicable provisions in this By-law are complied with.
- 3.28.9. Where Hydro One acquires land for the purpose of a distribution or transmission line or where an authority possessing power of expropriation or acquisition or is authorized pursuant to the provisions of the Planning Act acquires land and such acquisition deprives a parcel of land of street frontage, the part of such parcel so deprived of street frontage shall be deemed for the purpose of this By-law, to have frontage on such street, provided the land has a permanent right of street access to such street.

3.29. Minimum Lot Area

Subject to the provisions of the Excepted Lands, Buildings and Non-Conforming Uses Section, the minimum lot area shall be as contained in the appropriate section of this By-law for the zone in which the lot is located. However, larger area may be required by the appropriate authority pursuant to the provisions of the Ontario Building Code, the Environmental Protection Act or similar legislation having jurisdiction.

3.30. Public Uses

- 3.30.1. Nothing in this By-law shall prevent the use of any land or use of any building or structure for the purpose of public use, provided that:
- a) No goods, material or equipment shall be stored in the open except as permitted in this By-law;
 - b) The lot coverage, setbacks and yard requirement provisions of this By-law shall be complied with, excepting electric power facilities;
 - c) Notwithstanding part b) above, in the case of any building used for a public service which has a maximum gross floor area of less than 45 square metres (484.39 ft.2), the minimum requirements for all yards shall be 3 metres (9.84 ft.).

- d) Any building or above-ground use carried on under the authority of this Section in any Residential or Agricultural Zone shall be designed and maintained in general harmony with the residential buildings of type permitted in the zone; and
- e) Any parking and loading regulations prescribed for these uses are complied with.

3.30.2. Nothing in this By-law shall prevent the use of any land as a public street or public park.

3.30.3. Nothing in this By-law shall prevent the erection of any properly authorized traffic sign or signal, or any sign or notice of any local or other government department or authority.

3.30.4. Nothing in this By-law shall prevent the use of any land for a wayside pit or quarry or a portable asphalt plant used on public authority contracts and may be permitted without the need for official plan amendment, rezoning or development permit under the Planning Act in all areas, except those areas of existing development or a particular environmental sensitivity which have been determined to be incompatible with extraction.

3.31. Prohibited Uses

3.31.1. Except as otherwise specifically permitted in this By-law, the following uses are prohibited in any zone:

- a) Refining coal oil or petroleum products;
- b) Tanning hides or skins
- c) Manufacturing gas except for personal utilization involving a permitted agricultural use;
- d) Manufacturing glue;
- e) A track or area for the racing of motor vehicles, motorcycles, go-carts or snowmobiles;
- f) Locating or storing on any land for any purpose whatsoever any disused railroad car, truck, bus or coach body or Part thereof, whether or not the same is situated on a foundation;
- g) Bulk storage of chemicals or waste; and
- h) The establishment of any pit or quarry.

3.31.2. In addition to the uses prohibited in subsection 1 of this Section, any use is prohibited which, from the nature of the materials used therein is declared under the Public Health Act or any regulations adopted thereunder to be noxious trade, business or manufacture. In addition to the uses prohibited in subsection 1 of this Section, all uses of land and the erection or use of any building or structure for a purpose not permitted under the "Permitted Uses" subsection of one or more zones established

by the By-law are and shall be deemed to be prohibited in each such zone, except for those uses of land and the erection or use of any building or structure for a purpose expressly permitted under the applicable provisions of the Public Uses Section hereof.

3.32. Multiple Uses

Notwithstanding anything contained in this By-law, where any land, building or structure is used for more than one purpose, all provisions of this By-law relating to each use shall be complied with, but no dwelling shall be located within 3 metres (9.84 ft.) of any other building on the lot except a building accessory to such dwelling. A dwelling used as an accessory use in the same building will be allowed where permitted by this By-law.

3.33. Industrial Uses

Except for areas where full municipal services are available, only dry industries shall be permitted in any zone where such uses may be permitted in the Township of Springwater. Dry industries are those which do not use water or other liquids in any industrial process.

3.34. Home Occupation

Home occupation uses, which are subject to the Section entitled Licenses, Permits and Other By-laws as well as the Building By-laws Section of this By-law shall be permitted only in the zones indicated in this By-law provided that the portion of the dwelling used as a dwelling unit shall not be less than the minimum floor area as specified and shall be maintained in accordance with the following provisions:

- a) Not more than a total of three (3) persons shall be involved in the home occupation, of which at least one person shall be a resident;
- b) Not more than 25 percent or 45 square metres (484.39 ft.²) of the gross floor area of the dwelling is devoted to said uses;
- c) One off-street parking space shall be provided for each 30 square metres (322.93 ft.²) of floor area devoted to said use in addition to that required for the dwelling. In the case of a non-resident employee one (1) additional space shall be provided. In the case of a professional office one (1) space shall be provided for every 20 square metres (215.29 ft.²) of floor area occupied by the office. In the case of a health professional or hairdresser, one (1) space shall be provided for every 10 square metres (107.64 ft.²) of floor area devoted to the said use;
- d) The residential character of the dwelling shall not be changed including landscaping;

- e) The home occupation shall not interfere with television or radio reception or create noise, dust, vibration or fumes which are apparent or audible from adjacent properties;
- f) There shall be no outside storage or display of materials, containers, finished products or mechanical equipment used in conjunction with the home occupation;
- g) In an Agricultural or Rural Residential Zone, a home occupation may be permitted in either a dwelling or an accessory building or structure. In other zones the home occupation use shall be confined to the dwelling on the lot; and
 - i. Where a home occupation is permitted in an accessory building or structure, the total gross floor area devoted to the home occupation, either located exclusively in the accessory building or in combination with the dwelling, shall not exceed 25% or 45 square metres (484.39 ft.²) of the gross floor area of the dwelling.
 - ii. Any street access shall meet the minimum distance requirements of the applicable road authority having jurisdiction.

3.35. Home Industry

Home industry uses, which are subject to the Section entitled Licenses, Permits and Other By-laws as well as the Building By-laws Section of this By-law, shall be permitted only in the zones indicated in this By-law provided that any portion of the dwelling used as a dwelling unit shall not be less than the minimum floor area as specified and the use shall be maintained in accordance with the following provisions:

- a) Not more than a total of three (3) persons shall be involved in the home occupation, of which at least one person shall be a resident;
- b) Not more than 25 percent or 45 square metres (484.39 ft.²) of the gross floor area of the dwelling is devoted to said uses;
- c) In addition to part b), a building accessory to a residential use may be used for the purpose of a home industry subject to the zone provisions for accessory buildings. Notwithstanding any other provisions of this By-law to the contrary, the maximum above grade floor area of any accessory building devoted to the home industry shall not exceed 115 square metres (1237.89 ft.²).
- d) A minimum of two (2) off-street parking spaces shall be provided in addition to those required for the dwelling;
- e) The residential character of the dwelling shall not be changed including landscaping;
- f) Outside storage and display is permitted subject to the following:

- i. Outside storage shall be located to the rear of the projected front main wall of the residential dwelling and shall comply with the setback provisions for accessory buildings, uses and structures of the applicable zone, however, no outside storage shall be permitted within 15 metres (49.21 ft.) of an abutting Residential, Open Space or Industrial zone or adjacent residential use;
- ii. Outside storage shall not be more than 50% of the floor area above grade of the home industry accessory building used in connection with the home industry and such storage of any goods or materials shall not exceed 1.5 metres (4.92 ft.) in height above grade and shall be enclosed and screened from view;
- iii. Outside display of finished products may be permitted in front of the projected front main wall of the residential dwelling but shall be set back to comply with the minimum yard requirements of the zone;
- iv. Outside display of finished products as permitted in Part iii) above, shall not occupy an area in excess of 20 square metres (215.28 ft.²) measured within the perimeter of the display area;
- v. The area used for outside display shall be in addition to and separated from the area required for parking; and
- vi. The area used for outside display shall be surfaced and maintained with either concrete, asphalt, crushed stone and/or other hard surface and dustless materials, or maintained as a lawn.

3.36. Bed and Breakfast

No person shall engage in a permitted bed and breakfast except in accordance with the following provisions:

- a) The bed and breakfast shall be permitted only in the zones indicated in this By-law and shall be clearly accessory to the main residential use and shall not change the residential character of the lot;
- b) No person other than a person residing in the residence containing the bed and breakfast shall be employed except as is necessary for housekeeping purposes;
- c) The bed and breakfast shall not have more than four (4) rooms for overnight guest purposes;
- d) The guest rooms shall not contain kitchen facilities;

- e) Only one plate or sign, attached to the dwelling or located in the front yard shall be permitted and no flashing or animated sign shall be used. The maximum size of any sign shall not exceed the dimensions of 90 centimetres by 90 centimetres (35.43 in. by 35.43 in.);
- f) The bed and breakfast shall not create or become a nuisance, in particular, in regard to noise, traffic and parking; and
- g) Any street access shall meet the minimum distance requirements of the applicable road authority having jurisdiction.

3.37. Group Homes

Notwithstanding any other provisions of this By-law, a group home may be established in the following zones:

- a) Agricultural
- b) All Residential Zones
- c) Institutional

Providing that:

- i. No parking space may be used for snow storage in compliance with the Off-street Parking Requirements, subsection 12 of this By-law;
- ii. Any dwelling unit used for a group home must be fully detached;
- iii. A group home shall be separated from any other group home by a minimum distance of 2 kilometres (1.24 miles); and
- iv. All other provisions of the respective zones are complied with.

3.38. Garden Suite

A garden suite may be permitted by way of a Temporary Use By-law and furthermore may be subject to an agreement with the Municipality. For the purpose of this By-law a garden suite shall mean a 1-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing single detached dwelling and that is designed to be portable.

3.39. Outside Storage

- 3.39.1. Except as otherwise permitted in this By-law, no outside storage of goods or materials shall be permitted in any zone.
- 3.39.2. Except as may be provided herein where outside storage is permitted it shall be located to the rear of the projected front main wall of the main building and shall comply with the setback provisions for accessory buildings, uses and structures of the applicable zone, however no outside

storage use shall be permitted within fifteen (15) metres (49.12 ft.) of an abutting Residential, Open Space, Environmental Protection or Institutional Zone or residential use.

- 3.39.3. Notwithstanding subsection 2 of this Section, in the case of outside storage in an Extractive Industrial (ME) and a Waste Disposal (WD) Zone, the setback for the outside storage of goods and materials shall comply with the zone provisions for minimum yards of the applicable zone.
- 3.39.4. Where permitted, outside storage may be subject to site plan control under the Planning Act, as amended, and without limiting the generality of the foregoing, may include requirements in regard to the buffering and screening of the use from adjacent uses.

3.40. Outside Display and Sale of Goods

- 3.40.1. Such outside display and sale is accessory to a commercial or industrial use carried on in an enclosed building or portion thereof on the same lot;
- 3.40.2. The area used for outside display and sale is subject to the following:
- a) The area shall not be more than twice the floor area above grade of the commercial or industrial building or portion thereof of any building constructed upon the lot, and used for the commercial or industrial purposes for which outside display and sale is permitted;
 - b) Notwithstanding part a) above, such area for outside display and sale shall not be more than thirty-five percent (35%) of the lot area;
 - c) The above provisions do not apply and no maximum area is set in the case of a motor vehicle sales or rental establishment, a farm implement sales outlet, a recreational house trailer sales, service or display outlet, a prefabricated building sale or display outlet, a swimming pool sales and display outlet, a nursery and garden centre or a mobile home sales and display outlet.
- 3.40.3. The area used for outside display and sale shall provide side and rear yards in accordance with the provisions of the zone in which the land is situated, but in any event, shall not be closer to any side or rear lot line than 3 metres (9.84 ft.) and if the interior side lot line or rear lot line of a lot upon which such outside display and sale is permitted abuts a Residential Zone, then a landscaped open space area shall be provided along such abutting lot line or a portion thereof to a depth of not less than 3 metres (9.84 ft.).
- 3.40.4. The area used for outside display and sale shall be in addition to and separated from the area required for parking.

- 3.40.5. The area used for outside display and sale shall be surfaced and maintained with either concrete, asphalt, crushed stone and/or other hard surface and dustless materials, or maintained as a lawn.
- 3.40.6. Where permitted, outside display may be subject to site plan control under the Planning Act, as amended, and without limiting the generality of the foregoing, may include requirements in regard to the buffering and screening of the use from adjacent uses.

3.41. Off-Street Parking Requirements

- 3.41.1.1. A parking space shall have a minimum length of 6 metres (19.69ft.) and a minimum width of 3 metres (9.84ft.)
- 3.41.1.2. A bus space shall have a minimum length of 11 metres (36ft.) and a minimum width of 3 metres (9.84 ft.)
- 3.41.2. Each parking area and driveway connecting the parking area with a street shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles.
- 3.41.3. For every building or structure to be erected or enlarged in any zone, off-street parking shall be provided and maintained in accordance with the following provisions or other applicable legislation:

Type of Building or Use	Minimum Number of Required Parking Spaces
Banks, business and professional offices or office spaces associated with a commercial or industrial use	1 space for each 20 m ² (215.29 ft. ²) of ground floor area plus 1 space for each 37 m ² (398.28 ft. ²) or remaining gross floor area.
Billiard parlours and bowling lanes	3 spaces per bowling lane and 1 space per billiard table.
Bed and Breakfast	1 space for each designated guest room in addition to the required parking for the residential use.
Cannabis Production Facilities	1 space per 100 square metres of gross floor area
Clinic and Veterinary Clinic	6 spaces per practitioner.
Commercial establishments providing accommodations	1 space per guest room plus 1 space per 10 m ² (107.64 ft. ²) of gross floor area of the building devoted to public uses.
Commercial Use not specifically listed in this Section	1 space per every 20 m ² (215.29 ft. ²) of gross floor area
Eating establishment, restaurant, place of entertainment	1 space per every 14 m ² (150.69 ft. ²) of public floor area, with a minimum of 10 spaces.
Golf course	25 spaces per 9 holes.
Group Home	1 space for each of the maximum number of staff members required to be in attendance at any one time plus 1 visitor space in addition to the required parking for the residential use.
Industrial Use not specifically listed in this Section	1 space per every 40 m ² (430.57 ft. ²) of gross floor area.
Institutional Use not specifically listed in this Section	Where there are fixed seats, 1 space for every 6 seats, or 3.5 m (11.49 ft.) bench space. Where there are no fixed seats 1 space for each 9 m ² (96.88 ft. ²) of floor area devoted to public use.
Mini storage warehouse	5 spaces or 1 space per 25 units, whichever is greater.
Miniature golf and golf driving range	1 space per tee or hole.
Nursing home, hospital, home for the aged	1 space per each 2 beds or each 40 m ² (430.57 ft. ²) of gross floor area, whichever is greater.
Nursery school	1 space per staff member plus 1 space for each fifth child design capacity.
Parks and Recreational Uses not specifically listed in this Section	1 parking space for each 4 visitors making up the total capacity of the use shown on the site plan or declared by the owner.

Type of Building or Use	Minimum Number of Required Parking Spaces
Places of assembly such as halls, lodges, labour union halls, dance halls, community centres and other places of public assembly	1 space for each 4 persons maximum design capacity.
Place of worship	1 space per every 5 seats of the maximum seating capacity.
Post offices, museums, art galleries and libraries	1 space for each 47 m ² (505.92 ft. ²) of public floor area.
Private or commercial clubs, athletic and recreational establishments	1 space for each 7 persons maximum design capacity.
Recreational trailer campground or park model trailer campground	1 space per recreational trailer or park model trailer site plus three-tenths (.3) of a space per site provided for visitor parking located conveniently within the trailer campground.
Residential (including any dwelling in any Zone)	2 spaces per dwelling unit.
Retail lumber and building supply outlet	1 space for each 28 m ² (301.39 ft. ²) of retail floor area with a minimum of 6 spaces
Retail store	1 space for every 30 m ² (322.93 ft. ²) of gross floor area.
School, elementary	1 space for every 4.64 m ² (50 ft. ²) of gymnasium plus one bus space for every three (3) classrooms.
School, secondary	1 space for every 4.64 m ² (50 ft. ²) of gymnasium or 3 spaces for every one classroom, whichever is greater, plus one bus space for every three (3) classrooms.
Undertaking establishment	1 space for each 5 chapel seating spaces with a minimum of 10 spaces
Tennis courts	4 spaces per court
Tourist establishment	1.25 spaces per guest room, cottage or cabin
All uses, buildings and structures not specified above	1 space for each 28 m ² (301.39 ft. ²) or fraction thereof of gross floor area.

3.41.4. Where the calculation of the required number of parking spaces results in a fraction, 1 full parking space shall be provided to represent the fraction.

3.41.5. Notwithstanding the yard and setback provisions of this By-law, uncovered surface parking areas shall be permitted in the required yards or in the area between the street line and the required setback as follows:

Zone	Yards in which Required Parking Area Permitted
Agricultural	All yards, provided that no part of any parking area, other than a driveway, is located closer than 1 metres (3.28 ft.) to any street line.

Zone	Yards in which Required Parking Area Permitted
Residential	All yards, except in the required front and exterior side yards wherein parking shall be limited to a properly surfaced driveway.
Commercial	All yards provided that no part of any parking area, other than a driveway, is located closer than 3 metres (9.84 ft.) to any Residential Zone, 1.5 metres (4.92 ft.) to any street lines, or 7 metres (19.69 ft.) to any street line in a Campground Commercial Zone. Furthermore, no driveway shall be located closer than 3 metres (9.84 ft.) to a lot line that abuts any Residential Zone or residential use.
Industrial	Visitor parking may be located in the front yard. All yards, provided that no part of any parking area or land, other than a driveway, is located or used for the temporary parking or storage of any motor vehicle or trailer, closer than 3 metres (9.84 ft.) from any lot line, or within 15 metres (49.21 ft.) of any street line or boundary of any Residential Zone or within 7.5 metres (24.61 ft.) of the lot line of a lot used for or intended to be used for residential purposes. Furthermore, no driveway shall be located closer than 7.5 metres (24.61 ft.) from a lot line that abuts any Residential Zone or residential use.

3.41.6. Where the owner of a commercial building or structure in a Commercial Zone proposes to provide the required parking spaces and areas in a location other than on the same lot as the use which requires such spaces and areas, then such spaces and areas shall be located not more than 150 metres (492.13 ft.) from the said lot and shall be located within a Commercial Zone. Where a residential use is permitted in a Commercial Zone, the required parking spaces shall be located on the same lot as the residential use, and shall be restricted for the use of the residential occupants only.

When a building, structure or lot accommodates more than one type of use, the parking space requirement for the whole building or lot shall be the sum of the requirements for the separate parts of the building or lot occupied by the separate types of use.

Any area where off-street parking is permitted under this By-law shall be used only for the parking of operative vehicles bearing a motor vehicle license plate currently valid, and for vehicles used in operations incidental to the permitted uses in respect of which such parking spaces and areas are required.

3.41.7. Notwithstanding the foregoing, the owner or occupant of any lot, building or structure in any Residential Zone may use the lot or any private garage of which he is the owner or occupant, erected upon any such lot, for the housing or storage of 1 commercial motor vehicle which he operates

himself, which does not exceed 8000 kilograms. GVW and which does not employ an airbrake system.

- 3.41.8. Notwithstanding the above and the specific provisions contained therein, within the Rural Residential Zone, one (1) commercial motor vehicle, which the owner or occupant of the lot operates himself, may be permitted provided the vehicle and any attached or detached trailer as the design and function may involve, does not exceed 12 metres (39.37 ft.) in total length. Furthermore one (1) licensed, operational school bus which the occupant or owner of the lot operates himself may be permitted on a lot in a Rural Residential Zone.
- 3.41.9. For the purpose of this Section, "Commercial motor vehicle" shall mean any commercial vehicle as defined in the Highway Traffic Act, as amended, or the applicable legislation having jurisdiction.
- 3.41.10. When a building or structure has insufficient parking on the date of the passing of this By-law to comply with the requirements herein, this By-law shall not be construed to require that the deficiency be made up prior to the construction of any addition. No addition may be built and no change of use may occur, however, the effect of which would be to cause an increase in that deficiency. In the case of an addition or alteration and where additional space exists on the lot for parking, the additional parking requirements shall be calculated against the addition or alteration. In the case of a change of use and where additional space exists on the lot for parking, the parking requirement shall be calculated against the entire use.
- 3.41.11. Notwithstanding any provisions of this By-law the provisions regarding the minimum number of required parking spaces shall not apply where an agreement between Council and the owner of a property has been entered into pursuant to the Planning Act as amended, exempting the owner from the requirement to provide parking, in the Elmvale commercial district as shown on Schedule "A" of this By-law.
- 3.41.12. Each parking space must be readily accessible at all times and arranged in such a manner to provide access and maneuvering space for the parking and removal of a motor vehicle without the necessity of moving any other motor vehicle.
- 3.41.13. Ingress and egress to and from the required parking spaces and areas for any land use shall be provided by means of an unobstructed driveway.
- 3.41.14. The width of any access driveway, measured along the street line, shall be governed by the Township Engineering Standards implemented through

Site Plan Control and/or the Entrance Permit By-law, or through County or Provincial regulations as may be applicable.

- 3.41.15. Where a ramp to parking facilities provides access from a street, such a ramp shall not be located closer than 8 metres (26.25 ft.) from the street line and a level stopping space shall be provided between the ramp and the street grade so as to provide adequate vision to the street in both directions.
- 3.41.16. In the case of a parking structure completely or partly below finished grade it shall not be necessary to comply with the setback requirements of the particular zone except that the minimum distance between such a structure and the street line shall be 8 metres (26.25 ft.).
- 3.41.17. Where parking requirements are related to seating capacity and seating is by open benches, each 0.5 metres (1.64 ft.) of open bench shall be counted as one (1) seat.
- 3.41.18. The lights used for illumination of a parking area shall be so arranged so to divert the light away from adjacent lots or streets.
- 3.41.19. A structure not more than 4.8 metres (15.74 ft.) in height and not more than 4.7 square metres (50.59 ft.2) in area may be erected in the parking area for the use of parking attendants.
- 3.41.20. No sign other than direction signs and the name of the owner which shall not exceed 1.1 square metres (11.84 ft.2) in total area shall be erected in any parking area.
- 3.41.21. No gasoline pump or other service station equipment shall be located or maintained on any parking area.
- 3.41.22. No parking or loading facility or part thereof shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within 2 metres (6.56 ft.) of any lot line or street line or within 3 metres (9.84 ft.) of the boundary of any Residential Zone.

3.42. Loading Space Requirements

- 3.42.1. No person shall erect or use any building or structure in any zone for any commercial or industrial purpose involving the movement of goods unless loading spaces are provided and maintained in accordance with the following provisions calculated on the non-residential floor area:

Area of Building	Loading Space Requirement
200m ² (2152.85 ft. ²) or less	None

Area of Building	Loading Space Requirement
Exceeding 200 m ² (2152.85 ft. ²) but not 930 m ² (10,010.76 ft. ²)	1 space
Exceeding 930 m ² (10,010.76 ft. ²)	2 loading spaces plus a minimum of 1 additional loading space for each 1400 m ² (15,069.97 ft. ²) or fraction thereof in excess of 930 m ² (10,010.76 ft. ²)

- 3.42.2. Each loading space shall be at least 11 metres (36.09 ft.) long, 3 metres (9.84 ft.) wide and have a vertical clearance of at least 4.2 metres (13.78 ft.).
- 3.42.3. The required loading spaces shall be provided on the lot occupied by the building or structure for which the said loading spaces are required and shall not form a part of any street or lane.
- 3.42.4. For any commercial use, the required loading spaces shall be located only in an interior side yard or rear yard provided such loading spaces are located no closer than 15 metres (49.221 ft.) to any street line, 3 metres (9.84 ft.) to any Residential Zone or residential use, or 1.5 metres (4.92 ft.) to any lot line.
- 3.42.5. For any industrial use, no loading space or part thereof shall be located and no land shall be used for loading purposes within 3 metres (9.84 ft.) of any lot line, or within 15 metres (49.21 ft.) to any street line or boundary of any Residential Zone, or within 7.5 metres (24.61 ft.) of the lot line of a lot used for or intended to be used for residential purposes.
- 3.42.6. Access to loading spaces shall be by means of a driveway contained within the lot on which the spaces are located and leading to a street or lane.
- 3.42.7. The driveways or loading spaces shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles.
- 3.42.8. When a building or structure has insufficient loading spaces on the date of passing of this By-law to comply with the requirements herein, this By-law shall not be interpreted to require that the deficiency be made up prior to the construction of any addition. However, no addition may be built and no change of use may occur, the effect of which would be to cause an increase in that deficiency.

3.43. Storage / Parking of Special Vehicles

- 3.43.1. No person shall use any lot in any zone for the purpose of storing a recreational trailer, commercial trailer, auto trailer, boat or boat trailer

except in accordance with the provisions of this Section or as provided elsewhere in this By-law.

3.43.2. For the purpose of this Section, “auto trailer” shall mean a trailer, enclosed or unenclosed, designed to transport a single car and such other equipment, up to a maximum length of 13.41 metres (44 ft.) from the rear to the front inclusive of the tongue or fifth wheel connection.

3.43.3. In an Agricultural Zone the outside storage of a travel trailer, an auto trailer, a commercial trailer, boat or boat trailer is permitted only where such use:

- a) Is accessory to an existing permitted use; and
- b) Is located in the rear yard or side yard; and
- c) Meets the setbacks for accessory buildings in the applicable zone; and
- d) Is limited to a maximum of one of each of the following:
 - i. A travel trailer
 - ii. An auto trailer
 - iii. A commercial trailer
 - iv. A boat and/or boat trailer

3.43.4. In a Residential Zone, the outside storage of a travel trailer, an auto trailer, a boat or boat trailer is permitted only where such use:

- a) Is accessory to an existing permitted use; and
- b) Is located in the rear yard or side yard; and
- c) Meets the setbacks for accessory buildings in the applicable zone; and
- d) Is limited to a maximum of one of each of the following:
 - i. A travel trailer
 - ii. An auto trailer
 - iii. A boat and/or boat trailer

3.43.5. In a Residential Seasonal or Residential Conversion Zone the outside storage of a travel trailer, an auto trailer, a boat or boat trailer is permitted only where such use:

- a) Is accessory to an existing permitted use; and
- b) Is located in the rear yard or side yard; and
- c) Meets the setbacks for accessory buildings in the applicable zone; and
- d) Is limited to a maximum of one of each of the following:
 - i. A travel trailer
 - ii. An auto trailer
 - iii. A boat and/or boat trailer

- 3.43.6. Notwithstanding subsection 4 of this Section, in a Residential (R3) Zone, the storing of a travel trailer, an auto trailer or boat trailer is only permitted within a fully enclosed buildings.
- 3.43.7. The provisions of subsection 4 of this Section shall apply to an accessory residential use in a non-residential zone.
- 3.43.8. In any Residential Zone, the outside storage of park model trailers and commercial trailers is not permitted except where permitted elsewhere in this By-law.
- 3.43.9. In all zones, human habitation is prohibited in a recreational trailer, commercial trailer, auto trailer, boat or boat trailer.
- 3.43.10. Notwithstanding the preceding subsections, the limitations imposed therein shall not restrict the number of recreational trailers, commercial trailers, auto trailers, boats and/or boat trailers that are fully enclosed within a private garage.
- 3.43.11. Notwithstanding the preceding subsections, the parking on a driveway of an auto trailer, travel trailer, boat or boat trailer may be permitted in a Residential or Agricultural Zone during the season for which it was designed, provided that such lot is not used for apartment building dwelling purposes.

3.44. Holding Zones

3.44.1. Within any zone where the suffix “H” has been added to the zone symbol (ie R1H), or to the first letter of the zone category (ie RH) except in regard to the commercial category, which will be shown as “C/H”, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in subsection 2 and also such use, building structure shall be in accordance with the regulations contained in subsection 3 of this Section.

3.44.2. Permitted Uses

- a) Agricultural use in accordance with Minimum Distance Separation requirements
- b) Conservation and wildlife sanctuary including a forestry use;
- c) Public park;
- d) Public use in accordance with the provisions of the Public Use Section herein;
- e) Uses existing at the date of passing of this By-law in accordance with the provisions of subsection 3 below;

- f) Accessory buildings and uses to any permitted use in accordance with the provisions of subsection 3 below;
- g) New residential dwelling units are not permitted in conjunction with any of the above uses.

3.44.3. Zone Regulations

3.44.3.1. For an agricultural or conservation and wildlife use, the zone provisions of the Agricultural Zone shall apply.

3.44.3.2. An existing detached dwelling shall comply with the provisions of the Agricultural Zone.

3.44.3.3. A public park shall comply with the provisions of the Open Space (OS) Zone.

3.44.3.4. Special Holding Zone Provisions, Schedule "A" (Elmvale) All lands within the former Village of Elmvale as shown on Schedule "A" which are zoned with a hold symbol ("H"), shall not be further developed or redeveloped until the Township is satisfied that an adequate water supply and sanitary sewage disposal servicing facilities and capacity are available to service the area proposed to be developed, and that all appropriate agreements between the developer and the Municipality have been finalized.

3.44.4. Future Uses

For more detailed information in regard to the possible future permitted uses which may occur within these zones, reference should be made to the Official Plan of the Township of Springwater.

3.45. Zone Exceptions

The various Zone Sections of this By-law contain subsections entitled Zone Exceptions. Within the Zone Exception subsections may be contained specific regulations, provisions or permitted uses that apply to the specific lots or areas as set out in the locational description of the exception and as indicated on the map schedule to this By-law. Unless specifically set out otherwise in the exception, where a use is permitted by the exception it is in addition to the other uses permitted within the zone. In regard to an exception to a regulation or provision of a zone, a general provision or a definition of this By-law, it is understood that all other regulations, provisions and definitions of this By-law continue to apply.

3.46. Minimum Distance Separation

- 3.46.1. Notwithstanding any other yard or setback provision of this By-law to the contrary, lands to be rezoned from an Agricultural Zone to a Residential, Institutional, Commercial, Industrial or Open Space Zone will comply with the Minimum Distance Separation (MDSI) Calculation.
- 3.46.2. Notwithstanding any other provisions of this By-law to the contrary, a residential use to be located upon an existing lot of record 1.0 hectare or less in size and permitted in the Agricultural (A) Zone, will not be required to comply with the Minimum Distance Separation (MDSI) Calculation.
- 3.46.3. Notwithstanding any other provisions of this By-law to the contrary, a residential use to be located upon an existing lot of record greater than 1.0 hectare in size and permitted in the Agricultural (A) Zone, will comply with the Minimum Distance Separation (MDS I) Calculation.
- 3.46.4. Notwithstanding any other yard or setback provisions of this By-law to the contrary, no livestock facility shall be erected or expanded unless it complies with the Minimum Distance Separation (MDSII) Calculation.
- 3.46.5. Notwithstanding any other provisions of this By-law to the contrary, the MDS II calculated separation distances will be measured from the nearest point of an existing vacant lot of record 1.0 hectare in size or less, to the nearest point of livestock facility. The existing lot of record shall be within the Agricultural or a Rural Residential Zone and the proposed livestock facility shall be located in the Agricultural Zone.

3.47. Temporary Use By-laws

(By-laws paraphrased for referral use only. Please refer to the original By-law for full wording.)

- 3.47.1. 2008 Flos Road Four West Part Lot 3, Con. 4, Flos; Roll No. 4341030003180050000
(Heppelle By-law 5000-064)
The placement of a garden suite shall be permitted until July 4, 2019.
- 3.47.2. 3353 Pinegrove Road, Part Lot 19, Con. 11, Vespra; Roll No. 4341010006225000000
Perron By-law 5000-120

A garden suite shall be permitted until March 22, 2020.
- 3.47.3. 1398 Old Second Road North, Part Lot 46, Con. 2, Part 21 on 51R-3775, Flos Roll No. 4341030001052000000 (Beatty By-law 5000-123)

A garden suite shall be permitted until April 6, 2020.

- 3.47.4. 1484 Old Second Road North, Part Lot 46, Con.2, Parts 1 & on 51R-1822, Flos
Roll No. 4341030001056000000 (Tusevljak By-law 5000-124)
- The retention of the existing dwelling during the construction of a replacement dwelling shall be permitted.
- 3.47.5. 3314 George Johnston Road, Part Lot 19, Con. 10, Part on 51R-37558
Roll No. 4341010006172500000 (Quinlan By-law 5000-142)
- The retention of the existing dwelling during the construction of a replacement dwelling shall be permitted.
- 3.47.6. 1933 Vespra Valley Road, Part of West Part Lot 8, Con. 8,
Part Part 3 on RP 51R-2386, Vespra
Roll No 4341010005028000000 (Hawman By-law 5000-160) (TU-2012-001)
- The retention of the existing dwelling during the construction of a replacement dwelling shall be permitted until July 16, 2015.
- 3.47.7. 32340 Dobson Road, Part Lot 18 & 19, Con. 8, Vespra, Roll No.
4341010006028000000
(Yorkwood By-law 5000-165) (TU-2012-002)
- The construction of six (6) model homes shall be permitted until October 1, 2015.
- 3.47.8. East Half Lot 18, Con. 12 (Vespra)
3166 Pinegrove Road (P. Sleeth Temporary Second Dwelling Unit By-law 5000-174)
- Notwithstanding the provisions of Section 26.2.1(a) of By-law 5000 as amended, and subject to the terms of the Agreement entered into between the parties, the retention of the existing dwelling during the construction of a replacement dwelling, as set out on Schedule "A" attached hereto and forming part of this By-law, shall be permitted for a term not to exceed May 21st, 2014 or two months from the date of the issuance of an Occupancy Permit for the replacement dwelling, whichever comes first.
- 3.47.9. N Pt Lot 26, Concession 3, Flos
3681 Flos Rd 4 West, Roll 4341030005042000000
By-law 5000-216 (TU-2015-001 Gillies)

Notwithstanding the provisions of Section 33.2.1(a) of By-law No. 5000 as amended, and the terms of the Agreement entered into between the parties, the mobile/modular home existing on the property may be used as a garden suite for their in-laws and a new single detached dwelling may be constructed on the property, as set out on Schedule "A" attached hereto and forming part of this By-law, and shall be permitted until (10 yrs from date of by-law) or until abandonment of the temporary use, whichever comes first, subject to the terms of the Agreement entered into between the parties.

- 3.47.10. East Part Lot 31, Con 1, being Part 1 on Plan 51R-15144, Vespra
1777 Old Second Road South, Roll 4341 010 001 18600 0000
Simcoe Soils Management – Temporary Top Soil Transfer Station
By-law 5000-249

Notwithstanding the provisions of Sections 28.2.2 & 28.4.9 of By-law 5000 as amended, and subject to the terms of the Agreement entered into between the parties, a temporary top soil transfer station, as set out on Schedule "A" attached hereto and forming part of this By-law, shall be permitted for a term not to exceed three (3) years from the date of this By-law or upon surrender of the exiting aggregate license to the MNRF, whichever comes first, unless an extension is granted by Council, subject to the terms of the Agreement.

- 3.47.11 Lot 44, Plan 51M-694, former Medonte
22 Davenport Drive, Roll No. 4341 020 081 15588 0000
TU-2019-001 – Dennis (Garden Suite)

Notwithstanding the provisions of Section 4.2.1(a) of By-law No. 5000 as amended, and the terms of the Agreement entered into between the parties, the placement of a garden suite shall be permitted on the property, as set out on Schedule "A" attached hereto and forming part of this By-law, and shall be permitted until ten (10) years from date of by-law or until abandonment of the temporary use by the intended resident(s) as set out in the Temporary Use Agreement, whichever comes first.

- 3.47.12 OS Part Lot 64, Concession 1, former Flos
2364 South Orr Lake Road, Roll No. 4341 030 002 03500 0000
TU-2019-004 – Cottonwood Management Inc. (Garden Suite)

Notwithstanding the provisions of Section 4.2.1(a) of By-law No. 5000 as amended, and the terms of the Agreement entered into between the parties, the placement of a garden suite shall be permitted on the property, as set out on Schedule "A" attached hereto and forming part of this By-law, and shall be permitted until ten (10) years from date of by-law or until

abandonment of the temporary use by the intended resident(s) as set out in the Temporary Use Agreement, whichever comes first.

3.47.13 TU-2020-001 – Backyard Chickens – Applying to all land geographically located within the Township of Springwater

Notwithstanding the provisions of Section 35 of By-law 5000, as amended the following definitions shall apply for a term not to exceed (3) years from the date of this by-law:

‘Domestic Animal shall mean a dog, cat, or similar pet which is generally understood to be domesticated and is typically kept indoors at a residence. For the purpose of this by-law a domestic animal shall include backyard chickens as defined herein.’

‘Backyard Chickens - the accessory keeping of hens for the purpose of companionship as a pet or providing eggs for personal consumption by occupants of a dwelling on the same lot, and does not include accessory livestock, or agricultural uses otherwise defined by the Township of Springwater’s Zoning By-law.’”

3.47.14 North Part Lot 8, Concession 3, Flos
1335 Flos Road Four East, Roll No. 4341 030 003 08100
5000-342 - TU-2021-003 – Smith Brothers Farm Inc

Notwithstanding the provisions of Section 33.2 of By-law No. 5000, as amended, and the terms of the Agreement entered into between the parties, a temporary indoor baseball training facility shall be permitted within the Agricultural (A) Zone of the subject property, as set out on Schedule ‘A’ attached hereto and forming part of this By-law, in accordance with the definition and provisions provided herein:

Indoor Baseball Training Facility shall mean a building or structure designed and equipped primarily for the practicing or teaching of baseball skills and may include an accessory workout gymnasium, change rooms, or offices.

- i. The maximum number of buildings to be used for an indoor baseball training facility is two (2);
- ii. The maximum size of a gym building is to be 90 square metres (968 square feet);
- iii. The maximum size of a batting tunnel building is to be 115 square metres (1,237 square feet);
- iv. The maximum amount of parking spaces shall be twenty (20);

The indoor baseball training facility shall be permitted from the date of the executed Temporary Use Agreement for a term not exceeding 18 months

or upon completion of the required planning process to permit a permanent use, whichever comes first, unless an extension is granted by Council subject to the terms of the Agreement.

3.48 Additional Residential Units

3.48.1 Any Additional Residential Unit shall be developed in accordance with the following provisions:

a. Additional Residential Units shall be permitted on lands zoned to permit a single detached, semi-detached, townhouse dwelling or located within a detached accessory building on the same lot as the Primary Dwelling.

b. A maximum of two Additional Residential Units shall be permitted on a lot, one within the same Building as the Primary Dwelling and one located in a detached accessory building to the Primary Dwelling.

c. In accordance with the Off-Street Parking Requirements for a residential use, two (2) parking spaces per Additional Residential Unit is required to be provided and maintained on site for the sole use of the occupant of an additional residential unit and may include tandem parking spaces.

d. Additional Residential Units shall be appropriately serviced and shall comply with all applicable health and safety standards, including but not limited to those set out in the Ontario Building Code and the Ontario Fire Code.

e. Additional Residential Units shall not be permitted on a lot that is used for a Bed and Breakfast or Group Home.

f. Additional Residential Units shall not be permitted within the Residential Seasonal (RS) Zone.

g. A separate entrance shall be required for the Additional Residential Unit and shall be located on the rear or side of the Primary Dwelling; this does not limit the ability to utilize existing entrances on the front main wall of the Primary Dwelling.

h. A home occupation shall not be permitted within an Additional Residential Units.

3.48.2 Additional Residential Unit within a Primary Dwelling:

a. The Additional Residential Unit within a Primary Dwelling shall not exceed 40% of the Gross Floor Area of the Primary Dwelling.

b. Notwithstanding the above provision, if the proposed Additional Residential Unit is to be located in the lower half (basement) of the Primary Dwelling, the unit shall not exceed 50% of the Gross Floor Area of the Primary Dwelling.

c. A separate entrance shall be required for the Additional Residential Unit and shall be located on the rear or side of the Primary Dwelling; this does not limit the ability to utilize existing entrances on the front main wall of the Primary Dwelling.

d. All other provisions of the respective zones are complied with.

3.48.3 Additional Residential Unit within an Accessory Building:

a. The Additional Residential Unit within a Detached Accessory Building shall not exceed 40% of the Total Gross Floor Area of the Primary Dwelling to a maximum of the permitted accessory building floor area for the applicable zone or a maximum 115 m² (1,238 ft²), whichever is the lesser.

b. The floor area calculation will include the Gross Floor Area of the Detached Accessory Building when utilized for an Additional Residential Units and will include any parking areas.

c. The maximum Building Height of an Additional Residential Unit contained within a Detached Accessory Building is two (2) storeys, and shall not exceed the height of the Primary Dwelling.

d. The applicable setbacks for the Primary Dwelling within the applicable zone applies to an Additional Residential Unit contained within a Detached Accessory Building on a residential lot.

e. An Additional Residential Unit in a Detached Accessory Building may occupy a Yard other than a Front Yard or required Exterior Side Yard.

f. Notwithstanding the above provision, In the Agricultural (A), Residential Conversion (RC) Zones, an Additional Residential Unit contained within a Detached Accessory Building may be located in Front Yard of the Primary Dwelling and the unit shall comply with the applicable Front Yard setback requirements for the Primary Dwelling.

g. A minimum of 1.5 metres shall be provided between the Additional Residential Dwelling Unit in a Detached Accessory Building on the same lot and any other structures permitted on the lot.

h. Crawlspace foundations are permitted in Additional Residential Units to be located in Detached Accessory Building for the purposes of containing mechanical/utility equipment (heating, cooling, plumbing, electrical), provided the same does not allow for human habitation and that same foundation does not exceed 1.8 metres in total height. Crawlspace foundations are not included in the floor area of the Additional Residential Unit.

i. All other provisions of the respective zones are complied with.

3.49 Cannabis Production Facility

Cannabis Production Facility uses, which are subject to the Section entitled Licenses, Permits and Other By-laws as well as the Building By-laws Section of this By-law, shall be permitted only in the zones indicated in this By-law and the use shall be maintained in accordance with the following provisions:

a. All Cannabis Production Facilities are subject to Site Plan Control pursuant to Section 41 of the Planning Act;

b. In addition to the requirements of this Section, a Cannabis Production Facility shall comply with all zone provisions of the zone it is located within;

c. A Cannabis Production Facility will be prohibited on any lot within a Residential, Institutional or Commercial Zone;

d. Minimum setback for all structures associated with a Cannabis Production Facility shall be 30.0 metres from all property lines within the Agricultural (A);

e. Notwithstanding d) above, where outdoor cultivation is proposed in the Agricultural (A) zone, no building or structure or portion of land thereof used for cannabis production facility purposes may be located closer than 150 metres to any Residential or Institutional Zone, Parks, Open Space Zone, any residential dwelling in an Agriculture Zone, day nursery, school, community centre, place of entertainment, place of assembly, place of worship, long term care home, retirement home, cultural facility or any other sensitive use;

f. Outdoor storage shall be prohibited on a property on which a Cannabis Production Facility is located;

g. No outdoor signage or advertising related to a Cannabis Production Facility shall be permitted;

- h. Within the General Industrial (MI) Zone, loading spaces for a Cannabis Production Facility must be wholly enclosed building within a building; and,
- i. All uses associated with Cannabis Production Facility, except the outdoor cultivation of cannabis within an Agricultural (A) zone, must take place entirely within a building.

Section 4 – Residential (R1) Zone

4.1. Within a Residential (R1) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this Section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this Section.

4.2. Permitted Uses

4.2.1. Residential Uses:

- a) single detached dwelling

4.2.2. Non-Residential Uses:

- a) bed and breakfast in accordance with the General Provisions Section
- b) home occupation in accordance with the General Provisions Section
- c) public park
- d) passive outdoor recreation use
- e) public use in accordance with the provisions of the General Provision Section

4.3. Zone Provisions

4.3.1. Refer to Section 3 – General Provisions.

4.3.2. Lot area (minimum)

Type of Lot	Lot Minimum
a) lot served by a public water and sanitary sewer system	555m ² (5974.17 ft. ²)
b) lot served by a public water system	1390 m ² (14962.33 ft. ²)
c) other lots	1855 m ² (19967.71 ft. ²)

4.3.3. Lot frontage (minimum)

Type of Lot	Frontage Minimum
a) lot served by a public water and sanitary sewer system	
i) corner lot	22.5 m (73.82 ft.)
ii) other lot	18.0 m (59.06 ft.)
b) lot served by a public water system	30.0 m (98.43 ft.)
c) other lots	30.0 m (98.43 ft.)

4.3.4. Front Yard Depth (minimum)

Type of Lot	Depth Required
a) lot served by a public water and sanitary sewer system	6.0 m (19.69 ft.)
b) Other lots	9.0 m (29.53 ft)

4.3.5. Rear Yard Depth (minimum) 7.5 m (24.61 ft)

4.3.6. Interior Side Yard Width (minimum)

Type of Lot	Minimum Width
a) lot served by a public water and sanitary sewer system (provided that on a lot where there is no attached private garage or attached carport, the minimum interior side yard width shall be 3.0 metres (9.84 ft.) on one side and 1.2 metres (3.94 ft.) on the other side.)	1.2 m (3.94 ft.)
b) other lots (provided that on a lot where there is no attached garage or carport, the minimum side yard width shall be 4.5 metres (14.76 ft) on one side and 3 metres (9.84 ft.) on the other side.)	3.0 m (9.84 ft)

4.3.7. Exterior Side Yard Width (minimum)

Type of Lot	Minimum Width
a) lot served by a public water and sanitary sewer system	6.0 m (19.69 ft.)
b) other lots	9.0 m (29.53 ft)

4.3.8. Lot Coverage (maximum)

Type of Lot	Maximum Coverage
a) lot served by a public water and sanitary sewer system	35%
b) other lots	20%

4.3.9. Dwelling Unit Area (minimum Ground Floor Area) 100.0m² (1076.43 ft.²)

- a) In the case of a 1-1/2 storey or 2 storey dwelling, the minimum ground floor area may be reduced to 80 percent of the minimum ground floor area required.

4.3.10. Building Height (maximum) 11 m (36 ft.)

4.3.11. Dwelling Units per Lot (maximum) 1

4.3.12. Accessory buildings

Refer to the Accessory Buildings General Provisions. In addition, the maximum total area of accessory buildings or structures shall be 65 square metres (699.68 ft.²). Any detached private garage or other accessory building or structure may be erected and used in a rear yard provided that it shall be no closer than 1.2 metres (3.94 ft.) to the rear or any interior side lot line.

4.3.13. Parking

Refer to the Off-Street Parking requirements of the General Provision Section.

4.4. **Zone Exceptions**

- 4.4.1. R1-1, Schedule "K", Lot 19, Concession IX (Vespra)
3344 Barrie Hill Road, Part of Roll 4341 010 006 11600 0000
R1-1, Schedule "R", Lot 6, Concession IX (Vespra)
3 Maple Avenue East, Roll 4341 010 005 09800 00000

Multiple residential dwelling units existing at the date of the passing of this By-law are permitted.

- 4.4.2. R1-2, Schedule "V", Lot 14, Concession III (Vespra)
Vespra Zoning By-law Amendment No. 86-1 (Kashidonca Estates [Cole])
Subdivision

1 Coles Court, Roll No. 43 41 010 003 025 07 0000
4 Coles Court, Roll No. 43 41 010 003 024 99 0000
5 Coles Court, Roll No. 43 41 010 003 025 06 0000
6 Coles Court, Roll No. 43 41 010 003 025 00 0000
8 Coles Court, Roll No. 43 41 010 003 025 01 0000
10 Coles Court, Roll No. 43 41 010 003 025 02 0000
11 Coles Court, Roll No. 43 41 010 003 025 05 0000
12 Coles Court, Roll No. 43 41 010 003 025 03 0000
14 Coles Court, Roll No. 43 41 010 003 025 04 0000
16 Coles Court, Roll No. 43 41 010 003 025 09 0000
2 Frid Blvd, Roll No. 43 41 010 003 025 56 0000
4 Frid Blvd, Roll No. 43 41 010 003 025 55 0000
5 Frid Blvd, Roll No. 43 41 010 003 025 63 0000
6 Frid Blvd, Roll No. 43 41 010 003 025 54 0000
7 Frid Blvd, Roll No. 43 41 010 003 025 64 0000
8 Frid Blvd, Roll No. 43 41 010 003 025 53 0000
9 Frid Blvd, Roll No. 43 41 010 003 025 65 0000

10 Frid Blvd, Roll No. 43 41 010 003 025 52 0000
11 Frid Blvd, Roll No. 43 41 010 003 025 66 0000
12 Frid Blvd, Roll No. 43 41 010 003 025 51 0000
14 Frid Blvd, Roll No. 43 41 010 003 025 50 0000
15 Frid Blvd, Roll No. 43 41 010 003 025 67 0000
16 Frid Blvd, Roll No. 43 41 010 003 025 49 0000
18 Frid Blvd, Roll No. 43 41 010 003 025 48 0000
2 Idlewood Drive, Roll No. 43 41 010 003 024 68 0000
4 Idlewood Drive, Roll No. 43 41 010 003 024 67 0000
5 Idlewood Drive, Roll No. 43 41 010 003 024 70 0000
6 Idlewood Drive, Roll No. 43 41 010 003 024 66 0000
8 Idlewood Drive, Roll No. 43 41 010 003 024 65 0000
10 Idlewood Drive, Roll No. 43 41 010 003 024 64 0000
11 Idlewood Drive, Roll No. 43 41 010 003 024 71 0000
12 Idlewood Drive, Roll No. 43 41 010 003 024 63 0000
15 Idlewood Drive, Roll No. 43 41 010 003 024 72 0000
16 Idlewood Drive, Roll No. 43 41 010 003 024 62 0000
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18 Idlewood Drive, Roll No. 43 41 010 003 024 61 0000
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20 Idlewood Drive, Roll No. 43 41 010 003 024 60 0000
21 Idlewood Drive, Roll No. 43 41 010 003 024 75 0000
23 Idlewood Drive, Roll No. 43 41 010 003 024 76 0000
24 Idlewood Drive, Roll No. 43 41 010 003 024 55 0000
26 Idlewood Drive, Roll No. 43 41 010 003 024 56 0000
28 Idlewood Drive, Roll No. 43 41 010 003 024 57 0000
31 Idlewood Drive, Roll No. 43 41 010 003 024 77 0000
33 Idlewood Drive, Roll No. 43 41 010 003 024 78 0000
34 Idlewood Drive, Roll No. 43 41 010 003 024 81 0000
35 Idlewood Drive, Roll No. 43 41 010 003 024 79 0000
37 Idlewood Drive, Roll No. 43 41 010 003 024 80 0000
42 Park Trail, Roll No. 43 41 010 003 024 58 0000
43 Park Trail, Roll No. 43 41 010 003 024 54 0000
44 Park Trail, Roll No. 43 41 010 003 024 59 0000
10 Pooles Road, Roll No. 43 41 010 003 024 82 0000
12 Pooles Road, Roll No. 43 41 010 003 024 83 0000
13 Pooles Road, Roll No. 43 41 010 003 024 89 0000
14 Pooles Road, Roll No. 43 41 010 003 024 84 0000
15 Pooles Road, Roll No. 43 41 010 003 024 90 0000
16 Pooles Road, Roll No. 43 41 010 003 024 85 0000
17 Pooles Road, Roll No. 43 41 010 003 024 91 0000
18 Pooles Road, Roll No. 43 41 010 003 024 86 0000
19 Pooles Road, Roll No. 43 41 010 003 024 92 0000
20 Pooles Road, Roll No. 43 41 010 003 024 87 0000
21 Pooles Road, Roll No. 43 41 010 003 024 93 0000
22 Pooles Road, Roll No. 43 41 010 003 024 88 0000

23 Pooles Road, Roll No. 43 41 010 003 024 94 0000
24 Pooles Road, Roll No. 43 41 010 003 024 69 0000
25 Pooles Road, Roll No. 43 41 010 003 024 95 0000
27 Pooles Road, Roll No. 43 41 010 003 025 11 0000
28 Pooles Road, Roll No. 43 41 010 003 024 96 0000
29 Pooles Road, Roll No. 43 41 010 003 025 12 0000
30 Pooles Road, Roll No. 43 41 010 003 024 97 0000
31 Pooles Road, Roll No. 43 41 010 003 025 13 0000
32 Pooles Road, Roll No. 43 41 010 003 024 98 0000
33 Pooles Road, Roll No. 43 41 010 003 025 14 0000
35 Pooles Road, Roll No. 43 41 010 003 025 15 0000
36 Pooles Road, Roll No. 43 41 010 003 025 08 0000
37 Pooles Road, Roll No. 43 41 010 003 025 16 0000
39 Pooles Road, Roll No. 43 41 010 003 025 17 0000
41 Pooles Road, Roll No. 43 41 010 003 025 18 0000
42 Pooles Road, Roll No. 43 41 010 003 025 10 0000
43 Pooles Road, Roll No. 43 41 010 003 025 20 0000
6 Rosewood Avenue, Roll No. 43 41 010 003 025 58 0000
7 Rosewood Avenue, Roll No. 43 41 010 003 025 57 0000
8 Rosewood Avenue, Roll No. 43 41 010 003 025 59 0000
10 Rosewood Avenue, Roll No. 43 41 010 003 025 60 0000
12 Rosewood Avenue, Roll No. 43 41 010 003 025 61 0000
15 Rosewood Avenue, Roll No. 43 41 010 003 025 62 0000
16 Rosewood Avenue, Roll No. 43 41 010 003 025 28 0000
17 Rosewood Avenue, Roll No. 43 41 010 003 025 21 0000
18 Rosewood Avenue, Roll No. 43 41 010 003 025 29 0000
20 Rosewood Avenue, Roll No. 43 41 010 003 025 30 0000
21 Rosewood Avenue, Roll No. 43 41 010 003 025 22 0000
22 Rosewood Avenue, Roll No. 43 41 010 003 025 31 0000
23 Rosewood Avenue, Roll No. 43 41 010 003 025 23 0000
24 Rosewood Avenue, Roll No. 43 41 010 003 025 32 0000
25 Rosewood Avenue, Roll No. 43 41 010 003 025 24 0000
26 Rosewood Avenue, Roll No. 43 41 010 003 025 33 0000
27 Rosewood Avenue, Roll No. 43 41 010 003 025 25 0000
28 Rosewood Avenue, Roll No. 43 41 010 003 025 34 0000
29 Rosewood Avenue, Roll No. 43 41 010 003 025 26 0000
30 Rosewood Avenue, Roll No. 43 41 010 003 025 35 0000
31 Rosewood Avenue, Roll No. 43 41 010 003 025 69 0000
32 Rosewood Avenue, Roll No. 43 41 010 003 025 36 0000
1 Silverwood Crescent, Roll No. 43 41 010 003 025 47 0000
3 Silverwood Crescent, Roll No. 43 41 010 003 025 46 0000
4 Silverwood Crescent, Roll No. 43 41 010 003 025 68 0000
5 Silverwood Crescent, Roll No. 43 41 010 003 025 45 0000
7 Silverwood Crescent, Roll No. 43 41 010 003 025 44 0000
9 Silverwood Crescent, Roll No. 43 41 010 003 025 43 0000
10 Silverwood Crescent, Roll No. 43 41 010 003 025 70 0000

11 Silverwood Crescent, Roll No. 43 41 010 003 025 42 0000
12 Silverwood Crescent, Roll No. 43 41 010 003 025 71 0000
15 Silverwood Crescent, Roll No. 43 41 010 003 025 41 0000
16 Silverwood Crescent, Roll No. 43 41 010 003 025 37 0000
17 Silverwood Crescent, Roll No. 43 41 010 003 025 40 0000
18 Silverwood Crescent, Roll No. 43 41 010 003 025 19 0000
19 Silverwood Crescent, Roll No. 43 41 010 003 025 39 0000
21 Silverwood Crescent, Roll No. 43 41 010 003 025 38 0000
39 Wattie Road, Roll No. 43 41 010 003 024 50 0000
41 Wattie Road, Roll No. 43 41 010 003 024 51 0000
43 Wattie Road, Roll No. 43 41 010 003 024 52 0000
45 Wattie Road, Roll No. 43 41 010 003 024 53 0000

A lot frontage (minimum) with municipal water supply shall be 25.0 metres. The lot area (minimum) with municipal water supply shall be 1350.0 square metres. The interior side yard width (minimum) and rear yard depth (minimum) for an accessory building shall be 1.5 metres. The exterior side yard width (minimum) for an accessory building shall be 6.0 metres.

- 4.4.3. R1-3, Schedule "V", Lot 15, Concession IV, (Vespra)
Lot 1, Registered Plan 51M-300
2 Noraline Avenue, Roll No. 4341 010 003 21403 0000
Vespra Zoning By-law Amendment No. 87-11 (Willow Creek Developments Subdivision)

A lot frontage (minimum) of 27.0 metres shall be required.

- 4.4.4. R1-4, Schedule "V", Lot 15, Concession IV, (Vespra)
Lots 8, 9 & 10, Registered Plan 51M-359
7 McCartney Gate, Roll No. 4341 010 003 22568 0000
9 McCartney Gate, Roll No. 4341 010 003 22566 0000
11 McCartney Gate, Roll No. 4341 010 003 22550 0000
Vespra Zoning By-law Amendment No. 87-18 (Patterson Subdivision)

A lot frontage (minimum) of 19.0 metres shall be required.

- 4.4.5. R1-5, Schedule "R", Lot 6, Concession X, (Vespra)
Lot 46-56, Registered Plan 51M-430
Vespra Zoning By-law Amendment 88-27 (Heather Heights Subdivision Phase 1)

18 Foyston Park Circle, Roll No. 43 41 010 005 172 90 0000
20 Foyston Park Circle, Roll No. 43 41 010 005 172 88 0000
22 Foyston Park Circle, Roll No. 43 41 010 005 172 86 0000
24 Foyston Park Circle, Roll No. 43 41 010 005 172 84 0000
26 Foyston Park Circle, Roll No. 43 41 010 005 172 82 0000

28 Foyston Park Circle, Roll No. 43 41 010 005 172 80 0000
30 Foyston Park Circle, Roll No. 43 41 010 005 172 78 0000
32 Foyston Park Circle, Roll No. 43 41 010 005 172 76 0000
34 Foyston Park Circle, Roll No. 43 41 010 005 172 74 0000
36 Foyston Park Circle, Roll No. 43 41 010 005 172 72 0000
38 Foyston Park Circle, Roll No. 43 41 010 005 172 70 0000

A rear yard depth (minimum) of 72.0 metres shall be required.

- 4.4.6. R1-6, Schedule "V", Lot 15, Concession III (Vespra)
Lot 16, 17 & 18, Plan 51M-335
38 Golden Oak Drive, Roll No. 43 41 010 003 434 00 0000
39 Golden Oak Drive, Roll No. 43 41 010 003 460 00 0000
41 Golden Oak Drive, Roll No. 43 41 010 003 461 00 0000
Vespra Zoning By-law Amendment No. 88-10 (Springhurst Estates (Cole)
Subdivision)

A lot area (minimum) of 1250.0 square metres shall be required.

- 4.4.7. R1-7, Schedule "V", Lot 15, Concession III, (Vespra)
Lot 3, Plan 51M-335
10 Golden Oak Drive, Roll No. 4341 010 003 44600 0000
Vespra Zoning By-law Amendment No. 88-10 (Springhurst Estates (Cole)
Subdivision)

A lot area (minimum) of 1250.0 square metres and a lot frontage (minimum)
of 25.0 metres shall be required.

- 4.4.8. R1-8, Schedule "V", Lot 15, Concession III and IV, (Vespra)
Lot 4, Plan 51M-335
12 Golden Oak Drive, Roll No. 4341 010 003 44500 0000
Vespra Zoning By-law Amendment No. 88-10 (Springhurst Estates (Cole)
Subdivision)

A lot frontage (minimum) of 22.0 metres and a rear yard depth (minimum) of
27.0 metres shall be required. Furthermore no accessory building may be
erected within 27.0 metres of the rear lot line.

- 4.4.9. R1-9, Schedule "V", Lot 12, Concession IV, (Vespra)
46 Doran Road, Roll No. 4341 010 003 08500 0000
Vespra Zoning By-law Amendment No. 88-49 (Keith)

A lot area (minimum) of 990.0 square metres, a front yard depth (minimum)
of 6.0 metres and a rear yard depth (minimum) of 1.49 metres, shall be
required.

