



CORPORATION OF THE TOWN OF MINTO

ZONING BY-LAW 01-86

July 2026 Consolidation

**The Corporation of the Town of Minto
5941 Highway 89
R.R. #1
Harriston, ON N0G 1Z0**

USER'S GUIDE TO THE TOWN OF MINTO ZONING BY-LAW

Purpose of a Zoning By-law

A comprehensive zoning by-law is a precise legal document used by a municipality to regulate the use of land and the buildings upon it. It states exactly what type of land uses are **permitted** in a specific area or **zone** and provides the requirements or **regulations** that apply to such land. Under Ontario's Planning Act, local municipalities can establish zoning by-laws to control the use of land and future development of their community. Zoning By-laws also protect property owners from the development of conflicting land uses. As such, any use of land or the construction or use of any building or structure not in compliance with the local Zoning By-law is prohibited. The Town of Minto Zoning By-law is also needed to help the community implement the goals and objectives of the Wellington County Official Plan, which became effective May 6, 1999.

How to Use the By-law

For each **zone**, there is a list of **permitted uses** and a number of **regulations** such as lot size, frontage, and required yards. The location of each of the zones is shown on the Zone Maps in Schedule "A" found at the end of this By-law. The specific uses and regulations applicable to each zone are found in the relevant section(s) of the Zoning By-law, which bears the same zone name(s).

To determine the provisions of the Zoning By-law that affect your property, follow these steps:

1. Locate your property on one of the **Zone Maps** to find the applicable **zone(s)** that apply to your property (e.g. Residential R1A Zone).
2. Once you have identified the **zone(s)**, turn to the Table of Contents within the text of the By-law and locate the applicable zone provisions (For example, the R1A Zone is found under Section 9 on page 62.). Then go to the appropriate page in the By-law to determine the **permitted uses** and specific **regulations** that relate to that zone.
3. Review the **general provisions** (e.g. parking, accessory uses, etc.) contained under Section 6. The provisions contained in Section 6 apply to all land within the municipality and many will affect your property.
4. Section 5 – **Definitions** are useful when trying to understand the meaning of terminology used throughout the Zoning By-law.

Should you have difficulty reading the Zone Maps or understanding the text of this document, contact the Municipal Office at (519) 338-2511 for assistance.

**AMENDMENTS TO THE
TOWN OF MINTO ZONING BY-LAW
BY-LAW NUMBER 01-86**

BY-LAW NUMBER	DATE	OMB/LPAT APPROVAL DATE	PURPOSE
02-16	Feb. 13/02		Pt Lot 88, Conc. "C" former Minto Twp. Housekeeping changes reinstate specific Residential Zone provision R1B-31; Note text was modified to correct typographical error from R1B-30 to R1B-31. All other textual references and Schedule "A" refer to correct exception number R1B-31.
02-17	Feb. 13/02		Lot 177, s/s of Nelson St, Fuller and Watson Survey former Town of Palmerston.
02-29	Jul 10/02		Agricultural and Natural Environment to Extractive Industrial to permit gravel extraction on 22 acres in Pt. Lot 4, Conc. A.
02-30	May 8/02		Rezone property to Floodway Exception Zone to permit a single detached dwelling.
02-34	May 21/02		Rezone from R2 (H) to R2 to remove holding zone.
02-42	Jul 10/02		Rezone from Agricultural to Rural Industrial Exception Zone to permit small scale industrial cabinet manufacturing operation.
02-46	Aug. 7/02		Rezone from FL to FL Exception to permit construction of a gazebo in the I.O.D.E park.
02-53	Sept. 4/02		Amend ER-55 Zone to permit reduce side yard requirements – Regency Dr subdivision.
02-60	Sept. 24/02		A-1 to C5-59 to permit motorcycle sales and service and retail store in Teviotdale.
02-62	Oct. 2/02		A to A-60 to permit a reduce lot area requirement in the Agricultural Zone to satisfy condition of consent for B111/02.
02-69	Oct. 16/02		A-1 to R1N in Teviotdale.
02-77	Nov. 20/02		A-1 to A-61 and C5-62 to permit retained parcel of B114/02 to recognize limited agricultural uses and to rezone severed parcel to permit a truck repair shop.
02-90	Dec. 18/02		C3 to R-31 to permit residential development of former commercial property.
03-10	Feb. 5/03		Institutional Holding and Future Development – Map 3 Harriston.

BY-LAW NUMBER	DATE	OMB/LPAT APPROVAL DATE	PURPOSE
03-21	Mar. 12/03		C2 to MU2-32 to permit an apartment building; Main St W; Thuell/Rumph.
03-27	Mar. 5/03		Rezoning severed parcel of B144/02 from FD and C2-13 to C2-12 (Wightman)
03-28	Mar. 5/03		Rezone from site specific Industrial to Site Specific Industrial to recognize a single detached residential dwelling as an accessory use.
03-39	Apr 2/03		To rezone to A-63 Agricultural Exception Zone to permit a 3-D archery range and accessory retail store.
03-52	May 7/03		To remove holding symbol from former railway property owned by Wellingdale Construction to permit development of a rehabilitative therapy facility for disabled persons.
03-57	Jun 4/03		To lift holding provision to rezone to M1-30 Industrial Exception Zone.
03-77	Aug. 6/03		To rezone to C2-15 to permit a golf driving range and other related uses (Clifford).
03-79	Aug. 6/03		To rezone to Open Space and Central Commercial Zone. To introduce a housekeeping amendment to modify the front yard and interior side yard provisions of the ER Estate Residential Zone.
03-104	Sept. 23/03		To rezone to A-64 Agricultural Exception Zone to permit a woodworking home industry operation and limit the number of employees.
03-111	Oct. 29/03		To rezone to M1-35 Industrial Exception Zone (Spear – Harriston) to permit a day nursery to be established on a temporary basis.
03-117	Nov. 19/04		To rezone to R1B-16 to adjust the boundary of the Natural Environment zone, establish setbacks, regulations and elevations for buildings in the zone.
04-5	Jan. 7/04		Rezone to R3-36 for setback requirements for residential from the NE Zone and floodproofing.
04-12	Jan. 21/04		To lift holding provision to rezone to R2 Residential Zone.
04-17	Feb. 18/04		To rezone to R2-19 (Harriston – Van Den Broek) to permit a range of residential uses within the existing dwelling.

BY-LAW NUMBER	DATE	OMB/LPAT APPROVAL DATE	PURPOSE
04-21	Feb. 18/04		To rezone to R1C-37 Residential Zone to allow for a reduced minimum lot frontage.
04-23	Feb 18/04		To rezone to permit neighbourhood park uses. (Clifford – Rotary Club)
04-36	Apr 21/04		i) To rezone from A and NE to ER-65 and NE-66 to permit construction of estate residential dwellings ii) To establish a 30 metre NE-66 zone to keep the lands along the water's edge undisturbed iii) To establish a wider NE-66 zone at the south tip of Pike Lake
04-38	Apr 28/04		Various mapping and text amendments to the Minto By-law
04-42	Apr 28/04		West Part of Lot 24: 1) To rezone to permit residential use of the existing dwelling along with highway commercial uses 2) To rezone to a stormwater management facility to be located with the 30 metre setback from the NE zone East Part of Lot 24 To rezone from M1-30(H) to C2-36 to allow compatible highway commercial and residential uses to coexist
04-46	May 5/04		To rezone from M1-30(H) to M1-30 to remove holding zone
04-60	Jun 24/04		To permit accessory apartment in renovated single detached dwelling
04-65	Jul 21/04		To rezone to A-67 and A-68 to permit a parochial school, meeting house and cemetery and address MDS II requirements for adjacent farms. To rezone to A (H) to restrict use of lands adjacent to parochial school through a Holding Provision until EIS has been provided.
05-04	Jan 5/05		To permit the recently severed lot to be used to establish a parochial school, and also permit the existing house to be used for storage and a residence for the teacher.
05-11	Feb 16/05		To clarify that dog kennels are not permitted anywhere within the Town of Minto without a site-specific zoning by-law amendment.

BY-LAW NUMBER	DATE	OMB/LPAT APPROVAL DATE	PURPOSE
05-23	Mar 2/05		To rezone to IN to permit the erection of a new county library and possibly a 1,200 square foot medical facility.
05-27	Mar 16/05		To rezone part of Lot 71 Conc D to NE-70 and A-70 to adjust boundary of existing NE zone to allow for development of a single detached dwelling, small barn and storage shop.
05-34	Apr 20/05		To rezone to MU1-19 to allow the owner to have retail sales of antiques, art and home décor items, with an accessory residential use.
05-55	Jul 6/05		Rezone to R3 to allow townhouses or apartments on the property.
05-70	Sept 7/05		To rezone to A-71 to recognize a hobby farm use and to limit the amount of livestock allowed on the property.
05-77	Sept 21/05		To rezone to A-73 to permit residential use of the property and allow the construction of a new dwelling.
06-05	Jan 4/06		To rezone to R2 in order to permit single family dwellings.
06-27	Jul 5/06		To rezone the property to a site specific exception zone to allow the operation of a Commercial dog kennel.
06-28	Mar 17/06		To rezone to R1C in order to permit single family dwellings.
06-38	May 3/06		To rezone from M1 to MU2 to satisfy a condition of provisional consent.
06-66	Jul 5/06		To rezone the subject lands from the existing High Density Residential Exception R3-18 and High Density Residential Exception R3-18a.
06-82	Sept. 6/06		Currently zoned Industrial Exception (M1-26), which permits the additional use of a poultry processing plant. The size of this zone is being reduced to accurately reflect the existing “Farm Fresh” property. Also is being rezoned from M1-26 to M1-41 to permit the additional uses of a car wash / fuel depot.
06-83	Aug. 23/06		To rezone the subject land from an “Institutional (IN)” Zone to a “Residential (R2)” Zone in order to permit a single storey, four-plex residential building.

BY-LAW NUMBER	DATE	OMB/LPAT APPROVAL DATE	PURPOSE
06-117	Nov. 01/06		To rezone the property from Residential Exception (R3-8) to Residential Exception (R2-8). R2-8 permits up to a four-plex on any parcel of land created on the property.
06-125	Nov. 22/06		Rezoning from Estate Residential (ER) to Estate Residential Exception (ER-72), also by revising and correcting the Natural Environment zoning.
07-43	May 23/07		Rezone to allow a contractor's yard (accessory)
07-54	Jul 04/07	Dec. 20/07	Rezone from C2 to MU2-37 to allow for mixed uses including two four-plex residential apartment dwellings.
07-71	Sept. 19/07		Removal of H
07-90	Nov. 14/07		Rezone from Residential (R2) to M1-38H to allow industrial uses.
01-103 (a) & (b)	Dec. 19/07		Rezoning to allow setback and yard deficiencies.
07-104	Dec. 19/07		Rezoning to allow a denture clinic.
08-15	Mar 5/08		Add criteria to section 6.8 to restrict new wells where municipal water is available.
08-16	Mar 5/08		Housekeeping - Fiber Optics and Internet
08-27	Mar 19/08		Rezoning to allow a semi-detached or duplex dwelling.
08-28	Mar 19/08		Rezone to permit a retail/liquidation sales use.
08-32	Apr 2/08		Rezone to allow storage of vehicles, equipment and material associated with a mobile washing, painting and sandblasting business.
08-38	May 7/08		Rezone from M1 to R2
08-56	Jul 2/08		Rezone from M1 to R1B
08-60	Aug 6/08		Permit a dog kennel and parochial school
09-06	Feb. 4/09		Rezone from Open space to agriculture
09-21	Apr 29/09		Site specific to allow residential use in an industrial building.
09-29	Apr 16/09		Restrict the keeping of livestock and prohibit use of a liquid manure tank.
09-30	Apr 15/09		Regulate minimum lot area and prohibit any dwellings.
09-54	Jul 13/09		Rezone from A to EI
09-56	Jul 22/09		Rezone to restrict residential in Ag.
09-62	Sept 3/09		Site specific to allow distillery and retail sales.

BY-LAW NUMBER	DATE	OMB/LPAT APPROVAL DATE	PURPOSE
09-75	Oct 21/09		Permit a dog kennel
10-11	Feb. 10/10		Permit a dog kennel
10-24	Apr 7/10		Permit a welding/machinery shop
10-44	May 5/10		Rezone from Future Development to Res. (R1C).
10-47	May 19/10		Site specific revision – exterior side yard setback reduction
10-65	Jul 7/10		Rezone from Institutional to Commercial
10-71	Aug 4/10		Site specific to permit 6 apartment units
10-72	Oct 6/10		Rezone from Industrial (M1) to Residential (R2)
10-92	Oct 6/10		Temporary use – Garden Suite
10-103	Nov 3/10		Site specific revision – buffering requirements
2011-02	Dec 15/10		Rezone to restrict residential in Ag and oversized accessory structure
2011-25	Feb 15/11		Rezone to restrict residential in Ag and oversized accessory structure
2011-39	August 16/11		Site specific to allow recreational vehicle sales & repairs and minor car/truck sales and repairs.
2011-40	Mar 22/11		Housekeeping
2011-57	May 17/11		Rezone from Industrial to residential, commercial and mixed use (Harj Gil subd)
2011-64	Jun 8/11		Rezone to restrict residential in Ag and oversized accessory structure
2011-66	Jun 21/11		Rezone to R1B (former rail line)
2011-67	Jun 21/11		Rezone from Future Development to Residential
2011-84	Aug 16/11		Rezone from FD to Commercial site specific to allow a dry goods warehouse
2011-82	Nov 15/11		Temporary use – contractors yard and oversized accessory structure
2011-103	Oct 18/11		Site specific – recognize frontage, MDS, mobile home and prohibit residential
2011-105	Nov 1/11		Remove holding
2011-118	Dec 6/11		Rezone from Future Development to Residential
2012-13	Feb 22/ 12		Site specific to restrict residential in Ag and oversized accessory structure
2012-25	Apr 17/12		Site specific revision – a kennel and an agriculture-related home industry shall also be permitted.
2012-26	Apr 17/12		Rezone from M1-30[H] to M2H and add a Light Industrial (M2) Zone.

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2012-27	Apr 17/12		Rezone from OS to IN.
2012-48	Jun 18/12		Rezone from OS to R2.
2012-50	Jun 18/12		Rezone from A-61 to RIN.
2012-59	Jul 24/12		Site specific oversized accessory structure combined home industry and agricultural use.
2012-60	Jul 24/12		Rezone to AC-97 and A-98 to exempt MDS I & II requirements for adjacent farms.
2012-76	Oct 23/12		Rezone from A-48 to A
2012-77	Oct 23/12		Rezone from FD to FD-25 to permit the construction of a new dairy barn.
2013-14	Feb 19/13		Rezone to restrict residential in Ag.
2013-15	Feb 19/13		Rezone to restrict residential in Ag and allow existing oversized accessory structure.
2013-28	Apr 16/13		Rezone from R1C-20 to R2 and allow setback and yard deficiencies.
2013-40	May 21/13		Rezone to restrict residential in Ag. and allow existing oversized accessory structure.
2013-45	Jun 5/13		Rezone from IN to R2, R2-46 and OS.
2013-52	Jun 18/13		Site specific to recognize existing farm equipment repair operation, and allow an 8000sq.ft shop.
2013-62	Aug 6/13		Rezone from OS to R2-26
2013-75	Sept 17/13		Site specific to allow breeding and raising of small rodents, a pet store, the sale of related supplies, and office.
2013-78	Oct 1/13		Site specific to allow large accessory structures.
2014-11	Feb 18/14		Rezone from M1-35H and C2-34 to M1-42
2014-12	Feb 18/14		Site specific to allow a car wash.
2014-33	Jun 4/14		Rezone from R2 & IN to R3-43 and allow 7m frontage.
2014-34	Jun 4/14		Site specific to permit a woodworking home industry.
2014-46	Jul 22/14		Site specific to allow reduced side yard and frontage.
2014-47	Jul 22/14		Rezone from FD to R1C-27
2014-55	Aug 5/14		Rezone from A and NE to EI to permit the establishment of mineral aggregate operation.
2014-57	Sept 2/14		Housekeeping Amendments.
2014-58	Sept 2/14		Site specific change to permit welding and associated uses.
2014-59	Sept 2/14		Garden Suite until Sept. 2 2034.

BY-LAW NUMBER	DATE	OMB/LPAT APPROVAL DATE	PURPOSE
2014-72	Oct 7/14		Garden Suite
2014-74	Oct 7/14		Rezone from C2 to MU1-44.
2015-37	Apr 21/15		Amendment to Sec. 34.1 of Exception Zone 1 – Clifford.
2015-66	Jul 21/15		Rezone from A to A-110 & A-111
2015-84	Oct 20/15		Rezone from FD to R1C and FD-29 to FD.
2015-85	Oct 20/15		Rezone from A to AC to allow a greenhouse and area crop spraying.
2015-100	Dec 15/15		Rezone to permit a single family dwelling.
2016-14	Mar 15/16		Rezone from R1B to R1B-47 to allow two residential units in the dwelling.
2016-20	Mar 29/16		Rezone to R1B-28 to allow single and semi-detached residential dwellings.
2016-27	Apr 19/16		To amend site specific zoning RIN-58
2016-33	May 17/16		Revise Site Specific zone 35.40 to allow monster truck ride track.
2016-36	May 17/16		Revise Extractive Industrial zone to allow the recycling of used asphalt and concrete.
2016-44	Jun 7/16		Rezone from A-1 to A-133
2016-48		Feb 3/17	Rezone OS to R2-46
2016-73	Oct 4/16		Rezone from R1C to R2
2017-03	Jan 10/17		Rezone from A to A-114
2017-20	Mar 7/17		Rezone from R1B to R2
2017-21	Mar 7/17		Rezone from R1B to R2
2017-48	Jun 6/17		To permit an aquaculture production facility within an enclosed building on private services within M1-30(H) Exception Zone - Palmerston
2017-50	Jun 20/17		Rezone from EI to A and NE to allow for construction of single detached residential dwelling.
2017-51	Jun 20/17		Rezone subject property to permit the construction of a commercial greenhouse. Rezone from A to A-115.
2017-68	Sept 5/17		To permit the cultivation of cannabis in a greenhouse on the subject property.
2017-69	Sept 5/17		Rezone property to restrict future residential development on proposed retained agricultural portion, and to recognize a reduced minimum lot area for severed parcel.

BY-LAW NUMBER	DATE	OMB/LPAT APPROVAL DATE	PURPOSE
2017-76	Sept 19/17		Rezone subject lands to permit a reduced minimum lot area and frontage for proposed severed lot, and reduced lot area for proposed retained portion.
2017-80	Oct 3/17		Rezone from OS1 to R2.
2017-105	Dec 19/17		Rezone to permit a reduced minimum lot area and side yard setback for existing 12-unit apartment, and permit reduced front yard, side yard and rear yard setbacks for future unit residential dwelling.
2018-09	Mar 6/18		Rezone from A to A-36.118.
2018-021	Apr 10/18		Rezone severed agricultural portion of property to prohibit future residential and rezone retained to permit an increased ground floor area for existing accessory building.
2018-022	Apr 10/18		Removal of holding from R2-24(H) and R1B(H) to R2-24 and R1B.
2018-023	April 10/18		Removal of holding from R2(H) and R3(H) to R2 and R3.
2018-54	Jul 3/18		To rezone from A-61 to M1-41, R1A and R1N
2018-63	Aug 7/18		To amend zoning to restrict future residential development. Rezone from A to A-121, and A to A-122.
2018-71	Sept 4/18		Amend site specific A-96 to permit an expanded home industry.
2018-74	Sept 18/18		Amend By-law into conformity with Maitland Valley and Saugeen Valley Source Protection Plans.
2018-75	Sept 18/18		Rezone from R2 to R2-37.48 and R2-37.49.
2018-76	Sept 18/18		Rezone from R1C to R2.
2018-77	Sept 18/18		Rezone from A to AC-104.
2018-83	Dec 18/18		To modify text of existing medium Density Residential R2-46 zone to address setbacks, access onto street, and allow new parcels to conform to zoning requirements.
2018-84	Nov 6/18		Rezone from IN to R1C-51.
2018-85	Nov 6/18		Rezone from A to A-36.123 and A-36.124.
2018-86	Nov 6/18		Rezone from A-113 to A-113(H).
2019-09	Jan 22/19		Rezone to permit a dog kennel.
2019-33	Apr 2/19		Housekeeping amendments.
2019-38	May 9/19		Rezone from A to A-36.5 to prohibit future residential development.

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2019-43	May 7/19		Rezone from A to A-36.5.
2019-47	May 7/19		Rezone M1-35 to M1 and modify M1-35, to permit indoor cultivation of cannabis.
2019-61	July 2/19		Rezone M1 to M1-50 to permit indoor cultivation of cannabis.
2019-83	Oct 1/19		Rezone from R1B to R2-29 to permit a fourplex with reduced rear yard setback, no landscaping and parking in front of the main building.
2019-86	Oct 15/20		Rezone from A to A-127 to permit a kennel.
2019-87	Oct 15/20		Rezone from A to A-126 to permit a kennel.
2020-13	Feb 18/20		Rezone from R1C(FF2) to R2(FF2) to permit a semi-detached.
2020-51	Aug 13/20		Rezone from R2 to R3-51 to permit a 19-unit cluster townhouse and 7 street townhouse units.
2020-52	Aug 13/20		Rezone from A to A-79 to permit a kennel.
2020-53	Aug 13/20		Rezone from A to A-85 to permit a kennel.
2020-69	Oct 6/20		Rezone to permit a dog kennel.
2020-80	Dec 1/20		Rezone from R1B-28 to R2 to recognize existing converted dwelling and permit additional unit within existing building footprint.
2021-05	Jan 19/21		Rezone to permit the construction of a townhouse development and future residential development
2021-06	Jan 19/21		Rezone A-49 to A to fulfill a condition of severance.
2021-15	Feb 10/21		Rezone to permit addition to existing manufacturing facility.
2021-16	Feb 16/21		Rezone from R1C-FF1 to R2-FF1 to permit construction of new semi-detached residential dwelling.
2021-17	Feb 16/21		Rezone from A-1 to R1C, R2, R3 and OS, as required for condition of draft plan for subdivision.
2021-24	Apr 6/21		Rezone to permit a max height for barn, recognize existing accessory structures, and permit max ground floor area. Condition of severance B98/20.
2021-25	Apr 20/21		Rezone from R1B to R2 to facilitate construction of two (2) semi-detached residential dwellings and a single detached dwelling.
2021-34	Apr 20/21		To permit additional dwelling units.
2021-38	May 4/21		Rezone from A to A-36.90 to prohibit future residential development and recognize existing

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			mobile home. Additionally, rezone A to A-36.89 to permit max floor area of existing structure.
2021-60	July 13/21		Rezone agricultural portion of property to prohibit residential development.
2021-61	July 13/21		Rezone to permit a dog kennel.
2021-99	Dec 21/21		Rezone retained lands from A to A-5 to prohibit future residential development.
2022-03	Jan 11/22		Rezone from A-113(H) to A-113 to facilitate construction of a new detached residential dwelling.
2022-04	Jan 11/22		Rezone from M1-30(H) to M1 to facilitate future development on the lands.
2022-09	Jan 18/22		Rezone to permit a plan of subdivision.
2022-10	Jan 18/22		Rezone from A to A-92 and NE to NE-94 to facilitate construction of a parochial school.
2022-12	Jan 18/22		Boundary adjustment in relation to Wellington County OPA 117. (Housekeeping)
2022-27	Apr 5/22		Rezone from R1B to R2 to facilitate construction of three (3) semi-detached residential dwellings.
2022-28	Apr 5/22		Rezone from AC-105 and A-1 to AC, condition of severance B86/21.
2022-39	Apr 19/22		Rezone from R2(H) to R2 to facilitate construction of detached dwelling on severed lands; condition of B1/22 and B2/22.
2022-53	Jun 7/22		Rezone from A to A-5 to prohibit future residential development and A to A-36.99 to permit increased ground floor area and height.
2022-56	Jun 7/22		Rezone from R1B to R2 to facilitate construction of 23 single detached and 16 semi-detached residential units for plan of subdivision.
2022-57	Jun 7/22		Rezone from A to A-95 to facilitate construction of single detached residential dwelling and accessory building.
2022-65	Jun 21/22		Housekeeping amendments.
2022-83	Aug 9/22		Rezone the subject lands from Holding Residential R2(H) to Residential (R2) to facilitate the construction of a new residential dwellings.
2022-95	Nov 1/22		Rezone from M1-40(H) to M1-40 to facilitate construction of modular storage site.
2022-104	Dec 6/22		Housekeeping (hotels)

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2023-05	Jan 10/23		Rezone from A to A-40 to facilitate construction of parochial church and cemetery.
2023-016	Feb 28/23		Rezone a portion of subject lands from A to A-84 to facilitate development of new rural school.
2023-046	Jul 11/23		To rezone the subject property to permit a dog kennel.
2023-047	Jul 11/23		Rezone to permit industrial uses on a portion of the property, and to permit as new uses: transport truck and trailer sales/rentals, and storage trailers, seacans and shipping container sales and rentals.
2023-064	Oct 31/23		Rezone retained agricultural portion of property to prohibit future residential development. Condition of severance application B34-23.
2023-068	Dec 5/23		Rezone agricultural portion of property to prohibit any future residential development. Condition of severance application B51-23.
2024-005	Jan 23/24		Rezone from R2 to R3-54 to permit two 4-unit cluster townhouse developments.
2024-012	Mar 5/24		Rezone retained agricultural portion of property to prohibit future residential development.
2024-015	Mar 19/24		Rezone from R1B to Medium Density Residential with Holding Provision R2-4(H) to facilitate proposed development.
2024-021	Apr 16/24		Rezone a portion of subject property from A to AC-116 to facilitate the construction of a farm equipment repair shop.
2024-022	Apr 16/24		Rezone FD to R2 to facilitate construction of two semi-detached dwellings and a 3-unit townhouse development.
2024-028	May 21/24		Rezone front portion of subject lands from Site Specific Highway Commercial (C2-15) to Highway commercial (C2) and amend the permitted uses in the C2-15 zone to restrict sensitive land uses and allow for light industrial (M2) uses.
2024-034	Jun 18/24		Rezone subject lands from R2 and R3 to Site Specific Residential zones.
2024-048	Sept 3/24		Rezone from R1B to R1B-17 to permit a reduced minimum lot frontage to permit single detached dwellings. Condition of B105/23 and B106/23.

BY-LAW NUMBER	DATE	OMB/LPAT APPROVAL DATE	PURPOSE
2025-046	Aug 12/25		Rezone a portion of the property (A-50) to facilitate construction of metal fabrication shop and remove existing site specific permissions for a school.
2025-051	Sept 16/25		Rezone from C2 to C2-55 to facilitate construction of 4 storey mixed use development with commercial on the ground floor and residential units above.
2025-050	Sept 16/25		Rezone subject lands from R1C, R3 and R2 to Site Specific Residential R3-56 and R3-57.
2025-066	Nov 18/25		Rezone to facilitate the establishment of a rural industrial subdivision and associated stormwater management facility in the Hamlet of Teviotdale.
2025-067	Nov 18/25		Rezone to permit subdivision.
2026-018	Apr 7/26		Rezone to prohibit future residential development and match the zoning of the parcel it is being merged with. Condition of severance B83/23.
2026-026	May 5/26		Rezone subject lands from A-1 to A-117 to allow for swine livestock barn and manure storage, and MDS II reduction from Clifford boundary settlement area.

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ZONING SCHEDULES

Schedule “A” Map 1 – Minto (Rural Areas)

Schedule “A” Map 2 – Clifford

Schedule “A” Map 3 – Harriston

Schedule “A” Map 4 – Palmerston

Schedule “A” Map 5 – Teviotdale

Schedule “A” Map 6 – Minto Pines

Schedule “A” Map 7 – Pike Lake

Schedule “A” Map 8 – Town of Minto

THE CORPORATION OF THE TOWN OF MINTO

BY-LAW NUMBER 01-86

BEING A BY-LAW, UNDER THE PROVISIONS OF SECTION 34 OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, TO RESTRICT THE USE OF LANDS AND THE CHARACTER, LOCATION AND USE OF BUILDINGS AND STRUCTURES, AND TO PROHIBIT CERTAIN BUILDINGS AND STRUCTURES IN VARIOUS DEFINED AREAS OF THE CORPORATION OF THE TOWN OF MINTO.

WHEREAS The Planning Act provides that the Council of a Municipal Corporation may pass by-laws to restrict the use of land and the character, location and use of buildings or structures;

NOW THEREFORE the Council of the Corporation of the Town of Minto enacts as follows:

SECTION 1 – TITLE OF BY-LAW

1.1 This By-law may be cited as the Zoning By-law of the Town of Minto.

SECTION 2 – INTERPRETATION

2.1 In this By-law, unless the context clearly indicates the contrary, the expression “use” or “to use” shall include anything done or permitted by the owner or occupant of any land, building or structure, directly or indirectly or by or through any trustee, tenant, servant, or agent, acting with the knowledge or consent of such owner or occupant, for the purpose of making use of the said land, building or structure.

2.2 In this By-law, unless the context clearly indicates the contrary:

- words in the present tense include the future;
- words in the singular number include the plural, and the converse; and
- words in the masculine gender shall include the feminine, and the converse.

2.3 In this By-law, the word “shall” is construed as always mandatory.

2.4 The word “use”, when used as a noun, shall mean the purpose for which a lot or a building or structure or any combination thereof is designated, arranged, intended, occupied or maintained and “uses” shall have a corresponding meaning. When used as a verb, the word “use” or “to use” shall have a corresponding meaning.

Uses not listed as permitted in a zone or otherwise provided for in this By-law shall be prohibited in such zone except as provided for under Section 6.21 (Non-conforming uses) of this By-law.

2.5 In the regulations, dimensions are provided in both metric and imperial to make the By-law more “user-friendly”. Where a significant difference is present between the two

values for any regulations, as a result of a numerical conversion, the least restrictive dimension shall prevail. In this By-law, m² shall be construed to mean square metres and ft² shall be construed to mean square feet unless the context clearly indicates the contrary.

- 2.6 The Natural Environment (NE) zone boundaries identified on Schedule “A” to this By-law are intended to generally identify the location of potentially significant and/or hazardous environmental features. During review of development applications and building permit applications, if necessary, the boundaries of the NE zone shall be more precisely determined in consultation with the Conservation Authority or other agencies having jurisdiction in the area. Where detailed resource mapping and/or site inspection results in a re-interpretation of the limits of the NE zone boundary, all requirements of this by-law shall be reviewed relative to the revised interpretation of the NE Zone boundary, including any applicable setbacks.

SECTION 3 – APPLICATION OF THE BY-LAW

3.1 LANDS SUBJECT TO BY-LAW

The provisions of this By-law shall apply to all lands within the boundaries of the Corporation of the Town of Minto.

3.2 CONFORMITY REQUIREMENTS

- 3.2.1 No person shall use any land, or construct, alter or use any building or structure or part thereof within the limits of the Town of Minto except in conformity with the provisions of this By-law.
- 3.2.2 No building, structure, or part thereof constructed or altered in contravention of this By-law shall be used by any person so long as such building, structure, or part thereof, continues to contravene the provisions of this By-law.
- 3.2.3 No lot shall be reduced in area by conveyance, severance, mortgage or other alienation of a part thereof so that any remaining yard or other open space is less than required by this By-law. If any such reduction occurs, such lot and any building or structure thereon shall not thereafter be used by any person unless and until the said yard or requirements of this By-law are complied with.
- 3.2.4 Subsection 3.2.3 shall not apply to a lot reduced in area by the conveyance to or severance or expropriation by the Corporation of the Town of Minto or any other authority having the powers of expropriation.
- 3.2.5 No person shall change the purpose for which any lot, building or structure is used, or construct, alter, or use any building or structure, or sever any lands from any existing lot, if the effect of such action is to cause the original, remaining or new building, structure or lot to be in contravention of this By-law.

3.3 APPLICATION OF OTHER BY-LAWS AND REGULATIONS

Nothing in this By-law shall relieve any person from the obligation to comply with the requirements of the Ontario Building Code Act or any other By-law of the Municipality or County in force from time to time or the obligation to obtain any license, permit, or approval lawfully required under any regulation or By-law of the Municipality, County or by a governmental authority having jurisdiction to make such restrictions.

