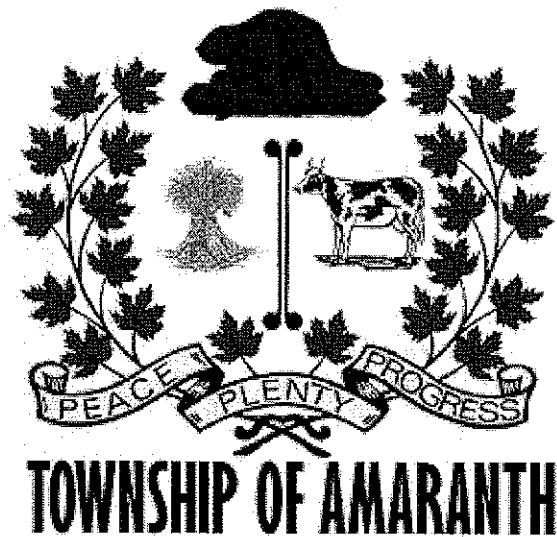


**TOWNSHIP OF AMARANTH
ZONING BY-LAW
2-2009**



Township Consolidation

December 2010

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**SECTION 1
ADMINISTRATION**

1.1 TITLE

This By-law may be referred to as "The Zoning By-law of the Township of Amaranth."

1.2 AREA AFFECTED BY THIS BY-LAW

This By-law applies to all lands and lands under water within the Township of Amaranth, save and except for Part of the East Half of Lot 2, Concession 1 and Part of the East Half of Lot 3, Concession 1, being those lands subject to plan of subdivision applications 22-T-02002 and 22-T-04004, which lands are as shown on Schedule A hereto and also save and except for Part of Lot 10, Concession 4 and Part of Lot 11, Concession 4, which lands are as shown on Schedules A and A-2 hereto.

1.3 BUILDING PERMITS

The requirements of this By-law must be met before a Building Permit is issued for the erection, additions to or alteration of any building or structure.

1.3.1 In addition to the requirements of any other By-law of the Corporation, every application requesting municipal clearance, which shall include a consideration of zoning clearance, as required for the issuance of a building permit shall be accompanied by plans, in triplicate, drawn to an appropriate scale (by an Ontario Land Surveyor when deemed necessary) and indicating the following:

- a) The true shape and dimensions of the lot to be used or upon which it is proposed to erect any building or structure,
- b) The location and dimensions of all buildings and structures or use existing on the lot,
- c) The proposed location, height and dimension of the building, structure or use proposed for such lot,
- d) The proposed location and dimension of any yards, setbacks, landscaped open space, off-street parking and loading facilities where required by this By-law, and

e) A statement signed by the owner or his agent stating exactly the correct and intended use of the land and each aforesaid building or structure and all information necessary to determine whether or not every such building, structure of use conforms with the requirements of this By-law.

1.3.2 Each building permit application shall comply with the requirements of the *Ontario Building Code Act*, S.O. 1992, c.23, as amended from time to time, and its regulations in addition to all other requirements of the Corporation.

1.3.3 If a proposed building, structure or use would violate any provisions of this By-law, no building permit or municipal license or certificate shall be issued.

1.3.4 No building or structure shall be erected except in accordance with the plans submitted in Subsection 1.3.1 and approved for the building permit.

1.4 ENFORCEMENT

Any person who contravenes any of the provisions of this By-law or who owns or occupies any land used or any building or structure erected, altered, enlarged or used in contravention of any of the provisions of this By-law is guilty of an offence and upon conviction shall pay a fine of not more than \$25,000, and on a subsequent conviction to a fine of not more than \$10,000 exclusive of costs for each offence and each day of violation shall constitute an offence.

Any corporation who contravenes any of the provisions of this By-law is liable on first conviction to a fine of not more than \$50,000, and on a subsequent conviction to a fine of not more than \$25,000, for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted in accordance with the *Planning Act*.

Any person or corporation convicted of a contravention of this By-law may be subject to a Court Order prohibiting the continuation or repetition of the offence by the person or corporation convicted.

Any building or structure which contravenes any requirement of this By-law may be removed or altered at the instance of the Corporation, pursuant to the provisions of the *Municipal Act*.

Any contravention of any requirement of this By-law may also be restrained by Court Order pursuant to the provisions of the *Municipal Act*, *Planning Act*, and all other legislation.

1.5 INSPECTION OF PREMISES

Any officer under Section 49 of the *Planning Act* or any building inspector under the *Building Code Act* upon producing proper identification may enter at all reasonable hours for the purpose of inspecting and examining any property or premises to which this By-law applies where there is reason to believe that the land has been used or the building or structure has been erected, altered or enlarged or used in violation of any of the provisions of this By-law, unless the room or premises is being used as a dwelling, in which case the entry shall be in accordance with Section 49 of the *Planning Act* or the applicable sections of the *Building Code Act* as the case may be.

1.6 CHANGE IN USE

No person shall change the use permitted by this By-law of any land, building or structure wholly or in part until obtaining the required approvals from the Township of Amaranth or any other Public Authority.

1.7 SEVERABILITY PROVISION

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

1.8 REPEAL OF EXISTING BY-LAWS

Upon this By-law coming into force and effect, By-law 69-2004 of the Township of Amaranth and all amendments thereto are hereby repealed save and except:

- a) Amending By-laws 100-2007 through to 119-2007. All references to By-law 69-2004 in By-laws 100-2007 through to 119-2007 shall be construed as references to this By-law, and all references to By-law 46-88 in By-laws 100-2007 through to 119-2007 are hereby deleted; and,

By-Law 44-2009

- b) **Deleted – OMB File PL030316 Decision Dated Aug. 5/09**

For greater certainty, upon this By-law coming into force and effect, the repeal of By-law 46-88 of the Township of Amaranth and all amendments thereto is hereby also confirmed.

1.9 EFFECTIVE DATE

This By-law shall come into force the day that it was passed where there are no appeals filed, or where appeals are filed, where all of the appeals are finally disposed of by the Ontario Municipal Board.

1.10 USE OF LAND, BUILDINGS AND STRUCTURES

No lands, buildings or structures within the area covered by this By-law shall be used for any purpose except as otherwise permitted by this By-law. Any use of land defined in this By-law but not specifically permitted in any zone is prohibited by this By-law.

1.11 APPLICATION OF OTHER REGULATIONS

Nothing in this By-law shall serve to relieve any person from any obligation to comply with the requirements of any other by-law of the Township of Amaranth or any other Federal or Provincial regulation that may affect the use of lands, buildings or structures in the Township.

1.12 INTERPRETATION

1.12.1 Where the word "shall" is used in this By-law it is mandatory and not discretionary. Where the word "may" is used in this By-law it is discretionary and not mandatory.

1.12.2 Where words are used in the present tense in this By-law, they shall include the future.

1.12.3 Where words are used in the singular number in this By-law they shall include the plural and where they are used in the plural they shall include the singular unless the context clearly indicates otherwise.

1.12.4 Where reference is made to "uses" in this By-law, it shall include uses, buildings or structures.

1.12.5 Where reference is made to "building" or "structure" it shall include any part thereof.

1.13

SCHEDULES

Schedules A, A-1, A-2, B and C, with notations and references shown thereon, are hereby declared to be part of this By-law and are described as follows:

- Schedule "A" - Zoning Schedule A
- Schedule "A-1" - Zoning Schedule A-1 Waldemar
- Schedule "A-2" - Zoning Schedule A-2 Laurel
- Schedule "B" - Minimum Distance Separation Formulae, Ontario Ministry of Agriculture and Food and Rural Affairs (OMAFRA), 2006
- Schedule "C" - Canadian Hydro Developers, Inc. By-laws 100-2007 through to 119-2007

SECTION 2
ESTABLISHMENT OF ZONES

2.1 ZONES

For the purposes of this By-law, the following zones are established and they may be referred to by the name or by the symbol set opposite the name of the zone below:

A	-	Agricultural
RU	-	Rural
RR	-	Rural Residential
ER	-	Estate Residential
HR	-	Hamlet Residential
C1	-	General Commercial
C2	-	Highway Commercial
RE	-	Recreational
I	-	Institutional
M1	-	Industrial
MX	-	Extractive Industrial
MD	-	Waste Disposal
OS	-	Open Space
EP	-	Environmental Protection
D	-	Development

2.2 ZONE SCHEDULE

The zones and zone boundaries are shown on the attached Schedule 'A', which forms part of this By-law. Schedule 'A' is comprised of a series of maps.