- 4.4.10. R1-10, Schedule "V", Lot 11, Concession IV, (Vespra)
Lot 1-35, Registered Plan 51M-420
Vespra Zoning By-law Amendment No. 89-11 (Part of Forest Hill Estates
Subdivision)

2 Forest Hill Drive, Roll No. 43 41 010 003 063 42 0000
3 Forest Hill Drive, Roll No. 43 41 010 003 063 38 0000
4 Forest Hill Drive, Roll No. 43 41 010 003 063 44 0000
5 Forest Hill Drive, Roll No. 43 41 010 003 063 36 0000
6 Forest Hill Drive, Roll No. 43 41 010 003 063 46 0000
7 Forest Hill Drive, Roll No. 43 41 010 003 063 34 0000
9 Forest Hill Drive, Roll No. 43 41 010 003 063 32 0000
11 Forest Hill Drive, Roll No. 43 41 010 003 063 30 0000
13 Forest Hill Drive, Roll No. 43 41 010 003 063 28 0000
14 Forest Hill Drive, Roll No. 43 41 010 003 063 48 0000
15 Forest Hill Drive, Roll No. 43 41 010 003 063 26 0000
16 Forest Hill Drive, Roll No. 43 41 010 003 063 50 0000
18 Forest Hill Drive, Roll No. 43 41 010 003 063 52 0000
19 Forest Hill Drive, Roll No. 43 41 010 003 063 24 0000
20 Forest Hill Drive, Roll No. 43 41 010 003 063 54 0000
21 Forest Hill Drive, Roll No. 43 41 010 003 063 22 0000
23 Forest Hill Drive, Roll No. 43 41 010 003 063 20 0000
25 Forest Hill Drive, Roll No. 43 41 010 003 063 18 0000
27 Forest Hill Drive, Roll No. 43 41 010 003 063 16 0000
29 Forest Hill Drive, Roll No. 43 41 010 003 063 14 0000
30 Forest Hill Drive, Roll No. 43 41 010 003 063 56 0000
31 Forest Hill Drive, Roll No. 43 41 010 003 063 12 0000
32 Forest Hill Drive, Roll No. 43 41 010 003 063 58 0000
33 Forest Hill Drive, Roll No. 43 41 010 003 063 10 0000
34 Forest Hill Drive, Roll No. 43 41 010 003 063 60 0000
35 Forest Hill Drive, Roll No. 43 41 010 003 063 08 0000
36 Forest Hill Drive, Roll No. 43 41 010 003 063 62 0000
37 Forest Hill Drive, Roll No. 43 41 010 003 063 06 0000
39 Forest Hill Drive, Roll No. 43 41 010 003 063 04 0000
41 Forest Hill Drive, Roll No. 43 41 010 003 063 02 0000
6 Pierce Court, Roll No. 43 41 010 003 063 70 0000
8 Pierce Court, Roll No. 43 41 010 003 063 68 0000
10 Pierce Court, Roll No. 43 41 010 003 063 66 0000
12 Pierce Court, Roll No. 43 41 010 003 063 64 0000
14 Pierce Court, Roll No. 43 41 010 003 063 40 0000

A lot frontage (minimum) of 28.0 metres shall be required.

- 4.4.11. R1-11, Schedule "T", Lot 13, Concession VIII, (Vespra)
Lots 2-7, Registered Plan 51M-405
Vespra Zoning By-law No. 89-10 (Snow Valley Estates Subdivision)

57 Eder Trail, Roll No. 43 41 010 006 307 00 0000
55 Eder Trail, Roll No. 43 41 010 006 308 00 0000
53 Eder Trail, Roll No. 43 41 010 006 309 00 0000
51 Eder Trail, Roll No. 43 41 010 006 310 00 0000
49 Eder Trail, Roll No. 43 41 010 006 311 00 0000
41 Eder Trail, Roll No. 43 41 010 006 312 00 0000

A lot area (minimum) of 4050.0 square metres and a minimum setback for residential buildings from the CPR right-of-way of 30.0 metres shall be required.

- 4.4.12. R1-12, Schedule "T", Lots 13 and 14, Concession VIII, (Vespra)
Lots 9-25, Registered Plan 51M-404
Vespra Zoning By-law Amendment No. 89-10 (Snow Valley Estates
Subdivision)

12 Nicholson Crescent, Roll No. 43 41 010 006 302 80 0000
14 Nicholson Crescent, Roll No. 43 41 010 006 302 78 0000
16 Nicholson Crescent, Roll No. 43 41 010 006 302 76 0000
18 Nicholson Crescent, Roll No. 43 41 010 006 302 74 0000
20 Nicholson Crescent, Roll No. 43 41 010 006 302 72 0000
22 Nicholson Crescent, Roll No. 43 41 010 006 302 70 0000
24 Nicholson Crescent, Roll No. 43 41 010 006 302 68 0000
26 Nicholson Crescent, Roll No. 43 41 010 006 302 66 0000
28 Nicholson Crescent, Roll No. 43 41 010 006 302 64 0000
30 Nicholson Crescent, Roll No. 43 41 010 006 302 62 0000
32 Nicholson Crescent, Roll No. 43 41 010 006 302 60 0000
34 Nicholson Crescent, Roll No. 43 41 010 006 302 58 0000
36 Nicholson Crescent, Roll No. 43 41 010 006 302 56 0000
38 Nicholson Crescent, Roll No. 43 41 010 006 302 54 0000
40 Nicholson Crescent, Roll No. 43 41 010 006 302 52 0000
42 Nicholson Crescent, Roll No. 43 41 010 006 302 50 0000
44 Nicholson Crescent, Roll No. 43 41 010 006 302 48 0000

A minimum setback from the CPR right-of-way for residential buildings shall be 30.0 metres.

- 4.4.13. R1-13, Schedule "R", Lot 6, Concession X, (Vespra)
Lots 1-45, Registered Plan 51M-430
Block 60 Registered Plan M-430, Part of Roll No. 4341 010 005 17300 0000
Vespra Zoning By-law Amendment No. 91-6 (Heather Heights Subdivision
Phase 2)

1 Foyston Park Circle, Roll No. 43 41 010 005 172 08 0000
3 Foyston Park Circle, Roll No. 43 41 010 005 172 06 0000

4 Foyston Park Circle, Roll No. 43 41 010 005 172 50 0000
5 Foyston Park Circle, Roll No. 43 41 010 005 172 04 0000
6 Foyston Park Circle, Roll No. 43 41 010 005 172 48 0000
7 Foyston Park Circle, Roll No. 43 41 010 005 172 02 0000
8 Foyston Park Circle, Roll No. 43 41 010 005 172 46 0000
9 Foyston Park Circle, Roll No. 43 41 010 005 172 00 0000
10 Foyston Park Circle, Roll No. 43 41 010 005 172 44 0000
12 Foyston Park Circle, Roll No. 43 41 010 005 172 42 0000
14 Foyston Park Circle, Roll No. 43 41 010 005 172 40 0000
15 Foyston Park Circle, Roll No. 43 41 010 005 172 38 0000
17 Foyston Park Circle, Roll No. 43 41 010 005 172 36 0000
19 Foyston Park Circle, Roll No. 43 41 010 005 172 34 0000
21 Foyston Park Circle, Roll No. 43 41 010 005 172 32 0000
23 Foyston Park Circle, Roll No. 43 41 010 005 172 30 0000
27 Foyston Park Circle, Roll No. 43 41 010 005 172 28 0000
29 Foyston Park Circle, Roll No. 43 41 010 005 172 26 0000
31 Foyston Park Circle, Roll No. 43 41 010 005 172 24 0000
35 Foyston Park Circle, Roll No. 43 41 010 005 172 22 0000
37 Foyston Park Circle, Roll No. 43 41 010 005 172 20 0000
39 Foyston Park Circle, Roll No. 43 41 010 005 172 18 0000
43 Foyston Park Circle, Roll No. 43 41 010 005 172 16 0000
44 Foyston Park Circle, Roll No. 43 41 010 005 172 66 0000
45 Foyston Park Circle, Roll No. 43 41 010 005 172 14 0000
46 Foyston Park Circle, Roll No. 43 41 010 005 172 64 0000
47 Foyston Park Circle, Roll No. 43 41 010 005 172 12 0000
48 Foyston Park Circle, Roll No. 43 41 010 005 172 62 0000
50 Foyston Park Circle, Roll No. 43 41 010 005 172 60 0000
52 Foyston Park Circle, Roll No. 43 41 010 005 172 58 0000
54 Foyston Park Circle, Roll No. 43 41 010 005 172 56 0000
56 Foyston Park Circle, Roll No. 43 41 010 005 172 54 0000
58 Foyston Park Circle, Roll No. 43 41 010 005 172 52 0000
1724 George Johnston Road, Roll No. 43 41 010 005 185 18 0000
1730 George Johnson Road, Roll No. 43 41 010 005 185 20 0000
1736 George Johnston Road, Roll No. 43 41 010 005 185 22 0000
1742 George Johnston Road, Roll No. 43 41 010 005 185 24 0000
1744 George Johnston Road, Roll No. 43 41 010 005 185 26 0000
1754 George Johnston Road, Roll No. 43 41 010 005 185 28 0000
1 Maple Avenue West, Roll No. 43 41 010 005 185 16 0000
2 Maple Avenue West, Roll No. 43 41 010 005 185 06 0000
3 Maple Avenue West, Roll No. 43 41 010 005 185 14 0000
4 Maple Avenue West, Roll No. 43 41 010 005 185 08 0000
5 Maple Avenue West, Roll No. 43 41 010 005 185 12 0000
6 Maple Avenue West, Roll No. 43 41 010 005 185 10 0000

In the case of a corner lot the front yard depth (minimum) shall be 5.9 metres to the arc of the property line at the corner lot and the exterior side

yard width (minimum) shall be 5.9 metres to the arc of the property line at the corner lot.

- 4.4.14. R1-14, Schedule "R", Lot 5, Concession X, (Vespra)
2432 Ronald Road, Roll No. 4341 010 005 16404 0000
Vespra Zoning By-law Amendment 94-149 (Giffen)

A lot frontage (minimum) of 24.0 metres, a lot area (minimum) of 2787.0 square metres and a interior side yard width (minimum) for an existing accessory building of 2.5 metres shall be required.

- 4.4.15. R1-15, Schedule "R", Lot 5, Concession X (Vespra)
2438 Ronald Road, Roll No. 4341 010 005 16408 0000
Vespra Zoning By-law Amendment No. 94-149 (Giffen)

A lot area (minimum) of 2787.0 square metres shall be required and an existing accessory building shall not use more than 75 square metres of lot area and no horizontal dimension shall exceed 10 metres.

- 4.4.16. R1-16, Schedule "R", Lot 5, Concession X (Vespra)
2444 Ronald Road, Roll No. 43 41 010 005 164 12 0000
Zoning By-law Amendment No. 94-149 (Giffen)

A lot area (minimum) of 2787.0 square metres shall be required.

- 4.4.17. R1-17, Schedules "R", "S", Lot 6, Concession V, (Vespra)
Block 61, Registered Plan 51M-490
32 Huron Street, Roll No. 43 41 010 005 086 10 0000
34 Huron Street, Roll No. 43 41 010 005 086 20 0000
Zoning By-law Amendment No. 98-068 (361523 Ontario Ltd. - Liaukus)

Lot 20, Concession VIII (Vespra)
Lots 35, 36 & 37, Registered Plan 51M-411
14 Edgcombe Terrace, Roll No. 43 41 010 006 062 12 0000
16 Edgcombe Terrace, Roll No. 43 41 010 006 062 14 0000
18 Edgcombe Terrace, Roll No. 43 41 010 006 062 16 0000
Vespra Zoning By-law Amendment No. 87-15 - Stonegate Subdivision

A lot frontage (minimum) of 25 metres shall be required.

- 4.4.18. R1-18, Schedule "P", Lot 56, Concession 1, (Medonte)
9 Albert Street West, Roll No. 4341 020 081 13800 0000

The extraction, processing and sale of honey and honey products is permitted.

4.4.19. R1-19, Schedule "P", Lot 56, Concession I, (Medonte)
112 Mill Street East, Part of Roll No. 4341 020 081 10700 0000

A contractor's yard is permitted.

4.4.20. R1-20, Schedule "P", Lot 56, Concession 1 E.P.R., Part of Lot 5 and Lot 6,
Plan 261A, Medonte
Part I, Plan 51R-16728 and Part IV, Plan 51R-25405, Lane Plan 261A
7 Mill Street West, Roll No. 4341 020 081 09000 0000
Zoning By-law Amendment No. 99-099 – Dusome

A rear yard dept (minimum) of 2.0 metres, and exterior side yard width
(minimum) of 2.5 metres and a building height (maximum) of 4.42 metres
shall be required.

4.4.21. R1-21, Schedule "P", Lot 55, Concession 1, E.P.R. (Medonte)
Lots 1 – 68, Registered Plan 51M-595
Zoning By-law Amendment No. 95-046 – Highlands of Hillsdale Subdivision

1 Marlow Circle, Roll No. 43 41 020 081 085 72 0000
2 Marlow Circle, Roll No. 43 41 020 081 085 74 0000
4 Marlow Circle, Roll No. 43 41 020 081 085 76 0000
6 Marlow Circle, Roll No. 43 41 020 081 085 78 0000
8 Marlow Circle, Roll No. 43 41 020 081 085 80 0000
10 Marlow Circle, Roll No. 43 41 020 081 085 82 0000
12 Marlow Circle, Roll No. 43 41 020 081 085 84 0000
13 Marlow Circle, Roll No. 43 41 020 081 085 70 0000
15 Marlow Circle, Roll No. 43 41 020 081 085 68 0000
17 Marlow Circle, Roll No. 43 41 020 081 085 66 0000
19 Marlow Circle, Roll No. 43 41 020 081 085 64 0000
21 Marlow Circle, Roll No. 43 41 020 081 085 62 0000
23 Marlow Circle, Roll No. 43 41 020 081 085 60 0000
25 Marlow Circle, Roll No. 43 41 020 081 085 58 0000
27 Marlow Circle, Roll No. 43 41 020 081 085 56 0000
29 Marlow Circle, Roll No. 43 41 020 081 085 54 0000
31 Marlow Circle, Roll No. 43 41 020 081 085 52 0000
35 Marlow Circle, Roll No. 43 41 020 081 085 50 0000
36 Marlow Circle, Roll No. 43 41 020 081 085 90 0000
37 Marlow Circle, Roll No. 43 41 020 081 085 48 0000
40 Marlow Circle, Roll No. 43 41 020 081 085 92 0000
43 Marlow Circle, Roll No. 43 41 020 081 085 44 0000
44 Marlow Circle, Roll No. 43 41 020 081 085 94 0000
45 Marlow Circle, Roll No. 43 41 020 081 085 42 0000
46 Marlow Circle, Roll No. 43 41 020 081 085 96 0000
47 Marlow Circle, Roll No. 43 41 020 081 085 40 0000
48 Marlow Circle, Roll No. 43 41 020 081 085 98 0000

49 Marlow Circle, Roll No. 43 41 020 081 085 38 0000
50 Marlow Circle, Roll No. 43 41 020 081 086 04 0000
51 Marlow Circle, Roll No. 43 41 020 081 085 36 0000
52 Marlow Circle, Roll No. 43 41 020 081 086 06 0000
53 Marlow Circle, Roll No. 43 41 020 081 085 34 0000
54 Marlow Circle, Roll No. 43 41 020 081 086 08 0000
55 Marlow Circle, Roll No. 43 41 020 081 085 32 0000
58 Marlow Circle, Roll No. 43 41 020 081 086 10 0000
62 Marlow Circle, Roll No. 43 41 020 081 086 12 0000
63 Marlow Circle, Roll No. 43 41 020 081 085 30 0000
65 Marlow Circle, Roll No. 43 41 020 081 085 28 0000
67 Marlow Circle, Roll No. 43 41 020 081 085 26 0000
68 Marlow Circle, Roll No. 43 41 020 081 086 14 0000
69 Marlow Circle, Roll No. 43 41 020 081 085 24 0000
70 Marlow Circle, Roll No. 43 41 020 081 086 16 0000
71 Marlow Circle, Roll No. 43 41 020 081 086 20 0000
72 Marlow Circle, Roll No. 43 41 020 081 086 22 0000
37 Mill Street West, Roll No. 43 41 020 081 085 14 0000
2 McFadden Drive, Roll No. 43 41 020 081 086 18 0000
9 McFadden Drive, Roll No. 43 41 020 081 086 50 0000
11 McFadden Drive, Roll No. 43 41 020 081 086 48 0000
13 McFadden Drive, Roll No. 43 41 020 081 086 46 0000
14 McFadden Drive, Roll No. 43 41 020 081 086 24 0000
16 McFadden Drive, Roll No. 43 41 020 081 086 26 0000
19 McFadden Drive, Roll No. 43 41 020 086 086 44 0000
20 McFadden Drive, Roll No. 43 41 020 081 086 28 0000
21 McFadden Drive, Roll No. 43 41 020 081 086 42 0000
22 McFadden Drive, Roll No. 43 41 020 081 086 30 0000
23 McFadden Drive, Roll No. 43 41 020 081 086 40 0000
24 McFadden Drive, Roll No. 43 41 020 081 086 32 0000
25 McFadden Drive, Roll No. 43 41 020 081 086 38 0000
26 McFadden Drive, Roll No. 43 41 020 081 086 34 0000
27 McFadden Drive, Roll No. 43 41 020 081 086 36 0000
28 McFadden Street, Roll No. 43 41 020 081 085 88 0000
29 McFadden Street, Roll No. 43 41 020 081 085 86 0000
37 Mill Street West, Roll No. 43 41 020 081 085 14 0000
39 Mill Street West, Roll No. 43 41 020 081 085 12 0000
1 Murphy Street, Roll No. 43 41 020 081 085 20 0000
2 Murphy Street, Roll No. 43 41 020 081 085 16 0000
3 Murphy Street, Roll No. 43 41 020 081 085 22 0000
4 Murphy Street, Roll No. 43 41 020 081 085 18 0000
6 Murphy Street, Roll No. 43 41 020 081 085 46 0000
57, 59 & 61 Marlow Circle (outside plan of subdivision)

A lot area (minimum) of 1660 square metres and a lot frontage (minimum) of 22.0 metres shall be required.

- 4.4.22. R1-22, Schedule “P”, Pt. Lot 57, Concession 1, E.P.R. (Medonte)
4708 Penetanguishene Road, Roll No. 4341 020 081 15401 0000
Zoning By-law Amendment 95-047 – Forests of Hillsdale Subdivision

A lot area (minimum) of 1700 square metres shall be required.

- 4.4.23. R1-23, Schedule “P”, Lot 56, Concession 1, (Medonte)
Lots 1-14, Registered Plan No. 51M-638
Zoning By-law Amendment No. 95-048 – Albert Heights Subdivision (TRAL)

23 Albert Street West, Roll No. 43 41 020 081 138 10 0000
25 Albert Street West, Roll No. 43 41 020 081 138 12 0000
26 Albert Street West, Roll No. 43 41 020 081 139 10 0000
27 Albert Street West, Roll No. 43 41 020 081 138 14 0000
28 Albert Street West, Roll No. 43 41 020 081 139 12 0000
29 Albert Street West, Roll No. 43 41 020 081 138 16 0000
30 Albert Street West, Roll No. 43 41 020 081 139 14 0000
31 Albert Street West, Roll No. 43 41 020 081 139 18 0000
28 Mill Street West, Roll No. 43 41 020 081 135 04 0000
30 Mill Street West, Roll No. 43 41 020 081 135 06 0000
32 Mill Street West, Roll No. 43 41 020 081 135 08 0000
34 Mill Street West, Roll No. 43 41 020 081 135 10 0000
36 Mill Street West, Roll No. 43 41 020 081 135 12 0000
38 Mill Street West, Roll No. 43 41 020 081 135 14 0000

A lot area (minimum) of 1900 square metres shall be required.

- 4.4.24. R1-24, Schedule “Q”, Lot 10, Concession 1 (Flos)
3918 Horseshoe Valley Road West, Roll No. 4341 030 003 02300 0000
Flos Zoning By-law Amendment No. P86-13 – Haight (Part)

A lot area (minimum) of 1390.0 square metres, a lot frontage (minimum) of 22.5 metres and an interior side yard width (minimum) of 1.02 metres shall be required.

- 4.4.25. R1-25, Schedule “Q”, Lot 10, Concession 1, (Flos)
3922 Horseshoe Valley Road West, Roll No. 4341 030 003 02301 0000
Flos Zoning By-law Amendment No. P86-13 – Haight (Park)

A lot area (minimum) of 1390.0 square metres and a lot frontage (minimum) of 22.5 metres shall be required,

- 4.4.26. R1-26, Schedule “O”, Lots 9 and 10, Concession III and IV, (Flos)

5 Buckley Street, Roll No. 43 41 030 003 112 02 0000

6 Buckley Street, Roll No. 43 41 030 003 110 00 0000
7 Buckley Street, Roll No. 43 41 030 003 112 05 0000
8 Buckley Street, Roll No. 43 41 030 003 109 00 0000
9 Buckley Street, Roll No. 43 41 030 003 112 01 0000
11 Buckley Street, Roll No. 43 41 030 003 112 03 0000
12 Buckley Street, Roll No. 43 41 030 003 109 02 0000
13 Buckley Street, Roll No. 43 41 030 003 112 04 0000
1478 Flos Road Four West, Roll No. 43 41 030 003 085 09 0000
1480 Flos Road Four West, Roll No. 43 41 030 003 152 01 0000
1481 Flos Road Four West, Roll No. 43 41 030 003 085 10 0000
1484 Flos Road Four West, Roll No. 43 41 030 003 152 00 0000
1488 Flos Road Four West, Roll No. 43 41 030 003 151 00 0000
1492 Flos Road Four West, Roll No. 43 41 030 003 150 00 0000
1493 Flos Road Four West, Roll No. 43 41 030 003 085 07 0000
1499 Flos Road Four West, Roll No. 43 41 030 003 085 06 0000
1500 Flos Road Four West, Roll No. 43 41 030 003 146 01 0000
1505 Flos Road Four West, Roll No. 43 41 030 003 085 05 0000
1508 Flos Road Four West, Part of Roll No. 43 41 030 003 153 00 0000
1511 Flos Road Four West, Roll No. 43 41 030 003 112 00 0000
1512 Flos Road Four West, Roll No. 43 41 030 003 154 00 0000
1519 Flos Road Four West, Roll No. 43 41 030 003 111 00 0000
1525 Flos Road Four West, Roll No. 43 41 030 003 108 01 0000
1526 Flos Road Four West, Roll No. 43 41 030 003 158 00 0000
1534 Flos Road Four West, Part of Roll No. 43 41 030 003 159 00 0000
1536 Flos Road Four West, Roll No. 43 41 030 003 160 00 0000
1540 Flos Road Four West, Roll No. 43 41 030 003 160 01 0000
1548 Flos Road Four West, Roll No. 43 41 030 003 161 00 0000
1554 Flos Road Four West, Roll No. 43 41 030 003 162 01 0000
1556 Flos Road Four West, Roll No. 43 41 030 003 163 00 0000
1562 Flos Road Four West, Roll No. 43 41 030 003 164 00 0000
1572 Flos Road Four West, Roll No. 43 41 030 003 165 00 0000
1575 Flos Road Four West, Roll No. 43 41 030 003 089 00 0000
1576 Flos Road Four West, Roll No. 43 41 030 003 166 00 0000
1579 Flos Road Four West, Roll No. 43 41 030 003 088 00 0000
1582 Flos Road Four West, Roll No. 43 41 030 003 167 00 0000
1583 Flos Road Four West, Roll No. 43 41 030 003 087 00 0000
1586 Flos Road Four West, Roll No. 43 41 030 003 168 00 0000
1593 Flos Road Four West, Roll No. 43 41 030 003 086 00 0000
1780 Phelpston Road, Roll No. 43 41 030 003 096 00 0000
1782 Phelpston Road, Roll No. 43 41 030 003 095 00 0000
1788 Phelpston Road, Roll No. 43 41 030 003 097 00 0000
1794 Phelpston Road, Roll No. 43 41 030 003 099 00 0000
1798 Phelpston Road, Roll No. 43 41 030 003 100 00 0000
1802 Phelpston Road, Roll No. 43 41 030 003 101 00 0000
1808 Phelpston Road, Roll No. 43 41 030 003 102 00 0000
1812 Phelpston Road, Roll No. 43 41 030 003 102 01 0000

3 Platt Avenue, Roll No. 43 41 030 003 097 01 0000
4 Platt Avenue, Roll No. 43 41 030 003 098 00 0000
1 Second Avenue, Roll No. 43 41 030 003 104 00 0000
2 Second Avenue, Roll No. 43 41 030 003 091 00 0000
3 Second Avenue, Roll No. 43 41 030 003 103 00 0000
4 Second Avenue, Roll No. 43 41 030 003 092 00 0000
5 Second Avenue, Roll No. 43 41 030 003 098 03 0000
6 Second Avenue, Roll No. 43 41 030 003 092 01 0000
7 Second Avenue, Roll No. 43 41 030 003 098 02 0000
8 Second Avenue, Roll No. 43 41 030 003 093 00 0000
9 Second Avenue, Roll No. 43 41 030 003 098 01 0000
10 Second Avenue, Roll No. 43 41 030 003 093 01 0000
12 Second Avenue, Roll No. 43 41 030 003 094 00 0000

A lot frontage (minimum) of 20 metres and a lot area (minimum) of 800 square metres shall be required.

- 4.4.27. R1-27, Schedule "O", Lot 10, Concession III (Flos)
1527 Flos Road Four West, Roll No. 4341 030 003 10802 0000

A lot frontage (minimum) of 4.0 metres and a lot area (minimum) of 4,600 square metres shall be required.

- 4.4.28. R1-28, Schedule "Q", Lots 9 and 10, Concession 1, (Flos)
3790 Horseshoe Valley Road West, Roll No. 43 41 030 003 018 09 0000
3802 Horseshoe Valley Road West, Roll No. 43 41 030 003 018 07 0000
3876 Horseshoe Valley Road West, Roll No. 43 41 030 003 014 01 0000
3898 Horseshoe Valley Road West, Roll No. 43 41 030 003 010 02 0000
3908 Horseshoe Valley Road West, Roll No. 43 41 030 003 022 00 0000

A lot area (minimum) of 1393.5 square metres shall be required.

- 4.4.29. R1-29, Schedule "M", (Elmvale)
Corner Lots in M106

1 Archer Crescent, Roll No. 43 41 040 001 080 47 0000
2 Archer Crescent, Roll No. 43 41 040 001 080 01 0000
17 Archer Crescent, Roll No. 43 41 040 001 080 39 0000
39 Archer Crescent, Roll No. 43 41 040 001 080 38 0000
55 Archer Crescent, Roll No. 43 41 040 001 080 30 0000
56 Archer Crescent, Roll No. 43 41 040 001 080 29 0000
Corner Lots in M107:
1 Bertram Drive, Roll No. 43 41 040 001 078 21 0000
2 Bertram Drive, Roll No. 43 41 040 001 078 20 0000
6 Bertram Drive, Roll No. 43 41 040 001 078 18 0000
17 Bertram Drive, Roll No. 43 41 040 001 078 29 0000

25 Bertram Drive, Roll No. 43 41 040 001 078 33 0000
38 Bertram Drive, Roll No. 43 41 040 001 078 02 0000
2 Nash Avenue, Roll No. 43 41 040 001 078 39 0000
Corner Lots in Plan M119:
18 Centennial Avenue, Roll No. 43 41 040 001 384 94 0000
22 Centennial Avenue, Roll No. 43 41 040 001 384 00 0000
1 Deborah Road, Roll No. 43 41 040 001 384 28 0000
2 Glenview Avenue, Roll No. 43 41 040 001 384 79 0000
6 Glenview Avenue, Roll No. 43 41 040 001 384 50 0000
14 Glenview Avenue, Roll No. 43 41 040 001 384 41 0000
33 Shaw Street, Roll No. 43 41 040 001 384 38 0000
37 Shaw Street, Roll No. 43 41 040 001 384 31 0000
47 Shaw Street, Roll No. 43 41 040 001 384 27 0000
60 Shaw Street, Roll No. 43 41 040 001 384 66 0000

Although not shown on Schedule "M" as being zoned R1-29, the lot frontage (minimum) for the corner lots listed below shall be 18.0 metres. The lots affected are; Registered Plan, M106, Lots 1, 28, 29, 37, 38 and 46, Registered Plan M107, Lots 2, 17, 19, 20, 26, 28, 32, 38 and Registered Plan M119, Lots 19, 20, 46, 53, 56, 63, 66, 71, 87 and 100.

4.4.30. R1-30, Schedule "M", (Elmvale)
Plan M106

20 Archer Crescent, Roll No. 43 41 040 001 080 10 0000
22 Archer Crescent, Roll No. 43 41 040 001 080 11 0000
24 Archer Crescent, Roll No. 4341 040 001 080 12 0000
38 Archer Crescent, Roll No. 43 41 040 001 080 19 0000
Plan M107:
20 Bertram Drive, Roll No. 43 41 040 001 078 11 0000
24 Bertram Drive, Roll No. 43 41 040 001 078 09 0000
Plan M199:
3 Allan Court, Roll No. 43 41 040 001 384 36 0000
5 Allan Court, Roll No. 43 41 040 001 384 35 0000
7 Allan Court, Roll No. 43 41 040 001 384 34 0000
9 Allan Court, Roll No. 43 41 040 001 384 33 0000
11 Allan Court, Roll No. 43 41 040 001 384 32 0000
4 Centennial Avenue, Roll No. 43 41 040 001 384 87 0000
20 Glenview Avenue, Roll No. 43 41 040 001 384 44 0000
22 Glenview Avenue, Roll No. 43 41 040 001 384 45 0000
51 Shaw Street, Roll No. 43 41 040 001 384 25 0000
53 Shaw Street, Roll No. 43 41 040 001 384 24 0000
55 Shaw Street, Roll No. 43 41 040 001 384 23 0000
57 Shaw Street, Roll No. 43 41 040 001 384 22 0000
59 Shaw Street, Roll No. 43 41 040 001 384 21 0000

Although not shown on Schedule "M" as being zoned R1-30, the lot frontage (minimum) for the lots listed below shall be 13.7 metres. The lots affected are; Registered Plan M106, Lots 10, 11, 12, and 19, Registered Plan M107, Lots 9 and 10 and Registered Plan M119, Lots 12, 40, 41, 42, 43, 44, 57, 58, 59, 60, 61, 69 and 70.

- 4.4.31. R1-31, Schedule "J", Part of Lot 22, Concession XII (Vespra)
Lots 9 & 10 and Block 42 on Registered Plan 51M-650
Vespra Zoning By-law Amendment No. 93-15 (Vespra Downs stormwater management pond only)

22 Parr Blvd., Roll No. 43 41 010 008 028 20 0000
24 Parr Blvd., Roll No. 43 41 010 008 028 22 0000
5530 County Road 90, Part of Roll No. 43 41 010 008 037 00 0000

All buildings and structures shall maintain a setback (minimum) of 3 metres from any registered easement.

- 4.4.32. R1-32, Schedule "P", Part of Lot 55, Concession 1, E.P.R. (Medonte)
Part 2, Plan 51R-16820 and known municipally as 31 Mill Street East,
Hillsdale, Roll No. 4341 020 081 10501 0000
Zoning By-law Amendment No. 2001-161 (Sil-Jack Investments)

A lot frontage of 19.8 metres (64.96 feet), a lot area of 996 square metres (10,721.21 square feet) and a minimum exterior side yard setback of 3 metres (9.84 feet) shall be required.

- 4.4.33. R1-33, Schedule "Q", Lot 2, Concession 7 (Vespra)
1288 Wilson Drive, Roll No. 4341 010 002 23600 0000
Zoning By-law Amendment No. 2002-023 (Hendrie Ridge Subdivision)

All buildings and/or structures shall maintain a minimum setback of 10 metres (32.81 feet) from the boundary of the Environmental Protection (EP) Zone.

- 4.4.34. R1-34, Schedule "M", Lot 5, Concession VIII, Elmvale
East Side of Simcoe Street, Roll No. 4341 040 001 05303 0000
Zoning By-law Amendment 2002-116 – Elmvale Meadows Subdivision
Phase 2

Minimum lot frontage shall be 15 metres and minimum lot area shall be 480 metres.

- 4.4.35. R1-35, Schedule "T", Snow Valley Secondary Plan Area
Approved by OMB on January 22, 2003

The additional permitted uses include wastewater treatment facilities or communal wastewater treatment systems subject to suitable setbacks from adjacent land uses, walking trails, parks and open space areas.

- 4.4.36. R1-36, Schedule "P", Part Lot 18, Plan 203, Medonte
10 Mill Street West, Hillsdale, Roll No. 4341 020 081 13400 0000
Zoning By-law Amendment No. 5000-11 (Gagnon)

Minimum front yard setback shall be 1.5 metres.

- 4.4.37. R1-37, Schedule "P", Lot 4, Plan 51M-638 & Lot 55, Plan 51M-595,
Hillsdale, Medonte
31 Albert Street & 2 Marlow Circle, Roll No. 4341 020 081 13818 0000 and
4341 020 081 08574 0000

The minimum exterior side yard setback shall be 4.5 metres.

- 4.4.38. R1-38, Schedule "B", Block 51, Plan 51M-630 in Lot 16, Concession 5
(Vespra), Property Roll Number 4341 010 004 05602 0000
Zoning By-law Amendment No. 5000-31, Carson Ridge Estates
Subdivision

A minimum lot area of 2,000 square metres and a minimum ground floor area of 125 square metres shall be required,

- 4.4.39. R1-39, Schedule "B", 1073 Carson Road, in Lot 16, Concession 5,
(Vespra), Property Roll Number 4341 010 004 05602 0000
Zoning By-law Amendment No. 5000-31, Carson Ridge Estates
Subdivision

A minimum lot area of 1,950 square metres, a minimum frontage of 25 metres and a minimum ground floor area of 125 square metres shall be required shall be required.

- 4.4.40. R1-40, Schedule "O", Part North Half Lot 9, Concession 3 (Flos)
Part of Roll No. 4341 030 003 08500 0000
Draft Plan SP-T-0403, Shamrock Meadows Phase 2, Phelpston

The following special provisions apply to those lots within 150 metres of the Phelpston Municipal Well:

- (i) Individual septic systems shall be setback a minimum of 15m from the Municipal Well.
- (ii) The storage and use of any hazardous products or materials as defined by the Hazardous Products Act is prohibited.

- (iii) Home occupations that store or use hazardous products or materials as defined by the Hazardous Products Act are prohibited, including but not limited to, lawn care companies and commercial painting companies.

4.4.41. R1-41, Schedule "O", Part North Half Lot 9, Concession 3 (Flos)
Part of Roll No. 4341 030 003 08500 0000
Draft Plan SP-T-0403, Shamrock Meadows Phase 2, Phelpston

The following special provisions apply to the subject lot which is within 150 metres of the Phelpston Municipal Well:

- (i) Individual septic systems shall be setback a minimum of 15 metres from the Municipal Well.
- (ii) The storage and use of any hazardous products or materials as defined by the Hazardous Products Act is prohibited.
- (iii) Home occupations that store or use hazardous products or materials as defined by the Hazardous Products Act are prohibited, including but not limited to, lawn care companies and commercial painting companies.

4.4.42. R1-42, Schedule "O", Part North Half Lot 9, Concession 3 (former Flos)
Part of Roll No. 4341 030 003 08500 0000
Draft Plan SP-T-0403, Shamrock Meadows Phase 2, Phelpston

The setbacks for all buildings and structures from the top-of-bank of the drainage swale is 15 metres.

4.4.43. R1-43, Schedule "A", Part of Lot 5, Concession 9 and Block 52, Plan 51M-546, Flos
Municipal address not assigned, Assessment Roll No. 4341 040 002 38800 0000
By-law 5000-042, Pro-Elm Subdivision

A rear yard depth (minimum) of 9 metres shall be required.

R1-43A, Part Lot 7, Concession 8, Flos
175 Queen Street West, Elmvale , 4341 030 006 07200 0000
Gallo Subdivision Phase 1 ZBA 5000-055

A lot area (minimum) of 548 square metres, a lot frontage (minimum) of 18 metres for a corner lot and 15.24 metres for any other lot, a front yard depth (minimum) of 6 metres, a rear yard depth (minimum) of 7.5 metres, an interior side yard width (minimum) of 1.2 metres provided that on a lot where there is no attached private garage or attached carport the minimum interior side yard width shall be 3 metres on one side and 1.2 metres on the

other side, an exterior side yard width (minimum) of 6 metres, a gross floor area (minimum) of 90 square metres, a ground floor area (minimum) (where there is more than one storey) of 45 square metres, a landscaped open space (minimum) of 30%, a lot coverage (maximum) of 35%, a building height (maximum) of 11 metres and dwelling units per lot (maximum) of 1 shall be required.

4.4.44. R1-44 – exception number not assigned

4.4.45. R1-45, Pt. Lots 6 & 7, Con. 8, Elmvale
Part of Pt. 2 and all of Pts. 3, 5, 6, 7 and 8 on RP- 51R-7093, no municipal address assigned, Roll No. 4341 040 001 21400 0000, Wye River Estates Subd, ZBA 5000-074

Minimum lot frontage be 18 metres for a corner lot and 15 metres for other lots. The minimum lot area is 525 square metres.

4.4.46. R1-46, Pt. Lots 6 & 7 Con. 8, Elmvale
Part of Pt 2 and all of Pts 3, 5, 6, 7 and 8 on RP 51R-7093, no municipal address assigned, Roll No. 4341 040 001 21400 0000, Wye River Estates Subd, Flood Fringe Area, ZBA 5000-074

All buildings shall have a minimum opening elevation (windows/doors) of 0.15 metres (212.22 GCD).

4.4.47. R1-47 (H), Pt. Lots 6 & 7, Con. 8 Elmvale
Part of Pt 2 and all of Pts. 3, 5, 6, 7 and 8 on RP 51R-7093, no municipal address assigned, Roll No. 4341 040 001 21400 0000, Wye River Estates Subdivision, Flood Fringe Area, ZBA No. 5000-074

The (H) Zone may be lifted from lands zoned [R1-47(H)] in accordance with the General Provisions Section 43.3.4 for the future development of the lands.

Minimum lot frontage shall be 18 metres for a corner lot and 15 metres for other lots. The minimum lot area is 525 square metres.

All buildings shall have a minimum opening elevation (windows/doors) of 0.15 metres (212.55GCD).

4.4.48.

4.4.48.1. R1-A, R1-B, R1-C, R1-D, R1-E,
Part of Lots 18 & 19, Concession 8 (Vespra) Yorkwood Subdivision
ZBA 5000-141 as approved by the Ontario Municipal Board File PL100381

R1-48F and R1-48G - Block 349, Plan 51M1065 , former Vespra

Property Roll No. 4341 010 006 07650 0000
 By-law 5000-314 - ZB-2019-002-Stonemanor Woods Yorkwood Phase 4

All permitted uses within the Residential R1-48 Zone shall be serviced by a municipal water and sanitary sewer system.

4.4.48.2. Permitted Uses

4.4.48.3. Residential Uses:

- i) Single detached dwelling

Non-Residential Uses:

- i) Home occupation, as an accessory use to a single detached dwelling, in accordance with the General Provisions Section entitled Home Occupation.
- ii) A Public Use in accordance with the General Provisions subsection entitled Public Uses.

4.4.48.4. Zone Provisions – Single Detached Lots

Standard	R1-A	R1-B	R1-C	R1-D	R1-E	R1-F	R1-G
Minimum Lot Area	1,000 square metres	600 square metres	600 square metres	550 square metres	475 square metres	420 square metres	520 Square metres
Minimum Lot Frontage	26.0 metres	18.9 metres	18.9 metres	15.8 metres	12.8 metres	12.8 metres	12.8 metres
Minimum Front Yard Setback							
<i>To main building wall</i>	5m.	5 m.					
<i>To main face of garage</i>	6 m.	6 m.	6 m.	6 m.	6 m.	6 m.	6 m.
<i>To porch or veranda (on foundation)</i>	3.75 m.	3.75 m.	3.75 m.	3.75 m.	3.75 m.	3.75 m.	3.75 m.
Minimum Rear Yard Setback	7.5 m.	7.5 m.	7.5 m.	7.5 m.	7.5 m.	7.5 m.	7.5 m.

Standard	R1-A	R1-B	R1-C	R1-D	R1-E	R1-F	R1-G
Minimum Interior Yard Setback	1.2 m.						
Minimum Exterior Side Yard Setback							
<i>To main building wall, garage,</i>	3.75 m.	3.75 m.	10.0 m.	3.75 m.	3.75 m.	3.75 m.	3.75 m.
<i>To porch, veranda</i>	3.75 m.	3.75 m.	10.0 m.	3.75 m.	3.75 m.	3.75 m.	3.75 m.
<i>All other structures</i>	N/A	N/A	10.0 m.	N/A	N/A	N/A	N/A
Maximum Lot Coverage	35%	35%	35%	35%	35%	40%	40%
Maximum Building Height	11 m.						
Maximum Dwelling Units per lot	1	1	1	1	1	1	1

Accessory Buildings – Refer to the Accessory Buildings Section of the General Provisions

Parking – Refer to the Off-Street Parking Section of the General Provisions

- 4.4.48.5. Notwithstanding subsection 4 of the Yard Encroachment Section of the General Provisions of By-law 5000, a front porch or veranda shall not be limited in size.
- 4.4.48.6. The Sight Triangle requirements of the General Provisions Section shall not apply where a sight triangle has been incorporated into the road allowance at a corner intersection.
- 4.4.48.7. Rear yard garages that are location a minimum of 6 metres behind the front main wall of a dwelling, are subject to the following zoning provisions:

- i) The minimum front yard setback to the main wall of the dwelling, porch or veranda shall be 3.75 metres.
- ii) The minimum interior side yard to the garage wall shall be 0.8 metres, except in the case of a detached garage, which may share a common wall with a detached garage on an abutting lot.
- iii) The minimum rear yard setback to the building wall of the garage shall be 0.8 metres.

4.4.48.8. Holding (H) Provision

In order to ensure that subdivision revisions adhere to Township engineer standards and works identified through the Zoning By-law Amendment process, the Holding provision is necessary to require that certain works be implemented through various agreements. The Holding (H) Provision will be lifted upon the execution of a Development Agreement for the lands.

4.4.49. R1-49, North Half Lot 56 plus North & South Half Lot 57, Concession 1, (Medonte) Heritage Village Subdivision SP-T-0504 - By-law No. 5000-099

4.4.49.1. All permitted uses within the Residential R1-49 Zone shall be serviced by a public water and sanitary sewer system.

4.4.49.2. Permitted Uses

Residential Uses:

- i) Single detached dwelling

Non-Residential Uses:

- i) Home occupation, as an accessory use to a single detached dwelling, in accordance with the General Provisions subsection entitled Home Occupation;
- ii) Public Use in accordance with the General Provisions Section entitled Public Uses.

4.4.49.3. Zone Provisions

	Provision	Permitted
i)	Minimum Lot Area	620 m ²
ii)	Minimum Lot Frontage	18.3 m
iii)	Minimum Lot Depth	34 m
iv)	Minimum Front Yard Depth to main building wall excluding garage face	5.0 m

	Provision	Permitted
v)	Minimum Front Yard Depth to building wall containing garage face	6.0m
vi)	Minimum Front Yard Depth to Porch or Veranda on a foundation	3.75 m
vii)	Minimum Interior Side Yard Depth	1.2 m
viii)	Minimum Rear Yard Depth	10 m
ix)	Minimum Exterior Side Yard Depth to main building wall excluding garage face	3.75 m
x)	Minimum Exterior Side Yard Depth to building wall containing garage face	7.0 m
xi)	Minimum Exterior Side Yard Depth to Porch or Veranda on a foundation	3.75 m
xii)	Maximum Building Height	11 m
xiii)	Maximum Dwelling Units per lot	1
xiv)	Accessory Buildings	Refer to the Accessory Buildings, Uses and Structures Section of the General Provisions
xv)	Parking	Refer to the Off-street Parking Section of the General Provisions.
xvi)	Notwithstanding subsection 4 of the Yard Encroachment General Provisions, a front porch or veranda shall not be limited in size.	
xvii)	Subsection 1 of the Sight Triangle General Provisions shall not apply where a sight triangle has been incorporated into the road allowance at a corner intersection.	
xviii)	Notwithstanding the Zone Provisions, in the case of an attached or detached garage that is located a minimum of 6.0 metres behind the front main wall of a dwelling the following provisions shall apply:	
	1. Minimum Front Yard Depth to main wall of dwelling, porch or veranda on a foundation shall be 3.75 metres	
	2. Minimum Interior Side Yard Depth to building wall of the garage shall be 0.8 metres, except in the case of a detached garage, which may share a common wall with a detached garage on an abutting lot.	
	3. Minimum Rear Yard Depth to building wall of the garage shall be 0.8 m	

4.4.50. (Left blank on purpose).

- 4.4.51. R1-51 Lot 15, Plan 51M-694
14 Campbell Court, Roll 4341 020 081 15530 0000
ZBA 5000-150, ZB-2011-003 Wilson / Prigge

A second dwelling unit is a permitted use.

- 4.4.52. R1-52, Pt E1/2 Lots 11 & 13 and all of E1/2 of Lot 12, Con 7 and Pt W1/2
Lots 12 & 13, Con. 7 Vespra
ZBA 5000-156 Black Creek Estates Subdivision 51M-1019
The lands zoned Residential Exception (R1-52) Zone on Schedule "Ai"
shall identify areas which may be subject to tree preservation at the rear of
specific residential lots as per the Subdivision Agreement.

- 4.4.53. R1-53, Lots 25 & 2, Plan 51M-107
11 & 13 Bertram Drive, Roll No. 4341 040 001 07826 0000 & 4341 040 001
07827 0000
Zoning By-law Amendment 5000-166, P. Scott

For the purposes of this By-law, lands zoned (R1-53) shall be deemed to
be one lot. The Owner undertakes to bring both properties into compliance
with the provisions of By-law 5000 prior to the sale of one lot or the other.

- 4.4.54. R1-54, ZB-2014-005 – 10 Black Creek Trail – Lot 21, Plan 51M-1019
ZBA 5000-199 4341 010 003 15085 0000

The lands zoned Residential Exception (R1-54) Zone on Schedule "A" shall
identify areas which may be subject to tree preservation at the rear of
specific residential lots as per the Subdivision Agreement; and

Notwithstanding section 4.2.1 a) which permits a single detached dwelling,
a second kitchen including a second stove plug may be permitted in order
to provide for an in-law suite within the basement of the single detached
dwelling requiring unobstructed access throughout the entire dwelling and
not resulting in an independent dwelling unit.

R1-54, Lot 34, Plan 51M-308
4 Neretva Street – Roll No. 4341 010 003 36900 0000
ZB-2015-003, By-law 5000-211 – McKee

R1-54, Lot 3 on Plan 51M-292, Vespra
11 Jodies Lane – 4341 010 004 20200 0000
ZB-2017-004 – Kemp/Stefano (By-law 5000-257)

Notwithstanding Section 4.2.1 a) which permits a single detached dwelling,
a second kitchen including a second stove plug may be permitted in order

to provide for an in-law suite within the basement of the single detached dwelling requiring unobstructed access throughout the entire dwelling and not resulting in an independent dwelling unit.

- 4.4.55. R1-55 Plan 261A, Lot 2, Part West Street, Part 2 of Plan 51R-232
13 Mill Street West – Roll No. 4341 020 081 08700 0000
ZB-2015-015, By-law 5000-224 – Anderson

R1-55 – Lot 17 on Plan 51M-965
69 Heron Boulevard – 4341 010 006 09618 0000
ZB-2016-012, By-law 5000-242 – Head

R1-55 – Part Lot 13, Concession 9, former Vespra. Pt 1 on 51R-39816
2358 Snow Valley Road – 4341 010 006 10115 0000
By-law 5000-260 – ZB-2017-012 – Yanch

R1-55 – Lot 46 on Plan M-300
17 Noraline Avenue – 4341 010 003 21415 0000
By-law 5000-265 – ZB-2017-009 – McCague

A second kitchen including a second stove plug is permitted within the single detached dwelling with unobstructed access throughout the entire dwelling not resulting in an independent dwelling unit.

- 4.4.56. R1-56, Lot 7, Plan 51M-325 – 53 Lawrence Avenue
Roll 4341 010 002 21614 0000
By-law 5000-231 (Norcross)

An accessory dwelling unit (apartment) in a proposed 117.33 square metre (1261.97 sq. ft.) addition to the existing dwelling on the subject lands is permitted. In addition, a rear yard setback of 2.45 metres (8.04 ft.) is permitted.

- 4.4.57. R1-57, Pt W1/2 Lots 14 & 15, Concession 8, Vespra
By-law 5000-232 – Snow Valley Phase 5 Subdivision

These lands shall identify the potential for a Tree Preservation Area at the rear of the residential lots as per the Subdivision Agreement.

- 4.4.58. R1-58 – Lot 98 on Plan 51M-1019
117 Mennill Drive – 4341 010 003 15393 0000
ZB-2016-009 Daycore (S. Virtue & A. Ball)

R1-58 – Lot 27 on Plan 51M-1019
21 Black Creek Trail – 4341 010 003 15109 0000
By-law 5000-248 – ZB-2016-017 Slywchuk

R1-58 – Lot 46 on Plan 51M-1019
 69 Mennill Drive – 4341 010 003 15185 0000
 By-law 5000-259 – ZB-2017-001 – Oakes

R1-58 – Lot 76, Plan 51M-1019, former Vespra
 14 Roy Hickling Drive, Property Roll No. 4341 010 003 15305 0000
 By-law 5000-295 – ZB-2019-007 – Barry

- i) The lands zoned Residential Once Exception (R1-58) Zone on Schedule “A” shall identify areas which may be subject to tree preservation at the rear of specific residential lots as per the Subdivision Agreement; and
- ii) That a second stove plug may be permitted to allow for an in-law suite within the basement of the single detached dwelling requiring unobstructed access throughout the entire dwelling not resulting in an independent dwelling unit.

4.4.59. R1-59 – Part of the South ½ Lot 5, Concession 9, Flos
 No municipal address yet assigned – 4341 040 001 38800 0000
 ZB-2015-001 Green Meadows (Hedbern)

- i) All permitted uses shall be serviced by a municipal water and sanitary sewer system.

ii) Permitted Uses

Residential Uses:

- Single Detached Dwelling

Non-Residential Uses:

- Home Occupation, as an accessory use to a single detached dwelling, in accordance with Section 3.33
- A Public Use, in accordance with Section 3.29

iii) Zone Provisions – Single Detached Lots

Standard	R1-59 A	R1-59 B
Minimum Lot Area	390 m ²	460 m ²
Minimum Lot Frontage		
<ul style="list-style-type: none"> • Corner Lot 	13.80 m 12.00 m	16.80 m 15.00 m

Standard	R1-59 A	R1-59 B
• Other		
Minimum Front Yard Setback		
• To Main Building	4.50 m	4.50 m
• To Garage	6.00 m	6.00 m
• To Porch/Veranda	3.75 m	3.75 m
Minimum Rear Yard Setback	7.00 m	7.00 m
Minimum Interior Yard Setback		
• To Main Building	1.20 m	1.20 m
• To Garage	0.60 m	0.60 m
Minimum Exterior Yard Setback	3.00 m	3.00 m
Minimum Building Height	11.00 m	11.00 m
Maximum Lot Coverage	45%	45%
Maximum Dwelling Units per Lot	1	1

iv) Accessory Buildings – Refer to Section 3.7

v) Parking – Refer to Section 3.40.

4.4.60. R1-60 – Lot 11 on Plan 51M-884
36 Wendat Trail – 4341 010 004 06711 0000
ZB-2017-002 Almunia

That a minimum lot area of 2,000 square metres and a minimum ground floor area of 125 square metres shall be required; and

That a second stove plug may be permitted to allow for an in-law suite within a single family dwelling on the subject lands requiring unobstructed access throughout the entire dwelling not resulting in an independent dwelling unit.

4.4.61. R1-61 – West Part of Lot 5, Concession 8, Vespra
2392 Ronald Road – 4341 010 005 06200 0000
ZB-2017-003 – Neddeau

That a minimum lot area of 1,082.2 square metres shall be required. That a minimum rear yard depth of 3.07 metres shall be required for the dwelling.

That a minimum exterior side yard width of 7.2 metres shall be required for the porch.

4.4.62. R1-62 – Lot 23 on Plan 51M-884

1 Kanata Court – 4341 010 004 06723 0000
By-law 5000-262 – ZB-2017-016 – Figliuzzi

- i) A minimum lot area of 2,000 square metres and a minimum ground floor area of 125 square metres shall be required;
- ii) A minimum rear yard setback of 3.17 metres (10.4 feet) shall be required; and
- iii) That a second stove plug may be permitted to allow for a summer kitchen within the single detached dwelling requiring unobstructed access throughout the entire dwelling not resulting in an independent dwelling unit.

4.4.63. Lands zoned Residential Exception (R1-63) may be subject to tree preservation area at the rear of the residential lots as per the Subdivision Agreement.

4.4.64. R1-64 – Lots 1-5, 25-54, 67-75 on Plan 51M-1132, former Flos,
By-law 5000-287 – ZB-2018-011 – 2006384 Ontario Inc. (Gallo)

A lot area (minimum) of 548 square metres, a lot frontage (minimum) of 18 metres for a corner lot and 15.24 metres for any other lot, a front yard depth (minimum) of 6 metres, a rear yard depth (minimum) of 7.5 metres, an interior side yard width (minimum) of 1.2 metres provided that on a lot where there is no attached private garage or attached carport the minimum interior side yard width shall be 3 metres on one side and 1.2 metres on the other side, an exterior side yard width (minimum) of 3.8 metres, a gross floor area (minimum) of 90 square metres, a ground floor area (minimum) (where there is more than one storey) of 45 square metres, a landscaped open space (minimum) of 30%, a lot coverage (maximum) of 35%, a building height (maximum) of 11 metres and dwelling units per lot (maximum) of 1 shall be required.

R1-64 (H) – Lots 6-24, 55-66 on Plan 51M-1132, former Flos,
By-law 5000-287 – ZB-2018-011 – 2006384 Ontario Inc. (Gallo)

A lot area (minimum) of 548 square metres, a lot frontage (minimum) of 18 metres for a corner lot and 15.24 metres for any other lot, a front yard depth (minimum) of 6 metres, a rear yard depth (minimum) of 7.5 metres, an interior side yard width (minimum) of 1.2 metres provided that on a lot where there is no attached private garage or attached carport the minimum interior side yard width shall be 3 metres on one side and 1.2 metres on the other side, an exterior side yard width (minimum) of 3.8 metres, a gross floor area (minimum) of 90 square metres, a ground floor area (minimum) (where there is more than one storey) of 45 square metres, a landscaped open space (minimum) of 30%, a lot coverage (maximum) of 35%, a building

height (maximum) of 11 metres and dwelling units per lot (maximum) of 1 shall be required.

- 4.4.65. R1-65 (H) – Block 76 on Plan 51M-1132, former Flos
By-law 5000-287 – ZB-2018-011 – 2006384 Ontario Inc. (Gallo)

A lot area (minimum) of 548 square metres, a lot frontage (minimum) of 14.6 metres, a front yard depth (minimum) of 6 metres, a rear yard depth (minimum) of 7.5 metres, an interior side yard width (minimum) of 1.2 metres provided that on a lot where there is no attached private garage or attached carport the minimum interior side yard width shall be 3 metres on one side and 1.2 metres on the other side, an exterior side yard width (minimum) of 6 metres, a gross floor area (minimum) of 90 square metres, a ground floor area (minimum) (where there is more than one storey) of 45 square metres, a landscaped open space (minimum) of 30%, a lot coverage (maximum) of 35%, a building height (maximum) of 11 metres and dwelling units per lot (maximum) of 1 shall be required.

- 4.4.66 R1-66(H)
By-law 5000-300 – ZB-2018-003 – Vespra Valley Estates Phase 3

The lands zoned Residential Hold Exception [R1-66(H)] Zone on Schedule ‘Aii’ shall not require a setback from the adjacent Environmental Protection (EP) Zone.

Holding (H) Provision

In order to ensure the municipality is satisfied that proposed future lots can be adequately serviced, a Holding (H) provision is necessary pursuant to Section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended. The Holding (H) provision shall be lifted upon the issuance of an amended Environmental Compliance Approval (ECA) from the Ministry of the Environment, Conservation and Parks; and upon the developer entering into a Consent Development Agreement with the municipality.

- 4.4.67 R1-67(H)
By-law 5000-300 – ZB-2018-003 – Vespra Valley Estates Phase 3

Notwithstanding Section 4.3.8 a) the lands zoned Residential Hold Exception [R1-67(H)] Zone on Schedule ‘Aii’ shall be permitted a maximum lot coverage of 45%. The lands zoned Residential Hold Exception [R1-67(H)] Zone on Schedule ‘Aii’ shall not require a setback from the adjacent Environmental Protection (EP) Zone.”

Holding (H) Provision

In order to ensure the municipality is satisfied that proposed future lots can be adequately serviced, a Holding (H) provision is necessary pursuant to Section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended. The Holding (H) provision shall be lifted upon the issuance of an amended Environmental Compliance Approval (ECA) from the Ministry of the Environment, Conservation and Parks; and upon the developer entering into a Consent Development Agreement with the municipality.

4.4.68

R1-68(H)

By-law 5000-300 – ZB-2018-003 – Vespra Valley Estates Phase 3

Notwithstanding Section 4.3.3 a) i) the minimum lot frontage for lands zoned Residential Hold Exception [R1-68(H)] Zone on Schedule 'Aii' shall be 14.20 metres. The lands zoned Residential Hold Exception [R1-68(H)] Zone on Schedule 'Aii' shall not require a setback from the adjacent Environmental Protection (EP) Zone.

Holding (H) Provision

In order to ensure the municipality is satisfied that proposed future lots can be adequately serviced, a Holding (H) provision is necessary pursuant to Section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended. The Holding (H) provision shall be lifted upon the issuance of an amended Environmental Compliance Approval (ECA) from the Ministry of the Environment, Conservation and Parks; and upon the developer entering into a Consent Development Agreement with the municipality.

4.4.69

R1-69– Part Lot 7, Concession 8, former Flos

Property Roll No. 4341 030 006 07203 0000

By-law 5000-321 - ZB-2020-008 – Gallo Subdivision Phase 2

A lot area (minimum) of 500 square metres, a lot frontage (minimum) of 17 metres for a corner lot and 15 metres for any other lot, and a lot coverage (maximum) of 38% shall be required.

Holding (H) Provision

The Holding (H) Provision will be lifted upon the execution of a Development Agreement for the lands.

4.4.70

R1-70 – North Part of Lot 56, Concession 1 and Lot 6 on Plan 1581, former Medonte

11 Robert Boulevard, Roll No. 4341 020 081 06706 0000
By-law 5000-325- ZB-2020-011 – Rogers

An additional residential unit (second suite) in a detached accessory building with a ground floor area of 89.18 square metres (960 square feet) is permitted.

4.4.71 R1-71 – Exception number not assigned

4.4.72 R1-72 – Lot 38, Plan 51M-595
16 McFadden Drive, Roll No. 4341 020 081 08626
By-law 5000-332 – ZB-2020-016 – Pretty

A lot area (minimum) of 1,660 square metres and a lot frontage (minimum) of 19.0 metres shall be required.

4.4.73 R1-73 – Part Lot 2, Concession 7, Block 94 in Plan 51M-730, Vespra
1256 Wilson Drive - 4341 010 002 24800
By-law 5000-343 - ZB-2020-012 - Springwater Development Corporation

The minimum lot frontage shall be 24 metres and the minimum interior side yard width shall be 3 metres.

4.4.74 R1-74 – Part Lot 2, Concession 7, Block 94 in Plan 51M-730, Vespra
1256 Wilson Drive - 4341 010 002 24800
By-law 5000-343 - ZB-2020-012 - Springwater Development Corporation

The minimum lot frontage shall be 24 metres.
The minimum interior side yard width shall be 8 metres (for the northern interior side yard width) and the minimum interior side yard width shall be 3 metres (for the southern interior side yard width).”

4.4.75 R1-75 – Lot 13 on Plan 51M-490
45 Huron Street, Roll No. 4341 010 00509922 0000

A lot area (minimum) of 1,090.0 square metres shall be required.

Furthermore, in the case of 45 Huron Street (retained lands) the frontage for the purposes of the Zoning By-law will continue to be Huron Street.

4.4.76 R1-76 – PL 451 PT BLK B, LTS 7 & 8, PT ROAD ALLOW &
RP 51R-42304 PT1, Medonte
86 Mill Street East, Roll No. 4341 020 081 11100
By-law 5000-347 – ZB-2021-015 – 86 Mill Street Inc.

A lot frontage (minimum) of 28.3 metres shall be required.

4.4.77 R1-77 – PL 451 PT BLK B, LTS 7 & 8, PT ROAD ALLOW &
RP 51R-42304 PT1, Medonte
86 Mill Street East, Roll No. 4341 020 081 11100
By-law 5000-347 – ZB-2021-015 – 86 Mill Street Inc.

An interior side yard width (minimum) of 2 metres shall be required.”

4.4.78 R1-78 – Lot 18, Concession 2, Part 1 on Plan 51R36698
2872 Old Second South, Roll No. 4341 010 001 23900 0000
By-law 5000-352 - ZB-2020-015 – First Elm Holding Inc.