3.4 CONFLICTS WITH OTHER MUNICIPAL BY-LAWS

In the event of any conflict or inconsistency between this By-law and any other By-law of the Corporation, the provisions of this By-law shall prevail.

3.5 CONFLICTING REGULATIONS

Where a combination of permitted uses results in conflicting regulations, the most restrictive regulations shall apply.

SECTION 4 – ADMINISTRATION, ENFORCEMENT AND PENALTIES

4.1 ADMINISTRATION

Unless otherwise specified, this By-law shall be administered by the Chief Building Official and/or Building Inspector acting on the direction of the Council of the Town of Minto.

4.2 BUILDING AND OTHER PERMITS

4.2.1 Notwithstanding the provisions of any other by-laws of the Town of Minto, the Chief Building Official shall not issue any Building Permit or any other permit where the proposed building or any part thereof, use or occupancy would be in violation of any provisions of this By-law.

4.2.2 It shall be prohibited for any person(s) to use or permit to use or cause a change in use of any building or part thereof, hereafter erected or altered until such Building Permit or Change of Use Permit has been issued and certified by the Chief Building Official in accordance with the Ontario Building Code Act and Building By-law.

4.3 ENTRY AND INSPECTION

The Zoning Administrator, Chief Building Official, Building Inspector and any other inspector appointed under the Building Code Act, 1992 are each assigned the responsibility of enforcing this by-law for the purposes of Section 49 of the Planning Act.

4.4 PENALTIES

Any person convicted of a breach of any provision of this By-law shall be subject to such penalties or orders as provided for in Section 67 of The Planning Act, as amended.

4.5 ADDITIONAL REMEDIES

In case any building or structure is to be erected, altered, reconstructed, extended or part thereof is to be used, or any lot is to be used, in contravention of any requirement of this By-law, such contravention may be restrained by action at the instance of any rate-payer or of the Corporation of the Town of Minto pursuant to the provisions of The Municipal Act or The Planning Act as amended from time to time.

4.6 VALIDITY

If any section, clause or provision of this By-law including anything contained in the Schedules attached hereto is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof other than the section, clause or provision so declared to be invalid and it is hereby declared to be the intention that all the remaining sections, clauses or provisions of this By-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.

SECTION 5 – DEFINITIONS

DEFINITION INDEX (for reference only, does not form part of the Zoning By-law)

A	Bed and Breakfast Establishment	Construct
Abattoirs	Body-rub parlour	Contractor's Yard
Abutting	Boarding, Lodging or Rooming Establishment	Convenience Store
Accessory	Buffer Area or Strip	Council
Addition(s)	Building	County
Adult Entertainment Parlour	Building Area	Court
Agricultural	Building Inspector	Crawl Space
Agriculturally related use	Building, Main	Crematorium
Air Conditioners and Heat Pumps	Building Official, Chief	Cultural Entertainment Facility
Alter	Building setback	Custom Workshop
Amenity Area	Building Supply Outlet	D
Animal Shelter	Bulk Fuel Depot	Data Processing Establishment
Antique Store Market	Business or Professional Office	Day Lighting (Sight) Triangle
Arcade	Bus Depot	Day Nursery
Art Gallery	C	Deck
Artisans market	Canopy	Drive-thru Service Facility
Asphalt or Concrete Plant	Campground	Driveway
Asphalt Plant, Temporary Portable	Carport	Dry Cleaning depot
Assembly hall	Caterer's Establishment	Dry Cleaning /Laundry Plant
Attached	Cellar	Dump
Auction Facility	Cemetery	Dwelling
Automotive Accessories Shop	Church	Dwelling unit
Automotive body repair shop	Clinic, Medical	E
Automotive Sales & Services Establishment	Clinic, Veterinarian	Erosion Control
Automotive service station	Club, Commercial	Existing
Automotive use	Club, Private	F
Automotive washing establishment	Commercial	Factory Outlet
B	Greenhouse/Nursery	Fairgrounds
Bakeries	Commercial Motor Vehicle Studio	Farm
Bakeshop	Commercial School or Studio	Farm Building Cluster
Banquet hall	Commercial Use	Farm Implement Sales and Service
Basement	Community Centre	Farmer's Market
	Companion Animal Office	Financial Office
	Computer Programming Establishment	
	Conservation	

Finished Grade
 Fish and Wildlife
 Management
 Flea Market
 Flood Control
 Flood Fringe
 Floodplain
 Flood Proofing
 Floodway
 Floor Area
 Floor Area, Ground
 Floor Area, Gross
 Floor Area, Gross Leasable
 (GLFA)
 Floor Area, Retail
 Forest Management
 Funeral Home

G

Garage, Private
 Garage Sale
 Garden Centre
 Garden Suite
 Gas Bar
 Golf Course
 Golf Course, Miniature
 Golf Driving Range
 Gravel Pit
 Greenhouse
 Group Home

H

Habitable Room
 Hazardous Substances
 Heavy Equipment Sales &
 Service
 Height/Building Height
 Hobby Barn
 Home for the Aged, Rest
 Home
 Home Improvement
 Centre
 Home Industry
 Home Occupation
 Hospital

Hotel

I

Industry, Dry
 Industrial Mall
 Industrial Use
 Institutional Use

J

Junk Yard

K

Kennel

L

Land Disposal
 Land Farming
 Landfill
 Landfilling
 Land Lease Community
 Home
 Land Lease Community
 Home Site
 Landscaped Area
 Lane
 Laundromat
 Library
 Livestock
 Livestock Facilities
 Livestock Housing Capacity
 Livestock Unit
 Loading Space
 Lot
 Lot Area
 Lot Corner
 Lot Coverage
 Lot Depth
 Lot Frontage
 Lot Through
 Lot Line
 Lot Line, Front
 Lot Line, Rear
 Lot Line, Side
 Lot Line, Exterior Side
 Lot Line, Interior Side

M

Machine Shop
 Main Building
 Main Use
 Main Wall
 Mausoleum
 Mini-Storage Facility
 Mobile Home
 Mobile Home Park
 Mobile Home Site
 Modular Residential
 Dwelling Unit
 Motel/Motor Hotel
 Motor Home
 Motor Vehicle
 Municipal Drain
 Municipality
 Museum

N

Natural Environment
 Neighbourhood Store
 Non-Complying
 Non-Conforming
 Non-Habitable
 Nursery
 Nursing Home

O

Official Plan
 One in One-Hundred Year
 Flood
 Outdoor Storage

P

Park
 Parking Aisle
 Parking Area
 Parking Lot
 Parking Space
 Parking Space, Angled
 Parking Space, Barrier Free
 Accessible
 Parking Space, Parallel

Parking Space, Tandem
 Parking Space, Visitor
 Person
 Personal Service Shop
 Pharmacy
 Pit
 Pit, Wayside
 Place of Entertainment
 Place of Recreation
 Place of Worship
 Planting Strip
 Postal or Courier Outlet
 Poultry Processing Facility
 Prefabricated Residential
 Printing Establishment
 Print Shop
 Private Home Day Care
 Public
 Public Agency
 Public Building
 Public Utility
 Public Works Yard

Q

Quarry
 Quarry, Wayside

R

Recreational, Active
 Recreational, Passive
 Regional Floodplain
 Regional Storm Flood
 Event
 Regulatory Flood
 Rental Outlet
 Reserve
 Residential
 Residential Dwelling
 (Additional Dwelling Unit
 (Attached), Additional
 Dwelling Unit
 (Detached), Apartment,
 Apartment Seniors,
 Bachelor, Converted,
 Duplex, Fourplex, Link or

Twin Attached; Semi-
 detached, Single
 Detached, Split Level,
 Stacked Townhouse,
 Townhouse, Townhouse
 Cluster, Townhouse
 Street, Triplex)
 Residential Dwelling Unit
 Residential, Non-Farm
 Restaurant (Dining; Drive-
 In/Thru; Take-Out)
 Retail Food Store
 Retail Store

S

Salvage, Wrecking,
 Recycling Facility
 School
 Seasonal Agricultural
 Produce Stand
 Seasonal Recreation Site
 Secondhand Store
 Service Industry
 Service or Repair Shop
 Sewage Treatment Facility
 Sewage Treatment
 System, Private
 Shopping Centre
 Shopping Mall
 Sign
 Significant Drinking Water
 Threat
 Source Protection Plan
 Stacking Lane
 Stacking Space
 Storage Trailers, Seacans
 and Shipping Containers
 Storage Trailers, Seacans
 and Shipping Container
 Sales and Rental
 Storey (Attic, Basement,
 Cellar, Crawl Space, First
 Storey or Ground Floor,
 Second Storey or Second
 Floor)

Street
 Street Line
 Structure
 Swimming Pool

T

Tavern
 Terrace
 Tillable Hectare
 Trailer Camp or Park
 Trailer, Park Model
 Trailer, Recreational
 Trailer, Recreational Sales
 and Service
 Establishment
 Trailer, Seasonal
 Recreational Travel
 Trailer, Tractor/Transport
 Truck
 Trailer, Transport
 Transport Establishment
 Transport Terminal
 Transport Truck and
 Trailer Sales and Rental

U

U-Brew Establishment
 Use

W

Warehouse
 Watercourse
 Water Treatment Facility
 Wellhead Protection Area
 Wholesale Outlet

Y

Yard
 (Front, Rear, Required,
 Side, Exterior
 Side, Interior Side)

Z

Zone
 Zone Administrator

SECTION 5 – DEFINITIONS

In this By-law, unless the context requires otherwise, the following definitions and interpretations shall apply. Illustrations depicting definitions are provided for clarification and convenience only and do not form a part of the By-law. The illustrations can be found in Appendix “A” after Schedule “A” – Zone Maps.

ABATTOIR, means a **building** or **structure**, or part thereof, designed and used for the commercial slaughtering of animals.

ABUTTING, means a lot line that has any point in common with another lot line that is not part of a street line or lane; or where two or more parcels share a common boundary of at least one (1) point or a building or structure that share a common wall.

ACCESSORY, when used to describe a **use, building** or **structure**, means a use, building or structure, which is incidental, subordinate, and exclusively devoted to the **main use**, building, or structure located on the same lot and in the same **Zone** as such use, building or structure and which is not used or intended for use as human habitation unless permitted by the provisions of certain Zones of this By-law.

ADDITION(S), when used in reference to a **seasonal recreational travel trailer**, means a structure(s) which is attached to and used in conjunction with, and may be divided into more than one room.

ADULT ENTERTAINMENT PARLOUR means any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, goods or services appealing to or designed to appeal to erotic or sexual appetites or inclinations. In this definition:

- a) **“Goods”** includes books, magazines, pictures, slides, film, videos, phonograph records, prerecorded magnetic tape, compact disks and any other reading, viewing or listening matter.
- b) **“To Provide”**, when used in relation to “goods”, includes to sell, offer to sell or display for sale, by retail or otherwise such goods, and “providing” and “provision” have corresponding meanings.
- c) **“To Provide”**, when used in relation to “services”, includes to furnish, perform, solicit, or give such services and “providing” and “provision” have corresponding meanings.
- d) **“Services”** includes activities, facilities, performers, exhibitions, viewings and encounters.
- e) **“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 of which the word “nude”, “naked”, “topless”, “bottomless”, “sexy”, or any other word or any picture, symbol or representation having like meaning or implication is used in any advertisement.

AGRICULTURAL, means a use of land, building or structure for the purpose of animal husbandry, raising of **livestock** and other animals for food or fur including poultry, bee-keeping, fish, aquaculture and dairy; the growing of field crops, vegetables, agro-forestry, forestry, fruit farming, sod farming, greenhouses and horticulture crops, pasturage, fallow, maple syrup production or any other farming use; and includes the growing, raising, packing, treating, storing, and sale of agricultural products produced on the premises but does not include an **abattoir**, a **kennel** or a rendering plant, **commercial greenhouse and/or nursery** or **garden centre**. For kennel requirements, local Dog Control By-laws should be consulted.

AGRICULTURALLY RELATED USE, means a **commercial** or **industrial use** directly related to agriculture and requiring proximity to farm operations and may include but not limited to such uses as animal husbandry services, produce or grain storage/processing facilities, farm machinery sales and service outlets, feed and seed warehouse and retail outlets.

AIR CONDITIONERS AND HEAT PUMPS, means equipment designed to heat or cool the interior of buildings and structures and which are normally located outside or on a roof.

ALTER, when used in reference to a building, structure, or part thereof, means to change any one or more of the internal or external dimensions of such building or structure, or to change the type of construction of the exterior walls or roof thereof, or a change from one type of occupancy to another or a structural alteration or change there to.

When used in reference to a lot, the word “alter” means a change in use, or a decrease or increase in the width, depth, or area thereof or to decrease or increase the width, depth, or area of any required **yard, building setback, landscaped area** or **parking area**, or to change the location of any boundary of such lot with respect to a **street** or **lane**, whether such alteration is made by conveyance or alienation of any portion of said lot, or otherwise. The words “altered” and “alteration” shall have corresponding meanings.

AMENITY AREA, means an area situated on a residential lot that is intended for recreational purposes, and may include landscaped open spaces, patios, balconies, communal play areas, lounges, decks and other similar uses but shall not include a swimming pool or areas occupied at grade by service areas, parking areas, aisle or access driveways associated with the residential development or use. A Private Amenity Area means an amenity area, excluding a walkway, play area or other communal area, which is accessory to and outside of a dwelling unit, and is for the exclusive use of the occupants of the dwelling unit. A Common Amenity Area means an amenity area, which is available for the use and enjoyment of the residents and guest of a residential development in common.

ANIMAL SHELTER, shall mean a building or part thereof, with or without related structures, wherein domestic household pets including, but not so as to limit the generality of the foregoing, dogs, cats, caged birds and specialty fish, but excluding any animals kept primarily for the purpose of providing food or skins, are given temporary shelter and accommodation or are treated or kept for treatment by a registered veterinarian, and includes the office of a registered veterinarian, but does not include any establishment engaged primarily in the retail sale of animals or in breeding animals for gain or profit, or a veterinarians' clinic as defined herein.

ANTIQUE STORE/MARKET, means the use of land, buildings or structures for the sale of old and authentic objects of personal property which has a unique appeal and enhanced value mainly because of its age, or because of public demand, has attained value in a recognized commercial market which is in excess of its original value.

ARCADE, means a place of business where an individual, association, partnership or corporation, maintains three or more coin operated machines for public use such as pinball machines, video games or other similar player-operated amusement devices.

ART GALLERY, means a use, building or structure where paintings, sculptures or other works of art are exhibited or sold.

ARTISANS MARKET, means the use of a building or structure or part thereof as the workplace of a photographer, craftsperson or artist and may include the display and sale of their products along with accessory items.

ASPHALT OR CONCRETE PLANT, means an industrial facility that has equipment designed to heat and dry aggregate and to mix mineral aggregate with bituminous asphalt, concrete and concrete products and/or other similar materials, and includes stockpiling and storage of bulk materials used in the process or finished products manufactured on the premises and the storage and maintenance of equipment, but does not include the retail sale of finished asphalt or concrete products.

ASPHALT PLANT, TEMPORARY PORTABLE, means a facility which meets all of the following:

- a) has 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) is not of permanent construction, but is designed to be dismantled and moved to another location as required; and,
- c) is associated with a specific contract for work undertaken by or on behalf of a public road authority.

ASSEMBLY HALL, see BANQUET HALL.

ATTACHED, means a building or structure otherwise complete in itself, which depends upon a division wall or shared common wall with an adjacent building or structure for structural support or complete enclosure.

AUCTION FACILITY, means a building or structures or land used for the storage of goods and materials which are to be sold on the premises by public auction, and for the sale of goods and materials by public auction and on an occasional basis. An auction facility may include an auction barn where livestock are kept on a temporary basis for sale by public auction.

AUTOMOTIVE ACCESSORIES SHOP, means a building or part of a building used for the sale of vehicle parts, accessories and tools but does not include an **Automotive Use**.

AUTOMOTIVE BODY REPAIR SHOP, means a building or other structure where repairs to and/or bodywork, painting of or reconditioning of **motor vehicles** is carried on, but does not include an **automotive sales establishment**, an **automotive service station**, or **salvage or wrecking and recycling yard**.

AUTOMOTIVE SALES AND SERVICE ESTABLISHMENT, means a lot, building or structure used for the display and sale of new or new and used **motor vehicles** and may include the servicing, repair, cleaning, polishing, and lubrication of motor vehicles; the sale of automotive accessories and related products; and the leasing or renting of motor vehicles.

AUTOMOTIVE SERVICE STATION, means a lot, building or other structure where goods are sold and/or services and repairs are provided, which are essential to the operation of **motor vehicles**, but does not include a **retail store**, **automotive body repair shop**, **automotive sales establishment** nor an **automotive washing establishment** as defined in this By-law. The incidental sale of refreshments to the travelling public may be permitted.

AUTOMOTIVE USE, means an **automotive service station**, an **automotive body repair shop**, an **automotive sales establishment** or an **automotive washing establishment** as defined in this By-law.

AUTOMOTIVE WASHING ESTABLISHMENT, means a building or structure used for the washing or cleaning of **motor vehicles** by automatic or self-serve washing equipment.

BAKERIES, means the use of land, buildings or structures for producing, mixing, compounding or baking bread, biscuits, ice cream cones, cakes, pies, buns, or any other bakery product of which flour or meal is the main ingredient, but does not include a restaurant or other premises where any such product is made for consumption on the premises and does not include a bake shop.

BAKESHOP, means a **retail store** where baked goods, which may be consumed on or off the premises are offered for sale. Incidental baking of products for retail sale may be permitted in association with a bakeshop.

BANQUET HALL, means a building, or part thereof, in which facilities are provided for such purposes as the gathering together of, entertaining or catering to a large group of people for functions such as meetings, charitable events, civic, cultural, educational, political, religious, or social purposes.

BASEMENT, see STOREY.

BED AND BREAKFAST ESTABLISHMENT, means a single detached residential dwelling in which the proprietor resides and supplies furnished rooms and may serve breakfast on a temporary basis to overnight guests for monetary gain. It does not include a **restaurant, hotel, motel, motor hotel, and boarding, lodging or rooming establishment** or any other form of residential dwelling as defined by this By-law.

BODY-RUB PARLOUR means any premises or part thereof where a body-rub is performed, offered, or solicited in pursuance of a trade, calling, business or occupation, but does not include any premises or part thereof where the body-rubs performed are for the purpose of medical or therapeutic treatment and are performed or offered by persons otherwise duly qualified, licensed or registered so to do under the laws of the Province of Ontario.

BOARDING, LODGING OR ROOMING ESTABLISHMENT, means a residential dwelling where rooms are regularly let, with or without the provision of meals, for a consideration to three or more persons, other than the owner, lessee or tenant of the residential dwelling.

BUFFER AREA OR STRIP, means a landscaped area intended to obstruct or reduce the noise, lighting glare, unsightly views or any other nuisance of one land use or property onto another and may include such screening features as a continuous row of trees or hedge row of evergreens or shrubs, a berm, a wall, or an opaque fence. (*see illustrations*).

BUILDING, means any structure temporary or permanent, which is used or intended to be used for the shelter, accommodation or enclosure of persons, animals or chattels, and shall include a tarped structure, but does not include a lawful boundary wall or fence.

BUILDING AREA, means the greatest horizontal area of a building above finished grade within the outside surface of exterior walls and the centre line of firewalls.

BUILDING INSPECTOR, means a person appointed by the municipality, who is charged with enforcing the provisions of the Building Code, Building By-law, Zoning By-law and other local by-laws, as required.

BUILDING, MAIN, means a building designated or used for the principal use of the lot.

BUILDING OFFICIAL, CHIEF means a person appointed or constituted by the Council of a Municipality who is charged with the duty of enforcing the provisions of the Ontario Building Code, the Building By-law, the Zoning By-law and other local by-laws, as may be amended.

BUILDING SETBACK, means the least horizontal distance permitted by this By-law as measured between a **lot line** of a **lot** and the nearest portion of any building, structure or open storage area excluding permitted architectural projections/encroachments.

BUILDING SUPPLY OUTLET, means a building, structure or parts thereof where building, construction or other home improvement materials are stored for the purpose of wholesale or retail and may include accessory facilities for the cutting of the finished lumber products.

BULK FUEL DEPOT, means the use of land, building or structures or parts thereof for the bulk surface or underground storage of propane, petroleum products, chemicals, gases or similar products and may include the distribution of same.

BUSINESS OR PROFESSIONAL OFFICE, means a building, structure or parts thereof in which one or more persons are employed in the management, direction or conducting of a business, or where professionally qualified persons and their staff serve clients or patients who seek advice, consultation or treatment and may include the administrative offices of a not for profit or charitable organization.

BUS DEPOT, means the use of land, building or structures for the transient housing and parking of buses, and the boarding and debarking of passengers, and may include accessory uses such as ticket offices, luggage checking, rest areas and similar uses.

CANOPY, means a roof that is free of enclosing walls over an entrance to a building, structure or gasoline pump island/kiosk.

CAMPGROUND, means a public or privately operated facility offering overnight camping experiences from tent sites to serviced trailer sites, including accessory administrative offices, convenience store, laundry facilities, sanitary facilities and associated recreational uses, that cater to short-term guests, not to year round residents, whose accommodation is a tent, tent trailer, **recreational travel trailer**, **motor home**, camper van, camper pick-up.

CARPORT, means a building or structure with a roof and not more than two walls, or a roof supported by columns or piers, attached to a residential dwelling, which is used for the temporary parking of passenger **motor vehicles**.

CATERER'S ESTABLISHMENT, means a building, structure or parts thereof in which food products and beverages are prepared for consumption off the premises and are not served to customers on the premises or for take out.

CELLAR, see STOREY.

CEMETERY, means land set aside to be used for the interment of human remains and includes a **columbarium**, **mausoleum** or other structure intended for the interment of human remains, and may also include a **crematorium**.

CHURCH, means a building or part thereof used for public worship and may include a church hall, church auditorium, Sunday School, convent or parish hall or church day nursery. Within this By-law, the term church and place of Worship shall have corresponding meanings.

CLINIC, MEDICAL means a building or part thereof used by qualified physicians, dentists, osteopaths, or other drugless practitioners, including their staff and patients, for the purpose of consultation, diagnosis and office treatment. A medical clinic may include accessory uses such as waiting and treatment rooms, laboratories, dispensaries, pharmacy and administrative offices. A medical clinic does not include accommodation for overnight patient care or operating room facilities.

CLINIC, VETERINARIAN, means a building, structure or parts thereof where one or more registered veterinarian surgeons including associated staff provide examinations and surgical or medical treatment to domestic pets, animals or livestock, and may include treatment rooms, laboratories, dispensaries and associated office. Facilities for the overnight care of animals undergoing treatment may be permitted indoors and is considered incidental to the hospital use. A kennel is not permitted in association with a Veterinarian Clinic.

CLUB, COMMERCIAL, means any club other than a “private club”.

CLUB, PRIVATE, means a building or part of a building used as a meeting place for members of a chartered organization, not operated for profit, and may include a lodge, a service club, and a fraternal organization.

COMMERCIAL GREENHOUSE AND/OR NURSERY, means the use of land, buildings or structures for the growing and/or storing of flowers, fruit trees, ornamental trees, vegetable plants, shrubs, trees and similar vegetation for the purpose of transplanting, for use as stock or grafting, and includes the retail sale or wholesale distribution of such items directly from the premises/lot and includes the sale of associated items such as soil, mulch, planting mediums, fertilizers and similar materials, furnishing and supplies.

COMMERCIAL MOTOR VEHICLE, means any motor vehicle having permanently attached thereto a truck or delivery body and includes ambulances, hearses, tow trucks, small buses and farm tractors but excludes **motor homes** and **recreational trailers** as defined elsewhere in the by-law.

COMMERCIAL SCHOOL OR STUDIO, means a building, structure, or parts thereof where instruction is given for gain, but without limiting the generality of the foregoing, includes a school of fine art, dance, music, business, trade, vehicle driving and martial arts.

COMMERCIAL USE, means the use of land, building or structure for the purpose of buying and selling commodities, and supplying of services as distinguished from **industrial uses** as defined in this By-law.

COMMUNITY CENTRE, means the use of land, buildings, or structures for community activities of a social, cultural or recreational nature and operated on a non-profit basis by the municipality, local board or agency thereof, but does not include any use specifically defined in this By-law.

COMPANION ANIMAL OFFICE, means a building or part of a building wherein the diagnosis or consultation of small domestic animals and pets by a registered veterinarian is conducted and may include treatment rooms, laboratories, dispensaries, offices and facilities for a pet groomer but does not include facilities for the overnight care of animals undergoing treatment, general anesthesia, surgery or x-ray facilities.

COMPUTER PROGRAMMING ESTABLISHMENT means a use, building or structure or parts thereof where computer programs are designed and/or distributed and which may also provide for the computer training for groups or individuals, and may include accessory office uses.

CONSERVATION, means uses and use of land complementary to and compatible with the wise management, stewardship, protection and preservation of the natural environment, along with any of its significant biophysical features and ecological functions. Conservation may include uses such as reforestation, **forest management**, **fish and wildlife management**, **erosion control** and **flood control**.

CONSTRUCT, means to build, place, erect, reconstruct, relocate, or alter by means of an addition, enlargement or extension, or structural change; and includes any preliminary physical operation preparatory to such work including, but not limited to, excavating, filling, **grading** or drainage; and any work which requires a building permit. Constructed and construction have corresponding meanings.

CONTRACTOR'S YARD, means uses, buildings or structures or parts thereof used for the storage of building and construction materials including the storage and maintenance of heavy machinery or equipment such as cranes, ploughs, tractors and road making equipment; and may include facilities for the administration or management of the business, but does not include wholesale or retail sale of building or home improvement supplies.

CONVENIENCE STORE, means an establishment where food stuffs, tobacco, patent medicines, periodical/newspapers, stationary, sundries, hardware and other similar items of household convenience are kept for sale to the public.

COUNCIL, means the Council of the Corporation of the Town of Minto.

COUNTY, means the Corporation of the County of Wellington.

COURT, when used to describe an architectural element, means an open and uncovered space appurtenant to any building and bounded by at least two walls of the building or buildings on the lot.

CRAWL SPACE, see STOREY.

CREMATORIUM, means a building, structure or part thereof fitted with the appliances for the purpose of cremating human remains, and includes everything incidental or ancillary thereto.

CULTURAL ENTERTAINMENT FACILITY, means a building, structure or part thereof designed or utilized for presentation to the public of live theater or dance performances, musical concerts, cinemas, lectures, exhibits, various forms of art, exhibits of a cultural, academic or scientific nature and are not characterized by any emphasis on specific anatomical areas or sexual activities.

CUSTOM WORKSHOP, means a building, structure or part thereof, which is used by a trade, craft or guild for the manufacture, of small quantities, of made-to-measure clothes or articles and includes upholstering but does not include woodworking or furniture manufacture, or any other factory or shop production otherwise defined in this By-law. For the purposes of this By-law, a “custom workshop” is not a home occupation as defined by this By-law.

DATA PROCESSING ESTABLISHMENT, means a use, building or structure or part thereof used for the processing of facts or concepts either manually or by automated means, and may include accessory office uses.

DAY LIGHTING (SIGHT) TRIANGLE, means an area on a corner lot which is free of buildings, structures, or other features, including natural features, which may obstruct the vision of drivers and vehicles. Day lighting triangle is determined by measuring, from the point of intersection of the 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 forms the Day Lighting Triangle.

DAY NURSERY, means a use, building or structure, or parts thereof duly licensed by the Province of Ontario pursuant to Child Care and Early Years Act, as amended. This definition does not include **private home day care** as defined elsewhere in this By-law.

DECK, means a structure abutting or attached to a dwelling with no roof, canopy or walls except for visual partitions and railings which are constructed on piers or a foundation above finished grade for use as outdoor living space.

DRIVE-THRU SERVICE FACILITY, means the use of a building or structure or a part thereof accessed by a designated stacking lane, where goods, products or services are offered to the public within a parked or stationary vehicle by way of a service window or kiosk. Service kiosks for parking control within a parking structure or parking are not considered to be drive-thru service facilities.

DRIVEWAY, shall mean a portion of a lot used to provide vehicular access from a street or lane to a parking space or off-street parking area or loading area located on the same lot.

DRY CLEANING DEPOT, means a building or part thereof used for the purposes of receiving and distributing articles or apparel to be dry-cleaned or otherwise treated elsewhere.

DRY CLEANING/LAUNDRY PLANT, means a building or part thereof used for the purpose of dry-cleaning, cleaning, dyeing, pressing or other similar treatment of articles or apparel and may include a dry cleaning depot for receiving and distributing said articles.

DUMP, means a waste disposal site where waste is deposited without cover material being applied at regular intervals.

DWELLING see **RESIDENTIAL DWELLING**,

DWELLING UNIT, see **RESIDENTIAL DWELLING UNIT**,

EROSION CONTROL, means land use practices or structures necessary for the reduction or prevention of soil erosion.

EXISTING, shall mean “legally” existing on the date of the passing of this By-law.

FACTORY OUTLET, means a building or part thereof where products manufactured by a permitted industrial use are kept for wholesale or retail sale.

FAIRGROUNDS, means the use of land, buildings or structures for the purpose of holding agricultural fairs where farm produce is displayed for judging and sale, and includes exhibit areas, livestock shows, horse shows and events, and where other sports events may be held, and may include associated uses such as a midway or places of amusement, bleachers, bandstand areas, and **picnic areas**. On occasion, fairgrounds may be used for auctions, **flea markets**, concession stands and temporary overnight accommodations.

FARM, means a parcel of land, which the predominant activity is **agricultural** and includes associated buildings and structures such as **residential dwellings**, **livestock facilities**, farm implement structures, silo’s, granaries and similar buildings and structures.

FARM BUILDING CLUSTER, means the close grouping of the main buildings and structures on a farm contained within a limited area so that the remaining land is used for agriculture. Buildings and structures within the cluster shall share a common driveway.

FARM IMPLEMENT SALES AND SERVICE, means the use of land, buildings or structures for the sale, storage and repair of agricultural implements, equipment and machinery that are directly associated with the operation of a farm and may include the sale of accessory items.

FARMER’S MARKET, means the use of land, buildings, structures or parts thereof for the purpose of selling seasonal fresh produce by independent vendors.

FINANCIAL OFFICE, means the premises of a bank, credit union, trust company, finance company, loan or mortgage company, investment firm or financial consultants.

FINISHED GRADE, means the average elevation of the finished surface of the ground as measured at ground level on any side of a building or structure.

FISH AND WILDLIFE MANAGEMENT, means the management of species native to the immediate area. This may include stream enhancement, planting of browse or shelter species, nesting boxes, nesting islands, ponds, dugouts and den trees.

FLEA MARKET, means an occasional or periodic sales activity where groups of individual vendors offer goods, new and used, for sale to the public. This does not include private garage sales, which may be licensed by the municipality.

FLOOD CONTROL, means land use practices or structures deemed necessary by the Conservation Authority for the reduction or prevention of flooding.

FLOOD FRINGE, means that portion of the floodplain located between the floodway and the limit of the **Regional Storm Flood Event**. *(see illustrations)*

FLOODPLAIN, means an area of land, usually low lands, adjoining a watercourse, which has been or may be subject to flooding. *(see illustrations)*

FLOOD PROOFING, means a combination of structural changes and/or adjustments that are incorporated into the basic design and construction or alteration of buildings, structures or properties that are subject to flooding in order to reduce or eliminate possible flood damages.

FLOODWAY means the channel of a **watercourse** and that area of the **floodplain** required to pass deep, fast flowing flood waters such that it may pose a potential threat to life and damage to property. The appropriate Conservation Authority determines the limits of the floodway. *(see illustrations)*.

FLOOR AREA, with reference to a building or structure, means the total floor area within a building or structure, 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**, **basement** or **cellar**.

FLOOR AREA, GROUND, means that area of a lot covered or intended to be covered by the **main building(s)** on the lot, exclusive of porches, decks, accessory buildings, terraces, steps, indoor parking areas and normal building projections.