2.3 SPECIAL ZONES

Where a zone symbol is followed by a dash and a number (for example RU-1) there are special provisions that apply to the zone. These special provisions are contained in the section of the By-law that applies to the primary zone.

2.4

DETERMINING ZONE BOUNDARIES

- i) Where the zone boundary is shown following a street or lane, the centre line of the street or lane is the boundary and the zone designations shall be deemed not to be abutting.
- ii) Unless the location of a zone boundary is specified by dimensions on the zoning map, a zone boundary which lies within a lot shall be fixed by the scale of the Schedule upon which it is shown.
- iii) A zone boundary shown following approximately a shoreline of a river or the centre line of a creek, stream or channel is considered to be the shoreline or centre line and moves with any natural change in the shoreline.

2.5

COMPLIANCE WITH ZONING BY-LAW

No person shall change the use of any building, structure or land, or erect or use any building or structure or occupy any land or building, except in accordance with the provisions of this By-law.

Any use not specifically permitted by this By-law shall not be permitted in the Township of Amaranth. Section 5 of this By-law defines additional uses which are not permitted in any zone under this By-law; and those uses, together with any other uses not specifically permitted by this By-law, shall require an amending By-law to be passed in order for such use(s) to be permitted within the Township of Amaranth.

No person shall use any land or locate any building or structure such that the uses, buildings or structures on other lands would no longer comply with the provisions of this By-law, save and except for any legally non-conforming lots, buildings, structures and/or uses in accordance with Section 3.11 of this By-law or legally non-complying lots, buildings, structures and/or uses in accordance with Section 3.12 of this By-law.

2.6

HOLDING PROVISIONS

Where a zone symbol is followed by a dash and the letter "H" (for example: M1-H), the lands shall only be used for existing uses and the expansion of those uses as of the date of adoption of this By-law.

Council may pass a By-law pursuant to Section 36 of the *Planning Act* to remove the Holding (H) symbol, thereby placing the lands in the zone indicated by the zone symbol when all of the applicable following requirements have been met:

- a) The appropriate sanitary services and water supply have been approved to service the land;
- b) All conditions of consent or subdivision have been fulfilled, including the registration of a consent agreement or subdivision agreement on the title of the lands;
- c) Where the lands are subject to site plan control under Section 41 of the *Planning Act*, a site plan agreement in accordance with the provisions of the *Planning Act* has been registered on the title of the lands;
- d) The required permits from all other approval agencies have been issued;
- e) Where the lands are affected by adverse environmental or other constraints and those constraints have been resolved to the satisfaction of Council; and
- f) Where the development of the lands may impose adverse financial impacts on the Township and those impacts have been resolved to the satisfaction of Council.

**SECTION 3
GENERAL PROVISIONS**

3.1 APPLICATION

The provisions of this section of the By-law shall apply to all lands within the Township of Amaranth unless otherwise specified.

3.2 ACCESSORY BUILDINGS, STRUCTURES AND USES

3.2.1 Permitted Uses

Where this By-law provides that a lot may be used or a building or structure may be erected or used for a purpose, that purpose shall include any accessory building or structure or accessory use, provided the principal building, structure or use is already legally in existence on the lot, but shall not include the following:

- a) any occupation for gain or profit conducted within or accessory to a dwelling unit or on such lot associated therewith, except as is specifically permitted in accordance with this By-law; or
- b) any building used for human habitation except in accordance with this By-law, as is specifically permitted.

Legal non-conforming uses shall be permitted to have accessory uses, buildings and structures in accordance with the provisions in this section of the By-law and the provisions of the applicable zone.

For the purposes of this By-law an agricultural building shall be considered as a principal building in an Agricultural or Rural Zone.

3.2.2 Setback and Yard Requirements

Except as otherwise provided herein, in all Zones any accessory building or structure, which is detached from the principal building, shall be erected in compliance with the yard and setback requirements of the zone in which such building is located, but shall not be closer to the front lot line or exterior side lot line than the principal building on the lot.

Within the Agricultural, Rural, Rural Residential and Open Space Zones, a permitted accessory building shall be permitted in the front yard or exterior side yard provided that the principal building meets the minimum

front yard and/or exterior side yard and setback requirements of the zone in which it is located.

3.2.3 Lot Coverage and Height

Unless otherwise specified in this By-law the total lot coverage of all accessory buildings and structures, except swimming pools, shall be 10 percent and the maximum height of any accessory building or structure shall be 6.0 metres.

3.2.4 Accessory Structure Encroachments

Notwithstanding the yard and setback provisions of this By-law, drop awnings, clothes poles, garden trellises, retaining walls less than 1.0 metres above the average finished grade, fences, signs or similar uses which comply with the By-laws of the Township, shall be permitted in any required interior side or rear yard.

Swimming pools shall be constructed in accordance with the requirements of the By-law for Accessory Buildings and Structures except that no water circulating or pumping equipment shall be located closer than 3.0 metres to any side or rear lot line.

Satellite antennas exceeding 1.0 metres in diameter shall be required to meet the applicable yard requirements for principal uses in a Zone.

3.2.5 Fire Escapes

Notwithstanding the yard and setback provisions of this By-law unenclosed fire escapes may encroach into any required rear yard a maximum distance of 1.5 metres.

3.2.6 Garages or Other Accessory Buildings or Structures

Unless otherwise specified in this By-law, a detached private garage or other accessory buildings or structures may be erected and used in an interior side or rear yard, provided that the following requirements are met.

a) Interior Side Yard

Where such accessory building or structure is located in an interior side yard, it shall not be closer than 1.5 metres to the interior side lot line.

b) Rear Yard

Where such accessory building or structure is located in a rear yard, it shall not be closer than 1.5 metres to the rear lot line.

c) Distance from Main Building

Where such accessory building or structure is located in a side or rear yard, it shall not be closer than 2.0 metres from the main building.

3.2.7 Decks, Steps, Balconies or Patios

Notwithstanding the yard and setback provisions of this By-law, unenclosed decks, steps, balconies and patios may project into any required yard or setback a maximum distance of 2.0 metres, but shall not be closer than 1.5 metres to any lot line. Where the floor of any porch, balcony or deck is in excess of 1.0 metres above finished grade, the side yard and rear yard requirements for the principal building shall apply.

3.2.8 Garden Suite

Garden suites may be permitted as a temporary use in the Agricultural and Rural Zones that permit a dwelling unit provided that:

- a) The unit is occupied by an immediate family member of the occupant of the principal residential use;
- b) The lot has sufficient sewage and water services to accommodate the unit;
- c) The unit does not exceed 80 square metres;
- d) Council has passed a Temporary Use By-law under Section 39 of the *Planning Act*; and,
- e) There is an agreement between the owner and Township that provides for the removal of the building when it is no longer required.

3.2.9 Gate House in Industrial Zone

Notwithstanding the yard and setback provisions of this By-law, in an Industrial Zone, a gate house not exceeding 9.0 square metres shall be permitted in a required front or side yard or in the area between the street line and the required yard.

3.2.10 Ornamental Structures and Windows

Notwithstanding the yard and setback provisions of this By-law, sills, chimneys, cornices, eaves, gutters, parapets, pilasters, windows or other ornamental structures may project into any required yard a maximum distance of 0.6 metres.

3.3 ACCESS ON IMPROVED PUBLIC ROAD

No person shall erect any building or structure in any Zone after the date of passing of this By-law, unless the lot upon which such building or structure is to be erected has frontage upon an improved public road that is maintained year round and such building or structure complies with the setback provisions of this By-law.

The above provisions shall not apply to prevent the erection of a permitted building or structure on a lot in a registered Plan of Subdivision where a properly executed Subdivision Agreement has been entered into with the Township, notwithstanding that the street or streets will not be assumed by the Township until the end of the maintenance period, nor shall it apply to prevent the enlargement, extension, renovation, reconstruction or other structural alteration of an existing building or structure, which is located on a lot which does not have frontage upon an improved public road, provided the use of such building or structure does not change and is permissible within the zone in which it is located.

3.4 ESTABLISHED BUILDING LINE IN RESIDENTIAL ZONE

Notwithstanding any other provisions of this By-law, where a dwelling is to be erected in a Residential Zone between existing dwellings on the same street, such dwelling may be built with a front yard and setback equal to the average yard of the adjacent dwellings on the same side of the street within 100 metres of the lot provided that the dwelling to be erected is not located within 18 metres of the center line of a public street.