Notwithstanding Section 4.2 (Permitted Uses), the uses permitted in the Residential Exception (R1-78) Zone shall be limited to a ‘single detached dwelling’, ‘bed and breakfast establishment’, a ‘home occupation’ and a ‘public use’ in accordance with the Residential (R1) Zone Regulations. All other non-residential uses shall be prohibited.”

Section 5 – Residential (R2) Zone

5.1. Within a Residential (R2) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this Section.

5.2. Permitted Uses

5.2.1. Residential Uses:

- a) single detached dwelling
- b) semi-detached dwelling

5.2.2. Non-Residential Uses:

- a) Home occupation, as an accessory use to a single detached dwelling in accordance with Section 3.34
- b) Public park
- c) Passive outdoor recreation use
- d) Public use in accordance with the General Provisions Section.

5.3. Zone Provisions

5.3.1. Refer to Section 3 – General Provisions

5.3.2. All permitted uses within the Residential (R2) Zone shall be served by a public water and sanitary sewer system.

5.3.3. Lot Area (minimum)

	Type of Lot	Minimum Required
a)	single detached dwelling	555 m ² (5974.17 ft. ²)
b)	semi-detached dwelling unit	325 m ² (3498.39 ft. ²)

5.3.4. Lot Frontage (minimum)

	Type of Lot	Minimum Required
a)	single detached dwelling	
	i) corner lot	22.5 m (73.82 ft.)
	ii) other lot	18.0 m (59.06 ft.)
b)	semi-detached dwelling unit	
	i) corner lot	13.5 m (44.29 ft.)
	ii) other lot	10.5 m (34.48 ft.)

5.3.5.	Front Yard Depth (minimum)	6.0 m (19.69 ft.)
5.3.6.	Rear Yard Depth (minimum)	7.5 m (24.61 ft.)
5.3.7.	Exterior Side Yard Width (minimum)	6.0 m (19.69 ft.)
5.3.8.	Interior Side Yard With (maximum)	

	Type of Dwelling	Maximum Required
a)	single detached dwelling provided that on a lot where there is no attached private garage or attached carport, the minimum interior side yard width shall be 3.0 metres (9.84 ft.) on one side and 1.2 metres (3.94 ft.) on the other side.	1.2 m (3.94 ft.)
b)	semi-detached dwelling unit Nil at vertical common wall, 1.2 metres (3.94 ft.) on the other side, provided that on a lot where there is no attached private garage or an attached carport, the minimum interior side yard width shall be increased from 1.2 metres (3.94 ft.) to 3.0 metres (9.84 ft.).	

5.3.9.	Dwelling Unit Area (minimum)	
	Type of Dwelling	Minimum Required
a)	single detached dwelling ground floor area (minimum) where there is more than one storey	100 m ² (1076.43 ft. ²) 50 m ² (538.21 ft. ²)
b)	semi-detached dwelling unit	90 m ² (968.78 ft. ²)
5.3.10.	Building Height (maximum)	11 m (36.09 ft.)
5.3.11.	Lot coverage (maximum)	35%
5.3.12.	Dwelling Units per Lot (maximum)	1
5.3.13.	Accessory Buildings	

Refer to the Accessory Buildings General Provisions. In addition, the maximum total area of accessory buildings or structures shall be 65 square metres (699.68 sq. ft.) Any detached private garage or other accessory building or structure may be erected and used in a rear yard provided that it

shall be no closer than 1.2 metres (3.94 ft.) to the rear or any interior side lot line.

5.3.14. Parking

Refer to the Off-Street Parking requirements of the General Provisions Section.

5.4. Zone Exceptions

5.4.1. R2-1, Lot 6, Concession VIII (Elmvale)
13 Stone Street, Roll No. 4341 040 001 14100 0000
Elmvale Consolidation By-law No. 93.-47

5.4.2. R2-2, N. Pt. Lot 6, Con. VIII, Prt. 4 & Pt of Pt 5, 51R-1538
101 Queen St. W., Elmvale, Roll No. 4341 040 001 20800 0000
Zoning By-law Amendment No. 2002-033, Cockram ZBA

5.4.3. R2-3, Lot 21 & West Part Lot 23, Plan 335
13 Queen Street E., Elmvale, Roll No. 4341 040 001 02200 0000
Zoning By-law Amendment 5000-100 – McGill Duplex ZBA

Two dwelling units are permitted in the existing building.

Section 6 – Residential (R3) Zone

6.1. Within a Residential (R3) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

6.2. Permitted Uses

6.2.1. Residential Uses:

- a) apartment building dwelling
- b) townhouse or street townhouse dwelling
- c) fourplex dwelling

6.2.2. Non-Residential Uses:

- a) public park
- b) passive outdoor recreational use
- c) public use in accordance General Provisions Section

6.3. Zone Provisions

6.3.1. Refer to Section 3 – General Provisions

6.3.2. All permitted uses within the Residential (R3) Zone shall be served by a public water and sanitary sewer system.

6.3.3. Lot Area (minimum)

Type of Dwelling	Minimum Lot Area
a) apartment	975 m ² (10495.16 ft. ²) for the first five dwelling units, plus 100 m ² (1076.43 ft. ²) for each additional unit
b) other uses	200.0 m ² /unit (2152.85 ft. ²)

6.3.4. Lot Frontage (minimum) 27.0 m (88.58 ft.)

6.3.5. Front Yard Depth (minimum)

Type of Dwelling	Minimum Front Yard Depth
a) apartment	1/3 of the height of the building or 6 m (19.69 ft.), whichever is the greater

	Type of Dwelling	Minimum Front Yard Depth
	b) other uses	6.0 m (19.69 ft.)
6.3.6. Rear Yard Depth (minimum)		
	Type of Dwelling	Minimum Rear Yard
	a) apartment	1/2 of the height of the building or 10.5 m (34.45 ft.) whichever is the greater
	b) other uses	7.5 m (24.61 ft.)
6.3.7. Exterior Side Yard Width (minimum)		
	Type of Dwelling	Minimum Side Yard Width
	a) apartment	1/3 of the height of the building or 6 m (19.69 ft.), whichever is the greater
	b) other uses	6.0 m (19.69 ft.)
6.3.8. Interior Side Yard Width (minimum)		
	Type of Dwelling	Interior Side Yard Width
	a) apartment	1/2 of the height of the building or 10.5 m (34.45 ft.) whichever is the greater, except that the minimum interior side yard width shall be 2m (6.56 ft.) if such interior side yard abuts an end wall containing no habitable room windows and provided that the interior side lot line does not abut an R1 or an R2 zone
	b) other uses	7.5 m (24.61 ft.)
6.3.9. Dwelling Unit Area (minimum)		
		42 m ² (452.09 ft. ²) for a bachelor or one bedroom dwelling unit, plus 13 m ² (139.94 ft. ²) for each additional bedroom.
6.3.10. Building Height (maximum)		
		11.0 m (36.09 ft.)
6.3.11. Landscaped open space (minimum)		

	Type of Dwelling	Landscaped Open Space
a)	apartment	35% which may include a play area or other compatible recreational use
b)	other uses	10%
6.3.12. Lot coverage (maximum)		30%
6.3.13. Dwelling Units per Lot (minimum)		

	Type of Dwelling	Number of Units
a)	apartment	5
b)	townhouse	Not Applicable
c)	fourplex	4

6.3.14. Courts

Where a building is in a court form, the distance between opposing side walls of the building forming the court shall be not less than 21 metres (68.89 ft.)

6.3.15. Privacy Yards

A privacy yard shall be provided adjoining each exterior wall of every dwelling unit with a minimum width in accordance with the following:

Type of Privacy Yard

- a) In the case of a wall containing a first storey living room window 10.5 metres (34.43 ft.) provided that, where the yard adjoins a street line or vehicular driveway, the minimum width shall be 7.5 metres (24.61 ft.).
- b) In the case of a wall containing a first storey habitable room window other than a living room window 7.5 metres (24.61 ft.) provided that, where the 7.5 metres (24.61 ft.) yard adjoins a vehicular driveway the minimum width shall be 6.0 metres (19.69 ft.).
- c) An unobstructed yard clear of any public pedestrian access shall be provided adjoining the window of every first storey dwelling unit in an apartment dwelling. Such yard shall extend not less than 3.5 metres (11.48 ft.) from any portion of the window

Type of Privacy Yard

- d) For the purposes of this section, a window shall be considered to be located on the first storey if any part of the glazing is less than 2.5 metres (8.20 ft.) above the adjacent finished grade.

6.3.16. Play or Recreational Use Areas

A play or recreational use area shall be provided on each lot containing more than 5 dwelling units in accordance with the following:

Type of Play or Recreational Use	Area Required
1. Minimum Areas	10 m ² /unit (107.64 ft. ²)
2. Location	Rear Yard or Interior Side Yard, but not in a privacy yard.

6.3.17. Accessory Buildings

Refer to the Accessory Buildings General Provisions. In addition, the maximum total area of accessory buildings or structures shall be 65 square metres (699.68 ft.²). Any detached private garage or other accessory building or structure may be erected and used in a rear yard provided that it shall be no closer than 1.2 metres (3.94 ft.) to the rear or any interior side lot line.

6.4. Zone Exceptions

6.4.1. R3-1, Lot 6, Concession IX, (Elmvale)

32 Yonge Street North, Roll No. 4341 040 001 48600 0000
Consolidated Elmvalle By-law No. 93-47 – Ontario Housing Corp.

An apartment building dwelling is permitted. A lot area (minimum) of 2136.0 square metres, a lot frontage (minimum) of 32.0 metres, a front yard depth (minimum) of 3.35 metres, an interior side yard width (minimum) of 7.5 metres, and a rear yard depth (minimum) of 3.0 metres shall be required,

6.4.2. R3-2, Lot 5, Concession VIII, (Elmvale)

39 Yonge Street South, Roll No. 4341 040 001 04850 0000
Consolidated Elmvalle By-law 93-47 – Woods/Beacock

A lot area (minimum) of 1103.0 square metres, a lot frontage (minimum) of 18.28 metres, a rear yard depth (minimum) of 2.0 metres, an interior side yard width (minimum) of 1.2 metres, a landscaped open space area of 19%, a dwelling unit area (minimum) of 64.0 square metres, a maximum number of dwelling units being 12 and a minimum of 15 parking spaces shall be provided. No side yard setback is required for a driveway and no play area or similar recreational use area is required,

- 6.4.3. R3-3, Lot 6, Concession IX, (Elmvale)
60 Yonge Street North, Roll No. 4341 040 001 49201 0000
Lift Hold By-law 99-025, Elmvale Zoning By-law Amendment No. 92-52 as consolidated in Elmvale By-law 93-47

A townhouse dwelling is permitted. A lot frontage (minimum) of 18.0 metres, an interior side yard width (minimum) of 2.5 metres (north side) and 5.6 metres (south side) and a rear yard depth (minimum) of 7.0 metres shall be required. A maximum of 2 townhouse buildings are permitted. No privacy yards are required. The interior side yard width (minimum) for any accessory building shall be 1.2 metres. A play area requirement of 3% of the lot area shall be provided. A minimum of 20 parking spaces shall be provided.

- 6.4.4. R3-4, Lot 5, Concession IX, (Elmvale)
6 Kerr Street, Roll No.4341 040 001 35200 0000
Hold Zone – Consolidated Elmvale By-law No. 93-47 – Woods/Beacock

An apartment building dwelling is permitted. A lot frontage (minimum) of 20.0 metres, an interior side yard width (minimum) of 4.0 metres and a rear yard depth (minimum) of 1.5 metres shall be required. No privacy yards are required. An enclosed garbage/recycling facility is permitted provided a minimum front yard setback of 4.0 metres and a minimum side yard setback of 1.5 metres is maintained.

- 6.4.5. R3-5, Lot 5, Concession VIII, (Elmvale)
41 Yonge Street South, Roll No. 4341 040 001 04900 0000
Consolidated Elmvale By-law No. 93-47 – Woods/Beacock

The lot area (minimum) shall be the sum of the areas required for each dwelling unit on the lot which includes 69.0 square metres per bachelor dwelling unit plus an additional 34.5 square metres for each bedroom. A lot frontage (minimum) of 16.0 metres and an interior side yard width (minimum) of 1.0 metres shall be required. Minimum dwelling unit area requirements of 37.0 square metres for a bachelor dwelling unit and 37.0 square metres for other dwelling units plus an additional 14 square metres for each bedroom shall be required. Lot coverage maximum shall be 35%. A parking area may be located within 4.5 metres of the front lot line and no side yard setback for a driveway is required.

- 6.4.6. R3-6, Part of the North Part of Lot 6, Concession VIII
6 Train Avenue West, Roll No. 4341 040 001 18600 0000
Holding Zoning By-law Amendment No. 97-006 – Stone/Coughlin Townhouse Proposal

A maximum of 18 dwelling units are permitted. The minimum width of a privacy yard adjacent to a wall containing a living room window is 6.0 metres from the

street line and in the case of a living room window or any other window, a privacy yard of 4.0 metres shall be provided from a vehicular driveway. Cantilevered window bays may encroach into the required front yard a distance of no more than 1.0 metres.

Roofed porches, having a maximum height of 4.5 metres, with the height being measured from the established grade to the underside of the rafters or ceiling of the roofed porch and the stairs that are used to provide access to the porch from the ground may encroach into the required front yard a distance of no more than 2.8 metres.

6.4.7. R3-7, Part Lot 5, Concessiion VIII (Parts 1-5, 51R-1095), 11 Train Avenue East, Property Roll No. 4341 040 001 05201 0000
Zoning By-law Amendment No. 2002-032 – Schepers/Archer Apartment Proposal

Provision	Permitted
i) Min. Lot Area	975 square metres (10495.16 ft. ²) for the first five dwelling units, plus 100 square metres (1076.43 ft. ²) for each additional unit
ii) Min. Lot Frontage	27.0 metres (88.58 ft.)
iii) Min. Front Yard Depth	1/3 of the height of the building or 6 metres (19.69 ft.), whichever is the greater
iv) Min. Rear Yard Depth	1/2 of the height of the building or 10.5 metres (34.45 ft.) whichever is the greater
v) Min. Exterior Side Yard Width	1/3 of the height of the building or 6 metres (19.69 ft.), whichever is the greater
vi) Min. Interior Side Yard Width	1/2 of the height of the building or 10.5 metres (34.45 ft.), whichever is the greater, except that the minimum interior side yard width shall be 2 metres (6.56 ft.) if such interior side yard abuts an end wall containing no habitable room windows and provided that the interior side lot line does not abut an R1 or an R2 zone.
vii) Dwelling Unit Area (min.)	42 square metres (452.09 ft. ²) for a bachelor or one bedroom dwelling unit,

Provision	Permitted
	plus 13 square metres (139.94 ft. ²) for each additional bedroom.
viii) Building Height (max.)	11.0 metres (36.09 ft.)
ix) Landscaped open space (min.)	35% which may include a play area or other compatible recreational use
x) Lot coverage (max.)	30%
xi) Dwelling Units per Lot (min.)	5
xii) Courts	Where a building is in a court form, the distance between opposing side walls of the building forming the court shall be not less than 21 metres (68.89 ft.)
xiii) Privacy Yards	<p>A privacy yard shall be provided adjoining each exterior wall of every dwelling unit with a minimum width in accordance with the following:</p> <ol style="list-style-type: none"> a) In the case of a wall containing a first storey living room window 10.5 metres (34.43 ft.) provided that, where the yard adjoins a street line or vehicular driveway, the minimum width shall be 7.5 metres (24.61 ft.). b) In the case of a wall containing a first storey habitable room window other than a living room window 7.5 metres (24.61 ft.) provided that, where the 7.5 metre (24.61 ft.) yard adjoins a vehicular driveway the minimum width shall be 6.0 metres (19.69 ft.). c) An unobstructed yard clear of any public pedestrian access shall be provided adjoining the window of every first storey dwelling unit in an apartment dwelling. Such yard shall extend not less than 3.5 metres (11.48 ft.) from any portion of the window. d) For the purposes of this section, a window shall be considered to be located on the first storey if any part of the glazing is less than 2.5 metres (8.20 ft.) above the adjacent finished grade.

Provision	Permitted
xiv) Play or Recreational Use Areas	<p>A play or recreational use area shall be provided on each lot containing more than 5 dwelling units in accordance with the following:</p> <ul style="list-style-type: none"> a) Minimum Area: 10 square metres/unit (107.64 ft.²) b) Location: Rear Yard or Interior Side Yard, but not in a privacy yard.
xv) Parking Requirements	<p>2 spaces per dwelling unit; parking area is permitted in all yards, except in the required front and exterior side yards wherein parking shall be limited to a properly surfaced driveway.</p>

A Play Area is defined as a fenced or enclosed space, at or above finished grade, which is equipped with play facilities and designed for use by children.

An accessory structure in a Residential Zone may be erected and used in a rear yard provided that it shall be no closer than 1.2 metres (3.94 ft) to the rear or any interior side lot line.

Removal of the Holding Zone

The (H) (holding) symbol shall be removed from the lands zoned R3-1H, when the municipality is satisfied that adequate water supply and sanitary sewage disposal servicing facilities and capacity are available to service the area proposed to be developed, and that all appropriate agreements between the developer and the municipality have been finalized.

Upon the removal of the (H) (holding) symbol, the provisions of the Multiple Residential (R3) Zone shall apply.

6.4.8. R3-8

6.4.8.1. R3-8 Part of Lot 4 and Lot 5, east side of Yonge Street – 15 Yonge Street North - By-law 5000-230

6.4.8.2. Parking areas may be located within the front yard. No side yard setback for a driveway is required. No privacy yards are required.

6.4.8.3. Permitted Uses

Residential Uses:

- i) Low rise apartment building dwelling, with a maximum of six units, each unit having access only from an internal corridor system, and may include administrative, maintenance, storage, laundry, garage and other similar accessory facilities provided for the convenience of the occupants.

6.4.8.4. Zone Provisions – Low Rise Apartment Building

A low rise apartment building dwelling with a maximum of six units is permitted. A lot area (minimum) of 730.51 square metres, a lot frontage (minimum) of 18.08 metres, a north interior side yard width (minimum) of 0.44 metres, a south interior side yard width (minimum) of 3.34 metres and a rear yard depth (minimum) of 8.62 metres shall be required. Lot coverage maximum shall be 31.8%. A minimum landscaped open space of 20.5% (of total lot area) is required. A minimum play or recreational use area of 6.9m² per unit is required in the rear yard. No privacy yards are required. A parking area may be located within the front yard and no side yard setback for a driveway is required.

- 6.4.9. R3-9 – Pt N ½ of Lot 7, Concession 8, Flos, being Pt 6 on 51R-35943
169 Queen Street West – 4341 030 006 07234 0000
By-law 5000-267 – ZB-2016-019 – 2006384 Ontario Inc. (D. Gallo)

- i) Zone Provisions – Townhouse or Street Townhouse Dwelling

Zone Provisions	Permitted
Lot Area (min.) ^{(a)(b)}	173 m ²
Lot Frontage (min.) ^{(a)(b)}	7.0 m
Front Yard Depth (min.) ^{(a)(b)}	6.0 m
Rear Yard Depth (min.) ^{(a)(b)}	6.0 m
Interior Side Yard Width (min.) ^{(a)(b)}	1.2 m Unless a mutual garage or living space is erected on the common lot line in which case no interior side yard width is required.
Exterior Side Yard Width (min.) ^{(a)(b)}	2.5 m
Lot Coverage (max) ^{(a)(b)}	60%
Privacy Yards	None

- a) For the purposes of this Zoning By-law Amendment, any 'street' within Block 79 of the 'Elmvale Village Subdivision' shall be considered to be a 'street' as defined under Section 35.204 of the By-law in applying the required zoning provision(s).
- b) For the purposes of this Zoning By-law Amendment, any 'lot' created by plan of condominium within Block 79 of the 'Elmvale Village

Subdivision' shall be considered to be a 'lot' as defined under Section 35.118 of the By-law in applying the required zoning provision(s).

- ii) With regard to Yard Encroachments for Porches/Verandas the following shall apply:

Projection into any required front or rear yard (max)	1.8 m
Area (max)	6.5 m ²

6.4.10 R3-10, Lot 5, Concession 9 (Elmvale)
 21 Yonge Street North, Roll No. 4341 040 001 36375
 25 Yonge Street North, Roll No. 4341 040 001 36380
 By-law 5000-312 – ZB-2020-002 – 1953518 Ontario Ltd. (Woods)

Minimum southerly interior side yard setback of 1.1 metres (3.61 feet) shall be permitted.

6.4.10 R3-11 – Part Lot 6, Concession 9, Parts 1,2, 4, 5, 6, 8, 9 & 10 RP
 51R19061, former Elmvale
 60 Yonge Street North, Property Roll No. 4341 040 001 49201 0000
 By-law 5000-328 - ZB-2019-003 – Sertson Contracting Ltd

An apartment building with a reduced interior side yard (minimum) of 7 metres and a reduced rear yard (minimum) of 7 metres shall be permitted. A minimum of 46 parking spaces shall be provided.

6.4.11 R3-12 – Part of Lot 6, Concession 8, former Village of Elmvale,
 5 Train Avenue West – Roll No. 4341 040 001 18200
 6 Train Avenue West – Roll No. 4341 040 001 18600
 74 Yonge Street South – Roll No. 4341 030 006 07000
 By-law 5000-341 – ZB-2017-015 – Elmvale Development Inc.

Zone Provisions – Townhouse or Street Townhouse Dwellings

Number of Units in a Row (max.)	10
Lot Area (min.)	130 square metres
Lot Frontage (min.)	5.2m per interior unit, 7.0m per end unit and 7.2m per exterior unit
Interior Side Yard Width (min.)	1.8m
Exterior Side Yard Width (min.)	2.0m
Rear Yard Width (min.)	7.0m
Lot Coverage (max.)	60%
Height (max.)	13.0m
Privacy Yards	None

Residential 7 – Residential (R4) Zone (By-lay 5000-099 Heritage Village Hillsdale SP-T-0504

7.1. All permitted uses within the Residential (R4) Zone shall be serviced by a public water and sanitary sewer system.

7.2. Permitted Uses

Residential Uses:

- a) Single detached dwelling

Non-Residential Uses permitted with or without lifting of the H Holding Zone.

- a) Home occupation, in accordance with the General Provisions Section
- b) Public Use in accordance with the General Provisions Section

7.3. Zone Provisions

	Provision	Required
i)	Minimum Lot Area	450 m ²
ii)	Minimum Lot Frontage	15.24 m
iii)	Minimum Front Yard Depth to main building wall excluding garage face	5.0 m
iv)	Minimum Front Yard Depth to building wall containing garage face	6.0m
v)	Minimum Front Yard Depth to Porch or Veranda on a foundation	3.75 m
vi)	Minimum Interior Side Yard Depth	1.2 m
vii)	Minimum Rear Yard Depth	7.5 m
viii)	Minimum Exterior Side Yard Depth to main building wall excluding garage face	3.75 m
ix)	Minimum Exterior Side Yard Depth to building wall containing garage face	6.0m
x)	Minimum Exterior Side Yard Depth to Porch or Veranda on a foundation	3.75 m
xi)	Maximum Building Height	11 m
xii)	Maximum Dwelling Units per lot	1
xiii)	Accessory Buildings	
xii)	Parking	Refer to Off-street Parking Section of the General Provisions

Provision

Required

Notwithstanding subsection 4 of the Yard Encroachment General Provisions, a front porch or veranda shall not be limited in size.

Subsection 1 of the Sight Triangle General Provisions shall not apply where a sight triangle has been incorporated into the road allowance at a corner intersection.

Notwithstanding the Zone Provisions, in the case of an attached or detached garage that is located a minimum of 6.0 metres behind the front main wall of a dwelling the following provisions shall apply:

xiii)

1. Minimum Front Yard Depth to main wall of dwelling, porch or veranda on a foundation shall be 3.75 metres.
2. Minimum Interior Side Yard Depth to building wall of the garage shall be 0.8 metres, except in the case of a detached garage, which may share a common wall with a detached garage on an abutting lot.
3. Minimum Rear Yard Depth to building wall of the garage shall be 0.8 metres.

Section 8 – Residential (R5) Zone (By-law 5000-099 – Heritage Village Subdivision SP-T-0504)

8.1. All permitted uses within the Residential (R5) Zone shall be serviced by a public water and sanitary sewer system.

8.2. Permitted Uses

Residential Uses:

- i) Townhouse dwelling
- ii) Street Townhouse dwelling

Non-Residential Uses permitted with or without lifting of the H Holding Zone:

- i) Public Use in accordance with the General Provisions Section

8.3. Zone Provisions

	Provisions	Required
i)	Minimum Lot Area per townhouse dwelling	220 m ²
ii)	Minimum Lot Frontage per townhouse dwelling	7.4 m
iii)	Minimum Front Yard Depth to main building wall excluding garage face	5.0 m
iv)	Minimum Front Yard Depth to building wall containing garage face	6.0m
v)	Minimum Front Yard Depth to Porch or Veranda on a foundation	3.75 m
vi)	Minimum Rear Yard Depth	7.5 m
vii)	Minimum Exterior Side Yard Depth to main building wall excluding garage face	3.75 m
viii)	Minimum Exterior Side Yard Depth to building wall containing garage face	6.0 m
ix)	Minimum Exterior Side Yard Depth to Porch or Veranda on a foundation	3.75 m
x)	Maximum Building Height	11 m
xi)	Maximum Dwelling Units per lot	1
xii)	Accessory Buildings	Refer to the Accessory Buildings, Uses and Structures Section of the General Provisions

	Provisions	Required
xiii)	Parking	Refer to the Off-street Parking Section of the General Provisions.
xiv)	Notwithstanding subsection 4 of the Yard Encroachment General Provisions, a front porch or veranda shall not be limited in size.	
xv)	Subsection 1 of the Sight Triangle General Provisions shall not apply where a sight triangle has been incorporated into the road allowance at a corner intersection.	
xvi)	Notwithstanding the Zone Provisions, in the case of an attached or detached garage that is located a minimum of 6.0 metres behind the front main wall of a dwelling the following provisions shall apply: <ul style="list-style-type: none"> 1. Minimum Front Yard Depth to main wall of dwelling, porch or veranda on a foundation shall be 3.75 metres. 2. Minimum Interior Side Yard Depth to building wall of the garage shall be 0.8 metres, except in the case of a detached garage, which may share a common wall with a detached garage on an abutting lot. 3. Minimum Rear Yard Depth to building wall of the garage shall be 0.8 metres. 	

Section 9 – Urban Residential One (UR1) Zone

9.1. Within an Urban Residential One (UR1) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

9.2. Permitted Uses

9.2.1. Residential Uses:

- a) Single detached dwelling
- b) Detached accessory structure

9.3. Zone Provisions

9.3.1. All permitted uses within the Urban Residential One (UR1) Zone shall be serviced by full water and wastewater services.

9.3.2. No person shall within the Urban Residential One (UR1) Zone use any lot, erect or use any building or structure for any purpose except in accordance with the Midhurst Residential Zoning Performance Table, as applicable.

Performance Table

UR 1 Provisions ^{F,M}	Single Detached Dwelling
Lot Frontage (minimum)	15.0 m
Lot Area (minimum)	446 m ²
Landscaped Open Space % Area (minimum)	--
Landscaped Open Space % Lot Frontage (minimum)	40%
Front Yard – Building (minimum) ^O	4.5 m
Front Yard – Garage (minimum) ^O	6.0 m
Interior Side Yard - Building (minimum) ^{A,P}	1.2 m
Interior Side Yard - Garage (minimum) ^{A,P}	1.2 m
Exterior Side Yard (minimum) ^{B,O}	3.0 m
Rear Yard - Building (minimum) ^S	6.5 m
Rear Yard – Garage (minimum) ^C	0.6 m
Lot Coverage (maximum)	N/A

UR 1 Provisions ^{F,M}	Single Detached Dwelling
Height (maximum)	11.5 m
Dwelling Unit Floor Area (minimum)	--
Gross Floor Area (maximum)	--
Parking Spaces, including garage (minimum) ^Q	2
Garage Width % of Lot Frontage (maximum) _{L,N}	50%

Notes:

- a) For single detached units, the minimum interior side yard may be reduced to 0.6m for the garage.
- b) Where face of garage door faces flankage (exterior side yard) the face of the garage is to be 6 metres from street line.
- c) Where an accessory garage is located in a rear yard, no dwelling unit on the same lot shall be located within 6 metres of the accessory garage. If the accessory garage is attached to the residence, the setback shall be 0 metres.
- d) From a laneway.
- e) For the first 5 dwelling units, plus 100 square metres for each additional unit.
- f) Maximum number of detached accessory structures is two (2) per lot with a combined GFA of 65 square metres for single detached, semi-detached, duplex and townhouse dwellings; 86 square metres for triplex and fourplex dwellings; and 125 square metres for sixplex dwellings. And accessory structure shall not include a detached garage.
- g) May include a play area or other compatible recreational use.
- h) The minimum interior side yard shall be 2 metres if the abutting end wall contains no habitable room windows and provided the interior lot line does not abut a (UR1) or (UR2) Zone.
- i) Plus 13 square metres for each additional bedroom.
- j) Additional policies regarding Courts, Privacy Yards, Accessory Buildings and Plan / Recreational Areas from Residential (R3) Zone apply.
- k) The front yard for multiplex dwellings is the yard that abuts a public street, but does not include a laneway,
- l) The minimum parking space dimensions shall be 3 metres in width and 6 metres in length for a single car garage and 5.5 metres in width by 6 metres in length for a two car garage. Encroachments are permitted.
- m) On a corner lot, sight triangles shall have minimum size of 3 metres x 3 metres. Within these triangular spaces, no hedge, shrub, tree, fence, sign or other such structures shall be planted, maintained or erected. Where a site triangle exists, yards shall be measured from the point of the intersection from the extension of the lot lines.

- n) Garage width to be measured from two opposite edges of the garage door.
- o) A 0.75 metres encroachment for stairs is permitted into the front, rear and exterior side yard.
- p) Where two townhouse units (all types) share a common vertical wall then there shall be a 0 metres interior side yard setback,
- q) For the purpose of calculating the number of required parking spaces, the parking area shall be measured from the curb on lots with a single car garage and no sidewalk.
- r) In mixed use buildings, the ground level floor shall be devoted entirely to non-residential uses,
- s) In (UR1) and (UR2) Zones where the rear lot line abuts a hedgerow or park, the minimum rear yard setback for the building shall be 3.0 metres.

9.4 Zone Exceptions

9.4.1 UR1-1

By-law 500-338 – ZB-2021-008 - Carson Neighbourhoods

Notwithstanding anything else in this bylaw, an encroachment of 1.5 metres is permitted into the exterior side yard for porches and stairs. All other provisions of Section 9 continue to apply.

Section 10 – Urban Residential (UR2) Zone

10.1. Within an Urban Residential Two (UR2) Zone, no person shall use any land; erect alter, enlarge, use or maintain any building structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

10.2. Permitted Uses

10.2.1. Residential Uses:

- a) Single detached dwelling
- b) Rear access single detached dwelling
- c) Semi-detached dwelling
- d) Street, block, bungalow, stacked and rear access townhouse dwelling
- e) Detached accessory structure

10.2.2. Non-Residential Uses:

- a) School, in accordance with the provisions of the Institutional (I) Zone.

10.3. Zone Provisions

10.3.1. All permitted uses within the Urban Residential Two (UR2) Zone shall be serviced by full water and wastewater services.

10.3.2. No person shall within the Urban Residential Two (UR2) Zone use any lot, erect or use any building or structure for any purpose except in accordance with the Midhurst Residential Zoning Performance Table, as applicable.

Midhurst Residential Zoning Performance Table for Urban Residential (UR 2) Zone

UR2 Provisions ^{F,M}	Single Detached Dwelling	Rear Access Single Detached Dwelling	Semi-Detached Dwelling	Street Townhouse Dwelling	Rear Access Townhouse Dwelling	Block / Bungalow Townhouse Dwelling	Stacked Townhouse Dwelling	Duplex, Triplex, Fourplex, Sixplex Dwelling ^K
Lot Frontage (minimum)	9.75 m	9.75 m	15.20 m	5.90 m	4.5 m	12.2 m	6.0 m	15.20 m
Lot Area (minimum)	290 m ²	290 m ²	452 m ²	176 m ²	134 m ²	363 m ²	179 m ²	452 m ²
Landscaped Open Space % Area (minimum)	--	--	--	--	--	--	--	35% ^G
Landscaped Open Space % Lot Frontage (min.)	40%	40%	40%	40%	40%	40%	40%	40%
Front Yard – Building (minimum) ^O	4.5 m	3.0 m	4.5 m	4.5 m	3.0 m	4.5 m	4.5 m	4.5 m
Front Yard – Garage (minimum) ^O	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m
Interior Side Yard - Building (minimum) ^{A,P}	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m
Interior Side Yard - Garage (minimum) ^{A,P}	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m
Exterior Side Yard (minimum) ^{B,O}	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m
Rear Yard - Building (minimum) ^S	6.5 m	6.5 m ^D	6.5 m	6.5 m	6.5 m ^D	6.5 m	6.5 m	6.5 m
Rear Yard – Garage (minimum) ^C	0.6 m	0.6 m ^D	0.6 m	--	0.6 m ^D	N/A	--	0.6 m
Lot Coverage (maximum)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Height (maximum)	11.5 m	11.5 m	11.5 m	11.5 m	11.5 m	11.5 m	11.5 m	11.5 m
Dwelling Unit Floor Area (minimum)	--	--	--	--	--	--	--	--
Gross Floor Area (maximum)	--	--	--	--	--	--	--	--
Parking Spaces, including garage (min.) ^Q	2	2	2	2	2	1.5 / unit	1.5 / unit	1.5 / unit
Garage Width % of Lot Frontage (maximum) ^{L,N}	50%	50%	50%					Refer to Section 3.4

Midhurst Residential Zoning Performance Table for Urban Residential (UR2) Zone

Notes:

- a) For single detached units, the minimum interior side yard may be reduced to 0.6m for the garage.
- b) Where face of garage door faces flankage (exterior side yard) the face of the garage is to be 6 metres from street line.
- c) Where an accessory garage is located in a rear yard, no dwelling unit on the same lot shall be located within 6 m of the accessory garage. If the accessory garage is attached to the residence, the setback shall be 0 m.
- d) From a laneway.
- e) For the first 5 dwelling units, plus 100 square metres for each additional unit.
- f) Maximum number of detached accessory structures is two (2) per lot with a combined GFA of 65 square metres for single detached, semi-detached, duplex and townhouse dwellings; 86 square metres for triplex and fourplex dwellings; and 125 square metres for sixplex dwellings. And accessory structure shall not include a detached garage.
- g) May include a play area or other compatible recreational use
- h) The minimum interior side yard shall be 2 metres if the abutting end wall contains no habitable room windows and provided the interior lot line does not abut a (UR1) or (UR2) Zone
- i) Plus 13 square metres for each additional bedroom
- j) Additional policies regarding Courts, Privacy Yards, Accessory Buildings and Plan / Recreational Areas from Residential R3 Zone apply
- k) The front yard for multiplex dwellings is the yard that abuts a public street, but does not include a laneway
- l) The minimum parking space dimensions shall be 3 metres in width and 6 metres in length for a single car garage and 5.5 metres in width by 6 metres in length for a two car garage. Encroachments are permitted.
- m) On a corner lot, sight triangles shall have minimum size of 3 metres x 3 metres. Within these triangular spaces, no hedge, shrub, tree, fence, sign or other such structures shall be planted, maintained or erected. Where a site triangle exists, yards shall be measured from the point of the intersection from the extension of the lot lines.
- n) Garage width to be measured from two opposite edges of the garage door.
- o) A 0.75 metres encroachment for stairs is permitted into the front, rear and exterior side yard.
- p) Where two townhouse units (all types) share a common vertical wall then there shall be a 0 metres interior side yard setback.
- q) For the purpose of calculating the number of required parking spaces, the parking area shall be measured from the curb on lots with a single car garage and no sidewalk.
- r) In mixed use buildings, the ground level floor shall be devoted entirely to non-residential uses.

- s) In (UR1) and (UR2) Zones where the rear lot line abuts a hedgerow or park, the minimum rear yard setback for the building shall be 3.0 metres

10.4 Zone Exceptions

10.4.1 UR2-1

By-law 5000-338 – ZB-2021-008 – Carson Neighbourhoods

Notwithstanding anything else in this bylaw, an encroachment of 1.5 metres is permitted into the exterior side yard for porches and stairs. All other provisions of Section 10 continue to apply.

10.4.2 UR2-2, W1/2 Lot 15, Con 6; Pts 2, 3 & 4 51R-42992, Vespra

Roll No. 4341 010 003 31256

By-law 5000-350 – ZB-2021-012 – 2793690 Ontario Ltd. (Thompson Lands)

Notwithstanding anything else in this bylaw, an encroachment of 1.5 metres is permitted into the exterior side yard for porches and stairs. All other provisions of Section 10 continue to apply.

Section 11 – Urban Residential Three (UR3) Zone

11.1. Within an Urban Residential Three (UR3) Zone, no person shall use any land; erect alter, enlarge, use or maintain any building structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

11.2. Permitted Uses:

11.2.1. Residential Uses:

- a) Apartment building dwelling
- b) Street, block, bungalow, stacked and rear access townhouse dwellings
- c) Duplex, triplex, fourplex, sixplex dwellings
- d) Live-work unit
- e) Senior citizen home
- f) Home for the aged
- g) Nursing home
- h) Detached accessory structure

11.2.2. Non-Residential Uses:

- a) School, in accordance with the provisions of the Institutional (I)

11.3. Zone Provisions

11.3.1. All permitted uses within the Urban Residential Three (UR3) Zone shall be serviced by full water and wastewater services.

11.3.2. No person shall within the Urban Residential Two (UR3) Zone use any lot, erect or use any building or structure for any purpose except in accordance with the Midhurst Residential Zoning Performance Table, as applicable.

Midhurst Residential Zoning Performance Table for Urban Residential (RU3) Zone

UR3 Provisions ^{F, J, M, R}	Street Townhouse Dwelling	Rear Access Townhouse Dwelling	Block / Bungalow Townhouse Dwelling	Stacked Townhouse Dwelling	Duplex, Triplex, Fourplex, Sixplex Dwelling ^K	Apartment
Lot Frontage (minimum)	5.9 m	4.5 m	12.2 m	6.0 m	15.20 m	27.0 m
Lot Area (minimum)	176 m ²	134 m ²	363 m ²	179 m ²	452 m ²	850 m ² ^E
Landscaped Open Space % Area (minimum)	--	--	--	--	35% ^G	35% ^G
Landscaped Open Space % Lot Frontage (min.)	40%	40%	40%	40%	40%	40%
Front Yard – Building (minimum) ^O	4.5 m	3.0 m	4.5 m	4.5 m	4.5 m	6.0 m
Front Yard – Garage (minimum) ^O	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m	--
Interior Side Yard - Building (minimum) ^{A,P}	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m	10.5 ^H
Interior Side Yard - Garage (minimum) ^{A,P}	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m	--
Exterior Side Yard (minimum) ^{B,O}	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m
Rear Yard - Building (minimum) ^S	6.5 m	6.5 m ^D	6.5 m	6.5 m	6.5 m	9.0
Rear Yard – Garage (minimum) ^C	--	0.6 m ^D	N/A	--	0.6 m	--
Lot Coverage (maximum)	N/A	N/A	N/A	N/A	N/A	N/A
Height (maximum)	11.5 m	11.5 m	11.5 m	11.5 m	11.5 m	18.0 m
Dwelling Unit Floor Area (minimum)	--	--	--	--	--	42 m ² (bachelor or one bedroom) ^I
Gross Floor Area (maximum)	--	--	--	--	--	
Parking Spaces, including garage (minimum) ^Q	2	2	1.5 / unit	1.5 / unit	1.5 / unit	1.5 / unit
Garage Width % of Lot Frontage (maximum) ^{L,N}					Refer to Section 3.4	Refer to Section 3.4

Midhurst Residential Zoning Performance Table for Urban Residential (RU3) Zone

Notes:

- a) For single detached units, the minimum interior side yard may be reduced to 0.6 metres for the garage.
- b) Where face of garage door faces flankage (exterior side yard) the face of the garage is to be 6 metres from street line.
- c) Where an accessory garage is located in a rear yard, no dwelling unit on the same lot shall be located within 6 metres of the accessory garage. If the accessory garage is attached to the residence, the setback shall be 0 metres.
- d) From a laneway.
- e) For the first 5 dwelling units, plus 100 square metres for each additional unit.
- f) Maximum number of detached accessory structures is two (2) per lot with a combined GFA of 65 square metres for single detached, semi-detached, duplex and townhouse dwellings; 86 square metres for triplex and fourplex dwellings; and 125 square metres for sixplex dwellings. And accessory structure shall not include a detached garage.
- g) May include a play area or other compatible recreational use.
- h) The minimum interior side yard shall be 2 metres if the abutting end wall contains no habitable room windows and provided the interior lot line does not abut a (UR1) or (UR2) Zone.
- i) Plus 13 square metres for each additional bedroom.
- j) Additional policies regarding Courts, Privacy Yards, Accessory Buildings and Plan / Recreational Areas from Residential R3 Zone apply.
- k) The front yard for multiplex dwellings is the yard that abuts a public street, but does not include a laneway.
- l) The minimum parking space dimensions shall be 3 metres in width and 6 metres in length for a single car garage and 5.5 metres in width by 6 metres in length for a two car garage. Encroachments are permitted.
- m) On a corner lot, sight triangles shall have minimum size of 3 metres x 3 metres. Within these triangular spaces, no hedge, shrub, tree, fence, sign or other such structures shall be planted, maintained or erected. Where a site triangle exists, yards shall be measured from the point of the intersection from the extension of the lot lines.
- n) Garage width to be measured from two opposite edges of the garage door.
- o) A 0.75 metres encroachment for stairs is permitted into the front, rear and exterior side yard.
- p) Where two townhouse units (all types) share a common vertical wall then there shall be a 0 metres interior side yard setback.
- q) For the purpose of calculating the number of required parking spaces, the parking area shall be measured from the curb on lots with a single car garage and no sidewalk.
- r) In mixed use buildings, the ground level floor shall be devoted entirely to non-residential uses.

- s) In (UR1) and (UR2) Zones where the rear lot line abuts a hedgerow or park, the minimum rear yard setback for the building shall be 3.0 metres.

Section 12 – Residential Estate (RE) Zone

12.1. Within a Residential Estate (RE) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

12.2. Permitted Uses

12.2.1. Residential Uses:

- a) Single detached dwelling

12.2.2. Non-Residential Uses:

- a) bed and breakfast in accordance with the General Provisions Section
- b) home occupation in accordance with the General Provisions Section
- c) public park
- d) passible outdoor recreation use
- e) public use in accordance with the General Provisions Section

12.3. Zone Provisions

12.3.1. Refer to Section 3 (General Provisions)

12.3.2. Lot area (minimum) 6,000 m² (64,585.58 ft.²)

12.3.3. Lot frontage (minimum) 60 m (196.88 ft.)

12.3.4. Minimum Yards:

	Yard	Provision
a)	front	15.0 m (49.21 ft.)
b)	rear	15.0 m (49.21 ft.)
c)	interior side	7.5 m (24.61 ft)
d)	exterior side	15.0 m (49.21 ft.)

12.3.5. Maximum Lot Coverage 10%

12.3.6. Dwelling Unit Area (minimum Ground Floor Area) 150.0 m (1614.64 ft.)

- a) In the case of a 1 ½ storey or 2 storey dwelling, the minimum ground floor area may be reduced to 80% of the minimum ground floor area required.

12.3.7. Maximum Building Height 11.0 m (36.09 ft.)

12.3.8. Dwelling Units per Lot (maximum) 1

12.3.9. Accessory Buildings

- a) Refer to the Accessory Buildings General Provisions. In addition to Section 3.7, the maximum total area of accessory buildings or structures shall be 115 square metres (1238 ft²) in total.
- b) Minimum yards for detached accessory buildings:
 - i) Front 15.0 m (49.21 ft.)
 - ii) Rear 3.0 m (9.84 ft.)
 - iii) Interior 3.0 m (9.84 ft.)
 - iv) Exterior 15.0 m (49.21 ft.)

12.3.10. Parking

- a) Refer to the Off-Street Parking requirements of the General Provisions Section.
- b) Not more than 50% of the area of a side or rear yard of any lot shall be occupied by parking area.

12.4. Zone Exceptions

12.4.1. RE-1, Lot 8 and 9, Concession V, (Vespra)
Vespra Zoning By-law Amendment No. 84-8 – Mills Subdivision, Registered Plan M-272

- 2 Mills Circle, Roll No. 43 41 010 003 228 00 0000
- 4 Mills Circle, Roll No. 43 41 010 003 228 01 0000
- 5 Mills Circle, Roll No. 43 41 010 003 228 14 0000
- 6 Mills Circle, Roll No. 43 41 010 003 228 02 0000
- 9 Mills Circle, Roll No. 43 41 010 003 228 19 0000
- 10 Mills Circle, Roll No. 43 41 010 003 228 03 0000
- 12 Mills Circle, Roll No. 43 41 010 003 228 04 0000
- 13 Mills Circle, Roll No. 43 41 010 003 228 18 0000
- 14 Mills Circle, Roll No. 43 41 010 003 228 05 0000
- 18 Mills Circle, Roll No. 43 41 010 003 228 06 0000
- 19 Mills Circle, Roll No. 43 41 010 003 228 17 0000
- 20 Mills Circle, Roll No. 43 41 010 003 228 07 0000
- 22 Mills Circle, Roll No. 43 41 010 003 228 08 0000
- 24 Mills Circle, Roll No. 43 41 010 003 228 09 0000
- 25 Mills Circle, Roll No. 43 41 010 003 228 160000
- 26 Mills Circle, Roll No. 43 41 010 003 228 10 0000
- 28 Mills Circle, Roll No. 43 41 010 003 228 11 0000
- 30 Mills Circle, Roll No. 43 41 010 003 228 12 0000
- 31 Mills Circle, Roll No. 43 41 010 003 228 15 0000
- 32 Mills Circle, Roll No. 43 41 010 003 228 13 0000

Minimum lot frontages shall be in accordance with the draft plan of subdivision, approved by the Minister on November 3, 1983, (file no. 43T-82011) and in no case shall the lot frontage (minimum) be less than 15.0 metres.

12.4.2. RE-2, Lot 4, Concession VI, (Vespra)

19 Binnie Drive, Roll No. 43 41 010 002 239 14 0000
20 Binnie Drive, Roll No. 43 41 010 002 239 12 0000
21 Binnie Drive, Roll No. 43 41 010 002 239 13 0000
Vespra Zoning By-law No. 86-3

The front yard depth (minimum) shall be 12.0 metres.

12.4.3. RE-3, Lot 14, Concession IV, (Vespra)

43 Finlay Mill Road, Roll No. 4341 010 003 20867 0000
Vespra Zoning By-law Amendment No. 86-26 as amended by Vespra Zoning
By-law Amendment No. 88-9

The lot frontage (minimum) for the lots within this zone shall be 24.3 metres. Furthermore in regard to any accessory building, such a use shall not exceed a maximum area of 83.7 square metres, no horizontal dimension shall exceed 9.2 metres, the maximum height shall be 10.8 metres and an interior side width (minimum) of 10.8 metres shall be provided.

12.4.4. RE-4, Lot 15, Concession II, (Vespra) incl. Lots 1-5, Registered Plan 51M-439
Vespra Zoning By-law Amendment No. 90-5 – Part of Sutton Heights
Subdivision

3076 Old Second South, Roll No. 4341 010 001 23501 0000

6 Sutton Heights, Roll No. 43 41 010 001 234 06 0000
9 Sutton Heights, Roll No. 43 41 010 001 234 14 0000
12 Sutton Heights, Roll No. 43 41 010 001 234 08 0000
13 Sutton Heights, Roll No. 43 41 010 001 234 12 0000
17 Sutton Heights, Roll No. 43 41 010 001 234 10 0000

A minimum setback for all buildings of 10 metres from the boundary of the Trans Canada Pipelines easement shall be provided. No minimum setback from the top of the slope is required.

12.4.5. RE-5, Lot 10, Concession IV, (Vespra)

Zoning By-law Amendment No. 2000-054 – Formerly JASCO/Sabiston now
Part of Bridle Gate Subdivision

3 Bridle Trail, Roll No. 43 41 010 003 055 40 0000
5 Bridle Trail, Roll No. 43 41 010 003 055 38 0000

The lot frontage (minimum) for the lots within this zone shall be 45 metres. The front yard depth (minimum) shall be 9 metres.

- 12.4.6. RE-6, Lot 1, Concession VII, (Flos)
1590 Flos Road Seven East, Roll No. 43 41 030 002 330 02 0000
1604 Flos Road Seven East, Roll No. 43 41 030 002 330 00 0000

The lot frontage (minimum) for those lots within this zone shall be 55.0 metres. Furthermore a building setback of 30.0 metres shall be provided from the southerly and easterly boundaries of this zone.

- 12.4.7. RE-7, Lot 1, Concession VII, (Flos)
2729 Baseline Road, Roll No. 4341 030 002 33003 0000

Only those buildings or structures necessary for flood or erosion control are permitted within this zone.

- 12.4.8. RE-8, Lot 64 and 65, Concession 1, W.R.P., (Flos)
1900 Little Ninth, Part of Roll No. 4341 030 002 13600 0000

The lot area (minimum) for those lots within this zone shall be 0.5 hectares. Furthermore the minimum building setback from the boundary of an abutting Environmental Protection (EP) Zone shall be 7.5 metres.

- 12.4.9. RE-9, Lot 64 and 65, Concession 1, W.R.P., (Flos)
1937 South Orr Lake Road, Part of Roll No. 4341 030 002 13612 0000

The rear yard depth (minimum) for those lots within this zone shall be 7.5 metres.

- 12.4.10. RE-10, Lot 64, Concession 1, W.R.P., (Flos)
Lots 1 to 11, Registered Plan 51M-514
Flos Zoning By-law Amendment No. 90-33 as amended by Springwater Zoing
By-law Amendment No. 97-011 – Woods Subdivision

1 Woods Drive, Roll No. 43 41 030 002 025 31 0000
3 Woods Drive, Roll No. 43 41 030 002 025 28 0000
5 Woods Drive, Roll No. 43 41 030 002 025 25 0000
6 Woods Drive, Roll No. 43 41 030 002 025 34 0000
7 Woods Drive, Roll No. 43 41 030 002 025 22 0000
8 Woods Drive, Roll No. 43 41 030 002 025 37 0000
9 Woods Drive, Roll No. 43 41 030 002 025 19 0000
10 Woods Drive, Roll No. 43 41 030 002 025 40 0000
11 Woods Drive, Roll No. 43 41 030 002 025 16 0000
13 Woods Drive, Roll No. 43 41 030 002 025 13 0000
15 Woods Drive, Roll No. 43 41 030 002 025 10 0000

The lot frontage (minimum) for those lots within this zone shall be 55.0 metres. Furthermore the minimum gross floor area requirement for any dwelling unit shall be 115.0 square metres.

- 12.4.11. RE-11, Lot 6, Concession II, W.R.P., (Flos)
1041 Flos Road Three West, Part of Roll No. 43 41 030 003 042 00 0000
1063 Flos Road Three West, Part of Roll No. 43 41 030 003 046 00 0000
Flos Zoning By-law Amendment No. 90-38 & 5000-022 Apto Subdivision
(Huronian Equestrian Estates)

The Holding (H) symbol may be lifted from the lands zoned Residential Estate Exception Holding (RE-11) (H) only upon the completion of a complete assessment and excavation of significant archaeological features pertaining to provincially registered site BdGw-38 by archaeologists licensed under the Ontario Heritage Act and to the satisfaction of the Ministry of Culture. There will be no alterations of the archaeological site or its related features by non-licensed individuals at any time, as per Section 48(1) of the Ontario Heritage Act.

In addition, the Holding provision may only be lifted upon the completion of the ESA conducted by Hydro One Networks Inc. and the satisfactory implementation of any recommendations contained therein or a peer review is conducted on the Morrison Environmental Report by a licensed Hydro geologist which supports the method and conclusion of this study.

The hold may be lifted when both conditions are satisfied.

- 12.4.12. RE-12, Lot 65, Concession II, W.R.P., (Flos)

1791 Little Ninth, Roll No. 43 41 030 002 305 05 0000
1803 Little Ninth, Roll No. 43 41 030 002 305 10 0000
1817 Little Ninth, Roll No. 43 41 030 002 305 15 0000
1833 Little Ninth, Roll No. 43 41 030 002 305 20 0000
1847 Little Ninth, Roll No. 43 41 030 002 305 25 0000
1861 Little Ninth, Roll No. 43 41 030 002 305 30 0000
1871 Little Ninth, Roll No. 43 41 030 002 305 35 0000
Flos Zoning By-law Amendment No. 90-26 – Devitt

The lot area (minimum) for those lots within this zone shall be 0.59 hectares.

- 12.4.13. RE-13, Lots 17 & 18, Plan 51M-717
7 & 9 Bridle Trail, Roll No. 4341 010 003 05534 0000 & 4341 010 003 05536
0000 – Harris

For the purposes of this By-law, lands zoned Re-13 shall be deemed to be one lot.

RE-13, Lot 18, Plan 51M-717, 7 Bridle Trail, Roll No. 4341 010 003 05536 0000

The lot frontage (minimum) for the lot within this zone shall be 45 metres. The front yard depth (minimum) shall be 9 metres.

- 12.4.14. RE-14, Lot 5, Concession VII (Vespra)
1586 Wilson Drive, 4341 010 002 24000 0000, (Pinehurst Subd. ZBA)

The minimum lot area for lands subject to this zone shall be

Lot 9	10,535.5 square metres
Lot 10	4,920.7 square metres
Lot 11	4,642.0 square metres
Lot 12	5,780.0 square metres
Lot 13	6,666.2 square metres

- 12.4.15. RE-15, Part Lot 1 and 2, Concession III, Vespra
2847 Horseshoe Valley Road, Part of 4341 010 002 00100 0000 (Pinehill Subd. ZBA)

Minimum lot frontages shall be in accordance with the red lined draft plan of subdivision, approved by the Minister on January 3, 1995 (file no. 43T-92007) and in no case shall the lot frontage (minimum) be less than 50.0 metres and the average lot size 0.65 hectares in accordance with the provisions of Official Plan Amendment No. 29 to the Township of Vespra Official Plan,

Furthermore, the minimum building setback of 15 metres from the boundary of an abutting Environmental Protection (EP) Zone at top of bank of steep slopes in association with a watercourse shall apply to Lots 2 to 8 inclusive, and Lots 10 to 19 inclusive for all structures and septic systems,

- 12.4.16. RE-16, Lot 6, Concession 2, (Flos) Block 62 on 51M-837
1041 Flos Road Three West, Part of Roll No. 43 41 030 003 042 00 0000
Flos ZBA No. 90-38 & 5000-022, Apto Subdivision (Huronian Equestrian Estates)

The Holding (H) symbol may be lifted from the lands zoned (RE-16) (H) Zone upon the completion of the ESA conducted by Hydro One Networks Inc. and the satisfactory implementation of any recommendations contained therein or a peer review is conducted on the Morrison Environmental Report by a licensed Hydro geologist which supports the method and conclusion of this study.

In addition, the Estate Residential Exception (RE-16) Zone is to revert back to the Residential Estate (RE) Zone once conditions satisfying the removal of the hold symbol are satisfied.

- 12.4.17. RE-17, West Part of Lot 2, Concession 3 (former Vespra)
1189 Gill Road, Roll No. 4341 010 002 00400 0000
Zoning By-law Amendment No. 5000-028 Draft Plan SP-T-93011, "Ravines of Matheson Creek" Subdivision

The Minimum Lot Area shall be 4,350 square metres (46,834 sq.ft) and the Minimum Lot Frontage shall be 45 metres (147.6 ft, (

- 12.4.18. RE-18, West Part of Lot 2, Concession 3 (former Vespra)
1189 Gill Road, Roll No. 4341 010 002 00400 0000
Draft Plan SP-T-93011, "Ravines of Matheson Creek" Subdivision

The Minimum Lot Area shall be 4,350 square metres (46,834 sq.ft);
The Minimum Lot Frontage shall be 45 metres (147.6 ft.);
The Minimum Rear Yard Setback shall be 9 metres (29.5 ft.)

- 12.4.19. RE-19, Part Lot 6, Concession 2 (former Flos)
Loftus Road, Roll No. 4341 030 003 04300 0000
Apto Stormwater Management Pond ZBA , By-law No. 5000-102

The minimum lot frontage shall be 48 metres (157.5 ft.) and the minimum lot area shall be 0.31 hectares (0.77 acres).

Section 13 – Residential Rural (RR) Zone

13.1. Within a Residential Rural (RR) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

13.2. Permitted Uses

13.2.1. Residential Uses:

- a) single detached dwelling

13.2.2. Non-Residential Uses:

- a) bed and breakfast in accordance with the General Provisions Section
- b) home occupation in accordance with the General Provisions Section
- c) public park
- d) passive outdoor recreation use
- e) public use in accordance with the General Provisions Section

13.3. Zone Provisions

13.3.1. Refer to Section 3 – General Provisions

13.3.2. Lot Area (minimum) 1855 m² (19967.71 ft.²)

13.3.3. Lot Frontage (minimum) 38.0 m (124.67 ft.)

13.3.4. Minimum Yards

	Yard	Provision
a)	front	15.0 m (49.21 ft.)
b)	rear	15.0 m (49.21 ft.)
c)	interior side	3.0 m (9.84 ft.)
d)	exterior side	15.0 m (49.21 ft.)

13.3.5. Lot Coverage (maximum) 20%

13.3.6. Dwelling Unit Area (minimum Ground Floor Area) 100 m² (1076.43 ft.²)

- a) In the case of a 1 ½ storey or 2 storey dwelling, the minimum ground for area may be reduced to 80% of the minimum ground floor area required.

13.3.7. Building Height (maximum) 11 m (36.09 ft.)

13.3.8. Dwelling Units per Lot (maximum) 1

13.3.9. Accessory Buildings

Provisions

- a) Refer to the Accessory Buildings General Provisions
- b) In addition, the maximum total area of accessory buildings or structures shall be 115 square metres (1238 ft²) in total.
- c) Minimum yards for detached accessory buildings
 - i) front 15.0 m (49.21 ft.)
 - ii) rear 3.0 m (9.84 ft.)
 - iii) interior side 3.0 m (9.84 ft.)
 - iv) exterior side 15.0 m (49.21 ft.)

13.3.10. Parking

Provisions

- a) Refer to the Off-Street Parking requirements of the General Provisions Section.
- b) Not more than 50% of the area of a side yard or rear yard of any lot shall be occupied by parking area.

13.4. Zone Exceptions

13.4.1. RR-1, Lot 13, Concession VIII, (Vespra)
 Lots 1 – 21, Registered Plan No. 51M-375
 Vespra Zoning By-law Amendment No. 88-2

- 1905 Snow Valley Road, Roll No. 43 41 010 006 004 10 0000
- 1911 Snow Valley Road, Roll No. 43 41 010 006 004 12 0000
- 1917 Snow Valley Road, Roll No. 43 41 010 006 004 14 0000
- 1923 Snow Valley Road, Roll No. 43 41 010 006 004 16 0000
- 1929 Snow Valley Road, Roll No. 43 41 010 006 004 18 0000
- 1935 Snow Valley Road, Roll No. 43 41 010 006 004 20 0000
- 1941 Snow Valley Road, Roll No. 43 41 010 006 004 22 0000
- 1949 Snow Valley Road, Roll No. 43 41 010 006 004 24 0000
- 1955 Snow Valley Road, Roll No. 43 41 010 006 004 26 0000
- 1959 Snow Valley Road, Roll No. 43 41 010 006 004 28 0000
- 1965 Snow Valley Road, Roll No. 43 41 010 006 004 30 0000
- 1971 Snow Valley Road, Roll No. 43 41 010 006 004 32 0000
- 1977 Snow Valley Road, Roll No. 43 41 010 006 004 34 0000
- 1983 Snow Valley Road, Roll No. 43 41 010 006 004 36 0000
- 1989 Snow Valley Road, Roll No. 43 41 010 006 004 38 0000
- 1995 Snow Valley Road, Roll No. 43 41 010 006 004 40 0000
- 2003 Snow Valley Road, Roll No. 43 41 010 006 004 42 0000

2007 Snow Valley Road, Roll No. 43 41 010 006 004 44 0000
2015 Snow Valley Road, Roll No. 43 41 010 006 004 46 0000
2021 Snow Valley Road, Roll No. 43 41 010 006 004 48 0000
2027 Snow Valley Road, Roll No. 43 41 010 006 004 50 0000

The rear yard depth (minimum) of lots within this zone shall be 30.0 metres.

- 13.4.2. RR-2, Lot 57, Concession 1, (Medonte)
154 Scarlett Line, Roll No. 4341 020 081 15420 0000
162 Scarlett Line, Roll No. 4341 020 081 15430 0000
Zoning By-law Amendment 97-012 (Squire/VanVugt)

All buildings, structures and private servicing systems shall have a rear yard setback (minimum) of 30.0 metres from the easterly limit of the Environmental Protection (EP) Zone.