FLOOR AREA, GROSS (GFA), in the case of a residential dwelling, means the total area of all year-round **habitable rooms** located above finished grade and measured between the exterior faces of the exterior walls, but does not include garages, breezeways, and unenclosed porches, sunrooms and verandas. In the case of a building other than a **residential dwelling**, means the

aggregate of the area of all floors devoted to retail sales, customer service and office use, industrial uses, recreational uses, institutional uses, as measured from the exterior faces or the exterior walls but not including mezzanine areas, mechanical rooms, common halls, stairwells, garbage and electrical rooms and parking structures.

FLOOR AREA, GROSS LEASABLE (GLFA), shall mean in the case of a commercial or industrial building, the aggregate of the area of all floors devoted to retail sales, customer service and/or office use measured from the outside face of exterior walls but excluding storage, mezzanine areas, mechanical rooms, parking structures and similar uses ancillary to the main use.

FLOOR AREA, RETAIL, means the **floor area** of a commercial building devoted to retail purposes.

FOREST MANAGEMENT, means the management of forest resources for the production of a wide range of values including wood fibre production, erosion control, fish and wildlife habitat, rare species habitat, passive recreation, visual amenity, and education and research. This shall not include a permanent on-site sawmill.

FUNERAL HOME, means a building or part thereof used for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for internment or cremation, and may include a **place of worship**.

GARAGE, PRIVATE, means an accessory building or that part of a main building used for the temporary parking of a private **motor vehicle(s)** of the owner, tenant(s), occupant(s) of the lot upon which such garage is located but does not include a **carport**.

GARAGE SALE, shall mean an occasional use sale, conducted on a residential property by an occupant of such residential property, of household goods belonging to the occupier thereof and includes a yard sale and the like.

GARDEN CENTRE, means the use of land, buildings, structures, or parts thereof for the purpose of buying or selling lawn and garden equipment, furnishings and supplies.

GARDEN SUITE (i.e. Granny Flat), means a one-unit detached residential dwelling containing bathroom and kitchen facilities that is accessory to an existing **single detached residential dwelling** and is designed to be portable. A garden suite is intended to serve the “temporary” needs of physically or mentally challenged adult or children, or elderly parents.

GAS BAR, means one or more fuel pump islands, each consisting of one or more fuel pumps, which may include a canopy/kiosk and which may be used for the sale of automotive fluids and small accessories for motor vehicles but shall not be used for repairs, oil changes, or greasing.

GOLF COURSE, means the use of land, buildings and structures for the purpose of playing golf and may include a clubhouse, pro shop, restaurant, driving range(s), putting greens **but not a miniature golf course(s)**.

GOLF COURSE, MINATURE, means the use of land, buildings and structures as a commercial place of amusement in which facilities are provided to simulate the game of golf or any aspect of the game on a small scale, but does not include a **golf course** or **golf driving range**.

GOLF DRIVING RANGE, means a public or private area operated for the purpose of developing golfing techniques but does not include a **golf course** or **miniature golf course**.

GRAVEL PIT, shall mean any open excavation made for the removal of any soil, earth, clay, marl, sand, gravel or unconsolidated rock or mineral to supply such material for construction, industrial or manufacturing purposes. This definition does not include any excavation incidental to the construction of a building or structure for which a building permit has been issued; or any asphalt plant, cement manufacturing plant or concrete batching plant.

GREENHOUSE, means the use of land, buildings or structures for the growing of flowers, plants, shrubs, trees and similar vegetation, which may be transplanted outdoors on the same lot, and /or used as stocks for building or grafting and may include limited sale of products primarily produced on site.

GROUP HOME shall mean a single dwelling unit in a free standing building in which a range of three to ten residents (excluding staff or the receiving family) live under supervision and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being.

HABITABLE ROOM, means a room, located within a residential dwelling unit, designed for living, sleeping, eating or sanitary facilities and can be used at all times throughout the year. A habitable room shall not be located within a cellar. A habitable room does not include any room specifically defined herein as a non-habitable room.

HAZARDOUS SUBSTANCES, means any substance, which individually or in combination with other substances are normally considered to pose a danger to public health, safety and the environment and may include substances that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

HEAVY EQUIPMENT SALES AND RENTAL, means the use of land, buildings or structures in which heavy machinery and equipment are offered or kept for sale, rent, lease or hire directly from said lot.

HEIGHT or BUILDING HEIGHT, when used in reference to a building or structure, means the vertical dimension of a building or structure measured from the average grade of the **finished grade** to,

- a) in the case of a flat roof, the highest point of the roof surface or parapet wall, whichever is higher. A one-slope roof having a slope of less than 20 degrees from the horizontal shall be considered a flat roof for the purposes of this By-law;
- b) in the case of a mansard roof, the deck roof line;

- c) in the case of a gabled, hip, gambrel or other type of pitched roof, the average height between the eaves and ridge;
- d) in the case of a structure not having a roof, the top part of such structure;
- e) in the case of a structure having a rounded roof, two-thirds (2/3) of the average height of the structure;
- f) where a combustible exterior wall extends above the top of the roof of a building, the topmost part of such exterior wall. (*see illustrations*)

HOBBY BARN, means a building or structure designed, intended or used to house animals for personal use and pleasure, including the boarding of horses, but excludes kennels.

HOME FOR THE AGED, REST HOME, means a “home” as defined under The Homes for the Aged and Rest Homes Act, as amended. The Act specifies that a “home for the aged” is generally for persons over the age of 60 and that a “rest home” is generally for persons over the age of 18. It does not include a “Nursing Home” as defined elsewhere in this By-law.

HOME IMPROVEMENT CENTRE, shall mean a garden centre; a furniture sales and service establishment, a floor covering sales and service establishment, a wall covering sales and service establishment, a lighting sales and service establishment, an electronics sales and service establishment, a major appliance sales and service establishment, or a swimming pool sales and service establishment.

HOME INDUSTRY, means a small scale occupation or business conducted for gain or profit as a secondary use to the main permitted use.

HOME OCCUPATION, means an occupation or business, which is conducted for gain or profit as a secondary use within a permitted residential dwelling or residential dwelling unit. A home occupation may include a profession or occupation such as an accountant, architect, auditor, engineer, realtor, insurance agent, planner, lawyer, doctor, dentist; a personal service such as a barber, hairdresser, beautician, seamstress, dressmaker, photographer, pet groomer, caterer’s establishment, and similar occupations or businesses.

HOSPITAL means a hospital as defined in **The Private Hospitals Act**, as amended from time to time.

HOTEL, means a building, part of a building, or a group of buildings used for gain or profit for the purposes of catering to the needs of the travelling public by supplying them with sleeping accommodation, with or without meals, but without private cooking facilities with a minimum of 6 guest rooms, and further provided that each guest room shall only be entered from the interior of the building. Without limiting the generality thereof, a hotel may include accessory uses such as dining, dancing, convention, parking and recreational. A hotel does not include a **boarding, lodging or rooming establishment, bed and breakfast establishment** or a **motel or motor hotel**.

INDUSTRY, DRY, means an industry, which by nature of its operation, process, or fabrication of raw materials or services rendered does not require a significant water supply and does not produce waste water as part of the industrial process.

INDUSTRIAL MALL, means a building or a group of buildings designed, developed, owned and managed as a unit in which separate spaces are leased or occupied by permitted industrial uses. No more than 30 percent of the gross floor area of an industrial mall shall be devoted to accessory office or related commercial uses.

INDUSTRIAL USE, means, without limiting the generality thereof, the manufacturing, assembling, making, producing, preparing, inspecting, grading, ornamenting, finishing, treating, cleaning, washing, altering, repairing, restoring, processing, polishing, refinishing, packing, adapting for sale, warehousing, storing, breaking up or demolishing of goods, substances, articles or things or any part or parts thereof; or the production or storage of building or construction equipment or materials.

INSTITUTIONAL USE, means the use of land, buildings or other structures operated by a group, organization or society for the promotion of a public, social, scientific, educational or similar purpose, but does not include a **church, place of worship, school, private or commercial club** as defined in this By-law.

JUNK YARD, means any parcel of land, building or structure for which the principal or accessory use is the abandonment, collection, demolition, dismantlement, keeping, storage, salvage or sale of used, discarded, worn out or scrapped machinery, **motor vehicles**, vehicle parts, scrap metal, chains, used pipes, waste paper, rags enamelware, furniture, bottles, cans, rope, iron, copper or any other scrap or discarded materials.

KENNEL, means a place where more than 2 and 25 or less dogs are housed, groomed, bred, boarded, trained, sold or kept for hunting and includes both Boarding Kennels and Breeding Kennels, which are licensed by the Town of Minto under the provisions of the Keeping of Dogs and Dog Kennels By-law.

LAND DISPOSAL, within the meaning of Section 1 of Regulation 347 (General – Waste Management) made under the Environmental Protection Act means, with respect to waste, the deposit or disposal of the waste upon, into, in or through land, including:

- a) the deposit of the waste at a dump,
- b) the landfilling of the waste,
- c) the discharge of the waste into a geological formation by means of a well, and
- d) the land farming of the waste, in the case of a petroleum refining waste.

LAND FARMING, means the biodegradation of petroleum refining wastes by naturally occurring soil bacteria by means of controlled application of the wastes to land followed by period tilling.

LANDFILL, means the use of land, licensed by the Ministry of the Environment, upon, into, or through which waste is deposited, processed, treated, and covered under controlled conditions and includes land, which is being used for a leachate buffer area and or gas buffer area.

LANDFILLING, means the disposal of waste by deposit, under controlled conditions, on land or on land covered by water, and includes compaction of the waste into a cell and covering the waste with cover materials at regular intervals.

LAND LEASE COMMUNITY HOME, means any residential dwelling that is a permanent structure where the owner of the residential dwelling leases the land used or intended for use as the site for the residential dwelling. Such dwelling may be modular, prefabricated or traditionally constructed but does not include a **mobile home**.

LAND LEASE COMMUNITY HOME SITE, shall mean the area of land within a Land Lease Community that is leased for the purposes of locating a **land lease community home**.

LANDSCAPED AREA, means an open space area comprised of lawn, flowers, shrubs, trees or other natural vegetation. This area may include space occupied by paths, courtyards and patios, but shall not include **loading spaces** or **parking areas**, traffic aisles, driveways, ramps, or outdoor storage areas.

LANE, means a walkway, emergency access or any other passageway or right-of-way, other than a street, which is open from ground to sky and provides a secondary means of access to abutting lots, and which is not intended for general traffic circulation, but is dedicated to public use, or legally dedicated as a right-of-way for use in common by adjacent land owners.

LAUNDROMAT, means a building or part thereof, where self-serve coin operated clothes washing equipment are located and may contain one or more washers, dryers or other incidental equipment.

LIBRARY, means a library, branch library or library distributing station that is approved under The Public Libraries Act, as amended.

LIVESTOCK, a type of domestic animal kept on a farm for use on the farm, for propagation, for profit or for gain, and without limiting the generality thereof, may include dairy, beef and veal cattle, horses, swine, sheep, goats, mink, rabbits, poultry and fowl.

LIVESTOCK FACILITIES, means barns, buildings or structures where animals or poultry are housed and shall also include beef feedlots and the associated manure storage facilities, but shall not include a **hobby barn** as defined elsewhere in this by-law.

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

LIVESTOCK UNIT, means the equivalent values for various types of animals and poultry based upon manure production and production cycles.

LOADING SPACE, means an off-street space on the same lot with a building or on a lot contiguous to a building or group of buildings which is used for the temporary parking of a commercial vehicle while loading or unloading of merchandise or materials.

LOT, means a parcel or tract of land

- a)
 - i) which is a whole lot as shown on a Registered Plan of Subdivision, but a Registered Plan of Subdivision for the purposes 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
 - ii) is a separate parcel of land without any abutting lands being owned by the same owner or owners; or
 - iii) the description of which is the same as in a deed which has been given consent pursuant to The Planning Act, as amended; or
 - iv) is the whole remnant remaining to an owner or owners after a conveyance made with consent to The Planning Act, as amended.
- b) for the purpose of this subsection, 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 the Municipality, the Town of Minto, Her Majesty in the Right of Ontario, Her Majesty in the Right of Canada, the Saugeen Valley Conservation Authority and the Maitland Valley Conservation Authority, or Ontario Hydro.

LOT AREA, means the horizontal area within the boundary lines of a lot.

LOT CORNER, means a lot situated at the intersection of and abutting upon two or more streets; or abutting on two or more parts of the same street, the sides of which street (in the case of a curved corner, the tangents at the street extremities of the side lot lines) contain an interior angle of less than one hundred and thirty-five degrees (135 degrees). In the case of a curved corner, the corner of the lot shall be deemed to be the point of the street line nearest the point of intersection of the said tangents. *(see illustrations)*

LOT COVERAGE, means the percentage of the total lot area covered by all building(s) and structure(s), including accessory buildings and structure(s), which are located on or above ground level. The area of an outdoor swimming pool, open and unenclosed porches, uncovered decks, balconies and steps shall not be calculated in determining lot coverage.

LOT DEPTH, means the horizontal distance between the front and rear lot lines.

- a) when the front and rear lot lines are not parallel, depth is determined by the length of a straight line joining the middle of the front lot line with the middle of the rear lot line.
- b) When there is no rear lot line, depth is determined by 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. (*see illustrations*)

LOT FRONTAGE, means the horizontal distance between the side lot lines measured along the front lot line, but where the front lot line is not a straight line or where the side lot lines are not parallel, the lot frontage is to be measured by a line 6.0 m (19.7 ft) back from and parallel to the chord of the lot frontage, and for the purpose of this paragraph the chord of the lot frontage is a straight line joining the two points where the side lot lines intersect the front lot line.

LOT THROUGH, means a lot other than a corner lot having separate frontages on two streets.

LOT LINE, means any line defining the boundary of a lot.

LOT LINE, FRONT, means:

- a) The line that divides the lot from the street; or
- b) In the case of a Corner Lot, the shorter street line shall be deemed to be the front lot line and the longer line shall be deemed to be the exterior side lot line; or in the case of a Corner Lot with two equal lot lines either street line may be designated as the Front Lot Line; or
- c) In the case of a Through Lot, the shorter street line shall be deemed to be the front lot line and the longer line shall be deemed to be the rear lot line; or in the case of a Through Lot with two equal lot lines either street line may be designated as the Front Lot Line.

LOT LINE REAR, means the lot line farthest from and opposite to the front lot line. In the case of a lot having four (4) more lot lines, the lot line farthest from and opposite to the front lot line shall be the rear lot line. If a lot has less than four (4) lot lines, there shall be deemed to be no rear lot line.

LOT LINE, SIDE, means a lot line other than a front or a rear lot line

LOT LINE, EXTERIOR SIDE, means a side lot line that is also a street line

LOT LINE, INTERIOR SIDE, means any side lot line other than an exterior side lot line.

MACHINE SHOP means a workshop in which work is machined to size and assembled.

MAIN BUILDING, means the building designed or used for the principal use on a lot.

MAIN USE, means uses, buildings, structures or parts thereof, which constitute the principal use(s) of a lot and which is specifically listed as a permitted use by this By-law. An accessory use or home occupation/ home industry shall not constitute the main use of a lot.

MAIN WALL, means an exterior front, side, or rear wall of a building, and all structural members essential to the support of a fully enclosed space or roof.

MAUSOLEUM, means a building or structure or part thereof, other than a columbarium, used as a place of interment of human remains in sealed crypts or compartments.

MINI-STORAGE FACILITY, means a building containing separate, individual self-storage units divided from floor to ceiling by a wall with an independent entrance from the exterior of the building, designed to be rented or leased on a short-term basis to the general public for private storage of personal goods, materials and equipment; but shall not include the storage of hazardous chemicals, flammable substances or toxic materials.

MOBILE HOME, means any dwelling that is intended to be made mobile, constructed to be towed on its own chassis, designed and equipped for year-round accommodation for one or more persons, but does not include a **recreational travel trailer** or tent trailer or **trailer** otherwise designed.

MOBILE HOME PARK, means an area of land zoned, designed and intended to accommodate mobile homes to be used as residential dwelling units together with accessory uses such as offices, laundry facilities, storage areas, etc.

MOBILE HOME SITE, means a defined area of land within a **Mobile Home Park** intended for the location of one mobile home for the exclusive use of the occupant.

MODULAR RESIDENTIAL DWELLING UNIT, means a residential dwelling unit designed in one or more modules or boxes that can be joined together at the construction site to form a completed house. The modules contain interior walls with insulation, plumbing and electrical work installed at the factory, along with wall finishes, floor coverings, cabinetry, moldings and electrical and plumbing fixtures in place. A modular residential dwelling unit is intended to be made mobile on a temporary basis but constructed or manufactured to provide year-round accommodation. A modular residential dwelling unit does not include a **mobile home, recreational seasonal travel trailer or motor home** as defined herein.

MOTEL/MOTOR HOTEL, means a building, part of a building or a group of buildings used for the purpose of catering to the needs of the travelling public by providing sleeping accommodation with or without supplying food or other refreshments for not less than 6 guest rooms which may contain private cooking facilities and further provided that each guest room may be entered directly from the exterior of the building. A motel does not include a **boarding, lodging or rooming establishment, a bed and breakfast establishment** or a **hotel**.

MOTOR HOME, means any **motor vehicle** so constructed as to be self-contained, self-propelled unit capable of being utilized for the temporary living, sleeping or eating accommodation of persons and for the purposes of this By-law shall include a camper pick-up or camper van.

MOTOR VEHICLE, means an automobile, truck, motorcycle, or motorized snow or all-terrain vehicle, but does not include the cars of electric or steam railways, or other vehicles running only on rails, or on traction engine, self-propelling farm machinery or road building machinery.

MUNICIPAL DRAIN, means a drainage works as defined by the Ontario Drainage Act, as amended from time to time.

MUNICIPALITY, means the Town of Minto.

MUSEUM, means a building or parts thereof, used for the purpose of acquiring, conserving, studying, interpreting, assembling and exhibiting to the public such things as collections of paintings, works of art, artifacts of historical interest and significance; mechanical, scientific and/or philosophical inventions, instruments, models, designs; and together with any libraries, reading rooms, laboratories and offices.

NATURAL ENVIRONMENT, means land which is essentially “non-developable”, due to inherent environmental hazards such as wetlands, poor drainage, organic soils, susceptibility to flooding and/or erosion, steep slopes and other physical conditions severe enough to pose a risk of loss of life, property damage and environmental or social disruption if developed.

NEIGHBOURHOOD STORE, means a retail store which provides convenience goods and services to the immediate and surrounding neighbourhood.

NON-COMPLYING, means a use, building or structure, lawfully established prior to the passing of this By-law, and which is permitted by the zone in which such use, building or structure is located, but which does not comply with some or all of the specific zone regulations of said Zone, or any other applicable regulation of this By-law.

NON-CONFORMING, means a use, building, or structure lawfully established prior to the passage of this By-law and which is not a permitted use of the specific zone(s) in which such use, building, or structure is located.

NON-HABITABLE ROOM, means any room located within a dwelling unit that is not a habitable room, including, but not so as to limit the generality of the foregoing, a laundry room, a pantry, a lobby, a corridor, a stairway, a closet, a sunroom, a verandah, a recreation room, a porch, a balcony, a private garage, an unfinished attic, a cellar, crawlspace, a boiler room and any space used for the service and maintenance of such dwelling or for vertical travel between storeys.

NURSERY, means a place where trees, shrubs or plants are grown or stored for the purpose of transplanting, for use as stocks for building or grafting, or for the purpose of retail or wholesale,

together with the sale of soil, planting materials, fertilizers or similar materials and includes a greenhouse.

NURSING HOME, means a nursing home as defined under The Nursing Home Act, as amended, and does not include a **Home for the Aged, Rest Home** as defined in this By-law.

OFFICIAL PLAN, means the County of Wellington Official Plan.

ONE IN ONE HUNDRED (1:100) YEAR FLOOD means a flood based upon an analysis of precipitation, snow melt or a combination thereof, having a return period of 100 years on average or having a one percent (1%) chance of occurring or being exceeded in any given year. The Conservation Authority determines the elevation of the 1:100 year flood

OUTDOOR STORAGE, means the use of land for outdoor storage of equipment, goods or materials in the open air. It does not include storage in transport truck trailers.

PARK, means an open space area, operated by a **public agency** which may include areas for baseball diamonds, outdoor tennis courts, outdoor swimming pool, playground and similar uses, and **public** storm water management facilities, but shall not include a **mobile home park** or **campground**.

PARKING AISLE, means a portion of a **parking area** or **parking lot** which on one or more sides abuts **parking spaces** and which provides access to and from a parking space, to and from a **street** or **lane** and which is not used for the parking of **motor vehicles**.

PARKING AREA, means an area, whether or not within a building or structure, used for the temporary parking of licensed **motor vehicles** and may include aisles, parking spaces, and related entrances and exits but shall not include any part of a **street** or **lane**, nor any area wherein motor vehicles are kept or stored for sale or repair.

PARKING LOT, means a **Parking Area** forming the main use of a lot.

PARKING SPACE, means a space, which may be within a parking area or parking lot, and which is provided and maintained for the temporary parking of motor vehicles.

PARKING SPACE, ANGLED, means the orientation of a parking space in such a manner that the side of a motor vehicle, when parked, is at an angle other than parallel to the drive aisle, driveway, lane, or street which gives direct access to such parking space.

PARKING SPACE, BARRIER FREE ACCESSIBLE, means a parking space provided for the use of persons with disabilities pursuant to the Accessibility for Ontarians with Disabilities Act.

PARKING SPACE, PARALLEL, means the orientation of a parking space in such a manner that the side of a motor vehicle, when parked, is parallel to the drive aisle, driveway, lane, or street which gives direct access to such parking space.

PARKING SPACE, TANDEM, means the arrangement of two parking spaces such that it is necessary to traverse one parking space to gain access to the other from a lane, drive aisle, driveway, or street.

PARKING SPACE, VISITOR, means a parking space for the exclusive use of visitors to a premise.

PERSON, means an individual, association, firm, partnership, incorporated company, corporation, agent or trustee, and the heirs, executor or other legal representative of a person to whom the context applies according to law.

PERSONAL SERVICE SHOP, means a building or part of a building in which persons are employed in providing services and otherwise administering to the individual and personal needs of persons, and includes such establishments as barber shops, beauty parlours, **laundromats**, hairdressing shops, shoe repair and shoe shine shops, and **dry cleaning or laundry depots**.

PHARMACY, means a retail store that dispenses drugs by description

PIT, means a place where unconsolidated gravel, stone, sand, earth, clay, fill, mineral or other material is being or has been removed by means of an open excavation to supply material for construction, industrial or manufacturing, but does not include a wayside pit.

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

PLACE OF ENTERTAINMENT, means a motion picture or other theatre, arena, auditorium, public hall, billiard or pool room, bowling alley, ice or roller skating rink or other similar forms of entertainment, which are contained within an enclosed building or structure; does not include an adult entertainment or body rub parlour.

PLACE OF RECREATION, means the use of land for such uses as private parks, playgrounds, playfields, racquetball club, tennis courts, lawn bowling greens, indoor and outdoor skating rinks, curling facilities, hockey arenas, athletic fields, field houses, recreational trails, snowmobile trails, picnic areas, swimming pools, wading pools, day camps, and similar uses, together with necessary and accessory buildings and structures, but does not include a track for the racing of animals, motor vehicles, snowmobiles, all-terrain vehicles or motor cycles.

PLACE OF WORSHIP, means a building dedicated to religious worship and may include **churches**, chapels, temples, parish halls and synagogues, and may include accessory uses such as administrative offices, nursery schools, a school of religious education, convents, seminaries, monasteries and rectories.

PLANTING STRIP, means an area of landscaped open space located immediately adjacent to a lot or portion thereof and on which is situated one or more of the following screening devices: a continuous row of trees, a continuous row of evergreens or shrubs; a berm.

POSTAL OR COURIER OUTLET, shall mean the provision of postal and courier pick-up and drop-off services for letters and small parcels, but does not include a postal or courier distribution or terminal facility.

POULTRY PROCESSING FACILITY, means the use of land, buildings or structures, or parts thereof, wherein poultry – all domestic fowl including small game birds such as Cornish hen and large birds such as EMU – are slaughtered, washed, cleaned, treated or otherwise prepared, processed and packaged, and from which such produce is shipped to a **wholesale** or **retail outlet**.

PREFABRICATED RESIDENTIAL DWELLING, means a building which is capable of being occupied exclusively as a permanent residential dwelling and which is comprised of components that are manufactured off-site, transported to the building site and constructed on a lot. A pre-fabricated residential dwelling is not designed nor intended to be made mobile or temporary and does not include a **modular residential dwelling unit, and mobile home or park model trailer**.

PRINTING ESTABLISHMENT, means an industrial facility used for blueprinting, engraving, stereotyping, electro-typing, printing or typesetting and may include a duplicating shop or letter-shop.

PRINT SHOP, means a retail store that provides duplicating services using photocopy, blueprint and offset printing equipment, including collating of booklets and reports.

PRIVATE HOME DAY CARE, means the use of a building, structure or part thereof operated for gain or profit by providing temporary care for children within a private residence other than the home of a parent or guardian of any such child and does not include a **day nursery** as defined elsewhere in this By-law.

PUBLIC, in this By-law, means a use, building or structure used and/or owned by a **public agency** to provide a service to the general public.

PUBLIC AGENCY, means

- a) the Government of Canada, the Government of Ontario or any municipal corporation;
- b) any ministry, department, commission, corporation, authority, board but does not include a **school** as defined elsewhere in this by-law, or other agency established from time to time by the Government of Canada, the Government of Ontario or any municipal corporation;
- c) any **public utility**; or

- d) any railway company authorized under The Railway Act, as amended, or any successor thereto.

PUBLIC BUILDING, means any building, structure or part thereof, which is owned, leased, or occupied by the Corporation of the Town of Minto, the County of Wellington, the Province of Ontario or the Government of Canada.

PUBLIC UTILITY, means any agency, corporation, board, or commission providing electricity, gas, water, telegraph, telephone or television service including a communications tower, drainage, sewage or waste collection and disposal services to the public; or a use pertaining to any such agency, corporation, board or commission.

PUBLIC WORKS YARD, means a municipal, county or provincial facility used for the storage and servicing of road construction and maintenance equipment, and storage of materials including buildings or structures for such purposes.

QUARRY, means a place where consolidated rock has been or is being removed by means of open excavation to supply material for construction, industrial or manufacturing purposes, but does not include a **wayside quarry** or open pit metal mine.

QUARRY, WAYSIDE, means a temporary **quarry** opened and used by a public road authority solely for the purpose of a particular project or contract or road construction and not located on the road right-of-way.

RECREATIONAL, ACTIVE, means a recreational use or activity with buildings or requires alteration of soil or topography and includes such activities as golf courses, playing fields, trailer parks, campgrounds and conservation areas involving built structures.

RECREATIONAL, PASSIVE, means a non-intensive activity or use of land carried out for recreational purposes which does not require the construction of buildings or the alteration of soil or topography and includes open space and environmental areas. Passive Recreational uses may include nature interpretation, hiking, cross country skiing, fishing and hunting.

REGIONAL FLOODPLAIN, means the area of land that would be inundated by floodwater under a **Regional Storm Flood Event**.

REGIONAL STORM FLOOD EVENT, means a major storm of record used for flood regulation purposes. The rainfall actually experienced during Hurricane Hazel combined with local conditions is used by the Conservation Authority to establish the Regional Floodplain.

REGULATORY FLOOD, means the approved standard(s) used in a particular watershed to define the limit of the floodplain and level to be applied for flood proofing purposes. (In the former Town of Harriston, the Regulatory Flood is the **Regional Storm Flood Event**.)

RENTAL OUTLET, means a building or part thereof where residential, industrial and commercial equipment is kept for rental to the public and may include such items as power tools, appliances, office machines, recreation equipment, lawn and garden equipment and tools, floor cleaning equipment, masonry tools, painting and decorating equipment and tools, moving equipment and tools, and similar items, but does not include a video rental outlet or the rental of **motor vehicles, trailers** or industrial equipment.

RESERVE, for the purpose of this By-law, means a 0.3m (1.0 ft) wide parcel of land held by the Corporation of the Town of Minto, or the Province of Ontario as a means of restricting access to a public highway or street. Where such a reserve is required, it shall be deemed not to eliminate the street line or front lot line of said lot and therefore, not compromise the calculation of lot frontage.

RESIDENTIAL, means the use of land, buildings or structures for human habitation.

RESIDENTIAL DWELLING means a building or portion thereof designed, intended, occupied or capable of being occupied as one or more **Residential Dwelling Unit(s)** and may include a traditionally constructed or prefabricated home as defined herein but does not include **a hotel, motel, institutional use, boarding, lodging or rooming house, bed and breakfast establishment, mobile home, trailer, or a motor home** as defined in this By-law.

Additional Dwelling Unit (Attached), means the use of a single detached dwelling, semi-detached dwelling unit, cluster townhouse dwelling unit, or street townhouse dwelling unit where a separate self-contained dwelling unit is located within the principal building.

Additional Dwelling Unit (Detached), means the use of a building where a separate self-contained dwelling unit is located in a detached accessory building on the same lot as an associated single detached dwelling, semi-detached dwelling unit, cluster townhouse dwelling unit, or street townhouse dwelling unit (subject to the provisions of Section 6.1).

Apartment, means a residential dwelling that contains five or more residential dwelling units, which have a common entrance from street level and are served by a common corridor or hallway from inside.

Apartment, Seniors, means an apartment designed for, intended for and occupied exclusively by senior citizens.

Bachelor, means a residential dwelling unit with a bedsitting room combination providing therein living, sleeping, eating, food preparation, and separate sanitary facilities. Other essential facilities and services may be shared with other residential dwelling units.

Converted, means a single-detached residential dwelling existing at the time of passing of this By-law which, because of size or design, can be converted by partition and the addition of sanitary and cooking facilities into more than one residential dwelling unit.

Duplex, means a two storey residential dwelling divided horizontally into two residential dwelling units, each of which is completely on a separate storey with an independent entrance either directly from the outside or through a common vestibule.

Fourplex, means a residential dwelling divided vertically and horizontally to provide four residential dwelling units, each having independent entrances either directly from the outside or through a common vestibule.

Link or Twin Attached, means two single-detached residential dwellings of similar size and style that are completely separated from the other above finished grade, but are connected to each other below finished grade by common footings.

Semi-Detached, means two single-detached residential dwellings, divided in whole or part by a common vertical wall, each of which may be held in separate ownership, and having independent entrance either directly from the outside or through a common vestibule.

Single-Detached, means one completely self-contained residential dwelling situated on a separate lot and is not attached by any means to any other residential dwelling. For the purposes of this By-law, single-detached shall not include a mobile home or modular residential dwelling unit, unless otherwise specifically provided for in this By-law.

Split-level, means a single detached or semi-detached residential dwelling in which the first floor above the finished grade is so constructed as to create two or more different levels, the vertical distance between such levels being always less than the full storey. For the purpose of this By-law, split-level shall be considered as a one-storey residential dwelling.

Stacked Townhouse, means a building containing two townhouse dwelling units divided horizontally, one atop the other both with independent access to the street or courtyard. A stacked townhouse shall be permitted under the cluster townhouse dwelling use, and shall not be considered an apartment.

Townhouse, means a residential dwelling divided vertically to provide three or more residential dwelling units, each having independent entrances to a front and rear yard immediately abutting the front and rear walls of each dwelling unit

- i) **Townhouse, Cluster** – individual residential dwelling units do not require frontage onto a street. Stacked townhouses shall follow the same provisions as a cluster townhouse.
- ii) **Townhouse, Street** – each residential dwelling unit shall have frontage directly onto a street.

Triplex, means a three storey residential dwelling divided horizontally into three separate residential dwelling units each having independent entrances either directly from the outside or through a common vestibule.

RESIDENTIAL DWELLING UNIT, means one or more habitable rooms designed, intended, occupied or capable of being occupied as a permanent residence by one or more individuals and provided with separate kitchen, sanitary facilities and sleeping accommodations and having a private entrance either from the outside of the building or through a common hallway or stairway inside the building.

RESIDENTIAL, NON-FARM, means a residential dwelling unit not located on the same lot as a farm.