3.5 HEIGHT EXCEPTIONS

Notwithstanding the height provisions of this By-law, nothing in this By-law shall apply to prevent the erection, alteration, or use of a barn or silo, a church spire, a belfry, a flag pole, a clock tower, a chimney, a water tank, a radio or television tower or antenna, an air conditioner duct, a grain elevator, incidental equipment required for processing, external equipment associated with internal equipment or machinery and conveying equipment, which exceeds the maximum height requirements provided the main or principal use is permitted within the zone in which it

is located and provided all other applicable provisions of this By-law are complied with.

Setbacks for all such towers shall be 1.5 times the tower height.

3.6 HOME INDUSTRY

Where a home industry is permitted as an accessory use to a single detached dwelling the following provisions shall apply:

- a) In addition to persons living on the premises not more than two (2) employees shall be engaged in the home industry.
- b) Such home industry may be located in part of a dwelling or in any accessory building located on a lot on which a dwelling is in existence, provided the total gross floor area utilized by the home industry does not exceed a maximum of 140 square metres.
- c) There shall be no display other than that permitted in accordance with the Sign By-law of the Corporation.
- d) There shall be no outdoor storage of goods, materials or articles.
- e) Only currently licensed motor vehicles, associated with the home industry may be parked or stored on the lot in an interior side or rear yard.
- f) A kennel shall not be permitted as a home industry.
- g) Parking for the home industry shall be limited to four spaces located in the side or rear yard only.

3.7 HOME OCCUPATION

Where a home occupation is permitted the following provisions shall apply:

- a) In addition to persons living on the premises not more than one (1) employee shall be engaged in the business and working from the dwelling. In the case of a dentist, doctor or other health care providers there may be one additional provider in a home occupation.
- b) There shall be no display other than that permitted in accordance with the Sign By-law of the Corporation.
- c) There shall be no goods, wares, or merchandise offered for sale or rent on the premises other than what is produced on the premises.

- d) There shall be no outdoor storage of goods, materials, containers or animal enclosures used in conjunction with the home occupation.
- e) Not more than 25 percent of the gross floor area of the dwelling shall be used for the purposes of the home occupation. The home occupation shall be conducted entirely within the dwelling.
- f) There shall be no mechanical or other equipment used except that which is customarily used in a dwelling for domestic or household purposes or for use by a hairdresser or barber, dentist, drugless practitioner, physician, or other professional person.
- g) A home occupation shall not include a boarding or lodging house, an eating establishment, or a facility offering accommodation or meals other than a Bed and Breakfast establishment.
- h) A home occupation shall be secondary to the principal residence and shall not change the residential character of the lot.
- i) One home occupation only shall be permitted in conjunction with a single detached dwelling.
- j) Parking for the home occupation shall be limited to four spaces located in the side or rear yard only.

3.8 LOADING SPACE REQUIREMENTS

3.8.1 Loading Space

Loading spaces are required under this By-law, in accordance with the Loading Space Requirement Table set forth herein, and the owner of every commercial or industrial building or structure erected for any purpose involving the receiving, shipping, loading or unloading of persons, animals, goods, wares, merchandise or raw materials shall provide and maintain loading and unloading spaces on the lot accordingly. For the purposes of this By-law, each loading or unloading space shall be 15 metres in length, 3.5 metres in width and have a vertical clearance of at least 4.3 metres.

3.8.2**LOADING SPACE REQUIREMENT TABLE**

Gross Floor Area of Building	Loading Spaces Required
Less than 300 square metres	None
300 square metres to 2300 square metres or less	1 space
Exceeding 2300 square metres but not exceeding 7400 square metres	2 spaces
Exceeding 7400 square metres	1 space for each additional 7400 square metres

3.8.3**Access**

Access to loading spaces shall be by means of a driveway of at least 6.0 metres in width contained on the lot on which the spaces are located and leading to an improved public road that is maintained year round.

3.8.4**Loading Space Surface**

Driveways, loading spaces, and related aisles and turning areas shall be maintained with a stable surface that is treated to prevent the raising of dust. Such loading facilities shall, before being used, be surfaced with asphalt, concrete, or crushed stone, gravel or brick and shall include provisions for drainage facilities.

3.8.5**Location**

Required loading spaces shall be located in the interior side or rear yard.

3.8.6**Additions to or Change in Use of Existing Buildings**

The loading space requirements referred to herein shall not apply to any building in existence at the date of passing of this By-law so long as the gross floor area, as it existed at such date, is not increased by more than 300 square metres. If an addition is made to the building or structure which increases the gross floor area or the use of the building changes, then additional loading spaces shall be provided as required by this Section, in accordance with the provisions of Section 3.8.2 The Loading Space Requirement Table, for such addition.

3.9 MOBILE HOMES

Mobile homes may be considered as an accessory dwelling unit in an Agricultural Zone only provided Council passes a Temporary Use By-law which specifically permits a mobile home as an accessory dwelling and provided the following requirements are met:

- a) The structure shall be constructed to C.S.A. Standards for mobile homes;
- b) The structure shall have at least 65 square metres of ground floor area;
- c) The structure shall be completely enclosed from the surface of the finished grade to the roof; and,
- d) The structure shall be fully serviced with running water, electricity and a private sewage disposal system.

Building permits are required for the placement of mobile homes on any lands.

3.10 MULTIPLE ZONES/USES ON ONE LOT

Where a lot is divided into more than one zone, each such area of the lot shall be used in accordance with the provisions of this By-law for the zone where such area of the lot is located. Each such area of the lot shall be considered as a separate lot for the purpose of determining zone provisions. The total number of dwellings and/or dwelling units on the whole of the lot shall not exceed one.

When a lot contains more than one use which is not an accessory use the lot area requirement shall be the sum of the requirements for the separate uses thereof.

3.11 NON-CONFORMING USES

3.11.1 Continuation of Existing Uses

The provisions of this By-law shall not apply to prevent the use of any existing lot, building or structure for any purpose prohibited by this By-law if such existing lot, building or structure was lawfully used for such purpose, prior to the effective date of this By-law and provided that the lot, building or structure continues to be used for that purpose.

3.11.2 Permitted Exterior Extension, Alteration and Reconstruction

The exterior of any building or structure which was lawfully used prior to the effective date of this By-law for a purpose not permissible within the zone in which it is located, prior to the effective date of this By-law, shall not be enlarged or extended more than 0.2 metres, reconstructed or otherwise structurally altered, unless such building or structure is thereafter to be used for a purpose permitted within such zone.

3.11.3 Permitted Interior Alteration

The interior of any building or structure which was lawfully used for a purpose not permissible within the zone in which it is located prior to the effective date of this By-law, may be reconstructed or structurally altered, in order to render the building or structure more convenient for the existing purpose for which it was lawfully used.

3.11.4 Restoration to a Safe Condition

Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of any existing, legal non-conforming building or structure or part thereof, provided that the strengthening or restoration does not increase the building height, size or volume or change the existing, lawful use of such existing building or structure unless these changes are necessary to provide for flood proofing.

3.11.5 Building Permit Issued

The provisions of this By-law shall not apply to prevent the erection or use, for a purpose prohibited by this By-law, of any building or structure, the plans for which have, prior to the date of passing of this By-law, been approved by the Chief Building Official, so long as the building or structure, when erected, is used and continues to be used for the purpose for which it was erected.

3.12 NON-COMPLYING LOTS, BUILDINGS, STRUCTURES AND USES

3.12.1 Permitted Buildings or Structures

Where a building or structure is located on a lot having less than the minimum frontage and/or lot area, or where the building or structure located on a lot has less than the minimum front yard and/or side yard and/or rear yard required by this By-law, the said building or structure may be enlarged, reconstructed, repaired and/or renovated provided that:

- a) The enlargement, reconstruction, repair and/or renovation does not further reduce the existing front yard, and/or side yard and/or rear yard to less than the minimum required by this By-law or increase the lot coverage to more than the maximum permitted by this By-law;
- b) The building or structure is being used for a purpose permissible within the zone in which it is located; and,
- c) All other applicable zone provisions of this By-law are complied with.

3.12.2 Reconstruction of Existing Building

Nothing in this By-law shall apply to prevent the reconstruction of any permitted building which is accidentally damaged or destroyed by causes beyond the control of the owner or where the owner has obtained a demolition permit from the municipality. Such permitted building may be reconstructed for the purpose of replacing the building even if such did not conform with one or more of the provisions of this By-law provided that the reconstruction occurs within 24 months of the damage being done, but the non-compliance may not be further increased.