- 13.4.3. RR-3, Lot 57, Concession 1, E.P.R., Part 1, RP 51R-27010 (Medonte)
170 Scarlett Line, Roll No. 4341 020 081 15440 0000
Zoning By-law Amendment 99-059 as amended by Zoning By-law Amendment No. 2000-096 – Campbell

All buildings, structures and private servicing systems shall have a rear yard setback (minimum) of 30.0 metres from the easterly limit of the Environmental Protection (EP) Zone. An accessory building with a height of 5.2 metres (17 ft.) shall be permitted and shall only be used for personal use.

- 13.4.4. RR-4, Lots 11 and 12, Concession 5 (Vespra)
1209 Hwy 26, Parts 1 & 2, RP 51R-303210; Roll No. 4341 010 003 26403 0000

A 250 square metre (2691.00 square foot) accessory building with a horizontal dimension of 18.5 metres (60.69 feet), to be used for a scuba diving school is permitted. The minimum westerly interior side yard setback for the existing dwelling and deck is 0.0 metres (0.00 feet). The minimum number of parking spaces shall be 8 spaces. Also, an air compressor is permitted in conjunction with the home occupation use,

- 13.4.5. RR-5, Part Lot 14, Concession 5 (Vespra)
1031 Snow Valley Road; Roll No. 4341 010 003 27600 0000
Zoning By-law Amendment N. 5000-005 – Rajkhowa

Notwithstanding the provisions of Section 4.24, the maximum home occupational use for the subject property shall not exceed 31.7 percent of the gross floor area of the single detached dwelling.

- 13.4.6. RR-6, Pt. Lot 21, Con. 13 (Vespra)

Part of 2512 Sunnidale Road (No municipal addresses yet assigned)
Part of Roll No. 4341 010 008 08000 0000 (B26 & 27/06)
Keown & Corbett Lots ZBA No. 5000-075

That the minimum required front yard shall be 6.17 metres (20.24 ft.) and the minimum dwelling unit area 90 square metres (969 sq. ft.).

- 13.4.7. RR-7, Pt Lot 5, Con. 3 (V), Pt 2 on 51R-14691 (Pt 1 on new draft RP)
1573 Gill Road, Roll No. 4341 010 002 05800 0000
By-law 5000-154, 982684 Ontario Ltd. (Lou Kelly)

The minimum lot frontage shall be:

Part 1 28.125 metres (92.27 ft.)

- 13.4.8. RR-8, Pt Lot 5, Con. 3 (V), Pt 2 on 51R-14692 (Pt 2 on new draft RP)
1573 Gill Road, Roll No. 4341 010 002 05800 0000
By-law 5000-154, 982684 Ontario Ltd. (Lou Kelly)

The minimum lot frontage shall be:

Part 2 19.09 metres (62.63 ft.)

- 13.4.9. RR-9, East Part Lot 26, Concession 1, former Vespra
1712 Penetanguishene Road, Property Roll No. 4341 010 001 14800 0000
By-law 5000-294 – ZB-2019-006 – Parry & Fulton

- i. An accessory dwelling unit above the detached accessory structure (garage) is a permitted use.
- ii. The maximum total area for accessory buildings/structures shall be 124.58 square metres (1341 square feet).
- iii. The maximum height for the detached accessory structure (garage) shall be 4.57 metres (15 feet).

Holding (H) Provision

In order to ensure the municipality is satisfied that the proposed second suite can be adequately serviced by a private septic system, a Holding (H) provision is necessary pursuant to Section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended. The Holding (H) provision shall be lifted upon the approval of a Change of Use Permit or a Septic Permit issued by the municipality.

13.4.10 RR-10 – Pt Lot 68, Con 1, Medonte, being Pt 1 on RP 51R-28128
2351 McDonald Road, Roll No. 4341 020 009 02335 0000
By-law 5000-305 – ZB-2020-001 – Allen

- i) Notwithstanding Section 13.2, a home industry is permitted, in accordance with Section 3.35; and,
- ii) The home industry use is to be conducted entirely within the existing detached garage, with a maximum above grade floor area of any accessory building devoted to the home industry not exceeding 371.61 square metres (4000 square feet)

13.5. Section 13A – Adult Lifestyle Community (ALC) Zone (Springlakes Adult Lifestyle Community - By-law No. 5000-045)

Notwithstanding any other provision of By-law No. 5000, the following provisions apply to lands denoted by the symbol “ALC” on the schedule to this By-law Amendment.

- 13.5.1. Within an Adult Lifestyle Community (ALC) Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

Within the Adult Lifestyle Community (ALC) Zone, two areas have been established (Area 1 and Area 2) to delineate particular zoning requirements. Area 1 and Area 2 are denoted on Schedule ‘A’ to By-law No. 5000-045.

13.5.2. Specific Definitions

Notwithstanding the definitions contained in Section 28, for the purposes of this Section, the following specific definitions shall apply:

“**frontage**” shall mean the horizontal distance measured along the rear face of the curb or sidewalk lying between the front wall of a dwelling and an interior roadway.

“**interior roadway**” shall mean a private roadway located within the lot boundary. Setbacks from an interior roadway shall be measured from the back of the closest curb to the building’s main wall. Where a sidewalk is present, the setback shall be measured from the closest edge of the sidewalk to the building’s main wall.

“**loft**” shall mean a partial storey located between the main floor and the roof with a maximum floor area of 40 square metres.

“**lot boundary**” shall mean the exterior limit of the subject lands.

“**subject lands**” shall mean those lands described as All of Lot 37 and the West Half of Lot 38, Concession 2 (W.P.R.), being Part 1, Plan 51R-32568; Part of the East Half of Lot 1 and All of the East Half of Lot 2, Concession 3, being Part 2, Plan 51R-25155; and Part of the Closed Road Allowance between Concessions 2 and 3 (W.P.R), being Parts 1, 2 and 3, Plan 51R-31005; all in the former Township of Vespra, now in the Township of Springwater, in the County of Simcoe and known as Property Roll No’s. 43 41

010 002 001 00 0000, 43 41 010 001 267 00 0000, 43 41 010 001 268 00 0000 and 43 41 010 001 269 00 0000.

13.5.3. **Permitted Uses – ALC Zone – ‘Area 1’**

- a) entry building and associated structural elements
- b) recreational use and passive outdoor recreation
- c) conservation and wildlife sanctuary uses, including forestry, reforestation and other activities connected with the conservation of soil and wildlife
- d) private park
- e) storage and maintenance buildings
- f) single, semi-detached, townhouse and apartment building dwellings
- g) nursing home
- h) public uses under the General Provisions Section. Commercial infrastructure shall be considered to be a public use for the purposes of this section.

13.5.4. **Permitted Uses ALC Zone – ‘Area 2’**

- a) entry building and associated structural elements
- b) recreation use and passive outdoor recreation, including, but not limited to a community/recreation centre, multipurpose hall, meeting rooms, games and hobby areas, sport courts, health and fitness facilities and swimming pool(s)
- c) conservation and wildlife sanctuary uses, including forestry, reforestation and other activities connected with the conservation of soil and wildlife
- d) storage and maintenance buildings
- e) outdoor vehicle storage areas
- f) private park
- g) private club
- h) place of worship
- i) facilities for the provision of government and/or support agency services
- j) personal service shops, business or professional offices and/or retail stores not exceeding a total of 1500 square metres in gross floor area
- k) public uses under Section 3.29. Communal infrastructure shall be considered to be a public use for the purposes of this section.

13.5.5. **Zone Provisions**

13.5.5.1. General Provisions

Notwithstanding any other provision of By-law No. 5000, as amended, the following provisions apply to the entire Adult Lifestyle Community site as depicted on the Schedule to this By-law Amendment:

- a) The maximum area of active community and recreational uses shall not exceed 1.1 hectares.
- b) Maximum building coverage of the subject lands shall not exceed 15%.
- c) Private amenity space shall be provided for each detached, semi-detached and townhouse unit for the exclusive use of the resident household.
- d) A maximum of 800 residential units are permitted with the lot boundary.
- e) All development, with the exception of facilities for the provision of fire and emergency services, shall be setback a minimum of 20 metres from the lot boundary.
- f) All residential units shall be setback a minimum of 6 metres from the boundary of the Environmental Protection Exception (EP-18) Zone.
- g) All development, including sewage disposal systems, shall be setback a minimum of 30 metres from the edge of natural watercourses (excluding stormwater management facilities). This distance shall be measured from the top-of-bank of slopes for slopes of less than 33% or the high water mark, whichever is greater. Greater setbacks from slopes greater than 33% shall be determined on-site. Notwithstanding the above, setbacks can be varied with the written consent of the Township and Conservation Authority.

13.5.5.2. Provisions for Single and Semi-Detached Dwellings

Notwithstanding any other provision of By-law No. 5000, the following provisions apply to single and semi-detached dwellings on lands zoned Adult Lifestyle Community (ALC):

- a) Units shall not exceed 1 storey, exclusive of lofts
- b) The ceiling height of all cellars and basements is restricted to a maximum of 1.9 metres and are not to be used as habitable space
- c) Units shall have a minimum floor area of 80 square metres and a maximum floor area of 170 square metres (excluding garage and common spaces)
- d) A minimum of 1.5 parking spaces for each unit shall be provided. A two-car garage, or a one-car garage with or without a carport, shall be provided for each unit
- e) Single and semi-detached dwellings shall comprise a minimum of 50% and a maximum of 55% of all residential units in Area 1 of the Adult Lifestyle Community (ALC) Zone as shown on Schedule "A" to By-law No. 5000-045
- f) Detached and semi-detached residential units shall be sited as follows:
 - i) have a frontage on an internal street
 - ii) provide an outdoor landscaped amenity area with an area of not less than 60 square metres for the exclusive use of the residents of that unit

- iii) have a minimum separation of 1.8 metres from the wall of any other dwelling, except for common walls associated with semi-detached dwelling
- iv) have a minimum setback of 2.0 metres from any interior roadway
- v) have a private amenity space with a minimum depth of 5.0 metres from the rear wall of the dwelling for the exclusive use of the residents of that unit
- vi) have a minimum setback of 4.5 metres from any interior roadway to the front wall
- vii) garages/carports shall be setback a minimum of 6.0 metres from any interior roadway.

13.5.5.3. Provisions for Townhouse Dwellings

Notwithstanding any other provision of By-law No. 5000, the following provisions apply to townhouse dwellings within the Adult Lifestyle Community (ALC) zone:

- a) Units shall not exceed 1 storey, exclusive of lofts
- b) The ceiling height of all cellars and basements is restricted to a maximum of 1.9 metres and cellars and basements shall not be used as habitable space
- c) Units shall not exceed 115 square metres in floor area (excluding garage and common spaces)
- d) A minimum of 1.5 parking spaces for each unit shall be provided. A two-car garage, or a one-car garage with or without a carport, shall be provided for each unit
- e) Townhouse Dwellings shall comprise a minimum of 10% and a maximum of 20% of all residential units in the Area 1 of the lands within the Adult Lifestyle Community (ALC) Zone as shown on Schedule "A" to By-law No. 5000-045
- f) Townhouse units shall be sited as follows:
 - i) have a frontage on an internal street of not less than 5.0 metres
 - ii) provide an outdoor landscaped amenity area for the exclusive use of that unit with a minimum area of 60 square metres
 - iii) have a minimum separation of 1.8 metres from the wall of any other dwelling, except for common walls
 - iv) have a minimum setback of 2.0 metres from any interior roadway
 - v) have a private amenity space with a minimum depth of 5.0 metres from the rear wall of the dwelling for the exclusive use of the residents of that unit
 - vi) have a minimum setback of 4.5 metres from any interior roadway to the front wall
 - vii) garages/carports shall be setback a minimum of 6.0 metres from an interior roadway.

13.5.5.4. Regulations for Apartment Building Dwellings and Nursing Home Units

Notwithstanding any other provision of By-law No. 5000, as amended, the following provisions apply to the apartment building dwellings and nursing home units in the Adult Lifestyle Community (ALC) Zone:

- a) Buildings are restricted to a maximum height of 3 ½ storeys, exclusive of portions of car parking structures exposed due to site topography
- b) Apartment building dwellings and Nursing Homes may be constructed as separate, attached and/or integrated buildings
- c) A minimum of 1.0 parking spaces for each unit or dwelling shall be provided
- d) The total number of Apartment Building Dwellings and Nursing Home Units combined shall comprise a minimum of 25% and a maximum of 40% of all residential units in Area 1 of the Adult Lifestyle Community (ALC) Zone as shown on Schedule "A" to By-law No. 5000-045
- e) The number of Nursing Home Units shall be a maximum of 70% of the permitted apartment units
- f) Apartment Building Dwellings and Nursing Homes shall be sited as follows:
 - i) a minimum separation of 8 metres from adjoining detached, semi-detached or townhouse unit and a minimum separation of 6 metres from any other building
 - ii) have a frontage on an interior roadway
 - iii) a minimum setback of 6.0 metres from any interior roadway and the boundary of an Environmental Protection (EP) Zone shall be required.

13.5.5.5. Regulations for Community Institutional Uses, Recreational Uses, Private Club, Personal Service Shop, Business or Professional Office, Retail Store, Place of Worship

Notwithstanding any other provision of By-law No. 5000, as amended, the following provisions apply to regulations for recreational uses, private club, place of worship, personal service shop, business or professional office and retail store uses in the Adult Lifestyle Community (ALC) Zone:

- a) Recreational uses, private club, place of worship, personal service shop and retail store uses are restricted to a maximum height of 2 storeys
- b) Total minimum floor area for the indoor recreational facilities of all 4 phases shall be 1, 265 square metres
- c) Uses may be constructed as separate, attached and/or integrated with other buildings or structures

- d) A minimum of 50 car parking spaces for these uses shall be provided in lands within Area 2 of the Adult Lifestyle Community (ALC) Zone as shown on Schedule "A" to By-law No. 5000-045
- e) Loading spaces shall be provided in accordance with Section 3.41
- f) Buildings shall be sited as follows:
 - i) Have a frontage on an internal street. No direct access is permitted to a street
 - ii) A minimum separation of 10 metres from any adjoining detached, semi-detached or townhouse unit and any apartment building dwellings shall apply
 - iii) A minimum setback of 6.0 metres from any interior roadway and the boundary of an Environmental Protection (EP) Zone shall be required.

13.5.5.6. Regulations for Accessory Buildings

Accessory buildings directly associated with the overall development on the subject lands, such as those related to servicing, storage and maintenance, are permitted. No direct access is permitted to a street, except for emergency service facilities. The minimum setback of an accessory building shall be 6.0 metres from the boundary of an Environmental Protection (EP) Zone.

13.6. Section 13B – Residential Special Zone – RSP-H

13.6.1. RSP-H, North Half Lot 56 plus North & South Half Lot 57, Concession 1, (Medonte) Heritage Village Subdivision (SP-T-0504) By-law No. 5000-099

13.6.2. All permitted uses within the Residential Special Hold (RSP-H) Zone shall be serviced by public water and sanitary sewer system.

13.6.3. Permitted Uses

- a) Supportive Housing, which for the purposes of this By-law is defined as a range of housing options designed to accommodate the needs of seniors through design features, housing management, and access to support services. Includes multiple residential housing with supportive features and services such as monitoring and emergency response, common facilities for the preparation and consumption of food, housekeeping, laundry and recreational activities. Personal care services may also be provided for residents with more significant support needs.
- b) Public Use in accordance with the Public Uses General Provision of this By-law.

13.6.4. Zone Provisions

	Provision	Required
i)	Minimum Lot Frontage	120 m
ii)	Minimum Front Yard Depth	8.0 m
iii)	Minimum Front Yard Depth to Porch or Veranda	4.0 m
iv)	Minimum Rear Yard Depth	9.0 m
v)	Minimum Interior Side Yard Depth	9.0 m
vi)	Minimum Exterior Side Yard	9.0 m
vii)	Maximum Building Height	11 m
viii)	Accessory Buildings	Refer to the Accessory Buildings General Provisions. In addition, the maximum total area of accessory buildings or structures shall be 65m ² (699.68 ft. ²) in total
ix)	Parking	Resident use - 0.8 spaces / unit Visitor use – 0.2 spaces / unit
x)	Notwithstanding subsection 4 of the Yard Encroachment General Provisions, a front porch or veranda shall not be limited in size.	

13.6.4.1. That removal of the H symbol is conditional upon:

The Owner satisfying the Township after the fifth anniversary of the date of issuance of draft plan approval for the plan of subdivision, that an Assisted Senior Housing Complex is not economically feasible on the lands zoned RSP-H.

13.6.4.2. Additional residential uses permitted upon removal of the holding (H) restriction:

- a) Detached dwelling, subject to the provisions of Section 13A.5.2
- b) Semi-detached dwelling, subject to the provisions of Section 13A.5.2
- c) Townhouse dwelling, subject to the provisions of Section 13A.5.3
- d) Street Townhouse dwelling, subject to the provisions of Section 13A.5.3
- e) A home occupation is permitted as an accessory use to a detached and a semi-detached dwelling, in accordance with Section 3.33.

13.6.4.3. Zone provisions for additional residential uses permitted upon removal of the holding (H) restriction:

	Provision	Required
i)	Minimum Lot Area per townhouse dwelling unit	160 m ²
ii)	Minimum Lot Area per semi-detached dwelling unit	400 m ²
iii)	Minimum Lot Frontage per townhouse dwelling	7.4 m
iv)	Minimum Lot Frontage per semi-detached dwelling unit	18.3m
v)	Minimum Front Yard Depth to main building wall excluding garage	5.0 m
vi)	Minimum Interior Side Yard Depth	1.2 m
vii)	Minimum Front Yard Depth to building wall containing garage face	6.0 m
viii)	Minimum Front Yard Depth to Porch or Veranda on a foundation	3.75 m
ix)	Minimum Exterior Side Yard Depth to building wall containing garage face	6.0 m
x)	Minimum Rear Yard Depth	6.0 m
xi)	Minimum Exterior Side Yard Depth to building wall containing garage face	6.0 m
xii)	Minimum Exterior Side Yard Depth to Porch or Veranda on a foundation	3.75 m
xiii)	Maximum Height	11.0 m
xiv)	Accessory Structures	Refer to the Accessory Buildings General Provisions. In addition, the maximum total area of accessory buildings or structures shall be 65m ² (699.68 ft. ²) in total
xv)	Parking	Refer to the Off-Street Parking requirements

Provision

**Required
of the General
Provisions Section.**

- xvi) Notwithstanding Section 3.21.4, a front porch or veranda shall not be limited in size
- xvii) Section 3.21.1 shall not apply where a sight triangle has been incorporated into the road allowance at a corner intersection.
- xviii) Notwithstanding Section 13B.5.3, in the case of an attached or detached garage that is located a minimum of 6.0 metres behind the front main wall of a dwelling the following provisions shall apply:
 - i) Minimum Front Yard Depth to main wall of dwelling, porch or veranda on a foundation shall be 3.75 metres
 - ii) Minimum Interior Side Yard Depth to building wall of the garage shall be 0.8 m, except in the case of a detached garage, which may share a common wall with a detached garage on an abutting lot.
 - iii) Minimum Rear Yard Depth to building wall of the garage shall be 0.8 metres

Section 14 – Residential Seasonal (RS) Zone

14.1. Within a Residential Seasonal (RS) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

14.2. Permitted Uses

14.2.1. Residential Uses:

- a) seasonal dwelling

14.2.2. Non-Residential Uses:

- a) public park
- b) passive outdoor recreation use
- c) public use in accordance with the General Provisions Section

14.3. Zone Provisions

14.3.1. Refer to Section 3 – General Provisions

14.3.2. Lot Area (minimum) 1855m² (19967.71 ft²)

14.3.3. Lot Frontage (minimum) 30m (98.43 ft.)

14.3.4. Minimum Yards

	Yard	Required
a)	front	7.5m (24.61 ft.)
b)	rear	7.5m (24.61 ft.)
c)	interior side	2.5m (8.20 ft.)
d)	exterior side	7.5m (24.61 ft.)
e)	Notwithstanding the requirements of Part c), in the case of a dwelling on an interior lot where no attached garage or carport is provided, the minimum side yard on one side shall be 4.5m (14.76 ft.).	

14.3.5. Lot Coverage (maximum) 20%

14.3.6. Dwelling Unit Area (minimum Ground Floor Area) 100.m² (1076.43 ft.²)

- a) In the case of a 1-1/2 storey or 2 storey dwelling, the minimum ground floor area may be reduced to 80% of the minimum ground floor area required.

- 14.3.7. Minimum Opening Elevation 223.11 m GCD
- 14.3.8. Building Height (maximum) 11.0 m (36.09 ft.)
- 14.3.9. Accessory Buildings
- a) Refer to the Accessory Buildings General Provisions. In addition, the maximum total area of accessory buildings or structures shall be 65 square metres (699.68 ft.²).
- b) Minimum yards for detached accessory buildings:
- | i) Yard | Required |
|----------------|------------------|
| ii) front | 9.0m (29.53 ft.) |
| iii) rear | 1.2m (3.94 ft.) |
| iv) interior | 1.2m (3.94 ft.) |
| v) exterior | 9.0m (29.53 ft.) |

14.3.10. Parking

Refer to the Off-Street Parking requirements of the General Provisions Section.

14.4. Zone Exceptions

- 14.4.1. RS-1, Part of Lot 64, Concession 1, Medonte
Buttercup Lane, Roll No. 4341 020 009 13200 0000
By-law 5000-070 – Bobrow Cottage

The existing seasonal residence, accessed by a private road, may be replaced and a new seasonal residence erected and enlarged.

- 14.4.2. RS-2, Lot 68, Con. 1, Medonte; Pts 1-4 on 51R-16163
11 Cedar Lane, Roll No. 4341 020 009 04000 0000
ZBA 5000-140, ZB-2011-001 Georgoussis

Notwithstanding the lack of frontage on a municipal road, a seasonal dwelling unit is a permitted use. The minimum setback from the water's edge is 11 metres (36.09 ft.)

Residential 15 – Residential Conversion (RC) Zone

15.1. Within a Residential Conversion (RC) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

15.2. Permitted Uses:

15.2.1. Residential Uses:

- a) seasonal dwelling that has been converted to a permanent dwelling and accessory uses thereto.
- b) bed and breakfast in accordance with the General Provisions Section

15.2.2. Non-Residential Uses:

- a) passive outdoor recreation use
- b) public use in accordance with the General Provisions Section

15.3. Zone Provisions

15.3.1. In order for a conversion to occur, a minimum lot frontage of 15 metres (49.21 ft.) and a lot area of 1394 square metres (15005.38 ft.²) will be required.

15.3.2. With the exception of the zone provisions as set out in subsection 3.1 herein, the zone provisions of the Residential Seasonal (RS) Zone shall apply in regard to the development or redevelopment of uses within the zone.

15.3.3. The rezoning of a lot from the Residential Seasonal (RS) Zone to the Residential Conversion (RC) Zone, shall in no way affect the continuance of any legal non-conforming use or circumstance and for the purposes of this By-law any such legal non-conformity shall be deemed to still exist in regard to the use within this zone.

15.3.4. Accessory Buildings

Refer to the Accessory Buildings General Provisions. In addition, the maximum total area of accessory buildings or structures shall be 65 square metres (699.68 ft.²).

15.3.5. Minimum Opening Elevation 223.11 GCD

15.4. Zone Exceptions

15.4.1. RC-2, Lot 64 and 65, Concession 1, EPR, (Medonte)

2400 South Orr Lake Road, Roll No. 4341 020 009 15700 0000

A maximum of two (2) single detached dwelling units may be permitted.

- 15.4.2. RC-2, Lot 66, Concession 1, EPR, (Medonte)
2378 Whetham Road, Roll No. 4341 020 0009 09500 0000

The lot area (minimum) for those lands subject to this zone shall be 1900 square metres,

- 15.4.3. RC-3, Lot 67, Concession 1, EPR (Medonte)
5618 Penetanguishene Road, Roll No. 4341 020 009 06600 0000
Zoning By-law Amendment 99-065 – Pelkey

The building height (maximum) for an accessory building shall be 4.88 metres.

- 15.4.4. RC-4 (Flos)
2110 South Orr Lake Road, Roll No. 4341 030 002 10800 0000
2231 North Orr Lake Road, Roll No. 4341 030 002 16200 0000
2233 North Orr Lake Road, Roll No. 4341 030 002 16100 0000
2255 North Orr Lake Road, Roll No. 4341 030 002 15300 0000

A lot frontage (minimum) of 11.9 metres shall be required.

- 15.4.5. RC-5, (Flos)
2016 North Orr Lake Road, Roll No. 4341 030 002 24300 0000
Lot 3, Plan 1454, Flos Zoning By-law Amendment N. 92-32

2158 North Orr Lake Road, Roll No. 43 41 030 002 222 00 0000
2185 North Orr Lake Road, Roll No. 43 41 030 002 176 00 0000
2193 North Orr Lake Road, Roll No. 43 41 030 002 174 00 0000
2215 North Orr Lake Road, Roll No. 43 41 030 002 167 00 0000
2219 North Orr Lake Road, Roll No. 43 41 030 002 166 00 0000
2223 North Orr Lake Road, Roll No. 43 41 030 002 165 00 0000
2227 North Orr Lake Road, Roll No. 43 41 030 002 164 00 0000
2249 North Orr Lake Road, Roll No. 43 41 030 002 155 00 0000
2263 North Orr Lake Road, Roll No. 43 41 030 002 150 00 0000
2271 North Orr Lake Road, Part of 43 41 030 002 148 00 0000
2275 North Orr Lake Road, Roll No. 43 41 030 002 147 00 0000
2279 North Orr Lake Road, Roll No. 43 41 030 002 146 00 0000
3037 Sandy Bend Road, Roll No. 43 41 030 002 124 00 0000
3055 Sandy Bend Road, Roll No. 43 41 030 002 128 00 0000
2123 South Orr Lake Road, Roll No. 43 41 030 002 024 87 0000, ZBA 2000-090, Jelly
2131 South Orr Lake Road, Roll No. 43 41 030 002 024 84 0000, ZBA 2000-090, Pickering

2256 South Orr Lake Road, Roll No. 43 41 030 002 066 00 0000
2260 South Orr Lake Road, Roll No. 43 41 030 002 065 00 0000
2262 South Orr Lake Road, Roll No. 43 41 030 002 064 00 0000

The lot area (minimum) shall be the lot area existing at the date of the passing of the previous comprehensive Zoning By-law, P88-05, being November 28, 1988.

- 15.4.6. RC-6, (Flos)
2354 South Orr Lake Road, Roll No. 4341 030 002 03600 0000

The lot area (minimum) shall be the lot area existing at the date of passing of the previous comprehensive Zoning By-law, P88-05, being November 28, 1988. Furthermore lands subject to this zone shall be deemed to have street access.

- 15.4.7. RC-7, (Flos)
2173 North Orr Lake Road, Roll No. 4341 030 002 18000 0000
Flos By-law P88-04 as included in P88-05

The lot area (minimum) for those lands subject to this zone shall be 950.0 square metres (1025.80 sq. ft).

- 15.4.8. RC-8, (Flos)
2328 South Orr Lake Road, Roll No. 4341 030 002 04700 0000

The minimum westerly interior side yard setback shall be 1.6 metres (5.45 feet).

- 15.4.9. RC-9, (Flos)
2291 North Orr Lake Road North, Roll No. 4341 030 002 14200 0000
ZBA No. 5000-004, Brown

Notwithstanding the minimum lot area requirement of 1394 square metres as set out in Section 15.3.1 of this By-law, the minimum lot area required for those lands zoned "RC-9" shall be 858 square metres.

- 15.4.10. RC-10, (Medonte)
5684 Penetanguishene Road, Roll No. 4341 020 009 05100 0000
ZBA 5000-013, Driscoll

The lot area minimum shall be 1362 square metres.
The minimum southerly setback from a watercourse shall be 8 metres (23 feet).
The minimum setback from a waterfront shall be the distance from the water's edge of the rear main wall of the residential dwelling on the date of passing for this By-law.

- 15.4.11. RC-11, Medonte
3061 Sandy Bend Road, Roll No. 4341 030 002 12900 0000
ZBA 5000-107, Herchak

The minimum setback from the water's edge shall be 15.85 metres (52 feet) and the minimum interior side yard setback shall be 2.44 metres (8 feet).

- 15.4.12. RC-12, (Flos)
2207 North Orr Lake Road, Roll No. 4341 030 002 17000 0000
Zoning By-law Amendment No. 5000=029, Lee/Alldred Conversion

Notwithstanding the minimum lot area requirement of 1394 square metres as set out in Section 15.3.1 of this By-law, the minimum lot area required for those lands zoned "RC-12" shall be 747 square metres. The minimum easterly side yard setback shall be 2.4 metres. The maximum distance of encroachment for stairs on the easterly side yard setback shall be 1.2 metres.

The minimum westerly side yard setback shall be 3.6 metres. The maximum distance of encroachment for a deck into the westerly side yard shall be 1.8 metres. Notwithstanding the minimum dwelling unit area requirement of 100 square metres as set out in Section 9.3.5 of this By-law, the minimum dwelling area for those lands zoned (RC-12) shall be 95 square metres.

- 15.4.13. RC-13, (Flos)
2154 South Orr Lake Road, Roll No. 4341 030 002 09700 0000
Zoning By-law Amendment No. 5000-030, Granlund Conversion

Notwithstanding the minimum setback requirement of 18 metres from the rear of the main wall of the residential dwelling set out in Section 3.25, the minimum setback shall be 11.5 metres from the water's edge. The maximum distance of encroachment for the stairs of a deck into the setback from the waters edge shall be 1 metre. Notwithstanding the 65 square metre maximum ground floor area permitted for accessory structures set out in Section 3.7.4 of this By-law, the maximum total ground floor area shall be 75 square metres. The minimum easterly side yard setback shall be 3.5 metres. The minimum westerly side yard setback shall be 1.2 metres,

- 15.4.14. RC-14, (Flos)
2189 North Orr Lake Road, Roll No. 4341 030 002 17500 0000
Zoning By-law Amendment No. 5000-034, Elliott Conversion

The minimum lot area required for those lands zoned (RC-14) shall be 784 square metres.

The minimum dwelling area for those lands zoned (RC-14) shall be 56 square metres.

Notwithstanding the minimum setback requirement of 18 metres from the rear of the main wall of the residential dwelling set out in Section 3.25, the minimum setback shall be 12 metres from the water's edge.

15.4.15. RC-15, (Flos)

2240 South Orr Lake Road, Roll No. 4341 030 002 17100 0000
Zoning By-law Amendment No. 5000-037, Shean Conversion

A minimum lot area of 1230 square metres with an easterly interior side yard setback of 1.98 metres and a westerly interior side yard setback of 1.2 metres is permitted.

15.4.16. RC-16, 2301 North Orr Lake Road, Roll No. 4341 030 002 13900 0000
ZBA No. 5000-080, Potts/MacDonald Conversion Rezoning & Lift Hold

The minimum lot area shall be 1046.3 square metres. The maximum lot coverage shall be 22 percent. A side yard setback of 1.22 metres and a front yard setback of 1.22 metres for a garage shall be permitted. The maximum total area of accessory buildings shall be 64.38 square metres.

15.4.17. RC-17, Pt Lot 64 & Pt W Pt Lot 6, Con. 2, Flos
2150 South Orr Lake Road, Roll No. 4341 030 002 09800 0000
ZBA 5000-137, McKay/Schieck

The minimum setback from the water's edge shall be 12.3 metres (40.35 ft.)

15.4.18. RC-18, Pt Lot 65, Con. 1, WPR; Part 15, RP-51R-9595, Medonte
5438 Penetanguishene Road, Roll No. 4341 020 009 11500 0000
ZBA 5000-169, ZB-2012-009 – Neumann

Minimum lot frontage shall be 7.62 metres (25 ft.).

15.5. Hold Provisions

The Holding (H) symbol may be lifted from the lands zoned Residential Conversion Hold (RC) (H) subject to meeting the applicable criteria set out in Section 8.8.3 of the Springwater Official Plan, the Zoning By-law and the Building Code, and also upon the issuance of a sewage disposal system approval from the Township of Springwater Chief Building Official.

Section 16 – General Commercial (CG) Zone

16.1. Within a General Commercial (CG) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

16.2. Permitted Uses

16.2.1. Residential Uses:

- a) dwelling unit in a non-residential building provided that the dwelling unit is contained above the first storey or in the rear half of the ground storey,

16.2.2. Non-Residential Uses

- a) retail store or commercial use
- b) personal service shop
- c) government, business or professional office
- d) commercial educational establishment
- e) service repair shop
- f) clinic
- g) restaurant including a banquet hall, tavern, drive-in or take-out restaurant, bakeshop or refreshment vehicle subject to the General Provisions Section
- h) undertaking establishment
- i) photography or artist studio
- j) printing shop or publishing house
- k) commercial recreational establishment, theatre, cinema, auditorium or other place of entertainment
- l) hotel
- m) private or commercial club
- n) custom workshop
- o) day nursery/nursery school
- p) parking lot or structure
- q) passive outdoor recreation use
- r) public use in accordance with the General Provisions Section

16.3. Zone Provisions

16.3.1. Refer to Section 3 (General Provisions)

16.3.2. Lot Area (minimum)

	Lot Type	Required
a)	lot served by a public water and sanitary sewer system	Nil

	Lot Type	Required
b)	lot served by a public water system	930 m ² (10,010.44 ft ² .)
c)	other lots	1390 m ² (14962.33 ft. ²)

16.3.3. Lot Frontage (minimum)

	Lot Type	Required
a)	lot served by a public water and sanitary sewer system	Nil
b)	lot served by a public water system	23.0 m (75.46 ft.)
c)	other lots	30.0 m (98.43 ft.)

16.3.4. Front Yard Depth (minimum)

	Lot Type	Required
a)	lot served by a public water and sanitary sewer system	Nil
b)	other lots	9.0m (29.53 ft.)

16.3.5. Rear Yard Depth (minimum) 7.5m (24.61 ft.)

16.3.6. Interior Side Yard Width (minimum)

	Lot Type	Required
a)	lot served by a public water and sanitary sewer system	4.0m (13.12 ft.)
	i) abuts a Commercial or Institutional Zone	0 m
b)	other lots	4.5m (14.76 ft)

16.3.7. Exterior Side Yard Width (minimum)

	Lot Type	Required
a)	lot served by a public water and sanitary sewer system	0 m
b)	other lots	9.0m (29.53 ft.)

16.3.8. Lot Coverage (maximum) 40%

Accessory Buildings

16.3.9. Building Height (maximum) 11 m

16.3.10. Minimum setback from any Residential Zone (any yard) 9.0 metres (36.09 ft.) to any building, structure or outside storage.

16.3.11. Adjacent to any Residential Zone a 3 metre buffer strip, properly landscaped as may be required by a Site Plan Control Agreement through the provisions of the Planning Act, shall be provided along the abutting lot line.

16.3.12. Gross Floor Area (minimum)

	Type of Use	Required
a)	commercial use	N/A
b)	residential dwelling unit	
	i) bachelor or one bedroom dwelling unit	42.0m ² (452.09 ft. ²)
	ii) for each additional bedroom	13.0m ² (139.94 ft. ²)
	iii) Maximum total area of accessory buildings or structures shall be 65 square metres (699.68 ft ²)	

16.3.13. Access to a dwelling unit shall be separate from access to the commercial use.

16.3.14. Off-street parking and loading in accordance with the Off-Street Parking Requirements and Loading Space Requirements Sections of the General Provisions.

- a) Notwithstanding the provisions of subsection 10 of the Off-Street Parking Requirements General Provisions of this By-law to the contrary, a building or structure used for commercial purposes may be converted to another commercial use permitted by subsection 2.2, even though the change in use may have the effect of creating or increasing a parking deficiency. However, no addition may be built, the effect of which would be to create or increase a parking deficiency, unless an agreement under subsection 11 of the Off-Street Parking Requirements General Provisions has been entered into.

16.3.15. Regulations for refreshment vehicles.

16.3.16. No refreshment vehicle may be located within 300 metres (984.25 feet) of a restaurant including a drive-in or take-out restaurant except where such use is accessory to the restaurant.

16.4. Zone Exceptions

16.4.1. CG-1, Lot 13, Concession IV, (Vespra)
 1179 Bayfield Street North, Part of Roll No. 4341 010 003 17600 0000
 Vespra Zoning By-law No. 85-20 & Zoning By-law Amendment No. 2002-031 –
 Indigo Rock Investments Inc.

A lot frontage (minimum) of 24.0 metres and a lot area (minimum) of 1,055.0 square metres shall be required. In regard to minimum yards, a front yard depth (minimum) of 9.0 metres, a rear yard depth (minimum) of 1.57 metres, an interior side yard width (minimum) (north side) of 1.67 metres, and an interior side yard width (minimum) (south side) of 2.41 metres shall be required. A parking space shall have a minimum length of 5.4 metres and a minimum width of 2.7 metres. No accessory buildings are permitted.

- 16.4.2. CG-2, Lot 8, Concession 1, (Vespra)
444 Penetanguishene Road, Roll No. 4341 010 001 07902 0000
Vespra Zoning By-law No. 87-29 as amended by Springwater Zoning By-law Amendment No. 98-092
East End Mini-Storage – Eagles

A lot frontage (minimum) of 40.0 metres and a lot area (minimum) of 8,000 square metres shall be required. No more than 4 apartment dwelling units, located above the retail use, may be permitted. Minimum dwelling unit area shall be 50.0 square metres for a one bedroom dwelling unit and 60.0 square metres for a two bedroom dwelling unit. All buildings and structures shall be flood proofed to a minimum elevation of 0.5 metres above the expected Regional (Timmins) Storm Flood Elevation.

- 16.4.3. CG-3, Lot 31, Concession 1, (Vespra)
2708 Penetanguishene Road, Roll No. 4341 010 001 18200 0000
Vespra Zoning By-law Amendment No. 87-27

In addition to the permitted uses of this section a well drilling operation is permitted.

- 16.4.4. CG-4, Lot 22, Concession XIII, (Vespra)
2432 Holmes Drive, Roll No. 4341 010 008 10208 0000
Vespra Zoning By-law Amendment No. 88-30

A rear yard depth (minimum) of 3.0 metres and an interior side yard width (minimum) of 4.0 metres shall be required.

- 16.4.5. CG-5, Lot 24, Concession VIII, (Vespra)
NOTE: CG-5 changed to CH-25

- 16.4.6. CG-6, Lot 13, Concession IV, (Vespra)
8 Finlay Mill Road, Roll No. 4341 010 003 17400 0000
Vespra Zoning By-law Amendment No. 92-6 – Baywood Vet Clinic

In addition to the permitted uses of this section a veterinarian clinic is permitted.

- 16.4.7. CG-7, Lot 16, Concession IV, (Vespra)

Block 62, Registered Plan 51M-556
Paddy Dunn's Circle, Roll No. 4341 010 004 03230 0000
Vespra Zoning By-law Amendment No. 88-42

Lands within this zone, below the 225.55 metres contour line, shall be limited to parking.

- 16.4.8. CG-8, Lot 5, Concession VII, (Vespra)
1700 Hendrie Road, Roll No. 4341 010 002 24210 0000
Zoning By-law Amendment No. 93-37 – Kerr

In addition to the permitted uses of this section a distribution center and head office is permitted. A front yard depth (minimum) of 6.6 metres and an interior side yard width (minimum) of 2.34 metres shall be required.

- 16.4.9. CG-9, Lot 5, Concession IX, (Vespra)
2334 Ronald Road, Roll No. 4341 010 005 06520 0000
Vespra Zoning By-law Amendment 95-075 repealed and replaced by Vespra Zoning By-law amendment No. 96-078 as amended by Springwater Zoning By-law No. 96-078 as amended by Springwater Zoning By-law Amendment No. 2001-049 – ITN/Sief

The permitted uses within this zone may include a retail, or personal service shop or store, a business or professional office, a bake shop or drive-through donut shop, a gasoline bar, a custom workshop, a service repair shop, a commercial recreational establishment, a printing shop and a publishing house, a photography or artist studio, a private or commercial club, a broadcasting studio, a tourist information kiosk, a fruit and vegetable market, a nursery and garden center, a public use office or sale center only, an indoor outlet for the sales, service, display and storage of pre-fabricated buildings, swimming pools, mobile homes, lumber, building supplies and other similar new goods and materials. The majority of the commercial uses shall be contained in a plaza/shopping center form, where the uses are designed, developed and managed as units. The total sewage treatment and disposal system design capacity of the site shall be less than 10,000 litres per day (average annual flow). It must be demonstrated and approved by the township of Springwater that the permitted uses shall not exceed the system design capacity. The development footprint, including all buildings and paved areas, shall not exceed 6,500.00 square metres. Limited outside storage is permitted, however, there shall be no visual evidence of outside storage from the perimeter of the property. Outside sales and display shall be prohibited.

- 16.4.10. CG-10, Lot 12, Concession IV, (Vespra)
26 Spence Avenue, Roll No. 4341 010 003 07920 0000
Zoning By-law Amendment No. 98-049 – Chlon

In addition to the permitted uses of this section a single detached dwelling in accordance with the provisions of Section 3.11 is permitted.

- 16.4.11. CG-11, Lot 18, Concession V, (Vespra)
668 Bayfield Street North, Part of Roll No. 4341 010 004 07104 0000
Exception in Vespra Zoning By-law 83-15

In addition to the permitted uses of this section a miniature golf course is permitted.

- 16.4.12. CG-12, Lot 55, Concession 1, (Medonte)
4562 Penetanguishene Road, Roll No. 4341 020 081 05400 0000 – McEwen

In addition to the permitted uses of this section, a metal working and welding shop is permitted.

- 16.4.13. RC-13, Lot 55, Concession 1, Part Block A and E., Pt Lot 1, Plan 261A
(Medonte)
4572 Penetanguishene Road, Roll No. 4341 020 081 05800 0000
Zoning By-law Amendment No. 95-045 – Nelson

A lot frontage (minimum) of 27.0 m and a lot area (minimum) of 1600.0 square metres shall be required. In regard to minimum yards, a front yard depth (minimum) of 3.0 metres, an exterior side yard depth (minimum) of 2.0 metres, an interior side yard width (minimum) abutting a residential use of 3.0 metres, and a rear yard depth (minimum) of 7.5 metres shall be required. A minimum of 16 parking spaces shall be required and may be located 0.0 metres from a residential use and 1.0 metres from the street line. The minimum size of a loading space shall be 6.0 metres long and 5.8 metres wide. A planting strip along the interior side yard is not required.

- 16.4.14. CG-14, Lot 6, Concession IV, (Flos)
1010 Flos Road Four West, Roll No. 4341 030 003 13200 0000
Exception in P88-05 – Loverock – Fergusonvale Pottery

The only commercial uses permitted within this zone shall be a pottery/craft/artist studio and related retail sales uses and activities. In addition a single detached dwelling, in accordance with the provisions and regulations of the Residential (R1) Zone, may be permitted.

- 16.4.15. CG-15, Lot 6, Concession VIII, (Elmvale)
12 Stone Street, Roll No. 4341 040 001 13001 0000
Elmvale Consolidation By-law No. 93-47 – Medical Centre

The uses permitted within this zone shall be limited to a maximum of 2 apartment dwelling units; business, professional and/or medical offices, a

convenience store and/or public use. For the purpose of this By-law a convenience store means an establishment where food, tobacco, drugs, periodicals or similar items of household necessity are kept for retail sale to residents of the immediate neighbourhood. The lot area (minimum) shall be the sum of the areas required for each use on the lot as follows; bachelor dwelling unit, 69.0 square metres, other dwelling unit, 69.0 square metres plus an additional 34.5 square metres for each bedroom; non-residential uses, 560 square metres. Lot frontage (minimum), 20.0 metres. Front yard depth (minimum), 6.0 metres. Interior side yard width (minimum), 0.0 metres. Rear yard depth (minimum), 7.5 metres. Landscaped open space (minimum), 10 %. Lot coverage (maximum), 34%. Parking space area (minimum) 16.75 square metres. Minimum number of parking spaces required for medical and/or professional offices and two apartment dwelling units shall be 14 and for other uses in accordance with the General Provisions of this By-law. Parking shall be permitted in all yards and may abut a street line.

- 16.4.16. CG-16, Lots 20 to 24 inclusive, Plan 397 (Elmvale)
 14 Yonge Street North, Roll No. 4341 040 001 43200 0000
 12 Peter Street, Roll No. 4341 040 001 43500 0000
 Zoning By-law Amendment No. 2001-078 – Elmvale IGA Renovation and Expansion

Provision	Required
Front Yard Depth (minimum)	3 metres
Rear Yard Depth (minimum)	4.5 metres
Exterior Side Yard Width (minimum)	
George Street	4 metres
Peter Street	3 metres
Building Gross Floor Area (maximum)	1685 square metres
Building Height (maximum)	8 metres
Number of Parking Spaces (minimum)	75
Loading Spaces (minimum/maximum)	1 / 3

Loading spaces may extend into the exterior side yard abutting George Street provided that no loading space shall be within 10 metres of the lot line abutting George Street.

Parking spaces within the side yards abutting Peter and George Streets may extend up to and beyond the lot lines to a maximum of 4.5 metres into the road allowance on Peter Street and 0.5 metres into the road allowance on George

Street, provided there is a minimum setback of 5 metres from Yonge Street in both cases.

Parking spaces within that portion of the rear yard abutting George Street may extend up to and beyond the lot line to a maximum of 4.5 metres into the road allowance, provided such spaces are located a minimum of 64 metres west of Yonge Street.

The minimum width of a parking space shall be 3 metres and the minimum area of a parking space shall be 17.4 square metres,

The minimum planting strip along a lot line which abuts a residential use shall be 3 metres and shall be used for no other purpose than a planting strip.

16.4.17. CG-17, Lot 5, Concession IX, (Elmvale)
7 Yonge Street North, Roll No. 4341 040 001 34700 0000
Elmvale Consolidation By-law No 93-47 – Langman Auto

In addition to the permitted uses of this section an automatic and/or coin operated car wash is permitted.

16.4.18. CG-18, Lot 6, Concession VIII and Lot 5, Concession VIII (Elmvale)
1 Yonge Street South, Roll No. 4341 040 001 00100 0000 – Mac's Milk/Cango
6 Yonge Street South, Roll No. 4341 040 001 10000 0000 – Petro Canada
Elmvale Consolidation By-law 93-47

In addition to the permitted uses of this section a motor vehicle service station or gas bar shall be permitted.

16.4.19. CG-19, Lot 6, Concession IX, (Elmvale)
Part Lot 34 and Part Lot 35, Plan 397, being part 1 on RP- 51R-20608
54 Queen Street West, Roll No. 4341 040 001 44700 0000
Zoning By-law Amendment No. 97-067 – Elmvale Country Treasures

A rear yard depth (minimum) of 1.21 metres shall be required.

16.4.20. CG-20, Lot 6, Concession VIII (Elmvale), Lot D, Plan 450
16 Yonge Street South, Roll No. 4341 040 001 13700 0000
Zoning By-law Amendment No. 97-003 – Robbins

The permitted uses allowed within this zone shall be limited to an antique store, professional offices, a single detached dwelling and a converted single detached dwelling with a maximum of two apartment units. The interior side yard width, south side, shall be 1.2 metres. One loading space is required which shall be set back 4.0 metres from the front lot line. A 1.0 metre planting strip shall be maintained along the northern lot line only. No outside storage or

outdoor sale of goods, materials or articles associated with the commercial use of the property is permitted in any yard.

16.4.21. CG-21, Lot 7, Concession VIII (Flos)
175 Queen Street West, 4341 030 006 07200 0000
Hold Zoning By-law Amendment No. 97-003 – Gallo

The permitted uses are restricted to an antique store, bank, trust company or financial office, business or professional office, convenience store, custom workshop, department store, fruit and vegetable market, outside display and sale of goods, personal service shop, restaurant, retail warehouse, shopping centre, supermarket and video rental shop.

For the purpose of this section, only one (1) restaurant, having a maximum gross floor area of 370 square metres is permitted. Furthermore the gross floor area occupied by all of the uses permitted herein, other than a restaurant, shall not exceed 4,645 square metres. Also, the following definitions shall apply:

- i) Convenience Store
Means an establishment in which articles for sale are restricted to a limited range of primarily food items such as milk, bread, soft drinks, ice cream, canned and bottled goods, snacks and candy, and to complement such items, may include the limited sale of magazines, books, housewares, toiletries, stationary and tobacco products.
- ii) Department Store
Means a store organized into a number of individual departments in which various commodities are kept for retail sale in separate parts of the store;
- iii) Personal Service Shop
Means an establishment wherein a personal service is performed. This definition may include a barbershop, a dressmaking shop, a shoe repair shop, a tailor shop, a photographic studio or similar use, but does not include a beauty salon.
- iv) Retail Warehouse
Means a building or structure or part thereof where commodities are stored and sold and includes home furnishings and garden furniture, decorating supplies, catalogue sales, sporting goods and home improvement products such as appliances, electrical fixtures, carpets, floor coverings, building supplies and plumbing supplies.
- v) Shopping Centre
Means a building containing two or more of the uses permitted herein.
- vi) Supermarket
Means a building or part of a building wherein food or other household items are kept for sale at retail to the general public and which operates on a self-service, cash and carry basis and may include facilities for parcel pickup.
- vii) Video Rental Shop

Means a business in which the sale and/or rental of videos and/or video cassette recorders and related accessories occurs.

16.4.22. CG-22, Lot 56, Concession 1, (Medonte)
4582 Penetanguishene Road, Roll No. 4341 020 081 05900 0000
Hallyburton Garage

On lands zoned General Commercial Exception Holdings [CG-22(H)] a motor vehicles sales outlet including outside sale and display of motor vehicles and a motor vehicle body shop are permitted in addition to the uses permitted under Section 11.2.2. A lot frontage (minimum) of 31 metres and a lot area (minimum) of 1030 square metres shall be required. In regard to minimum yards, a front yard depth (minimum) of .73 metres and an exterior side yard width (minimum) of 1.9 metres shall be required. The maximum ground floor area shall be 210 sq. m. and the maximum commercial gross floor area shall be 273 square metres. No accessory buildings are permitted. No planting strip shall be required along the westerly (rear) and northerly lot lines were a tight board fence with a minimum height of 1.8 metres has been erected and maintained.

The outside display and sales area and the required loading and parking spaces may be located in the interior side and rear yards up to the interior side and rear lot lines abutting a Residential Zone. The lands between the building and Mill Street and between the building and Highway 93 shall be maintained as landscaped open space except where interrupted by driveways and access ramps, and a landscaped planting strip 1.5 metre wide shall be provided between Highway 93 and the motor vehicle display and sales area, including a post and chain barrier along the frontage of the display and sales area. These areas shall constitute the required landscaped open space. A minimum of 4 parking spaces and one loading space shall be required. The driveway access from Highway 93 may be located a minimum of 11.5 metres from the intersection of the street lines of Mill Street and Highway 93.

The Holding Zone shall be removed from lands zoned General Commercial Exception Holdings [CG-22(H)] upon the replacement of a motor vehicle sales outlet use including outside sale and display of motor vehicles or a motor vehicle body shop use with a use permitted under Section 16.2.2.

16.4.23. CG-23, Lot 55, Concession 1, (Medonte)
4570 Penetanguishene Road, Roll No. 4341 020 081 05700 0000 - Dean

Permitted uses are limited to a maximum of two (2) dwelling units in accordance with Section 16.2.1; retail store or commercial use; personal service shop; government, business or professional office; commercial education establishment (indoor only); clinic used by only one medical or dental practitioner at a time; photography or artist studio; printing shop or publishing house; custom workshop (indoor only); parking lot; or public use in accordance

with the provisions of Section 3.30; and a lot frontage (minimum) of 20 metres and a lot area (minimum) of 1010 square metres shall be required. In regard to minimum yards, a front yard depth (minimum) of 0.66 metres, an interior side yard width (minimum) of 0 metres and 7 metres shall be required. The maximum commercial gross floor area shall be 210 square metres. A minimum of twelve (12) parking spaces shall be required and no loading space is required. The required parking spaces may be located abutting a street line and within the required planting strip abutting a Residential Zone. Notwithstanding the provisions of Section 3.40.1a), a parking space shall have a minimum length of 5.9 metres (19.35 ft.) and a minimum width of 2.8 metres (9.18 ft.); and any expansion of the existing building shall require site plan approval. Section 16.3.14(i) applies for the uses permitted in the (CG-23) Zone.

16.4.24. CG-24 – Lot 13, Concession IV, (Vespra)
1253 Bayfield Street North, Roll No. 4341 010 003 18400 0000

The exterior side yard width (minimum) for an accessory residential garage shall be 4.3 metres.

16.4.25. CG-25 – Lots 5 and 6, Concession 8, (Elmvale)
18 Patterson Street, Roll No. 43 41 040 001 009 00 0000
14 Yonge Street South, Roll No. 43 41 040 001 137 01 0000
18 Yonge Street South, Roll No. 43 41 040 001 139 00 0000
19 Yonge Street South, Roll No. 43 41 040 001 006 00 0000
20 Yonge Street South, Roll No. 43 41 040 001 138 00 0000
Formerly CR Zone

Permitted uses are limited to an existing apartment building, single detached dwelling and a converted single detached dwelling with a maximum of two apartment units. Non-residential uses include physicians, dentists, chiropractors, osteopaths, optometrists, lawyers, planners, engineers, land surveyors, architects and accountants. A lot area (minimum) of 557 square metres, a lot frontage (minimum) of 18.0 metres, a front yard depth (minimum) of 6.0 metres, a rear yard depth (minimum) of 7.5 metres, an interior side yard width (minimum) of 3.0 metres, and an exterior side yard width (minimum) of 6.0 metres shall be required. A landscaped open space (minimum) of 30% shall be required. The lot coverage (maximum) shall be 30%. Single detached dwelling units per lot (maximum) shall be 1. Accessory uses, parking, etc. in accordance with the provisions of Section 3 hereof.

16.4.26. CG-26; Lots 45 & 46 and Part of Thomas Street, Plan 317
141 Queen Street West, Roll No. 4341 040 001 21700 0000
Zoning By-law Amendment No. 2001-067 – Elmvale Auto Supply

The provisions of Section 12.3.2 shall apply.

16.4.27. CG-27, North Part Lot 6, Concession 9
100 Yonge Street North, Roll No. 4341 030 006 10104 (Hap Amp)

A contractor’s yard is a permitted use. The Hold provisions will be lifted once the owner has entered into a Site Plan Agreement with the Township.

16.4.28. CG-28, Part of Lot 14, Concession IV, (Vespra)
1065 Bayfield Street North & 3 Glen Echo Drive, Property Roll Nos. 4341 010 003 20400 0000 & 4341 010 003 20500 0000
Zoning By-law Amendment No. 2002-113 – Wizard Holdings/Kempenfelt Windows

The minimum exterior side yard setback for a commercial loading space shall be 9 metres.

16.4.29. CG-29; Part Lot 6, Concession 9 (Vespra)
163 George Johnston Road, Property Roll No.4341 010 005 07500 0000
Zoning By-law Amendment No. 5000-044 – Minesing Firehall ZBA

A business/professional office with accessory retail use and a custom workshop is permitted.

16.4.30. CG-30; Part Lot 13, Concession 4, (Vespra)
14 Finlay Mill Road, Property Roll No. 4341 010 003 17050 0000
Midhurst Firehall ZBA No. 5000-047
By-law 5000-289 – ZB-2019-001 – MacIntyre

The commercial uses permitted within this zone shall be limited to a specialty retail store, a business/professional office, a restaurant and a custom workshop. A specialty retail store shall mean a retail store as defined, except that a convenience retail outlet, being a store that offers for sale such convenience items as milk, bread, packaged confectionary items and general grocery products shall not be permitted.

16.4.31. Not currently in use.

16.4.32. CG-32, Block 51, 51M-884, Vespra
Roll No. 4341 010 004 06752 0000
ZBA No. 5000-103, Gabor Medical Clinic

Permitted uses include professional offices, day nursery, artist studio and an upper storey apartment accessed via an easement over Township-owned land due to lack of frontage on Carson Road. A minimum setback of 14 metres from Highway 26 is required.

16.4.33 CG-33 – North Half of Lot 5, Concession 8, Flos

Roll No. 4341 040 001 00605 0000
By-law 5000-320- ZB-2020-009 – Graham

A dwelling unit is permitted within the rear half and a portion of the front half of the ground storey of a commercial building and a business or professional office is a permitted use.

A lot area (minimum) of 557 square metres, a lot frontage (minimum) of 18.0 metres, a front yard depth (minimum) of 6.0 metres, a rear yard depth (minimum) of 7.5 metres, an interior side yard width (minimum) of 3.0 metres, and an exterior side yard width (minimum) of 6.0 metres shall be required. A landscaped open space (minimum) of 30% shall be required. The lot coverage (maximum) shall be 30%. Single detached dwelling units per lot (maximum) shall be 1. Accessory uses, parking, etc. in accordance with the provisions of Section 3 hereof.

16.4.34 CG-34 – Lot 2, Plan 335
8 Patterson St., Roll No. 4341 040 001 01000
By-law 5000-326 - ZB-2020-013 – Ford

Notwithstanding the non-conforming building and use policies of the General Provision Section, the replacement and expansion of the non-conforming single detached dwelling is permitted.

16.4.35 CG-35 – Part of Lot 6, Concession 8
74 Yonge Street South – Roll No. 4341 030 006 07000
By-law 5000-341 – ZB-2017-015 – Elmvale Development Inc.

Rear Yard Depth (min.)	3.0m
Setback from Residential Zone (min.)	3.0m

Section 17 – Local Commercial (CL) Zone

17.1. Within Local Commercial (CL) Zone, no person shall use any land; erect alter, enlarge, use or maintain any building structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

17.2. Permitted Uses

17.2.1. Commercial Uses:

- a) Retail store or commercial use
- b) Personal service shop
- c) Government, business or professional office
- d) Commercial educational establishment
- e) Service repair shop
- f) Restaurant, including a drive-in or take-out restaurant or bakeshop
- g) Commercial recreational establishment, or other place of entertainment
- h) Photography or artist studio
- i) Day nursery/Nursery school

17.3. Zone Provisions

17.3.1. All permitted uses within the Local Commercial (CL) Zone shall be serviced by full water and wastewater services.

17.3.2. No person shall within the Local Commercial (CL) Zone use any lot, erect or use any building or structure for any purpose except in accordance with Schedule `B` the Midhurst Commercial Zoning Performance Table noted below, as applicable.

Midhurst Commercial Zoning Performance Table for Local Commercial (CL) Zone

Provision	Required
Lot Frontage (minimum)	30 m
Lot Area (minimum)	800 m ²
Lot Area (maximum)	1000 m ²
Landscaped Open Space % Area (minimum)	10%
Front Yard – Building (minimum) ^B	6.0 m
Interior Side Yard - Building (minimum) ^B	4.5 m
Exterior Side Yard (minimum) ^B	6.0 m
Rear Yard (minimum) ^B	10.0 m
Landscape Buffer abutting Residential Zones (minimum)	3.0 m
Lot Coverage % of Lot Area (maximum)	N/A

Provision	Required
Height (maximum)	11.5 m
Commercial Unit Size (maximum) ^A	--
Parking Spaces, including garage (minimum) ^Q	Refer to Section 3.4

Notes:

- a) In the Mixed Use Zone, the maximum unit size shall not apply to pharmacy, restaurant, bank and professional office uses where these are stand alone uses.
- b) Minimum setback from any Residential Zone (any yard) is 9.0 metres to any building, structure or outside building.

Section 18 – Mixed Use (MU) Zone

18.1. Within Mixed Use (MU) Zone, no person shall use any land; erect alter, enlarge, use or maintain any building structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

18.2. Permitted Uses

18.2.1. Residential Uses

- a) Apartment building dwelling
- b) Street, block bungalow, stacked and rear access townhouse dwellings
- c) Duplex, triplex, fourplex, sixplex dwelling
- d) Live-work unit
- e) Mixed use building
- f) Senior citizen home
- g) Home for the aged
- h) Nursing home
- i) Detached accessory structure

18.2.2. Non-Residential Uses

- a) The following commercial uses, including all uses listed below and the General Commercial non-residential permitted uses in accordance with the provisions of subsection 3 of the General Commercial Section, save and except subsections 3.10 and 3.11, are permitted on the same lot as those uses provided in Section 18.2.1 of this By-law
 - i. Retail store or commercial use
 - ii. Personal service shop
 - iii. Government, business or professional office
 - iv. Commercial educational establishment
 - v. Service repair shop
 - vi. Clinic
 - vii. Restaurant, including a drive-in or take-out restaurant or bakeshop
 - viii. Photography or artist studio
 - ix. Small scale printing house or publishing house
 - x. Commercial recreational establishment, or other place of entertainment
 - xi. Private or commercial club
 - xii. Custom workshop
 - xiii. Service station, excluding motor vehicle sales and repair
 - xiv. Day nursery/Nursery school
- b) Community Centre

- c) Place of Worship

18.3. Zone Provisions

- 18.3.1. All permitted uses within the Mixed Use (MU) Zone shall be serviced by full water and wastewater services
- 18.3.2. No person shall within the Mixed Use (MU) Zone use any lot, erect or use any building or structure for any purpose except in accordance the Midhurst Residential Zoning Performance Table and the Midhurst Commercial Zoning Performance Table, as applicable.