RESTAURANT, means a building or part thereof, other than a **tavern**, where food or refreshments are prepared and offered for retail sale to the public for immediate consumption either on or off the premises and may include uses such as a bistro, coffee shop, dairy bar, deli, diner, ice cream parlour, snack bar, tea house, or refreshment stand. **Dining Restaurant, Drive-In Restaurant, Drive-Thru Restaurant** and **Take-Out Restaurant** are defined below for the purposes of calculating off-street parking requirements as required by Section 6.27 of this By-law.

DINING RESTAURANT, means a building or part thereof where food and drink is prepared then sold to the public for immediate consumption within the dining room of such establishment.

DRIVE-IN/DRIVE-THRU RESTAURANT, means a building or part thereof where food and drink are prepared then sold to the public for immediate consumption either within an eating area inside or outside of the building or within the patron's own motor vehicle onsite, or for elsewhere off the premises.

TAKE-OUT RESTAURANT, means a building or part of a building where food and beverages are prepared and sold to the public for consumption off the premises. The consumption of food in the building or in the patron's motor vehicle on the premises is not permitted.

RETAIL FOOD STORE, means a building, structure or part thereof in which foodstuff, goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail, but does not include any establishment otherwise defined or classified herein.

RETAIL STORE, means a building, structure, or part thereof in which goods, wares, merchandise, substances, articles or things are offered or kept for retail sale directly to the public, but does not include any establishment otherwise classified or defined herein.

SALVAGE OR WRECKING AND RECYCLING FACILITY, means the use of land, buildings or structures for the wrecking, dismantling, storing and/or selling of used vehicles, farm equipment and parts thereof, including tires and other goods, wares or materials.

SCHOOL, means an academic school authorized under The Education Act, as amended.

SEASONAL AGRICULTURAL PRODUCE STAND, means a structure that is accessory to a farm and is used for the display and selling of fruit, vegetables, flowers or other farm produce, which is grown on that same **farm**.

SEASONAL RECREATION SITE, means a numbered and specified designated area of land to be used for the placement of one **seasonal recreational travel trailer** and other accessory approved structures.

SECONDHAND STORE, means a building or part thereof, where used clothing, books, household goods and similar articles are offered or kept for sale and may include an **antique or flea market** or pawn shop but does mean a **wrecking or salvage and recycling yard**. New products may be included as a portion of the merchandise being offered for sale.

SERVICE INDUSTRY, means a business or trade, not otherwise defined or classified in this By-law, which provides cleaning, maintenance, installation, renovation, or other similar non-personal services to the public, and may include a printing establishment; plumbing, welding, sheet metal, woodworking or machine shop; or vehicle inspection station.

SERVICE OR REPAIR SHOP, means a building or part thereof for the repair or service of household articles including radio, television and electronic equipment, and small household appliances, and may include small engine repair, but does not include an **industrial use** or **automotive body repair shop** or **automotive service station**.

SEWAGE TREATMENT FACILITY, means a use, building, structure or parts thereof, approved by the Ministry of the Environment for the treatment and disposal of domestic and industrial waste, and storm water, and includes a system of underground pipes/conduits and wastewater lagoons.

SEWAGE TREATMENT SYSTEM, PRIVATE, means a facility designed to provide sewage treatment on a lot normally comprised of, but not limited to, a septic tank and tile weeping beds. A private sewage treatment system also includes any other means of collecting and treating of sewage effluent, acceptable to Ministry standards and approved by the municipality.

SHOPPING CENTRE, means a group of commercial uses, planned, developed, owned, managed as a unit, with common off-street parking areas and other joint facilities all provided on the same lot.

SHOPPING MALL, means a shopping centre, which provides access for the public to each individual commercial unit either from the outside through a common entrance(s) and/or from the inside through a common covered aisle(s).

SIGN, means any device, lettering, figure, symbol, emblem or picture, which is affixed to or represented directly or indirectly upon a use of land, building or structure, and which directs

attention to, identifies or advertises any object, product, place, activity, persons, products, organizations, institutions or businesses in such a way as to be visible to the public on any street, lane or thoroughfare.

SIGNIFICANT DRINKING WATER THREAT, means a drinking water threat that, according to a risk assessment, poses or has the potential to pose a significant risk (Clean Water Act).

SOURCE PROTECTION PLAN, means a drinking water source protection plan prepared under the Clean Water Act (Clean Water Act).

STACKING LANE, means a continuous on-site queuing lane that includes stacking spaces for motor vehicles which is separated from other vehicular traffic and pedestrian circulation by barriers, markings, or signs.

STACKING SPACE, means a rectangular space that may be provided in succession and is designed to be used for the temporary queuing of a motor vehicle in a stacking lane.

STORAGE TRAILERS, SEACANS AND SHIPPING CONTAINERS, shall include any unlicensed trailer, whether or not the same is mounted on wheels; mobile storage trailers, storage structures or cargo boxes designed or once serving as commercial shipping or cargo containers; truck trailers or boxes; or the parking of tractor-trailers or separate tractors or cargo boxes. For the purpose of this definition, unlicensed trailer means a trailer which does not have a valid permit under the Highway Traffic Act R.S.O., 1990.c.H.8, as amended.

STORAGE TRAILERS, SEACANS AND SHIPPING CONTAINER SALES AND RENTAL, means the use of lands, buildings, or structures in which storage trailers, seacans, and shipping containers are offered or kept for sale, rent, lease, or hire directly from said lot.

STOREY, means a horizontal division of a building from a floor to the ceiling directly above such floor, but does not include any mezzanine, gallery, balcony or other overhang, the floor area of which does not exceed 40 percent of the least dimension of the room in which the said overhang is located, and does not include a basement or cellar as defined in this By-law.

ATTIC, means the space between the roof and the ceiling of the top storey; or between a dwarf wall (i.e. a wall less than 2.3 m (7.5 ft)) and a sloping roof of a dwelling.

BASEMENT, means that portion of a building below the first storey, but having less than one-half its clear height above the average finished grade; or has at least one wall from the finished floor to finished ceiling exposed above the finished grade and where a permanent point of access is provided in said wall.

CELLAR, means that portion of a basement which is more than 60 percent below finished grade, measured from finished floor to finished ceiling.

CRAWL SPACE, means that portion of a basement which is less than 1.8 m (5.9 ft) measured from finished floor to finished ceiling.

FIRST STOREY or GROUND FLOOR, means the storey having its floor level closest to the finished grade and its ceiling more than 1.8 metres above grade.

SECOND STOREY or SECOND FLOOR, means the storey directly above the first storey.

STREET, means a public right-of-way which shall be constructed and opened and improved and maintained year round and assumed by the **Municipality, County**, or Province or other public road authority for public use. A street does not include a lane or any other private right-of-way.

STREET LINE, means the dividing line between a street and any lot.

STRUCTURE, means anything constructed either permanent or temporary, the use of which requires location on or an attachment to something having location on the ground. Manure storage/handling facilities and associated pits and lagoons are structures for the purposes of this By-law. Fences, pavement, curbs, walkways, retaining wall or signs are not considered structures for the purposes of this By-law.

SWIMMING POOL, means any body of water located outdoors or indoors, contained by artificial means and used and maintained for the purpose of swimming, wading, diving or bathing.

TAVERN, means a “tavern” as defined by the Liquor Licence Act, as amended.

TERRACE, means an open, uncovered, level space at ground level that is either natural or man-made.

TILLABLE HECTARES, means the total area of land including pasture that can be worked or cultivated.

TRAILER CAMP OR PARK, means any land upon which two or more trailers are used or intended to be used for human occupation on a temporary basis.

TRAILER, PARK MODEL, means a modular residential dwelling unit designed and constructed in accordance with CSA requirements which is towed on its own chassis and its running gear may be removed. It is designed and equipped for year-round occupancy containing suitable sanitary facilities including a flush toilet, shower or bathtub.

TRAILER, RECREATIONAL, means any portable structure or vehicle designed, intended and used exclusively for the temporary or seasonal living, sleeping or eating accommodation of persons therein, during travel, recreation and vacation and which is either capable of being drawn by a motor vehicle or is self-propelled, and may include **seasonal recreational travel trailers**, tent trailers, camper vans, **motor homes**, camper pick-up and similar transportable accommodation but not a **mobile home or a park model trailer**.

TRAILER, RECREATIONAL SALES AND SERVICE ESTABLISHMENT, means the use of land, buildings or structures or parts thereof for the display and sale of **recreational trailers, seasonal recreational travel trailers**, tent trailers, camper vans, camper pick-ups and **motor homes**, and includes the servicing and repair of such trailers.

TRAILER, SEASONAL RECREATIONAL TRAVEL, means a structure built on a single chassis mounted on wheels designed to facilitate relocation from time to time and used primarily as living quarters for seasonal camping and connected to utilities necessary for the operation of installed fixtures and appliances.

TRAILER, TRACTOR/TRANSPORT TRUCK, means a **motor vehicle** consisting of a self-propelled cab and which may have temporarily attached thereto a trailer consisting of one or more axles designed to be pulled by the cab for the purpose of carrying goods or materials. This does not include a **commercial motor vehicle** as defined herein.

TRAILER, TRANSPORT means any vehicle so constructed that it is suitable for being attached to a motor vehicle and capable of being used for transporting goods, materials, equipment or livestock notwithstanding that such vehicle is jacked up or that its running gear is removed.

TRANSPORT ESTABLISHMENT, means the use of land, buildings, structures or parts thereof, where commercially licensed tractor trailers/transport trucks and buses are rented, leased, loaded or unloaded, serviced or repaired, kept for hire, stored or parked for dispatching as common carriers or where goods are temporarily stored for further shipment.

TRANSPORT TRUCK AND TRAILER SALES AND RENTAL, means the use of land, buildings, or structures in which commercial motor vehicles and/or transport trucks/tractors and/or trailers are offered or kept for sale, rent, lease or hire directly from said lot.

TRANSPORT TERMINAL, means a building or structure used for a cross-dock facility in which there is no storage or warehousing of products, goods and materials.

U-BREW ESTABLISHMENT, means a building or part thereof used for the sale of ingredients and/or kits for beer, cider and wine making and includes the brewing and bottling of the same by the public on the premises.

USE, means the purpose for which a lot, building or structure, or any combination thereof, is designed, arranged, intended, occupied, or maintained and “uses” shall have a corresponding meaning. “Use” when used as a verb, or “to use” shall have a corresponding meaning.

WAREHOUSE, means a building or part thereof used for packaging, storage and distribution of goods, wares, merchandise, foodstuff, substances or articles and may include wholesale outlet but does not include a mini-storage establishment or **transport establishment**.

WATERCOURSE, means the natural or altered channel for a stream or water body and for the purpose of this By-law, includes the channel for intermittent streams. Isolated farm or recreational ponds, without an inlet or outlet stream, are excluded from this definition.

WATER TREATMENT FACILITY, means a building or structure approved by the Ministry of the Environment, where water is treated for human consumption and use, and includes a water pumping station.

WELLHEAD PROTECTION AREA, means an area that is related to a wellhead and within which it is desirable to regulate or monitor drinking water threats (Ontario Regulation 287/07).

WHOLESALE OUTLET, means a building, structure or part thereof used for the storage, distribution and sale of goods, wares, articles or merchandise to other wholesalers, retailers, industrial, institutional or professional users.

YARD, means a space appurtenant/adjacent to a building, structure or excavation, located on the same lot as the building, structure or excavation, and which space is open, uncovered and unoccupied from the ground to the sky except for such **accessory** buildings, structures, or uses or **yard encroachments** as are specifically permitted elsewhere in this By-law.

FRONT, means a yard extending from **side lot line** to side lot line between the **front lot line** of the lot and to the nearest **main wall** of any building or structure (existing or proposed) on the lot.

REAR, means a yard extending from side lot line to side lot line between the **rear lot line** (or apex of the side lot lines) to the nearest **main wall** of any building or structure (existing or proposed) on the lot.

REQUIRED, means a yard having the minimum **building setback** as required by the zone provisions of this By-law. A required side yard shall extend from the required front yard to the required rear yard.

SIDE, means a yard extending from the front yard to the rear yard and from the side lot line of the lot to the nearest **main wall** of any building or structure (existing or proposed) on the lot.

i) **EXTERIOR**, means a side yard immediately adjoining a **street**.

ii) **INTERIOR**, means a side yard other than an exterior side yard.

ZONE, means an area delineated on the Zoning Maps included in this By-law designated for a specific use and regulated by the specific zone provisions of this By-law.

ZONING ADMINISTRATOR, means the officer(s) or employee(s) of the **municipality** charged with the duty of administering and enforcing this By-law.

SECTION 6 – GENERAL PROVISIONS

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

6.1 ACCESSORY USES

6.1.1 USE

Where this By-law provides that a lot may be used or a building or structure may be constructed, altered or used for a purpose, that purpose may include any accessory building or structure or accessory use, but shall not include:

- a) Any occupation for gain or profit conducted within a residential zone, except as may be permitted by this By-law;
- b) An accessory dwelling unit, except as may be specifically permitted by this By-law.

6.1.2 LOCATION

- a) Any accessory building or structure excluding a **private sewage treatment system** which is not an integral part of the main building shall **not be located in a required front yard** and shall comply with all other yard requirements of the zone in which such building or structure is situated.
- b) In any R1A, R1B, R1C, R2, or R3 Zone or any other zone in the urban areas of Clifford, Harriston and Palmerston, all accessory buildings and structures shall be located in a rear yard or interior side yard provided it is not closer than 1.0 m (3.3 ft) to the interior or the rear lot line.
- c) Notwithstanding Section 6.1.2 b), on ER Zone or any other zone in the rural area outside of the urban areas of Clifford, Harriston and Palmerston or a lot subject to the reduced lot regulations of subsection 8.5, all accessory buildings and structures shall not be located in a required front or required exterior side yard and shall not be located closer than 3.0 m (9.8 ft) to the rear or interior lot line.
- d) Where an accessory building or structure is on a corner lot, the regulations specified in Section 6.7 and Section 6.37 (f) of this By-law shall apply.
- e) Notwithstanding Section 6.1.2 (a), (b) or (c), where a property is adjacent to a provincial highway, any setback regulations of the Ministry of Transportation shall prevail.

6.1.3 HEIGHT

- a) In any residential zone and in the C1- Central Commercial Zone, the height of an accessory use, building or structure shall not exceed 4.5m (14.8ft).

- b) On a lot subject to the reduced lot regulations of subsection 8.5, the maximum height of an accessory use, building or structure shall not exceed 6.7 m (22 ft). The above provisions shall not apply to agricultural buildings such as but not limited to silos, grain bins and corn cribs as permitted in Section 8.1 and further defined in Section 6.4.

6.1.4 LOT COVERAGE

- a) The combined total lot coverage of all accessory buildings and structures on a lot shall not exceed 10% of the lot area, and this percentage of lot coverage for accessory buildings and structures shall be included in and contribute to the maximum lot coverage permitted in the individual zone regulations.
- b) Provided the maximum lot coverage is not exceeded for an accessory building or structure, the combined maximum ground floor area for all accessory buildings or structures not including a hobby barn or home industry in an R1A zone and a lot subject to the reduced lot regulations of Section 8.5 shall not exceed 185.8 m² (2,000.0 ft²) ground floor area for any lot 0.4 hectares (1.0 acres) or less in size. For each additional 0.4 hectares (1.0 acres) of lot area, an additional 41.8 m² (450 ft²) of ground floor area may be added to the accessory building, to a maximum ground floor area of 464.5 m² (5,000 ft²).
- c) The area of an outdoor swimming pool, open and unenclosed porches, uncovered decks, balconies and steps shall not be calculated in determining lot coverage.

6.1.5 ESTABLISHMENT OF AN ACCESSORY BUILDING OR USE

- a) No accessory building or accessory use shall be established on any lot or site until the main building has commenced construction except as permitted by the "Temporary Use" regulations set out in Section 6.32 of this By-law, and as set out below.
- b) Notwithstanding Section 6.1.5 a), a tool shed, scaffold or other building or structure incidental to construction on the lot where the construction is permitted, may be established but only for so long as it is necessary for the work in progress and until the work is completed or abandoned. For the purposes of this section, "Abandoned" shall mean the failure to proceed with construction within the time period required by the building permit.
- c) A tarped structure when used as an accessory structure, shall be required to comply to Section 6.1 Accessory Uses.

6.1.6 OPEN SWIMMING POOLS

Notwithstanding anything contained in this By-law to the contrary, a swimming pool is a permitted accessory use within any residential and agricultural zone, except within a Natural Environment Zone, subject to the following regulations:

- a) May be located in any interior side yard
- b) May be located in the rear yard, but not closer to any lot line than the minimum distance required for an accessory building located on such lot;
- c) Facilities for changing clothes, pumping, filtering or similar accessory use shall be in accordance with the regulations applicable to accessory buildings on such lot.

Explanatory Note (Not Part of the By-law): The Town of Minto has a separate by-law relating to swimming pools. You are encouraged to contact the Municipality to review this regulation.

6.1.7 AIR CONDITIONERS, HEAT PUMPS, POOL PUMPS, FILTERS AND HEATERS

Air conditioners, heat pumps, filters and heaters are permitted in conjunction with a permitted use provided:

- a) They are not located in the front yard
- b) They are located a minimum of 1 m from the interior side lot line and no closer than the required exterior side yard for the main building, and;
- c) They are located no closer to a Residential Zone boundary than the minimum setback required for main buildings in Non-Residential Zones from Residential Zone boundaries.

6.2 BED AND BREAKFAST ESTABLISHMENT (B&B)

Within those zones where bed & breakfast establishments are permitted, such uses shall be in accordance with the provisions for such zones and shall also comply with the following regulations:

- a) No more than 2 guest rooms shall be provided within Class 1 B&B and no more than 5 guest rooms shall be provided in a Class 2 B& B.
- b) Any exterior stairways required for a B&B shall be located in a side or rear yard; and
- c) All new B&B establishments shall comply with the requirements of this Zoning By-law, including the regulations of Section 6.29 – Additional Dwelling Unit, other local by-laws, and any applicable provincial regulations such as the Ontario Building Code and Fire Code, as amended.

6.3 BUFFER AREA

Where a lot is within a Commercial or Industrial zone and the interior side and/or rear lot line, or portion thereof abuts any Residential, Institutional Zone or Open Space Zone or where a lot is within the R3-Residential Zone and the interior side and/or rear lot line or portion thereof abuts any residential zone except another R3 zone, then a buffer area

shall be provided on the R3-Residential, on the commercial or industrial lot, in accordance with the following provisions.

- a) Have a minimum width throughout of not less than 1.5 m (5.0 ft) and shall be in addition to any other yard requirement.
- b) Consist of a **planting strip** maintained at an ultimate height of not less than 1.8m (5.9 ft) immediately adjacent to the lot line or portion thereof along which the Buffer Area is required other than along a street line.
- c) Be kept free of parking spaces, buildings or structures except for a legal boundary partition and used only for the placement of trees, shrubs, similar vegetation, fencing and landscaping features.
- d) Be landscaped and maintained by the owner of land on which such buffer area is required.
- e) Notwithstanding the above and subject to site plan approval, a solid fence, wall, or other landscaping feature of equivalent height may be considered in place of a continuous planting strip. When considering such an alternative buffer, regard shall be given to the location, height, materials, finishing and porosity of the wall or fence, as well as the site's characteristics.

6.4 BUILDING HEIGHT EXCEPTIONS

The maximum height regulations of this By-law shall not apply to prevent the construction and/or use of an ornamental dome, church spire, a belfry, cupola, steeple, a flag pole, a clock tower, a chimney, storage silos, livestock facility including a hobby barn, grain elevator, a water storage tank, an air conditioner duct, an elevator penthouse, a solar collector, or an electric or communication tower, antenna, ventilator, windmill or similar device.

6.5 KENNELS

As per Section 6.35.2 of this By-law, a kennel is a restricted use in all zones within the Town of Minto. Kennels are prohibited uses unless specifically permitted by an amendment to this By-law. Where specifically permitted by an amendment to this By-law, no land, building or structure shall be used for a kennel, unless the land, building and structure is in compliance with the approved Keeping of Dogs and Dog Kennels By-law.

Explanatory Note (Not Part of the By-law): The Town of Minto has a separate by-law regulating kennels. You are encouraged to contact the municipality to review this regulation.

6.6 COMMON AMENITY AREA

Where this By-law requires the establishment of a common amenity area, such an area shall be provided within the boundaries of the development and in accordance with the following provisions:

- a) An amenity area is an area comprised of common space designed for active or passive recreational use and may include patios, swimming pools, play areas and open landscaped areas;
- b) The minimum amenity area required shall be an aggregated amount not less than 9.3 m² (100.1 ft²) per dwelling unit for each unit up to 10. For each additional unit, not less than 4.6 m² (49.5 ft²) of amenity area shall also be provided;
- c) Amenity areas shall be designed and located so that the length does not exceed four (4) times the width;
- d) Amenity areas shall have direct access to/from the residential use; and
- e) Amenity areas may be located within any yard other than a required front yard.

6.7 DAY LIGHTING (SIGHT) TRIANGLE

- a) On a corner lot, the triangular space formed by the street lines and a line drawn from a point on one street line to a point on the other street line, which is determined by a point measuring 7.5 m (24.6 ft) along the street line from the point of intersection of the said street lines.
- b) 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 tangents to the street lines.
- c) The provisions of this section shall also apply to land which abuts one or more unopened streets or lanes.
- d) Within any sight-line triangle, the following uses shall be prohibited:
 - i) a building or structure;
 - ii) a fence, wall, hedge, bush or any other obstruction that impedes vision above a height of 0.8m (2.6ft) above the centerline grade of the street or streets abutting a sight triangle.
 - iii) Any portion of a loading or parking space.
- e) The provisions of this Section shall not apply to land zoned Central C1 Commercial.

6.8 DEVELOPMENT ON FULL SERVICES

- a) No development of any kind within the urban areas of Clifford, Harriston, and Palmerston, shall be permitted within any zone, except as outlined in 6.8 b), unless

served by municipal sewage collection facilities and municipal water supply, except that this provision shall not apply to any public use or utility which by its nature does not require such services.

- b) Notwithstanding the above, existing lots zoned Unserved Residential Zone (R1A) and Future Development (FD), within the urban areas of Clifford, Harriston, and Palmerston, may be serviced by **private sewage treatment facility** and private water supply subject to the approval of the municipality.
- c) No new private wells shall be installed, to serve as a primary or an accessory water source, on any lands where a municipal water distribution system is available within a road allowance, or otherwise, abutting the property.

6.9 EXTERNAL LIGHTING

Lighting fixtures providing exterior illumination shall be so arranged as to direct light to the building face, parking area or vicinity of site. Such fixtures shall not cast glare onto adjacent properties nor onto nearby streets.

6.10 FRONTAGE ON STREET

Unless specifically permitted by this By-law, no lot shall be created and no person shall use any land, building or structure, and no person shall construct any building or structure on a lot unless said lot fronts or abuts a public street or unless said lot abuts a **reserve** which on the opposite side is a street and that said lot has legal access to the street.

6.11 GARBAGE STORAGE AREAS

Where this By-law requires a **garbage storage area**, such an area shall be provided in accordance with the following provisions:

- a) No garbage or refuse shall be stored on any lot in any zone except within the main building; or
 - ii) any accessory building or structure on such lot; or
 - iii) in a container in the side yard or rear yard of such lot
- b) All garbage or refuse storage areas, including any garbage loading or unloading areas, which are visible from an adjoining site in a residential, commercial, institutional or open space zone, or from a public street, shall have a visual screen consisting of a fence in accordance with the Town of Minto fence by-law, as amended;

Explanatory Note (Not Part of the By-law): The Town of Minto has a separate by-law regulating fences. You are encouraged to contact the municipality to review the regulations.

- c) All dumpsters or garbage containers shall be regulated in the same manner as an accessory building or structure in the zone in which it is located.

6.12 GARDEN SUITES

A garden suite may be permitted within the Agricultural Zone, R1A, R1B, R1C, R2 and ER Zones where single detached residential dwelling units are permitted and pursuant to Section 39 of the Planning Act (Temporary Use Regulation). Upon successfully receiving a temporary use rezoning from the municipality, the establishment of a garden suite shall be subject to the following regulations:

- a) Only one garden suite may be established per lot on which a single-detached residential dwelling unit exists. Where a lot already contains a singled detached residential dwelling unit and an **Additional Dwelling Unit (Detached)** as defined in the By-law, a garden suite shall not be permitted;
- b) Garden suites in a Residential Zone shall be located in either a side yard or rear yard, and located behind or even with the front wall of the single-detached residential dwelling unit. A minimum interior side and rear yard of 1.5m (5.0ft) and a minimum exterior side yard of 7.6 m (24.9 ft) is required;
- c) Garden suites in an Agricultural (A) Zone shall follow the regulations and provisions that apply to the establishment of Second Residential Dwelling as specified in Section 8.4.3 of this By-law;
- d) Driveway access to both the main residence and the garden suite shall be limited to one so that no new entrance from the street shall be created;
- e) The maximum floor area of a garden suite shall be 92.9 m² (1,000.0 ft²);
- f) The maximum height of a garden suite shall be one storey or 4.5m (14.8 ft) whichever is less;
- g) No garden suite shall be located closer than 3.0m (9.8 ft) to the main residence on the lot;
- h) All garden suites shall be constructed upon suitable foundation, caissons or piers;
- i) All garden suites shall be connected to municipal water and sewage disposal systems;
- j) Notwithstanding the above, garden suites may be serviced with a private sewage treatment system and well in the Agricultural Zone, ER Zone and R1A Zone subject to the minimum lot area requirements of the specific zone and the approval of the municipality for the proposed servicing;

- k) All garden suites shall be of a portable, pre-fabricated or modular nature and shall not include a mobile home;
- l) In addition to Section 6.12 k), mobile homes may be used as garden suites in the Agricultural Zone (A) subject to the requirements of Sections 8.2 and 8.5 of this By-law as applicable;
- m) Pursuant to Section 39 of the Planning Act, Council may require a development agreement with the owner of the Garden Suite to deal with, among other things, the installation, maintenance and removal of the unit, the period of occupancy, the deposit of a performance bond or security, and rehabilitation of the site to its pre-garden suite condition.

6.13 GROUP HOMES

PERMITTED GROUP HOMES

Group homes, as defined by this By-law, are a permitted use within the Mixed Use Zone in accordance with the applicable regulations of that Zone and subject to the following provisions:

- a) A group home shall only be permitted within a single detached residential dwelling as defined herein.
- b) No group home shall be permitted within 1,000.0 m (3,300 ft) of another group home. Such distance shall be determined by measuring from lot line to lot line in a radius equal to the required separation distance;
- c) Each group home shall maintain a minimum of 23.2 m² (250 ft²) of floor area per resident; further each group home shall have no less than three residents and no more than six residents, exclusive of supervisory staff;
- d) Each group home shall maintain a minimum of one off-street parking space per three beds provided, but not less than two parking spaces per group home; and
- e) Each group home shall comply with all other applicable regulations of this by-law.

6.14 HOME INDUSTRY REGULATIONS

Home industries, where listed as a permitted use, are subject to the following regulations:

- a) It is secondary to the main use on a lot greater than 10.1 ha (25 ac) and does not create a traffic hazard or nuisance;
- b) It may include such uses as a carpentry shop, a welding shop, a machine shop, furniture fabrication, assembly, and repair; a tool and repair shop, and a small engine repair shop but shall not include auto body repairs or automobile sales, service and repair; automotive washing establishment, the sale of gas, a contractor's yard, or a **salvage, wrecking or recycling facility**;
- c) There is no outside storage of materials, containers, or finished products;

- d) The maximum square footage of any or all buildings or structures used for a home industry shall not exceed 232.25 m² (2,500.0 ft²) of floor area, which shall include but is not limited to: generator room, lunchroom, office, mechanical room, basement area and inside storage area;
- e) Not more than two (2) employees who are not permanent residents on the property shall be engaged in the Home Industry;
- f) There shall be no advertising other than a non-illuminating sign, which has a maximum size of 1.0 m² (10.8 ft²);
- g) No building or structure used for a home industry shall be located within 22.8 m (74.8 ft) of a lot line, nor within 121.9 m (400.0 ft) of a lot line of a vacant lot (less than 4.1 ha (10 ac) in size) or within 121.9 m (400.0 ft) of a residence on a separate lot;
- h) The use of the premises in connection with such home industry shall in no way be offensive, obnoxious or dangerous to the neighbours or the area by reason of: the emission of light, heat, fumes, noise, vibration, gas, dust, smoke, fire, odour, air or water borne waste or pollution; interference with radio or television; or, the significant increase in vehicle traffic due to frequency of deliveries by commercial carriers or patron parking.

6.15 HOME OCCUPATIONS

Home Occupations, where listed as a permitted use, are subject to the following regulations:

- a) A home occupation shall be clearly incidental and secondary to the main residential use to which it is accessory. No exterior alterations of the dwelling unit shall be permitted in connection with such occupation which will change the character of the residential building or premises.
- b) The use of the premises in connection with such home occupation shall in no way be offensive, obnoxious or dangerous to the neighbours or the area by reason of: the emission of light, heat, fumes, noise, vibration, gas, dust, smoke, fire, odour, air or water borne waste or pollution; interference with radio or television; or, the significant increase in vehicle traffic due to frequency of deliveries by commercial carriers or patron parking.
- c) There shall be no machinery or mechanical equipment of any kind used on the premises in connection with such home occupation, except what is customarily used for household, office purposes or occupations listed under Subsection 5.118.
- d) A home occupation shall be for the exclusive use of the householder. No employees shall be permitted.

- e) No more than twenty-five percent (25%) of the ground floor or basement area of a residence may be used for the home occupation.
- f) There shall be no outdoor storage of goods or materials in support of such home occupation.
- g) In all Residential Zones, there shall be no advertising other than a plate or sign which has a maximum size 0.2 m² (2.0 ft²) and which is attached flat to the residential dwelling.
- h) In the Agricultural (A) and Estate Residential (ER) Zones, there shall be no advertising other than a non-illuminating sign, which has a maximum size of 1.0 m² (10.8 ft²).
- i) There shall be no external display of goods, materials, wares or merchandise visible from the street.
- j) There shall be no retail sale of any goods or items other than those constructed, assembled, produced, created and finished in conjunction with the home occupation.

6.16 LOADING REGULATIONS

Where required by this By-law, the owner or occupant of any lot, building or structure used or constructed for any purpose involving the receiving, shipping, loading and unloading of goods, wares, merchandise or raw materials, shall provide and maintain on the same lot as occupied, not on a street or lane, and within the zone in which such use is located, space for the standing, loading or unloading of vehicles in accordance with the following regulations:

- a) A loading space shall be 15.2 m (49.9 ft) long, 3.6 m (11.8 ft) wide and have a minimum vertical clearance of 4.3 m (14.1 ft).
- b) All loading spaces shall be so arranged as to avoid interference with the movement of traffic on public streets. No loading spaces shall occupy any required front or required exterior side yard, any required daylighting (sight) triangle, nor be situated upon any street, lane or required parking space.
- c) All loading spaces and driveways providing access thereto, shall be constructed of a stable surface and treated to prevent erosion and the escape of dust and loose particles. Surface cover may consist of asphalt, approved granular material, paving brick, concrete or similar hard-surfaced materials.
- d) All loading spaces and driveways, shall be graded and drained so as to prevent the pooling of surface water on them or the flow of surface water onto adjacent lots.