3.12.3 Existing Undersized Lots of Record

Where a lot, having a lesser lot area and/or lot frontage than required herein, existed on the date of passing of this By-law, or where such a lot is created by a public authority, such smaller lot may be used and a permitted building or structure, may be erected, altered and/or used on such smaller lot provided that the lot is located on an improved public road that is maintained year round and all other applicable zone provisions of this By-law are complied with. Any of these existing smaller lots, which have been increased in size, following the passage of this By-law, but remain undersized, may also be used in accordance with this provision.

3.13 NOXIOUS TRADE

Except as may otherwise be specifically permitted under this By-law, no use shall be permitted which, from its nature or the materials used therein, is defined as a noxious trade, business or manufacturer under the *Health Protection and Promotion Act*, as amended, and the Regulations promulgated there under.

3.14 NUMBER OF DWELLING UNITS ON A LOT

Unless otherwise permitted in this By-law, no more than one dwelling unit shall be permitted on any lot.

3.15 PARKING AREA REGULATIONS

3.15.1 Parking Space Requirements

The owner of land, building or structure erected or used for any of the purposes hereinafter set forth shall provide and maintain parking spaces for the sole use of the owner, occupant, or other persons entering upon or making use of the said premises, from time to time.

Parking spaces are required under this By-law, in accordance with Section 3.15.9, which contains the Parking Space Requirement Table. Where the calculation of required spaces exceeds a whole space by more than 0.25, the required spaces shall be the next whole number.

3.15.2 Parking Area Surface

Non-residential parking spaces and driveways connecting the parking spaces or area with a road shall be maintained with a stable surface that is treated so as to prevent the raising of dust. Such parking spaces or areas shall, before being used, be constructed of asphalt crushed stone, gravel, concrete or similar material and shall include provisions for drainage facilities.

3.15.3 Ingress and Egress Provisions

- a) Ingress and egress to and from the required parking spaces and areas shall be provided by means of unobstructed driveways or passageways of at least 3 metres in width for one-way traffic, and a minimum width of 6 metres for two-way traffic but not more than 9 metres in perpendicular width.
- b) The maximum width of any joint ingress and egress driveway ramp measured along the street line shall be 9 metres.
- c) The minimum distance between any two driveways on one lot or between a driveway and an intersection of street lines measured along the street line intersected by such driveway shall be 7.5 metres.
- d) The minimum angle of intersection between a driveway and a street line shall be 60 degrees.

- e) Parking spaces shall have a minimum width of 2.75 metres and have a minimum area of 16.5 square metres.

3.15.4 More Than One Use on a Lot

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

3.15.5 Parking Area Location on Lot

Notwithstanding the yard and setback provisions of this By-law, parking areas shall be permitted in the required yards and in the area between the street line and the required setback except that, where a Commercial Zone abuts a Residential Zone a 3.0 metre planting strip shall be maintained between the parking area and the lot line.

3.15.6 Additions To, or Changes In, the Use of Existing Buildings and Structures

The parking space requirements referred to herein shall not apply to any building or structure lawfully in existence on the date of passage of this By-law, so long as the gross floor area is not increased. If any addition is made to a building or structure which increases its gross floor area, then parking spaces for the addition shall be provided as required by the Parking Space Requirement Table. Where a change in use occurs, parking spaces shall be provided for such new use in accordance with the requirements of Section 3.15.9, which contains the Parking Space Requirement Table.

3.15.7 Use of Parking Spaces and Areas

Parking spaces and areas required in accordance with this By-law shall be used for the parking of operative, currently licensed vehicles only and for vehicles used in an operation incidental to the permitted uses in respect of which such parking spaces and areas are required or permitted.

Notwithstanding the foregoing, the owner or occupant of any lot, upon which is located a permitted dwelling, building or structure in an Estate Residential, Hamlet Residential or Rural Residential Zone may use the lot, building or structure for the parking, storing or housing of one commercial motor vehicle or trailer provided that such vehicle does not exceed a 3500 kg load capacity and must be parked in an interior side or rear yard unless it is parked indoors.

Commercial motor vehicles used in conjunction with an agricultural use are permitted in an Agricultural Zone and a Rural Zone. In addition, one commercial motor vehicle and/or one school bus not used in conjunction with an agricultural use may also be permitted in an Agricultural Zone and a Rural Zone.

Notwithstanding the above, on a lot where the dwelling is the principal use or in a Residential Zone, no parking shall be permitted in the front yard required by this By-law except on a driveway having a perpendicular width of not more than 9.0 metres.

3.15.8 PARKING SPACE REQUIREMENT TABLE

TYPE OR NATURE OF USE	MINIMUM OFF-STREET PARKING REQUIREMENTS
Assembly Hall, Community Centre, Place of Worship, Private Club, Recreational Establishment or Tavern or establishment licensed under the <i>Liquor License Act</i> or other similar places of assembly not otherwise specified herein	1 parking space for each four persons that may be legally accommodated at any one time, or each 9.0 square metres of gross floor area, whichever is greater
Nursing Home	1 parking space for each four beds or fraction thereof plus one space per two staff persons
Hotel, Motel, or Camping Establishment	1 parking space for each guest room or camp site plus one space for each 9.0 square metres devoted to a public use
Residential	2.0 parking spaces per dwelling unit
Uses Permitted by this By-law other than those listed in this Table	1 parking space per 28 square metres of gross floor area
Disabled Persons Parking	
Total Required Spaces	General Required Disabled Spaces
0-3	0
4-10	1
11-25	2
26-50	3
51-75	4
76-100	5
101-150	6
One (1) additional disabled space for every 50 total spaces, or part thereof.	No maximum.

3.15.9 Parking Spaces for Physically Disabled Persons

A parking space reserved for the sole use of a vehicle operated by or carrying a physically disabled person shall be:

- a) Hard surfaced and level;
- b) A total width of 4.4 metres comprised of a 2.4 metre wide parking stall and a 2 metre wide access aisle;
- c) A minimum vertical clearance of 2.75 metres within the space(s) and on the route leading thereto;
- d) Placed so sidewalks, paths and walkways shall be accessible to physically disabled persons whether via ramps, depressed curbs or other appropriate means;
- e) Placed with sufficient clearance around the vehicle from any objects or obstacles which may obstruct or impede accessibility;
- f) Identified by a minimum of one authorized sign for each parking space, as prescribed in the *Highway Traffic Act*, as amended from time to time, located immediately in the front of the space and in the centre of the parking stall on a support that has been permanently installed in the ground or wall and mounted at a height of 1.5 metres to 2.5 metres from the ground to the bottom of the sign; and
- g) Generally located within 30 metres of the main entrance door of the building, or located on the shortest possible circulation route to an accessible entrance.

3.16 PEAT EXCAVATION AND PITS AND QUARRIES

The excavation of peat is prohibited within the area covered by this By-law, except in the locations permitted by this By-law, and in accordance with the provisions of this By-law. No person shall use land or erect any building or structure for the purpose of excavating or processing peat except as expressly provided for in this By-law.

The establishment or operation of pits or quarries is prohibited within the area covered by this By-law, except in the locations permitted by this By-law, and in accordance with the provisions of this By-law. No person shall use land or erect any building or structure for the purpose of processing, washing, screening, sorting or crushing rock, sand or gravel except as expressly provided for in this By-law.

3.17 PLANTING STRIPS

3.17.1 Location

Where a lot in an Institutional, Commercial, Industrial or Recreational Zone abuts an interior side or rear lot line of a lot in any Residential Zone, a 3.0 metre wide planting strip adjoining such abutting lot line, or portion thereof, shall be required.

3.17.2 Contents

Such required planting strip shall be used for no other purposes than planting a continuous, un-pierced hedgerow of trees, evergreens or shrubs or other natural vegetation, or solid fencing not less than 1.5 metres high, immediately adjacent to the lot line, or portion thereof, where such planting strip is required. The remainder of the planting strip shall be used for no other purpose than the planting of shrubs, flowering shrubs, flowerbeds, grass or a combination thereof.

3.17.3 Driveways and Walkways

In all cases where ingress and egress, driveways, or walkways extend through a required planting strip, it shall be permissible to interrupt the planting strip within 3 metres of the edge of such driveway or within 1.5 metres of the edge of such walkway.

3.17.4 Landscaped Open Space

A planting strip or buffer screen referred to in this Section may form a part of any landscaped open space required by this By-law but shall form part of a required yard.