Midhurst Commercial Zoning Performance Table for Mixed Use (MU) Zone

Provision	Required
Lot Frontage (minimum)	30 m
Lot Area (minimum)	1000 m ²
Lot Area (maximum)	--
Landscaped Open Space % Area (minimum)	10%
Front Yard – Building (minimum) ^B	6.0 m
Interior Side Yard - Building (minimum) ^B	4.5 m
Exterior Side Yard (minimum) ^B	6.0 m
Rear Yard (minimum) ^B	10.0 m
Landscape Buffer abutting Residential Zones (minimum)	3.0 m
Lot Coverage % of Lot Area (maximum)	N/A
Height (maximum)	18 m
Commercial Unit Size (maximum) ^A	400 m ²
Parking Spaces, including garage (minimum) ^Q	Refer to Section 3.4

Notes:

- a) In the Mixed Use Zone, the maximum unit size shall not apply to pharmacy, restaurant, bank and professional office uses where these are stand alone uses.
- b) Minimum setback from any Residential Zone (any yard) is 9.0 metres to any building, structure or outside building.

MIDHURST RESIDENTIAL ZONING PERFORMANCE TABLE FOR MIXED USE (MU) ZONE

MU Provisions ^{F, J, M, R}	Street Townhouse Dwelling	Rear Access Townhouse Dwelling	Block / Bungalow Townhouse Dwelling	Stacked Townhouse Dwelling	Duplex, Triplex, Fourplex, Sixplex Dwelling^K	Apartment
Lot Frontage (minimum)	5.9 m	4.5 m	12.2 m	6.0 m	15.20 m	27.0 m
Lot Area (minimum)	176 m ²	134 m ²	363 m ²	179 m ²	452 m ²	850 m ² ^E
Landscaped Open Space % Area (minimum)	--	--	--	--	35% ^G	35% ^G
Landscaped Open Space % Lot Frontage (min.)	40%	40%	40%	40%	40%	40%
Front Yard – Building (minimum) ^O	4.5 m	3.0 m	4.5 m	4.5 m	4.5 m	6.0 m
Front Yard – Garage (minimum) ^O	6.0 m	6.0 m	6.0 m	6.0 m	6.0 m	--
Interior Side Yard - Building (minimum) ^{A,P}	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m	10.5 ^H
Interior Side Yard - Garage (minimum) ^{A,P}	1.2 m	1.2 m	1.2 m	1.2 m	1.2 m	--
Exterior Side Yard (minimum) ^{B,O}	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m
Rear Yard - Building (minimum) ^S	6.5 m	6.5 m ^D	6.5 m	6.5 m	6.5 m	9.0
Rear Yard – Garage (minimum) ^C	--	0.6 m ^D	N/A	--	0.6 m	--
Lot Coverage (maximum)	N/A	N/A	N/A	N/A	N/A	N/A
Height (maximum)	11.5 m	11.5 m	11.5 m	11.5 m	11.5 m	18.0 m
Dwelling Unit Floor Area (minimum)	--	--	--	--	--	42 m ² (bachelor or one bedroom) ^I
Gross Floor Area (maximum)	--	--	--	--	--	

MU Provisions ^{F, J, M, R}	Street Townhouse Dwelling	Rear Access Townhouse Dwelling	Block / Bungalow Townhouse Dwelling	Stacked Townhouse Dwelling	Duplex, Triplex, Fourplex, Sixplex Dwelling^K	Apartment
Parking Spaces, including garage (minimum) ^Q	2	2	1.5 / unit	1.5 / unit	1.5 / unit	1.5 / unit
Garage Width % of Lot Frontage (maximum) ^{L,N}					Refer to Section 3.4	Refer to Section 3.4

MIDHURST RESIDENTIAL ZONING PERFORMANCE TABLE FOR MIXED USE (MU) ZONE

Notes:

- a) For single detached units, the minimum interior side yard may be reduced to 0.6 metres for the garage.
- b) Where face of garage door faces flankage (exterior side yard) the face of the garage is to be 6 metres from street line.
- c) Where an accessory garage is located in a rear yard, no dwelling unit on the same lot shall be located within 6 metres of the accessory garage. If the accessory garage is attached to the residence, the setback shall be 0 metres.
- d) From a laneway.
- e) For the first 5 dwelling units, plus 100 square metres for each additional unit,
- f) Maximum number of detached accessory structures is two (2) per lot with a combined GFA of 65 square metres for single detached, semi-detached, duplex and townhouse dwellings; 86 square metres for triplex and fourplex dwellings; and 125 square metres for sixplex dwellings. And accessory structure shall not include a detached garage.
- g) May include a play area or other compatible recreational use.
- h) The minimum interior side yard shall be 2 metres if the abutting end wall contains no habitable room windows and provided the interior lot line does not abut a (UR1) or (UR2) Zone.
- i) Plus 13 m² for each additional bedroom.
- j) Additional policies regarding Courts, Privacy Yards, Accessory Buildings and Plan / Recreational Areas from Residential.
- k) The front yard for multiplex dwellings is the yard that abuts a public street, but does not include a laneway.
- l) The minimum parking space dimensions shall be 3 metres in width and 6 metres in length for a single car garage and 5.5 metres in width by 6 metres in length for a two car garage. Encroachments are permitted.
- m) On a corner lot, sight triangles shall have minimum size of 3 metres x 3 metres. Within these triangular spaces, no hedge, shrub, tree, fence, sign or other such structures shall be planted, maintained or erected. Where a site triangle exists, yards shall be measured from the point of the intersection from the extension of the lot lines.
- n) Garage width to be measured from two opposite edges of the garage door.
- o) A 0.75 metre encroachment for stairs is permitted into the front, rear and exterior side yard.
- p) Where two townhouse units (all types) share a common vertical wall then there shall be a 0 metre interior side yard setback.
- q) For the purpose of calculating the number of required parking spaces, the parking area shall be measured from the curb on lots with a single car garage and no sidewalk.
- r) In mixed use buildings, the ground level floor shall be devoted entirely to non-residential uses.

- s) In UR1 and UR2 Zones where the rear lot line abuts a hedgerow or park, the minimum rear yard setback for the building shall be 3.0 metres.

Section 19 – Highway Commercial (CH) Zone

19.1. Within a Highway Commercial (CH) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

19.2. Permitted Uses

19.2.1. Residential Uses:

- a) an attached accessory dwelling in accordance with the provisions of the Accessory Dwellings General Provisions, except service stations, or other uses involving the sale of gasoline or other similar petroleum products.

19.2.2. Non-Residential Uses

- a) motor vehicle service station or gas bar subject to the General Provisions Section
- b) motor vehicle repair garage
- c) motor vehicle sales or rental establishment
- d) food confectionary sales or restaurant accessory to a motor vehicle service station or gas bar
- e) sales, service, storage or repair of small internal combustion engines
- f) automatic or coin operated car wash with or without the sale of petroleum products incidental thereto
- g) marina
- h) farm implement sales outlet
- i) custom workshop
- j) service repair shop
- k) antique store
- l) restaurant including a drive-in or take-out restaurant or refreshment vehicle subject to subsection 3.5 below
- m) building supply outlet
- n) recreational trailer sales, service and display
- o) prefabricated house, cottage or mobile home sales and display
- p) fruit and vegetable market
- q) nursery and garden centre
- r) outside display and sale of goods in accordance with the General Provisions Section
- s) passive outdoor recreation use
- t) public use in accordance with the General Provisions Section

19.3. Zone Provisions

19.3.1. Refer to Section 3 – General Provisions

19.3.2. For all uses not otherwise set out herein.

19.3.2.1. Lot Area (minimum)

	Lot Type	Required
a)	lot served by a public water and sanitary sewer system	790 m ² (8503.77 ft.2)
b)	other lots	1390 m ² (14962.33 ft.2)

19.3.2.2. Lot Frontage (minimum)

	Lot Type	Required
a)	lot served by a public water and sanitary sewer system	20.0m (65.62 ft.)
b)	other lots	30.0m (98.43 ft.)

19.3.2.3. Front Yard Depth (minimum)

	Lot Type	Required
a)	lot served by a public water and sanitary sewer system	6.0 m (19.69 ft.)
b)	other lots	9.0 m (29.53 ft.)

19.3.2.4. Rear Yard Depth (minimum)

a)	Abuts a Commercial or Institutional Zone	7.5 m (24.61 ft.) 3.5 m (11.48 ft.)
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19.3.2.5. Interior Side Yard Width (minimum)

a)	Lots served by a public water and sanitary sewer system	4.0 m (13.12 ft.)
b)	Abuts a Commercial or Industrial Zone	3.5 m (11.48 ft.)
c)	Other Lots	4.5 m (14.76 ft.)

19.3.2.6. Exterior Side Yard Width (minimum)

a)	Lot served by a public water and sanitary sewer system	6.0 m (19.69 ft.)
b)	Other lots	9.0 m (29.53 ft.)

19.3.2.7. Lot Coverage (maximum)

a)	Lot served by a public water and sanitary sewer system	40%
b)	Other lots	30%

- 19.3.2.8. Building Height (maximum) 11.0 m (36.09 ft.)
- 19.3.2.9. Landscaped Open Space (minimum) 10%
- 19.3.2.10. Minimum setback from any Residential Zone (any yard) to any building, structure or outside storage. 9.0 m (29.53 ft.)
- 19.3.2.11. Minimum rear yard setback of a principle building from any residential zone 14.0 m (45.93 ft.)
- 19.3.2.12. Adjacent to any Residential Zone a 3 metres (9.84 ft.) buffer strip, properly landscaped as may be required by a Site Plan Control Agreement through the provisions of the Planning Act, shall be provided along the abutting lot line.
- 19.3.2.13. Accessory Dwelling Units
- a) Units per lot 1
 - b) Gross Floor Area (minimum)
 - i. Bachelor or one bedroom dwelling unit 42.0 m² (452.09 ft.²)
 - ii. For each additional bedroom 13.0 m² (139.94 ft.²)
 - iii. Access to dwelling unit shall be separate from access to Commercial use
- 19.3.2.14. All means of ingress and egress shall conform with the appropriate municipal regulations. In the case of a corner lot no means of ingress or egress shall be located within 15 metres (49.21 ft.) of the intersection of the street lines.
- 19.3.2.15. Parking
- Refer to the Off-Street Parking requirements of the General Provisions Section.
- 19.3.2.16. No parking space or part shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within 3 metres (9.84 ft.) of the boundary of any Residential Zone.
- 19.3.2.17. Accessory Buildings
- Refer to the Accessory Buildings General Provisions. In addition, the maximum total area of accessory buildings or structures shall be 65m² (699.68 sq. ft.²)
- 19.3.3. Regulations for car wash:

19.3.3.1. For an automatic car wash, a minimum of seven (7) waiting spaces and three (3) drying spaces shall be provided on the lot

19.3.3.2. For a coin operated car wash, a minimum of three (3) waiting spaces and one (1) drying space shall be provided for each unit or bay on the lot.

19.3.4. Regulations for motor vehicle service station or gas bar:

19.3.4.1. In addition to the regulations set out in Section 19.3.2, the following shall apply in regard to a motor vehicle service station or gas bar.

19.3.4.2. Lot Frontage (minimum)

	Lot Type	Provision
a)	lot served by a public water and sanitary sewer system	38 m (124.67 ft.)
b)	other lots	45 m (147.64 ft.)

19.3.4.3. Front Yard Depth (minimum)

	Lot Type	Provision
a)	lot served by a public water and sanitary sewer system	10 m (32.81 ft.)
b)	other lots	15 m (49.21 ft.)

19.3.4.4. Rear Yard Depth (minimum) 7.5 m (24.61 ft.)

Except where the rear yard abuts a residential zone, the rear yard shall be a minimum of 15 metres (49.21 ft.) of which 4.5 metres (14.76 ft.) adjacent to the lot line shall be maintained in an open space condition

19.3.4.5. Interior Side Yard Width (minimum)

	Type of Lot	Provision
a)	lot served by a public water and sanitary sewer system Except that where the interior side lot line abuts a Commercial or Institutional Zone the minimum interior side yard width shall be 3.5 metres (11.48 ft.).	4 m (13.12 ft.)
b)	other lots Except where one or both side yards abut a Residential Zone the side yard shall be a minimum of 15 metres (49.21 ft.) of which 4.5 metres (14.76 ft.) adjacent to the lot line shall be maintained in an open space condition.	7.5m (24.61 ft.)

19.3.4.6. Exterior Side Yard (minimum) 10m (32.81 ft.)

19.3.4.7. Landscape Open Space (minimum) 10%

19.3.4.8. Daylighting Triangle

On a corner lot, a daylighting triangle of 15 metres (49.21 ft.) minimum shall be provided.

19.3.4.9. On a lot served by public water and sanitary sewer system, the minimum distance between any portion of the gasoline pump island and any lot line shall be 4.5 metres (14.76 ft.) and on all other lots the distance shall be 6.0 metres (19.69 ft.) from any lot line.

19.3.4.10. Where the lot is a corner lot, no portion of any gasoline pump island shall be located closer than 3.0 metres (9.84 ft.) to a daylighting triangle.

19.3.4.11. No person owning, leasing or operating a motor vehicle service station or gasoline bar shall use or permit it to be used for the purpose of wrecking.

19.3.4.12. Storage of motor vehicles for repair shall not be in the front yard of a motor vehicle service station.

19.3.5. Regulations for refreshment vehicles:

19.3.5.1. No refreshment vehicle may be located within 300 metres (984.25 ft.) of a restaurant including a drive-in or take-out restaurant except where such use is accessory to the restaurant.

19.4. Zone Exceptions

19.4.1. CH-1, Lot 25, Concession VIII (Vespra)
4377 County Road 90, Roll No. 4341 010 006 09305 0000
Vespra ZBA 86-22 Gas Station

A lot depth (minimum) of 41.5 metres and a front yard depth (minimum) of 11.6 metres shall be required. Fuel pump islands and fuel pumps may be located in any required minimum yard at a minimum distance of 7.5 metres from any street line, with the exception of the front yard where a minimum distance from any street line shall be 2.6 metres.

19.4.2. CH-2, Lot 14, Concession V (Vespra)
2 Currie Drive, Part of Roll No. 4341 010 003 27300 0000
Vespra Zoning By-law Amendment No. 88-33 as amended by ZBA 97-063,
Currie Truck Centre

A towing service/operation is permitted. The use of the front yard abutting Bayfield Street North (Highway 26) may be used for outside display and sale purposes but shall be limited to a maximum of fifty five (55) percent of the front yard area

- 19.4.3. CH-3, Lot 33, Concession 1, W.P.R. (Vespra)
1633 Old Second South, Part of Roll No. 4341 010 001 19200 0000
Vespra ZBA 93-23 – Farrington

The permitted uses within this zone are restricted to the following: the sale and repair of snowmobiles, all-terrain vehicles, motorcycles and personal watercraft; the sale of accessory equipment to snowmobiles, motorcycles, all-terrain vehicles and personal watercraft and the open storage of equipment and machinery being sold or repaired. Furthermore the lot frontage (minimum) requirement shall be 0.0m and the maximum total gross floor area of all building shall not exceed 350.0 square metres.

- 19.4.4. CH-4, East Half of Lot 5, Concession X (Vespra)
2454 Ronald Road, Roll No. 4341 010 005 16420 0000
2466 Ronald Road, Roll No. 4341 010 005 15600 0000
ZBA 94-149 – Giffen

The existing accessory dwelling shall maintain a westerly side yard width (minimum) of 29.0 metres and a front yard setback (minimum) of 6.0 metres.

- 19.4.5. CH-5, Lot 24, Concession X, Part 1, Plan 51R-16558A, (Vespra)
4712 County Road 90, Roll No. 4341 010 006 20800 0000
Zoning By-law Amendment No. 96-021 – Fox Fleet

The permitted uses within this zone are restricted to the storage, display and sale of automobiles.

- 19.4.6. CH-6, Lot 24, Concession VIII (Vespra)
662 County Road 90, Roll No. 4341 010 006 08801 0000 – Miller Lumber

In addition to the permitted uses of this section a retail and/or wholesale store for the storage, display and sale of lumber, building supplies and other similar new goods or materials which may include outside storage in accordance with the provisions of this By-law may be permitted.

CH-6 Zone, Pt of Lots 24 & 25, Con 8, Pt of Pts 1 & 2 on 51R-8915,
Vespra, Part of 662 Highway 90, Miller Lumber, Part of Roll No. 4341 010
006 08810 0000 – Zoning By-law Amendment No. 2002-133 –
Dunlop@Miller Self Storage

Notwithstanding Section 10.2, Uses Permitted, to the contrary, on lands zoned Service Commercial Exception (C3-14), a mini-storage warehouse shall be permitted. The maximum lot coverage for any mini storage warehouse shall be 40%.

- 19.4.7. CH-7, Lot 14, Concession V (Vespra)
1152 Bayfield Street North, Roll 4341 010 003 27400 0000
(Zoning By-law Amendment No. 99-091 which repeals and replaces ZBA
No. 99-087 – Tony’s Auto/Wade

The permitted uses within this zone are restricted to a motor vehicle repair garage, a motor vehicle sales or rental establishment, a service repair shop, an automatic or coin operated car wash without the sale of petroleum products incidental thereto, an attached accessory dwelling to any of the foregoing uses in accordance with the provision of Section 3.11 except motor vehicle service stations, or other uses involving the sale of gasoline or other similar petroleum products, an outside display and sale of goods in accordance with the provisions of Section 3.39 and a public use in accordance with the provisions of Section 3.29.

CH-7, Lot 14, Concession V, Vespra
1005 Snow Valley Road 4341 010 003 27800 0000
5000-016 – Marcelli Nursery

The permitted uses within this zone shall include a day nursery school and indoor playground.

- 19.4.8. CH-8, Lot 9 and 10, Concession 1, W.P.R. (Vespra)
528 Penetanguishene Road, Part of Roll No. 4341 010 001 07950 0000
ZBA 99-016 (Larway Greenhouse)

The permitted uses within this zone are restricted to a nursery and garden center, a fruit and vegetable market, a tourist information center, the outside display and sale of goods in accordance with the provisions of Section 3.39, an attached or detached accessory dwelling in accordance to the provisions of Section 3.11 and a public use.

- 19.4.9. CH-9, Lot 5, Concession 1 (Flos)
Zoning By-law Amendment No. 98-104, Roll No. 4341 030 001 07701 0000
(3406 Horseshoe Valley Road West – Chase now Blue Moon Marine)

In addition to the permitted uses of this section a cartage, express or transportation terminal, warehouse or inside storage building subject to the provisions of the General Industrial/Outside Storage (MO) Zone, Section 20.3, is permitted. A car wash and restaurant are not permitted, however a drive-in or take-out restaurant or refreshment vehicles subject to Section 19.3.5 is permitted.

- 19.4.10. CH-10, Lot 16, Concession IX (Flos)
2376 County Road 92, Roll No. 4341 030 004 00600 0000

(Zoning By-law Amendment No. 2000-079 – Brown/Baker)

In addition to the permitted uses of this section and notwithstanding the provisions of Section 3.38, Outside Storage, an impound yard located at the rear of the subject property for the purpose of temporary storage of towed vehicles incidental to the towing business on the site may be permitted. For the purposes of this By-law an "Impound Yard" shall be described as a building or open compound used for the temporary storage of motor vehicles and/or other items which have been seized and impounded due to a motor vehicle accident, By-law violation or other similar circumstance and may include an accessory office. Furthermore an indoor storage facility of 10 units along the east side of the property may be permitted.

- 19.4.11. CH-11, Lot 16, Concession IX (Flos)
3242 Crossland Road, Roll No. 4341 030 004 00200 0000

A farm produce (dairy) warehousing, distribution and retail facility with accessory office and administrative uses is permitted.

- 19.4.12. CH-12, Lot 6, Concession II (Flos)
1008 Rainbow Valley Road West, Roll No. 4341 030 003 04500 00001

A single detached dwelling is permitted on the same lot as a nursery and garden center.

- 19.4.13. CH-13, Lot 5, Concession VIII (Flos)
85 Yonge Street South, Part of Roll No. 4341 030 002 37000 0000

A single detached dwelling is permitted subject to the provisions and regulations of the Residential Rural (RR) Zone.

- 19.4.14. CH-14, Lot 5, Concession VIII, (Flos)
127 Yonge Street South, Part of Roll No. 4341 030 002 37200 0000
Zoning By-law Amendment No. 98-048 (Webdensco Redevelopment)

Permitted uses are limited to Dry Uses and may include a retail and/or wholesale store for the storage, display and sale of lumber, building supplies and hardware goods and other similar goods or materials which may include outside storage; outside display and sale of goods; a motor vehicle sales or rental establishment; sales, service, storage or repair of small internal combustion engines such as snow machines, outboard motors or lawnmowers; a service repair shop; a marine sales and service establishment; recreational trailer sales, service and display outlet; a prefabricated houses/cottage sales and display outlet; mobile homes sales and display outlet; swimming pool sales and display outlet; commercial retail store; a personal service shop excluding beauty salon and/or barber

shop; a merchandise service shop; a custom workshop; a government, business or professional office; a bank, trust company or financial office; a photography or artist studio; a commercial printing shop; a lifestyle and leisure sales outlet; a taxi stand; a garden display and sales centre; a furniture retail and warehouse store; a service trade shop; a commercial copy and printing shop; an auction outlet; an antique, craft and gift outlet; a lawn and garden implement dealer; a refreshment vehicle; public uses; a parking lot or structure including facilities associated with the principal use(s) as permitted above. The rear yard depth (minimum) shall be 5.82 metres (19.09 ft).

"Dry Uses" shall mean the purpose for which any land, building or structure, or any part or combination thereof that is designed, arranged, intended, occupied or maintained and is serviced by a septic system that has an approved maximum sewage volume capacity rating as certified by the Simcoe County District Health Unit or other regulating authority.

- 19.4.15. CH-15, Lot 5, Concession VIII, (Flos)
127 Yonge Street South, Part of Roll NO. 4341 030 002 37202 0000
ZBA 98-048 (Webdensco – TIMBR MART Redevelopment)

Permitted uses are limited to Dry Uses and may include sales, service, storage or repair of small internal combustion engines such as snow machines, outboard motors or lawnmowers; a service repair shop; swimming pools sales and display outlet; commercial retail store; a personal service shop excluding beauty salon and/or barber shop; a merchandise service shop; a custom workshop; a government, business or professional office; a bank, trust company or financial office; a photography or artist studio; a commercial printing shop; a lifestyle and leisure sales outlet; a taxi stand; a garden display and sales centre; a furniture retail and warehouse store; a service trade shop; a commercial copy and printing shop; an auction outlet; an antique, craft and gift outlet; a lawn and garden implement dealer; a post office or private mail/courier business, public uses; and a shopping center in which buildings may be used for retail or wholesale stores in accordance with the permitted uses above. No outside storage is permitted.

"Dry Uses" shall mean the purpose for which any land, building or structure, or any part or combination thereof that is designed, arranged, intended, occupied or maintained and is serviced by a septic system that has an approved maximum sewage volume capacity rating as certified by the Simcoe County District Health Unit or other regulating authority.

- 19.4.16. CH-16, Lot 7, Concession IX, (Elmvale)
134 Queen Street West, Roll No. 4341 040 001 55800 0000
Elmvale Consolidation By-law No. 93-47

The existing use (neighbourhood store) is permitted.

- 19.4.17. CH-17 – Lot 5, Concession VIII, (Elmvale)
69 Yonge Street South, Roll No. 4341 040 001 05200 0000
Elmvale Consolidation By-law No. 93-47 – Elmvale Veterinary Clinic

A veterinary clinic is permitted.

- 19.4.18. Number not in use.

- 19.4.19. CH-19, Lot 7, Concession VIII, (Elmvale)
157 Queen Street West, Roll No. 4341 040 001 21760 0000
Elmvale Consolidation By-law No. 93-47 – Proposed Elmvale Home
Hardware

A building supply, hardware and lumber retail store, including outside storage is permitted. Furthermore residential uses shall be limited to one attached accessory dwelling.

- 19.4.20. CH-20, Lot 6, Concession VIII, (Elmvale)
58 Yonge Street South, Roll No. 4341 040 001 18201 0000
62 Yonge Street South, Roll No. 4341 040 001 18202 0000
Elmvale Consolidation By-law No. 93-47 – Former OMAFRA Building &
Severed Lot

Business, professional and government offices shall be permitted.

- 19.4.21. CH-21, Lot 6, Concession VIII, (Elmvale)
42 Yonge Street South, Roll No. 4341 040 001 18000 0000
Elmvale Consolidation By-law 93-47 – Beacock

A semi detached dwelling is permitted.

- 19.4.22. CH-22, Lot 6, Concession VIII, (Elmvale)
56 Yonge Street South, Roll No. 4341 040 001 18500 0000
Zoning By-law Amendment No. 97-065 – Simply County / Belesky

The interior side yard width (minimum) shall be 1.64 metres.

- 19.4.23. CH-23, Part of Lot 48, Concession 1, E.P.R. (Medonte)
Part 1 on Reference Plan 51R-22349
2365 Cassell Drive, Roll No. 4341 020 001 02100 0000
Zoning By-law Amendment No. 2001-070 – Gilroy/Enercraft

Manufacturing is a permitted use.

19.4.24. CH-24, Lot 32, Concession 1, W.P.R. (Vespra)
2840 Penetanguishene Road, Part of Roll No. 4341 010 001 18810 0000
Eplett

A business and professional office is permitted

19.4.25. CH-25, Lot 24, Concession VIII, (Vespra)
4346 County Road 90, Part of Roll No. 4341 010 006 08300 0000
Vespra ZBA No. 90-25 and ZBA 5000-090 – Bradford Greenhouses

The permitted uses shall be limited to a fruit and vegetable market, a nursery and garden centre, an agricultural use, a public use, and supplementary indoor trade shows, and may include outside display, sale and storage in accordance with Section 3.39.

As amended by ZBA 5000-018.

Notwithstanding the provisions of Section 3.41.1, a minimum of 5 loading spaces is required.

19.4.26. CH-26, Part of Lots 48 & 49, Concession 1, Part 1 on 51R-19304
2333 Cassell Drive, Roll No. 4341 020 001 02200 0000
Zoning By-law Amendment No. 5000-001 – G. Hall and Sons

A tool and die business may also be permitted

Housekeeping Amendment (Roberts) – 120 Yonge Street North
Roll 4341 030 006 10110 0000

In addition to the permitted uses of this section a retail or wholesale store for floor coverings (Carpet Shop), a financial institution and bowling establishment shall also be permitted.

Section 20 – Rural Commercial (CR) Zone

20.1. Within a Rural Commercial (CR) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

20.2. Permitted Uses

20.2.1. Residential Uses:

- a) an attached accessory dwelling or a detached accessory dwelling in accordance with the General Provisions Section.

20.2.2. Non-Residential Uses:

- a) Farm implement dealer
- b) Fertilizer plant and associated retail and or wholesale outlet
- c) Feed mill, and or seed cleaning plant
- d) Abattoir
- e) Auction barn
- f) Nursery and garden centre
- g) Outside display and sale of goods in accordance with the General Provisions Section
- h) Passive outdoor recreation use
- i) Public use in accordance with the General Provisions Section

20.3. Zone Provisions

20.3.1. Refer to Section 3 – General Provisions

20.3.2. Lot Area (minimum) 0.4 ha (0.99 ac)

20.3.3. Lot Frontage (minimum) 30 m (98.43 ft.)

20.3.4. Front Yard Depth (minimum) 12 m (39.37 ft.)

20.3.5. Rear Yard Depth (minimum) 7.5 m (24.61 ft.)

20.3.6. Interior Side Yard Width (minimum) 4.5 m (14.76 ft.)

20.3.7. Exterior Side Yard Width (minimum) 9.0 m (29.53 ft.)

20.3.8. Lot Coverage (maximum) 20%

20.3.9. Building Height (maximum) 11 m (36.09 ft.)

- 20.3.10. Landscaped Open Space (minimum) 10%
- 20.3.11. Minimum setback from any Residential Zone (any yard) to any building, structure or outside storage 9.0 m (29.53 ft.)
- 20.3.12. Minimum rear yard setback of a principle building from any Residential Zone 14.0 m (45.93 ft.)
- 20.3.13. Adjacent to any Residential Zone a 3 metre (9.84 ft.) buffer strip, properly landscaped as may be required by a Site Plan Control Agreement through to provisions of the Planning Act, shall be provided along the abutting lot line.

20.3.14. Accessory Dwelling Units

Provision	Required
a) units per lot	1
b) gross floor area (minimum)	
i) bachelor or one bedroom dwelling unit	42.0 m ² (452.09 ft. ²)
ii) for each additional bedroom	13.0 m ² (139.94 sq. ft. ²)
iii) access to a dwelling unit shall be separate from access to Commercial use	
c) floor area (minimum) detached dwelling unit	100 m ² (1076.43 ft. ²)
d) Maximum total area of accessory buildings or structures	65 m ² (699.68 ft. ²)

20.3.15. All means of ingress and egress shall conform with the appropriate municipal regulations. In the case of a corner lot no means of ingress or egress shall be located within 15 m (49.21 ft.) of the intersection of the street lines.

20.3.16. Off street parking and loading in accordance with requirements of the General Provisions Section.

20.3.17. No parking space or part shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within 3 metres (9.84 ft.) of the boundary of any Residential Zone.

20.3.18. Accessory Buildings

Refer to the Accessory Buildings General Provisions.

- a) Notwithstanding the Accessory Buildings, Uses and Structures General Provisions of this By-law all or part of an accessory building may be located in front of the projected front main wall of the main building and shall comply with the yard requirements of this Section.

20.4. Zone Exceptions

- 20.4.1. CR-1, Lot 6, Concession VII (Flos)
1091 Flos Road Eight W., Roll No. 4341 030 006 04300 0000
Flos Zoning By-law Amendment No.

A gasoline bar is permitted.

- 20.4.2. CR-2, Lot 6, Concession IV (Flos)
13730 County Road 27, Roll No. 4341 030 003 13300 0000
Flos Zoning By-law Amendment No.

The permitted uses within this zone are restricted to a fruit and vegetable centre, a nursery and garden centre and a detached accessory dwelling.

- 20.4.3. CR-3, South Part of Lot 10, Concession 9 (Flos)
Being Parts 1 and 2 on Plan 51RF-12540
1568 County Road 92 – 4341 030 006 12000 0000
ZB-2016-013 – Bates

In addition to the permitted uses of this section, self-storage units in conjunction with and accessory to the regular operation of the Elmvale Flea and Farmer's Market is permitted.

Section 21 – Tourist and Recreational-Commercial (CT) Zone

21.1. Within a Tourist and Recreational Commercial (CT) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

21.2. Permitted Uses

21.2.1. Residential Uses:

- a) an attached accessory dwelling or a detached accessory dwelling in accordance with the General Provisions Section

21.2.2. Non-Residential Uses:

- a) tourist establishment or commercial accommodation use
- b) golf, ski or recreational club house
- c) skating or curling rink or arena
- d) restaurant including a drive-in or take-out restaurant or refreshment vehicle subject to section 21.3.18
- e) place of entertainment or a commercial use accessory to the above
- f) driving range or miniature golf course
- g) commercial recreational establishment
- h) tourist information centre
- i) marina which may include outside storage in accordance with the General Provisions Section
- j) drive-in theatre
- k) zoo or area for the keeping and showing of unique animals
- l) sports or recreational camp
- m) accessory retail store
- n) recreational use
- o) passive outdoor recreation use
- p) public use in accordance with the General Provisions Section

21.3. Zone Provisions

21.3.1. Refer to Section 3 – General Provisions

21.3.2. Lot Area (minimum)

	Type of Lot	Required
a)	lot served by a public water and sanitary sewer system	790 m ² (8503.77 ft. ²)
b)	lot served by a public water system	1 hectare (2.47 ac)

21.3.3. Lot Frontage (minimum)

	Type of Lot	Required
a)	lot served by a public water and sanitary sewer system	20.0m (65.62 ft.)
b)	other lots	30.0m (98.43 ft.)

21.3.4. Front Yard Depth (minimum)

	Type of Lot	Required
a)	lot served by a public water and sanitary sewer system	3 m (9.84 ft.)
b)	other lots	12 m (39.37 ft.)

21.3.5. Rear Yard Depth (minimum)

a)	abuts a Commercial or Institutional Zone	3.5 m (11.48 ft.)
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21.3.6. Interior Side Yard Depth (minimum)

	Type of Lot	Required
a)	lot served by a public water and sanitary sewer system	6 m (19.69 ft.)
b)	other lots	10 m (32.81 ft.)

21.3.7. Exterior Side Yard Width (minimum)

	Type of Lot	Required
a)	lot served by a public water and sanitary sewer system	3 m (9.84 ft.)
b)	other lots	18 m (59.06 ft.)

21.3.8. Lot Coverage (maximum) of Permanent Buildings and Structures

	Type of Lot	Required
a)	lot served by a public water and sanitary sewer system	40%
b)	other lots	15%

21.3.9. Building Height (maximum)

11.0 m (36.09 ft.)

21.3.10. Landscaped Open Space (minimum)

	Type of Lot	Required
a)	lot served by a public water and sanitary sewer system	10%
b)	other lots	30%

21.3.11. Minimum setback from any Residential Zone (any yard) 15m (49.21 ft.) to any building or structure.

21.3.12. Adjacent to any Residential Zone a 3 metre (9.84 ft.) buffer strip, properly landscaped as may be required by a Site Plan Control Agreement through the provisions of the Planning Act, shall be provided along the abutting lot line.

21.3.13. Accessory Dwelling Units

	Provision	Required
a)	units per lot	1
b)	gross floor area (minimum) attached dwelling unit	
	i) bachelor or one bedroom dwelling unit	42.0 m ² (452.09 ft. ²)
	ii) for each additional bedroom	13.0 m ² (139.94 sq. ft. ²)
	iii) access to a dwelling unit shall be separate from access to Commercial use	
c)	Floor area (minimum) detached dwelling unit	100 m ² (1076.43 ft. ²)

21.3.14. All means of ingress and egress shall conform with the appropriate municipal regulations. In the case of a corner lot no means of ingress or egress shall be located within 15 metres (49.21 ft.) of the intersection of the street lines.

21.3.15. Off street parking and loading in accordance with the General Provisions Section.

21.3.16. No parking space or part shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within 3 metres (9.84 ft.) of the boundary of any Residential Zone.

21.3.17. Accessory Buildings

Refer to the Accessory Buildings General Provisions

- i) Notwithstanding Section 3.7.3 of this By-law all or part of an accessory building may be located in front of the projected front main wall of the main building, and shall comply with the yard requirements of this Section.

- ii) In addition, the maximum total area of accessory buildings or structures shall be 65 square metres (699.68 sq. ft.²).

21.3.18. Regulations for refreshment vehicles.

21.3.19. No refreshment vehicle may be located within 300 metres (984.25 feet) of a restaurant including a drive-in or take-out restaurant except where such use is accessory to the restaurant.

21.4. Zone Exceptions

21.4.1. CT-1, Lot 32, Concession 1 (Vespra)
2808 Penetanguishene Road, Roll No. 4341 010 001 18800 0000
Vespra Zoning By-law No. 87-07

A single detached dwelling and an appliance repair and sales outlet is permitted.

21.4.2. CT-2, Lot 7, Concession 1, W.P.R. (Vespra)
424 Penetanguishene Road, Roll No. 4341 010 001 07800 0000
Vespra Zoning By-law No. 93-5

The exterior side yard width (minimum) for an existing building shall be 2.5 metres.

21.4.3. CT-3, Lot 21, Concession VII (Vespra)
2694 Wilson Drive, Part of Roll No. 4341 010 003 34300 0000
Vespra Zoning By-law 93-21

The lot frontage (minimum) requirement shall be 0 m.

21.4.4. CT-4, Lot 23, Concession XI (Vespra)
3772 Grenfel Road, Roll No. 4341 010 006 25101 0000

The permitted uses within this zone are restricted to a go-cart driving course, golf driving range, chipping and putting ranges, miniature golf course, batting cages, an area or track for in-line skating (roller-blading), kiddies go-cart area, children's playground and accessory uses to the primary uses such as picnic area; food service facilities and eating pavilion; ticket booths; washroom and parking facilities; existing detached accessory dwelling and workshop.

21.4.5. CT-5, Lot 7, Concession I (Flos)
3656 Horseshoe Valley Road, Roll No. 4341 030 003 00401 0000

The permitted uses within this zone are restricted to a retail store and attached accessory dwelling.

Section 22 – Campground Commercial (CC) Zone

22.1. Within a Campground Commercial (CC) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

22.2. Permitted Uses

22.2.1. Residential Uses

- a) an attached accessory dwelling or a detached accessory dwelling for the owner or operator of the use in accordance with the General Provisions Section.

22.2.2. Non-Residential Uses:

- a) seasonal recreational trailer campground
- b) accessory rec recreational trailer sales, display and storage
- c) accessory retail store
- d) accessory restaurant including a take-out restaurant and/or accessory refreshment vehicle
- e) accessory recreational use
- f) tourist establishment
- g) passive outdoor recreation use
- h) public use in accordance with the General Provisions Section

22.3. Zone Provisions

22.3.1. Refer to Section 3 (General Provisions)

22.3.2. Lot Area (minimum) 10 ha (24.71 acres)

22.3.3. Lot Frontage (minimum) 30m (98.43 ft.)

22.3.4. Front Yard Depth (minimum) 25m (82.02 ft.)

22.3.5. Rear Yard Depth (minimum) 10 m (32.81 ft.)

22.3.6. Interior Side Yard Depth (minimum) 10 m (32.81 ft.)

22.3.7. Exterior Side Yard Depth (minimum) 18 m (59.06 ft.)

22.3.8. Lot Coverage (maximum) of Buildings and Structures other than recreational trailers 5 %

- 22.3.9. Building Height (maximum) 11 m (36.09 ft.)
- 22.3.10. Minimum setback from any Residential (R) Zone (any yard) to any building or structure 15 m (49.21 ft.)
- 22.3.11. Along any abutting lone line:
- a) A one metre landscaping strip or:
 - b) Landscaping as may be required by a Site Plan Control Agreement through the provisions of the Planning Act shall be provided.

22.3.12. Accessory Dwelling Units

	Provision	Required
a)	units per lot	1
b)	gross floor area (minimum) attached dwelling unit	
	i) bachelor or one bedroom dwelling unit	42.0 m ² (452.09 ft. ²)
	ii) for each additional bedroom	13.0 m ² (139.94 sq. ft. ²)
	iii) access to a dwelling unit shall be separate from access to Commercial use	
c)	Floor area (minimum) detached dwelling unit	100 m ² (1076.43 ft. ²)

22.3.13. Off Street parking and loading in accordance with Section 3.40 and 3.41.

22.3.14. No parking space or part thereof shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within 3 metres (9.84 ft.) of the boundary of any Residential Zone.

22.3.15. Accessory Buildings

Refer to the Accessory – Buildings General Provisions

- i) Notwithstanding Section 3.7.3 of this By-law all or part of an accessory building may be located in front of the projected front main wall of the main building, and shall comply with the yard requirements of this Section,

22.3.16. Storage Areas

An open air storage compound located and buffered in such a manner as to be inconspicuous shall be provided having adequate space for the storage of travel trailers, boats, snowmobiles, and similar recreational equipment.

22.3.17. Services

All services such as hydro, telephone, water, etc. shall be located underground.

22.3.18. Laundry Facilities

Laundry facilities including washers and dryers may be provided in a structure.

22.3.19. Accessory Storage

Accessory storage facility structures are permitted on each trailer site to provide inside storage of materials, furniture, tools and outdoor equipment. The maximum size of such structure shall not exceed 9.3 square metres (100.11 ft.²). The minimum rear site line and side site line setback for such structures shall be 1.2 metres (3.94 ft.). Such structures shall be constructed of a suitable weather resistant material.

22.3.20. Travel Trailer Site Requirements

In addition to the provisions contained in 22.3 above, the following Regulations shall apply to Travel Trailers.

	Provision	Required
i)	Travel Trailer Site	
	a) Minimum area	220.0 m ² (2368.14 ft. ²)
	b) Minimum frontage	12.0 m (39.37 ft.)
ii))	Setbacks	
	Minimum setback from any lot line for a travel trailer except as provided for in section 22.3.11	1 m (3.28 ft.)
iii)	Density	
	Maximum density of Travel Trailer sites per hectare of lot area shall be 30.	
iv)	Travel Trailer Add-on	
	a) Maximum	1
	b) Length - Shall not exceed 3/4 of the length of the Travel Trailer.	
	c) Width from Travel Trailer	3.05 m (10.01 ft.)
	d) Minimum separation distance from any other building or structure	7.5 m (24.61 ft.)
	e) Minimum setback from front site line	4.5 m (14.76 ft.)
v)	Decks	
	a) Maximum	1

Provision	Required
b) Decks, which for the purpose of the By-law are defined as structures, located adjacent to the permitted Travel Trailer, and which are unenclosed and uncovered, must not extend more than 3 metres (9.84 ft.) from the Travel Trailer and shall not extend into any required setback from the front and exterior side site lines.	

22.3.21. Park Model Trailer Site Requirements

In addition to the provisions contained in 22.3 above, the following regulations shall apply to Park Model Trailers.

Provision	Required
i) Park Model Trailer Site	
a) Minimum area	325.0 m ² (3498.39 ft. ²)
b) Minimum frontage	15.0 m (49.21 ft.)
c) Minimum depth	20.0 m (65.62 ft.)
ii) Park Model Trailer setback from front and exterior side site lines	4.5 m (14.76 ft.)
iii) Park Model Trailer maximum floor area.	50.5 m ² (543.59 ft. ²)
iv) Park Model Trailer separation distance from any other recreational trailer Minimum	7.5 m (24.61 ft.)
v) Maximum number of Park Model Trailer sites	30% of total sites
vi) Width of internal vehicular roads or access routes, min.	7.5 m (24.61 ft.)
vii) A landscaping strip having a minimum width of 3 m (9.84 ft.) shall be required and maintained adjacent to each side yard and rear yard.	
viii) Park Model Trailer Add-on	
a) Maximum	1
i) Length - shall not exceed $\frac{3}{4}$ of the length of the Park Model Trailer	3.05 m (10.01. ft.)
ii) Width from Park Model Trailer	
b) Minimum separation distance from any other building or structure.	7.5 m (24.61 ft.)
c) Minimum setback front site line	4.5 m (14.76 ft.)
ix) Decks	
a) Maximum	1
b) Decks, which for the purposes of the By-law are defined as structures, located adjacent to the permitted Park Model Trailer, and which are unenclosed and uncovered, must not extend more than 3 m (9.84 ft.) from the Park Model Trailer and shall	

Provision**Required**

not extend into any required setback from the front and exterior side site lines

x)

Skirting

A skirt of metal or ornamental fencing must be constructed to the satisfaction of the Municipality and shall circle the Park Model Trailer in such a manner that trash, animals and children may not gain access to the area beneath the unit and further that such screening will cover an otherwise objectionable view.

22.4. Zone Exceptions

22.4.1. CC-1, Part of Lot 12, Concession IX (Flos)
1780 County Road 92, Part of Roll No. 4341 030 006 12602 0000
(o/s Wasaga Pines Campground)

The miniature golf course, associated accessory buildings and parking areas shall maintain a front yard depth (minimum) of 20.0 m and an interior side yard width (minimum) of 15.0 m.

22.4.2. CC-2, Part of Lot 163, Concession 1, W.P.R. (Flos)
2920 Old Penetanguishene Road, Roll No. 4341 030 002 02001 0000
(o/a Orr Lake Camping)

The lot area (minimum) requirement shall be 4.08 ha.

22.4.3. CC-3, Part of Lot 67, Concession 1 E.P.R. (Medonte)
5605 Penetanguishene Road, Roll No. 4341 020 009 01100 0000
(o/a Bearfoot Resort)

22.4.3.1. The existing non pre-manufactured trailer add-ons located on the subject property at the time of the passage of this By-law may continue as a permitted use until such time as the existing add-on is removed or demolished. This exception applies to the non pre-manufactured add-ons located on the following sites.

Site 4 (4 Golden Lane)
Site 5 (5 Golden Lane)
Site 8 (8 Golden Lane)

22.4.3.2. Nothing in this Section relieves the property owner from bringing the subject non pre-manufactured trailer add-ons into compliance with the Ontario Building Code and Ontario Fire Code

22.4.4. CC-4, Part of Lot 65, Concession I E.P.R. (Medonte)
5458 Penetanguishene Road, Roll No. 4341 020 0009 11000 0000

(o/a Little Banff)

- 22.4.4.1. The existing non pre-manufactured trailer add-ons located on the subject property at the time of the passage of this By-law may continue as a permitted use until such time as the existing add-on is removed or demolished. This exception applies to the non pre-manufactured add-ons located on the following sites.

Site 57 (57 Little Banff Lane)
Site 59 (59 Little Banff Lane)

- 22.4.4.2. Nothing in this Section relieves the property owner from bringing the subject non pre-manufactured trailer add-ons into compliance with the Ontario Building Code and Ontario Fire Code.

- 22.4.5. CC-5, Part of Lot I64, Concession I W.P.R. (Flos)
2043 South Orr Lake Road, Part of Roll No. 4341 030 002 02501 0000
(o/a TOJO's Campground)

- 22.4.5.1. Notwithstanding the permitted uses of Section 22.2.1 & 22.2.2, an Institutional Use, that being a "Place of Worship" is also permitted.

- 22.4.5.2. The existing non pre-manufactured trailer add-ons located on the subject property at the time of the passage of this By-law may continue as a permitted use until such time as the existing add-on is removed or demolished. This exception applies to the non pre-manufactured add-ons located on the following sites.

Site 1 (1 Love Street)
Site 3 (3 Love Street)
Site 12 (12 Love Street)
Site 28 (28 Joy Street)
Site 34 (34 Joy Street)
Site 46 (46 Peace Drive)
Site 65 (65 Peace Drive)
Site 90 (90 Praise Street)
Site 94 (94 Praise Street)
Site 100 (100 Hallelujah Crescent)

- 22.4.5.3. The existing mobile homes and non pre-manufactured add-ons located on the subject property at the time of the passage of this By-law may continue as a permitted use until such time as the existing mobile home and/or add-on is removed or demolished. This provision applies to the following sites.

Site 17 (17 Love Street)

Site 64 (64 Peace Drive)
Ste 68 (68 Faith Street)
Site 69 (69 Faith Street)

- 22.4.5.4. The existing mobile homes located on the subject property at the time of the passage of this By-law may continue as a permitted use until such time as the existing mobile home is removed or demolished. This provision applies to the following sites.

Site 53 (53 Peace Drive)
Site 74 (74 Faith Street)

- 22.4.5.5. Nothing in this Section relieves the property owner from bringing the subject non pre-manufactured add-ons and/or mobile homes into compliance with the Ontario Building Code and Ontario Fire Code

- 22.4.5.6. For the purposes of Section 22.3.22 v), the 25% limitation on the number of Park Model Trailer sites shall include the sites with existing Mobile Homes

- 22.4.6. CC06, Part of Lot 22 and 23, Concession XI (Vespra)
5216 County Road 90, Part of Roll No. 4341 010 006 25001 0000
(o/a Reflections R.V. Park)

- 22.4.6.1. The existing non pre-manufactured trailer add-ons located on the subject property at the time of the passage of this By-law may continue as a permitted use until such time as the existing add-on is removed or demolished. This exception applies to the non pre-manufactured add-ons located on the following sites.

Site 14 (14 Spindrift Gate)
Site 32 (32 Thunderchase Crescent)
Site 65 (65 Sunketch Circle)
Site 69 (69 Sunketch Circle)
Site 79 (79 Sunketch Circle)
Site 92 (92 Sunketch Circle)
Site 408 (408 Sunketch Circle)

- 22.4.6.2. The existing mobile homes and non pre-manufactured add-ons located on the subject property at the time of the passage of this By-law may continue as a permitted use until such time as the existing mobile home and add-on is removed or demolished. This provision applies to the following site:

Site 18 (18 Nightberry Roost)

22.4.6.3. The existing mobile homes located on the subject property at the time of the passage of this By-law may continue as a permitted use until such time as the existing mobile home is removed or demolished. This provision applies to the following sites:

Site 3 (3 Giddy Crescent)
Site 5 (5 Morningfield Way)
Site 26 (26 Sunketch Circle)
Site 27 (27 Sunketch Circle)
Site 28/29 (28/29 Sunketch Circle)
Site 30 (30 Sunketch Circle)
Site 43 (43 Sunketch Circle)
Site 46 (46 Sunketch Circle)
Site 47 (47 Sunketch Circle)
Site 56 (56 Moonweb Gate)
Site 62 (62 Frostfire Trace)
Site 68 (68 Starcroft Way)
Site 80 (80 Sunketch Circle)
Site 81 (81 Sunketch Circle)
Site 83 (83 Sunketch Circle)
Site 86 (86 Sunketch Circle)
Site 87 (87 Sunketch Circle)
Site 88 (88 Sunketch Circle)
Site 89 (89 Sunketch Circle)
Site 93 (93 Starcroft Way)
Site 98 (98 Sunketch Circle/Starcroft)
Site 110 (110 Morningfield Way)
Site 111 (111 Springmist Lane)
Site 112 (112 Springmist Lane)
Site 113 (113 Sunketch Circle/Springmist Lane)
Site 114 (114 Springmist Lane)
Site 116 (116 Springmist Lane)
Site 117 (117 Springmist Lane)
Site 120 (120 Springmist Lane)

22.4.6.4. Nothing in this Section relieves the property owner from bringing the subject non pre-manufactured add-ons and/or mobile homes into compliance with the Ontario Building Code and Ontario Fire Code

22.4.6.5. Notwithstanding Section 22.3.22 v), the Maximum number of Park Model Trailer sites including the sites with existing Mobile Homes shall be 30% of total sites.

22.4.7. (22.4.6) CC-6, Schedule "H", Pt. West Half Lot 8, Concession 5, Vespra 1897 Nursery Road, Assessment Roll No. 4341 010 003 23600 0000 Loose Moose ZBA 5000-056

In addition to the uses permitted in Section 22.2 above, a restaurant and commercial recreational uses are also permitted. The recreational uses may include such facilities as waterslides, pools, playgrounds, bumper boats, and mini-golf, as well as accessory restaurant, retail, lounge, games room and office uses. No structure associated with a commercial recreational use shall exceed a height of 15.3 metres (50.2 feet).

Section 23 – Park Model Trailer Commercial (CPM) Zone

23.1. Within a Park Model Trailer Commercial (CPM) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

23.2. Permitted Uses

23.2.1. Residential Uses:

- a) an attached accessory dwelling or a detached accessory dwelling for the owner or operator of the use in accordance with the General Provisions Section.

23.2.2. Non-Residential Uses:

- a) seasonal park model trailer campground
- b) accessory park model trailer sales, display and storage
- c) accessory retail store
- d) accessory restaurant including a take-out restaurant and/or accessory refreshment vehicle
- e) accessory recreational use
- f) passive outdoor recreation use
- g) public use in accordance with the General Provisions Section

23.3. Zone Provisions

23.3.1. Refer to Section 3 (General Provisions)

23.3.2. Lot Area (minimum) 10 ha (24.71 acres)

23.3.3. Lot Frontage (minimum) 30 m (98.43 ft.)

23.3.4. Front Yard Depth (minimum) 25 m (82.02 ft.)

23.3.5. Rear Yard Depth (minimum) 10 m (32.81 ft.)

23.3.6. Interior Side Yard Depth (minimum) 10 m (32.81 ft.)

23.3.7. Exterior Side Yard Width (minimum) 18 m (59.06 ft.)

23.3.8. Lot Coverage (maximum) 5%

of Buildings and Structures other than park model trailers.

23.3.9. Building Height (maximum) 11 m (36.09 ft.)

23.3.10. Minimum setback from any Residential Zone (any yard) to any building or structure 15 m (49.21 ft.)

23.3.11. Along any abutting lot line:

- a) A one metre landscaping strip or
- b) Landscaping as may be required by a Site Plan Control Agreement through the provisions of the Planning Act shall be provided.

23.3.12. Accessory Dwelling Units

	Provision	Required
a)	units per lot	1
b)	gross floor area (minimum) attached dwelling unit	
	i) bachelor or one bedroom dwelling unit	42.0 m ² (452.09 ft. ²)
	ii) for each additional bedroom	13.0 m ² (139.94 sq. ft. ²)
	iii) access to a dwelling unit shall be separate from access to Commercial use	
c)	Floor area (minimum) detached dwelling unit	100 m ² (1076.43 ft. ²)

23.3.13. Off Street parking and loading in accordance with Section 3.40 and 3.41.

23.3.14. No parking space or part thereof shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within 3 metres (9.84 ft.) of the boundary of any Residential Zone.

23.3.15. Accessory Buildings

Refer to the Accessory Buildings General Provisions

- i) Notwithstanding Section 3.7.3 of this By-law all or part of an accessory building may be located in front of the projected front main wall of the main building, and shall comply with the yard requirements of this Section.

23.3.16. Park Model Trailer Site Requirements

- i) In addition to the provisions contained in 23.3 above, the following regulations shall apply to Park Model Trailers.

	Provision	Required
ii)	Park Model Trailer Site	
	a) Minimum area	325.0 m ² (3498.39 ft. ²)
	b) Minimum frontage	15.0 m (49.21 ft.)
	c) Minimum depth	20.0 m (65.62 ft.)
iii)	Park Model Trailer setback from front and exterior side	4.5 m (14.76 ft.)
	site lines	
iv)	Park Model Trailer maximum floor area.	50.5 m ² (543.59 ft. ²)
v)	Park Model Trailer separation distance from any other recreational trailer Minimum	7.5 m (24.61 ft.)
vi)	Gross density of Park Model Trailers within zoned area	20 units per hectare
vii)	Width of internal vehicular roads or access routes, min.	7.5 m (24.61 ft.)
viii)	A landscaping strip having a minimum width of 3 metres (9.84 ft.) shall be required and maintained adjacent to each side yard and rear yard.	
ix)	Park Model Trailer Add-on	
	a) Add-on's to be specifically pre-manufactured for Park Model Trailer application.	
	b) Maximum	1
	i) Length - shall not exceed $\frac{3}{4}$ of the length of the Park Model Trailer	3.05 m (10.01. ft.)
	ii) Width from Park Model Trailer	
	b) Minimum separation distance from any other building or structure.	7.5 m (24.61 ft.)
	c) Minimum setback front site line	4.5 m (14.76 ft.)
x)	Storage Areas	
	An open air storage compound located and buffered in such a manner as to be inconspicuous shall be provided, having adequate space for the storage of travel trailers, boats, snow mobiles, and similar recreational equipment.	
xi)	Skirting	
	A skirt of metal or ornamental fencing must be constructed to the satisfaction of the Municipality and shall circle the Park Model Trailer in such a manner that trash, animals and children may not gain access to the area beneath the unit and further that such screening will cover an otherwise objectionable view.	
xii)	Services	

Provision

Required

All services such as hydro, telephone, water, etc. shall be located underground.

xiii) Laundry Facilities

Laundry facilities including washers and dryers may be provided in a structure

xiv) Accessory Storage

Accessory storage facility structures are permitted on each Park Model Trailer site to provide inside storage of materials, furniture, tools and outdoor equipment. The maximum size of such structure shall not exceed 9.3 square metres (100.11 ft.²). The minimum rear site line and side site line setback for such structures shall be 1.2 metres (3.94 ft.). Such structures shall be constructed of a suitable weather resistant material.

xv) Decks

- a) Maximum 1
- b) Decks, which for the purposes of the By-law are defined as structures, located adjacent to the permitted Park Model Trailer, and which are unenclosed and uncovered, must not extend more than 3 metres (9.84 ft.) from the Park Model Trailer and shall not extend into any required setback from the front and exterior side site lines

23.4. Zone Exceptions

Section 24 – Adult Entertainment Commercial (CA) Zone

24.1. Within an Adult Entertainment Commercial (CA) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

24.2. Permitted Uses

- a) an adult entertainment use and accessory activities such as the serving of food and beverages.

24.3. Zone Provisions

24.3.1. Refer to Section 3 – General Provisions.

24.3.2. Lot Area (minimum)

- a) Lot served by public water 1390 m² (14962.33 ft.²)
- b) Other Lots 3250 m² (34983.85 ft.²)

24.3.3. Lot Frontage (minimum)

- a) Lot served by public water 23.0 m (75.46 ft.)
- b) Other lots 45.0 m (147.64 ft.)

24.3.4. Front Yard Depth (minimum) 20.0 m (65.62 ft.)

24.3.5. Rear Yard Depth (minimum) 20.0 m (65.62 ft.)

24.3.6. Interior Side Yard Depth (minimum) 6.0 m (19.69 ft.)

24.3.7. Exterior Side Yard Width (minimum) 10.0 m (32.82 ft.)

24.3.8. Lot Coverage (maximum) 35%

24.3.9. Building Height (maximum) 11.0 m (36.04 ft.)

24.3.10. Minimum setback from any Residential Zone (any yard) to any building, structure or outside storage 9.0 m (29.53 ft.)

24.3.11. Off-street parking and loading in accordance with the General Provisions Section.

24.3.12. Landscaped Open Space (minimum) 30%

24.4. Special Provisions

24.4.1. No owner or operator of an adult entertainment use shall place or permit to be placed any sign or any other advertising device on any lands and premises occupied by an adult entertainment use, save and except a sign or any other advertising device containing the words “adult entertainment” and the name under which the business is operated provided that such name does not include any of the following words: “nude”, “naked”, “topless”, “bottomless”, “sexy” or any other word or any picture, symbol or representation having like meaning or implication which is used in any advertisement.

24.4.2. In addition to normal regulations pertaining to signs, the following provisions shall apply to adult entertainment signs:

Provision

- i) Only fascia signs shall be permitted and the signs for the adult entertainment use must be on that part of the building containing the adult entertainment use.
- ii) Permitted signs shall contain the establishment name only, and no pictures or symbols shall be allowed.
- ii) Portable signs shall not be permitted in conjunction with an adult entertainment use.
- iv) All signage shall comply with any By-laws governing signs in the Township of Springwater Signs By-law.

24.4.3. Notwithstanding any other provisions in this By-law to the contrary, an adult entertainment use is not considered to be a place of entertainment, a private or commercial club, tourist establishment, a recreational use, a commercial recreational establishment or any other use not specifically defined as an adult entertainment use.

24.4.4. Adult entertainment uses are permitted in all areas zoned Adult Entertainment Commercial and are subject to the following requirements:

Provision

- a) An adult entertainment use shall be allowed only in a building where it is the sole use.
- b) The lot containing an adult entertainment use shall be located at least 300 metres (984.25 ft.) from any other lot containing an adult entertainment use.
- c) The lot containing an adult entertainment use shall be located at least 500 metres (1,604.42 ft.) from any residential, institutional or open space zone.

Provision

- d) The lot containing an adult entertainment use shall not be permitted within 500 metres (1,640.4 feet) of any school, place of worship, school bus stop, government office and public service buildings such as a post office, public parks and recreation areas and medical building or facility. The minimum distance separation between any building utilized for adult entertainment purposes and any single detached dwelling situated on any surrounding properties shall be no less than 300 metres (984.25 ft.).

24.4.5. Notwithstanding any other provisions to the contrary, any lot, building or structure which is legal non-conforming and ceases to continue to be used for adult entertainment purposes for a period of not less than six months, shall no longer be deemed to be legal non-conforming and therefore prohibited.

24.5. Zone Exceptions

Section 25 – Kennel (K) Zone

25.1. Within a Kennel (K) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

25.2. Permitted Uses

25.2.1. Residential Uses:

- a) Single detached dwelling

25.2.2. Non-Residential Uses:

- a) Commercial breeding kennel
- b) Domestic animal boarding facility
- c) Hobby kennel
- d) Agricultural use in accordance with the Agricultural Zone subsection 3 and Minimum Distance Separation provisions
- e) Home occupation in accordance with the General Provisions Section
- f) Passible outdoor recreation
- g) Public use in accordance with the General Provisions Section

25.3. Zone Provisions

25.3.1. Refer to Section 3 – General Provisions.

25.3.2. Lot area (minimum) 20 ha (49.42 acres)

Except in the case where a lot owner is able to achieve the minimum distance separation by siting the kennel or boarding facility on his property in which case the existing lot shall be deemed to comply.

25.3.3. Lot Frontage (minimum) 120 m (393.70 ft.)

25.3.4. Minimum Distance Separation between a Kennel Facility and any Residential Dwelling Off-Site 200 m (656.17 ft.)

25.3.5. Lot Coverage (maximum) 20%

25.3.6. Provisions for Commercial Breeding Kennel or Domestic Animal Boarding Facility located within or attached to dwelling or detached.