- e) Each loading space shall be provided with one or more unobstructed driveways of not less than 3.5 m (11.5 ft) in width. Such driveway shall be contained within the lot on which the spaces are located and are accessible from a street or lane. No part of such driveway shall be used for the parking or temporary storage of commercial or motor vehicles.
- f) Off-street loading space(s) shall be provided and maintained in accordance with the following schedule:

Table No. 1 – Loading Space Requirements

INDUSTRIAL ZONES	MINIMUM SPACE REQUIRED
0 to 464.5 m ² (5,000 ft ²)	0 space
464.5 m ² (5,000 ft ²) to 2,322.5 m ² (25,000 ft ²)	1 space
2,322.5 m ² (25,000 ft ²) to 10,000 m ² (107,643 ft ²)	2 spaces
Each additional 10,000 m ² (107,643 ft ²) or portion thereof in excess of 10,000 m ² (107,643 ft ²)	1 additional space
COMMERCIAL ZONES	MINIMUM SPACES REQUIRED
0 to 185.8 m ² (2,000 ft ²)	0 space
185.8 m ² to 929.0 m ² (10,000 ft ²)	1 space
Each additional 929.0 m ² (10,000 ft ²) or portion thereof	1 additional space

- g) Notwithstanding the loading space regulations herein, any use, building or structure that was lawfully established prior to the passing of this By-law, shall not be subject to the above provisions so long as the floor area as existing at such date is not increased. Any subsequent alteration to the building or structure, which increases the floor area, shall necessitate the number of loading spaces that is required for such addition or change in use, only.
- h) Unless otherwise provided in this By-law, the Loading Regulations of this Section do not apply to land within the Central Commercial (C1) ZONE.

6.17 MINIMUM DISTANCE SEPARATION – MDS I AND II

6.17.1 MDS I – NEW NON-FARM USES

Notwithstanding any other yard or setback provisions of this By-law to the contrary, no residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within the A Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complies with the Minimum Distance Separation (MDS I), as amended time to time by the Province of Ontario. The above provisions shall not apply to lots existing as of the date of the passing of this By-law, which are less than 4 hectares (9.9 acres), in area.

6.17.2 MDS II – NEW OR EXPANDING LIVESTOCK FACILITIES AND MANURE STORAGE FACILITIES

Notwithstanding any other yard or setback provisions of this By-law to the contrary, no livestock facility or manure storage facility shall be erected or expanded unless it complies with the Minimum Distance Separation (MDS II), as amended, time to time by the Province of Ontario.

6.18 MOBILE HOMES

The use of a mobile home for the purposes of residential, business, industrial or institutional, either temporarily or permanently, is prohibited within the municipality unless “mobile home” is listed as a permitted use within a particular zone of this By-law. The following regulations will then apply to the construction of a mobile home.

- a) The construction of all mobile homes shall meet the Ontario Building Code requirements;
- b) Shall be connected to an adequate sewage treatment system and to an adequate potable water supply; and
- c) Meet all other regulations of the zone within which the mobile home is permitted.

6.19 MORE THAN ONE USE PERMITTED

Where a lot is divided into two or more zones, buildings and structures may be constructed and used thereon provided the separate zone requirements are satisfied for each use. Where the lot is partially within the Agricultural Zone and partially within the Natural Environment Zone that portion of the lot within the Natural Environment Zone may be used in calculating the total lot area, lot frontage and yard setbacks provided the land outside of the Natural Environment Zone meets the requirements for a private sewage treatment system.

6.20 NATURAL ENVIRONMENT AND MUNICIPAL DRAIN SETBACKS

6.20.1 Natural Environment Zone Setbacks

- a) No building or structure, including a private sewage treatment system and any associated tile weeping bed, shall be constructed closer than 30.0 m (98.4 ft) from the limit of a Natural Environment NE zone.
- b) Notwithstanding the required setbacks in subsection (a) above:
 - i) Accessory buildings/structures to existing residential dwellings, enlargements of existing buildings/structures and reconstruction of existing buildings/structures including environmental improvements to manure storage facilities associated with an existing livestock facility but not a hobby barn are permitted provided that a setback of 3.0 m (9.8 ft) from the NE zone boundary is maintained.
 - ii) Where a vacant building lot was existing on the date of passage of this By-law, a building permit may be issued for permitted buildings or structures except for new agricultural buildings and structures provided:
 - that there is no other suitable location on the lot outside of the 30.0 m (98.4 ft) setback and
 - that a setback of at least 3.0m (9.8 ft) from the NE zone boundary is maintained.
- c) Interpretation of the limits of the NE zone boundaries is governed by regulations contained in Section 2.6 of this By-law. The location of the 30.0m (98.4 ft) NE “setback” boundaries shall be adjusted accordingly in the event that the NE “zone” boundary is reinterpreted.

6.20.2 Municipal Drain Setback

- a) No building or structure shall be constructed closer than 30.0 m (98.4 ft) from the edge of an opened municipal drain or 15.0 m (49.2 ft) from the edge of an enclosed municipal drain.
- b) Notwithstanding this section, in the case of a vacant building lot existing on the date of passage of this By-law, no building or structure shall be constructed closer than 15.0 m (49.2 ft) from the edge of an opened municipal drain.
- c) No building or structure shall be constructed closer than 15m (49.2 ft) to the top of the bank of any watercourse that is not situated within the Natural Environment Zone.
- d) Notwithstanding this section, improvements to manure storage facilities, associated with an existing livestock facility (excluding a hobby barn), that result in a net water quality improvement in the drain are permitted, provided that a setback of 3.0 m (9.8 ft.) from the drain is maintained.

Explanatory Note (Not Part of this By-law): Property owners are strongly encouraged to consult with the Conservation Authority having jurisdiction in the area in order to determine the most appropriate location for development.

6.21 NON-CONFORMING USES

- a) This by-law shall not apply to prevent the use of any land, building or structure for any purpose prohibited by this By-law if such land, building or structure was lawfully used for such purpose on the day of the passing of this By-law, so long as it continues to be used for that purpose.
- b) This by-law shall not apply to prevent the construction or use of any building or structure for a purpose prohibited by this By-law, the plans for which have prior to the date of the passing of this By-law been approved by the Chief Building Official, so long as a building permit has been issued under Section 8 of the Building Code Act (and not revoked under Section 8(10) of the Act) and the building or structure when constructed is used and continues to be used for the purpose for which it was constructed.
- c) Nothing in this By-law shall prevent the strengthening or restoration of a non-conforming building or structure to a safe condition so long as the strengthening or restoration does not alter the height, area, size or volume of the building or structure or change its use to other than a conforming one.
- d) Nothing in this By-law shall prevent a non-conforming building or structure, which is partially or fully destroyed by fire, flood or Act of God from being restored or reconstructed provided yard depths, height, area, size or volume of the building or structure as it existed at the time prior to the destruction are maintained or compliance with the regulations of the Zone in which the building or structure is located is not further reduced.
- e) Where, for any reason, a non-conforming use has ceased and is not resumed within a twelve (12) month period from the date of ceasing, such non-conforming use shall not be permitted to resume and any future use of land, building or structure shall thereafter conform to the permitted uses of the zone relating to the subject land.

6.22 NON-COMPLYING USES

- a) Where a use, building or structure has been lawfully established prior to the passing of this By-law, and the use, building or structure is permitted in the Zone in which such use, building or structure is located, but the use, building or structure does not comply with some or all of the specific zone regulations of that Zone such as lot area and frontage and yard setbacks, or any other applicable regulations of this By-law, then nothing in this By-law shall prevent such a non-complying use, building or structure from being enlarged, extended (either

vertically or horizontally), reconstructed, repaired or renovated provided that the enlargement, extension, reconstruction, repair or renovation does not further reduce the compliance of the use, building or structure with any provision of this By-law.

- b) Where an existing building or structure is non-complying under the provisions of Section 6.22, and where the lot containing such building or structure is the subject of a rezoning or consent application, the provisions of Section 6.22 shall continue to apply such that said building or structure shall be deemed to comply with any applicable zoning provisions resulting from such rezoning or severance provided said rezoning or consent does not further reduce the non-compliance of the use, building or structure with any provision of said by-law. The provisions of this Section shall not exempt a new use from providing the required number of parking spaces or from satisfying the sight triangle requirements of Section 6.7.
- c) Notwithstanding anything in this By-law to the contrary, within a residential Zone in the urban centres of Clifford, Harriston, Minto and Palmerston, on any vacant lot between two lots which already contain residential dwellings, and further that the existing residential dwellings are situated between the street line and the required front yard setback as established in this By-law, a new residential dwelling may be constructed on the vacant lot and the front wall of the new residential dwelling shall have a front yard setback the same as the existing residential dwelling having the front yard setback or **building line** closest to that required by the applicable zone of this By-law.
- d) Notwithstanding anything in this By-law to the contrary, where an existing residential dwelling encroaches into the required front or exterior yard setback as established in this By-law, additions to the existing building may be permitted to the line of occupation, subject to all other applicable regulations of this By-law.

6.23 NUTRIENT MANAGEMENT PLANS

No livestock operation or manure storage facility shall be established or enlarged until a nutrient management plan is completed where required by the Nutrient Management By-law or relevant legislation.

6.24 ONE MAIN BUILDING PER LOT

No more than one main building shall be constructed on a lot except for the following:

- a) Permitted buildings within a commercial, institutional, or industrial zone; and,
- b) Cluster of Townhouses or Apartment dwellings located within the R3-Residential zone.
- c) Agricultural buildings permitted in an A-Agricultural Zone.
- d) Model homes at a ratio of two model homes/hectare to a maximum of 4. A model home agreement will be required.

6.25 OUTDOOR DISPLAY AREAS

In a Highway Commercial Zone, Industrial Zone or Agricultural Commercial Zone, the outdoor display of goods, materials and equipment, which is accessory to the main use of the lot, shall be permitted in accordance with the following regulations:

- a) Shall not be located in any required yard nor within a required daylighting triangle.
- b) Not comprise more than 40% of the total lot area.
- c) Not obstruct or occupy any required parking area.
- d) Be constructed of a stable surface and treated to prevent erosion and the escape of dust and loose particles. Surface cover may consist of asphalt, approved granular material, paving brick, concrete or similar hard-surfaced material.
- e) Be graded and drained so as to prevent the pooling of surface water on them or the flow of surface water onto adjacent lots.

6.26 OUTDOOR STORAGE AREAS

In a Highway Commercial Zone, Agricultural Commercial Zone, Industrial Zone, and Rural Industrial Zone, the outdoor storage of goods, materials and equipment, which is accessory to the main use of the lot, shall be permitted in accordance with the following regulations:

- a) Such storage area shall not be located in any required yard,
- b) Such storage area shall not comprise more than 40% of the total lot area,
- c) Such storage area shall be visually screened from view from the street and from any abutting land zoned or used for residential, institutional or open space by a buffer area or strip in accordance with the applicable regulations of Section 6.3 of this By-law.
- d) Shall not obstruct or occupy any required parking area.

6.27 PARKING REGULATIONS

No building or structure shall be erected, enlarged or used in any zone unless facilities are provided for off-street parking in accordance with the following regulations:

6.27.1 Size of Parking Spaces

Parking Space Type	Minimum Dimensions	
	Width	Length
Angled	2.9 m (9.5 ft)	5.5 m (18 ft)
Parallel	2.7 m (8.8 ft)	6.5 m (21.3 ft)
Private Garage (excluding parking garages)	3 m (9.8 ft)	6 m (19.6 ft)

6.27.2 Access to Parking Spaces

Access to parking areas shall be provided from a **street**.

All driveways and parking aisles shall have a minimum unobstructed width of 6 m (19.6 ft) where two-way traffic is permitted and 3 m (9.8 ft) where one-way direction of traffic flow is permitted, which is clearly indicated by signs, pavement markings or both.

Notwithstanding the above, the minimum width required for any driveway accessory to a single detached, semi-detached or street townhouse dwelling shall be 2.5 metres.

6.27.3 Parking Surfaces

All parking spaces and areas shall be constructed of a stable surface and treated to prevent erosion and the escape of dust and loose particles. Surface cover shall consist of asphalt, concrete, approved granular material, paving brick, or similar hard-surfaced materials.

All parking spaces and areas shall be graded and drained so as to prevent the pooling of surface water on them or the flow of surface water onto adjacent lots.

All parking areas shall be provided with curbing, wheel stops, or other devices to prevent motor vehicles from being parked or driven within required setback areas or onto required **landscaped areas**.

6.27.4 Location of Parking Areas and Spaces

- a) All parking spaces within a residential zone shall be to the rear of the front wall of the main building, except that a driveway leading directly from the street to a required parking space may be used for the temporary parking of motor vehicles.
- b) Unless otherwise prohibited by this By-law, parking may be permitted within any required side yard or any required rear yard of a residential zone.
- c) All parking spaces within a commercial, industrial or institutional zone may also be located within a required front yard, and required exterior side yard, except that no parking area and/or space shall be located within 1.5 m (4.9.0 ft) of a street line, or within 4.5 m (14.8 ft) of any lot or zone containing a residential use.

6.27.5 Barrier Free Parking

Where the parking requirement for any land use is 4 or more spaces, barrier free parking spaces shall be provided in accordance with the following:

- a) A minimum width of 4.0 m (13.0 ft) and minimum length of 5.5 m (18 ft);
- b) Each space shall be hard-surfaced and level;
- c) Each space shall be located near and accessible to an entrance; and,

- d) Each space shall be appropriately identified for its intended use by persons with limited mobility or other disabilities, by a sign which is clearly posted and visible at all times and which contains the International Symbol of Accessibility. Such sign shall be posted in a visible location other than on the parking surface.

The number of barrier free spaces shall be determined in accordance with Table 2 below.

Table # 2 – SPECIAL PARKING REQUIREMENTS FOR BARRIER FREE PARKING SPACES

TOTAL REQUIRED PARKING SPACES	NUMBER OF SPACES THAT MUST BE BARRIER FREE
4-25	1
26-50	3
51-75	4
76-100	6
101-150	8
151-200	10
201-300	13
301-400	15
401-500	17
501-1,000	20
Greater than 1,000	2% of total

Notwithstanding the above, two barrier free accessible parking spaces may be shared between two spaces, with the following requirements:

- i) Each parking space shall have a minimum width of 2.4 m (7.8 ft);
- ii) Each two spaces shall have an adjacent/shared access aisle of 2 m (6.5 ft);
- iii) The access aisles shall be marked with high tonal contrast diagonal lines, which discourage parking in them, where the surface is asphalt, concrete or some other dust-free hard surface; and,
- iv) Each space shall be appropriately identified for its intended use by persons with limited mobility or other disabilities, by a sign, which is clearly posted, and visible at all times and which contains the International Symbol of Accessibility. Such sign shall be posted in a visible location other than on the parking surface.

6.27.6 Parking for More than One Use in a Building

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

6.27.7 Parking Requirements for the Central Commercial (C1) Zone

The Parking Regulations of this Section do not apply to land within the CENTRAL COMMERCIAL (C1) ZONE unless such land is used for a permitted residential use, in which case off-street parking spaces shall be provided on-site in accordance with the provisions herein.

6.27.8 Calculation of Parking Regulations

Where a part of a parking space is required in accordance with this By-Law for a use listed in Table 3, such part shall be considered one parking space for the purpose of calculating the total parking requirements for the said use.

In addition, where the number of parking spaces required in accordance with this By-law is based upon the capacity of a building or structure, such capacity shall be deemed to be the same as the maximum capacity for such building or structure permitted by the Ontario Building Code, the Ontario Fire Code, or where applicable, the Liquor Licensing Board of Ontario, whichever capacity is the lesser.

Where, on the date of passing of this By-law, a use of a lot does not comply with number of parking spaces required by this section, this By-law shall not be interpreted to require that the deficiency be made up prior to the construction of any addition or change of use except that any additional parking spaces required for the addition or change of use are provided in accordance with all provisions of Section 6.27 of this By-law.

Table #3 – Number of Parking Spaces Required

TYPE OF USE	MINIMUM NUMBER OF PARKING SPACES
RESIDENTIAL	
Single Detached	1/residential dwelling unit
Semi/Duplex	1/residential dwelling unit
Triplex/Fourplex	1.5/residential dwelling unit
Accessory Dwellings:	
Additional dwelling unit in a single-detached, semi-detached or cluster townhouse)	1/unit (1/parking space per unit and may be tandem)
Additional Dwelling Unit in a street townhouse	1.5/parking space per unit and may be tandem
Apartment Dwellings	1.5/unit
Townhouses/Cluster	1 space per dwelling unit; plus 1 space for each 2 dwelling units for visitors only (also see Section 6.27.9 – tandem parking)
Townhouses/Street	1/unit
Senior Citizens Apartments	1/residential dwelling unit
Bed & Breakfast	1/guest room + 1/proprietor

Boarding/Rooming/Lodging Establishments	1/building + 1/guest room
Group Home	1/3 beds
INSTITUTIONAL	
Day Nursery	3/classroom
Elementary School	1/classroom plus the applicable parking requirement for places of assembly where the school includes an auditorium or gymnasium
Secondary School	3/classroom plus the applicable parking requirements for places of assembly where the school includes an auditorium or gymnasium
Nursing Home/ Rest Homes/ Home for the Aged/ Hospital	1/4 beds + 1/4 employees
Places of Worship/churches	Greater of 1/5 person or 1/9.3 m ² (1/100 ft ²) G.F.A
INDUSTRIAL	
Automotive Body/Repair	4/bay (minimum 6 spaces)
Industrial Use	1/90 m ² (1/969 ft ²) G.F.A a minimum of 5 spaces and a maximum of 3 visitor spaces for the first 15m (49.2ft) of front wall of the main building.
Industrial Mall	1/33 m ² (1/355 ft ²) G.F.A
Warehouse	1/200 m ² (1/2153 ft ²) G.F.A
Wholesale	1/80 m ² (1/861 ft ²) G.F.A
Truck Terminal	1/50 m ² (1/538 ft ²) G.F.A
COMMERCIAL	
Automotive Sales	1/46.5 m ² (1/501 ft ²) G.F.A
Automotive Service Station	4/bay (Min 6)
Automotive Car wash manual	2 spaces; plus 2 spaces for each bay and all spaces shall be in line
Automotive Car wash automatic	6 waiting spaces in line
Automotive Gas Bar	1/fuel pump island + 1/18 m ² (1/194 ft ²) of Retail Commercial/Food GFA
Billiards Parlours	1/table
Bowling Alleys	3/lane
Commercial Schools/Studios, Trade School	1/20 m ² (1/215 ft ²) G.F.A
Dry cleaning/Depot	1/ 33 m ² (1/355 ft ²) G.F.A
Funeral Homes	1/5 seats or 1/10 m ² (1/108 ft ²) G.F.A as place of assembly
Hotel/Motel/Motor Hotel	1.5/guest room

Medical Clinic/ Veterinary Clinic	4/practitioner/Min 6 spaces
Offices - Banks/Financial - Business/Professional	1/15 m² (1/162 ft²) G.F.A 1/28 m² (1/301 ft²) G.F.A
Post Offices/Museums/Art Gallery/Library	1/27.9 m ² (1/300 ft ²) G.F.A
Recreational Uses (Active)	1/9.3 m ² (1/100 ft ²) G.F.A
Restaurant/Tavern	Dining 1/4 person capacity Drive-in/Drive-Thru Minimum 5 spaces + 1/4 person capacity Take- out (no seating capacity) Minimum 5 spaces or 1/20.0 m² (215 ft²) of GFA Tavern/Bar 1/4 person capacity
Retail Commercial	1/18m ² (1/194 ft ²)
Retail Food	1/18m ² (1/194 ft ²)
Retail Sales/Service	- Furniture/appliance 1/33 m² (1/355 ft²) G.F.A - Audio/Electronic 1/20.0 m² (1/215 ft²) G.F.A
Retail Lumber/ Building Supply	- Retail floor area 1/ 27.9 m² (1/300 ft²) - Interior warehouse 1/50 m² (1/538 ft²)
Theaters	1/5 seats or 1/10 m ² (1/108 ft ²) G.F.A
All other commercial uses	- Plaza 1/20.0 m² (1/215 ft²) G.F.A - Uses not Retail 1/28 m² (1/302 ft²) G.F.A - All others 1/46.5 m² (1/501 ft²) G.F.A

6.27.9 Tandem Parking

Notwithstanding Section 6.27.2, every four tandem parking spaces located in a cluster townhouse development in R3 zone shall be deemed to equal one visitor parking space required by this by-law, provided that there must be a minimum of 1 visitor parking space for each 4 dwelling units and such spaces shall be identified as being reserved for the exclusive use of such visitors.

6.28 PARKING/STORAGE OF COMMERCIAL AND RECREATIONAL VEHICLES IN A RESIDENTIAL ZONE

- a) Within any Residential Zone, no person shall use any lot, building or structure for the parking or storing or a **commercial motor vehicle** unless he is the owner or occupant of such lot building or structure in which case one commercial motor vehicle which does not exceed 2721.6 kilograms (6000 lbs.) gross vehicle weight may be parked or stored on a lot.

- b) Within any Residential Zone, the parking or storing of a **tractor trailer/transport truck** is prohibited.
- c) Within the Agricultural Zone, a maximum of two school buses, which are operable and licensed may be parked or stored on any lot.
- d) No person shall, within any Residential Zone, use any lot for the parking or storage of a motor home, boat, travel trailer, tent trailer, snowmobile, all-terrain vehicle, unmounted truck camper, or accessory trailer except in accordance with the following:
 - i) The owner or occupant of any lot or building shall not store or park more than three of the vehicles listed above;
 - ii) The storing or parking of vehicles listed above shall only be permitted in a carport or driveway but not in a required front yard or exterior side yard;
 - iii) Notwithstanding the provisions of 6.28 d) i), the limitations imposed therein shall not restrict the number of vehicles that are fully enclosed within a garage or accessory building provided that such vehicles are owned by the occupant of such lot.

6.29 RESIDENTIAL ADDITIONAL DWELLING UNITS (ADU)

6.29.1 Additional Dwelling Unit (Attached)

Notwithstanding any other provision of this by-law to the contrary, in any zone where a single detached, semi-detached, cluster townhouse, or street townhouse dwelling is a permitted use, an Additional Dwelling Unit (Attached) shall be permitted as defined herein, subject to the following:

- a) One Additional Dwelling Unit (Attached) may be located in the same building as a single detached, semi-detached, cluster townhouse, or street townhouse;
- b) Each Additional Dwelling Unit (Attached) shall have a separate private entrance;
- c) Each Additional Dwelling Unit (Attached) shall have a minimum floor area of 50.0 m² (538.2 ft²);
- d) An Additional Dwelling Unit (Attached) in a single detached, semi-detached, or cluster townhouse development shall have 1 parking space that is provided and maintained for the sole use of the occupant of the Additional Dwelling Unit. A parking space that is provided and maintained for the sole use of the occupant of an Additional Dwelling Unit may be a tandem parking space;
- e) An Additional Dwelling Unit (Attached) in a street townhouse development shall have 1.5 parking spaces that are provided and maintained for the sole use of the occupant of the Additional Dwelling Unit. A parking space that is provided and maintained for the sole use of the occupant of an Additional Dwelling Unit may be a tandem parking space;

- f) Driveway access to both the main dwelling and the Additional Dwelling Unit (Attached) shall be limited to one access so that no new entrance from the street shall be created;
- g) Shall be permitted if the water and sewer service is capable of accommodating and has the capacity available for the Additional Dwelling Unit (Attached) subject to the satisfaction of the Town of Minto;
- h) An Additional Dwelling Unit (Attached) is not permitted in a second farm dwelling as provided for in Section 8.4.

6.29.2 Additional Dwelling Unit (Detached)

Notwithstanding any other provision of this by-law to the contrary, in any zone where a single detached, semi-detached, cluster townhouse, or street townhouse dwelling is a permitted use, an Additional Dwelling Unit (Detached) shall be permitted as defined herein, subject to the following:

- a) One Additional Dwelling Unit (Detached) may be located on the same lot as a single detached, semi-detached dwelling unit, cluster townhouse dwelling, or street townhouse dwelling;
- b) An Additional Dwelling Unit (Detached) shall not be severed from the lot containing the single detached, semi-detached, cluster townhouse, or street townhouse dwelling;
- c) An Additional Dwelling Unit (Detached) shall not be located in the required front yard or required exterior side yard and is required to meet the accessory structure provisions of Section 6.1;
- d) Each Additional Dwelling Unit (Detached) shall have a minimum floor area of 50.0 m² (538.2 ft²);
- e) An Additional Dwelling Unit (Detached) shall have 1 parking space that is provided and maintained for the sole use of the occupant of the Additional Dwelling Unit (Detached);
- f) Driveway access to both the main dwelling and the Additional Dwelling Unit (Detached) shall be limited to one access so that no new entrance from the street shall be created;
- g) Shall be permitted if the water and sewer service is capable of accommodating and has the capacity available for the Additional Dwelling Unit (Detached) subject to the satisfaction of the Town of Minto;
- h) An Additional Dwelling Unit (Detached) for property subject to Section 8 of this By-law, not including lots subject to Section 8.5 – Reduced Lot Regulations, shall not be located outside of the Farm Building Cluster and shall be located with a 61.0 m (200.0 ft) radius of the main farm residence)

6.30 RESIDENTIAL SETBACKS FROM SEWAGE TREATMENT PLANT

No new residential dwellings shall be constructed within 100.0 m (328.0 ft) of any sewage treatment facility.

6.31 STREET SETBACK STANDARDS

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 “plus any applicable distance as specified in Section 6.31”, such applicable distance shall be either:

- a) 18.0 m (59.0 ft) for Provincial Highways, or
- b) 15.0m (49.2 ft) for Wellington Roads, or
- c) 10.0m (32.8 ft) for all Town of Minto Roads

And, this applicable distance shall be measured at right angles to the 84centerline of the street abutting such yard and commencing from the 84centerline in the direction of the applicable yard or such lot or parcel of land.

EXPLANATORY NOTE (Not Part of this By-law): Any development adjacent to a Provincial Highway will be carried out in accordance with the setback and frontage requirements along with access and building permit controls of the Ministry of Transportation. Any proposed access to a Provincial Highway will be subject to the prior approval of the Ministry of Transportation. Permits from the Ministry must be obtained prior to any construction and/or grading being undertaken on the site.

6.32 TEMPORARY USES, BUILDINGS AND STRUCTURES

- a) Nothing in this By-law shall prevent the use of any land, or the construction or use of any building, mobile home, or structure for a construction camp, work camp, temporary accommodation, tool shed, scaffold or other building or structure incidental to and necessary for construction work on the lot, but only for as long as such use, building or structure is necessary for such construction work which has not been finished or abandoned or for a period of one year, whichever is lesser. The temporary use shall be subject to the retention of a valid Building Permit.
- b) A temporary commercial use, building or structure within a commercial zone which is established for the duration of less than six (6) months may be permitted with the permission of Council. An agreement or license and a site plan with the municipality may be required for the establishment of such temporary use, building or structure.
- c) A temporary building or trailer for conducting sales of new dwelling units is permitted in any Zone provided the sales building or trailer is located within a development site. The sales building or trailer shall be setback 30 metres from the lot line of any existing residential use abutting the development site and parking areas associated with the sales building or trailer shall be setback 6 m from any existing residential use abutting the development site.

6.32.1 STORAGE TRAILERS, SEACANS AND SHIPPING CONTAINERS

Notwithstanding any other provisions of this By-law to the contrary, no person shall place any storage trailer, seacan or shipping container in any zone except in accordance with the following provisions:

- a) For the use of storage, as accessory only, for a permitted commercial or industrial use on lands zoned accordingly, or on agricultural zoned lands greater than 10 hectares.
- b) Where permitted in a) above, no more than a total of three (3) storage trailers, seacans or shipping containers, shall be permitted;
- c) Shall not be permitted to locate in any minimum required yard setbacks;
- d) Shall not be located in any required parking areas and in no case shall encroach into any required minimum landscaped buffer or open space;
- e) Notwithstanding any other provision of this section to the contrary, a storage trailer seacan or shipping container on a construction site in any Zone being developed on a stand-alone basis or under a plan of subdivision is permitted only for the purposes of storing equipment and materials incidental to construction, subject to the following restrictions:
 - i) Shall be subject to subsection c);
 - ii) Not exceed six in number; and
 - iii) Shall be removed from the site within 60 days of completing the work;
- f) Shall not be placed in any zone for the purpose of display or advertising;
- g) Shall not be used for the purposes of screening or fencing;
- h) Must be in a condition free from rust, peeling paint and any other form of visible deterioration;
- i) Shall be included in all calculations for the purpose of determining maximum lot coverage; and
- j) Notwithstanding any other provision to the contrary a storage trailer, seacan or shipping container shall not be used for the purpose of a commercial storage facility or mini storage establishment, unless the property is specifically zoned to permit that use.

6.33 UNDERSIZED LOTS

Where a lot having a lesser lot area or frontage or both than required under this By-law is held in distinct and separate ownership from abutting lots as shown by the registered

conveyance in the Registry or Lands Title Office at the date of the passing of this By-law, or where such lot is created by expropriation, such lot may be used and a building or structure may be constructed, altered or used on such undersized lot provided that all other requirements of this By-law are met.

If, as a result of the legal widening of a street, a lot area is reduced so as to have the effect of creating an undersized lot, or a required front or exterior yard setback is reduced, said lot and any buildings or structures existing at the time of the legal widening shall be deemed to comply with the affected regulations of said zone.

6.34 USES PERMITTED IN ALL ZONES

- a) The use of land for a street or a public railway, including any installations, structures, appurtenant thereto.
- b) The use of any land for a public park, public playground, public walkway or as a site for a public memorial or ornamental structure including, but not so as to limit the generality of the foregoing, a statue, a monument, a cenotaph or a fountain.
- c) Nothing contained in this By-law shall prevent the Corporation, any telephone company, any cable company, any natural gas company, any transportation system owned or operated by or for the Corporation, any Department of the Federal or County government, or Ministry of the Provincial Government, a local hydro-electric service provider, any railway company and any local or County local hydro-electric service provider, any railway company and any local or County Board or Commission from the installation or maintenance of the following utilities and services:
 - Water main, well, water tower, including any associated water treatment facility
 - Sanitary sewer main, pumping station
 - Gas main and pipeline
 - Storm water management facility, storm sewer main
 - Lighting fixture, overhead or underground electrical services
 - Cable television, internet, telegraph and telephone lines (including those of coaxial cable, twisted pair copper and fibre optics) and services (including associated tower, transformer and telecommunications shelter)
 - Communication or cellular telephone towers and antennas

Together with any installations or structures appurtenant thereto. Where a building is required for the above utilities and services, that building shall be subject to Section 6.34 (d) below.

- d) Where such a public building or structure is located above ground in a Residential Zone:
 - i) No goods, materials or equipment shall be stored in the open. However, an emergency generator required to provide continued services during power outages is permitted, provided it is properly sound-proofed and in compliance with items (ii) and (iii) below.

- ii) The lot coverage and yard regulations prescribed for the zone in which the use is situated shall be complied with.
- iii) Any building erected under the authority of this section shall not be used for the purpose of an office and shall be designed and maintained in general harmony with residential buildings of the type permitted in such zone.

6.35 USES RESTRICTED IN ALL ZONES

6.35.1 Noxious Uses Prohibited

Notwithstanding any other provision of this By-law to the contrary, no use shall be permitted anywhere within the municipality which, from its nature, materials used therein or emissions issuing therefrom, is declared to be a noxious trade, business or manufacture under The Health Protection and Promotion Act, as amended.

6.35.2 Restricted Uses

The following uses are prohibited throughout the Town, either alone or in conjunction with other uses, unless such use is specifically permitted in a zone or by an amendment to this By-law:

- An abattoir, stockyard, livestock exchange, or dead stock depot;
- A track or course for the racing and/or testing of automobiles, motorcycles, dirt bikes, snowmobiles or any other motorized vehicles;
- A video or amusement arcade;
- Land disposal of:
 - Petroleum refining waste
 - Hazardous waste, liquid industrial waste or processed liquid industrial waste
 - Liquid industrial waste
 - Industrial waste or commercial waste
 - Municipal waste
- A waste transfer station or a waste separating station;
- A food and/or meat processing facility;
- A salvage or wrecking and recycling facility;
- A mobile home used as a dwelling unit or for commercial use;
- A trailer or motor home used for human habitation other than for temporary accommodation in a permitted trailer park or campground;
- The establishment of pits and quarries, asphalt plants or concrete plants;
- The boiling of blood, tripe, bones or soaps for commercial purposes;
- The extracting of oil from fish;
- The tanning or storage of uncured hides or skins;
- The manufacturing of glue or fertilizers from dead animals or from human or animal waste.