3.18 PUBLIC USES

3.18.1 Public Uses Permitted

Except as provided in Section 3.18.2 herein, the provisions of this By-law shall not apply to prohibit the use of any lot or the erection or use of any building or structure for the purposes of a Public Use by any Public Authority.

Where such building, structure or lot is located in any zone for the purposes of a Public Use, the following shall apply:

- a) No goods, materials or equipment shall be stored in the open, except as permitted in such zone;

- b) Any zone provisions of the zone within which the building, structure or use is located shall be complied with except as otherwise provided in Subsection 3.18.2;
- c) Any building in any Residential Zone shall be designed, located and maintained in general harmony with residential buildings of the type permitted in such zone.

This provision shall not affect any requirement for compliance with the Building Code, *Municipal Act*, S.O. 2001, c.25, as amended from time to time, or any other applicable legislation or regulation associated therewith.

Nothing in this By-law shall prevent the use of any land as a public park, stormwater management facility, community park, playground, public walkway, road allowance or as a site of a statue, monument, cenotaph, fountain or other memorial or ornamental structure.

3.18.2 Location Restrictions

Notwithstanding any other provision contained in this By-law, where a public use is specifically mentioned as a permitted use within a specific zone classification, then such public use shall only be permitted within that zone or zones and shall comply with the zone provisions of the zone or zones in which the public use is permitted, save and except that there shall be no minimum lot area or lot frontage requirement.

3.18.3 Provisions

- a) No goods, materials or equipment shall be stored outside a building or structure located on the lot, except as may otherwise be permitted under this By-law and shall not be stored closer than 60 metres from a Residential Zone.
- b) The zone provisions of the zone in which the use is located shall be complied with except as otherwise provided in this By-law.
- c) The building or structure shall be designed and maintained in general harmony with the uses permitted within the respective zone.

3.18.4 Road and Service Installations

Nothing in this By-law shall prevent land from being used as a public road or public highway, or prevent the installation of a watermain, sanitary sewer, storm sewer, gas main, pipeline, communication line, or electrical line owned, operated and maintained by a Public Authority,

provided that the location of such facility has been approved by the Corporation.

3.19 PORTABLE ASPHALT PLANTS, WAYSIDE PIT OR QUARRY

Portable Asphalt Plants and Wayside Pits and Quarries shall be permitted accessory to a specific public roads project as a temporary use in an Agricultural Zone or Rural Zone.

3.20 REDUCTION OF REQUIREMENTS

No person shall change the purpose for which any land, building or structure is used or erect any building, structure, or addition to any existing building or structure, or reduce the area of any lot, if the effect of such action is to cause the original, adjoining, remaining or new building, structure or lot to be in contravention with this By-law.

3.21 RESTRICTIONS ON DWELLING UNITS IN NON-RESIDENTIAL BUILDINGS

Notwithstanding any other provision of this By-law, no dwelling unit shall be located within a portion of a non-residential building which is used to house livestock or has flammable fluids or hazardous materials stored in bulk for commercial purposes or in conjunction therewith, and without limiting the generality of the foregoing, a dwelling unit shall not be permitted within a building used for a motor vehicle service station, a motor vehicle repair garage, a motor vehicle body shop or a marine or small engines service shop.

3.22 SERVICES REQUIRED

No person shall erect or use a building or structure for a residential use on any lands unless approved sewage disposal and water supply services are available to the lot.

3.23 SIGHT TRIANGLES

On a corner lot fronting on two public roads, within the triangular space formed by the intersecting street lines and a line drawn from a point on one street line to a point on the other street line, each such point being 9.0 metres, measured along the street line from the point of intersection of the street lines, no motor vehicle, as defined in the *Highway Traffic Act*, shall be parked, no building or structure which would obstruct the vision of drivers of motor vehicles shall be erected, and no land shall be used for the purposes of growing shrubs or trees in excess of 1.0 metres

in height. Such triangular space may hereinafter be referred to as a "sight triangle". Where the two street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines.

3.24 SIGNS

All signage must be in accordance with applicable Township Sign By-law(s).

3.25 SPECIAL DISTANCE SEPARATIONS

3.25.1 Livestock Facilities

Notwithstanding any other yard or setback provision in this By-law, no residential, institutional, commercial, industrial or recreational use, located on a separate lot and otherwise permitted by this By-law shall be erected unless it complies with the Minimum Distance Separation (MDS I) calculated using the MDS I Calculation Form attached as part of Schedule "B" to this By-law, and said schedule may be amended from time to time.

Notwithstanding any other yard or setback provision in this By-law, no livestock facility shall be erected or expanded unless it complies with the Minimum Distance Separation (MDS II) calculated using the MDS II Calculation Form attached as part of Schedule "B" to this By-law, and said schedule may be amended from time to time.

3.25.2 Street Centre Lines

Where a lot abuts a road allowance less than 20 metres in width, the street line shall be established at 10 metres from the centre line of the road and the required front yard and/or exterior side yard within the zone shall be measured from the established street line.

Where a lot abuts a County Road, the street line shall be established at 15 metres from the centre line of the road and the required front yard and/or exterior side yard within the zone shall be measured from the established street line.

Where a lot abuts Provincial Highway 89, the street line shall be established at 18 metres from the centre line of the highway and the required front yard and/or exterior side yard within the zone shall be measured from the established street line.

3.25.3 Waste Management Areas

No habitable building or structure shall be located closer than 250 metres to any land used or formerly used as a waste management facility.

3.25.4 Watercourses

All buildings or structures shall be located a minimum of 15 metres from the high water mark of any river, stream, creek or municipal drain.

3.25.5 Steep Slopes or Ravines

All buildings or structures shall be located a minimum of 15 metres from the top of bank of a slope in excess of 25 percent.

3.25.6 Wetlands

All buildings and structures shall be located a minimum of 30 metres from the boundary (edge) of a wetland feature that is non-provincially significant. Notwithstanding same, a zoning by-law amendment is not required if a setback of less than 30 metres has been approved by the Conservation Authority.

All buildings and structures shall be located a minimum of 120 metres from the boundary (edge) of a wetland feature that is defined as a Provincially Significant Wetland. Notwithstanding same, a zoning by-law amendment is not required if a setback of less than 120 metres has been approved by the Conservation Authority or if required the Ministry of Natural Resources.

3.25.7 Municipal Public Works Yard

No new dwellings shall be constructed within 150 metres of the Municipal Public Works Yard located within the West Half of Lot 1, Concession 4.

3.26 TEMPORARY CONSTRUCTION USES

A tool shed, construction trailer, scaffold or other building or structure incidental to construction is permitted in all Zones within the Township on the lot so long as it is necessary for the work in progress and until the work is completed or abandoned. For the purpose of this Section, abandoned shall mean the discontinuation of work for more than 30 consecutive days and/or the failure to maintain a current building permit.

3.27 THROUGH LOTS

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

3.28 RECREATIONAL VEHICLES

3.28.1 Parking and Storage

The parking and storing of Recreational Vehicles shall be prohibited in all Residential Zones except that one Recreational Vehicle (definition includes a travel or tent trailer) may be stored on the occupant's lot, where a dwelling is in existence on the same lot, but only in the rear or interior side yard, provided that it meets the setbacks for an accessory building.

3.28.2 Use

The use of Recreational Vehicles for commercial purposes or habitation shall be prohibited in all Zones except in areas where such use is expressly permitted by this By-law.

No other form of trailer or vehicle shall be used for human habitation unless expressly permitted by this By-law.