	Provision	Required
i)	Rear Yard Setbacks	60m (196.85 ft.)

	Provision	Required
ii)	Side Yard Setbacks	45m (147.64 ft.)
iii)	Where a kennel facility is located within or attached to a dwelling, the front yard setback for the dwelling shall be	30m (98.43 ft.)
iv)	Notwithstanding the provisions of 25.3.15 a) i), ii) and iii), the greater of the stated setbacks shall apply	
v)	Notwithstanding any provisions to the contrary, a detached kennel facility shall only be permitted in a rear yard.	

25.3.7. Provisions for Single Detached Dwelling Unit where Kennel or Boarding Facility is detached:

	Provision	Required
i)	Front Yard Depth (minimum)	9.0 m (29.53 ft.)
ii)	Rear Yard Depth (minimum)	7.5m (24.61 ft.)
iii)	Interior Side Yard Width (minimum)	3.0 m (9.85 ft.)
iv)	Exterior Side Yard Width (minimum)	7.5 m (24.61 ft.)
v)	Dwelling House Area (minimum)	100.0 m ² (1076.43 ft. ²)
	a) In the case of a 1½ storey or 2 storey dwelling, the minimum ground floor area may be reduced to 80 percent of the minimum ground area required.	
vi)	Building Height (maximum)	11.0 m (36.09 ft.)
vii)	Dwelling Units per Lot (maximum)	1
viii)	Accessory buildings	Refer to the Accessory Buildings General Provisions

In addition, the maximum total area of accessory buildings or structures shall be 115 square metres (1238 ft.²) in total.

ix)	Parking	Refer to the Off-street Parking Section of the General Provisions.
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25.3.8. In the case of a single detached dwelling used in conjunction with a hobby kennel, the following zone provisions shall apply:

	Provision	Required
i)	Minimum Lot Area (Section 3.27.8 does not apply)	1.0 ha (2.47 acres)
ii)	Minimum Lot Frontage	60.0 m (196.85 ft.)
iii)	Minimum Yards (all yards)	15.0 m (49.21 ft.)

	Provision	Required
iv)	Dwelling House Area (minimum)	100.0 m ² (1076.43 ft. ²)
	a) In the case of a 1½ storey or 2 storey dwelling, the minimum ground floor area may be reduced to 80 percent of the minimum ground area required.	
v)	Building Height (maximum)	11.0 m (36.09 ft.)
vi)	Dwelling Units per Lot (maximum)	1
vii)	Any kennel or part of a kennel shall be attached to the main building and when attached to the main building will be located along the rear wall of the main building.	
viii)	Any kennel facilities or structures such as exercise runs or fenced enclosures intended to contain the dogs shall be kept to the rear of the rear wall of the main building and shall be located no closer than 15 metres (49.21 ft.) to any lot line.	
ix)	Where a Site Plan Control Agreement has not been imposed and in the alternative to such an Agreement, the kennel facility and structures associated with the housing and containment of dogs shall be appropriately landscaped and screened from abutting roadways and abutting and adjacent residential uses. The term appropriately screened is intended to mean and include a visual barrier, sufficient in height so that it is not possible for the dogs to view or be in visual contact with normal ground level activities associated with the offsite uses noted above.	
x)	Accessory buildings	Refer to the Accessory Buildings General Provisions
	In addition, the maximum total area of accessory buildings or structures shall be 115 square metres (1238 ft. ²) in total.	
xi)	Parking	
	a)	Refer to the General Provisions Section for additional parking requirements.
	b)	No part of the required front yard of any lot, or the required exterior side yard of a corner lot, shall be used for the parking or storage of the whole or any part of a boat trailer, boat, truck, bus, coach or streetcar.
	c)	Not more than 50% of the area of a side yard or rear yard of any lot shall be occupied by parking area.

25.3.9. Adjacent Residential Development

- a) No new residential dwelling unit shall be constructed within 200 metres (656.17 feet) of a kennel facility except on a lot of record existing at the time of passage of this By-law.

25.3.10. Development Timing

- b) A dwelling unit shall be constructed and maintained on the property in conjunction with the kennel facility prior to the issuance of a Kennel License.

25.4. Zone Exceptions

Section 26 – General Industrial/Inside Storage (MI) Zone

26.1. Within a General Industrial/Inside Storage (MI) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

26.2. Permitted Uses

26.2.1. Residential Uses

- a) an attached accessory dwelling in accordance with the General Provisions Section.

26.2.2. Non-Residential Uses:

- a) manufacturing, industrial, assembly, research, warehouse or bulk storage use conducted within an enclosed building or structure.
- b) business, professional or administrative office;
- c) shops for the repair, processing or treatment of small goods and wares, and any other service industries including a retail and service shop for repair of commercial and industrial equipment if conducted wholly within an enclosed building or structure;
- d) commercial undertaking or wholesale business as an accessory use;
- e) recreational establishment including a fitness centre and club;
- f) passive outdoor recreation use;
- g) public use in accordance with the General Provisions Section.
- h) Cannabis Production Facility in accordance with General Provisions Section 3.49 and only by way of site-specific Zoning By-law Amendment

26.3. Zone Provisions

26.3.1. Refer to Section 3 – General Provisions

26.3.2. Lot Area (minimum)

	Type of Lot	Required
a)	lot served by a public water and sanitary sewer system	700 m ² (7,534.98 ft ²)
b)	lot served by a public water system	1390 m ² (14962.33 ft. ²)
c)	other lots	1855 m ² (19,967.71 ft. ²)

26.3.3.	Lot Frontage (minimum)	30 m (98.43 ft.)
26.3.4.	Front Yard Depth (minimum)	
	Type of Lot	Required
a)	lot served by a public water and sanitary sewer system	10.0 m (32.81 ft.)
b)	other lots	15.0 m (49.21 ft.)
26.3.5.	Rear Yard Depth (minimum)	10.0 m (32.81 ft.)
	Except where a rear lot line abuts a Residential Zone the setback shall be	15.0 m (49.21 ft.)
26.3.6.	Interior Side Yard Width (minimum)	4.0 m (13.12 ft.)
a)	Lot served by a public water and a sanitary sewer system, except where an interior side lot line abuts a Residential the setback shall be	15.0 m (49.21 ft.)
b)	Other lots,	6.0 m (19.69 ft.)
	Except where an interior side lot line abuts a Residential Zone the setback shall be	15.0 m (49.21 ft.)
26.3.7.	Exterior Side Yard Width (minimum)	9.0 m (29.53 ft.)
26.3.8.	Minimum Lot Depth	
	Type of Lot	Required
a)	lot served by a public water and sanitary sewer system	n/a
b)	other lots	60 m (196.85 ft.)
26.3.9.	Maximum Lot Coverage	40%
26.3.10.	Maximum Building Height	11 m (36.09 ft.)
26.3.11.	Off-street parking and loading requirements in accordance with the General Provisions Section.	
26.3.12.	Accessory Buildings	
	Refer to the Accessory Buildings General Provisions. In addition, the maximum total area of accessory buildings or structures shall be 115 square metres (1238ft. ²).	
26.3.13.	Wet industrial uses:	

Refer to the Industrial Uses Section of the General Provisions.

26.4.

26.5. Zone Exceptions

- 26.5.1. MI-1, Lot 14, Concession VI (Vespra)
1453 Snow Valley Road, Roll No. 4341 010 003 31101 0000
Vespra Zoning By-law Amendment o. 87-22

A municipal works building with associated outside storage is permitted.

- 26.5.2. MI-2, Lot 14, Concession VI (Vespra)
1435 Snow Valley Road, Roll No. 43 41 010 003 311 02 0000
1471 Snow Valley Road, Roll No. 43 41 010 003 311 10 0000
1479 Snow Valley Road, Roll No. 43 41 010 003 311 11 0000
1489 Snow Valley Road, Roll No. 43 41 010 003 311 12 0000
1497 Snow Valley Road, Roll No. 43 41 010 003 311 13 0000
1503 Snow Valley Road, Roll No. 43 41 010 003 311 14 0000
1509 Snow Valley Road, Roll No. 43 41 010 003 311 15 0000
1515 Snow Valley Road, Roll No. 43 41 010 003 311 16 0000
1523 Snow Valley Road, Roll No. 43 41 010 003 311 17 0000
1529 Snow Valley road, Roll No. 43 41 010 003 311 18 0000
1533 Snow Valley Road, Roll No. 43 41 010 003 311 03 0000
2653 Wilson Drive, Roll No. 43 41 010 003 311 03 0000
Vespra Zoning By-law Amendment No. 87-35 as amended by By-law No.
2002-026 - Township Industrial Lots.

Outside storage and display is permitted. In addition the following regulations shall apply; Lot area (minimum) 3300 square metres, front yard depth (minimum) 20 metres, rear yard depth (minimum) 4.5 metres, interior side yard width (minimum) 4.5 metres, exterior side yard width (minimum) 15 metres. No parking shall be permitted within 7.5 metres of any front lot line or within 4.5 metres of an interior side lot line or rear lot line. Accessory buildings are not permitted in a required minimum front yard or required minimum exterior side yard. Furthermore, accessory buildings are not permitted within 4.5 metres of an interior side lot line or a rear lot line. A loading space is not permitted within any front yard or within any required minimum yard. No outside display shall be permitted within 7.5 metres of any front lot line or exterior side lot line, or within 4.5 metres of any interior side lot line or rear lot line. The height of the display shall not exceed 2.5 metres, except in the case of a vehicle, equipment of structural display. Any display area permitted in the front yard shall not exceed 25% of that front yard. All outside storage shall be located to the rear of the projected front main wall of the main building. Furthermore, no outside storage shall be permitted within 7.5 metres of any exterior side lot line, or within 4.5 metres of any interior side lot line or rear lot line. The height of the stored goods or materials shall not exceed 2.5 metres,

except in the case of vehicles or equipment. An area of landscaped open space shall be maintained on all lots, in the form of a strip of land extending 7.5 metres from all front lot lines, and exterior side lot lines, as well as 4.5 metres from any interior side lot line or rear lot line.

Notwithstanding this requirement, two access driveways will be permitted through any landscaped open space area which abuts a front or exterior side lot line.

- 26.5.3. MI-3, Lot 14, Concession V (Vespra)
1148 Snow Valley Road, Roll No. 4341 010 003 27220 0000
1160 Snow Valley Road, Roll No. 4341 010 003 27210 0000
Vespra Zoning By-law Amendment No. 92-25 as amended by Vespra By-law No. 93-17

In addition to the permitted uses of this section a retail, commercial or personal service shop or store, a custom workshop and/or a prefabricated building sale and display outlet is permitted. In regard to additional provisions the rear yard depth (minimum) is 10 metres, the interior side yard width (minimum) is 4 metres, the exterior side yard width (minimum) is 5 m and the lot coverage (maximum) is 40%. No outside storage or display of materials, goods, sales products or merchandise shall be permitted.

- 26.5.4. MI-4, Lot 2, Concession V, Lots 1, 2, 3, 9 and 10, Plan M-464 (Vespra)
Lots 1-3, 9 & 10 Plan 51M-464
1 Bertram Industrial Parkway, Roll No. 43 41 010 002 137 90 0000
2 Bertram Industrial Parkway, Roll No. 43 41 010 002 137 04 0000
4 Bertram Industrial Parkway, Roll No. 43 41 010 002 137 06 0000
6 Bertram Industrial Parkway, Roll No. 43 41 010 002 137 08 0000
Vespra Zoning By-law Amendment No. 93-24

Outside display for sales purposes is permitted. Accessory buildings are not permitted in a required minimum front yard or required minimum exterior side yard. Furthermore, accessory buildings, uses and structures are not permitted within 3.0 metres of an interior side lot line or a rear lot line. A loading space is not permitted within any front or exterior side yard. No outside display shall be permitted within 5.0 metres of any front lot line or exterior side lot line or within 3.0 metres of any interior side lot line or rear lot line. An area of landscaped open space shall be maintained on all lots, in the form of a strip of land extending 5.0 metres from all front lot lines and exterior side lot lines as well as 3.0 metres from any interior side lot line or rear lot line. Notwithstanding this requirement, two access driveways will be permitted through any landscaped open space area which abuts a front or exterior side lot line.

5 Bertram Industrial Parkway, Roll No. 43 41 010 002 137 88 0000

Outside storage is permitted, as well as parking in the front yard.

- 26.5.5. MI-5, Lot 5, Concession VI (Flos)
County Road 27, Roll No. 4341 030 006 01502 0000
Flos Zoning By-law Amendment No. 90-21 – Minnings Electric

Outside storage is permitted. A minimum setback of 9.0 metres, from the southern boundary line, shall be required for any parking area.

- 26.5.6. MI-6, Lot 6, Concession IX (Flos)
96 Yonge Street North, Roll No. 4341 030 006 10103 0000
GVS/Verlaan

The permitted uses within this zone are restricted to the forming, fabrication, assembling, finishing and storage of light gauge metal products. Outside storage is permitted but shall not exceed a minimum lot coverage of more than 200 square metres. Furthermore the provisions of Section 3.40, off-street parking requirements, shall not apply to the subject lands.

- 26.5.7. MI-7, Schedule “M”, Lot 6, Concession IX (Elmvale)
13 William Street, Roll No. 4341 040 001 53100 0000
Elmvale Consolidation By-law a93-47 – Bayweb

Parking shall be permitted in the yards abutting Lorne Street and William Street provided that no parking area shall be sited within 24 metres of Lorne Street nor within 1 metres of William Street. The minimum yard area abutting Lorne Street shall be maintained as in landscaped open space area. The required loading spaces may be provided within the portion of the yard area facing William Street which is enclosed on the other 3 sides by the industrial building, provide the required loading spaces do not project beyond the building line abutting William Street. The minimum yard abutting the municipal works garage to the east shall be 9m, provided that the necessary electrical transformer facilities to service the industrial building may be located within this yard. The minimum number of parking spaces required for the industrial use of the property shall be 100 spaces. The maximum building gross floor area shall be 6500 square metres. No open storage shall be permitted in any required yard.

- 26.5.8. MI-8, Pt. Lot 14, Concession 6, (Vespra), Pts 3 & 4, RP 51R-30554
1529 Snow Valley Road, Roll No. 4341 010 003 31118 0000
Cormier Towing ZBA No. 5000-116

Outside storage and display is permitted. In addition the following regulations shall apply; Lot area (minimum) 3300 square metres, front yard depth (minimum) 20 metres, rear yard depth (minimum) 4.5 metres, interior side yard width (minimum) 4.5 metres, exterior side yard width (minimum) 15

metres. No parking shall be permitted within 3.6 metres of any front lot line or within 4.5 metres of an interior side lot line or rear lot line. Accessory buildings are not permitted in a required minimum front yard or required minimum exterior side yard. Furthermore, accessory buildings are not permitted within 4.5 metres of an interior side lot line or a rear lot line. A loading space is not permitted within any front yard or within any required minimum yard. No outside display shall be permitted within 7.5 metres of any front lot line or exterior side lot line, or within 4.5 metres of any interior side lot line or rear lot line. The height of the display shall not exceed 2.5 metres, except in the case of a vehicle, equipment or structural display. Any display area permitted in the front yard shall not exceed 25% of that front yard. All outside storage shall be located to the rear of the projected front main wall of the main building. Furthermore, no outside storage shall be permitted within 7.5 metres of any exterior side lot line, or within 4.5 metres of any interior side lot line or rear lot line. The height of the stored goods or materials shall not exceed 2.5 metres, except in the case of vehicles or equipment. An area of landscaped open space shall be maintained on all lots, in the form of a strip of land extending 3.6 metres from all front lot lines, and exterior side lot lines, as well as 4.5 metres from any interior side lot line or rear lot line. Notwithstanding this requirement, two access driveways will be permitted through any landscaped open space area which abuts a front or exterior side lot line.

A towing service, motor vehicle repair shop, motor vehicle body shop as well as the indoor and outdoor storage of motor vehicles are additional permitted uses. A detached accessory dwelling unit is not permitted.

Section 27 – General Industrial/Outside Storage (MO) Zone

27.1. Within a General Industrial/Outside Storage (MO) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

27.2. Permitted Uses

27.2.1. Residential Uses:

- a) An attached accessory dwelling in accordance with the General Provisions Section

27.2.2. Non-Residential Uses:

- a) Any use permitted within the General Industrial/Inside Storage (MI) Zone
- b) Motor vehicle body shop or repair garage
- c) Cartage, express transportation terminal or railway siding
- d) Municipal or provincial garage and/or storage yard
- e) Fuel storage tank or supply yard
- f) Building supply outlet
- g) Yard for the storage, display or sale of lumber, building supplies and other similar goods or materials in the open.
- h) Lumber or planning mill
- i) Contractor or construction yard
- j) Salvage yard
- k) Concrete manufacturing
- l) Garden centre or nursery
- m) Passive outdoor recreation use
- n) Outside storage in accordance with the General Provisions Section

27.3. Zone Provisions

27.3.1. Refer to Section 3 – General Provisions

27.3.2. Lot area (minimum)

	Type of Lot	Required
a)	lot served by a public water and sanitary sewer system	700 m ² (7,534.98 ft ²)
b)	lot served by a public water system	1390 m ² (14,962.33 ft ²)

	Type of Lot	Required
c)	other lots	1855 m ² (19,967.71 ft ²)
27.3.3.	Lot frontage (minimum)	30 m (98.43 ft6.)
27.3.4.	Front Yard Depth (minimum)	
	Type of Lot	Required
a)	lot served by a public water and sanitary sewer system	10 m (32.81 ft)
b)	other lots	15 m (49.21 ft)
27.3.5.	Rear Yard Depth (minimum) Except where a rear lot line abuts a Residential Zone the setback shall be 15 M (49.21 ft.)	10 m (32.81 ft.)
27.3.6.	Interior Side Yard Width (minimum)	
	Type of Lot	Required
a)	lot served by a public water and sanitary sewer system except where an interior side lot line abuts a Residential Zone the setback shall be	4.0 m (13.12 ft) 15.0 m (49.21 ft)
b)	other lots except where an interior side lot line abuts a Residential Zone the setback shall be	6.0 m (19.69 ft) 15.0 m (49.21 ft)
27.3.7.	Exterior Side Yard Width (minimum)	9.0 m (29.53 ft.)
27.3.8.	Minimum Lot Depth	
	Type of Lot	Required
a)	lot served by a public water and sanitary sewer system	N/A
b)	other lots	60 m (196.85 ft)
27.3.9.	Minimum Lot Coverage	40%
27.3.10.	Maximum Building Height	11 m (36.09 ft.)
27.3.11.	Off-street parking and loading requirements in accordance with the General Provisions Section.	
27.3.12.	Accessory buildings in accordance with the General Provisions Section.	

27.3.13. Dry industrial uses in accordance with the General Provisions Section.

27.4. Zone Exceptions

27.4.1. MO-1

Legal Description, Address and Roll Number

W. Pt. Lot 24, Concession I

2325 Old Second South, Roll No. 43 41 010 001 136 01 0000

W Pt. Lot 28, Concession II

2035 Russell Road, Part of Roll No. 43 41 010 001 253 00 0000

W Pt. Lot 14, Concession X

2635 Portage Trail, Roll No. 43 41 010 006 160 01 0000

W Pt. Lot 20, Concession XI

3415 Pinegrove Road, Part of Roll No. 43 41 010 006 231 00 0000

S. Pt. Lot 16, Concession I

792 Penetanguishene Road, Roll No. 43 41 010 001 096 00 0000

E. Pt. Lot 6, Concession IX

2461 Highway 26, Roll No. 43 41 010 005 123 00 0000;

Original Exceptions in Vespra Zoning By-law No. 83-15

Permitted uses within this zone are restricted to a contractor or tradesman's yard and/or shop including a detached accessory dwelling.

27.4.2. MO-2, Lot 14, Concession V (Vespra)

1131 Snow Valley Road, Part of Roll No. 4341 010 003 28403 0000

Original Exception in Vespra Zoning By-law 83-15 as amended by By-law 94-71

Permitted uses within this zone are restricted to those uses existing at the date of passing of this By-law. No further expansion shall be permitted to the existing storage, processing or waste transferring facility.

Notwithstanding the above, the development or re-development of accessory uses, office space, machinery storage areas or buildings and safety retention areas and related facilities shall be permitted in accordance with the appropriate provisions of this section.

27.4.3. MO-3, Lot 6, Concession IX (Vespra)

2303 Ronald Road, Part of Roll No. 4341 010 005 12202 0000

2595 Highway 26, Part of Roll No. 4341 010 005 12200 0000

Permitted uses within this zone are restricted to the following:

- a) Any use permitted within the General Industrial/Inside Storage (MI) Zone

- b) Cartage, express transportation terminal excluding a livestock assembly point/facility
- c) Municipal or provincial garage and/or storage yard
- d) Building supply outlet
- e) Yard for the storage, display or sale of lumber, building supplies and other similar good or materials in the open
- f) Contractor or construction yard
- g) Garden centre or nursery
- h) Passive outdoor recreation use
- i) Outside storage in accordance with the General Provisions of this By-law.

27.4.4. MO-4, Lot 13, Concession VI (Vespra)
 1216 Anne Street North, Roll No. 4341 010 003 30401 0000
 Vespra Zoning By-law Amendment No. 92-29

The following setbacks are required: front yard depth (minimum) is 11.1 metres, rear yard depth (minimum) is 0.5 metres and the exterior side yard width (minimum) (northern boundary) is 5.57 metres.

27.4.5. MO-5, Lot 9, Concession IV, Lots 3 and 4, Registered Plan 330, (Flos)
 1516 Flos Road Four West, Roll No. 4341 030 003 14602 0000

Permitted uses within this zone are restricted to outside storage. Furthermore no buildings or structures are permitted.

27.4.6. MO-6, Lot 1, Concession VIII (Flos)
 1600 Flos Road 8 E., Part of Roll No. 4341 030 002 35800 0000

Permitted uses within this zone are restricted to a saw mill and/or planning mill and accessory uses thereto.

27.4.7. MO-7, Lot 6, Concession III (Flos)
 13548 County Rd 27, Part of Roll No. 4341 030 003 07400 0000

Permitted uses within this zone are restricted to the parking and open storage of motor vehicles for commercial purposes. A salvage yard or similar use is not permitted.

27.4.8. MO-8. Lot 51, Concession 1 (Flos)
 2202 Flos Road 4 E., Roll No. 4341 030 001 03620 0000
 Zoning By-law Amendment No. 5000-095 – Gary Page

The following Non-Residential Uses are permitted:

- a) Any use permitted within the General Industrial/Inside Storage (MI) Zone
- b) Cartage, express transportation terminal or railway siding
- c) Municipal or provincial garage and/or storage yard
- d) Building supply outlet
- e) Yard for the storage, display or sale of lumber, building supplies and other similar good or materials in the open
- f) Lumber or planning mill
- g) Contractor or construction yard
- h) Concrete manufacturing
- i) Garden centre or nursery
- j) Passive outdoor recreation use
- k) Storage unit
- l) Outside storage in accordance with the General Provisions of this By-law

27.4.9. MO-9, Lot 52, Concession 1 W.P.R. (Flos)
4270 Penetanguishene Road, Roll No. 4341 030 001 04000 0000

The retail/wholesale sale of used motor vehicles as an accessory use to an existing salvage yard is permitted.

27.4.10. MO-10, Lot 5, Concession XI, Parts 2, 3 and 4, Plan 51R-12460 (Flos)
13 Tiny/Flos Townline, Roll No. 4341 030 002 42200 0000
Flos Zoning By-law Amendment No. 90-18 – Stuewe

Permitted uses within this zone are restricted to a boat restoration operation and accessory resale of restored boats. Minimum side yard setback from the western property line of 5.0 metres for any parking area is required. A detached accessory dwelling is permitted.

27.4.11. MO-11, Lots 9, 10 and 11, and part of the Closed Road Allowance between Lots 10 and 11, Concession 1, W.P.R. (Vespra), Part 1 on Plan 51RF-29759
528 & 540 Penetanguishene Road, Roll No. 4341 010 001 08310 0000 & 4341 010 001 08410
Zoning By-law Amendments 2000-109 & 5000-049 – Highway Pentecostal Church

In addition to the permitted uses of this section a place of worship is permitted. Parking may be provided in the front yard. Parking spaces on a paved surface shall be no less than 5.5 metres in length and 2.75 metres in width.

27.4.12. MO-12, West Part Lot 23, Concession 10 (Vespra)
4934 County Road 90, Roll No. 4341 010 006 20600 0000
Zoning By-law Amendment No. 2002-097 – Brat Par Management (Byers)

A motor vehicle sales or rental establishment is a permitted use. Parking is permitted in the front yard. Uses shall be limited to those legally in existence as at July 8th, 2002. The Hold provisions will be lifted once Council is satisfied that all appropriate agreements between the developer and the Township had been finalized.

27.4.13. Not currently in use.

27.4.14. MO-14, Part West Half Lot 2, Concession 5 (Vespra)
Part of 23 Bertram Industrial Parkway, Roll No. 4341 010 002 13736 0000
By-law No. 5000-069, Furfari Asphalt Plant (Lots 6 – 9 on Draft Plan of Subdivision SP-T-0501)

An asphalt plant is a permitted use. Until such time as the Bertram Industrial Parkway temporary cul-de-sac is removed in favour of an extension to the roadway, structures are permitted in the front yard.

27.4.15. MO-15, Pt Lots 51 & 52, Concession 1 (Flos)
Atlas Block ZBA 5000-101

Notwithstanding the provisions of Section 27.3, Zone Provisions, of this By-law to the contrary, on lands within the General Industrial / Outdoor Storage Exception (MO-15) Zone, the maximum height shall be 16 metres.

27.4.16. MO-16, West Part Lot 13, Concession 4 (Vespra)
1237 Bayfield Street North – 4341 010 003 18300 0000
ZB-2016-010 – Bertram (Wilbersan Developments Ltd.)

In addition to the permitted uses of this section the sale of furniture to the public by retail or indoor auction shall be permitted.

Section 28 – Extractive Industrial (ME) Zone

28.1. Within an Extractive Industrial (ME) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

28.2. Permitted Uses

28.2.1. Residential Uses:

- a) an attached accessory dwelling or a detached accessory dwelling in accordance with the provisions of the Accessory Dwelling General Provisions.

28.2.2. Non-Residential Uses:

- a) extractive industrial use
- b) agricultural in accordance with Minimum Distance Separation Guidelines, conservation, forestry, reforestation or park use with accessory
- c) outside storage in accordance with the General Provisions
- d) passive outdoor recreation use
- e) public use in accordance with the General Provisions Section

28.3. Zone Provisions

28.3.1. Refer to Section 3 – General Provisions

28.3.2.

	Provision	Required
a)	Minimum lot frontage	30.0 m (98.43 ft.)
b)	Minimum lot area	4 ha (9.88 acres)
c)	Minimum yards for buildings or structures other than those described in Section 28.3.8	
i)	Front	30.0 m (98.43 ft.)
ii)	Rear	15.0 m (49.21 ft.)
iii)	Interior side yard	15.0 m (49.21 ft.)
iv)	Exterior side yard	15.0 m (49.21 ft.)

28.3.3. Maximum lot coverage 5%

28.3.4. Maximum building height 11.0 m (36.09 ft.)

28.3.5. Accessory Buildings

Refer to the Accessory Buildings General Provisions. In addition, the maximum total area of accessory buildings or structures for residential uses shall be 65 square metres (699.68 ft.²).

- 28.3.6. No sand or gravel excavation shall proceed closer than 120 metres (393.70 ft.) to any Residential, Commercial, Institutional or Industrial (MI) or (MO) Zone, nor closer than 15 metres (49.21 ft.) to a property line, nor closer than 30 metres (98.43 ft.) to a public road allowance, nor closer than 150 metres (492.13 ft.) from any residential use except for a residential use as permitted in Section 28.2.1.
- 28.3.7. The excavation by blasting of sand, gravel or stone shall not proceed closer than 200 metres (656.17 ft.) to any Commercial, Institutional or Industrial (MI) or (MO) Zone, nor closer than 15 metres (49.21 ft.) to a property line, nor closer than 30 metres (98.43 ft.) to a public road allowance, nor closer than 200 metres (656.17 ft.) from a Residential Zone or use except for a residential use as permitted in 28.2.1.
- 28.3.8. No asphalt production facility nor any building or structure used for the crushing, screening, washing or processing of sand, ballast, gravel, etc., shall be permitted within 300 metres (984.25 ft.) of any Residential, Commercial or Industrial (MI) or (MO) Zone boundary, nor closer than 90 metres (295.28 ft.) to a property line, nor closer than 90 metres (295.28 ft.) to a public road allowance, nor closer than 150 metres (492.13 ft.) to any existing dwelling except for a residential use as permitted in Section 28.2.1.
- 28.3.9. A strip of land not less than 15 metres (49.21 ft.) in width shall be reserved for Landscaped open space purposes between any Industrial (ME) Zone and any adjacent Commercial or Industrial (MI) or (MO) Zone and along any adjacent public road allowance or adjoining property line. Where an ME Zone abuts a Residential Zone or a lot containing a single family dwelling, or a roadway is the only separation between two such areas, then no industrial use shall be made of any kind within 30 metres (98.43 ft.) of the abutting lot line and no parking use shall be made of any land within 8 metres (26.25 ft.) of the abutting lot line.
- 28.3.10. All extractive industrial uses shall, in addition to the above, conform to the standards and all regulations of the Pits and Quarries Act, as amended and the requirements of the Ministry of Natural Resources.

28.4. Zone Exceptions

- 28.4.1. ME-1, Lots 14 and 15, Concession IX (Vespra)
2763 George Johnston Road, Part of Roll No. 4341 010 006 10500 0000

2791 George Johnston Road, Part of Roll No. 4341 010 006 10800 0000

ME-1, Lots 70 and 71, Concession 1, W.P.R. (Flos)
1864 Flos Road 10 E., Part of Roll No. 4341 030 002 26500 0000
3579 Old Second North, Part of Roll No. 4341 030 002 26600 0000
1831 Flos Road Ten East, Roll No. 4341 030 002 25400 0000

No new residential use or building designed or intended for human habitation shall be permitted.

28.4.2. ME-2 – Number not in use

28.4.3. ME-3, Lot 22, Concession XI and XII (Vespra)
3697 Pinegrove Road, Roll No. 4341 010 006 24901 0000
3650 Pinegrove Road, Part of Roll No. 4341 010 008 22000 0000
Vespra Zoning By-law Amendment No. 93-11

Lot area (minimum) required is 0.6 hectares. Sand and gravel excavation may occur within 0m of any adjacent zone, use, property line or road allowance.

28.4.4. ME-4, Lot 21, Concession XI (Vespra)
3583 Pinegrove Road, Roll No. 4341 010 006 24500 0000
Vespra Zoning By-law Amendment No. 93-11

A sand and gravel crushing, screening, washing or processing plant shall be permitted no closer than 30 m from a property line or public road allowance.

28.4.5. ME-5, Lot 21, Concession XI (Vespra)
1989 Sunnidale Road, Part of Roll No. 4341 010 006 24400 0000
Vespra Zoning By-law Amendment No. 93-11

Lot frontage (minimum) required is 0m. Sand and gravel excavation shall be set back a minimum distance of 30 metres from any Institutional (I) Zone.

28.4.6. ME-6, Lot 21, Concession IX (Vespra)
3574 Barrie Hill Road, Part of Roll No. 4341 010 006 12600 0000
Hold Zone By-law 97-050 – 1194233 Ontario Limited, Eek Gravel Pit

Permitted uses within this zone are restricted to a contractor's office, shop and yard and outside storage within a fenced enclosure and is to be accessory to the extractive industrial use of the property the interior side yard width (minimum) from any building or structure shall be 30.0 metres. Removal of the Holding "H" symbol is dependent upon the completion of a site development plan and a site plan control agreement satisfactory to the Township.

- 28.4.7. ME-7; Lot 21, Concession IX (Vespra)
3574 Barrie Hill Road, Part of Roll No. 4341 010 006 12600 0000
Zoning By-law Amendment No. 97-050 – 1194233 Ontario Limited – Eek
Gravel Pit

A concrete batching plant or asphalt production facility is not permitted. Sand and gravel excavation shall be permitted to the property line where the adjacent property is also zoned “ME”.

No sand or gravel excavation and no re-grading work or tree removal, except as may be necessary to properly maintain and manage the forest, shall be permitted to be carried out within 30m of the top of bank of a water course, and the 30 metres setback line shall be staked out on the property, approved by the Township and identified by permanent markers, prior to any excavation of material from within the licensed portion of the property.

- 28.4.8. ME-8; Lots 26, 27 and 28, Concession 1, W.P.R. (Vespra)
Roll No. 4341 010 001 16100 0000
Roll No. 4341 010 001 15200 0000
Part of Roll No. 4341 010 001 16800 0000
Zoning By-law Amendment No. 99-075 – Varcoe Pit Expansion

The excavation setback requirement from a property line shall be 0m,

- 28.4.9. ME-9; Lots 30, 31 and 32 and part of the Road Allowance between Lots 30 and 31, Concession I, W.P.R. (Vespra)
1655 Old Second South, Roll No. 4341 010 001 19000 0000
1777 Old Second South, Roll No. 4341 010 001 18600 0000
1837 Old Second South, Part of Roll No. 4341 010 001 17900 0000
Zoning By-law Amendment No. 2000-077 – Hillway Vespra Gravel Pit

The excavation setback requirement from a property line shall be 0 metres. Furthermore, for those lands located in Lot 32, Concession I, W.P.R., a motor cross track is permitted,

On the lands located in Part Lot 30, Concession 1, known as 1837 Old Second South, no residential use or building is permitted.

- 28.4.10. ME-10, Lot 72, Concession II, W.P.R., (Flos)
3616 Old Second Road North, Part of Roll No. 4341 030 002 31400 0000
Flos Zoning By-law Amendment No. 91-21

The required setback of 150 metres from a residential use of a sand and gravel operation does not apply.

- 28.4.11. ME-11, Lot 11, Concession IV (Flos)
1702 Flos Road Four West, Roll No. 4341 030 003 17500 0000
Flos Zoning By-law Amendment No. 93-07 – Sarjeant Gravel Pit Expansion

No sand or gravel excavation shall occur closer than 30 metres to any Residential Zone or residential use. Excavation may proceed to and include the lot line between Lots 11 and 12, concession IV (former Flos).

- 28.4.12. ME-12, Lot 15, Concession IV (Flos)
1911 Crossland Road, Part of Roll No. 4341 030 003 18500 0000
Zoning By-law Amendment No. 2000-108 – Drysdale/Lafarge Pit

No excavation setback is required along the easterly lot line.

- 28.4.13. ME-13, Lot 14, Concession IV (Flos)
2134 Flos Road Four West, Roll No. 4341 030 003 18400 0000
Zoning By-law Amendment No. 2000-108 – Drysdale/Lafarge Pit

No sand or gravel excavation shall be permitted closer than 76 metres to the southerly lot line. The 150 metres extraction setback from a residential use shall not apply provided a minimum 15 metres natural buffer of existing trees is maintained in combination with sufficient additional set back area to allow construction of a noise mitigation berm including additional landscaping in combination with the berm. No excavation setback is required along the westerly lot line.

- 28.4.14. ME-14, Lot 28, Concession I, W.P.R. (Vespra)
1888 Penetanguishene Road, Part of Roll No. 4341 010 001 16800 0000

Concrete manufacturing is a permitted use.

- 28.4.15. ME-15, Lot 72, Concession II W.P.R. (Flos)
3604 Old Second Road North, Roll No. 4341 030 002 31404 0000

No buildings, structures or any manner of soil disturbance is permitted.

- 28.4.16. ME-16, Lot 14, Con 4 (Flos)
2108 Flos Road Four West, Roll No. 4341 030 003 18300 0000
By-law 5000-174 – ZB-2011-009, Willmart Grain Ltd. by OMB

- 28.4.16.1. Permitted Uses shall be restricted to:

- a) Agricultural use in accordance with Section 3.45
- b) Forestry
- c) Passive Outdoor Recreation

28.4.17. ME-17, Lot 14, Con. 4 (Flos)
2108 Flos Road Four West, Roll No. 4341 030 003 18300 0000
By-law 5000-174- ZB-2011-009, Willmart Grain Ltd. by OMB

28.4.17.1. Permitted Uses shall be restricted to:

Residential Uses:

- a) Single detached dwelling

Non-Residential Uses:

- a) Agricultural use in accordance with Section 3.3
- b) Equestrian facility
- c) Forestry use
- d) Home Occupation in accordance with Section 3.3
- e) Passive outdoor recreation use

28.4.17.2. Zone Provisions:

Minimum yards for buildings or structures other than those described in Section 28.3.8.

- a) Interior side yard (Westerly yard for the existing equestrian arena only): 25metres (8.20 ft).

Section 29 – Waste Disposal (WD) Zone

29.1. Within a Waste Disposal (WD) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

29.2. Permitted Uses

29.2.1. Residential Uses:

a) Prohibited

29.2.2. Non-Residential Uses:

- a) Waste disposal site
- b) Sewage treatment facility
- c) Sewage lagoon
- d) Passive outdoor recreation use
- e) Public use in accordance with the General Provisions Section

29.3. Zone Provisions

29.3.1. Refer to Section 3 (General Provisions)

29.3.2.

	Provision	Required
a)	Minimum lot frontage	30.0 m (98.43 ft.)
b)	Minimum lot area	4 ha (9.88 acres)
c)	Minimum yards	
	i) Front	30.0 m (98.43 ft.)
	ii) Rear	30.0 m (98.43 ft.)
	iii) Interior side yard	30.0 m (98.43 ft.)
	iv) Exterior side yard	30.0 m (98.43 ft.)

29.3.3. Minimum lot coverage 5%

29.3.4. Maximum building height 11.0 m (36.09 ft.)

29.3.5. Off-street parking and loading requirements in accordance with the General Provisions Section.

29.3.6. Accessory buildings in accordance with the General Provisions Section.

29.3.7. Landscaped Open Space

A strip of land not less than 15 metres (49.21 ft.) in width shall be reserved for landscaped open space purposes between any sanitary landfill site, sewage treatment facility or sewage lagoon and any adjacent Commercial or Industrial (MI), (MO) or (ME) Zone, along any adjacent public road allowance or adjoining property line. Where a sanitary landfill site, sewage treatment facility or sewage lagoon abuts a Residential Zone or a lot containing a single detached dwelling, or a roadway is the only separation between two such areas, then no industrial use shall be made of any kind within 30 metres (98.43 ft.) of the abutting lot line.

29.4. Zone Exceptions

29.4.1. WD-1 – Waste Disposal Assessment Zone

Pt of Lots 20 & 21, Concession IX (Flos)

2881 Flos Road 10 W., Roll No. 4341 030 003 01400 0000

2890 County Road 92, Roll No. 4341 030 004 01700 0000

3433 Vigo Road, Roll No. 4341 030 004 01600 0000

3441 Vigo Road, Roll No. 4341 030 004 01510 0000

Pt. Lots 69, 70, 71 & 72, Concession II W.P.R. (Flos)

1742 Flos Road Ten East, Part of Roll No. 4341 030 002 311 00 0000

1779 Flos Road Ten East, Part of Roll No. 4341 030 002 310 00 0000

1831 Flos Road Ten East, Roll No. 4341 030 002 254 00 0000

3615 Old Second North, Roll No. 4341 030 002 33 0000

Pt. Lots 8, 8 & 9, Concessions I & II (Flos)

1408 Rainbow Valley Road West, Roll No. 4341 030 003 056 01 0000

1338 Rainbow Valley Road West, Roll No. 4341 030 003 054 06 0000

1286 Rainbow Valley Road West, Roll No. 4341 030 003 054 05 0000

1280 Rainbow Valley Road West, Roll No. 4341 030 003 054 04 0000

1274 Rainbow Valley Road West, Roll No. 4341 030 003 054 03 0000

1268 Rainbow Valley Road West, Roll No. 4341 030 003 054 02 0000

1262 Rainbow Valley Road West, Roll No. 4341 030 003 054 01 0000

1256 Rainbow Valley Road West, Roll No. 4341 030 003 054 00 0000

1246 Rainbow Valley Road West, Roll No. 4341 030 003 052 00 0000

1230 Rainbow Valley Road West, Roll No. 4341 030 003 051 00 0000

1297 Rainbow Valley Road West, Roll No. 4341 030 003 008 00 0000

1363 Rainbow Valley Road West, Roll No. 4341 030 003 009 00 0000

1497 Rainbow Valley Road West, Roll No. 4341 030 003 018 18 0000

Pt. Lots 14 & 15, Concession X (Vespra)

2905 Horseshoe Valley Road West (Hydro Easement), Part of Roll No. 43 41 010 002 003 03 0000

2674 George Johnston Road, Part of Roll No. 4341 010 006 156 00 0000

2726 George Johnston Road, Part of Roll No. 4341 010 006 159 00 0000

2816 George Johnston Road, Part of Roll No. 4341 010 006 159 01 0000

2878 George Johnston Road, Part of Roll No. 4341 010 006 163 00 0000
2886 George Johnston Road, Part of Roll No. 4341 010 006 162 00 0000

Pt. Lot 70, Concession I, W.P.R. (Flos)
5810 Penetanguishene Road, Part of Roll No. 4341 030 002 25100 0000

Pt. Lot 15, Concession IX (Vespra)
2857 George Johnston Road, Part of Roll No. 4341 010 006 10801 0000

Notwithstanding any other provision of this Bylaw to the contrary, the uses permitted with the WD-1 Zone shall be limited to agricultural in accordance with Section 3.45, conservation, forestry, reforestation, passive outdoor recreation use or park use with accessory uses and buildings, except those uses shall not include new residential uses or buildings designed or intended for human habitation. Existing residential uses are permitted and are subject to the provisions of Section 26.3.14.1. Lands located within the WD-1 Zone shall not be used as a waste disposal site.

Section 30 – Institutional (I) Zone

30.1. Within an Institutional (I) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

30.2. Permitted Uses

30.2.1. Residential Uses:

- a) an attached accessory dwelling or a detached accessory dwelling in accordance with the General Provisions hereof, for uses permitted by Subsection 30.2.2, Parts a) through to and including f).

30.2.2. Non-Residential Uses:

- a) Clinic
- b) Hospital
- c) Nursing home
- d) Home for the aged/senior citizens home
- e) Day nursery
- f) Place of worship
- g) Any undertaking of a utility company, natural gas distribution company, telephone or telecommunications company but no including a communication tower
- h) Community centre
- i) Public skating, curling rink or arena
- j) Cemetery and/or crematorium
- k) Government or civic building
- l) Fairground
- m) Museum, archives or library
- n) School
- o) Private or religious school
- p) Cenotaph or historical use
- q) Private club
- r) Public recreational use
- s) Passive outdoor recreation use
- t) Public use in accordance with the General Provisions Section

30.3. Zone Provisions

30.3.1. Refer to Section 3 (General Provisions)

30.3.2. Lot Area (minimum)

	Type of Lot	Provision
a)	lot served by a public water and sanitary sewer system	Nil
b)	other lots	1855 m ² (19967.71 ft. ²)
30.3.3. Lot Frontage (minimum)		
	Type of Lot	Provision
a)	lot served by a public water and sanitary sewer system	Nil
b)	other lots	30.0 m (98.43 ft.)
30.3.4. Front Yard Depth (minimum)		
	Type of Lot	Provision
a)	lot served by a public water and sanitary sewer system	6.0 m (19.69 ft.)
b)	other lots	9.0 m (29.53 ft.)
30.3.5. Rear Yard Depth (minimum)		
		7.5m (24.61 ft.)
	Except where a rear lot line abuts a Residential Zone the setback shall be 10.5 m (34.45 ft.)	
30.3.6. Interior Side Yard Width (minimum)		
a)	Lot served by a public water and sanitary sewer system	4.0 m (13.12 ft.)
	Except where an interior side lot line abuts a Commercial or Institutional Zone the setback will be	3.0 m (9.84 ft.)
b)	Other Lots	7.5 m (24.1 ft.)
	Except where an interior side lot line abuts a Residential Zone the setback shall be	15.0 m (49.21 ft.)
30.3.7. Exterior Side Yard Width (minimum)		
a)	Lot served by a public water and a sanitary sewer system	6.0 m (19.59 ft.)
b)	Other lots	9.0 m (29.53 ft.)
30.3.8. Lot Coverage (maximum)		
	Type of Lot	Provision
a)	lot served by a public water and sanitary sewer system	40%
b)	lot served by a public water system	30%
30.3.9. Building Height (maximum)		
		11.0 m (36.09 ft.)

30.3.10. Off-street parking and loading requirements in accordance with the General Provisions Section.

30.3.11. Accessory buildings with the General Provisions Section.

30.4. Zone Exceptions

30.4.1. I-1, Lots 20 and 21, Concession XII (Vespra)
2182 Sunnidale Road, 4341 010 008 02101 0000
Vespra Zoning By-law Amendment No. 86-1
2241 Sunnidale Road, 4341 010 008 02102 0000
Vespra Zoning By-law Amendment No. 84-8

Outside storage is permitted.

30.4.2. I-2, Lot 20, Concession VIII (Vespra)
2 Friesen Place, 4341 010 006 03700 0000
Vespra Zoning By-law Amendment No. 91-40 – Sunnidale Medical Centre

The permitted uses within this zone are restricted to offices for doctors, dentists, chiropractors, optometrists, counseling (e.g. social worker, psychologist, psychiatrist), speech therapist, audiology, physical therapists, athletic or massage therapists, podiatry or pediatric services, development assessment including educational assessment and treatment of children with special needs (e.g. learning disabilities), nutritional assessment and treatment (e.g. dietician but not including any commercial weight loss clinics), prenatal teaching and counseling and therapeutic medical gatherings for group therapy and/or support group purposes. Accessory uses such as support laboratory, x-ray and/or pharmaceutical outlet are permitted. No off-street parking shall be permitted within any area of the front yard as defined by the front yard building line; parking is also prohibited on the street. The exterior side yard width (minimum) may be reduced on one side to 8m from any residential zone. No detached accessory buildings, uses or structures shall be permitted. An area of landscaped open space consisting of mature trees shall be maintained around the existing buildings as elaborated upon in the site plan agreement. The location, size and style of the site shall be facilitated within the site plan agreement.

30.4.3. Property rezoned to ME (Eisses Pit)

I-3, Lots 21 and 22, Concession XII (Vespra)
3650 Pinegrove Road, Roll No. 4341 010 008 20020 0000
Zoning By-law Amendment No. 96-103 – South-Simcoe Dufferin Track and Field Club

The permitted uses within this zone are restricted to a private club, a community centre, a public skating or curling rink or arena, a government or civic building, a public recreational use, an accessory single detached dwelling and a public use. The interior side yard width (minimum) for all buildings and structures shall be 15 metres.

- 30.4.4. I-4, Lot 5, Concession VIII (Elmvale)
27 Simcoe Street, Roll No. 4341 040 001 04101 0000
Elmvale Consolidation By-law No. 93-47 – Sara Vista Nursing Home

The permitted uses within this zone are restricted to a nursing home.

- 30.4.5. I-5, Part of Lot 5 and Lot 6, Plan 335 (Elmvale)
23 Yonge Street South, Roll No. 4341 040 001 00700 0000
Zoning By-law 2001-062 – St. Johns United Church Manse/Senior Day Care Centre & Zoning By-law 2020-003 – St. John’s United Church

A single detached dwelling is a permitted use.

A Minimum rear yard setback of 4.0 metres (13.12 ft.) shall be permitted.

- 30.4.6. I-6 (H), Part Lot 7, Concession 8 (Flos)
175 Queen St. W., Elmvale, 4341 030 006 07200 0000
Gall Subdivision Phase 1, ZBA 5000-055

The permitted use is limited to a senior’s complex, which shall mean a residential building where a maximum of twelve residents may share some aspects of housekeeping and meals and care may be provided.

- 30.4.7. I-7, Part West Half Lot 12, Con. 3, Parts 1 & 2, 51R-20124 (Vespra)
2387 Gill Road, 4341 010 003 01504 0000
Willow Creek Baptist Church as approved by OMB on Aug 29/90
By-law 500-345 – ZB-2021-010 – Willow Creek Baptist Church

A place of worship, a day nursery, a private or religious school, a public recreational use and a public use are permitted.

Minimum front yard shall be 44 metres.

Maximum lot coverage is 15% is permitted.

Section 31 – Open Space (OS) Zone

31.1. Within an Open Space (OS) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

31.2. Permitted Uses

31.2.1. Residential Uses:

- a) Prohibited

31.2.2. Non-Residential Uses:

- a) Agricultural use
- b) Public park including a pedestrian walkway and bicycle path
- c) Recreational use and passive outdoor recreation
- d) Private park
- e) Golf course
- f) Accessory food service use for uses permitted in parts b), c), d) and e)
- g) Refreshment vehicle accessory to the uses permitted in part b), c), d), and e) subject to section 31.3.10
- h) Conservation and wildlife sanctuary uses, including forestry, reforestation and other activities connected with the conservation of soil and wildlife
- i) Public use in accordance with the General Provisions Section

31.3. Zone Provisions

31.3.1. Refer to Section 3 – General Provisions

31.3.2. Lot Area (minimum) N/A

31.3.3. Lot Frontage (minimum)

	Type of Lot	Provision
a)	lot served by a public water and sanitary sewer system	N/A
b)	other lots	30.0 m (98.43 ft.)

31.3.4. Front Yard Depth (minimum)

	Type of Lot	Provision
a)	lot served by a public water and sanitary sewer system	10.0 m (32.81 ft.)

	Type of Lot	Provision
b)	other lots	30.0m (98.43 ft.)
31.3.5. Rear Yard Depth (minimum)		
i.	Abuts a Residential Zone or use	7.5 m (24.61 ft.) 15.0 m (49.21 ft.)
31.3.6. Interior Side Yard Width (minimum)		
i.	Abuts a Residential Zone or use	7.5 m (24.61 ft.) 15.0 m (49.21 ft.)
31.3.7. Exterior Side Yard Width (minimum)		
	Type of Lot	Provision
a)	lot served by a public water and sanitary sewer system	10.0 m (32.81 ft.)
b)	other lots	15.0 m (49.21 ft.)
31.3.8. Lot Coverage (maximum)		
	Type of Lot	Provision
a)	lot served by a public water and sanitary sewer system	20%
b)	other lots	5%
31.3.9. Building Height (maximum)		
		11.0 m (36.09 ft.)
31.3.10. No refreshment vehicle shall be located within 300 metres (984.25 ft.) of a restaurant for a period of time exceeding seventy two (72) hours except if the refreshment vehicle is an accessory use associated with the existing restaurant.		
31.3.11. Off street parking and loading requirements in accordance with the General Provisions Section.		

31.3.12. Accessory Buildings

Refer to the Accessory Buildings General Provisions.

31.4. Zone Exceptions

31.4.1. OS-1, Lots 12, 13 and 14, Concession 1 (Vespra)
1933 Partridge Road, Roll No. 4341 010 001 06300 0000

The permitted uses within this zone are restricted to those uses existing at the date of the passing of this By-law.

- 31.4.2. OS-2, Lot 10, Concession IV (including a portion of the closed RA allowance between West Half Lots 10 and 11, Con IV (Vespra)
Municipal Address to be assigned, Part of Roll No. 4341 010 003 05501 0000
ZBA 2000-054 – JASCO/Sabiston Subdivision now Bridle Gate Estates
Subdivision

The permitted uses within this zone are restricted to a public stormwater management facility. The zone provisions of this section shall not apply.

- 31.4.3. OS-3, Lot 10, Concession IV (including a portion of the closed road allowance between west half Lots 10 and 11, Concession IV) (Vespra)
Zoning By-law Amendment No. 2000-054 – JASCO/Sabiston Subdivision now
Bridle Gate Estates

3 Bridle Trail, Roll No. 4341 010 003 055 40 0000
5 Bridle Trail, Roll No. 4341 010 003 055 38 0000
7Bridle Trail, Roll No. 4341 010 003 055 36 0000
9 Bridle Trail, Roll No. 4341 010 003 055 34 0000

The permitted uses within this zone are restricted to forest and conservation purposes. The zone provisions of this zone shall not apply. No buildings or structures shall be permitted except for the control of erosion or flooding.

- 31.4.4. OS-4, Lot 21, Concession VIII (Flos)
2999 County Road 92, Roll No. 4341 030 007 07100 0000
Zoning By-law Amendment No. 2001-024 (Baywood Golf)

No motor vehicle access is permitted to or from the subject property to any township street and no clubhouse or similar commercial building designed or intended to be habitable is permitted on the subject property, however minor structures or shelters accessory to any permitted use may be permitted.

- 31.4.5. OS-5, Part of Lot 58, Concession 1, E.P.R. (Medonte), Blocks 65 & 66, 51M-694, 49 Davenport Drive, Roll Nos. 4341 020 001 15600 0000 & 4341 020 001 15650 0000, Zoning By-law Amendment N. 95-047 – Hedbern/Forest of Hillsdale Subdivision

Permitted uses shall be limited to a public park or playground, a conservation or wildlife area and a County forest.

- 31.4.6. ,OS-6, Part of Lot 24, Plan 51M-405, (Vespra)
11 Eder Trail, 4341 010 006 31334 0000
Zoning By-law Amendment No. 20o02-129 – Snow Valley Resort Lot Addition

The minimum setback for existing structures to any Residential ® Zone shall be 7.47 metres.

31.4.7. OS-7, Snow Valley Secondary Plan, OMB approved Jan. 11/03
Snow Valley Highlands Subdivision

Permitted uses are restricted to a walking trail, and shall be exempt from the minimum lot frontage provision of thirty (30) metres.

31.4.8. OS-8, Snow Valley Secondary Plan, OMB approved Jan. 22/03
Snow Valley Highlands Subdivision and Boothby Crescent Lots

The permitted uses within this zone are limited to cross country ski trails, walking and hiking trails, mountain biking trails, forest management, wildlife habitat and piping and appurtenances as required for snow making systems.

31.4.9. OS-9, Midhurst Secondary Plan, OMB approved Oct. 29/14
Bell-Coutts-Rusdor; D. Hickling; Micks; A & R Hickling; Rome; Midhurst Rose Alliance; Midhurst Rose Alliance Cooney Inc.; Midhurst Rose Alliance O'Brien Inc.

Notwithstanding Section 31.2 of this By-law, on those lands zoned Open Space (OS-9) no development or site alteration shall be permitted until such time as:

- i. Clearance has been obtained from the Ministry of Tourism, Culture and Sport with respect to the archaeological assessment.

31.4.10. OS-10, East Part Lot 13, Concession 9, former Vespra
2630 Vespra Valley Road, Property Roll No. 4341 010 006 09700 0000
By-law 5000-293 – ZB-2019-005 – 717350 Ontario Limited (Snow Valley Resort)

In addition to the permitted uses under Section 31.2, an accessory residential use (single dwelling unit) for the purpose of security/surveillance for the ski resort is permitted.

Section 32 – Environmental Protection (EP) Zone

32.1. Within an Environmental Protection (EP) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

32.2. Permitted Uses

32.2.1. Residential Uses:

a) Prohibited

32.2.2. Non-Residential Uses:

- a) conservation uses including forestry, reforestation, scientific research and education, wildlife management and other activities connected with the conservation of soil and animal species and also includes a wildlife sanctuary.
- b) Existing Agricultural use.
- c) Passive outdoor recreation use.
- d) Public park.
- e) Public use in accordance with the provisions of the General Provisions Section.

32.3. Zone Provisions

32.3.1. Refer to Section 3 – General Provisions

32.3.2. Maximum Building Height 3.0 m (9.84 ft.)

32.3.3. Minimum Setback from any Residential Zone or use (any yard) - 15.0 m (49.21 ft.)

32.3.4. A motor vehicle or building as defined by this Bylaw shall not be a permitted use in an Environmental Protection (EP) Zone, except for buildings or structures used for the control of erosion or flooding.

32.3.5. No permitted building or structure shall be erected or altered and no development or site alteration shall take place within an (EP) Zone except with the written approval of the Conservation Authority or government agency having jurisdiction.

32.4. Zone Exceptions

32.4.1. Number not in use.

32.4.2. EP-2, Lots 23 and 24, Concession VIII (Vespra)
4346 County Road 90, Part of Roll No. 4341 010 006 08300 0000
Vespra Zoning By-law Amendment No. 90-25 – Bradford Greenhouses

The permitted uses within this zone are restricted to conservation uses which do not require the erection of a building or structure, clearing or drainage and a public use.

32.4.3. EP-3, Lot 7, Concession 1 W.P.R. (Vespra)
424 Penetanguishene Road, Roll No. 4341 010 001 07800 0000
Vespra Zoning By-law Amendment No. 93-5

A miniature golf course is permitted.

32.4.4. EP-4, Lot 23, Concession X (Vespra)
4904 County Road 90, Part of Roll No. 4341 010 006 20700 0000
Vespra Zoning By-law Amendment 93-8 – Duffer's Dugout

A golf course club house, parking lot and driveway, mini-putt golf course, batting cages and accessory uses to the foregoing are permitted. A minimum of a 9 metres vegetative buffer is to be maintained between the creek and mini-putt holes.

32.4.5. EP-5, Lot 6, Concession IV (Vespra)
1674 Gill Road, Roll No. 4341 010 002 12900 0000 (Girl Guides Camp
Tewateno) – Hold Zone By-law No. 94-124 and Lift Hold By-law 96-031

The permitted uses are restricted to one or more of the following uses: a conservation use, recreational use and accessory structures, a campground and an accessory dwelling. For the purpose of this section, a "campground" shall mean a parcel of land owned, used and maintained by Girl Guides of Canada as grounds for the location of cabins/lodges, camping vehicles, tent trailers and tents for temporary residential occupation. Furthermore, accessory uses such as picnic pavilions, a garage/workshop, storage building, administration building, camp store, a meeting/recreational building, showers and washrooms, shall also be permitted. The following provisions are required; building height (maximum) is 11.0 metres, front yard depth (minimum) is 15.0 m, rear yard depth (minimum) is 7.5 metres and the interior side yard width (minimum) is 7.5 metres. Parking requirements shall be one parking space for every 18 campers, the parking space may be located within required yards.

No building or other intensive development shall be located within 30 metres of any wet land, shown on a site plan as prepared by the Girl Guides of

Canada, without the written consent of the Nottawasaga Valley Conservation Authority. No development shall be permitted within 30 metres of the edge of any cold water stream or 15 metres of the edge of other watercourses as identified on the site plan and established by the Ministry of Natural Resources.

- 32.4.6. EP-6, Lot 23, Concession X (Vespra)
4904 County Road 90, Part of Roll No. 4341 010 006 20700 0000
Zoning By-law Amendment No. 96-101 – Duffer’s Dugout Expansion

The permitted uses within this zone are restricted to a conservation and wildlife sanctuary, a recreational use, a public park, a private park and a public use.

- 32.4.7. EP-7, Lots 9 and 10, Concession 1, W.P.R. (Vespra)
528 Penetanguishene Road, Part of Roll No. 4341 010 001 08410 0000
Penetanguishene Road, Roll No. 4341 010 001 07950 0000
Zoning By-law Amendment No. 99-016 – Larway Greenhouses

The permitted uses within this zone are restricted to a conservation use and a sustainable forestry use. Building height (maximum) is 3 metres. A “Building” as defined by this By-law shall not be a permitted use in this zone except for buildings or structures used for the control of erosion or flooding.

- 32.4.8. Number not in use.

- 32.4.9. EP-9, Lot 21, Concession VIII, (Flos)
2999 County Road 92, Roll No. 4341 030 007 07100 0000
Zoning By-law Amendment No. 2001-024 – Baywood Golf

Pedestrian bridges or similar structures may be permitted as approved by the appropriate agency having jurisdiction.

- 32.4.10. EP-10, Lot 1, Concession X (Flos)
548 Baseline Road, Roll No. 4341 030 002 39000 0000
Baseline Road, Roll No. 4341 030 002 39002 0000
Zoning By-law Amendment No. 99-039 – Bono

The permitted uses within this zone are restricted to a conservation and sustainable forestry use.

- 32.4.11. EP-11, Lot 55, Concession 1 (Medonte)
105 Mill Street East, Roll No. 4341 020 081 10400 0000

The existing feed mill may continue to be so used, subject to the regulations of the Industrial (MO) Zone.