- The refining, storage or use in manufacturing of coal oil, rock oil, fuel, oil, natural gas, propane, burning fluids, naphtha, benzol, benzene, gasoline, dynamite, nitroglycerine, gun powder, petroleum or any other combustible, inflammable, volatile or otherwise dangerous liquids, gasses or solid materials except where specifically permitted hereby or in conjunction with a permitted industrial use and unless such substances are protected by adequate firefighting and fire prevention equipment and by such safety devices as are generally employed in the handling of such substances and provided that such substances are kept removed from adjacent uses to a distance which is compatible with the potential danger involved, except that this provision shall not apply to prevent the above ground storage of such substances by a farmer, where such storage is incidental and accessory to an agricultural use, or the use of natural gas, propane or fuel oil for domestic purposes, such as heating and cooking, in conjunction with a residential use;
- Any use unable to obtain the approval from the Medical Officer of Health or Ministry of the Environment and Energy, owing either to the quantity of water required thereof or to the quality of effluent produced thereby;
- Any use which causes the emission of corrosive gasses, toxic gasses or radioactive gasses or, electromagnetic fields, heat, glare, nonagricultural odors, noise, vibrations, dust, dirt, or smoke which does not comply with emission regulations as may be established by the Province of Ontario, the Government of Canada, or any agencies thereof;
- Kennels

6.36 WELLHEAD PROTECTION

The purpose of the provisions in this section is to prevent the inadvertent approval of Planning Act applications or the issuance of building permits that may result in the establishment of activities that are significant drinking water threats.

Explanatory Notes:

1. An application for development, redevelopment, or site alteration within a Wellhead Protection Area, where a drinking water threat could be significant, shall only be deemed complete under the *Planning Act* if submitted with a Section 59 Notice issued by the Risk Management Official, as appointed by the Town, in accordance with the *Clean Water Act, 2006*, and where applicable in accordance with the applicable Source Protection Plan.
2. The Risk Management Official, as appointed by the Town, shall determine whether a new land use or activity is, or involves, a significant drinking water threat in accordance with the *Clean Water Act, 2006*, and whether the use or activity is prohibited or regulated in accordance with the applicable Source Protection Plan.

6.36.1 Maitland Valley Wellhead Protection Area Overlay

Within the Maitland Wellhead Protection Area Overlay shown on Schedule 'A', any use that is, or would be, a significant drinking water threat is required to conform with all applicable Maitland Valley Source Protection Plan policies and, as such, may be prohibited, restricted, or otherwise regulated by that Source Protection Plan.

6.36.2 Saugeen Valley Wellhead Protection Area Overlay

Within the Saugeen Wellhead Protection Area Overlay shown on Schedule 'A', any use that is, or would be, a significant drinking water threat is required to conform with all applicable Saugeen Valley Source Protection policies and, as such, may be prohibited, restricted, or otherwise regulated by that Source Protection Plan.

6.37 YARD ENCROACHMENTS

Every part of any yard required to be provided in any zone shall be open and unobstructed from the ground to the sky, except that:

- a) In any yard, there may be established or maintained the usual projections of window sills, chimney breasts, belt courses, cornices, eaves and other minor architectural features, provided that no such features shall project more than 76.2 cm (30.0 in) into any required yard.
- b) Open and unenclosed porches, uncovered decks, balconies and steps may project into required yards as follows:
 - i) Front yard or Exterior Side Yard – no more than 3.0 m (9.8 ft); and,
 - ii) Rear yard- no more than 3.7 m (12.0 ft); and
 - iii) Interior Side yard – no more than 1.0 m (3.3 ft).
- c) Canopies above doorways may be permitted within any yard provided:
 - i) that the canopy does not encroach greater than 1.5 metres (4.9 feet) into a required front yard or exterior side yard;
 - ii) that it is located greater than 0.5 metres (1.6 feet) from a street line, a side lot line or a rear lot line; and
 - iii) that it is not supported by the ground.
- d) Unenclosed fire escapes may project into any required yard a maximum distance of 1.5 m (4.9 ft);
- e) Fences, freestanding walls, flagpoles, light standards, air conditioners, heat pumps and similar accessory structures and appurtenances, as well as hedges, trees and shrubs are permitted in any required yard, except that they must comply with Day lighting (Sight) Triangle applicable requirements as specified in Section 6.7 of this By-law.

- f) The requirements of this By-law for a minimum interior side yard and minimum rear yard may be interchanged where such building is located on a corner lot for single detached, semi-detached and duplex residential dwellings.

SECTION 7 – ZONES, MAPS AND BOUNDARIES

7.1 ZONE DESCRIPTIONS

For the purposes of this By-law, the following zones are hereby established and may, in the text and accompanying Schedule “A”, be referred to by the descriptive name or by the symbol as indicated below:

<u>DESCRIPTIVE NAME OF ZONE</u>	<u>SYMBOL</u>	<u>SECTION</u>
AGRICULTUREAL ZONE	A	8
UNSERVICED RESIDENTIAL ZONE	R1A	9
LOW DENSITY RESIDENTIAL ZONE	R1B	10
LOW DENSITY RESIDENTIAL ZONE	R1C	11
MEDIUM DENSITY RESIDENTIAL ZONE	R2	12
HIGH DENSITY RESIDENTIAL ZONE	R3	13
ESTATE RESIDENTIAL ZONE	ER	14
MOBILE HOME PARK ZONE	MH	15
CENTRAL COMMERCIAL ZONE	C1	16
HIGHWAY COMMERCIAL ZONE	C2	17
NEIGHBOURHOOD COMMERCIAL ZONE	C3	18
SHOPPING CENTRE COMMERCIAL ZONE	C4	19
HAMLET COMMERCIAL ZONE	C5	20
MIXED USE ZONE	MU1	21
MAIN STREET MIXED USE ZONE	MU2	22
AGRICULTURAL COMMERCIAL ZONE	AC	23
INDUSTRIAL ZONE	M1	24
RURAL INDUSTRIAL ZONE	RIN	25
EXTRACTIVE INDUSTRIAL ZONE	EI	26
INSTITUTIONAL ZONE	IN	27
OPEN SPACE ZONE	OS	28
FUTURE DEVELOPMENT ZONE	FD	29
NATURAL ENVIRONMENT ZONE	NE	30
FLOODWAY ZONE	FL	31
FLOOD FRINGE OVERLAY ZONE ONE	FF1	32
FLOOD FRINGE OVERLAY ZONE TWO	FF2	33
EXCEPTION ZONE 1 (Clifford)		34
EXCEPTION ZONE 2 (Harriston)		35
EXCEPTION ZONE 3 (Minto)		36
EXCEPTION ZONE 4 (Palmerston)		37

7.2 EXCEPTIONS (SPECIAL PROVISIONS)

Where a zone symbol applying to certain land, as shown on Schedule “A”, is followed by a dash and a number (e.g. **C3-1**), then an exception has been made to the zone regulations and special provisions will apply to such land. Sections – EXCEPTIONS deal with these site-

specific zones. Land denoted in this manner shall be subject to all restrictions of the parent zone except as otherwise provided by the special provisions.

7.3 HOLDING PROVISIONS

Where an **H** appears as a suffix to a zone symbol on Schedule “A”, such land shall be subject to specific holding provisions unless this By-law has been amended to remove the relevant **H** symbol.

The conditions under which the specific holding provision may be removed can be found within the Holding Provisions section of each zone category or, if related to an exception zone, within the Exception Section of this By-law. Under the Planning Act, Council must give public notice of its intent to remove the **H** symbol. A public meeting is not required and the decision to remove the **H** symbol is not subject to appeal procedures.

7.4 ZONE MAPS

The extent and boundaries of all of the said zones are shown on Schedule “A”, which together with all notations, references and other information shown thereon, is hereby incorporated in and declared to form part of this By-law to the same extent as if fully described therein.

7.5 ZONE BOUNDARIES

Where any uncertainty exists as to the location of the boundary of any zone as shown on Schedule ‘A’ (Zone Maps), the following rules shall apply:

- a) Where zone boundaries are indicated as following approximately the centre line of streets or lanes or their productions, such centre lines or their productions shall be deemed to be the zone boundary.
- b) Where zone boundaries are indicated as approximately following lot lines, such lot lines shall be deemed to be the said zone boundary.
- c) Where zone boundaries are indicated as approximately parallel to any street and the distance from such street is not indicated, such zone boundary shall be construed as being parallel to such street and the distance therefrom shall be determined by the use of the scale of the said Zone Map.
- d) Where zone boundaries follow railway lines, such zone boundaries shall be deemed to be located at the boundaries of the railway right-of-way.

7.6 CLOSED STREET, LANE, RAILWAY OR HIGHWAY RIGHT-OF-WAY

- a) Where a street, lane, railway or highway right-of-way, or portion thereof as shown on a Zone Map is hereafter closed or diverted, the property formerly in said street, lane, railway or right-of-way shall be included within the zone of the adjoining property on either side of the said closed street, lane, railway or highway right-of-way.
- b) Where the said street, lane, railway or highway right-of-way was a zone boundary between different zones, the new zone boundary shall be the former centerline of the said street, lane, railway or highway right-of-way.

SECTION 8 – A – AGRICULTURAL ZONE

8.1 PERMITTED USES

- Agricultural uses, buildings and structures
- A Single detached residential dwelling accessory to a farm
- A Single detached residential dwelling on a lot
- Additional Dwelling Unit in accordance with Section 6.29
- Bed and Breakfast Establishment (Class 2)
- Home Occupation
- Home Industry
- Wayside Pits
- Wayside Quarries
- Temporary Portable Asphalt Plant
- Legally established existing uses, buildings and structures
- Recreational Trails operated by a Public Agency
- Accessory uses, buildings and structures to the above permitted uses
- Second Residential Dwelling as per Section 8.4

8.2 REGULATIONS

8.2.1 LOT AREA, Minimum 35.0 ha (86.0 ac)

- a) Notwithstanding the above minimum lot area requirement, lots legally existing as of the date of passing of the Zoning By-law and having a lot area of less than 35.0 ha (86.0 ac) but more than 10.1 ha (25.0 acres) may be allowed a permitted use including agricultural uses, buildings and structures. Lots of less than 10.1 ha (25.0 ac) may be permitted a hobby barn in accordance with the regulations of Section 8.3 of this by law.
- b) A new lot created by consent or new parcels created by lot line adjustment pursuant to the provisions of the Planning Act, and which parcel (severed and/or retained lands) lacks either the required frontage or area, or both the required frontage and area, shall be deemed to comply with the lot frontage and lot area regulations of Section 8.2.1 and 8.2.2.

8.2.2 LOT FRONTAGE, Minimum 121.9 m (400.3 ft)

8.2.3 FRONT YARD, Minimum

a) For residential dwellings	18.3 m (60.0 ft)
b) For livestock buildings, structures and manure storages	18.3 m (60.0 ft) or applicable MDS requirements whichever is greater.
c) For buildings accessory to dwellings	18.3 m (60 ft)

d) For all other accessory buildings and structures excluding livestock facility.	15.2 m (49.9 ft)
e) A front yard abutting a public street shall be increased by the applicable distance required by the applicable Road Authority as specified in Section 6.31 of this By-law.	

8.2.4 INTERIOR SIDE YARD, Minimum

a) For residential dwellings	3.0 m (9.8 ft)
b) For buildings accessory to dwellings	3.0 m (9.8 ft)
c) For livestock buildings, structures and manure storages	18.3m (60.0 ft) or applicable MDS requirements whichever is greater
d) For all other accessory buildings and structures excluding livestock facility	18.3 m (60.0 ft)

8.2.5 EXTERIOR SIDE YARD, Minimum

a) For residential dwellings	18.3 m (60.0 ft)
b) For livestock buildings, structures and manure storages	18.3 m (60.0 ft) or applicable MDS requirements whichever is greater
c) For all other accessory buildings and structures	15.2 m (49.9 ft) excluding livestock facility.
d) An exterior side yard for a) and b) above shall be increased by the applicable distance required by the applicable Road Authority as specified in Section 6.31 of this By-law.	

8.2.6 REAR YARD, Minimum

a) For residential dwellings	7.6 m (24.9 ft)
b) For buildings accessory to residential dwellings	3.0 m (9.8 ft)
c) For livestock buildings, structures and manure storages	18.3m (60.0 ft) or applicable MDS requirements whichever is greater
d) For all other accessory buildings and structures excluding livestock facility	18.3 m (60.0 ft)
e) A rear yard abutting a public street for a) and b) above shall be increased by the applicable distance required by the applicable Road Authority as specified in Section 6.31 of this By-law.	

8.2.7 RESIDENTIAL DWELLINGS

8.2.7.1 Floor Area, Minimum	102.2 m ² (1,100.0 ft ²)
8.2.7.2 Building Height, Maximum	10.5 m (34.5 ft)

8.3 HOBBY BARNS

On lots of less than 10.0 ha (25.0 ac), a hobby barn is permitted as an accessory use to a single detached dwelling subject to the following:

8.3.1 GROUND FLOOR AREA, Maximum

A lot of less than 0.8 ha (2.0 ac) shall not be permitted a hobby barn. A lot equaling 0.8 ha (2.0 ac) shall be permitted a hobby barn 27.9 m² (300.0 ft²). For each additional full 0.4 ha (1.0 ac) of lot area, an additional 9.3 m² (100.0ft²) of ground floor area may be added to the hobby barn.

8.3.2 SETBACKS

- a) A hobby barn shall not be located closer than 22.9 m (75.0 ft) to any lot line.
- b) A hobby barn shall not be located within 60.0 m (196.9 ft) of a residential dwelling that is located on a lot that is separated from the hobby barn or a vacant lot, which is less than 10.0 ha (24.7 ac).
- c) No dwelling on a separate lot shall be allowed within 60.0 m (196.9 ft) of a hobby barn.
- d) A hobby barn shall not be constructed closer than 30.0 m (98.4 ft) from the limit of a Natural Environment (NE) Zone.

8.4 REGULATIONS FOR ESTABLISHMENT OF A SECOND RESIDENTIAL DWELLING

8.4.1	LOT AREA, Minimum	35.0 ha (86.0 ac)
8.4.2	FLOOR AREA, Minimum	74.3 m ² (800.0ft ²)
8.4.3	LOCATION A second residential dwelling shall be located within the Farm Building Cluster . The second residential dwelling unit must be detached from the main residential dwelling, shall share a common driveway with the main farm residence, and shall be located within a 61.0 m (200.0 ft) radius of the main farm residence. A second residential dwelling shall be provided with a potable water supply and adequate private sewage treatment facility .	
8.4.4	TYPE OF RESIDENTIAL DWELLING A second residential dwelling unit may be traditionally constructed, pre-fabricated, modular or a mobile home.	
8.4.5	A second residential dwelling unit may not be permitted to have Additional Dwelling Unit as provided for in Section 6.29.	

8.4.6	A total of three (3) residential dwelling units are permitted per lot. (Single Detached Dwelling, Second Residential Dwelling, and one (1) attached ADU in accordance with Section 6.29.1)
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8.5 REDUCED LOT REGULATIONS:

- a) The following regulations apply to an existing vacant lot, which contains less than 10.1 ha (25.0 ac), and which does not have the required minimum lot area or minimum lot frontage requirement as set out in Sections 8.2.1 and 8.2.2 of this By-law.
- b) A new lot created by consent or new parcels created by lot line adjustment pursuant to the provisions of the Planning Act, and which parcel (severed and/or retained lands) lacks either the required frontage or area, or both, and is 10 ha (25 ac) or less, shall be deemed to comply with the lot frontage and lot area regulations of Section 8.5.2.

8.5.1 PERMITTED USES

- A Single detached residential dwelling on a lot
- Home Occupation, in accordance with Section 6.15
- Hobby Barn, in accordance with Section 8.3
- Bed and Breakfast, in accordance with Section 6.2
- Farming, excluding new buildings and structures
- Additional Dwelling Units, in accordance with Section 6.29
- Accessory uses, buildings, and structures

8.5.2 REGULATIONS

8.5.2.1 Lot Area, Minimum	0.4 ha (1.0 ac)
8.5.2.2 Lot Frontage, Minimum	30.5 m (100.0 ft)
8.5.2.3 Front yard, Minimum	18.3 m (60.0 ft) plus any applicable distance required by the applicable Road Authority as specified in Section 6.31 of this By-law.
8.5.2.4 Rear Yard Minimum	7.6 m (24.9 ft)
8.5.2.5 Interior Side Yard, Minimum	3.0 m (9.8 ft)
8.5.2.6 Exterior Side Yard, Minimum	7.6 m (24.9 ft) plus the applicable distance required by the applicable Road Authority as specified in Section 6.31 of this By-law.
8.5.2.7 Floor Area, Minimum Single Detached Dwelling	102.2 m ² (1,100.0 ft ²)
8.5.2.8 Accessory Buildings and Structures	Shall be subject to the applicable regulations of Section 6.1 – General Provisions of this By-law.

8.6 BED AND BREAKFAST ESTABLISHMENTS

All applicable requirements including those of Section 6.2 of this By-law shall be met.

8.7 HOME INDUSTRIES

All applicable requirements including those of Section 6.14 of this By-law must be met.

8.8 HOME OCCUPATIONS

All applicable requirements including those of Section 6.15 of this By-law must be met.

8.9 MINIMUM DISTANCE SEPARATION REQUIREMENTS

The Minimum Distance Separation Requirements – MDS 1 and MDS II – of Section 6.17 of this By-law shall apply to all permitted uses within the Agricultural Zone.

8.10 SETBACK FOR TEMPORARY PORTABLE ASPHALT PLANT

No Temporary portable asphalt plant shall be situated closer than 304.8 m (1,000.0 ft) from an institutional or residential building.

8.11 SEASONAL AGRICULTURAL PRODUCE STANDS

Seasonal agricultural produce stands may be permitted in association with an agricultural use, building or structure subject to the following:

8.11.1 Lot Area, Minimum	10.1 ha (25.0ac)
8.11.2 Floor Area, Maximum	23.0 m ² (247.6 ft ²)
8.11.3 Front yard, Minimum	7.6m (24.9 ft), plus the applicable distance required by the applicable Road Authority as specified in Section 6.31 of this By-law.
8.11.4 Off Street Parking Spaces	Driveway entrances shall meet the requirements of the applicable road authority in accordance with the applicable regulations of Section 6.27 of this By-law.

8.12 OTHER PROVISIONS

Accessory uses, other than those specifically identified in the regulations are subject to the provisions of Section 6.1. Regulations for Residential Conversions and Bed and Breakfast Establishment are provided in Section 6 – General Provisions.

8.13 HOLDING PROVISIONS

8.13.1 Part of Lots 68 & 69, Con. D – Map 1

Until the “H” symbol is removed, the land zoned A (H) may only be used for the following:

- An agricultural use, excluding any buildings or structures

Council may pass a by-law removing the “H” symbol once it is satisfied that the following matter has been adequately addressed:

- An Environmental Impact Assessment (EIA) demonstrating that there will be no negative impact on the Provincially Significant Wetland in consultation with the Saugeen Valley Conservation Authority

SECTION 9 – R1A – UNSERVICED RESIDENTIAL ZONE

9.1 PERMITTED USES

- One single detached residential dwelling unit
- An accessory Bed and Breakfast establishment (Class 1)
- Home Occupation
- Accessory uses buildings and structures
- Additional Dwelling Unit in accordance with Section 6.29

9.2 REGULATIONS

9.2.1	Lot Area, Minimum	0.4 ha (1 ac)
9.2.2	Lot Area, Minimum	30.5 m (100.0 ft)
9.2.3	Front Yard, Minimum	9.0 m (29.5 ft) plus any additional distance required by the applicable Road Authority as specified in Section 6.31 of this By-law
9.2.4	Interior Side Yard, Minimum • No attached garage 3.0 m (9.8ft), both sides • Attached garage One side may be 1.2m (3.9 ft) • Regulations for corner lots are specified in Section 6.36 f) of this By-law	
9.2.5	Exterior Side Yard, Minimum	7.6 m (24.9 ft) plus any additional distance required by the applicable Road Authority as specified in Section 6.31 of this By-law
9.2.6	Rear Yard, Minimum	9.0 m (29.5 ft)
9.2.7	Building Height, Maximum	10.5 m (34.5 ft) or two and a half (2.5) stories whichever is greater
9.2.8	Lot Coverage, Maximum	30%
9.2.9	Floor Area, Minimum	102.2m ² (1,100.0 ft ²)

9.3 OTHER PROVISIONS

Regulations for off-street parking, accessory uses, Bed and Breakfast Establishments, and Home Occupations are provided in Section 6 – General Provisions.

SECTION 10 – R1B – RESIDENTIAL ZONE

10.1 PERMITTED USES

- One single detached residential dwelling unit
- An accessory Bed and Breakfast establishment (Class 1)
- Home Occupation
- Accessory uses buildings and structures
- Additional Dwelling Unit in accordance with Section 6.29

10.2 REGULATIONS

10.2.1	Lot Area, Minimum	465.0 m ² (5,005.4 ft ²)
10.2.2	Lot Frontage, Minimum	15 m (49.2 ft)
10.2.3	Front Yard, Minimum	6 m (19.7 ft)
10.2.4	Interior Side Yard, Minimum	1.2 m (3.9 ft)
10.2.5	Exterior Side Yard, Minimum	6 m (19.7 ft)
10.2.6	Rear Yard, Minimum	7.6 m (24.9 ft)
10.2.7	Building Height, Maximum	10.5 m (34.5 ft)
10.2.8	Lot Coverage, Maximum	40%
10.2.9	Floor Area, Minimum	
	• Less than two storey	100.0 m ² (1,076.4 ft ²)
	• Two or more storey	139.0 m ² (1,496.2 ft ²)

10.3 LANDSCAPED AREA

- No part of any required front yard or required exterior side yard shall be used for any purpose other than a landscaped area except for a driveway leading to a private garage.
- A minimum of 55% of the required front yard and required exterior side yard shall be maintained as a landscaped area.

10.4 OTHER PROVISIONS

Regulations for off-street parking, accessory uses, Bed and Breakfast Establishments and Home Occupations are provided in Section 6 – General Provisions.

SECTION 11 – R1C – RESIDENTIAL ZONE

11.1 PERMITTED USES

- One single detached residential dwelling unit
- An accessory Bed and Breakfast establishment (Class 1)
- Home Occupation
- Accessory uses buildings and structures
- Additional Dwelling Unit in accordance with Section 6.29

11.2 REGULATIONS

11.2.1	Lot Area, Minimum	371.6 m ² (4,000 ft ²)
11.2.2	Lot Frontage, Minimum	12.0 m (39.4 ft)
11.2.3	Front Yard, Minimum	6 m (19.7 ft)
11.2.4	Interior Side Yard, Minimum	1.2 m (3.9 ft)
11.2.5	Exterior Side Yard, Minimum	6 m (19.7 ft)
11.2.6	Rear Yard, Minimum	7.6 m (24.9 ft)
11.2.7	Building Height, Maximum	10.5 m (34.5 ft)
11.2.8	Lot Coverage, Maximum	40%
11.2.9	Floor Area, Minimum • Less than two storey 83.6 m² (900.0 ft²) • Two or more storey 102.2 m² (1,100.0 ft²)	

11.3 LANDSCAPED AREA

- No part of any required front yard or required exterior side yard shall be used for any purpose other than a landscaped area except for a driveway leading to a private garage.
- A minimum of 50% of the required front yard and required exterior side yard shall be maintained as a landscaped area.

11.4 OTHER PROVISIONS

Regulations for off-street parking, accessory uses, bed and breakfast establishment and home occupations are provided Section 6 – General Provisions of this By-law.

SECTION 12 – R2 – RESIDENTIAL ZONE

12.1 PERMITTED USES

- Single detached residential dwelling
- Semi-detached residential dwelling
- Duplex dwelling
- Triplex residential dwelling
- Fourplex residential dwelling
- Three or Four Unit Street Townhouse
- An accessory Bed and Breakfast establishment (Class 2)
- Boarding, lodging or rooming establishment not exceeding 5 rooms or dwelling units for let
- Additional Dwelling Unit in accordance with Section 6.29
- Home Occupation
- Accessory uses buildings and structures
- Three or Four Unit Cluster Townhouse (This does not include a stacked townhouse)

12.2 REGULATIONS

12.2.1 SINGLE DETACHED RESIDENTIAL DWELLING		
12.2.1.1	Lot Area, Minimum	371.6 m ² (4,000 ft ²)
12.2.1.2	Lot Frontage, Minimum	12.0 m (39.4 ft)
12.2.1.3	Front Yard, Minimum	6 m (19.7 ft)
12.2.1.4	Interior Side Yard, Minimum	1.2 m (3.9 ft)
12.2.1.5	Exterior Side Yard, Minimum	6 m (19.7 ft)
12.2.1.6	Rear Yard, Minimum	7.6 m (24.9 ft)
12.2.1.7	Building Height, Maximum	10.5 m (34.5 ft)
12.2.1.8	Lot Coverage, Maximum	40%
12.2.1.9	Floor Area, Minimum • Less than two storey 83.6 m² (900.0 ft²) • Two or more storey 102.2 m² (1,100.0 ft²)	

12.2.2 SEMI-DETACHED RESIDENTIAL DWELLING		
12.2.2.1	Lot Area, Minimum per dwelling	550.0m ² (5,920.3 ft ²)
12.2.2.2	Lot Frontage, Minimum per dwelling	18 m (59 ft)
12.2.2.3	Area, Minimum per dwelling unit on a separate lot	275.0 m ² (2,960.2 ft ²)
12.2.2.4	Lot Frontage, Minimum per dwelling unit on a separate lot	9.0 m (29.5 ft)
12.2.2.5	Front Yard, Minimum	6 m (19.7 ft)
12.2.2.6	Interior Side Yard, Minimum	1.2 m (3.9 ft)
12.2.2.7	Exterior Side Yard, Minimum	6 m (19.7 ft)
12.2.2.8	Rear Yard, Minimum	7.6 m (24.9 ft)

12.2.2.9	Building Height, Maximum	10.5 m (34.5 ft)
12.2.2.10	Lot Coverage, Maximum	45%
12.2.2.11	Floor Area, Minimum per dwelling unit	
	• Less than two storey	70.0 m ² (753.5 ft ²)
	• Two or more storey	92.9 m ² (1,000.0 ft ²)

12.2.3 DUPLEX RESIDENTIAL DWELLING		
12.2.3.1	Lot Area, Minimum	550.0 m ² (5,920.3 ft ²)
12.2.3.2	Lot Frontage, Minimum	18.0 m (59.0 ft)
12.2.3.3	Front Yard, Minimum	6 m (19.7 ft)
12.2.3.4	Interior Side Yard, Minimum	1.2 m (3.9 ft)
12.2.3.5	Exterior Side Yard, Minimum	6 m (19.7 ft)
12.2.3.6	Rear Yard, Minimum	7.6 m (24.9 ft)
12.2.3.7	Building Height, Maximum	10.5 m (34.5 ft)
12.2.3.8	Lot Coverage, Maximum	45%
12.2.3.9	Floor Area, Minimum per unit	70.0 m ² (753.5 ft ²)

12.2.4 TRIPLEX RESIDENTIAL DWELLING		
12.2.4.1	Lot Area, Minimum	650.0 m ² (6,997.0 ft ²)
12.2.4.2	Lot Frontage, Minimum	18.0 m (59.0 ft)
12.2.4.3	Front Yard, Minimum	6 m (19.7 ft)
12.2.4.4	Interior Side Yard, Minimum	1.2 m (3.9 ft)
12.2.4.5	Exterior Side Yard, Minimum	6 m (19.7 ft)
12.2.4.6	Rear Yard, Minimum	7.6 m (24.9 ft)
12.2.4.7	Building Height, Maximum	10.5 m (34.5 ft)
12.2.4.8	Lot Coverage, Maximum	40%
12.2.4.9	Lot Area, Minimum per unit	70.0 m ² (753.5 ft ²)

12.2.5 FOURPLEX RESIDENTIAL DWELLING		
12.2.5.1	Lot Area, Minimum	650.0 m ² (6,997.0 ft ²)
12.2.5.2	Lot Frontage, Minimum	18.0 m (59.0 ft)
12.2.5.3	Front Yard, Minimum	6 m (19.7 ft)
12.2.5.4	Interior Side Yard, Minimum	1.2 m (3.9 ft)
12.2.5.5	Exterior Side Yard, Minimum	6 m (19.7 ft)
12.2.5.6	Rear Yard, Minimum	7.6 m (24.9 ft)
12.2.5.7	Building Height, Maximum	10.5 m (34.5 ft)
12.2.5.8	Lot Coverage, Maximum	40%
12.2.5.9	Floor Area, Minimum per Unit	70.0 m ² (753.5 ft ²)

12.2.6 STREET TOWNHOUSE		
12.2.6.1	Lot Area, Minimum/dwelling unit	280.0 m ² (3,014.0 ft ²)
12.2.6.2	Lot Frontage, Minimum/dwelling unit	6.5 m (21.3 ft)
12.2.6.3	Lot Frontage, Minimum corner lot	13.6 m (44.6 ft)
12.2.6.4	Front Yard, Minimum	6 m (19.7 ft)

12.2.6.5	Exterior Side Yard, Minimum	6 m (19.7 ft)
12.2.6.6	Interior Side Yard, Minimum	1.2 m (3.9 ft)
12.2.6.7	Rear Yard, Minimum	7.6 m (24.9 ft)
12.2.6.8	Building Height, Maximum	10.5 m (34.5 ft)
12.2.6.9	Floor Area, Minimum per Unit	70.0 m ² (753.5 ft ²)
12.2.6.10	Lot Coverage, Maximum	45%
12.2.6.11	Maximum Number of Attached Units in a Row	4

12.2.7 CLUSTER TOWNHOUSE		
12.2.7.1	Lot Area, Minimum	Three Units 1,045 m ² (11,248.3 ft ²) Four Units 1,393.5 m ² (15,000.0 ft ²)
12.2.7.2	Lot Frontage, Minimum	20.1 m (66.0 ft)
12.2.7.3	Front Yard, Minimum	6.0 m (19.7 ft)
12.2.7.4	Rear Yard, Minimum	7.6 m (24.9 ft)
12.2.7.5	Interior Side Yard, Minimum	6.0 m (19.7 ft)
12.2.7.6	Exterior Side Yard, Minimum	6.0 m (19.7 ft)
12.2.7.7	Building Height, Maximum	10.5 m (34.5 ft)
12.2.7.8	Lot Coverage, Maximum	45%
12.2.7.9	Floor Area, Minimum per unit	70.0 m ² (753.5 ft ²)
12.2.7.10	Maximum number of attached units in a row	4

12.3 LANDSCAPED AREA

- i) No part of any required front yard or required exterior side yard associated with a single detached dwelling and semi-detached dwelling or a duplex dwelling shall be used for any purpose other than a landscaped area except for a driveway leading to a private garage.
- ii) A minimum of 50% of the required front yard and required exterior side yard shall be maintained as a landscaped area.

12.4 OTHER PROVISIONS

Off-street parking, accessory uses, bed and breakfast establishment and home occupations shall be provided in accordance with the applicable regulations of Section 6 – General Provisions.

12.5 HOLDING PROVISIONS

12.5.1 Clark-Heinmiller, Lot 23, Concession 1 and Jane Street/Elgin Street Lot 22, Concession 1 – Map 4 - Palmerston

Council may pass a by-law removing the holding symbol once it is satisfied that the following matters have been adequately addressed:

- Adequate municipal services are or will be available to the lands; and
- The lot(s) has frontage on an open public street; and
- Stormwater management and emergency access issues have been addressed, in consultation with Maitland Valley Conservation Authority.
- Prior to consent to sever, draft plan of subdivision or condominium approval, the developer shall demonstrate that the requirements of special policy area PA5-14 in the County Official Plan have been satisfied, and further assessment will be required to address the provision of Section 11.4.5 of the County Official Plan, in consultation with the County of Wellington Solid Waste Services Department.

12.5.2 Lett Street, Lot 21, Concession 1 – Map 4 – Palmerston

Until the “H” Symbol is removed, the lands zoned R2 (H) may only be used for the following:

- Uses, building and structures lawfully existing on the date of passing of this By-law;
- Additions or alterations are permitted and shall comply with all requirements of the Residential (R2) zone, Section 12.2;
- And Accessory uses, buildings structures to the above permitted uses.