**SECTION 4
ZONE PROVISIONS**

4.1 AGRICULTURAL (A) ZONE

No person shall within any Agricultural (A) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

4.1.1 Permitted Uses

Agricultural Uses

- i) agricultural use
- ii) farm produce sales outlet accessory to an agricultural use
- iii) farm produce storage facility
- iv) greenhouse
- v) home occupation
- vi) home industry
- vii) kennel on a lot of at least 38 ha
- viii) resource management
- ix) riding school or boarding stables
- x) single detached dwelling
- xi) specialized agriculture not exceeding 300 Nutrient Units (NU)
- xii) veterinary clinic
- xiii) wayside pit or wayside quarry including a portable asphalt plant

Residential Uses

- i) home occupation
- ii) home industry
- iii) single detached dwelling
- iv) accessory agricultural use not exceeding one (1) Nutrient Unit (NU) per hectare

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4.1.2	Regulations for Permitted Uses	Agricultural	Residential
	i) Minimum Lot Area	19 ha	0.6 ha
	ii) Minimum Lot Frontage	150 m	60 m

iii) Minimum Yard Requirements

Front Yard	30 m	20 m
Interior Side Yard	15 m	6 m
Exterior Side Yard	30 m	20 m
Rear Yard	30 m	7.5 m

iv) Maximum Lot Coverage 5% 10 %

v) Maximum Height 12 m 12 m

vi) Minimum Dwelling Unit
Gross Floor Area 111 sq m 140 sq m

Special Provisions for Livestock Buildings and Uses

- vii) Minimum Interior Side Yard 30 m
viii) Minimum Lot Size 2 ha
ix) Nutrient Units Not to exceed one (1) NU/ha
for lots less than 19 ha
x) Maximum Size for all Livestock
Buildings on the same lot 0.25% of the Lot Area

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4.1.3 Exceptions

**4.1.3.1 Agricultural Exception One (A-1) Zone
(Part of the West Half of Lot 12, Concession 3)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception One (A-1), in addition to the permitted uses in the Agricultural (A) Zone, the growing of vegetables and food crops, flowers, shrubs and trees, as an accessory use to a single detached dwelling on a non-agricultural use residential lot shall be permitted as well as an equestrian operation, including the raising of horses and an attached riding arena, subject to the following additional regulations:

- a) Maximum number of horses permitted within the existing barn shall be 18;
- b) Maximum Floor Area of existing barn shall be 391 square metres;
- c) Maximum Floor Area of riding arena shall be 937 square metres;
and
- d) Maximum Lot Coverage shall be 1.7%.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.2 Agricultural Exception Two (A-2) Zone
(Part of the East Half of Lot 20, Concession 2)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Two (A-2), a riding arena, having a maximum floor area of 685 square metres shall be permitted in addition to the existing buildings and structures.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.3 Agricultural Exception Three (A-3) Zone
(Part of the South Half of Lot 24, Concession 3)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Three (A-3), in addition to the uses permitted in the Agricultural (A) Zone, a 50 metre handgun range and a 300 metre rifle range are permitted.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.4 Agricultural Exception Four (A-4) Zone
(Part of the East Half of Lot 27, Concession 7)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Four (A-4), in addition to the permitted uses in the Agricultural (A) Zone, an abattoir shall be permitted.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.5 Agricultural Exception Five (A-5) Zone
(Part of the East Half of Lot 17, Concession 10)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Five (A-5), a home occupation shall be permitted in an accessory building, subject to the following special provisions:

- a) Maximum floor area of all buildings and structures shall be 290 square metres and;
- b) The accessory building wherein the home occupation is located shall be subject to the yard requirements of the Agricultural (A) Zone. The yard provision exceptions for accessory uses do not apply.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.6 Agricultural Exception Six (A-6) Zone
(Part of the West Half of Lot 11, Concession 2)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Six (A-6), the maximum lot coverage for all accessory buildings and structures shall be 210 square metres.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.7 Agricultural Exception Seven (A-7) Zone
(Part of the East Half of Lot 24, Concession 4)**

Notwithstanding the provisions of the Agricultural (A) Zone and the General Provisions of this By-law, on lands zoned Agricultural Exception Seven (A-7) a 205 square metre building for the storage of antique cars in addition to the existing 54 square metre shed shall be permitted.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.8 Agricultural Exception Eight (A-8) Zone
(Part of the West Half of Lots 3 and 4, Concession 7)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Eight (A-8), a home occupation is permitted within the older of the two existing dwellings subject to the following special provisions:

- a) Maximum floor area to be used for the home occupation shall be the lesser of 112 square metres or 71% of the floor area of the dwelling; and
- b) Maximum of six persons, excluding the owner, may be employed in the home occupation.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.9 Agricultural Exception Nine (A-9) Zone
(Part of the East Half of Lot 3, Concession 3)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Nine (A-9), an accessory building having a maximum floor area of 242 square metres may be used as a woodworking shop for a home occupation, and the total lot coverage of all accessory buildings and structures shall not exceed 280 square metres.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.10 Agricultural Exception Ten (A-10) Zone
(Part of the West Half of Lot 2, Concession 5)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Ten (A-10), in addition to the permitted uses, the parking of a commercial motor vehicle in a garage having maximum dimensions of 9.76 metres by 24.39 metres shall be permitted as an accessory use.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.11 Agricultural Exception Eleven (A-11) Zone
(Part of the East Half of Lots 2 and 3, Concession 2)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Eleven (A-11) the following uses shall be prohibited in any existing buildings and structures:

- a) liquid nutrient storage facility
- b) raising of livestock or fowl
- c) a kennel
- d) a boarding stable

In all other respects, the provisions of this By-law shall apply.

**4.1.3.12 Agricultural Exception Twelve (A-12) Zone
(Part of the East Half of Lot 26, Concession 4)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Twelve (A-12), the existing drive shed and silo shall be permitted as accessory buildings and structures to a residential use, notwithstanding the maximum lot coverage of all accessory buildings and structures.

In all other respects, the provisions of this By-law shall apply.

4.1.3.13 Agricultural Exception Thirteen (A-13) Zone – DELETED

Note: This deleted exception number (A-13) is not shown on the Schedules to this By-law.

**4.1.3.14 Agricultural Exception Fourteen (A-14) Zone
(Part of the West Half of Lot 12, Concession 5, Part 2, RP 7R-3516)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Fourteen (A-14), a dwelling and accessory uses shall be permitted within the required setback to a wetland, and the setback to a rear lot line and south side yard shall be 1.5 metres for a dwelling and accessory uses, but shall not be permitted within a required Minimum Distance Separation (MDS) arc. Nothing in this By-law shall prevent a permitted accessory building from being located in front of the face of the dwelling, provided that it meets the required 30 metre front yard.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.15 Agricultural Exception Fifteen (A-15) Zone
(Part of the East Part of Lot 14, Concession 10)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Fifteen (A-15), accessory buildings, not to exceed the permitted accessory building lot coverage by more than 335 square metres ground floor area, shall be permitted as well as the use of an accessory building or structure as a machinery shed for the repair of farm equipment as a home occupation.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.16 Agricultural Exception Sixteen (A-16) Zone
(Part of the East Half of Lot 2, Concession 8)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Sixteen (A-16), the existing buildings and structures may be used for a wood working shop and shall be exempt from the maximum lot coverage provisions of Subsection 4.1.2 (iv) of this By-law.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.17 Agricultural Exception Seventeen (A-17) Zone
(Part of the East Half of Lot 3, Concession 9)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Seventeen (A-17) the only permitted uses shall be:

Agricultural Uses

- a) the growing of produce and fruit crops, flowers, shrubs, and trees which do not require the composting of manure
- b) farm produce sales outlet accessory to an agricultural use
- c) farm produce storage facility
- d) greenhouse
- e) home occupation
- f) home industry
- g) resource management
- h) single detached dwelling
- i) wayside pit or wayside quarry including a portable asphalt plant

Residential Uses

- a) home occupation
- b) home industry
- c) single detached dwelling

In all other respects, the provisions of this By-law shall apply.

4.1.3.18 Agricultural Exception Eighteen (A-18) Zone (Part of the West Half of Lot 15, Concession 9)

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Eighteen (A-18) the only permitted uses shall be a commercial electrical substation and accessory facilities and the growing of agricultural crops. The A-18 Zone is designated a Site Plan Control Area.

In all other respects, the provisions of this By-law shall apply.

4.1.3.19 Agricultural Exception Nineteen (A-19) Zone (Part of the East Half of Lot 15, Concession 1)

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Nineteen (A-19) the following special provisions apply:

- a) Total Lot Coverage of all accessory uses, buildings or structures shall not exceed 400 square metres.
- b) Minimum Front Yard shall be not less than the front yard of the existing dwelling after 15 Sideroad has been widened by 3 metres.
- c) Maximum Lot Coverage shall be 600 square metres.
- d) Residential Lot Line shall be no less than the existing distance from the existing livestock barn located on the East Half of Lot 16,

Concession 1 and the south limit of the original 15 Sideroad allowance plus 3 metres.