- 32.4.12. EP-12, Lot 6, Concession IX, Parts 1 & 2 on RP 51R-28721 (Elmvale)
2 Amelia Street, Roll No. 43 41 040 001 540 00 0000
6 Amelia Street, Roll No. 43 41 040 001 541 00 0000
8 Amelia Street, Roll No. 43 41 040 001 542 00 0000
12 Amelia Street, Roll No. 43 41 040 001 543 00 0000
14 Amelia Street, Roll No. 43 41 040 001 544 00 0000
16 Amelia Street, Roll No. 43 41 040 001 544 10 0000
18 Amelia Street, Roll No. 43 41 040 001 545 00 0000
26 Amelia Street, Roll No. 43 41 040 001 546 00 0000
30 Amelia Street, Roll No. 43 41 040 001 547 00 0000
34 Amelia Street, Roll No. 43 41 040 001 548 00 0000
38 Amelia Street, Roll No. 43 41 040 001 549 00 0000
40 Amelia Street, Roll No. 43 41 040 001 550 00 0000
42 Amelia Street, Roll No. 43 41 040 001 551 00 0000
50 Amelia Street, Roll No. 43 41 040 001 551 01 0000
112 Queen Street, Roll No. 43 41 040 001 554 00 0000
116 Queen Street West, Part of Roll No. 43 41 040 001 552 00 0000
138 Queen Street West, , Roll No. 43 41 040 001578 00 0000
18 William Street, Roll No. 43 41 040 001 537 00 0000
46 William Street, Roll No. 43 41 040 001 534 00 0000
Zoning By-law Amendment No. 99-082 – Heritage Park – Millennium Project

In addition to the permitted uses of this section an unenclosed stage (with roof) and a pedestrian bridge may be permitted. Furthermore any provisions concerning lot line setbacks for structures, shall not apply in regard to a pedestrian bridge.

- 32.4.13. EP-13, Lot 14, Concession VI (Vespra)
1533 Wilson Drive, Part of Roll No. 4341 010 003 31103 0000
Township Industrial Lot

No buildings, structures or any manner of soil disturbance is permitted.

- 32.4.14. Number not in use.

- 32.4.15. EP-15, Part Lot 2, Concession 7 (Vespra)
Block 92, Plan 51M-730, Roll No. 4341 010 002 24850 0000
Block 94, Plan 51M-730, Roll No. 4341 010 002 24800 0000
Zoning By-law Amendment No. 2002-0-23 – Hendrie Ridge Estates
Subdivision

Permitted uses shall be limited to conservation uses only.

- 32.4.16. EP-16, Part Lot 6, Concession 9 (Vespra)

2309 Ronald Road, Part of Roll No. 4341 010 005 12500 0000 – Minesing Meadows Subdivision

Permitted uses are limited to conservation and wildlife sanctuary and forestry.

32.4.17. EP-17 – Snow Valley Secondary Plan Area
Approved by OMB on January 22, 2003

The permitted uses shall be limited to conservation uses only. The provisions of Section 28.116, Lot Area, do not apply in regard to the exclusion of areas zoned Environmental Protection in the determination of minimum lot area requirements. The approximate depth of the (EP-17) Zone from the rear lot line of each lot shall be as follows:

PLAN 51M-804 SNOW VALLEY HIGHLANDS PHASE 1

Lot No.	Address	Depth in Metres
1 - 5	1, 3, 5, 7, 11 Alpine Trail	15.0 m
6 - 9	2, 4, 6, 8 Alpine Trail	15 m
10	1 Timber Court	15 m
11	3 Timber Court	5 m
12, 13	5, 6 Timber Court	10 m
14	4 Timber Court	5 m
15	5 Collins Lane	15 m
16 - 18	1, 3, 5 Reilly's Run	15 m
19 – 24	2, 4, 6, 8, 10, 12 Reilly's Run	10.8 m
25 - 30	20, 22, 24, 26, 28, 30 Lloyd Cook Dr. E.	11 m
31 – 35	19, 21, 23, 25, 27 Lloyd Cook Dr. E.	10.2 m
36	11 Lloyd Cook Dr. E.	10.0 m
37	3 Hilltop Court	10.0 m
38, 39	5, 7 Hilltop Court	5.2 m
40 - 42	6, 8, 9 Hilltop Court	5.0 m
43, 44	2, 4 Hilltop Court	10.0 m
45	10 Lloyd Cook Dr. E.	16.6 m
46	12 Lloyd Cook Dr. E.	18.6 m
47	14 Lloyd Cook Dr. E.	19 m
48	16 Lloyd Cook Dr. E.	19 m
49	18 Lloyd Cook Dr. E.	16.3 m
50	11 Reilly's Run	16.1 m
51	2 Collins Lane	16.1 m
52 – 57	4, 6, 8, 10, 12, 14 Collins Lane	20.2 m

Plan 51M-805 Snow Valley Highlands Phase 2

Lot No.	Address	Depth in Metres
1 – 5	1, 3, 5, 7, 9 Barrie Hill Lane	10.0 m
6 – 8	4, 6, 8 Lloyd Cook Dr. E.	16.6 m
9, 10	34, 36 Reilly's Run	17.1 m
11 - 13	30, 32, 34 Reilly's Run	19.2 m
14, 15	24, 26 Reilly's Run	19.9 m
16, 17	20, 22 Reilly's Run	20.2 m
18, 19	16, 18 Reilly's Run	17.6 m
20	14 Reilly's Run	10.8 to 15 m
21 – 23	13, 15, 17 Reilly's Run	17.6 m
24	19 Reilly's Run	19.5 m
25	21 Reilly's Run	22.8 m
26, 27	23, 25 Reilly's Run	20.7 m
28, 29	27, 29 Reilly's Run	15.9 m
30	31 Reilly's Run	14.6 m
31	33 Reilly's Run	12.9 m
32, 33	35, 37 Reilly's Run	15.0 m
34, 35	39, 41 Reilly's Run	20.1 m

Plan 51M-823 Snow Valley Highlands Phase 3

Lot No.	Address	Depth in Metres
1	28 Lloyd Cook Dr. W.	15.0 m
2	26 Lloyd Cook Dr. W.	8.7 to 15 m
3	24 Lloyd Cook Dr. W.	5.4 m
4	22 Lloyd Cook Dr. W.	5.4 to 12.4 m
5	20 Lloyd Cook Dr. W.	12.4 m
6	18 Lloyd Cook Dr. W.	12.4 to 5.5 m
7	16 Lloyd Cook Dr. W.	15.0 m
8	14 Lloyd Cook Dr. W.	17.8 m
9	12 Lloyd Cook Dr. W.	15.4 to 17.9 m
10	10 Lloyd Cook Dr. W.	12.8 m
11	8 Lloyd Cook Dr. W.	12.6 m
12	6 Lloyd Cook Dr. W.	13.9 m
13	4 Lloyd Cook Dr. W.	15.3 m
14	2 Lloyd Cook Dr. W.	15.0 m
15	1 Lloyd Cook Dr. W.	NIL
16	3 Lloyd Cook Dr. W.	NIL
17	5 Lloyd Cook Dr. W.	NIL
18	7 Lloyd Cook Dr. W.	NIL
19	13 Lloyd Cook Dr. W.	NIL
20	20 or 22 Barrie Hill Lane	22.3 m
21	24 Barrie Hill Lane	19.4 m
22	26 Barrie Hill Lane	14.2 m

Lot No.	Address	Depth in Metres
23	28 Barrie Hill Lane	13.0 m
24	30 Barrie Hill Lane	10.7 m
25	32 Barrie Hill Lane	16.3 m
26	35 Barrie Hill Lane	11.1 to 6.8 m
27	33 Barrie Hill Lane	3.0 to 15.8 m
28	31 Barrie Hill Lane	17.1 m
29	29 Barrie Hill Lane	17.1 to 18.3 m
30	27 Barrie Hill Lane	18.3 to 20.2 m
31	25 Barrie Hill Lane	20.2 to 25.8 m
32	23 Barrie Hill Lane	25.8 to 15.6 m
33	21 Barrie Hill Lane	15 m

- 32.4.18. EP-18, Snow Valley Secondary Plan Area
Approved by OMB on January 22, 2003

The permitted uses within this zone are limited to passive outdoor recreation uses, cross country skiing and walking, hiking and mountain biking trails. No structures are permitted in this zone.

- 32.4.19. EP-19, Snow Valley Secondary Plan Area
Approved by OMB on January 22, 2003

The permitted uses within this zone are passive outdoor recreation uses, cross country skiing, walking, hiking and snowmobile trails.

- 32.4.20. EP-20, Phelpston Marsh

In addition to the Permitted Uses in Section 32.2.2 an agricultural use, excluding the construction of any buildings or structures, is permitted including uses such as tiling, ditching and the disposal of trees related to land clearing.

- 32.4.21. EP-21, Part Lot 66, Concession 1 W.P.R.
Pt of 1912 South Orr Lake Road, Roll No. 4341 030 002 13700 0000
Approved by OMB re: Wallin

In addition to the Permitted Uses in Section 32.2.2, a single detached residential dwelling is permitted. Furthermore, a setback of 3.0 metres from the zone boundary between the EP Zone and EP-21 Zone and 3.0 metres from Part 1, 51R-18720 shall be required.

- 32.4.22. EP-22, Schedule "O", Part of the North Half of Lot 9, Con. 3 (Flos)
Draft Plan SP-T-0403, Shamrock Meadows Phase 2, Phelpston
Part of Roll No. 4341 030 003 08500 0000

Any alterations to the drainage swale and associated drainage easement, including but not limited to, filling, grading, placement of structures and removal of public notice signs is prohibited. An accessory structure not to exceed 10 square metres is permitted provided it is setback 15 metres from the top-of-bank of the drainage swale.

- 32.4.23. EP-23, Part Lot 2, Concession 8 (Vespra), Pts 1 & 2 on 51R-14076
1142 Golf Course Road, Roll No. 4341 010 005 00400 0000
ZB-2010-005, Vlaykov, ZBA 5000-128

The permitted uses are restricted to a dwelling with an addition of a second storey above the existing dwelling foundation, and existing accessory structures in accordance with Section 3.27.

- 32.4.24. EP-24, Part of Lots 18 & 19, Concession 8 (Vespra)
Draft Plan SP-T-0903, Yorkwood, Centre Vespra approved by the Ontario Municipal Board, File PL100381

Notwithstanding the permitted uses within the Environmental Protection (EP) Zone, on lands zoned Environmental Protection Exception (EP-24) only conservation uses shall be permitted in the rear 6 metres of each property. The rear 6 metres of each lot shall remain in a naturalized state, with no tree cutting or clearing permitted.

- 32.4.25. EP-30A – Part Lots 14 & 15, Con 3 (Vespra)
1391 Pooles Road, Roll 4341 010 003 02300 0000
Midves Court Extension ZB-2012-001, By-law 5000-156A

EP-30 will permit a minimum setback from any Residential Zone or use (any yard of 2.5 metres).

- 32.4.26. EP-30B – Pt E1/2 Lots 11 & 13 and all of E1/2 of Lot 12, Con 7 and Pt. W1/2 Lots 12 & 13, Con 7 (Vespra)
ZBA 5000-156, Black Creek Estates Subdivision, 51M-1019

The lands zoned Environmental Protection Exception (EP-30) Zone on Schedule “A1” shall permit infrastructure servicing to be constructed through an identified easement on the subject lands.

- 32.4.27. EP-26, Midhurst Secondary Plan, OMB approved Oct. 29/14
Bell-Coutts-Rusdor; D. Hickling; Micks; A. & R. Hickling; Rome; Midhurst Rose Alliance; Midhurst Rose Alliance Cooney Inc.; Midhurst Rose Alliance O’Brien Inc.

Notwithstanding Section 30.2 of this By-law, on those lands zoned Environmental Protection (EP-26) no development or site alteration shall be permitted until such time as:

- i. Clearance has been obtained from the Ministry of Tourism, Culture and Sport with respect to the archaeological assessment.

32.4.28. EP-27, Part of Lot 1, Concession 58, Medonte, Block 65 on 51M-694

The front lot line shall be the frontage on Penetanguishene Road (Hwy 93).

32.4.29 EP-28
By-law 5000-300 – ZB-2018-003 – Vespra Valley Estates Phase 3

The lands zoned Environmental Protection Exception (EP-28) Zone on Schedule 'Aii' shall permit infrastructure servicing to be constructed through identified easements on the subject lands.

32.4.29 EP-29 - East Part Lot 14, Concession 5, being Parts 3 and 17 on 51R-25070 less Part 2 on 51R-25991, former Vespra
1093 Snow Valley Road, Property Roll No. 4341 010 003 27320 0000
By-law 5000-304 – ZB-2019-011 – Alex Currie Motors Limited

Notwithstanding the uses permitted in Section 32.2. Permitted Uses of the EP Zone, within this zone the permitted uses shall be limited to:

- public or private outdoor recreation including trails;
- scientific research and education;
- wildlife management; and
- other activities compatible with the conservation and preservation of the natural flora and fauna;

No buildings or structures shall be allowed other than those necessary for flood or erosion control or for conservation purposes.”

32.4.30 EP-30 - East Part Lot 14, Concession 5, being Parts 3 and 17 on 51R-25070 less Part 2 on 51R-25991, former Vespra
1093 Snow Valley Road, Property Roll No. 4341 010 003 27320 0000
By-law 5000-304 – ZB-2019-011 – Alex Currie Motors Limited

In addition to the permitted uses of Section 32.2. Permitted Uses of the EP Zone the following use shall also be permitted;

- Public Use (*south lot line buffer strip)

Section 33 – Agricultural (A) Zone

33.1. Within an Agricultural (A) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

33.2. Permitted Uses

33.2.1. Residential Uses:

- a) single detached dwelling in accordance with Sections 33.3.14.1, 33.3.14.2 and 33.3.14.3.
- b) single detached dwelling which is accessory to the permitted uses of Section 33.2.2 b) in accordance with Section 33.3.14.4.

33.2.2. Non-Residential Uses:

- a) agricultural use in accordance with the General Provisions Section
- b) hobby kennel in accordance with subsection 3.6(c) of the Kennel (K) Zone
- c) conservation and wildlife sanctuary, including a forestry use
- d) veterinary clinic
- e) equestrian facility
- f) market garden or farm produce sales outlet
- g) home occupation in accordance with General Provisions Section
- h) home industry in accordance with General Provisions Section and 33.3.13
- i) bed & breakfast establishment
- j) radio, television, telephone or other communications tower or transmission facility
- k) passive outdoor recreation use
- l) public use in accordance with the General Provisions Section
- m) Cannabis Production Facility in accordance with General Provisions Section 3.49

33.3. Zone Provisions

33.3.1. Refer to Section 3 – General Provisions

33.3.2. Lot area (minimum) 35 ha (86.48 acres)

33.3.3. Lot frontage (minimum) 150 m (492.13 ft.)

33.3.4. Front Yard Depth (minimum) or MDS II requirement, whichever is the greater 30 m (98.43 ft.)

- 33.3.5. Rear Yard Depth (minimum) or MDS II Requirement whichever is the greater 30 m (98.43 ft.)
- 33.3.6. Interior Side Yard Width (minimum) or the MDS II requirement, whichever is the greater 30 m (98.43 ft.)
- 33.3.7. Exterior Side Yard Width (minimum) or the MDS II requirement, whichever is the greater 30 m (98.43 ft.)
- 33.3.8. Maximum Building Height for all non-agricultural buildings 11 m (36.09 ft.)
- 33.3.9. Maximum Building Height for all agriculturally related buildings N/A
- 33.3.10. Dwelling Units per lot (maximum) 1
- 33.3.11. Accessory buildings refer to the General Provisions section
- a) In addition to the above and notwithstanding the General Provisions Section, the following shall apply in regard to buildings accessory to an agricultural use.
- | | Yard Provision | Required |
|------|--|-----------------|
| i) | minimum front yard for an accessory building | 15m (49.22 ft.) |
| ii) | minimum interior side yard for an accessory building | 8m (26.25 ft.) |
| iii) | minimum exterior side yard for an accessory building | 15m (49.22 ft.) |
| iv) | minimum rear yard for an accessory building | 8m (26.25 ft.) |
- 33.3.12. Off Street Parking in accordance with the General Provisions Section.
- 33.3.13. Special Lot Area Requirements:
- a) No minimum lot area is required in the case of a radio, television, telephone or other communications tower.
- b) The minimum lot area for a lot to be used for a market garden shall be 4 hectares (9.88 acres) and the use shall comply with the regulations of Section 26.3. In addition to the above the minimum front yard setback for a market garden outlet shall be 90 metres (295.28 ft.).
- c) The minimum lot area for a lot to be used for a home industry shall be 0.8 hectares (1.98 acres) and the minimum frontage shall be 60

metres (196.85 ft.). In addition to the above the provisions of Section 33.3.14.1 shall apply.

33.3.14. Single Detached Dwelling Unit Provisions

33.3.14.1. In the case of a lot used or intended to be used for a residential purpose or a lot created by consent subsequent to the passing of this Bylaw, the following zone provisions shall apply:

	Provision	Required
a)	Minimum Frontage	30 m (98.43 ft.)
b)	Minimum Area	1855 m ² (19967.71 ft. ²)
c)	Minimum Yards	
	Front	9.0 m (29.53 ft.)
	Rear	7.5 m (24.61 ft.)
	Interior Side	3.0 m (9.84 ft.)
	Exterior Side	9.0 m (29.53 ft.)
d)	Maximum Lot Coverage	20%
e)	Dwelling Unit Area (Min. Ground Floor Area)	100 m ² (1076.43 ft. ²)
	i) In the case of a 1½ storey or 2 storey dwelling, the minimum ground floor area may be reduced to 80 percent of the minimum ground floor area required.	
f)	Maximum Building Height	11.0 m (36.09 ft.)
g)	Dwelling Units per Lot (maximum)	1
h)	Accessory Buildings	
	In addition to the General Provisions Section, the maximum total area of accessory buildings or structures shall be 115 m ² (1238 ft. ²) in total.	
	Minimum Yards	
	Front	9.0 m (29.53 ft.)
	Rear	3.0 m (9.84 ft.)
	Interior Side	3.0 m (9.84 ft.)
	Exterior Side	9.0 m (29.53 ft.)
i)	Parking	
	i) Refer to the General Provisions Section for additional parking requirements;	
	ii) No part of the required front yard of any lot, or the required exterior side yard of a corner lot, shall be used for the parking or storage of the whole or any part of a boat trailer, boat, truck, bus, coach or streetcar.	
	iii) Not more than 50 percent of the area of a side yard or rear yard of any lot shall be occupied by parking area.	

33.3.14.2. In the case of a single detached dwelling unit which is used in conjunction with an agricultural or equestrian facility use, the following zone provisions shall apply:

	Provision	Required
a)	Minimum Frontage	150.0 m (492.13 ft.)
b)	Minimum Area	35.0 ha (86.48 acres)
c)	Minimum Yards	
	Front	9.0 m (29.53 ft.)
	Rear	7.5 m (24.61 ft.)
	Interior Side	3.0 m (9.84 ft.)
	Exterior Side	9.0 m (29.53 ft.)
d)	Maximum Lot Coverage	20%
e)	Dwelling Unit Area (Min. Ground Floor Area)	100 m ² (1076.43 ft. ²)
	i) In the case of a 1½ storey or 2 storey dwelling, the minimum ground floor area may be reduced to 80 percent of the minimum ground floor area required.	
f)	Maximum Building Height	11.0 m (36.09 ft.)
g)	Dwelling Units per Lot (maximum)	1
h)	Accessory Buildings	
	Front	9.0 m (29.53 ft.)
	Rear	3.0 m (9.84 ft.)
	Interior Side	3.0 m (9.84 ft.)
	Exterior Side	9.0 m (29.53 ft.)
i)	Parking	
	i) Refer to the General Provisions Section for additional parking requirements;	
	ii) No part of the required front yard of any lot, or the required exterior side yard of a corner lot, shall be used for the parking or storage of the whole or any part of a boat trailer, boat, truck, bus, coach or streetcar.	
	iii) Not more than 50 percent of the area of a side yard or rear yard of any lot shall be occupied by parking area.	

33.3.14.3. In the case of a veterinary clinic or where a single detached dwelling unit is used in conjunction with a veterinary clinic, the following zone provisions shall apply:

	Provision	Required
a)	Minimum Frontage	30.0 m (98.43 ft.)
b)	Minimum Area	1.0 ha (2.47 acres)
c)	Minimum Yards for Veterinary Clinic	
	Front	9.0 m (29.53 ft.)
	Rear	7.5 m (24.61 ft.)
	Interior Side	7.5 m (24.61 ft.)

	Provision	Required
	Exterior Side	9.0 m (29.53 ft.)
d)	Minimum Yards for a Single Detached Dwelling	Refer to Section 33.3.14.1
e)	Dwelling Unit Area (Min. Ground Floor Area)	100 m ² (1076.43 ft. ²)
	i) In the case of a 1½ storey or 2 storey dwelling, the minimum ground floor area may be reduced to 80 percent of the minimum ground floor area required.	
f)	Maximum Building Height	11.0 m (36.09 ft.)
g)	Dwelling Units per Lot (maximum)	1
h)	Accessory Buildings	
	Front	9.0 m (29.53 ft.)
	Rear	3.0 m (9.84 ft.)
	Interior Side	3.0 m (9.84 ft.)
	Exterior Side	9.0 m (29.53 ft.)
i)	Parking	
	i) Refer to the General Provisions Section for additional parking requirements;	
	ii) No part of the required front yard of any lot, or the required exterior side yard of a corner lot, shall be used for the parking or storage of the whole or any part of a boat trailer, boat, truck, bus, coach or streetcar.	
	iii) Not more than 50 percent of the area of a side yard or rear yard of any lot shall be occupied by parking area.	

33.3.14.4. Hobby Kennel – refer to the Kennel (K) Zone.

33.4. Zone Exceptions

33.4.1. A-1, Lot 18, Concession VI (Vespra)
 560 Anne Street North, Roll No. 4341 010 004 08900 0000 & 4341 010 004 08801 0000, Vespra ZBA 84-8, Schedule “D” as amended by ZBA 98-102

An airfield, driving range and nine hole putting and chipping course are permitted. For the purpose of this By-law an airfield means any land, lot or building used for the purpose of landing, storing, taxiing, or taking off of private or commercial aircraft, pursuant to the regulations of the Department of Transport. Accessory uses to such a facility including business offices, flight training school, restaurants, maintenance and repair facilities, associated storage and similar uses are permitted. In addition to the above noted uses, a refreshment vehicle shall also be permitted.

33.4.2. A-2, Lot 18, Concession IV (Vespra)
 651 Bayfield Street North, Roll No. 4341 010 004 02900 0000
 Vespra Zoning By-law Amendment No. 90-3

The required lot frontage (minimum) shall be 5.24 metres.

- 33.4.3. A-3, Lot 22, Concession X (Vespra)
3734 George Johnston Road, Roll No. 4341 010 006 18100 0000
Vespra Zoning By-law Amendment No. 91-23

The processing of fine grade hardwoods within a wholly enclosed structure is permitted. In addition the following provision shall apply; lot frontage (minimum) is 30 metres, lot area (minimum) is 4000 square metres, maximum lot coverage is 10%, building height (maximum) is 11 metres, gross floor area (maximum) is 124.86 square metres, front yard depth (minimum) is 55m, rear yard depth (minimum) is 1m, interior side yard width (minimum) is 12 metres and the exterior side yard width (minimum) is 12 metres. No outside storage shall be permitted. No off-street parking shall be permitted within any area of the front yard as defined by the front yard building line; parking is also prohibited within any exterior side and/or rear yard setback area. No detached accessory buildings, uses or structures will be permitted. A loading space area is not permitted beyond the front building line or within any required yard. No outside display area shall be permitted. An area of landscaped open space consisting of existing mature trees shall be maintained around the proposed building as shown in the site plan agreement and plans. The location, size and style of signage shall be facilitated within the site plan agreement.

- 33.4.4. A-4, Lot 32, Concession II (Vespra), Part 1 of Reference Plan 51R-16305
1700 Old Second South, Part of Roll No. 4341 010 001 26101 0000
Vespra Zoning By-law Amendment No. 91-38

The following provisions shall apply; lot frontage (minimum) is 21 metres, front yard depth (minimum) is 9 metres, rear yard depth (minimum) is 15 metres, interior side yard width (minimum) is 3 metres. The existing playground equipment located within the minimum side yard is considered a legal conforming use. The zone boundary between the E.P. and A-4 Zones is the existing tree line along the top of the valley.

- 33.4.5. A-5, Lot 18, Concession XI (Vespra)
3165 Pinegrove Road, Roll No. 4341 010 006 22100 0000
Vespra Zoning By-law 91-48

The following provisions shall apply; lot frontage (minimum) is 121.92 metres, lot area (minimum) is 14864 square metres and the interior side yard width (minimum) for the southern boundary shall be 45 metres.

- 33.4.6. A-6, Lot 3, Concession IV (Vespra)
1318 Gill Road, Part of Roll No. 4341 010 002 12002 0000

Vespra Zoning By-law Amendment No. 92-26

The lot frontage (minimum) required shall be 12.2 metres.

- 33.4.7. A-7, Lot 5, Concession VII (Vespra)
1690 Hendrie Road, Roll No. 4341 010 002 24202 0000
Vespra Zoning By-law Amendment No. 93-37

The lot frontage (minimum) required shall be 7.62 metres.

- 33.4.8. A-8, Lot 5, Concession X (Vespra)
2466 Ronald Road, Part of Roll No. 4341 010 005 15600 0000
Zoning By-law Amendment No. 94-149 (Giffen)

The lot area (minimum) required shall be 37.0 hectares.

- 33.4.9. A-9, Lot 31, Concession II (Vespra)
572 Storey Road, Roll No. 4341 010 001 25710 0000
Zoning By-law Amendment No. 95-035 – Howey

The permitted uses within this zone are restricted to a single detached dwelling, an agricultural use and a home occupation. The lot area (minimum) shall be 9.7 hectares. Furthermore, the permitted single detached dwelling shall not be located on the area affected by this By-law within 300m of any livestock building or structure on any surrounding property.

- 33.4.10. A-10, Lot 16, Concession VIII (Vespra)
2935 Barrie Hill Road, Part of Roll No. 4341 010 006 02400 0000
Zoning By-law Amendment No. 95-040 – Barrie Hill Farms/Gervais

A temporary seasonal residence in the form of a converted bunkhouse for migrant farm labourers is permitted. For the purpose of this section, a converted bunk-house shall mean a building that is used or intended to be used for short term or seasonal occupancy.

- 33.4.11. A-11, Lots 32 and 33, Concession 1 W.P.R. (Vespra)
1633 Old Second South, Part of 4341 010 001 19000 0000
1655 Old Second South, Part of 4341 010 001 19200 0000
Zoning By-law Amendment No. 97-037 as amended by Zoning By-law Amendment No. 2000-077 – Farrington Moto-Cross

A motorcycle motorcross track is permitted.

- 33.4.12. A-12, Lot 18, Concession VI (Vespra)
600 Anne Street North, Roll No. 4341 010 004 08800 0000

Zoning By-law Amendment No. 97-064, P. & R. Investments – St. Onge Golf

The lot area (minimum) required shall be 20 hectares.

- 33.4.13. A-13, Lot 10, Concession VII, Part 1, Plan 51R-11887 (Vespra)
1665 Highway 26, Roll No. 4341 010 003 33202 0000

An accessory building consisting of 157.94 square metres (1700 ft²) shall be permitted.

- 33.4.14. A-14, Lot 5, Concession IX (Flos)
81 Yonge Street North, Roll No. 4341 030 002 38900 0000

A duplex dwelling is permitted.

- 33.4.15. A15, Lot 8, Concession IX (Flos)
220 Queen Street West, Part of Roll No. 4341 030 006 10400 0000
Zoning By-law Amendment 97-023 (Elliott/Country Connection)

A retail store for the display and sale of environmentally friendly products and furniture including assembly; sale and service of swimming pools; sale and service repair shop for small engines; outside storage in the rear yard for RV's (recreational vehicles), licensed vehicles, house trailers, boats and mini-storage units and associated professional offices are permitted. A single detached dwelling and accessory uses thereto is also permitted,

- 33.4.16. A-16, Lot 5, Concession XI (Flos)
15695 County Road 27, Part of Roll No. 4341 030 002 41800 0000

No building may be erected or used for the purpose of keeping or housing any livestock or other animals within 84 metres of the front lot line.

- 33.4.17. A17, Lot 17, Concession VIII (Flos)
2446 Flos Road 8 West, Roll No. 4341 030 007 05300 0000

A maximum of 2 dwellings may be erected provided the minimum lot size is 30 hectares and the use of the lot is agricultural.

- 33.4.18. A-18, Lot 21, Concession II (Flos)
2894 Rainbow Valley Road West, Roll No. 4341 030 008 03700 0000

A converted dwelling is permitted. The combined minimum overall floor area of the dwelling units is 186 square metres.

- 33.4.19. A-19, Lot 10, Concession VIII (Flos)
3211 Ushers Road, Roll No. 4341 030 006 08500 0000

Flos By-law P88-02 as included in Flos Zoning By-law P88-05

A maximum of two dwelling units may be permitted on these lands.

- 33.4.20. A-20, Lot 6, Concession II (Flos)
1041 Flos Road 3 West, Part of Roll No. 4341 030 003 04200 0000
Flos ZBA No. 90-38 & 5000-022, Huronia Equestrian Estates

No livestock use shall be made of the lands zoned A-20.

- 33.4.21. A-21, Lots 18 and 19, Concession III (Flos)
2586 Flos Road 3 W., Roll No. 4341 030 005 01900 0000
Flos Zoning By-law Amendment No. 92-33 (Moreau)

No building or structure shall be used to house livestock within 173 metres of any commercial zone. Furthermore the interior side yard width (minimum) for any building or structure along the eastern boundary of the Rural Commercial (CR) Zone shall be 9 metres.

- 33.4.22. A-22, Lot 21, Concession VIII (Flos)
3274 Vigo Road, Roll No. 4341 030 0007 06500 0000
Zoning By-law Amendment No. 94-63, Langman

A second residential dwelling unit is permitted on the subject parcel of land being some 20 hectares more or less in size, however the creation of a separate lot for residential purposes shall not be permitted in regard to this lot.

- 33.4.23. A-23, Lot 6, Concession IV (Flos)
1094 Flos Road Four West, Part of Roll No. 4341 030 003 13401 0000
Zoning By-law Amendment No. 94-150 – Craddock/Schutt

A motor vehicle repair garage and a farm implement dealer is permitted. Furthermore the lot frontage (minimum) is 52 metre, the lot area (minimum) is 0.85 hectares and the interior side yard width (minimum) for the eastern side yard is 3 metres. A dwelling is not a permitted use. The existing barn is limited to non-livestock uses.

- 33.4.24. A-24, Lot 7, Concession 1 (Flos)
1147 Rainbow Valley Road West, Roll No. 4341 030 003 00220 0000

A rear yard depth (minimum) of 7.01 metres (23 ft.) shall be required.

- 33.4.25. A-25, Lot 7, Concession X (Flos)
1175 Flos Road Eleven West, Roll No. 4341 030 006 13800 0000
Zoning By-law Amendment No. 2000-098 – Morris

The interior side yard width (minimum) to the north and east of the existing accessory building shall be 1.5 metres and the rear yard depth (minimum) to the south of the existing accessory building shall be 1.2 metres.

- 33.4.26. A-26, Lot 17, Concession IV (Vespra)
734 St. Vincent Street, Roll No. 4341 010 004 02500 0000

An accessory building, no larger than 84 square metres (900 sq. ft.) and which is used only for the storage of personal possessions may be permitted.

- 33.4.27. A-27, Lot 13, Concession VIII (Vespra)
2038 Snow Valley Road, Roll No. 4341 010 006 00303 0000
Zoning By-law Amendment No. 98-061 (Patterson)

An accessory building, not larger than 90.2 square metres in area and having a horizontal distance of not more than 13.5 metres may be permitted.

- 33.4.28. A-28, Lot 31, Concession 1, W.P.R. (Vespra)
1777 Old Second South, Part of Roll No. 4341 010 001 18600 0000
Zoning By-law Amendment No. 2000-077 – Hillway Vespra Pit

In addition to the permitted uses of this section a weigh scale, scale house and maintenance building shall also be permitted as related to a licensed gravel pit located on the same lot.

- 33.4.29. A-29, Lot 51, Concession I (Medonte)
4191 Penetanguishene Road, Part of Roll NO. 4341 020 001 03100 0000

A contractor's yard is permitted.

- 33.4.30. A-30, Lot 50, Concession I (Medonte)
4121 Penetanguishene Road, Roll No. 4341 020 001 02801 0000

A machine shop and welding shop are permitted.

- 33.4.31. A-31, Pt. Lot 65, Concession 1, E.P.R. (Medonte)
5435 Penetanguishene Road, Roll No. 4341 020 009 00600 0000
Zoning By-law Amendment No. 95-101 (Seed)

An accessory building may be erected prior to the main building on the lot.

- 33.4.32. A-32, Lot 55, Concession I, E.P.R. (Medonte)
31 Martin Street, Roll No. 4341 020 081 08201 0000

Zoning By-law No. 98-010 (Borchuk/Martin)

The minimum lot frontage shall be 9.1 metres and the minimum lot area shall be 8.3 hectares.

- 33.4.33. A-33, South Part Lots 12 & 13, Concession 9, former Flos
1922 County Road 92, Roll No. 4341 030 006 12700 0000
By-law 5000-315 – ZB-2019-012 – Rounds Ranch

Additional permitted uses shall include on-farm diversified uses. On-farm diversified uses shall be defined as uses that are secondary to the principle agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. A waterslide shall be considered an on-farm diversified use.

Holding (H) Provision

In order to ensure the site plan approval process is satisfied, a Holding (H) provision is necessary pursuant to Section 36 of the Planning Act, R.S.O. 1990, c. P. 13, as amended. The Holding (H) provision shall be lifted upon registration of a new Site Plan Agreement for re-development on the subject property.

- 33.4.34. A-34, Part of Lots 8 & 9, Concession IX (Vespra)
1972 Vespra Valley Road, Part of Roll No. 4341 010 005 13501 0000
Zoning By-law Amendment No. 2002-090 – Chalmers

- 33.4.35. A-35, Part of South Half of Lot 10, Concession IX (Flos)
1586 County Road 92, Roll No. 4341 030 0006 12100 0000 – Weatherill

An existing attached second dwelling unit is a permitted use.

- 33.4.36. A-36, Part of Lot 6, Concession IX (Vespra)
2309 Ronald Road, Part of Roll No. 4341 010 005 12500 0000
Zoning By-law Amendment No. 2001-158 – Minesing Meaow Subdivision

Permitted uses are limited to existing uses at date of by-law. No buildings or structures are allowed, save and except those associated with public uses in accordance with the provisions of Section 3.29.

- 33.4.37. A-37, Part of Lot 3, Concession IV, Part 5, Plan 51R-10489
Roll No. 4341 010 002 12000 0000
Zoning By-law Amendment No. 2002-104 – Richardson

Permitted uses are limited to a single detached dwelling and related accessory uses.

- 33.4.38. A-38, Part of the West Half of Lot 2, Concession IV (Vespra)
Parts 3, 4, 5 & 6 on RP 51R-31676 subject to right-of-way,
12595 County Road 27, Roll No. 4341 010 002 11884 0000
Zoning By-law Amendment No. 2002-146 – Barnden (McKay)

The minimum lot frontage shall be 15.2 metres.

- 33.4.39. A-39, Fergusonvale Area of Natural and Scientific Interest (ANSI) (Flos)
1819 Old Second South, Property Roll No. 4341 030 001 18002 0000 added
by ZBA 5000-057 – Stillinger

The permitted uses of Section 33.2.1 “Residential Uses” and Section 33.2.2
“Non-Residential” Uses shall apply with the exception of forestry uses and
equestrian facilities.

- 33.4.40. A-40, Lot 5, Concession VII (Vespra)
1586 Wilson Drive, Part of 4341 010 002 24000 0000
Pinehurst Estates Subdivision ZBA 2003-008

The minimum lot area shall be 29.01 hectares.

- 33.4.41. A-41, Part of North Half of Lots 3 & 4, Con. 10 (Flos)
1163 Flos Road Eleven East, Roll No. 4341 030 002 40100 0000
Dyer/Griedanus Farm Consolidation ZBA 5000-032

The permitted uses of Section 33.2.1 "Residential Uses" and Section 33.2.2
"Non-residential Uses" shall apply, with the exception of 33.2.2(b), (d) and
(e) and notwithstanding the definition of Agricultural Uses in Section 28.5, no
land or structures shall be used for the keeping, feeding or raising of
livestock, including, but not limited to, dairying, and exclusive of two horses
which may be kept for the personal use of the household. And further that,
notwithstanding the provisions of Section 33.3.14.1, the maximum total lot
coverage for accessory buildings shall be 1850 square metres and the
maximum horizontal dimension for an accessory building shall be 50 metres.
In the event that any or all of the accessory buildings are destroyed or
removed, they cannot be replaced unless destroyed by fire or other insured
perils, except for in compliance with the provisions of Section 3.7.4.

- 33.4.42. A-42, Schedule “A”, Part of East Halves of Lots 4 and 5, Con. 9, former
Township of Vespra, 1456 Vespra Valley Road, Roll No. 4341 010 005
05400 0000 – Priest ZBA 5000-052

The permitted uses under this zone are limited to Section 33.2.1
“Residential Uses” and the keeping of up to two horses for the personal use

of the household. And further that, notwithstanding the provisions of Section 33.3.14.1, the maximum total lot coverage for accessory buildings shall be 415 square metres. In the event that any or all of the accessory buildings are destroyed or removed, they shall not be replaced unless destroyed by fire or other insured perils, except for in compliance with the provisions of Section 3.7.4.

- 33.4.43. A-43, Pt. Lot 6, Con. 7 & Pt. of Rd All between Lots 5 & 6, Con. 7 & Pt. 2, RP 51R-32183
1012 Flos Road Seven East, Property Roll No. 4341 030 005 00300 0000
Slavish ZBA 5000-053

Notwithstanding the provisions of Section 3.34, (c), the maximum above grade floor area of any accessory building devoted to the home industry shall not exceed 280 square metres (3014 square feet).

- 33.4.44. A-44, N. Pt. Lot 18, Con. 2 (Flos)
2665A Flos Road Three West – Property Roll No. 4341 030 005 00300 0000
VanLaarhoven ZBA – By-law No. 5000-065

That the use of the existing buildings located in the north-eastern corner of the property shall be limited to the storage of farm equipment and other farm related materials.

- 33.4.45. A-45, Part Lot 7, Concession VIII (Vespra)
Part 1, Plan 51R-35288, 1826 Golf Course Road,
Part of 4341 010 005 02100 0000 – Ramolla ZBA No. 5000-081

Permitted uses shall include the keeping of two horses for personal use. The minimum side yard setback for an accessory building shall be 6.2 metres.

- 33.4.46. A-46, South Half Lot 17, Concession 6 (Flos)
2422 Flos Rd Six W., Property Roll No. 4341 030 007 00600 0000
Zoning By-law Amendment No. 5000-096, Langman & Langcrest Farms
B02/08

Notwithstanding the provisions of Section 3.7 regarding lot coverage, accessory buildings existing at the date of this By-law shall be permitted.

A1-46, North Half Lot 56 plus North & South Half Lot 57, Concession 1, (Medonte) – Heritage Village Subdivision (SP-T-0504) By-law No. 5000-099

Permitted Uses:

Public uses as per Section 3.29, which include, but are not limited to, stormwater management facilities including ponds and conveyance

structures, wastewater treatment facilities including structures, and sub-surface appurtenances.

- 33.4.47. A-47, Part Lot 6, Con. 5 (Flos)
1102 Flos Rd Five W, Roll No. 4341 030 003 18700 0000
Moreau Farm Consolidation ZBA 5000-092

The permitted uses of Section 33.2.1 “Residential Uses” and Section 33.2.2 “Non-residential Uses” shall apply, with the exception of 33.2.2(b), (d) and (e) and notwithstanding the definition of Agricultural Uses in Section 28.5, no land or structures shall be used for the keeping, feeding or raising of livestock, including, but not limited to, dairying, and exclusive of two livestock units which may be kept for the personal use of the household. And further that, notwithstanding the provisions of Section 33.3.14.1, the maximum total lot coverage for accessory buildings and the maximum horizontal dimension for an accessory building shall be limited the maximum dimensions of the existing accessory buildings. In the event that any or all of the accessory buildings are destroyed or removed, they cannot be replaced unless destroyed by fire or other insured perils, except for in compliance with the provisions of Section 3.7.4,

- 33.4.48. A-48, West Half Lot 3, Concession 11 (Vespra)
1153 Glengarry Landing South, 4341 010 005 20100 0000
Downey Consent ZBA No. 5000-097, Consent B27/07

The construction of a house and/or other buildings on the subject lands is prohibited.

- 33.4.49. A-49, Part Lot 2, Concession XIII (Vespra)
1185 Richardson Rd., Roll No. 4341 010 007 02400 0000
Zoning By-law Amendment No. 5000-106, Schaer

Pt Lot 3, Concession 11 (Vespra)
1366 Fralick Road, Roll 4341 010 005 20200 0000
By-law 5000-148, ZB-2011-004 Degasparro

Notwithstanding the provisions of Section 33.3.14.1, the maximum total lot coverage for accessory buildings and the maximum horizontal dimension for an accessory building shall be limited to the dimensions of the existing accessory buildings. In the event that any or all of the accessory buildings are destroyed or removed, they shall not be replaced unless destroyed by fire or other insured perils, except for in compliance with the provisions of Section 3.7.4.

- 33.4.50. A-50, Part Lot 58, Concerssion1 (Flos)
2449 Old Second Road North, Roll No. 4341 030 002 00901 0000

Matveev Beekeeping, ZBA No. 5000-115

The required lot area shall be 2.7 hectares (6.58 acres) and the minimum interior side yard setback for an accessory building to an agricultural use shall be 8 metres (26 ft.). An accessory structure to a maximum of 325 square metres (3,500 sq. ft.) is permitted.

- 33.4.51. A-51, Part Lot 15, Concession 1 (Vespra) Parts 1, 4 and 5, Plan 51R-25081
748 Penetanguishene Rd., Roll No. 4341 010 001 09200 0000
Eisses ZBA 5000-119

That the minimum rear yard setback for the severed lands to the metal clad shed shall be 4.70 metres (15.42 ft).

- 33.4.52. A-52, South Half of Lot 6, Concession 8, former Township of Flos
96 Yonge St. S., Roll No. 4341 030 006 06700 0000
By-law 5000-125, Hummelink

Lot 6, Con. 11, Pt. 1 on RP 51R-26951, Flos
1112 Flos Road Eleven West, Roll No. 4341 030 006 16902 0000
ZBA 5000-170 – ZB-2012-012 McLean

Notwithstanding the provisions of Section 3.7 regarding lot coverage, accessory buildings existing at the date of this By-law shall be permitted, however the keeping of livestock therein is prohibited.

- 33.4.53. A-53, Part of Lot 11, Concession 3 (Vespra)
2276 Russell Road, Roll No. 4341 010 003 00900 0000
ZBA 5000-132, Rudy Clinic

A day spa, business or professional office and a clinic shall also be permitted uses within the existing residential dwelling.

- 33.4.54. A-54

Property

3314 George Johnston Rd., Roll No. 434101000617200 East Part Lots 18 & 19, Con. 10 (Vespra) By-law 5000-131 (ZB-2010-007 Scott)

2319 County Rd. 92, Roll No. 434103000705000 Pt Lot 16, Con. 8 (Flos) By-law 5000-134 (ZB-2010-010 Springvalley Farms)

710 Penetanguishene Road, Roll No. 434101000108903 By-law 5000-153 (ZB-2011-010) Drury

4340 Horseshoe Valley Road W., Roll No. 434103000303000 Part Lot 13, Con. 1 (Flos)

Property

By-law 5000-155, ZB-2011-14 Kapteyn

2571 Flos Road Ten W, Roll No. 4341030004011000000 Part Lot 18, Con. 9,
By-law 5000-163 (ZB-2012-006) Minty

1866 George Johnston Road, Roll No. 4341010005189000000 Lot 7, Con. 10,
Vespra,
By-law 5000-164 (ZB-2012-008) Dobson/Giroux

1792 Flos Rd Seven West, No. 4341030006056000000, Roll Part of Lot 12,
Concession 7, (Flos), By-law 5000-171 (ZB-2013-003) Spence Farms

1586 Scarlett Line, 4341020009192000000 Part of Lots 73 & 74, Con. 1,
Medonte, By-law 5000-175 (ZB-2013-014) DeLarge

2563 Old Second North, Roll No. 4341030002013000000, Lot 59, Con. 1, Flos,
By-law 5000-176 (ZB-2013-015) Langman Meadow Farms Ltd.

2544 Old Second North, Roll No. 4341030002298000000, Lot 59, Con. 2, Flos,
By-law 5000-177 (ZB-2013-016) Langnic Farms Ltd.

2184 Flos Road Eleven West, Roll No. 4341030006181000000, Lot 15, Con.
11, Flos,
By-law 5000-182 (ZB-2013-020) Springvalley Farms (Elmvale) Ltd.

15695 County Rd 27, Roll No. 4341030002418000000, E Half Lots 4 & 5, Con.
11, Flos,
By-law 5000-185 (ZB-2013-021) G. Archer

1880 Flos Rd Ten West – Roll 4341 030 006 15300 0000, Pt of Lots 12 & 13,
Con. 10, Flos By-law 5000-188 (ZB-2014-01) Beacock

1352 Vespra Valley Rd., 4341010005051000000, E1/2 Lot 3, Concession 9,
Vespra
By-law 5000-189 (ZB-2014-002) Vespra Valley Farms

4295 Horseshoe Valley Rd., 4341010005001010000,W. Part E1/2 Lot 1, Con.
8, Vespra
By-law 5000-190 (ZB-2014-003) Clarke

1787 & 1887 Flos Road Eleven W., 4341030006151000000, N ½ Lot 12, Con.
10, Flos
By-law 5000-193 (ZB-2013-023) A Spence Estate

2026 Old Second North, Roll 4341030001040000000, Lot 53, Con. 2, Flos,

Property

By-law 5000-194 (ZB-2014-004) Langcrest Farms Ltd.,

1904 Hendrie Road, Roll 4341 010 00501600 0000, East Half Lot 5,
Concession 8 Vespra
ZB-2014-010, ZBA 5000-205 – VanderWielen

1278 Flos Road 6 West, Roll 4341030006019000000
ZB-2015-006, By-law 5000-213 – Langcrest Farms Ltd.

North Part Lot 7, Concession 9, Flos, 1213 Flos Road 10 West, Roll
341030006103000000
By-law 50000-215 ZB2015-008 D. Graham

1162 McNabb Road, Roll 4341010007022000000
Lot 2, Concession 13, Vespra
By-law 5000-218 (ZBI-2015-013) Kapteyn/McNaughton

2466 Flos Road 8 West, Roll 4341030007053000000
Lot 17, Concession 8, Flos
By-law 5000-225 (ZB-2015-018) MacDonald

1328 Flos Road 6 West, Roll 4341030006021000000
Lots 8 & 9, Concession 6, Flos
By-law 5000-226 (ZB-2015-019) Tjeerdsma

2121 Russell Road, Roll 4341010001251000000
Lot 27, Concession 2, Vespra
By-law 5000-230 (ZB-2016-003) Asaph

1107 Glengarry Landing Road North, Roll 4341030008009000000
Part Lot 20, Concession 1, Flos
By-law 5000-236 (ZB-2016-007) Giffen

3024 Old Second South, Roll 4341 010 001 23600 0000
Part Lot 16, Concession 2, WPR, Vespra
By-law 5000-250 – ZB-2016-020 O'Connor

2920 Flos Road Five West – 4341 030 005 11300 0000
Lot 21, Concession 5, Flos
By-law 5000-251 - ZB-2016-023 – Franssen

Property

Part Lot 24, Concession 2, Part 1 on Plan 51R-39785, Flos
3298 Rainbow Valley Road West, Roll 4341 030 008 04112 0000, and a
portion of lands, being the conveyed farmland, located in Part Lot 24,
Concession 2, Roll 4341 030 008 04100 0000
By-law 5000-276 - ZB-2018-007 – Lee

Part Lot 20, Concession 1. Vespra
946 Penetanguishene Road, Roll No. 4341 010 001 11600 0000
By-law 5000-317 – ZB-2020-005 - Drury

Concession 6 South Part Lots 1 and 2, FLOS
2494 Baseline Road, Roll No. 4341 030 002 32200
By-law 5000-351 – ZB-2022-003 – de Boer

Existing accessory buildings are permitted. The keeping of livestock in the
existing accessory structure is prohibited.

- 33.4.55. A-55, Part Lot 63, Concession 1, EPR, (Medonte)
1733 Moonstone Road, Roll No. 4341 020 009 21202 0000
ZB-2010-009, Nicholls ZBA

In addition to the uses permitted within the Agricultural Zone the following
provisions will apply. Detached accessory buildings are not to exceed a total
ground floor area of 211 square metres (2,271 square feet) and are to be
used for storage or uses that are accessory to the residential use of the
property.

- 33.4.56. A-56, Pt. Lot 14, Con. 1 (Vespra)
708 Penetanguishene Road, Roll 4341 010 001 08900 0000
By-law 5000-153, Drury

The minimum lot frontage shall be 98 metres (322 ft.) and the minimum lot
area shall be 18.6 hectares. (46 acres).

- 33.4.57. A-57a – Part Lots 14 & 15, Con. 3 (Vespra)
1391 Pooles Road, Roll 4341 010 003 02300 0000
By-law 5000-156A, Midves Court Extension (ZB-2012-001)

Provisions:

	Provision	Required
i)	Minimum Lot Area	1.5 acres
ii)	Minimum developable lot area	0.8 acres
iii)	Minimum Lot Frontage	45 metres

	Provision	Required
iv)	Minimum front yard setback	15 metres
v)	Minimum rear yard setback	15 metres
vi)	Minimum interior sideyard setback	7.5 metres
vii)	Minimum exterior sideyard setback	15 metres
viii)	Maximum lot coverage	10% of total lot area
viii)	Minimum Gross Floor Area for two storey	278m ²
ix)	Minimum Gross Floor Area for one storey	250m ²

Permitted uses for the lands zoned A57(H) are limited to the following:

Residential Uses: Single detached dwelling

A-57b, S. Pt. Lot 10, Con. 1 51R-21677 Pts 3, 4 & 5 (Flos)
 Roll Number 4341 030 003 01800 0000
 ZB-2012-004 Coughlin, ZBA 5000-158

The minimum frontage required shall be 70 metres (229.7 ft.) and the minimum lot area shall be 31.1 hectares (76.9 acres).

- 33.4.58. A-58, Part of Lots 18 & 19, Con. 3 (Flos)
 2586 Flos Road Three West, Roll No. 4341 030 005 01900 0000
 ZB-2012-003 VanLaarhoven, 5000-159

No building or structure shall be used to house livestock within 173 metres of any commercial zone. Furthermore, the interior side yard width (minimum) for any building or structure along the eastern boundary of the Rural Commercial (CR) Zone shall be 9 metres. Existing accessory buildings are permitted. The keeping of livestock in the existing accessory structure is prohibited.

- 33.4.59. A-59, Lot 14, Con. 4 (Flos)
 2108 Flos Road Four West, Roll No. 4341 030 003 18300 0000
 By-law 5000-184, ZB-2011-009, Willmart Grant Ltd, as approved by OMB

No dwelling unit shall be permitted.

- 33.4.60. A-60, Part of Lot 10, Concession 3 (Flos)
 1582 Flos Rd. Three W., Roll No. 4341 030 003 11400 0000
 Camack (Loftus Properties (Flos) Inc.) ZBA 5000-167

The maximum GFA for detached accessory buildings shall be 120 square metres (1,291.66 ft²) and the minimum lot frontage shall be 10 metres.

- 33.4.61. A-61, Part of Lot 10, Concession 3 (Flos)
 1582 Flos Rd Three W., Roll No. 4341 030 003 11400 0000

Camack (Loftus Properties (Flos) Inc.) ZBA 5000-167

The minimum lot frontage shall be 27.6 metres.

- 33.4.62. A-62, N. Pt. Lot 6, Con. 9 (Flos) Pt 1, 51R-17219
120 Yonge St. N. 4341 030 006 10111 0000
ZBA 5000-186, B. Roberts/Oggie Investments Ltd.

Outside storage in conjunction with a contractor's yard is a permitted use.

- 33.4.63. A-63, Pt. Lot 13, Con. 1 (Flos) Pt 1 on RP 51R-38330
4340 Horseshoe Valley Road W., 4341 030 003 03002 0000
ZB-2013-022, By-law 5000-187, Lampriere

The maximum lot coverage of all accessory buildings shall be 244 square metres.

- 33.4.64. A-64, Part Lot 31, Concession 2 (Vespra)
1704 Story Road, 4341 010 001 25701 0000
ZB-2014-008 G. D'Aoust

A 148.6 square metre (1,600 ft²) detached garage with a maximum height of 5.13 metre (16.83 ft.) is permitted.

- 33.4.65. A-65, Part Lot 6, Concession 10
2473 Ronald Road, 4341 010 005 17000 0000
ZB-2015-002, Chalmers

- i) Detached accessory buildings to a residential use shall not use more than 420m² (4,520.84 ft²) of lot area;
- ii) The keeping of livestock is not permitted on any part of the lot.

- 33.4.66. A-66, East Part Lot 9, Concession 8
2008 Highway 26, Roll No. 4341 010 005 03200 0000
ZB-2015-009, By-law 5000-217 – Carswell

A-66, East Part Lot 6, Concession 6
1347 Hendrie Road, Roll No. 4341 010 002 17601 0000
ZB-2015-014, By-law 5000-223 – MacLeod

Notwithstanding Section 33.2.1 a) which permits a single detached dwelling, a second kitchen including a second stove plug may be permitted in order to provide for an in-law suite within the basement of the single detached dwelling requiring unobstructed access throughout the entire dwelling and not resulting in an independent dwelling unit.

- 33.4.67. A-67, West Half of Lot 16 and Part of Lot 17, Con. 9 (Vespra)
3089 George Johnston Road, Roll No. 4341 010 006 11200 0000
ZB-2014-001, ZBA 5000-219, Tanager Woods Inc.

The conversion of the existing residential farmhouse into temporary living quarters for farm workers shall be permitted. For the purpose of this section, a temporary farm labourer residence is defined as a building used or intended to be used for short term seasonal occupancy for farm labourers as part of an active farming operation at the property. Further, the converted farmhouse shall not be considered to be a single dwelling unit and conversion of additional buildings into temporary living quarters shall not be permitted.

- 33.4.68. A-68, East Half Lot 3, Concession 7
1296 Wilson Drive, Roll No. 4341 010 002 23604 0000
ZB-2015-011, By-law 5000-221 – Wilson

The minimum lot frontage shall be 59 metres (193.5 feet).

- 33.4.69. A-69, Part of Lot 1, Concession 58, Medonte, Block 65 on Plan 51M-694

The minimum rear yard setback shall be 30.0 m. The front lot line shall be the frontage on Penetanguishene Road. (Hwy 93).

- 33.4.70. A-70, East Half Lot 13, Concession 7 (Flos)
1191 Flos Road Eight West, 4341 030 006 05800 0000
ZB-2016-011 Ververs

- i) The minimum lot frontage shall be 12.19 metres (40 feet)
- ii) The existing accessory building is permitted. The keeping of livestock in the existing accessory structure is prohibited.

- 33.4.71. A-71, Part Lot 12, Concession 10 (Flos)
1787 Flos Road Eleven West, 4341 030 006 15100 0000
ZB-2016-014 Spence

The minimum lot frontage shall be 17.34 metres (56.89 feet).

- 33.4.72. A-72, South Part of Lot 7, Concession 1 (Flos)
3634 Horseshoe Valley Road West, 4341 030 003 00400 0000
ZB-2016-018, Thompson

A-72, South Part Lot 5, Concession 4, former Flos
1026 Flos Road 4 East, 4341 030 001 11903 0000
By-law 5000-258 – ZB-2017-008 – Theriault

A-72, West Pt Lot 1, Concession 9, former Vespra, Pt 1 on 51R-5823
3158 Highway 26, 4341 010 005 04701 0000
By-law 5000-261, ZB-2017-014 – Morley

A-72, West Pt. Lots 19 & 20, Concession 7, former Vespra
815 Sunnidale Road, 4341 010 004 10601 0000
By-law 5000-273, ZB-2017-108 – Read

A-72, Part Lot 5, Concession 4, Pt 2 on 51R-5659, former Vespra
1572 Gill Road – 4341 010 002 12701 0000
By-law 5000-254 – ZB-2017-001 - Marshall

That a second stove plug may be permitted to allow for an in-law suite within the single family dwelling on the subject lands requiring unobstructed access throughout the entire dwelling not resulting in an independent dwelling unit.

33.4.73. A-73 – Part Lot 12, Concession 4, being Part 4 on 51R-34837, former Vespra
2350 Gill Road, Property Roll No. 4341 010 003 34154 0000
By-law 5000-299 – ZB-2019-010 – Junior

An accessory living accommodation (secondary unit) within a detached accessory structure (pool house) is a permitted use.

33.4.74 A-74 – Part Lot 6, Concession 6, being Part 2 on 51R-17610, former Vespra
1419 Hendrie Road, Property Roll No. 4341 010 002 17201 0000
By-law 5000-298 – ZB-2019-009 – Wisotzky

An accessory dwelling unit (second unit) is a permitted use within the single detached dwelling.

33.4.75 A-75 - South Part Lots 12 & 13, Concession 9, former Flos
1922 County Road 92, Roll No. 4341 030 006 12700 0000
By-law 5000-315 – ZB-2019-012 – Rounds Ranch

Additional permitted uses shall include uses that continue to support and are accessory to the primary use of agriculture. These accessory uses may include wagon rides, corn mazes and seasonal events related to a harvestable crop.

33.4.76 A-76 - Part Lot 12, Concession 3 West, Vespra
114 Doran Road, Roll No. 4341 010 003 01501 0000
By-law 5000-319- ZB-2020-007 – Frankcom

Notwithstanding the non-conforming building and use policies of the General Provision Section, the replacement and expansion to the second dwelling unit is permitted.

- 33.4.77 A-77 – Part Lot 10, Concession 1 and Part 1 on Plan 51R-38459
1017 Coughlin Road, Roll No. 4341 030 003 01832
By-law 5000-334 - ZB-2021-002 – Coughlin

A detached accessory structure with a ground floor area of 190.26 square metres (2,048 square feet) and a height of 6.2 metres (20.34 feet) is permitted. An Additional Residential Unit (second suite) is permitted within a portion of the upper-storey of the detached accessory structure provided a rear yard setback of 4.5 metres (14.76 feet) is maintained.

- 33.4.78 A-78 – West Part Lot 23, Concession 2 and Part 1 on Plan 51R-35493
1540 Walt Road, Roll No. 4341 010 001 24702 0000
By-law 5000-339 – ZB-2021-009 – Partridge

The permitted total gross floor area of all detached accessory buildings is 272.39 square metres (2,932 square feet), which includes a Detached Additional Residential Unit with a floor area of 123.74 square metres (1,332 square feet), the detached garage with a floor area of 139.35 square metres (1,500 square feet) and a 9.29 square metres (100 square feet) shed.

- 33.4.79 A-79 – Pt Lot 1, Concession 9 W, being Pt 1, Plan 2646, Vespra
3176 Highway 26, Roll No. 4341 010 005 04700
By-law 500-344 – ZB-2021-013 – G. Morley & Sons Transport Ltd.

A maximum total detached accessory building area of 252 square metres (2,712 square feet) is permitted.

A maximum height of 5.8 metres (19.03 feet) for a detached accessory building shall be permitted.

Section 34 – Agricultural Consolidation (AC) Zone

34.1. Within an Agricultural Consolidation (AC) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

34.2. Permitted Uses

34.2.1. Residential Uses:

a) prohibited

34.2.2. Non-Residential Uses:

a) agricultural use

b) radio, television, telephone or other communications tower or transmission facility

c) passive outdoor recreation use

d) public use in accordance with the General Provisions Section

34.3. Zone Provisions

34.3.1. Refer to Section 3 (General Provisions)

34.3.2. Lot area (minimum) 35 ha (86.48 acres)

34.3.3. Lot frontage (minimum) 150 m (492.125 ft.)

34.3.4. Front Yard Depth (minimum) or the MDS II requirement, whichever is greater.
30 m (98.43 ft.)

34.3.5. Rear Yard Depth (minimum) or the MDS II requirement, whichever is greater
30 m (98.43 ft.)

34.3.6. Interior Side Yard Width (minimum) or the MDS II requirement, whichever is greater
30 m (98.43 ft.)

34.3.7. Exterior Side Yard Width (minimum) or the MDS II requirement, whichever is greater
30 m (98.43 ft.)

34.3.8. Maximum Building Height for all agriculturally related buildings N/A

34.3.9. Accessory buildings refer to the General Provisions Section.

- a) In addition to the above and notwithstanding the General Provisions Section, the following shall apply in regard to buildings accessory to an agricultural use:

	Yard	Required
i)	minimum front yard for an accessory building	15m (49.22 ft.)
ii)	minimum interior side yard for an accessory building	8m (26.25 ft.)
iii)	minimum exterior side yard for an accessory building	15m (49.22 ft.)
iv)	minimum rear yard for an accessory building	8m (26.25 ft.)