Council may pass a by-law removing the holding symbol once it is satisfied that the following matters have been adequately addressed:

- Adequate municipal services are or will be available to the lands;
- Any stormwater management issues have been addressed;
- Prior to consent to sever, draft plan of subdivision or condominium approval, the developer shall demonstrate that the requirements of special policy area PA5-14 in the County Official Plan have been satisfied, and further assessment will be required to address the provision of Section 11.4.5 of the County Official Plan, in consultation with the County of Wellington Solid Waste Services Department.

12.5.3 Park Street West, Lot 6, RP 61R10860, Part 7 – Map 2 – Clifford

Council may pass a by-law removing the holding symbol once it is satisfied that the following matter has been adequately addressed:

- Adequate municipal services are available to the lands; and
- Any stormwater management issues have been adequately addressed.

SECTION 13 – R3 – RESIDENTIAL ZONE

13.1 PERMITTED USES

- Street Townhouse
- Cluster/Block Townhouse
- Apartments including apartments for seniors
- Accessory uses buildings and structures

13.2 REGULATIONS

13.2.1 STREET TOWNHOUSE (EACH RESIDENTIAL DWELLING UNITS)		
13.2.1.1	Lot Area, Minimum	232.0 m ² (2,497.3 ft ²)
13.2.1.2	Lot Frontage, Minimum • Corner lot residential dwelling unit	6.5 m (21.3 ft) 14.0 m (46.0 ft)
13.2.1.3	Front Yard, Minimum	6 m (19.7 ft)
13.2.1.4	Interior Side Yard, Minimum (End Unit)	1.2 m (3.9 ft)
13.2.1.5	Exterior Side Yard, Minimum	6 m (19.7 ft)
13.2.1.6	Rear Yard, Minimum	7.6 m (24.9 ft)
13.2.1.7	Building Height, Maximum	10.5 m (34.5 ft)
13.2.1.8	Floor Area, Minimum • Less than Two storey 83.6 m² (900.0ft²) • Two or more storey 102.2 m² (1,100.0 ft²)	
13.2.1.9	Maximum number of attached units in a row	6

13.2.2 CLUSTER TOWNHOUSE RESIDENTIAL DWELLING		
13.2.2.1	Lot Area, Minimum a) 1,393.5 m² (15,000.0 ft²) for the first four units b) 264.8 m² (2,850.4 ft²) for each additional unit thereafter	
13.2.2.2	Lot Frontage, Minimum	20.1 m (66.0 ft)
13.2.2.3	Front Yard, Minimum	7.6 m (24.9 ft)
13.2.2.4	Rear Yard, Minimum	7.6 m (24.9 ft)
13.2.2.5	Interior Side Yard, Minimum	6.0 m (19.7 ft)
13.2.2.6	Exterior Side Yard, Minimum	7.6 m (24.9 ft)
13.2.2.7	Building Height, Maximum	10.5m (34.5 ft)
13.2.2.8	Floor Area, Minimum a) Bachelor/1 bedroom unit 51.1 m² (550.0 ft²) b) 2 bedroom unit 60.4 m² (650.0 ft²) c) 3 bedroom unit 74.3 m² (800.0 ft²) plus 9.3 m² (100.0 ft²) for each bedroom in excess of three bedrooms.	
13.2.2.9	Maximum number of attached units in a row i. Stacked Townhouses	6 6 (12 total units)

13.2.2.10	Distances Between Cluster Townhouses A face of a cluster townhouse block means one or the other of the longest walls of a said building. Each townhouse block shall be deemed to have two faces. A side of a townhouse block means one or the other of the shortest walls of a said building. Each townhouse block shall be deemed to have two sides. The following provisions shall apply when two or more townhouse blocks are situated on one lot: - A minimum distance of 12 m (39.3 ft) shall be maintained between any face of a townhouse block and any face of the same or another block. - A minimum distance of 6 m (19.7 ft) shall be maintained between any face of a residential townhouse block and any side of the same or another block. - A minimum distance of 3 m (9.8 ft) shall be maintained between any side of a residential townhouse block and any side of the same or another block.
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13.2.3 APARTMENTS		
13.2.3.1	Lot Area, Minimum 1,161.3 m² (12,500.5 ft²) of lot area for the first 5 residential dwelling units, plus 137.5 m² (1,480 ft²) of lot area for each additional residential dwelling unit thereafter.	
13.2.3.2	Lot Frontage, Minimum	18.0 m (59.0 ft)
13.2.3.3	Front Yard, Minimum	6 m (19.7 ft)
13.2.3.4	Exterior Side Yard, Minimum	6 m (19.7 ft)
13.2.3.5	Interior Side Yard, Minimum Half (1/2) the building height but in no case less than 3.0 m (9.8 ft)	
13.2.3.6	Rear Yard, Minimum	7.6 m (24.9 ft)
13.2.3.7	Building Height, Maximum	12.0 m (39.4 ft)
13.2.3.8	Lot Coverage, Maximum	45%
13.2.3.9	Floor Area Minimum per dwelling Unit - Bachelor Unit 37.0 m² (398.3 ft²) - One Bedroom Unit 50.0 m² (538.2 ft²) - For each additional bedroom 9.0 m² (96.9 ft²)	
13.2.3.10	Distances Between Apartment Buildings A face of an apartment means one or the other of the longest walls of a said building. Each apartment block shall be deemed to have two faces. A side of an apartment block means one or the other of the shortest walls of a said building. Each apartment block shall be deemed to have two sides.	

	The following regulations shall apply when two or more apartments are situated on one lot: a) A minimum distance of 12 m (39.3 ft) shall be maintained between any face of an apartment and any face of the same or another apartment. b) A minimum distance of 6 m (19.7 ft) shall be maintained between any face of an apartment and any side of the same or another apartment. c) A minimum distance of 3 m (9.8 ft) shall be maintained between any side of an apartment and any side of the same or another apartment.
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13.3 COMMON AMENITY AREAS

Shall be provided for Cluster/Block Townhouse Dwellings and Apartment Dwellings in accordance with Section 6.6

13.4 OTHER PROVISIONS

Regulations for off-street parking, accessory uses and garbage storage areas are provided in Section 6 – General Provisions.

SECTION 14 – ER – ESTATE RESIDENTIAL ZONE

14.1 PERMITTED USES

- One single detached residential dwelling unit
- Home Occupation
- Accessory uses buildings and structures

14.2 REGULATIONS

14.2.1	LOT AREA, Minimum	0.8 ha (2 ac)
14.2.2	LOT FRONTAGE, Minimum	61.0 m (200.0 ft)
14.2.3	FRONT YARD, Minimum 30.5 m (100.0 ft), plus any applicable distance required by the applicable Road Authority as specified in Section 6.31 of this By-law. Except that for a lot existing at the time of this by-law's approval, it shall be 15.0 m (49.2 ft), plus the applicable Road Authority distance.	
14.2.4	INTERIOR SIDE YARD, Minimum • Attached Garage 9.1 m (30.0 ft) • No Attached Garage 15.2 m (50.0 ft) on both sides. Except that for a lot existing at the time of this by-law's approval, it shall be 9.1 m (30.0 ft) on both sides.	
14.2.5	EXTERIOR SIDE YARD, Minimum	15.2 m (50.0 ft)
14.2.6	REAR YARD, Minimum	15.2 m (50.0 ft)
14.2.7	BUILDING HEIGHT, Maximum	10.5 m (34.5 ft)
14.2.8	LOT COVERAGE, Maximum	20%
14.2.9	FLOOR AREA, Minimum	111.5m ² (1,200.0 ft ²)

14.3 OTHER PROVISIONS

Regulations for accessory uses and home occupation are provided in Section 6 – General Provisions.

SECTION 15 – MH – MOBILE HOME PARK ZONE-URBAN STYLE

15.1 PERMITTED USES

- Mobile home park
- A Mobile home site within a mobile home park
- A Mobile home on a mobile home site
- Accessory uses, buildings and structures

15.2 REGULATIONS

Within any MH Zone, no land shall be used and no building or structure shall be erected, altered or used except in conformity with the following regulations:

15.2.1 MOBILE HOME PARK		
15.2.1.1	Lot Area, Minimum	1 ha (2.5 ac)
15.2.1.2	Lot Frontage, Minimum	45.0 m (147.6 ft)

15.2.2 MOBILE HOME SITE		
Each mobile home shall be located on a Mobile Home Site, which shall conform to the following:		
15.2.2.1	Site Frontage, Minimum	12.0 m (39.4 ft)
15.2.2.2	Site Area, Minimum	372.0 m ² (4,004.3 ft ²)
15.2.2.3	Floor Area, Minimum	55.0 m ² (592.0 ft ²)

15.2.3 Minimum Setbacks

No mobile home shall be located within 1.5 m (4.9 ft) of any limit of a Mobile Home Site nor within 3.0 m (9.8 ft) of the limit of any internal road in the Mobile Home Park, nor within 6.0 m (19.7 ft) of any boundary of a Mobile Home Park nor within 7.6 m (24.9 ft) of a public street.

15.2.4 Services

Each Mobile Home shall be connected to both a municipal water distribution system and sewage collection and treatment system.

15.2.5 Access

Each Mobile Home Site shall have access to a public street directly or by means of a driveway, which has been approved by the Municipality and which, has a minimum width of 6.0 m (19.7 ft) for one-way traffic flow, or 10.0 m (32.8 ft) for two-way traffic flow.

15.2.6 Off-Street Parking

A minimum of one off-street parking space shall be provided for each Mobile Home Site.

15.2.7 Accessory Building

One accessory building, not exceeding 8.0 m² (86.1 ft²), may be located to the rear of the Mobile Home on each Mobile Home Site.

Note: Mobile Home Park may have its own regulations separate from and including setbacks which may be more restrictive than the individual zone regulations.

SECTION 16 – C1 – CENTRAL COMMERCIAL ZONE

16.1 PERMITTED USES:

- Antique Store
- Arcade
- Art Gallery
- Artisan’s market
- Automotive Accessories Shop
- Bus Depot
- Bake Shop
- Business or Professional Office
- Existing Churches/Places of Worship
- Commercial School or Studio
- Companion Animal Office
- Cultural Entertainment Facility
- Financial Office
- Existing Funeral Homes
- Library
- Medical Clinic
- Museum
- Personal Service Shop
- Places of Entertainment
- Print Shop
- Private or Commercial Club
- Restaurants (Dining, Take-out)
- Retail Food Store
- Retail Store
- Park
- Parking Lots
- Public Building
- Public Uses
- Service or Repair Shop
- Tavern
- Accessory Uses, Buildings or Structures to the Above permitted uses
- Accessory Residential Dwelling Units
- Existing single detached dwellings

16.2 REGULATIONS

16.2.1	Lot Area, Minimum	None
16.2.2	Lot Frontage, Minimum	None
16.2.3	Front Yard, Minimum	None
16.2.4	Interior Side yard, Minimum	

	None, except where a C1 Zone is abutting a Residential Zone, the minimum interior side yard shall be 3.0 m (9.8 ft)	
16.2.5	Exterior Side Yard, Minimum	None
16.2.6	Rear Yard, Minimum	3.0 m (9.8 ft)
16.2.7	Building Height, Minimum	6 m (19.7 ft)
16.2.8	Building Height, Maximum	12.0 m (39.3 ft)

16.3 ACCESSORY RESIDENTIAL USES

A permitted commercial use or building may contain one or more accessory residential dwelling units subject to the following:

- a) Each residential dwelling unit, accessory to a permitted commercial use or building, shall be located above the main commercial use.
- b) Each accessory residential dwelling unit shall have a minimum floor area of 50.0 m² (538.2 ft²).
- c) Each accessory residential dwelling unit shall be completely self-contained.
- d) Each accessory residential dwelling unit shall have a separate and direct means of access to a public street or lane via halls and /or stairs and/or across the subject property.
- e) Each accessory residential unit shall be provided with a minimum of one off-street parking space which is on the same lot as the accessory residential unit.

16.4 EXISTING SINGLE DETACHED RESIDENTIAL DWELLINGS

Subject to the regulations contained in Section 12.2.1 of this By-law, including all yard setback requirements. Compliance with Section 16.3 shall be required for a residential dwelling unit accessory to a permitted commercial use.

16.5 OTHER PROVISIONS

Off-street parking, accessory uses, buffer areas shall be provided in accordance with the applicable regulations of Section 6- General provisions of this By-law.

SECTION 17 – C2 – HIGHWAY COMMERCIAL ZONE

17.1 PERMITTED USES

- Automotive Accessories Shop
- Automotive Sales and Service Establishment
- Automotive Service Station
- Automotive Washing Establishment
- Banquet Hall
- Beer Store
- Boat Sales and Service Establishment
- Business and/or Professional Offices
- Building Supply Outlet
- Bus Depots
- Church/ Place of Worship
- Commercial Nursery or Greenhouse
- Convenience Store
- Farm Implement Sales and Service Outlet
- Farmer's Market
- Financial Office
- Flea Market
- Funeral Home
- Gas Bar
- Garden Centre
- Hotel
- Liquor Store
- Motel, Motor Hotel
- Parking Area
- Parking Lot
- Places of Entertainment
- Places of Recreation
- Public Buildings
- Public Uses
- Recreational Trailer Sales and Service Establishment
- Rental Outlet
- Restaurants (Dining, Drive-In, Drive-Thru, Take-Out)
- Service or Repair Shop
- Veterinarian Clinic
- U-Brew Establishment
- Wholesale Outlets
- Accessory Uses, Buildings and Structures to the above permitted uses
- Accessory Residential Dwelling Unit except in conjunction with an automotive use
- Incidental assembly, processing, manufacturing of products to be sold on site which are secondary to the main commercial function.

17.2 GENERAL REGULATIONS

17.2.1	LOT AREA, Minimum	557.4 m ² (6,000.0 ft ²)
17.2.2	LOT FRONTAGE, Minimum	18.0 m (59.0 ft)
17.2.3	FRONT YARD, Minimum 7.6 m (24.9 ft) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law.	
17.2.4	INTERIOR SIDE YARD, Minimum	3.0 m (9.8 ft)
17.2.5	EXTERIOR SIDE YARD, Minimum 7.6 m (24.9 ft) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law.	
17.2.6	REAR YARD, Minimum	7.6 m (24.9 ft)
17.2.7	BUILDING HEIGHT, Maximum	12.5 m (41.0 ft)
17.2.8	LOT COVERAGE, Maximum	40%

17.3 OTHER PROVISIONS

Regulations for off-street parking, off-street loading, buffer areas, garbage storage areas, outdoor display and outdoor storage areas are subject to the applicable regulations of Section 6-General Provisions.

17.4 SPECIFIC REGULATIONS FOR AUTOMOTIVE SERVICE STATION; AUTOMOTIVE WASHING ESTABLISHMENT OR GAS BAR

17.4.1	LOT AREA, Minimum	1,393.5 m ² (15,000 ft ²)
17.4.2	LOT FRONTAGE, Minimum	30.5 m (100.0 ft)
17.4.3	FRONT YARD, Minimum 7.6m (24.9 ft) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law	
17.4.4	INTERIOR SIDE YARD, Minimum	4.5 m (14.8 ft)
17.4.5	EXTERIOR SIDE YARD, Minimum 7.6m (24.9ft) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law.	
17.4.6	REAR YARD, Minimum	7.6 m (24.9 ft)
17.4.7	BUILDING HEIGHT, Maximum	12.5 m (41.0 ft)
17.4.8	LOT COVERAGE, Maximum	40%
17.4.9	FUEL PUMP ISLANDS/GAS KIOSKS a) Minimum Building Setback is 7.6 m (24.9 ft) from the front lot line. No fuel pump island, gas bar kiosk is to be located within the required sight triangle established by Section 6.7 this By-law. b) Despite the above, canopies over pump islands and underground storage tanks are allowed to project 1.5m (5.0 ft) from the Street Line.	

17.4.10	ACCESSORY RESIDENTIAL UNITS Notwithstanding any other provisions of this By-law to the contrary, accessory dwelling units are not permitted in association with an automotive service station, automotive washing establishment or gas bar.
17.4.11	REGULATIONS FOR ACCESS Any point of ingress and egress to an automotive service station, automotive washing establishment or gas bar shall not be located within 9.0 m (29.5 ft) of a street intersection, as measured at the curb line.
17.4.12	OTHER PROVISIONS Regulations for off-street parking, off-street loading, buffer areas, outdoor display and storage areas, and accessory uses are subject to the applicable regulations of Section 6-General Provisions of this By-law.

17.5 REGULATIONS FOR HOTELS, MOTELS AND MOTOR HOTELS

17.5.1	LOT AREA, Minimum	1,393.5 m ² (15,000.0 ft ²)
17.5.2	LOT FRONTAGE, Minimum	30.5 m (100.0 ft)
17.5.3	FRONT YARD, Minimum 7.6m (24.9 ft) plus any applicable distance required by the applicable Road authority as specified in Section 6.31 of this By-law.	
17.5.4	INTERIOR SIDE YARD, Minimum Half (½) the building height but in no case less than 3.0 m (9.8 ft)	
17.5.5	EXTERIOR SIDE YARD, Minimum 7.6m (25.0 ft) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law.	
17.5.6	REAR YARD, Minimum	7.6 m (24.9 ft)
17.5.7	BUILDING HEIGHT, Maximum	12.5 m (41.0 ft)
17.5.8	LOT COVERAGE, Maximum	40%

17.6 ACCESSORY RESIDENTIAL USES

A permitted commercial use or building may contain one or more accessory residential apartments subject to the following:

- a) Each residential dwelling unit, accessory to a permitted commercial use or building, shall be located above or to the rear of the main commercial use.
- b) Where an accessory residential dwelling unit is to be located on the ground floor area of a main commercial building, it shall not occupy any more than forty-nine percent (49%) of the ground floor area of the rear portion of the building.
- c) Each accessory residential dwelling unit shall have a minimum floor area of 50.0 m² (538.2 ft²).
- d) Each accessory residential dwelling unit shall be completely self-contained.

- e) Each accessory residential dwelling unit shall have a separate and direct means of access to a public street or lane via halls and /or stairs and/or across the subject property.
- f) Each accessory residential unit shall be provided with a minimum of one off-street parking space which is on the same lot as the accessory residential unit.

17.7 OTHER PROVISIONS

Regulations for off-street parking, off-street loading, accessory uses, buffer areas, and garbage storage areas are subject to the applicable regulations of Section 6-General Provisions of this By-law.

SECTION 18 – C3 – NEIGHBOURHOOD COMMERCIAL ZONE

18.1 PERMITTED USES

- Convenience Store
- Neighbourhood Store
- Personal Service Shops
- Day Nursery
- Accessory Uses, Buildings and Structures to the above permitted uses
- Accessory Residential Dwelling Units

18.2 REGULATIONS

18.2.1	LOT AREA, Minimum	557.4 m ² (6,000.0 ft ²)
18.2.2	LOT FRONTAGE, Minimum	18.0 m (59.0 ft)
18.2.3	FRONT YARD, Minimum	7.6 m (24.9 ft)
18.2.4	INTERIOR SIDE YARD, Minimum	3 m (9.8 ft)
18.2.5	EXTERIOR SIDE YARD, Minimum	7.5 m (24.9 ft)
18.2.6	REAR YARD, Minimum	7.5 m (24.9 ft)
18.2.7	LOT COVERAGE, Maximum	40%
18.2.8	GROUND FLOOR AREA, Minimum	80.0 m ² (861.0 ft ²)
18.2.9	BUILDING HEIGHT, Maximum	12.0 m (39.4 ft)
18.2.10	ACCESSORY RESIDENTIAL USES A permitted commercial use or building may contain one or more accessory residential dwelling units subject to the following: a) Each residential dwelling unit, accessory to a permitted commercial use, shall be located above or to the rear of the main commercial use. b) Where an accessory residential dwelling unit is to be located on the ground floor area of a main commercial building, it shall not occupy any more than forty-nine percent (49%) of the ground floor area of the rear portion of the building. c) Each accessory residential dwelling unit shall have a minimum floor area of 50 m ² (538.2 ft ²). d) Each accessory residential dwelling unit shall be completely self-contained. e) Each accessory residential dwelling unit shall have a separate and direct means of access to a public street or lane. f) Each accessory residential unit shall be provided with a minimum of one off-street parking space which is on the same lot as the accessory residential unit.	
18.2.11	OTHER PROVISIONS a) No outdoor storage areas shall be permitted.	

	b) Regulations for off-street parking, off-street loading, accessory uses, buffer Areas and garbage storage shall be in accordance with the applicable regulations of Section 6 – General Provisions.
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SECTION 19 – C4 – SHOPPING CENTRE COMMERCIAL ZONE

19.1 PERMITTED USES

No land shall be used, and no building or structure shall be altered, constructed or used except for one or more of the following:

- Beer Store/ U-Brew Establishment
- Business or Professional Office
- Financial Office
- Gas bar
- Liquor Store
- Parking Area
- Personal Service Shop
- Retail store
- Retail food store
- Shopping centre
- Shopping mall
- Accessory uses, buildings and structures to the above permitted uses

19.2 REGULATIONS

Within any C4 Zone, no land shall be used and no building or structure shall be altered, constructed or used except in accordance with the following:

19.2.1	LOT AREA, Minimum	2.3 ha (5.7 ac)
19.2.2	LOT FRONTAGE, Minimum	60.0 m (197.0 ft)
19.2.3	FRONT YARD, Minimum	7.6 m (24.9 ft)
19.2.4	EXTERIOR SIDE YARD, Minimum	7.6 m (24.9 ft)
19.2.5	INTERIOR SIDE YARD, Minimum	6.0 m (19.7 ft)
19.2.6	REAR YARD, Minimum	6.0 m (19.7 ft)
19.2.7	BUILDING HEIGHT, Maximum	10.5 m (34.5 ft)
19.2.8	BUILDING FLOOR AREA, Minimum	3,720.0 m ² (40,043. ft ²)
19.2.9	FLOOR AREA per commercial unit, Maximum 2,080.0 m ² (22,389.7 ft) or half (½) of the total building floor area whichever is greater	

19.3 OTHER PROVISIONS

Accessory uses, off-street parking, off-street loading, buffer areas, and garbage storage areas, shall be provided in accordance with the applicable regulations of Section 6 – General Provisions.

SECTION 20 – C5 – HAMLET COMMERCIAL ZONE

20.1 PERMITTED USES

- Antique Store/Market
- Automobile Service Station
- Business or Professional Office
- Church/Place of Worship
- Commercial or Private Club
- Companion Animal Office
- Convenience Store
- Day Nursery
- Farmer's Market
- Financial Office
- Gas Bar
- Medical Clinic
- Parking Area
- Personal Service Shop
- Place of Entertainment
- Place of Recreation
- Public Building
- Public Uses
- Restaurant (Dining, Drive-in, Drive-Thru, Take-Out)
- Retail Store
- Service or Repair Shops
- Accessory residential dwelling unit except in conjunction with an automotive use
- Accessory uses buildings and structures to the above permitted uses.

20.2 REGULATIONS

20.2.1	LOT AREA, Minimum	0.4 ha (1 ac)
20.2.2	LOT FRONTAGE, Minimum	30.0 m (98.4 ft)
20.2.3	FRONT YARD, Minimum 7.6 m (24.9 ft) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law.	
20.2.4	INTERIOR SIDE YARD, Minimum 3.0m (9.8ft) or 4.5m (14.8 ft) abutting any residential zone.	
20.2.5	EXTERIOR SIDE YARD, Minimum 7.6 m (24.6 ft) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law.	
20.2.6	REAR YARD, Minimum	7.6 m (24.9 ft)
20.2.7	LOT COVERAGE, Maximum	40%
20.2.8	BUILDING HEIGHT, Maximum	12.0 m (39.4 ft)

20.2.9	ACCESSORY RESIDENTIAL USES
	20.2.9.1 Apartments: Subject to the regulations as specified in Section 16.3 and Section 17.4.10 of this By-law.
	20.2.9.2 Single-detached Residential Dwelling: a) Subject to the yard setbacks of Section 20.2 of this By-law b) Building Height, Maximum 10.5 m (34.4 ft) c) Floor Area, Minimum 102.2 m² (1,100.0 ft²)
20.2.10	OTHER PROVISIONS a) No outdoor storage areas shall be permitted. b) Regulations for off-street parking, off-street loading, accessory uses, buffer Areas and garbage storage shall be in accordance with the applicable regulations of Section 6 – General Provisions.

SECTION 21 – MU1 – MIXED USE ZONE

21.1 PERMITTED USES

Within any MU1 ZONE, no land shall be used and no building or structure shall be constructed, altered or used except for one or more of the following uses:

- Any use permitted in the R2 Zone subject to the applicable regulations of that Zone
- Any use permitted in the R3 Zone subject to the applicable regulations of that Zone
- Any of the following uses subject to the C1 Central Commercial Zone regulations:
 - Bus Depot
 - Business or Professional Office
 - Church (subject to the IN institutionalized Zone regulations)
 - Commercial School or Studio
 - Cultural Entertainment Facility
 - Financial Office
 - Funeral home (subject to the regulations of the C2 Highway Commercial Zone)
 - Group Home
 - Hotel
 - Library
 - Medical Clinic
 - Parking Lots
 - Personal Service Shop
 - Private or Commercial Club
 - Public Uses
 - Public Buildings
 - Restaurants (Dining and Take-out)
 - Service or Repair Shop
 - Tavern
- Any of the following uses subject to the C3 Neighbourhood Commercial Zone regulations:
 - Convenience store
 - Neighbourhood store
 - Day Nursery
 - A Home for the Aged, Rest Home, Nursing Home subject to the regulations of the Institutional Zone

21.2 DWELLING UNITS ACCESSORY TO A COMMERCIAL USE

Subject to the C1 Zone regulations as specified in Section 16.3 of this By-law.

21.3 OTHER PROVISIONS

Accessory uses, off-street parking, off-street loading, buffer areas and garbage storage areas shall be provided in accordance with the applicable regulations of Section 6 –

General Provisions, except that no accessory building for Commercial or Institutional uses shall be located within 1.5 m (4.9 ft) of any property line.

SECTION 22 – MU2 – MAIN STREET MIXED USE ZONE

22.1 PERMITTED USES

Within any MU2 ZONE, no land shall be used and no building or structure shall be constructed, altered or used except for one or more of the following uses:

- Any use permitted in the MU1 Zone and subject to the applicable zone regulations as provided
- Any of the following uses subject to the applicable regulations of the Highway Commercial C2 Zone
- An automotive sales establishment, including trucks, boats, snowmobiles and farm implements
- An automotive service station
- An automotive washing establishment
- A financial office
- A gas bar
- A restaurant, including drive-in, drive-thru or take-out

22.2 DWELLING UNITS ACCESSORY TO A COMMERCIAL USE

Subject to the C1 Zone regulations as specified in Section 16.3 of this By-law, except that a lot containing an automotive use or gas bar shall not contain an accessory residential dwelling or accessory residential dwelling unit.

22.3 OTHER PROVISIONS

Accessory uses, off-street parking, off-street loading, garbage storage and buffer areas shall be provided in accordance with the applicable regulations of Section 6 – General Provisions, except that no accessory building for Commercial or Institutional uses shall be located within 1.5 m (4.9 ft) of any property line.

SECTION 23 – AC – AGRICULTURAL COMMERCIAL ZONE

23.1 PERMITTED USES

- Agriculturally related Commercial or Industrial use
- Agricultural products Processing, Storing and Sales
- Companion Animal Office
- Commercial Greenhouse and/or Nursery
- Farm Implement Sales and Service
- Farm Supply Outlet
- Farm Produce Sales Outlet
- Fertilizer Processing Establishments
- Grain Drying Establishments
- Livestock Yards
- Veterinarian Clinic
- Accessory residential dwelling unit
- Accessory Uses, Buildings and Structures to the above permitted uses.

23.2 REGULATIONS

23.2.1	LOT AREA, Minimum	0.4 ha (1 ac)
23.2.2	LOT FRONTAGE, Minimum	61.0 m (200.0 ft)
23.2.3	FRONT YARD, Minimum 7.6 m (24.9 ft) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law.	
23.2.4	INTERIOR SIDE YARD, Minimum 6.0 m (19.7 ft); 12 m (39.4 ft) abutting any residential zone.	
23.2.5	EXTERIOR SIDE YARD, Minimum 7.6 m (24.9 ft) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law.	
23.2.6	REAR YARD, Minimum 7.6 m (24.9 ft) plus any applicable distance required by the applicable road authority as specified in Section 6.31 of this By-law.	
23.2.7	LOT COVERAGE, Maximum	30% (main building)
23.2.8	SETBACK FROM RESIDENTIAL No Agricultural Commercial use, including outdoor storage and display areas shall be located with 121.9 m (400.0 ft) of a residence on an adjacent lot.	

23.3 ACCESSORY RESIDENTIAL USES

A single detached residential use in compliance with the following:

- a) Subject to the yard setbacks of Section 23.2 of this By-law
- b) Building Height, Maximum 10.5 m (34.5 ft)
- c) Floor Area, Minimum 102.2 m² (1,100.0 ft²)

23.4 MINIMUM DISTANCE SEPARATION REQUIREMENTS

The minimum distance separation requirements – MDS 1 and MDS II – of Section 6.17 shall apply to the establishment of all permitted uses within the Agricultural Zone.

23.5 OTHER PROVISIONS

Accessory uses, off-street parking, off-street loading, Buffer Areas, Garbage Storage Areas, outdoor display areas and outdoor storage areas shall be provided in accordance with the applicable General Provisions of Section 6 of this By-law.

SECTION 24 – M1 – INDUSTRIAL ZONE

24.1 PERMITTED USES

- Manufacturing, processing, assembly, repair, fabricating, milling except for a motor vehicle recycling and salvage or wrecking facility, junk or scrap yard, fertilizer manufacturer, abattoir, rendering plant or any use considered offensive by the Public Health Act or uses restricted in all zones as per section 6.35.
- Automotive Body Repair Shop
- Bakeries
- Builder or Contractor's Yard
- Building Supply Outlet
- Bulk Fuel Depot
- Business or Professional Office
- Custom Workshop
- Dry Cleaning Plant
- Farm Machinery Sales and Service
- Feed Mill, Seed plant, Grain Elevator
- Heavy Equipment Sales and Rental
- Industrial Mall
- Mini-Storage Facility
- Parking Area
- Parking Lot
- Rental Outlet
- Research and Laboratory Facilities
- Service Industry
- Service or Repair Shop
- Printing Establishment
- Public Works Yard
- Sewage Treatment Facility
- Transport Establishment
- Warehouse
- Water Treatment Facility
- Wholesale Outlet
- Accessory Uses, Buildings and Structures including cafeteria for employees, factory outlet, storage yards, showrooms and places of recreation

24.2 REGULATIONS

24.2.1	LOT AREA, Minimum	929.0 m ² (10,000 ft ²)
24.2.2	LOT FRONTAGE, Minimum	20.0 m (65.6 ft)
24.2.3	FRONT YARD, Minimum	7.6 m (24.9 ft)

24.2.4	INTERIOR SIDE YARD, Minimum 3.0 m (9.8 ft); 9.2 m (30.2 ft) where an M1 Zone abuts any residential zone.	
24.2.5	EXTERIOR SIDE YARD, Minimum	7.6 m (24.9 ft)
24.2.6	REAR YARD, Minimum 7.6 m (24.9 ft); 9.2 m (30.2 ft) where an M1 Zone abuts any residential zone.	
24.2.7	LOT COVERAGE, Maximum	60%
24.2.8	BUILDING HEIGHT-Maximum	12.0 m (39.4 ft)

24.3 PARKING SPACE REGULATION

In addition to the required number of parking spaces set out in Section 6.27, a maximum of three visitor parking spaces for passenger vehicles may be provided in the required front yard for the first 15.0 m (49.2 ft) of front wall of the principal building plus one additional visitor parking space for each additional 7.6 m (24.9 ft) of front wall in excess of the first 15.0 m (49.2 ft).

24.4 ACCESSORY RETAIL

Accessory retailing of products shall be permitted subject to the following regulations:

- a) A maximum of 25% of the gross floor area is used within
 - i) The main industrial building, or
 - ii) Each individual unit in an industrial mall.
- b) The products to be sold must be produced on the site.