- e) The size of the existing livestock barn shall be the maximum size permitted within the A-19 Zone and not more than three (3) Nutrient Units may be housed or kept on the lot.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.20 Agricultural Exception Twenty (A-20) Zone
(Part of the East Half of Lot 11, Concession 2)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Twenty (A-20) the existing buildings or structures, existing as of November 21, 2001, may be used for a permitted use notwithstanding the front yard or maximum lot coverage requirements of this By-law.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.21 Agricultural Exception Twenty-One (A-21) Zone
(Part of the East Half of Lot 6, Concession 9)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Twenty-One (A-21) in addition to the uses permitted in the Agricultural (A) Zone a veterinary clinic is permitted.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.22 Agricultural Exception Twenty-Two (A-22) Zone
(Part of the East Half of Lot 32, Concession 8)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Twenty-Two (A-22) a minimum front yard of 20 metres is permitted for a single detached dwelling.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.23 Agricultural Exception Twenty-Three (A-23) Zone
(Part of the East Half of Lot 1, Concession 10)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Twenty-Three (A-23) the Minimum Exterior Side Yard shall be 9.0 metres.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.24 Agricultural Exception Twenty-Four (A-24) Zone
(Part of the West Half of Lot 4, Concession 2)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Twenty-Four (A-24), the Minimum Front Yard for the existing dwelling shall be 21.0 metres.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.25 Agricultural Exception Twenty-Five (A-25) Zone
(East Part Lot 24, Concession 6)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Twenty-Five (A-25), residential uses, buildings and structures are prohibited.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.26 Agricultural Exception Twenty Six (A-26) Zone
(Part of Lot 22, Concession 7)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Twenty-Six (A-26), a home industry may be attached to the residential dwelling. The maximum floor area of the home industry shall be 520 square metres. Repair and maintenance of personal vehicles used in the home industry shall be permitted. Notwithstanding the foregoing, there shall not be a motor vehicle service station, commercial motor vehicle repair garage, motor vehicle body shop or commercial service station.

The subject lands shall be subject to site plan approval.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.27 Agricultural Exception Twenty-Seven (A-27) Zone
(East Part Lot 5, Concession 4)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Twenty-Seven (A-27) residential buildings are prohibited as per Section 3.1.4 iv) 1) of the Official Plan.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.28 Agricultural Exception Twenty-Eight (A-28) Zone
(Part of the East Half of Lot 16, Concession 2)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Twenty-Eight (A-28), a Minimum Rear Yard of 3.3 metres shall be permitted for a 39 square metre accessory building.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.29 Agricultural Exception Twenty-Nine (A-29) Zone
(Part of the West Half of Lot 9, Concession 4)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Twenty-Nine (A-29), a Minimum Front Yard of 21.3 metres shall be permitted for the single detached dwelling and a Minimum Front Yard of 21.4 metres shall be permitted for an accessory building.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.30 Agricultural Exception Thirty (A-30) Zone
(Part of the East Half of Lot 29, Concession 7)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Thirty (A-30), a Minimum Front Yard of 27.5 metres shall be permitted for the single detached dwelling and a Maximum Accessory Building Coverage of 111.48 square metres shall be permitted for an accessory garage.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.31 Agricultural Exception Thirty-One (A-31) Zone
(Part of the East Half of Lot 26, Concession 3)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Thirty-One (A-31) a Minimum Interior Side Yard of 0.53 metres shall be permitted for an accessory building.

In all other respects, the provisions of this By-law shall apply.

4.1.3.32 Agricultural Exception Thirty-Two (A-32) Zone - DELETED

Note: This deleted exception number (A-32) is not shown on the Schedules to this By-law.

**4.1.3.33 Agricultural Exception Thirty-Three (A-33) Zone
(Part of the West Half of Lot 2, Concession 2)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Thirty-Three (A-33), the Maximum Accessory Uses Lot Coverage shall be 340 square metres.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.34 Agricultural Exception Thirty-Four (A-34) Zone
(Part of the East Half of Lot 15, Concession 2)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Thirty-Four (A-34), zone uses are permitted on an undersized parcel, which would otherwise not meet the minimum lot area for agricultural uses.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.35 Agricultural Exception Thirty-Five (A-35) Zone
(Part of the West Half of Lot 16, Concession 2)**

Notwithstanding the provisions of Section 3.25.6, on lands zoned Agricultural Exception Thirty-Five (35), a dwelling shall be located a minimum of 13.5 metres from the edge of a wetland, and in all other instances all buildings and structures shall be setback a minimum of 15 metres to a wetland, and there shall be a minimum 15 metre buffer to a wetland.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.36 Agricultural Exception Thirty-Six (A-36) Zone
(Part of the West Half of Lot 30, Concession 5)**

Notwithstanding the provisions of Section 3.25.6, on lands zoned Agricultural Exception Thirty-Six (A-36), development will be permitted within the 30 metre setback to a wetland in accordance with the Township mapping.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.37 Agricultural Exception Thirty-Seven (A-37) Zone
(Part of the East Half of Lot 25, Concession 9)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Thirty-Seven (A-37), the minimum dwelling unit size shall be 111 square metres.

In all other respects, the provisions of this By-law shall apply.

- 4.1.3.38 **Agricultural Exception Thirty-Eight (A-38) Zone**
Turbine 52 (Lots 28 and 29, Concession 10), See By-law 100-2007 in
Schedule "C" to this By-law
- 4.1.3.39 **Agricultural Exception Thirty-Nine (A-39) Zone**
Turbine 54 (Lot 27, Concession 10), See By-law 101-2007 in
Schedule "C" to this By-law
- 4.1.3.40 **Agricultural Exception Forty (A-40) Zone**
Turbine 55 (Lot 29, Concession 8), See By-law 102-2007 in
Schedule "C" to this By-law
- 4.1.3.41 **Agricultural Exception Forty-One (A-41) Zone**
Turbines 56 and 57 (Lot 30, Concession 10), See By-law 103-2007 in
Schedule "C" to this By-law
- 4.1.3.42 **Agricultural Exception Forty-Two (A-42) Zone**
Turbine 60 (Lot 30, Concession 9), See By-law 104-2007 in
Schedule "C" to this By-law
- 4.1.3.43 **Agricultural Exception Forty-Three (A-43) Zone**
Turbine 61 (Lot 30, Concession 9), See By-law 105-2007 in
Schedule "C" to this By-law
- 4.1.3.44 **Agricultural Exception Forty-Four (A-44) Zone**
Turbine 62 (Lots 31 and 32, Concession 8), See By-law 106-2007 in
Schedule "C" to this By-law
- 4.1.3.45 **Agricultural Exception Forty-Five (A-45) Zone**
Turbine 64 (Lot 30, Concession 8), See By-law 107-2007 in
Schedule "C" to this By-law
- 4.1.3.46 **Agricultural Exception Forty-Six (A-46) Zone**
Turbine 65 (Lot 29, Concession 8), See By-law 108-2007 in
Schedule "C" to this By-law
- 4.1.3.47 **Agricultural Exception Forty-Seven (A-47) Zone**
Turbine 66 (Lot 29, Concession 8), See By-law 109-2007 in
Schedule "C" to this By-law
- 4.1.3.48 **Agricultural Exception Forty-Eight (A-48) Zone**
Turbine 67 (Lot 27, Concession 8), See By-law 110-2007 in
Schedule "C" to this By-law
- 4.1.3.49 **Agricultural Exception Forty-Nine (A-49) Zone**
Turbine 68 (Lot 27, Concession 8), See By-law 111-2007 in
Schedule "C" to this By-law

- 4.1.3.50 **Agricultural Exception Fifty (A-50) Zone**
Turbine 69 (Lot 27, Concession 7), See By-law 112-2007 in Schedule "C" to this By-law
- 4.1.3.51 **Agricultural Exception Fifty-One (A-51) Zone**
Turbine 70 (Lot 28, Concession 7), See By-law 113-2007 in Schedule "C" to this By-law
- 4.1.3.52 **Agricultural Exception Fifty-Two (A-52) Zone**
Turbine 71 (Lot 29, Concession 7), See By-law 114-2007 in Schedule "C" to this By-law
- 4.1.3.53 **Agricultural Exception Fifty-Three (A-53) Zone**
Turbine 72 (Lot 30, Concession 7), See By-law 115-2007 in Schedule "C" to this By-law
- 4.1.3.54 **Agricultural Exception Fifty-Four (A-54) Zone**
Turbines 73 and 74 (Lot 30, Concession 6), See By-law 116-2007 in Schedule "C" to this By-law
- 4.1.3.55 **Agricultural Exception Fifty-Five (A-55) Zone**
Turbine 75 (Lot 29, Concession 6), See By-law 117-2007 in Schedule "C" to this By-law
- 4.1.3.56 **Agricultural Exception Fifty-Six (A-56) Zone**
Turbine 76 (Lot 29, Concession 6), See By-law 118-2007 in Schedule "C" to this By-law
- 4.1.3.57 **Agricultural Exception Fifty-Seven (A-57) Zone**
Turbine 77 (Lot 29, Concession 10), See By-law 119-2007 in Schedule "C" to this By-law

Notwithstanding the repeal of By-law 69-2004, By-laws 100-2007 through to 119-2007 remain in full force and effect.