34.3.10. Special Lot Area Requirement

- a) No minimum lot area is required in the case of a radio, television, telephone or other communications tower.

34.4. Zone Exceptions

- 34.4.1. AC-1, Lot 1, Concession V (Flos)
2314 Baseline Road, Part of Roll No. 4341 030 001 12700 0000
Graham Farm Consolidation ZBA 5000-015

Agricultural use is not permitted.

- 34.4.2. AC-2, Part of East Halves of Lots 4 and 5, Con. IX (Vespra)
1456 Vespra Valley Road, Roll No. 4341 010 005 05400 0000
Priest Farm Consolidation ZBA 5000-052

The lot area (minimum) required shall be 33 hectares.

- 34.4.3. AC-3, South Half Lot 16, Concession VI (Flos)
2422 Crossland Road, Part of Roll No. 4341 030 007 00100 0000
Langcrest Farms Consolidation ZBA 5000-058

2026 Old Second North, Roll 4341 030 002 06400 0000, Lot 53, Con 2 (Flos)
By-law 5000-194, ZB-2014-004 Langcrest Farms

1278 Flos Road 6 West, Roll 4341 030 006 01900 0000, Lot 8 Concession 6 (Flos), By-law 5000-213, ZB-2015-006, Langcrest Farms

Pt Lot 16, Concession 9, except Parts 3 and 4 on Plan 51R-34488, (Flos)
2334 County Rd 92, Roll 4341 030 004 00100 0000
By-law 5000-214 – ZB-2015-007, Langman Meadow Farms Ltd.

THAT the keeping, feeding or raising of livestock shall not be permitted in the existing building.

- 34.4.4. AC-4, Part of the East Half of Lot 21, Concession 11 (Vespra)
1935 Sunnidale Road, Roll No. 4341 010 006 23300 0000
Harris Farm Consolidation ZBA 5000-063

The minimum lot frontage required shall be 137 metres (449 ft.) and the minimum lot area shall be 21 hectares (52 acres).

- 34.4.5. AC-5, Pt. Lot 23, Concession II (Vespra)
Walt Road, Roll No. 4341 010 001 24700 0000
Fines Farm Consolidation ZBA 5000-076

The minimum lot area shall be 18.6 hectares (46 acres).

- 34.4.6. AC-6, Part Lot 14, Concession 8 (Flos)
2042 Flos Rd. Eight West, Roll No. 4341 030 006 09600 0000
Langcrest Farms ZBA 5000-011

Part Lot 15, Concession 1 (Vespra), Parts 1, 4 and 5, Plan 51R-25081
748 Penetanguishene Rd., Roll No. 4341 010 001 09200 0000
Eisses ZBA 5000-119

Part of Lots 18 and 19, Concession 3 (Flos)
2586 Flos Road Three West, Roll No. 4341 030 005 01900 0000
ZBA 5000-159, ZB-2012-003 VanLaarhoven

North Half Lot 8, Concession 5 (Flos)
1283 & 1323 Flos Road Six West, 4341 030 003 19500 0000
ZB-2016-016, Tjeerdsma

That the keeping, feeding or raising of livestock shall not be permitted in existing building(s) which do not comply with MDS.

- 34.4.7. AC-7, West Half Lot 2, Concession 1 (Vespra)
1153 Glengarry Landing South, Roll No. 4341 010 005 02010 0000
Downey ZBA 5000-118

That the keeping, feeding or raising of livestock shall not be permitted in existing building(s) which do not comply with MDS. New buildings are not permitted.

- 34.4.8. AC-8, East Part Lots 18 & 19, Con. 10 (Vespra)
3319 George Johnston Rd., Roll No. 4341 010 006 17200 0000

By-law 5000-131 (ZB-2010-007 Scott)

The lot area of the farmland retained under Consent File B01/10 is permitted.
The keeping of livestock in the existing accessory structures is prohibited.

- 34.4.9. AC-9, S1/2 Lot 4, Con 10, Flos, Part 2 on 51R-7849
1200 Flos Road Ten East, Roll No. 4341 030 002 39800 0000
Woodhouse (Temolder) ZBA 5000-138

The minimum lot area shall be 26.84 hectares (66.3 acres).

- 34.4.10. AC-10, 4340 Horseshoe Valley Rd. W., Roll No. 4341 030 003 03000 0000
By-law 5000-155; ZB-2011-014 Kapteyn

The lot area of the farmland retained under Consent File B18/11 is permitted.
The keeping of livestock in the existing accessory structures is prohibited.

- 34.4.11. AC-11, Part Lot 7, Concession 10 (Vespra)
1866 George Johnston Road, Roll No. 4341 010 005 18900 0000

The minimum rear yard setback for agricultural related buildings shall be 7.0 metres (23 ft).

- 34.4.12. AC-12, Part of Lot 6, Concession 7, (Flos)
14772 County Road 27, Roll No. 4341 030 006 04100 0000
ZB-2013-004 McGill, By-law 5000-172

The minimum lot area shall be 31.93 hectares (78.90 acres). The keeping of livestock in the existing accessory structure is prohibited.

- 34.4.13. AC-13, Lot 15, Concession 11 (Flos)
2184 Flos Road Eleven West, Roll No. 4341 030 006 18100 0000
ZB-2013-020 Springvalley Farms (Elmvale) Ltd. ZB-5000-182

The minimum lot area shall be 37.03 hectares (91.5 acres).

- 34.4.14. AC-14, 15695 County Rd 27, Roll No. 4341 030 002 41800 0000 (Retained portion)
ZBA 5000-185, (ZB-2013-021 Archer)

The minimum lot area shall be 30.18 hectares (74.57 acres).

- 34.4.15. AC-15, E1/2 Lot 4, Concession 9 (Vespra) 1352 Vespra Valley Rd.
4341 010 005 05100 0000, By-law 5000-189 (ZB-2014-002 Vespra Valley Farms)

The minimum lot area shall be 15.3 hectares (38 acres).

- 34.4.16. AC-16, Lot 8, Concession 9, (Flos)
110 Queen Street West, Roll 4341 030 006 10400 0000
ZB-2014-012, By-law 5000-206, Elliott & Ritchie

A minimum lot area of 20 hectares (49 acres) is permitted.

- 34.4.17. AC-17, Pt Lot 6, Concession 10
2473 Ronald Road, 4341 010 005 17000 0000
ZB-2015-002

The minimum lot area shall be 19.41 hectares (47.96 acres).

- 34.4.18. AC-18, South Half Lot 24, Con 1 (Flos)
3298 Rainbow Valley Road W., Roll No. 4341 030 008 04100 0000
ZB-2015-005, By-law 5000-212 DeGorter

AC-18, East Half Lot 13, Concession 7, (Flos)
1911 Flos Road Eight West, 4341 030 006 05800 0000
ZB-2016-011 Ververs

The keeping of livestock in existing agricultural buildings are prohibited.

- 34.4.19. AC-19, Lot 2, Concession 13 (Vespra)
1162 McNabb Road, Roll 4341 010 007 02200 0000
ZB-2015-013, By-law 5000-218, Kapteyn/McNaughton

All structures/buildings are prohibited.

- 34.4.20. AC-20, Pt. Lot 8, Concession 8
Vacant lands on Flos Road Eight East, 4341 030 992 35510 0000
Zoning By-law 5000-222, Housekeeping

The minimum lot area shall be 31.15 hectares (76.9 acres).

- 34.4.21. AC-21, West Half of Lot 2, Concession 10
1425 Flos Road 11 East, 4341 030 002 39400 0000
ZB-2016-008

The minimum lot area shall be 19.86 hectares (49.07 acres).

- 34.4.22. AC-22, South ½ Lot 9 and Southeast ¼ Lot 10, Con 7 (Flos)
1446 Flos Road Seven West, 4341 030 006 04800 0000
ZB-2016-025, By-law 5000-252, O'Neill

AC-22, South Part Lot 4, Concession 9 (Flos)
136 Queen Street East, Roll 4341 030 001 38500 0000
ZB-2017-019, By-law 5000-2-68, Graham

AC-22, Part Lot 16, Concession 4 (Flos)
1940 Crossland Road, Roll 4341 030 005 04400 0000
ZB-2018-004, By-law 5000-274, VanLaarhoven

AC-22 – South Part Lot 7, Concession 7, Flos
1158 Flos Road 7 West, Property Roll No. 4341 030 006 04200 0000
ZB-2019-008 – By-law 5000-297 - Hummelink

The keeping of livestock in the existing building shall be subject to MDS requirements.

- 34.4.23. AC-23, Part Lot 16, Concession 2, WPR (Vespra)
3024 Old Second South, 4341 010 001 23600 0000
ZB-2016-020, O'Connor

The minimum lot area shall be 22 hectares (54.36 acres).

- 34.4.24. AC-24, East Part Lot 19, Concession 9 (Vespra)
3344 Barrie Hill Road, Roll 4341 010 006 11600 0000
ZB-2018-006, By-law 5000-275, Wardlaw

The minimum lot area shall be 18.59 hectares (45.9 acres).

- 34.4.25 AC-25 – Concession 6 South Part Lots 1 and 2, Flos
2494 Baseline Road, Roll No. 4341 030 002 32200
By-law 5000-351 – ZB-2022-003 – de Boer

The keeping of livestock in the existing building (hay storage structure) shall be prohibited.

- 34.4.26 AC-26 - CON 6 S PT LOTS 1 AND 2, FLOS
2494 Baseline Road, Roll No. 4341 030 002 32200
By-law 5000-351 – ZB-2022-003 – de Boer

The permitted uses of Section 34.2 shall apply with the exception of forestry uses and equestrian facilities.

Section 35 – Definitions

For the purposes of this By-law, the definitions and interpretations given in this Section shall govern unless otherwise specified in this By-law. Words used in the present tense include the future; words used in the singular tense include the plural; and words in the plural include the singular number. The words “used” and “occupied” shall include the words “intended or arranged and designed to be used or occupied”. The word “shall” is mandatory.

- 35.1. **Abattoir** shall mean a slaughter house designed for the purpose of butchering animals, skinning, dressing and cutting up of carcasses, wrapping for sale for human consumption, with cooler and freezer storage and includes indoor confinement of animals while awaiting slaughter and shall include any cooking or processing related to processing plants, such as smoking, curing or the manufacturing of meat by-products, but shall not include any process related to rendering plants, such as the manufacture of tallow, grease, glue, fertilizer or any other inedible product.
- 35.2. **Accessory**, when used to describe a use, building or structure, shall mean a use, building or structure that is normally incidental and/or subordinate, and is exclusively devoted to a main use and/or building and/or structure, and is located on the same lot therewith.
- 35.3. **Additional Residential Unit** shall mean a separate and self-contained dwelling unit that is subordinate to the Primary Dwelling and located within the same building or within a detached accessory building on the same lot as the Primary Dwelling.
- 35.4. **Adult Entertainment** use shall mean any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, services appealing to or designed to appeal to erotic sexual appetites or inclinations (hereinafter called “Adult Entertainment Services”) and for the purpose of this definition.
- a) “to provide” when used in relation to services includes to furnish, perform, solicit or give such services in pursuance of a trade, calling, business or occupation and “providing and provision” have corresponding meanings;
 - b) “services” include activities, facilities, performances, exhibitions, viewings and encounters, but does not include the exhibition of film approved under the Theatre Act;
 - c) “services designed to appeal to erotic or sexual appetites or inclinations” includes:
 - i. services of which a principal feature or characteristic is the nudity or partial nudity of any person,

- ii. services in respect to which the word “nude”, “naked”, “topless”, “bottomless”, “sexy” or “nu” or any other word or any picture, symbol or representation having like meaning or implication is used in any advertisement.
 - d) Any premises in which, in pursuance of a trade, calling, business or occupation, more than 20% of the gross floor area is devoted to the display of sexually explicit goods, other than video tapes or where more than one area of the premises is used to display sexually explicit goods.
 - e) “Sexually explicit”, in relation to any goods, means goods depicting or portraying the nude human body, or parts thereof, in such a pose or posture that the viewer’s attention or concentration is focused on the female breasts or male or female genital areas which are exposed or provocatively emphasized or both.
- 35.5. **Agriculturally Related Commercial Use** shall mean a use directly related to agriculture and requiring proximity to farm operations and includes such uses as animal husbandry services, produce or grain storage facilities or farm machinery sales and service outlets.
- 35.6. **Agricultural Use** shall mean a use of land, buildings, or structures for the purpose of beekeeping, dairying, fallow, field crops, forestry, fruit farming, horticulture, market gardening, pasturage, raising of livestock, or any other farming use.
- 35.7. **Alter**, when used in reference to a building or structure or part thereof, means to change any bearing wall or partition, column, beam, girder, or other supporting member of a building or structure, or any increase in the area or cubic contents of a building or structure.
- 35.8. **Antique Store** shall mean a building or part of a building where goods, merchandise, substances and articles generally acknowledge as being old, rare, old fashioned, authentic, of classic beauty and time honored such as furniture, household items, curios, jewelry, books and other similar items are offered or kept for sale directly to the general public.
- 35.9. **Arena** shall mean a building enclosing an artificial ice surface, with toilet facilities, change rooms and concessions.
- 35.10. **Auction Barn** shall mean premises used for the storage of goods, livestock or materials which are to be sold on the premises by auction, and may also include accessory, open air, retail and refreshment uses (flea market).
- 35.11. **Bake Shop** shall mean a shop where products of a bakery are baked on the premises and sold or offered for sale at retail.

- 35.12. **Balcony** shall mean a structure attached to and projecting from a permitted use at a greater height than the bottom of the first floor ceiling joists and generally has no access stairs to grade.
- 35.13. **Banquet Hall** shall mean a building or structure, which may include an area for the preparation and serving of food, and which is designed for the gathering of persons for social, civic, educational, religious, recreational or similar purposes.
- 35.14. **Basement** shall mean that portion of a building between two floor levels which is partly below grade, but which has at least one-half of its height, measured from the finished floor to finished ceiling, above the average established grade surrounding the exterior walls of the building, or has at least one wall from finished floor to finished ceiling exposed above the ground level and where a permanent point of access is provided in the said wall.
- 35.15. **Bed and Breakfast Establishment** shall mean a dwelling in which rooms are provided, with or without meals, for hire or pay, for the traveling or vacationing public.
- 35.16. **Building** shall mean a structure having a roof supported by columns or walls and used for the shelter, accommodation or enclosure of persons, goods, animals, or chattels.
- 35.17. **Building By-law** shall mean any building By-law within the meaning of the Planning Act, as amended and the Ontario Building Code Act as amended.
- 35.18. **Building Height** shall mean the vertical distance between the established grade and:
- a) The highest point of a flat roof;
 - b) The deck or line of a mansard or gambrel roof; or
 - c) The mean height between the eaves and ridge of a gabled or hip roof.
- Refer to General Provisions, Height Exceptions, for additional provisions.
- 35.19. **Building Line** shall mean any line regulating the position of a building or structure on a lot.
- 35.20. **Building, Main** shall mean the building in which is carried on the principal purpose for which the building lot is used, and in a Residential Zone, the dwelling is the main building.
- 35.21. **Building Supply Outlet** shall mean a building or structure in which building or construction and home improvement materials are offered or kept for sale at

retail and may include the fabrication of certain items related to home improvements, and may include outside storage.

- 35.22. **Business or Professional Office** shall mean a building or part of a building in which one or more persons are employed in the management, direction or conducting of a business, or where professionally qualified persons and their staff serve clients or patients who seek advice, consultation or treatment, and in addition may include a radio or broadcasting station, veterinary clinic, post office and tourist information centre.
- 35.23. **Bus Space** shall mean an accessible parking area of not less than 35 square metres, having a minimum perpendicular width of 3.5 metres, excluding aisle space and driveways of the parking lot, for the temporary parking of buses.
- 35.24. **Camp, Sports or Recreational** shall mean the use of lands, buildings and structures for sport and recreational training and educational purposes and may include accommodation and food service facilities for camp staff and patrons.
- 35.25. **Cannabis Production Facility** shall mean any building or structure license and/or authorized to possess, sell, provide, ship, deliver, transport, destroy, produce, export and/or import cannabis for medical or non-medical purposes, including related research as defined in applicable Federal Regulation as amended from time to time.
- 35.26. **Carport** shall mean a structure whose roof is structurally dependent upon the main building and which has not more than fifty (50%) percent of the structure enclosed by walls and is used for the parking or storage of a motor vehicle.
- 35.27. **Car Wash** shall mean a building or structure for the operation of automobile washing.
- a) Automatic Car Wash means a car wash where the labor is not supplied by the patron.
 - b) Coin Operated Car Wash means a car wash where the patron supplies the labor.
- 35.28. **Cellar** shall mean that portion of a building between two floor levels which is partly or wholly underground and which has more than one-half of its height from finished floor to finished ceiling, below the established grade level adjacent to the exterior walls of the building.
- 35.29. **Cemetery** shall mean a cemetery or columbarium within the meaning of the Cemetery Act, as amended, and includes a chapel and/or accessory vault.

- 35.30. **Chief Building Official** shall mean the Officer or employee of the Township appointed by Council under the Ontario Building Code Act to enforce the Ontario Building Code Act in the area in which the Municipality has jurisdiction.
- 35.31. **Clinic** shall mean a building or part thereof used by qualified medical practitioners, dentists, osteopaths, or drugless practitioners, for public or private medical, surgical, physiotherapeutic or other human health purposes but does not include a private or public hospital,
- 35.32. **Club, Commercial** shall mean any club other than a private club.
- 35.33. **Club, Private** shall mean a meeting place for members of an organization not operated for profit or of an athletic, social or recreational nature not operated for profit.
- 35.34. **Commercial** shall mean the use of land, buildings or structures for the purpose of buying and selling commodities, and supplying of services as distinguished from such uses as manufacturing or assembling of goods, warehousing, transport terminals, construction and other similar uses.
- 35.35. **Commercial Accommodation** shall mean any building or buildings including a hotel, motel, tavern, inn, lodge, motor court, motor hotel or public house designed and used for the purpose of catering to the needs of the traveling public by furnishing sleeping accommodation with or without supplying food and/or other refreshments.
- 35.36. **Commercial Educational Establishment** shall mean a school conducted for hire or gain such as a studio of dancing, music, art school, drama school, school of calisthenics, sport or recreational instruction, business or trade school or any other specialize school.
- 35.37. **Commercial Recreational Establishment** shall mean a health club, indoor racquet sports, billiard or bowling establishment, games parlour or other similar uses.
- 35.38. **Community Centre** shall mean any Township owned lands, buildings or structures used for community activities.
- 35.39. **Concrete Manufacturing** shall mean the use of land, buildings or structures wherein concrete items such as pipes, containers, beams, forms, bricks and similar products are manufactured and stored.
- 35.40. **Conservation Use** shall mean the preservation, protection and/or improvement of the components of the natural environment, through management and maintenance for both the individual and society's uses, both in the present and in the future.

- 35.41. **Conservation and Wildlife Sanctuary** shall mean land generally left in its natural state for the purpose of providing sanctuary, habitat and/or breeding grounds for wild birds, animals and plant life native to Canada, and includes a forest reserve.
- 35.42. **Contractor's Yard** shall mean a yard, including any accessory buildings, of any building trade or general contractor, where equipment and materials are stored, or where a contractor performs shop or assembly work, but does not include any other yard or establishment otherwise defined or classified herein.
- 35.43. **Council** shall mean the Municipal Council of the Corporation of the Township of Springwater.
- 35.44. **County** shall mean the Municipal Corporation of the County of Simcoe.
- 35.45. **Court** shall mean an open, uncovered, unoccupied space appurtenant to any building and bounded on two or more sides by the walls of the said building, when used to describe an architectural element.
- 35.46. **Custom Workshop** shall mean a building or part of a building used by a trade, craft or guild for the sale and manufacture in small quantities of goods such as made-to-measure clothes or custom made articles and includes upholstering, but does not include any factory production or any shop or factory otherwise classified or defined in this By-law.
- 35.47. **Day Nursery** shall mean a premises that receives more than 5 children who are not of common parentage for temporary care or guidance for a continuous period not exceeding 24 hours and as may be further defined by The Day Nurseries Act, as amended.
- 35.48. **Deck** shall mean a structure attached to or located abutting a permitted use and which is unenclosed and uncovered and may have access stairs to grade.
- 35.49. **Domestic Animal** shall mean a dog, cat or similar pet which is generally understood to be domesticated and is typically kept indoors at a residence.
- 35.50. **Domestic Animal Boarding Facility** shall mean any building or structure or part thereof used for the boarding for hire of more than one (1) domestic animal but does not include a veterinarian clinic.
- 35.51. **Dog** shall mean any member of the species *Canis familiaris* and shall include a male or female, spayed or neutered dog over the age of sixteen weeks.
- 35.52. **Dwelling, Attached Accessory** shall mean a dwelling unit, accessory to the main use of the property and contained within or attached to a main building.

- 35.53. **Dwelling, Apartment Building** shall mean a building containing more than four (4) dwelling units, each unit having access only from an internal corridor system, and may include administrative, maintenance, storage, laundry, garage and other similar accessory facilities provided for the convenience of the occupants.
- 35.54. **Dwelling, Detached Accessory** shall mean a dwelling unit, accessory to the main use of the property and in the form of a Dwelling, Single Detached.
- 35.55. **Dwelling, Duplex** shall mean a building of more than one (1) storey containing not more than two (2) dwelling units separated horizontally and each of which has an independent entrance.
- 35.56. **Dwelling, Fourplex** shall mean a building which is divided horizontally and vertically so as to create four (4) dwelling units each of which has an independent entrance.
- 35.57. **Dwelling, Seasonal** shall mean a detached building used as an occasional resort for recreation, rest or relaxation but not occupied continuously or as a principal residence.
- 35.58. **Dwelling, Semi-Detached** shall mean one of a pair of two (2) dwelling units attached vertically along a common wall, each of which has an independent entrance.
- 35.59. **Dwelling, Single Detached** shall mean a building occupied or capable of being occupied as a dwelling unit.
- 35.60. **Dwelling, Sixplex** shall mean a building which is divided horizontally and vertically so as to create six (6) dwelling units each of which has an independent entrance.
- 35.61. **Dwelling, Street Townhouse** shall mean a townhouse building, as described in 35.58 in which each dwelling unit abuts a public street and where each unit is located on a separate lot.
- 35.62. **Dwelling, Townhouse** shall mean a separate building divided vertically into three (3) or more dwelling units, each of which has direct access from the outside ground level and shares above ground party walls with abutting dwelling units.
- 35.63. **Dwelling, Triplex** shall mean a building which is divided horizontally and/ or vertically so as to create three (3) dwelling units each of which has an independent entrance.

- 35.64. **Dwelling Unit** shall mean one or more rooms in a building, designed as, or intended as, or capable of being used or occupied as a single independent housekeeping unit and containing living, sleeping, sanitary and food preparation facilities or facilities for the installation of kitchen equipment and has an independent entrance. For the purpose of this By-law, a dwelling unit does not include any commercial accommodation or a recreational trailer.
- 35.65. **Dwelling Unit, Area** shall mean the floor area of each floor above finished grade contained within a dwelling unit.
- 35.66. **Dwelling Unit, Bachelor** shall mean a dwelling unit consisting of one bathroom and not more than two (2) habitable rooms and providing therein living, dining, sleeping and cooking facilities.
- 35.67. **Environmental Impact Assessment** shall mean a study or studies, conducted to examine the environmental impact of any proposed development on the inherent natural attributes and functions of a site or area. The general purpose of these studies is to accurately assess the potential impact on the natural flora, fauna, local eco system and natural process to determine if environmental features or functions will be impaired and such studies shall be carried out in conformity with the policies of the Official Plan,
- 35.68. **Equestrian Facility** shall mean land, buildings and structures where horses are boarded, trained or kept for hire and may include accessory uses such as a tack shop, exercise facilities, meeting facilities and other similar uses.
- 35.69. **Erect** shall mean to build, construct, reconstruct and relocate, and, without limiting the generality of the word, also includes:
- a) any preliminary physical operation such as excavating, filling or draining; and/or altering any existing building or structure by an addition, enlargement, extension or other structural change; and.or
 - b) any work which requires a building permit under the Ontario Building Code Act.
- “Erected” and “Erection”** shall have corresponding meanings.
- 35.70. **Established Building Line** shall mean the average distance from the street line of existing buildings on one side of one block where more than one-half of the lots having street access upon the said side of the block have been built upon.
- 35.71. **Existing** shall mean any building, structure, or use in existence at the date of passing of this By-law.

- 35.72. **Fairground** shall mean land devoted to entertainment on a seasonal or temporary basis, and may include grandstands, barns and other accessory buildings normally associated with such a use.
- 35.73. **Farm Implement Dealer** shall mean an establishment for the storage, repair or sale of agricultural implements, equipment and machinery and includes the sale of parts, accessories or lubricants for agricultural equipment on the same premises as an accessory use.
- 35.74. **Farm Produce Sales Outlet** shall mean a use accessory to an agricultural use which consists of the retail sale of agricultural products produced on the farm where such outlet is located and which may be supplemented by local agricultural products.
- 35.75. **Feed Mill/Seed Cleaning Plant** shall mean a building or structure where food for livestock is kept, mixed or refined and offered for sale and where grain or similar agricultural produce is processed, separated and prepared for market.
- 35.76. **Fertilizer Plant** shall mean a building or structure used primarily for the purpose of blending, mixing and storing fertilizers, but does not include the manufacturing of fertilizer.
- 35.77. **Finished Grade** shall mean the average elevation of the finished surface of the ground at the base of a structure or of the main front wall of a building, exclusive of any embankment in lieu of steps.
- 35.78. **First Floor** shall mean the floor of a building at or immediately above the established grade.
- 35.79. **Flood Plain** shall mean the land adjacent to a water course or water body which would be inundated by water in the event of a flood or as a result of the regional storm, to a point referred to as a floodline.
- 35.80. **Floor Area** shall mean, with reference to a building, the total habitable floor area within a building which area is measured between the exterior faces of the exterior walls or from the centre line of a common or party wall, but excluding any private garage, breezeway, porch, verandah, balcony, sun room, attic or cellar.
- 35.81. **Floor Area, Gross** shall mean the aggregate of the floor areas of all the storeys of all buildings on a lot and including the floor area of any basement, which floor areas are measured between exterior faces of the exterior walls of the building at each floor level but excluding car parking areas within the building, and, for the purpose of this paragraph, the walls of an inner court are and shall be deemed to be exterior walls.

- 35.82. **Floor Area, Ground** shall mean the maximum habitable floor area of that floor of a building or structure at and/or first above established grade, to the outside wall measurement, excluding in the case of a dwelling unit, any private garage, porch, verandah or sun room, unless such sun room is habitable in all seasons.
- 35.83. **Floor Space Commercial** shall mean the total floor area of a commercial building including any basement area designed or used for commercial purposes but excluding the exterior walls of the building, furnace room, laundry room or washroom, stairwell, or elevator shaft or any area, the permanent use of which is designed for storage space.
- 35.84. **Forestry Use** shall mean the cultivation and harvesting of trees, and without limiting the generality of the foregoing, shall include the harvesting of fuel wood, pulp wood, saw logs (lumber), Christmas trees and other forest products.
- 35.85. **Fruit and Vegetable Market** shall mean the commercial use of land, buildings or structures, predominantly involved in the sale of fresh farm produce.
- 35.86. **Games Parlour** shall mean a building or part of a building where the predominant commercial use involves the provision of video, electronic, billiards, manual or other similar games, for recreation and entertainment.
- 35.87. **Garage, Attached** shall mean a private garage, accessory to a dwelling on the same lot, and separated therefrom by a common wall and/or common roof structure, an attached garage may be considered "common" as long as at least forty (40) percent of the length of the garage wall is common with the dwelling wall.
- 35.88. **Garage, Private** shall mean a building or part thereof used for the temporary parking or storage of motor vehicles or commercial motor vehicles and wherein neither servicing, repairing nor dismantling is carried on for remuneration.
- 35.89. **Gasoline Bar** shall mean one or more pump islands, each consisting of one or more gasoline pumps, and a shelter having a floor area of not more than 10 square metres, in addition to any washroom, mechanical or storage area. This shelter area shall not be used for the sale of any product other than liquids and small accessories required for the operation of motor vehicles and shall not be used for repairs, oil changes or greasing.
- 35.90. **Go-Cart Driving Course** shall mean an asphalt circuit or track around which motorized go-carts equipped with up-to-date noise suppression equipment are driven at regulated speed,

- 35.91. **Golf Course** shall mean a public or private area operated for the purpose of playing golf and may include a driving range, a miniature course, or similar uses operated for commercial purposes.
- 35.92. **Golf Driving Range** shall mean an outdoor public or private facility used for the practice of golf by the driving of golf balls from fixed golf tees.
- 35.93. **Grade Established** shall mean, with reference to a building, the average elevation of the finished surface of the ground where it meets the exterior of the front of such building and when used with reference to a structure, means the average elevation of the finished grade of the ground immediately surrounding such structure, exclusive in both cases of any artificial embankment or entrenchment and when used with reference to a street, means the elevation of the street, established by the Municipality or other designated authority.
- 35.94. **Group Home** shall mean a dwelling in which not less than three or more than ten people receive specialized or sheltered residential care and accommodation by virtue of their physical, mental, emotional or social status and which is approved or licensed in accordance with any Act of the Parliament of Canada or Ontario. This does not include an establishment operated primarily for persons who have been placed on probation, released on parole or admitted for correctional purposes.
- 35.95. **Hereafter** shall mean after the date of the passing of this By-law.
- 35.96. **Herein** shall mean in this By-law and shall not be limited to any particular section of this By-law.
- 35.97. **Highwater Mark** shall mean the mark made by the action of water under natural conditions on the shore or bank of a body of water, which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on the other side of the mark.
- 35.98. **Hobby Farm** shall mean the use of land for the keeping of animals for the personal enjoyment, use and/or consumption by the resident and the use is not a functioning agricultural farm use in the traditional sense and does not include a Commercial Breeding Kennel, Domestic Animal Boarding Facility or Hobby Kennel.
- 35.99. **Home for the Aged** shall mean an institution to which the Home For the Aged Act, or the Rest Homes Act as amended, applies.
- 35.100. **Home Industry** shall mean a small scale industrial use, such as a machine shop, welding and repair shop, farm implement and machinery repair shop,

carpentry shop, fabrication of wood and metal products, craft and art studio, that provides services or wares to the rural community and which is an accessory use to an agricultural use or a single detached dwelling. For the purpose of this By-law, the repairing of motor vehicles, mobile homes and trailers is not a home industry.

- 35.101. **Home Occupation** shall mean a use which is clearly incidental, accessory or secondary to the residential use of a dwelling and is conducted entirely within such a dwelling, unless otherwise specifically permitted herein, by an inhabitant thereof, such as agent, hairdresser, dressmaker, dentist, doctor, drugless practitioner, professional office or studio. In the case of a studio, the sale of crafts or products shall be limited to items produced on site.
- 35.102. **Hospital** shall mean a Public or Private Institution as defined under the Public Hospitals Act, or under the Private Hospitals Act.
- 35.103. **Hotel** which includes a motel, motor hotel, or inn, shall mean a building or structure used for the purpose of catering to the needs of the travelling public by supplying sleeping accommodation, food and/or refreshments. It does not include rooming or boarding houses or apartments.
- 35.104. **Industrial** shall mean the use of land, buildings or structures designed for the purpose of manufacturing, assembling, making, preparing, inspecting, ornamenting, finishing, treating, altering, repairing, warehousing or storing or adapting for sale, of any goods, substance, article or thing, or any part thereof, and the storage of building and construction equipment and materials, as distinguished from the buying and selling of commodities and the supply of personal services and shall include a printing plant or establishment and food processing.
- 35.105. **Industrial Extractive** shall mean land including accessory buildings and structures, used for the removal, refinement and/or processing of sand, gravel, stone or other aggregate resources and includes a borrow pit, a gravel pit and a stone quarry.
- 35.106. **Institutional** shall mean the use of land, buildings or structures for government, religious, charitable, educational, health or welfare purposes, and includes churches, places of worship, public or private schools, nursery schools and government facilities.
- 35.107. **Kenel** shall mean any building, structure, dog run or other facility, or part thereof where:

Purebred dogs are kept for breeding or show purposes; or
Dogs are kept solely for the purpose of routinely entering into dogsled or other similar races; or

Hunting dogs are kept for hunting purposes.

- 35.108. **Kennel, Commercial Breeding** shall mean any kennel used for the keeping of eight (8) or more dogs, but does not include a veterinarian clinic.
- 35.109. **Kennel, Hobby** shall mean any kennel used for the keeping of more than three (3) but less than eight (8) dogs, but does not include a veterinarian clinic. In addition to the maximum number of dogs set out above, a maximum of two litters of pups up to 16 weeks of age may be permitted.
- 35.110. **Landscaping** shall mean a combination of trees, shrubs, flowers, grass or other horticultural elements, together with decorative stonework, paving, screening or other architectural elements, all of which is designed to enhance the visual amenity of a property and to provide a screen to mitigate any objectionable aspects that may detrimentally affect adjacent land.
- 35.111. **Landscape Open Space** shall mean the open, unobstructed space at grade on a lot, accessible by walking from the street on which the lot is located and which is suitable for the growth and maintenance of grass, flowers, bushes, trees, and other landscaping, and includes any surfaced walk, patio, or similar area, but does not include any driveway or ramp, whether surfaced or not, any curb, retaining wall, parking area, or any open space beneath or within any building or structure.
- 35.112. **Lane** shall mean a public thoroughfare which affords only a secondary means of vehicular access to abutting lots, and which is not intended for general traffic circulation.
- 35.113. **Library** shall mean a building containing printed and pictorial material for public use for purposes of study, reference and recreation.
- 35.114. **Livestock Facilities** shall mean barns, buildings or structures where animals are housed and shall also include beef feedlots and associated manure storage facilities.
- 35.115. **Livestock Housing Capacity** shall mean the total maximum number of livestock that can be accommodated in a livestock facility at any one time.
- 35.116. **Livestock Unit** shall mean the equivalent values for various types of animals and poultry based upon manure production and production cycles.
- 35.117. **Live-Work Unit** shall mean a dwelling unit having a residence and business in the same location which consists of a ground floor commercial unit and an upper level residential unit.

- 35.118. **Loading Space** shall mean an area of land which is provided for the temporary parking of one commercial motor vehicle, while merchandise or materials are being loaded or unloaded from such vehicle and such parking is not for the purpose of offering commodities for sale or display.
- 35.119. **Lodge** shall mean an establishment catering to the vacationing public by providing meals and sleeping accommodation to at least 5 guest rooms or cabins, but shall not include any establishment otherwise defined or classified herein.
- 35.120. **Lot** shall mean a parcel or tract of land having a good and marketable title in fee simple:
- a) which is a whole lot as shown on a registered plan of subdivision, which registered plan of subdivision has been registered pursuant to the Planning Act, but a registered plan of subdivision for the purpose of this paragraph does not include a registered plan of subdivision which has been deemed not to be a registered plan of subdivision under a By-law passed pursuant to the Planning Act, as amended, or
 - b) which fronts on a public street, or
 - c) the description of which is the same as in a deed which has been given consent pursuant to the Planning Act, or which is the whole remnant remaining to an owner or owners after a conveyance made with consent pursuant to the Planning Act, but for the purpose of this paragraph 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 have been conveyed to or acquired by any public agency.
- 35.121. **Lot Area** shall mean the total horizontal area within the lot lines of a lot.
- 35.122. **Lot, Corner** shall mean a lot situated at the intersection of and abutting on two or more streets, or a lot abutting on one or more parts of the same street or on two or more streets in which an interior angle of less than one hundred and thirty-five (135) degrees is contained by the two straight lines which join the foremost point of the lot with the two points at which the interior side lot line and the rear lot line meet the street or streets.
- 35.123. **Lot, Coverage** shall mean the percentage of the lot area covered by all buildings or structures above ground level and shall include canopies, balconies and overhanging eaves which are less than 2.5 metres (8.20 ft.) above the finished grade.
- 35.124. **Lot, Depth** shall mean the horizontal distance between the front and rear lot lines, but where the front and rear lot lines are not parallel the lot depth is the length of a line joining the mid-points of such lot lines. If 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.

- 35.125. **Lot, Frontage** shall mean the horizontal distance between the side lot lines, such distance being measured along a line which is parallel to the front lot line and a distance equal to the minimum required front yard depth. Lot frontage shall not include the extent to which a lot abuts the end of a street, other than a street which terminates in a cul-de-sac.
- 35.126. **Lot, Interior** shall mean a lot other than a corner lot.
- 35.127. **Lot Line** shall mean a boundary of a lot.
- 35.128. **Lot Line, Exterior Side** shall mean the longer of the lot lines of a corner lot which abuts a street or adjoining a 0.3 metre reserve abutting a public street.
- 35.129. **Lot Line, Front** shall mean:
- a) the lot line that divides the lot from the street, but
 - b) in the case of a corner lot the shorter street line shall be deemed to be the front lot line and the longer street line shall be deemed to be a side lot line, but
 - c) in the case of a corner lot with two street lines of equal length, the lot line that abuts the wider street, or abuts a County Road or Highway shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction, or of the same width, the owner of such corner lot may designate either street line as the front lot line.
 - d) in the case of a corner lot abutting a 0.3 metre reserve the line so abutting a 0.3 metre reserve shall be deemed to be an exterior side lot line.
 - e) in the case of a residential unit accessed by a rear laneway or rear public road, the parallel lot line located opposite the rear laneway or rear public road shall be deemed to be the front lot line.
- 35.130. **Lot Line, Rear** shall mean, in the case of a lot having four or more lot lines, the lot line farthest from and opposite to the front lot line. If a lot has less than four lot lines, the rear lot line shall be deemed to be the apex of the triangle formed by the side lot lines.
- 35.131. **Lot Line, Side** shall mean a lot line other than a front or rear lot line.
- 35.132. **Lot, Through** shall mean a lot other than a corner lot, having separate frontages on two streets.

- 35.133. **Lumber or Planing Mill** shall mean land, buildings or structures where harvested forest products are cleaned, milled, cut, planed, dried and stored and which are kept for sale to the public or shipment to market.
- 35.134. **Main Wall** shall mean the exterior front, side or rear wall of a building, and all structural members essential to the support of a fully enclosed space or roof, where such members are nearer to a lot line than the said exterior wall.
- 35.135. **Manufacturing and Processing** shall mean a building used for the assembly or development of a product.
- 35.136. **Marina** shall mean a building, structure or place where boats, personal watercraft, and snowmobiles and related accessories are stored and/or serviced and/or repaired and/or kept for sale and hire, and where facilities for the sale of fuels and lubricants may be provided.
- 35.137. **Market Garden** shall mean an area of land that is used for the growing of vegetables and/or berry fruit crops and/or flowers that are then sold at retail on the lot to customers who either purchase the product after it has been picked or pick the product themselves.
- 35.138. **Miniature Golf Course** shall mean a place where a game is played with a golf ball and clubs on a small scale course having a varied number of holes and differing degrees of difficulty.
- 35.139. **Mobile Home** shall mean any dwelling that is designed to be made mobile and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a year-round recreational trailer or trailer otherwise designed.
- 35.140. **Motor Home** shall mean a year-round recreational trailer that is self propelled. This includes a van conversion containing a least one of the following: plumbing fixtures, or fuel burning appliances, or 120 volt electrical component.
- 35.141. **Motor Vehicle** shall mean a motorized vehicle designed to transport people, goods or objects, and without limiting the generality of the foregoing, shall include automobiles, motorcycles, trucks, buses, and recreation oriented vehicles, such as snowmobiles and boats.
- 35.142. **Motor Vehicle, Body Shop** shall mean a building or structure used for the painting or repairing of motor vehicle bodies or fenders within the enclosed building or structure, but shall not include a salvage yard.
- 35.143. **Motor Vehicle, Commercial** shall mean a motor vehicle used in connection with any industry, business or commercial use within the meaning of the Highway Traffic Act, as amended.

- 35.144. **Motor Vehicle, Repair Garage** shall mean a building other than a private garage which is used for the servicing and repairing or equipping essential to the actual operation of motor vehicles or where such vehicles are parked or stored for remuneration, hire or sale, but does not include the repair of motor vehicle bodies.
- 35.145. **Motor Vehicle, Sales or Rental Establishment** shall mean an establishment having as its main use the sale, rent or lease of motor vehicles. Accessory uses may include facilities for the repair or maintenance of such vehicles, and the sale of parts and petroleum products incidental thereto.
- 35.146. **Motor Vehicle, Service Station** shall mean a building or part of a building where gasoline, oil, grease, antifreeze, tires, tubes, tire accessories, electric light bulbs, spark plugs, or batteries 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, but shall not include a motor vehicle body shop.
- 35.147. **Municipality** shall mean the Corporation of the Township of Springwater.
- 35.148. **Municipal Law Enforcement Officer** shall mean the officer or employee of the Township appointed by Council to enforce the provisions of Municipal By-laws.
- 35.149. **Museum** shall include buildings used, or to be used for the preservation of a collection of paintings or other works or art, or of objects of natural or cultural history, or of mechanical, scientific or philosophical inventions, instruments, models or designs, and dedicated to the recreation of the public, together with any libraries, reading rooms, laboratories and other offices and premises used or to be used in connection therewith.
- 35.150. **Non-Complying** shall mean a permitted use, building or structure existing at the date of passing of this By-law which does not comply with a provision or provisions of the zone within which they are located.
- 35.151. **Non-Conforming** shall mean the use of a building or structure or the use of a parcel of land which does not conform with the requirements of this By-law or is not otherwise permitted as of the date of the passing of this By-law.
- 35.152. **Nursery and Garden Centre** shall mean a place where all forms of plants, plant material, vegetation, landscaping materials and services, and associated supplies are offered for sale together with accessory items and services including, but not limited to, garden and patio equipment, furniture and supplies; hot tubs, spas and supplies; Christmas trees and similar seasonal

plant and decorative materials with related supplies; and also may include accessory outside storage.

- 35.153. **Nursery School** shall mean a day nursery within the meaning of The Day Nurseries Act, as amended from time to time, and shall include a day care centre.
- 35.154. **Nursing Home** shall mean a building within which is provided only lodging, nursing, medical or similar care and treatment and includes a rest or convalescent home but not a private hospital and is operated under the Nursing Home Act, as amended.
- 35.155. **Outside Storage** shall mean the storage of equipment, goods, chattels, raw or processed materials outside of any building or structure. For the purpose of this By-law, the overnight parking of currently licensed motor vehicles shall not be deemed to be outside storage.
- 35.156. **Park** shall mean an area, consisting largely of open space, which may include a recreational area, playground, playfield, or similar use, but shall not include a mobile home park, a seasonal recreational trailer campground or an industrial park.
- 35.157. **Park Model Trailer** shall mean a recreational trailer that meets the following criteria: built on a single chassis, mounted on wheels; designed to facilitate relocation from time to time; designed as living quarters for seasonal camping and may be connected to those utilities necessary for operation of installed fixtures and appliances; and has a gross floor area, including lofts, not exceeding 50 m² (538.21 ft.²) when in the setup mode and having a width greater than 2.6 m (8.53 ft.) in the transit mode.
- 35.158. **Park Model Trailer Add-On** shall mean a pre-manufactured structure designed for use as a sunroom or porch, which is for the most part unenclosed on at least three sides, except for screening, clear glass or lower skirting or bottom panels and is intended or used for additional living area but is not intended or used for the purpose of cooking or sleeping accommodation.
- 35.159. **Park Model Trailer Campground, Seasonal** shall mean any parcel of land which is used for the placement of park model trailers and includes facilities for the exclusive use of the park patrons but does not include permanent or year round occupancy by anyone other than the owner or operator of the campground,
- 35.160. **Park, Private** shall mean a park other than a public park.

- 35.161. **Park, Public** shall mean a recreational area owned or controlled by the Corporation or by any Board, Commission or other Authority established under any statute of the Province of Ontario.
- 35.162. **Parking Area** shall mean an area or structure provided for the parking of motor vehicles and includes any related aisles, parking spaces, ingress and egress lanes, but shall not include any part of a street. This definition may include a private garage.
- 35.163. **Parking Space** shall mean a portion of a building or lot for use for the parking of a vehicle and/or recreational trailer.
- 35.164. **Passive Outdoor Recreation** shall mean the use of land which is typically unobtrusive and not disturbing to the surrounding natural landscape and may include where permitted, walking trails, natural interpretive facilities, bird and wildlife observation areas and similar uses involved in the enjoyment of the natural environment, but does not include a golf course, or motorized recreational vehicles except where specifically designated for such use.
- 35.165. **Patio** shall mean an area located at the finished grade of the lot in conjunction with a permitted use and constructed of wood, stone, brick, concrete or pavement and which is not part of any driveway or parking space.
- 35.166. **Permitted** shall mean permitted by this By-law.
- 35.167. **Person** shall mean any individual, association, firm, partnership, corporation, trust, incorporated company, organization, trustee or agent, and the heirs, executors, or other legal representatives of a person to whom the same can apply according to law.
- 35.168. **Personal Service Shop** shall mean a building or part of a building in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons and includes such establishments as barber shops, beauty parlours, automatic laundry shops, hairdressing shops, shoe repair and shoe shine shops, depots for collecting dry cleaning and laundry, haberdashery and similar uses.
- 35.169. **Pit** shall mean 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 material for construction, industrial or manufacturing purposes, but does not include a wayside pit.
- 35.170. **Place of Entertainment** shall mean a motion picture theatre or other theatre, dance hall or music hall or other similar uses.

- 35.171. **Place of Worship** shall mean any building or buildings dedicated to religious worship and recognized as a charitable organization by the Province of Ontario, and includes a church, synagogue, mosque or assembly hall, and may include such accessory uses as a school of religious education, a convent, a monastery and a parish hall.
- 35.172. **Play Area** shall mean a fenced or enclosed space, at or above finished grade, which is equipped with play facilities and designed for use by children.
- 35.173. **Point of Intersection** shall mean the point at which two street lines abutting a corner lot intersect, or if the two street lines meet as a curve, then it is the point at which the projection of the two lot lines abutting the streets intersect.
- 35.174. **Porch/Veranda** shall mean a structure attached to a permitted use which is unenclosed but is covered.
- 35.175. **Portable Asphalt Plant** shall mean a facility:
- a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process;
 - b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project which is not of permanent construction, but which is to be dismantled at the completion of the construction project.
- 35.176. **Primary Dwelling** shall mean the main dwelling unit to which additional residential units may be subordinate.
- 35.177. **Public Use** shall mean a building, structure, lot or block, or part thereof, used for public services by a public agency, corporation or body; road allowance; natural gas, transportation, railway, hydro electric transmission or distribution , telecommunication, water or wastewater servicing, and stormwater management infrastructure; public walkways, parks, parkettes, playgrounds, squares, plazas, statues or monuments.
- 35.178. **Quarry** shall mean a place where consolidated rock has been or is being removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes, but does not include a wayside quarry or open metal mine.
- 35.179. **Recreational Club House** shall mean a building or structure associated with a recreational use and may include, as accessory uses, a restaurant, retail, rental and repair facilities, fitness centre, meeting facilities and other similar uses.

- 35.180. **Recreational Trailer** shall mean any vehicle intended for recreational purposes constructed as to be suited for attachment to a motor vehicle for the purpose of being drawn or propelled by a motor vehicle or as defined by Section 35.135 and used only for temporary seasonal living, sleeping or eating accommodation of persons, notwithstanding that such vehicle is jacked up or its running gear removed, and shall include a park model trailer, travel trailer or tent but does not include a mobile home.
- 35.181. **Recreational Trailer Campground, Seasonal** shall mean any parcel of land which is used for the parking of recreational trailers and includes facilities for the exclusive use of the park patrons but does not include permanent or year round occupancy by anyone other than the owner or operator of the campground.
- 35.182. **Recreational Trailer Site** shall mean an area of land within a Seasonal Recreational Trailer Campground that is or is intended to be occupied by only one recreational trailer with adequate access to a private internal road system which connects to a public street.
- 35.183. **Recreational Use** shall mean the use of land for parks, playgrounds, tennis courts, lawn bowling greens, indoor and outdoor skating rinks, athletic fields, golf courses, picnic areas, swimming pools, sports and recreational camps, community centres, snow skiing facility, mountain biking and all similar uses together with accessory buildings and structures, but does not include a track for the racing of animals, motor vehicles, snowmobiles or motorcycles, or miniature golf course.
- 35.184. **Refreshment Vehicle** shall mean a vehicle as defined under the Highway Traffic Act from which refreshments such as, but not limited to, french fries, hot dogs, hamburgers, sausage, fish, ice cream, beverages and similar items are sold or offered for sale, and without limiting the foregoing, are commonly known as a chip wagon, coffee truck, hot dog cart, ice cream cart or any other food trailer, including a mobile barbeque facility.
- 35.185. **Renovation** shall mean the structural or cosmetic alteration of a building or structure.
- 35.186. **Residential** shall mean the use of land, buildings or structures for human habitation.
- 35.187. **Residential Non-Farm** shall mean a dwelling unit not located on the same lot as a subject farm.
- 35.188. **Restaurant** shall mean a building or part of a building where food is offered for sale or sold to the public for immediate consumption on the premises.

- 35.189. **Restaurant, Drive-In** shall mean a building or structure or part thereof where food is prepared and offered for sale to customers normally travelling in motor vehicles which are driven on to the site where the restaurant is located and where normally the customer remains in the vehicle for service.
- 35.190. **Restaurant, Take-Out** shall mean a building or structure or part thereof where food is prepared and offered for sale to the public for consumption off the premises.
- 35.191. **Retail Store** shall mean a building or part of a building where goods, merchandise, substances, articles or things are offered or kept for retail sale directly to the general public and includes storage on the store premises of limited quantities of such goods, merchandise, substances, articles or things sufficient only to service such store. Such a use may include outside display and sale in accordance with Section 3.39.
- 35.192. **Rural Residential Cluster** shall mean four or more adjacent rural residential lots, generally 1 hectare or less in size, sharing a common boundary. Lots located directly across a road from one another shall be considered as having a common boundary.
- 35.193. **Salvage Yard** shall mean an establishment where goods, wares, merchandise, articles or things are processed for further use, and where such goods, wares, merchandise, articles or things are stored wholly or partly in the open and includes a junk or scrap metal yard and a motor vehicle wrecking yard or premises.
- 35.194. **School** shall mean a school under the jurisdiction of a Board of Education or Separate School Board, a college or university or any other school established and maintained either wholly or partially at public expense whether or not the same is also a boarding school, and includes any dormitory building accessory to such school.
- 35.195. **School, Private or Religious** shall mean a school not under the jurisdiction of a Board as defined in the Department of Education Act, as amended.
- 35.196. **Seasonal** shall mean when used in conjunction with recreational uses or properties, the use of a lot, or portion thereof, occupied by the user(s) on an intermittent non permanent basis as a resort for recreation, rest or relaxation but not occupied continuously or as a sole principal residence.
- 35.197. **Senior Citizen Home** shall mean a dwelling or other building in which self-contained dwelling units, rooms or lodging for the elderly are provided for hire or pay, and may include some personal care, nursing services and medical use and treatment, but shall not include any other establishment otherwise defined or classified in this By-law.

- 35.198. **Service Industries** shall mean a bakery, a motor vehicle repair garage, a printing establishment, a paint shop, plumbing shop, sheet metal shop and similar uses.
- 35.199. **Service Repair Shop** shall mean a building or part of a building not otherwise classified or defined in this By-law and whether conducted in conjunction with a retail shop or not, for the servicing or repairing or renting of articles, goods or materials, but does not include the manufacture of articles, goods and/or materials.
- 35.200. **Setback** shall mean the horizontal distance from the nearest street line of the street allowance, measured parallel to such street line or lot line, to the nearest part of any main wall of any building or structure on the lot.
- 35.201. **Sewage Treatment Facility** shall mean a building or structure, approved by the Ministry of Environment where domestic and/or industrial waste is treated and may also include a sewage lagoon.
- 35.202. **Sight Triangle** shall mean an area free of buildings, structures, signs, vegetation or other such matter which would obstruct the vision of vehicular traffic, and which area is to be determined by measuring, from the point of intersection of street lines on a corner lot, the distance required by this By-law along each such street line and joining such points with a straight line. The triangular-shaped land between the intersecting street lines and the straight line joining the points the required distance along the street lines is the "Sight Triangle".
- 35.203. **Sign** shall mean a name, identification, description, device, display or illustration which is affixed to or represented directly or indirectly upon a building, structure or lot which directs attention to an object, product, place, activity, person, institute, organization or business.
- 35.204. **Single Independent Housekeeping Unit** shall mean an area within a building which is exclusively devoted to the occupants therein and where all occupants have normal and reasonable access to all of the habitable areas and facilities of the housekeeping unit and in the case of a single detached dwelling this means the entire building.
- 35.205. **Snow Skiing Facility** shall mean an area of land with trails used by persons who may or may not require a ski lift facility to ski, snowboard, snow tube or undertake similar activities and which may include buildings, structures or parking and storage areas devoted to the maintenance and operation of the snow ski facility.

- 35.206. **Storey** shall mean the portion of the building, other than the cellar, which lies between the surface of its floor and the surface of the next floor above it, or if there is no floor above it, then the space between such floor and the ceiling or roof next above it.
- 35.207. **Street** shall mean a highway, as defined under The Highway Traffic Act, as amended, and The Municipal Act, as amended, which has been assumed for the public use and is maintained year-round; or within a Registered Plan of Subdivision that has not been deemed not to be a Registered Plan of Subdivision, under a By-law passed pursuant to the provisions of the Planning Act, as amended.
- 35.208. **Street Access** shall mean, when referring to a lot, that such lot has a lot line or portion thereof which is also a street line.
- 35.209. **Street Line** shall mean any lot line that divides a lot from a street.
- 35.210. **Structure** shall mean anything constructed or erected, the use of which requires location on the ground, or which is attached to something having location on or in the ground.
- 35.211. **Studio** shall mean a building or part thereof used as the workplace of a photographer or artist, craftsman or for the instruction of art, music, dancing, languages or similar disciplines, or for the sale of crafts.
- 35.212. **Tavern** shall mean “a Tavern” as defined by the Liquor License Act, as amended.
- 35.213. **Tent** shall mean a collapsible shelter of canvas or other fabric used for camping outdoors.
- 35.214. **Theatre, Drive-In** shall mean a place of public assembly designed for the screening or viewing of motion pictures within a motor vehicle parked in a permitted parking space on the premises of the establishment.
- 35.215. **Tillable Hectares** shall mean the total area of land including pasture that can be worked or cultivated.
- 35.216. **Tourist Establishment** shall mean any premises operated to provide sleeping accommodation for the travelling public or sleeping accommodation for the use of the public engaging in recreational activities, and includes the services and facilities in connection with which sleeping accommodation is provided, and without limiting the generality of the term, also includes a cabin establishment, and a tourist housekeeping cottage, but does not include:
- a) A sports and recreational camp,

- b) A seasonal recreational trailer campground,
- c) A private club,
- d) A Commercial Accommodation use as defined herein,
- e) Permanent or year round occupancy by anyone other than the owner of operation of the use.

- 35.217. **Tourist Information Centre** shall mean a building or structure or portion thereof where the main purpose and use is the display and provision of tourism information to the traveling public,
- 35.218. **Township** shall mean the Corporation of The Township of Springwater.
- 35.219. **Transportation Terminal** shall mean the use of land, buildings or structures for the purpose of storing, servicing, repairing or loading trucks, transport trailers and/or buses, but does not include automobile service stations or transportation sales or rental outlets,
- 35.220. **Travel Trailer** shall mean a recreational trailer, other than a Park Model Trailer, intended as temporary seasonal living accommodations, including structures commonly referred to as travel trailers, motor homes, slide in campers, chassis mounted campers and tent trailers having the following features: an overall length not exceeding 12.5 m (41.01 ft.); and an overall width not exceeding 2.6 m (8.53 ft.). Width shall mean the sum of the distance from the vehicle centre line to the outer most projections on each side when the vehicle is folded or condensed for transit,
- 35.221. **Travel Trailer Add On** shall mean a pre-manufactured structure designed for use as a sunroom, porch, canopy or similar temporary use accessory to a travel trailer and is intended or used for additional living area but is not intended or used for the purpose of cooking or sleeping accommodation,
- 35.222. **Undertaking Establishment** shall mean any premises where preparation of the dead human body for interment or cremation is undertaken.
- 35.223. **Use** shall mean the purpose for which any land, building, or structure is arranged, designed, or intended to be used, occupied or maintained.
- 35.224. **Veterinary Clinic** shall mean a building or structure or part thereof, that is used for the purpose of consultation, diagnosis, boarding and office treatment of animals, birds and pets.
- 35.225. **Warehouse** shall mean a building where wares or goods are stored and may include wholesale establishments, but shall not include a retail store.
- 35.226. **Waste Disposal Site** shall mean any land upon, into, in or through which, or building or structure in which waste is deposited, disposed of, handled, stored,

transferred, treated or processed, and any operation carried out, including excavation and use of aggregate for the purpose of waste disposal, but not including a “pit” under the Aggregate Resources Act; or machinery or equipment used in connection with the depositing, disposal, handling, storage, transfer, treatment or processing referred to above.

- 35.227. **Watercourse** shall mean the natural or man-made channel, for a stream of water and/or an intermittent stream of water and, for the purposes of this By-law, includes all watercourses not shown on the Schedules of this By-law.
- 35.228. **Water Supply, Municipal** shall mean a distribution system of underground piping and related storage facilities for water including pumping and purification facilities owned and operated by the Township of Springwater.
- 35.229. **Wayside Pit or Wayside Quarry** shall mean a temporary pit or quarry opened and used by public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.
- 35.230. **Wholesale Establishment** shall mean a building used for the storage and sale of quantities of goods and materials for resale or business use.
- 35.231. **Yard** shall mean an open, uncovered space on a lot appurtenant to a building and unoccupied by buildings or structures except as may be expressly permitted in this By-law, and in determining yard measurements the minimum horizontal distance from the respective lot lines is to be used, but does not include a court yard.
- 35.232. **Yard, Exterior Side** shall mean the side yard of a corner lot which side yard extends from the front yard to the rear yard between the exterior side street line and the nearest part of any building or structure on the corner lot.
- 35.233. **Yard, Front** shall mean a yard extending across the full width of a lot between the front lot line and the nearest wall of any building or structure on the lot.
- 35.234. **Yard, Minimum Front** shall mean the minimum depth of a front yard on a lot between the front lot line and the nearest wall of any building or structure on the lot.
- 35.235. **Yard, Minimum Interior Side** shall mean the minimum width of a side yard on a lot between a side lot line and the nearest wall of any building or structure on the lot.
- 35.236. **Yard, Minimum Rear** shall mean the minimum depth of a rear yard on a lot between the rear lot line and the nearest wall of any main building or structure on the lot.

- 35.237. **Yard, Rear** shall mean a yard extending across the full width of a lot between the rear lot line and the nearest wall of any main building or structure on the lot.
- 35.238. **Yard, Required** shall mean a yard with the minimum front yard depth, rear yard depth, or side yard width required by the provisions of this By-law. A required side yard shall extend from the required front yard to the opposite required rear yard.
- 35.239. **Yard, Side** shall mean a yard extending from the front yard to the rear yard of a lot, and between a side lot line and the nearest wall of any building or structure on the lot.
- 35.240. **Zone** shall mean a designated area of land use shown on a Schedule or Schedules of this By-law.
- 35.241. **Zoning Administrator** shall mean the officer or employee of the Township appointed by Council to administer the provisions of this By-law.
- 35.242. **Zoo** shall mean the use of land, buildings or structures for the keeping and display of animals, including exotic, to the public.

Section 36 – Validity

If any section, clause or provision of this By-law, including anything contained in Schedules A through and including Section V attached hereto, is for any reason declared by a court of competent jurisdiction to be validated, the same shall not affect the validity of this By-law as a whole, or any part thereof other than the section, clause or provisions so declared to be invalid, and it is hereby declared to be the intention that all remaining sections, clauses, provisions and schedules of this By-law shall remain in full force and effect until repealed.

Section 37 – Repeal

By-law 83-15 of the former Township of Vespra, By-law 1990-22 of the former Township of Medonte, By-law P88-05 of the former Township of Flos, By-law 75-10 of the former Town of Wasaga Beach and By-law 74-14 of the former Village of Elmvale, all amendments thereto, are hereby repealed insofar as they affect the lands subject to this By-law within the Township of Springwater.

Section 38 – Effective Date

This By-law shall take effect and shall come into force pursuant to the provisions of an regulations made under the Planning Act, R.S.O. 1990, c.P.13, as amended.

By-law read a first, second and third time and finally passed this 5th day of August, 2003.

The Corporation of the Township of Springwater

(Original Signed) Mayor Helen Coutts

(Original Signed) Clerk Eleanor J. Rath

Office Consolidation

By-law 5000-038 – Map Replacement Zoning By-law Amendment – November 21, 2005

By-law 5000-180 – Housekeeping By-law – October 21. 2013

By-law 5000-203 – Map Schedule Consolidation By-law – October 20, 2014