**4.1.3.58 Electrical Lines and Junction Boxes
Melancthon Grey Wind Project, Canadian Hydro Developers, Inc.**

Notwithstanding the provisions of this By-law, electrical lines and junction boxes associated with Phase I and II of the Canadian Hydro Developers, Inc. Melancthon Grey Wind Project shall be permitted in accordance with the letter from the Director of Public Works for the Township, dated August 31, 2005 (with respect to Phase 1) and the Road Agreement, dated February 20, 2008, between Canadian Hydro Developers, Inc. and the Township (with respect to Phase II).

Note: This exception number (A-58) is not shown on the Schedules to this By-law.

**4.1.3.59 Agricultural Exception Fifty-Nine (A-59) Zone
(West Half Lot 5, Concession 10)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Fifty-Nine (A-59), an accessory building lot coverage which exceeds the requirements of this By-law by 52.6 square metres shall be permitted.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.60 Agricultural Exception Sixty (A-60) Zone
(East Half Lot 21, Concession 3)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Sixty (A-60), an accessory building lot coverage of 381 square metres shall be permitted and an accessory building height of 6.25 metres shall be permitted.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.61 Agricultural Exception Sixty-One (A-61) Zone
(West Half Lot 21, Concession 5)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Sixty-One (A-61), a front yard of 19 metres shall be permitted and a setback of 34 metres shall be permitted for the addition of a sunroom.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.62 Agricultural Exception Sixty-Two (A-62) Zone
(East Half Lot 17, Concession 1)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Sixty-Two (A-62), an existing 234.25 square metre drive shed shall be permitted on the lot although it exceeds the maximum size for accessory buildings as well as lot coverage for accessory buildings.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.63 Agricultural Exception Sixty-Three (A-63) Zone
(Part Lot 12, Concession 8, Part 1, RP 7R-3795)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Sixty-Three (A-63), a Group Home, in accordance with Section 5.92 of this By-law, shall be a permitted use.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.64 Agricultural Exception Sixty-Four (A-64) Zone
(Part Lot 16, Concession 2)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Sixty-Four (A-64), the construction of new residential dwellings, structures or uses shall be prohibited.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.65 Agricultural Exception Sixty-Five (A-65) Zone
(East Half Lot 15, Concession 9)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Sixty-Five (A-65), an exterior side yard of 26.6 metres shall be permitted.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.66 Agricultural Exception Sixty-Six (A-66) Zone
(West Half Lot 9, Concession 8)**

Notwithstanding the provisions of the Agricultural (A) Zone, on lands zoned Agricultural Exception Sixty-Six (A-66), a front yard of 27 metres shall be permitted to allow for the addition of a front foyer and wood shed on the existing building.

In all other respects, the provisions of this By-law shall apply.

**4.1.3.67 Agricultural Exception Sixty-Seven (A-67) Zone
(West Part Lot 6, Concession 10)**

By-Law 61-2009

Notwithstanding the provisions of this By-Law to the contrary, on lands zoned Agricultural Exception Sixty Seven (A-67) a Home Industry

4.2 RURAL (RU) ZONE

No person shall within any Rural (RU) Zone use any land, erect, alter or use any building or structure except in accordance with the following provisions:

4.2.1 Permitted Uses

Rural Uses

- i) agricultural use
- ii) agricultural produce sales outlet accessory to an agricultural use
- iii) greenhouse
- iv) agricultural produce storage facility
- v) home industry
- vi) home occupation
- vii) kennel on a lot of at least 38 hectares
- viii) public open space
- ix) resource management
- x) riding school or boarding stable
- xi) single detached dwelling
- xii) veterinary clinic
- xiii) wayside pit or a wayside quarry including a portable asphalt plant

Residential Uses

- i) home occupation
 - ii) home industry
 - iii) single detached dwelling
 - iv) accessory agricultural use not exceeding one (1) Nutrient Unit (NU) per hectare
- By-Law 39-2009

4.2.2	Regulations for Permitted Uses	Rural	Residential
	i) Minimum Lot Area	10.0 ha	0.6 ha
	ii) Minimum Lot Frontage	100 m	60 m
	iii) Minimum Yard Requirements		
	a) Front Yard	30 m	20 m
	b) Interior Side Yard	6 m	6 m
	c) Exterior Side Yard	30 m	20 m
By-Law 39-2009	d) Rear Yard	30 m	7.5 m
	iv) Maximum Lot Coverage	5 %	10 %

including motor vehicle and farm equipment sales and repair uses will be permitted, subject to the following conditions:

1. Have a maximum area of 734 square metres (7900 sq.ft.)
2. No outdoor storage
3. Shall be subject to site plan approval.

In all other respects, the provisions of this By-law shall apply.

v)	Maximum Height	10.5 m	10.5 m
vi)	Minimum Dwelling Unit Gross Floor Area	140 sq m	140 sq m

Special Provisions for Livestock Buildings and Uses

	vii)	Minimum Interior Side Yard	20 m
	viii)	Minimum Lot Size	2 ha
By-Law 39-2009	ix)	Nutrient Units	Not to exceed one (1) NU/ha for lots less than 10 ha
By-Law 39-2009	x)	Maximum Size for All Livestock Buildings on the same lot	0.25% of the Lot Area

4.2.3 Exceptions

**4.2.3.1 Rural Exception One (RU-1) Zone
(West Part Lot 29, Concession 2)**

Notwithstanding the provisions of the Rural (RU) Zone, on lands zoned Rural Exception One (RU-1) the existing house and shed are permitted notwithstanding Section 4.2.2 Zone Regulations.

In all other respects, the provisions of this By-law shall apply.

**4.2.3.2 Rural Exception Two (RU-2) Zone
(Part of the East Half of Lot 11, Concession 5)**

Notwithstanding the provisions of the Rural (RU) Zone, on lands zoned Rural Exception Two (RU-2) one additional dwelling unit shall be permitted.

In all other respects, the provisions of this By-law shall apply.

**4.2.3.3 Rural Exception Three (RU-3) Zone
(Part of the East Half of Lot 1, Concession 7)**

Notwithstanding the provisions of the Rural (RU) Zone, on lands zoned Rural Exception Three (RU-3) a Minimum Front Yard of 14.03 metres shall be permitted for a single detached dwelling.

In all other respects, the provisions of this By-law shall apply.

**4.2.3.4 Rural Exception Four (RU-4) Zone
(Part of the East Half of Lot 29, Concession 2)**

Notwithstanding the provisions of the Rural (RU) Zone, on lands zoned Rural Exception Four (RU-4) a Minimum Front Yard of 18 metres shall be permitted for a single detached dwelling.

In all other respects, the provisions of this By-law shall apply.

**4.2.3.5 Rural Exception Five (RU-5) Zone
(Part of the East Half of Lot 20, Concession 10)**

Notwithstanding the provisions of the Rural (RU) Zone, on lands zoned Rural Exception Five (RU-5) a Minimum Front Yard of 20.24 metres shall be permitted for a single detached dwelling.

In all other respects, the provisions of this By-law shall apply.

**4.2.3.6 Rural Exception Six (RU-6) Zone
(Part of the East Half of Lot 1, Concession 6)**

Notwithstanding the provisions of the Rural (RU) Zone, on lands zoned Rural Exception Six (RU-6) a Minimum Front Yard of 19.5 metres shall be permitted for an accessory building.

In all other respects, the provisions of this By-law shall apply.

**4.2.3.7 Rural Exception Seven (RU-7) Zone
(Part of the West Half of Lot 29, Concession 1)**

Notwithstanding the provisions of the Rural (RU) Zone, on lands zoned Rural Exception Seven (RU-7) a Minimum Rear Yard of 1.676 metres shall be permitted for an accessory building.

In all other respects, the provisions of this By-law shall apply.

**4.2.3.8 Rural Exception Eight (RU-8) Zone
(Part of the West Half of Lot 29, Concession 2)**

Notwithstanding the provisions of the Rural (RU) Zone, on lands zoned Rural Exception Eight (RU-8) a Minimum Front Yard of 15 metres shall be permitted for a single detached dwelling.

In all other respects, the provisions of this By-law shall apply.