24.5 LANDSCAPING REQUIREMENTS

A landscaping area shall be provided and thereafter maintained in the entire required front yard except where front yard parking is established under the provisions of Section 24.3 in which case the remainder of the area shall be landscaped across the entire lot frontage including exterior side yard, except for provisions of ingress and egress.

24.6 OTHER PROVISIONS

Accessory uses, off-street parking, off-street loading, Buffer Areas, Garbage Storage Areas, outdoor display areas and outdoor storage areas shall be provided in accordance with the applicable General Provisions of Section 6 of this By-law.

SECTION 24B – M2 – LIGHT INDUSTRIAL ZONE

24B.1 PERMITTED USES

Within any M2 Zone, no land shall be used and no building or structure shall be constructed, altered or used except for one or more of the following:

- Automotive accessories shop
- Automotive washing establishment
- Business or professional office
- Catering Establishment
- Cleaning service
- Commercial recreation use
- Commercial school or studio
- Computer programming establishment
- Data processing establishment
- Laboratory or research facility
- Mini-storage warehouse
- A parking lot
- Photofinishing establishment
- Printing, publishing or packaging establishment
- Public building
- Public utility
- Rental outlet
- Service industry
- Service or repair shop
- Veterinarian's clinic
- Warehouse
- Uses accessory to the foregoing permitted uses including an office, showroom, lunchroom, cafeteria or a retail outlet which does not exceed 30% of the gross floor area of the main building, may also be permitted.

24B.2 REGULATIONS

24B.2.1	LOT AREA, Minimum	929.0 m ² (10,000 ft ²)
24B.2.2	LOT FRONTAGE, Minimum	20.0 m (65.6 ft)
24B.2.3	FRONT YARD, Minimum	7.6 m (24.9 ft)
24B.2.4	INTERIOR SIDE YARD, Minimum 3.0m (9.8 ft); 9.2m (30.2 ft) where an M1 Zone abuts any residential zone.	
24B.2.5	EXTERIOR SIDE YARD, Minimum	7.6 m (24.9 ft)
24B.2.6	REAR YARD, Minimum 7.6m (24.9 ft); 9.2m (30.2 ft) where an M1 Zone abuts any residential zone.	
24B.2.7	LOT COVERAGE, Maximum	60%
24B.2.8	BUILDING HEIGHT-Maximum	12.0 m (39.4 ft)

24B.3 PARKING SPACE REGULATION

In addition to the required number of parking spaces set out in Section 6.27, a maximum of three visitor parking spaces for passenger vehicles may be provided in the required front yard for the first 15.0 m (49.2 ft) of front wall of the principal building plus one additional visitor parking space for each additional 7.6 m (24.9 ft) of front wall in excess of the first 15.0 m (49.2 ft).

24B.4 ACCESSORY RETAIL

Accessory retailing of products shall be permitted subject to the following regulations:

- a) A maximum of 25% of the gross floor area is used within
 - i) The main industrial building, or
 - ii) Each individual unit in an industrial mall.
- b) The products to be sold must be produced on the site.

24B.5 LANDSCAPING REQUIREMENTS

A landscaping area shall be provided and thereafter maintained in the entire required front yard except where front yard parking is established under the provisions of Section 24B.3 in which case the remainder of the area shall be landscaped and a planting strip shall be provided across the entire lot frontage except for provisions of ingress and egress.

24B.6 OTHER PROVISIONS

Accessory uses, off-street parking, off-street loading, Buffer Areas, Garbage Storage Areas, outdoor display areas and outdoor storage areas shall be provided in accordance with the applicable General Provisions of Section 6 of this By-law.

SECTION 25 – RIN – RURAL INDUSTRIAL ZONES

25.1 PERMITTED USES

- Automotive Body Repair Shop
- Automotive Service Station
- Builders or Contractors Yard
- Business or Professional Office
- Custom Workshop
- Dry Industry
- Excavator
- Feed Mill, Seed Plant, Grain Elevator
- Mini-storage Establishment
- Parking Area Lot
- Public Building
- Public Uses
- Public Works Yard
- Service or Repair Shop
- Service Industry
- Septic Tank Service
- Transport Establishment
- Warehouse
- Well Driller
- Wholesale Outlet
- Existing Agricultural uses
- Accessory Uses, Buildings and Structures including offices, cafeteria, factory outlet, storage yards, showrooms and places of recreation

25.2 REGULATIONS

25.2.1	LOT AREA, Minimum	0.4 ha (1 ac)
25.2.2	LOT FRONTAGE, Minimum	30.0 m (98.4 ft)
25.2.3	FRONT YARD, Minimum 7.6 m (24.9 ft) plus any applicable distance required by the applicable road authority as specified in the applicable regulations in Section 6.31 of this By-law.	
25.2.4	INTERIOR SIDE YARD, Minimum 3.0 m (9.8 ft); 9.2 m (30.2 ft) where a Rural Industrial Zone abuts any residential zone.	
25.2.5	EXTERIOR SIDE YARD, Minimum 7.6 m (24.9 ft) plus any applicable distance required by the applicable road authority as specified in the applicable regulations in Section 6.31 of this By-law.	

25.2.6	REAR YARD, Minimum 7.6 m (24.9 ft); 9.2 m (30.2 ft) where a Rural Industrial Zone abuts any residential zone.	
25.2.7	LOT COVERAGE, Maximum	30%
25.2.8	BUILDING HEIGHT, Maximum	12.0 m (39.4 ft)
25.2.9	RESIDENTIAL SETBACKS No industrial activity including outdoor storage areas shall be located within 60.0 m (196.9 ft) of a residence on an abutting lot.	

25.3 OTHER PROVISIONS

Accessory uses, off-street parking, off-street loading, Buffer Areas, Garbage Storage Areas, outdoor display areas and outdoor storage areas shall be provided in accordance with the applicable General Provisions of Section 6 of this By-law.

25.4 ACCESSORY RETAIL

Accessory retailing of products shall be permitted subject to the following regulations:

- a) A maximum of 25% of the gross floor area is used within
 - i) The main industrial building, or
 - ii) Each individual unit in an industrial mall.
- b) The products to be sold must be produced on the site.

SECTION 26 – EI – EXTRACTIVE INDUSTRIAL ZONE

26.1 PERMITTED USES

- A licensed extractive pit or quarry under the Aggregate Resources Act, as amended from time to time
- Asphalt or Concrete Plant existing as of the day of the passing of the by-law within an EI Zone.
- Aggregate Transfer Station
- Temporary Portable Asphalt Plant
- Processing or extracted materials within a permitted licensed pit or quarry including screening, sorting, working, crushing, storing and other similar operations.
- Accessory uses, buildings and structures to the above permitted uses.

26.2 REGULATIONS

26.2.1	LOT AREA, Minimum	2.0 ha (4.9 ac)
26.2.2	LOT FRONTAGE, Minimum	30.0 m (98.4 ft)

26.3 SETBACKS

- a) No building, structure, plant or product stockpile shall be located on the pit site within 30.0 m (98.4 ft) of any zone boundary nor within 100.0 m (328.0 ft) of the boundary of any Residential use or Zone on adjacent property.
- b) No pitface or quarry excavation shall be located closer than 30 m (98.4 ft) from a public road allowance or closer than 15.0m (49.2 ft) of a zone boundary. The stockpiling of berm material containing only topsoil and overburden material is permissible within the required pitface/excavation setback area.

26.4 OTHER PROVISIONS

Except for the specific regulations in Section 26.3, accessory uses shall be established in accordance with the applicable regulations of Section 6.1.

SECTION 27 – IN – INSTITUTIONAL ZONE

27.1 PERMITTED USES

- Institutional uses
- Medical Clinic
- Day Nursery
- Home for the Aged
- Rest Home
- Hospital
- Nursing Home
- Places of Worship
- School
- Public Buildings
- Private Clubs
- Accessory uses, buildings and structures to the above permitted uses including auditoriums and assembly halls.

27.2 REGULATIONS

27.2.1	LOT AREA, Minimum	
	With full municipal services	615.0 m ² (6,620.0 ft ²)
	With private services	0.4 ha (1.0 ac)
27.2.2	LOT FRONTAGE, Minimum	
	With full municipal services	20.1 m (66.0 ft)
	With private services	30.0 m (98.4 ft)
27.2.3	FRONT YARD, Minimum	
	7.6 m (24.9 ft) plus any applicable distance required by the applicable Road authority regulations as specified in Section 6.31 of this By-law.	
27.2.4	INTERIOR SIDE YARD, Minimum	
	½ (half) the building height; where ½ (half) the building height is less than 3.0 m (9.8 ft), the minimum interior side yard shall be 3.0 m (9.8 ft)	
27.2.5	EXTERIOR SIDE YARD, Minimum	
	7.6 m (24.9 ft) plus any applicable distance required by the applicable road authority regulations as specified in Section 6.31 of this By-law.	
27.2.6	REAR YARD, Minimum	7.6 m (24.9 ft)
27.2.7	LOT COVERAGE, Maximum	40%

27.3 OTHER PROVISIONS

Accessory uses, off-street parking requirements and garbage storage areas shall be in accordance with the requirements of the applicable regulations of Section 6 – General Provisions of this By-law.

27.4 HOLDING PROVISIONS (Part of Lot 84 and 85, Concession D – Map 3 – Harriston)

Council may pass a by-law removing the holding symbol once it is satisfied that the following have been addressed:

- Site has been remediated to Ministry of the Environment requirements and an acknowledge Record of Site Condition shall be proof the site has been remediated to an acceptable standard of condition.
- Permitted uses until the holding has been removed shall be all uses legally existing at the time of passing of the by-law.

SECTION 28 – OS – OPEN SPACE ZONE

28.1 PERMITTED USES

- Campgrounds
- Community Centre
- Fairgrounds
- Golf Course
- Golf Driving Range
- Passive Recreation
- Parks
- Parking Lots
- Places of Recreation
- Cemetery including mausoleums and crematoriums
- Accessory uses, buildings and structures

28.2 REGULATIONS

28.2.1	Lot Area, Minimum	None
28.2.2	Lot Frontage, Minimum	None
28.2.3	Front Yard, Minimum 7.6 m (24.9 ft) plus any applicable distance required by the applicable road authority regulations as specified in Section 6.31 of this By-law.	
28.2.4	Interior Side Yard, Minimum 3.0 m (9.8 ft); 9.2 m (30.2 ft) where an OS Zone abuts any residential zone.	
28.2.5	Exterior Side Yard, Minimum 7.6 m (24.9 ft) plus any applicable distance required by the applicable road authority regulations as specified in Section 6.31 of this By-law.	
28.2.6	Rear Yard, Minimum	7.6 m (24.9 ft)
28.2.7	Lot Coverage, Maximum	40% for buildings only

28.3 OTHER PROVISIONS

Accessory uses, off-street parking requirements, and garbage storage areas shall be in accordance with the requirements of the applicable regulations of Section 6 – General Provisions of this By-law.

SECTION 29 – FD – FUTURE DEVELOPMENT ZONE

29.1 PERMITTED USES

- Agricultural uses, except no new buildings, structures or expansions to existing uses buildings and structures.
- Uses, building and structures lawfully existing on the date of passing of this By-law

29.2 REGULATIONS

As existing on the date of passing of this By-law.

SECTION 30 – NE – NATURAL ENVIRONMENT ZONE

30.1 PERMITTED USES

- Agricultural uses excluding:
 - New buildings and structures
 - New hobby barns
- Conservation uses including:
 - Forest Management
 - Fish and wildlife management
 - Flood control
 - Erosion Control
- Municipal drains
- Passive recreation
- Existing uses, buildings and structures, permitted as of the date of passing of this By-law
- Minor buildings/structures accessory to an existing residential dwelling, permitted as of the date of passing of this By-law.

30.2 REGULATIONS

Within any NE Zone, no land shall be used and no new building or new structure shall be constructed, altered or used except in accordance with the following regulations:

- a) No alteration or disturbance to watercourses or to municipal drains associated with open watercourses will be permitted without the prior written approval of the Conservation Authority having jurisdiction in the area.
- b) Maintenance of existing driveways within the natural environment shall be permitted. New driveways and improvements will require prior written approval from the Conservation Authority having jurisdiction in the area.
- c) Any cutting or destruction of trees shall be subject to the requirements of the County of Wellington Tree Cutting By-law.
- d) Non-habitable buildings and structures accessory to a Conservation or Passive Recreation use shall meet front, rear and side yard requirements of the Agricultural Zone.
- e) Related Natural Environment Setbacks are contained within the applicable regulations of Section 6-General Provisions of this By-law.
- f) Interpretation of the limits of NE zone boundaries shall be governed by Section 2.6 of this By-law.

30.3 MINOR ACCESSORY BUILDINGS/STRUCTURES

Minor buildings/structures accessory to an existing residential dwelling, permitted as of the date of passing of this By-law, shall be permitted subject to the following regulations:

- a) The combined maximum floor area for all minor accessory buildings or structures shall not exceed 46.5m² (500.0 ft²).
- b) Accessory buildings or structures shall not be located in a required front or required exterior side yard and shall not be located closer than 3.0 m (9.8 ft) to the rear or interior lot line.
- c) Prior written approval of the Conservation Authority having jurisdiction in the area is required to ensure that the risk to life and property are not adversely affected and to ensure that there will be no significant environmental impacts.

SECTION 31 – (FL) – FLOOD WAY ZONE

No person shall within any Flood Way Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

31.1 PERMITTED USES

- a) A conservation use including structures associated with flood or erosion control;
- b) A Park but does not include building or structures;
- c) Uses and structures associated with non-essential municipal services and public utilities subject to the provisions of subsection 27.2; and
- d) Existing agricultural, residential, commercial or industrial uses, buildings and structures

31.2 REGULATIONS

- a) Existing buildings or structures located in the Flood Way Zone north of Margaret Street, if damaged, may be permitted to reconstruct provided flooding did not cause the damage.
- b) All reconstruction of existing buildings and structures shall maintain the same ground floor area and gross floor area as the original building or structure and will incorporate appropriate flood proofing measures approved by the Maitland Valley Conservation Authority.
- c) No placement of fill will be permitted, except that required for minor landscaping, flood and erosion control, non-essential municipal utilities and services and subject to the prior written approval of the Conservation Authority.

SECTION 32 – (FF1) – FLOOD FRINGE OVERLAY ZONE ONE

The “Flood Fringe Overlay Zone One (FF1)” applies to those lands within the former Town of Harriston that have the potential of flooding during a **Regional Storm Flood Event**. In the areas zoned FF1, the minimum flood proofing standards required for the 1:100 Year Flood shall be applied to all new construction and additions to existing buildings and structures.

The provisions of the FF1 Zone shall be applied in addition to the regulations of the “underlying” zone which are identified by a zone symbol on Schedule “A” – Map 3 of this By-law.

The lands to which the FF1 Overlay Zone applies are identified by a shading pattern on Schedule “A” – Map 3 of this By-law.

Explanatory Note: Anyone who proposes to undertake development or redevelopment of land which is zoned FF1 on Schedule “A”- Map 3 is reminded that, in addition to the requirements of this By-law, the approval of the Maitland Valley Conservation Authority pursuant to regulations made under the Conservation Authorities Act, S.O. 1980 is required, also.

32.1 PERMITTED USES

Uses permitted, including additions to existing uses, buildings and structures in the FF1 Zone shall be in accordance with the applicable “underlying” zoning provisions of this By-law except that the establishment of new uses for the following purposes will not be permitted,

- i) The manufacturing, storage, disposal and/or use of a hazardous substance;
- ii) Institutional uses that provide human habitation such as hospitals, nursing homes and schools; and
- iii) Essential municipal services such as police, fire and ambulance and electrical substations.

32.2 REGULATIONS

The **1:100 Year Flood** shall be used to determine the minimum flood proofing requirements for all new construction including additions to existing uses, buildings and structures within the FF1 Zone.

32.2.1 FLOOD PROOFING REQUIREMENTS FOR RESIDENTIAL AND INSTITUTIONAL USES

- a) The main floor of all buildings used for residential purposes shall be located above the 1:100 Year Flood elevation;
- b) Openings to living space shall not be permitted below the 1:100 Year Flood elevation;
- c) Foundations, walls and floors located below the 1:100 Year Flood elevation shall be designed to withstand the hydrostatic pressures associated with

this flood. Materials used for construction shall be of a type not subject to deterioration by water or by alternate wetting and drying and shall be certified by a Professional Engineer with expertise in flood proofing;

- d) Basement floors may be permitted to be constructed to a maximum of one metre below the Regulatory Flood elevation; and
- e) All mechanical and electrical services shall be located above or protected to the 1:100 Year Flood elevation.

32.2.2 FLOOD PROOFING REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL USES

- a) All window openings shall be located above the 1:100 Year Flood elevation;
- b) Main floor levels and doorway openings may be permitted below the 1:100 Year Flood elevation provided flood proofing measures are incorporated into the design of doorway openings and shall be certified by a Professional Engineer with expertise in flood proofing;
- c) Foundations, walls, and floors located below the 1:100 Year Flood elevation shall be designed and constructed to withstand the hydrostatic pressures associated with this flood level, and shall be certified by a Professional Engineer with expertise in flood proofing;
- d) All mechanical and electrical services shall be located above or protected to the 1:100 Year Flood elevation; and
- e) Where residential uses are proposed in conjunction with a commercial or industrial use, the flood proofing regulations of subsection 32.2.1 shall apply for that portion of the structure to be used for residential purposes.

32.2.3 FLOOD PROOFING REQUIREMENTS FOR ACCESSORY BUILDINGS AND STRUCTURES AND MUNICIPAL UTILITIES

- a) Accessory structures, storage buildings, garages and sheds shall be designed and constructed to prevent flotation or movement under 1:100 year flood conditions.
- b) The storage of materials or the placement of fill that may result in pollution during a flood event shall not be permitted.

32.2.4 GENERAL FLOOD PROOFING REQUIREMENTS

- a) In accordance with the “underlying” zone provisions, the change in land use from one permitted use to another permitted use shall satisfy all applicable flood proofing requirements of Section 32.2.
- b) The placement of fill in the Flood Fringe (FF1 Zone) may be permitted subject to the Maitland Valley Conservation Authority’s regulations.
- c) Access for all new buildings and structures shall be designed to allow for safe vehicular and pedestrian movement during flooding.

SECTION 33 – (FF2) – FLOOD FRINGE OVERLAY ZONE TWO

The “Flood Fringe Overlay Zone Two (FF2)” applies to those lands within the former Town of Harriston that have the potential of flooding during a **Regional Storm Flood Event**. In the areas zoned FF2, the minimum flood proofing standards required for the **Regulatory Flood** shall be applied to all new construction and additions to existing buildings and structures.

The provisions of the FF2 Zone shall be applied in addition to the regulations of the “underlying” zone which are identified by a zone symbol on Schedule “A”- Map 3 of this By-law.

The lands to which the FF2 Overlay Zone applies are identified by a shading pattern on Schedule “A” – Map 3 of this By-law.

Explanatory Note: Anyone who proposes to undertake development or redevelopment of land which is zoned FF2 on Schedule “A” – Map 3 is reminded that, in addition to the requirements of this By-law, the approval of the Maitland Valley Conservation Authority pursuant to regulations made under the Conservation Authorities Act, S.O. 1980 is required, also.

33.1 PERMITTED USES

Uses permitted, including additions to existing uses, buildings and structures, shall be in accordance with the applicable “underlying” zoning provisions of this By-law except that the establishment of new uses for the following purposes will not be permitted,

- a) The manufacturing, storage, disposal and/or use of a hazardous substance;
- ii) Institutional uses providing human habitation such as hospitals, nursing homes and schools; and
- iii) Essential municipal services such as police, fire and ambulance and electrical substations.

33.2 REGULATIONS

The **Regulatory Flood** shall be used to determine the minimum flood proofing requirements for all new construction including additions to existing uses, buildings and structures in the FF2 Zone.

33.2.1 FLOOD PROOFING REQUIREMENTS FOR RESIDENTIAL AND INSTITUTIONAL USES

- a) The main floor of all buildings used for residential purposes shall be above the Regulatory Flood elevation;
- b) Openings to living space shall not be permitted below the Regulatory Flood elevation;
- c) Foundations, walls and floors located below the Regulatory Flood elevation must be designed to withstand the hydrostatic pressures associated with this flood. Construction materials shall be of a type not

- subject to deterioration by water or by alternate wetting and drying and shall be certified by a Professional Engineer with expertise in flood proofing;
- d) The construction of full basements in areas subject to more than one metre of flooding will not be permitted unless the site can be raised by filling so that the structure will be subject to less than one metre of flooding; and
 - e) All mechanical and electrical services shall be located above or protected to the Regulatory Flood elevation.

33.2.2 FLOOD PROOFING REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL USES

- a) All window openings shall be located above the level of the Regulatory Flood elevation;
- b) Main floor levels and doorway openings may be located below the Regulatory Flood elevation where flood proofing measures are incorporated into the design of doorway openings, and shall be certified by a Professional Engineer with expertise in flood proofing;
- c) Foundations, walls and floors located below the Regulatory Flood elevation shall be designed and constructed to withstand the hydrostatic pressures associated with this flood level, and shall be certified by a Professional Engineer with expertise in flood proofing;
- d) All mechanical and electrical services shall be located above or protected to the Regulatory Flood elevation; and
- e) Where residential uses are proposed in conjunction with a commercial or industrial use, the applicable flood proofing regulations of Section 33.2.1 shall apply to that portion of the structure to be used for residential purposes.

33.2.3 FLOOD PROOFING REQUIREMENTS FOR ACCESSORY BUILDINGS, STRUCTURES AND MUNICIPAL UTILITIES

- a) Accessory structures, storage buildings, garages, and sheds, shall be designed and constructed to prevent flotation or movement under Regulatory Flood Event conditions.
- b) The storage of materials, or the placement of fill, that may result in pollution during a flood event will not be permitted.

33.2.4 GENERAL FLOOD PROOFING REQUIREMENTS

- a) In accordance with the “underlying” zone provisions, the change in land use from one permitted use to another permitted use shall satisfy all applicable flood proofing requirements of Section 33.2.
- b) The placement of fill in the Flood Fringe (FF2 Zone) may be permitted subject to the Maitland Valley Conservation Authority’s regulations.
- c) Access for all new buildings and structures shall be designed to allow for safe vehicular and pedestrian movement during flooding.

SECTION 34 – EXCEPTION ZONE 1 – CLIFFORD VILLAGE

The following provisions apply to the area within the former Village of Clifford and as shown in Schedule “A” – Map 2 of this By-law.

The following provisions shall have effect notwithstanding anything else in this By-law and other provisions of this By-law shall be deemed to be amended insofar as is necessary to give effect thereto:

EXCEPTION ZONES		SPECIAL PROVISIONS
34.1 Lots 336 and 339 between Geddes St. W. and Allan St. W.	M1-1	Notwithstanding any other provisions to the contrary, the land zoned M1-1 may only be used for a contractor’s yard. The contractor’s yard use shall be subject to the following regulations: a) Notwithstanding the definition for a “Contractor’s Yard” in Section 5.62 of this by-law, the storage and maintenance of heavy machinery or equipment shall not be permitted. b) The contractor’s yard use shall not create or permit a noise or other nuisance that disturbs the adjacent residential properties. c) A treed buffer area or fence shall be required along the northern property boundary that is shared with the former rail line – future trail. d) Notwithstanding Section 24.2.4 of the Industrial Zone, a tarp structure shall be allowed to be located within the M1-1 zone, provided the following interior side yards are present: • 4.87 m (16 ft) to the southwest • 3.04 m (10 ft) to the northeast
34.2 William & Geddes	R3-2	Notwithstanding any other provisions to the contrary, the land zoned R3-2 the existing building may be used for a 10 (ten) unit apartment residential dwelling, including uses, buildings and structures accessory thereto.
34.3 Elora St S.	R1C-3	Notwithstanding any other provisions to the contrary, the land zoned R1C-3 may be used for a business or professional office within the existing building, including uses, buildings and structures accessory thereto.
34.4 24 Minto St N.	R2-4(H)	Notwithstanding any other section of the by-law to the contrary, for the lands zoned R2-4 the following regulations shall apply for street townhouses only: i) Minimum lot area per dwelling unit of 240 m² (2,583.4 ft²)

34.4 – cont'd		ii) Maximum lot coverage of 60% for bungalow/1 storey units. For further clarity, the bungalow/1 storey units may also contain a loft. <u>Holding (H) Provision</u> Notwithstanding any other provisions of this by-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed: i) Municipal water and sewage servicing is or will be made available to the land; ii) Stormwater management has been adequately addressed. (Thiessen By-law 2024-015)
34.5 Elora St. N.	C2-5	In addition to the uses permitted by the C2 Highway Commercial Zone, the land zoned C2-5 may be used for a dry goods warehouse. Notwithstanding Section 6.3 of this by-law, a buffer area shall not be required on the C2-5 Property.
34.6 James St E.	R3-6	Notwithstanding any other provisions to the contrary, the land zoned R3-6 may be used for a Senior Citizens Apartment Residential Dwelling including uses, buildings and structures accessory thereto, subject to the following: a) Lot Area, minimum 8,361 m² (90,000 ft²) b) Lot Frontage, minimum 140.2 m (460 ft) c) Front Yard, minimum 8.2 m (27 ft) d) Interior Side Yard, minimum 10.1 m (33 ft) e) Rear Yard, minimum 7.6 m (24.9 ft) f) Building Height, maximum 2 ½ storeys g) Lot Coverage, maximum 40% h) Floor Area, minimum i) One Bedroom 50.2 m² (540 ft²) ii) Two Bedrooms 59.9 m² (645 ft²) i) Off Street Parking Requirements i) One space for each residential dwelling unit. ii) parking is permitted in any side, front or rear yard provided that not more than 50 percent of the aggregate area of each individual yard is occupied by parking spaces j) Density, maximum

34.6 – cont'd		i) One residential dwelling unit for each 380 m² (4,090 ft²) of lot area, if lot is serviced by municipal water and a private sewage treatment system; or ii) One residential dwelling unit for each 189.5 m² (2,040 ft²) of lot area, if lot is serviced by municipal water and municipal sewage treatment system. k) Accessory Uses: No accessory buildings or structures shall be located in the required front yard nor within 1.2 m (4.0 ft) of a side or rear lot line. All other applicable regulations of the Zoning By-law shall apply to the land zoned R3-6, except as specifically set out by this exception. In addition to the foregoing, these lands may also be used for a single detached residential dwelling in accordance with the R1C Zone regulations.
34.7 Mill St.	M1-7	Notwithstanding any provisions of this By-law to the contrary, for the land zoned M1-7 , the minimum front yard shall be as existing on the date of passing of this By-law. All other applicable regulations of the Zoning By-law shall apply.
34.8 Allan St. W.	R1A-8	Notwithstanding the lot area and frontage requirements of the R1A Zone or any other provision of this By-law to the contrary, the lots zoned R1A-8 may be used for a permitted use, subject to the following regulations: a) Lot Area, minimum 2,023.4 m² (21,780 ft²) b) Lot Frontage, minimum 40.2 m (132 ft)
34.9 Queen & Cecelia	R1B-9	Notwithstanding the lot area and frontage requirements of the R1B Zone or any other provision of this By-law to the contrary, the land zoned R1B-9 may be used for the permitted uses of the R1B Zone, subject to the following regulations: a) Lot Area, minimum 2043.8 m² (22,000 ft²) b) Lot Frontage, minimum 40.2 m (132 ft)
34.10	M1-10	Notwithstanding the provisions of Section 24.2 and any provision to the contrary, the lands zoned M1-10 may be used for a Waste Water Management Treatment Facility, along with associated uses, subject to the following: a) A 150 m (500 ft) setback from the Waste Water Treatment facility to buildings and adjacent properties. All other applicable regulations of the

34.10 – cont'd		Zoning By-law shall apply to these lands within this zone, except as specifically set out by this exception.
34.11 W.Heritage St.	R1A-11	Notwithstanding the any provisions to the contrary, the land zoned R1A-11 may be used for the permitted uses of Section 9.1, subject to the following regulations: a) Lot Frontage, minimum 15.2 m (50 ft) b) All other applicable regulations of the Zoning By-law shall apply to the lands within this Zone, except as specifically set out by this exception.
34.12 Wightman Telephone	C2-12	Notwithstanding any other provisions of this By-law to the contrary, contrary, the land zoned C2-12 may only be used for a private telephone and cable contracting business, along with ancillary uses including associated offices, an accessory retail sales outlet, warehousing or storing goods or materials and vehicle maintenance and washing, subject to the following: a) OUTDOOR STORAGE AREA The outdoor storage of goods, materials and equipment shall be in accordance with the following provisions: i) Such storage area shall be located to the rear of the front wall of the main building, but not in a required side yard nor in a required rear yard; ii) Such storage area shall not cover more than 25% of the total area; and iii) Such storage area shall be visually screened from view from the street and any abutting land zoned for residential. b) All other applicable regulations of this By-law shall apply to the lands within the Zone, except as specifically set out by the exception.
34.13	C2-13	In addition to the permitted uses of Section 17, the lands zoned C2-13 may be used for any of the permitted uses of Section 17, as well as: • An automotive accessories shop • A caterer's establishment • A cleaning establishment • A computer programming establishment • A data processing establishment • An industrial mall • A laboratory or research facility

34.13 – cont'd		• A mini-storage warehouse • A photofinishing establishment • A printing establishment • A rental outlet • A service industry • A warehouse • Uses accessory to the foregoing permitted uses may include an office, showroom, lunchroom, cafeteria or a retail outlet, which does not exceed 30% of the gross floor area of the main building, subject to the applicable regulations of this By-law and the following special provisions: a) OUTDOOR STORAGE AREA Outdoor storage areas shall be in accordance with the following special provisions: i) Such storage area shall be located to the rear of the front wall of the main building, but not in a required side yard nor in a required rear yard; ii) Such storage area shall not cover more than 25% of the total lot area; and iii) Such storage area shall be visually screened from view from the street and any abutting land zoned for residential, institutional and open space purposes by a solid fence, planting strip, wall or combination thereof, which is minimum of 1.8 m (6ft) in height. b) OUTDOOR DISPLAY AREA The outdoor display of merchandise for sale or hire is permitted subject to the provisions of Section 6.25 of this By-law. In addition to the provisions of Section 6.25, an outdoor display area within the C2-13 Zone may be permitted in all yards (except a required side yard or required rear yard) provided it does not comprise more than 5% of the total area of the lot and is screened from abutting land used for residential, institutional and open space purposes as required under (a) (iii) above. c) Where the C2-13 Zone abuts any land zoned for residential, institutional, or open space purposes, no buildings shall be allowed within 30.5 m (100 ft) of said land and no outdoor storage or display areas shall be allowed within 15.2 m (50 ft) of said land.
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34.13 – cont'd		Accessory buildings, off-street parking and off-street loading shall be provided in accordance with the applicable regulations of Section 6-General Provisions for all Zones, except that off-street parking and loading spaces may be permitted in any yard but not within 6.1 m (20.0 ft) of any street line. d) All other applicable regulations of this By-law shall apply to the lands within the Zone, except as specifically set out by this exception.
34.14	NE-14	Notwithstanding the provisions of Section 30 and any other provision to the contrary, within the land zoned NE-14, the following special provisions shall apply: a) Permitted Uses: Storage of lumber and logs associated with the adjacent M1 Zone industrial use. b) Zone Requirements: i) No building or structures will be permitted within the NE-14 Zone. ii) No outdoor storage of lumber and logs associated with the abutting industrial use will be permitted within 30 m (100 ft) of the centerline of the Red River (Coon Creek)
34.15 84 Elora St., N	C2-15	Notwithstanding any other section of the by-law to the contrary, for the lands zoned C2-15 the following uses are permitted: • Any use permitted in the M2 (Light Industrial) zone subject to the applicable regulations of that zone • Automotive Accessories Shop • Automotive Sales and Service Establishment • Automotive Service Station • Automotive Washing Establishment • Beer Store • Boat Sales and Service Establishment • Business and/or Professional Offices • Building Supply Outlet • Bus Depots • Commercial Nursery or Greenhouse • Convenience Store • Farm Implement Sales and Service Outlet • Financial Office • Gas Bar • Liquor Store • Parking Area

34.15 – cont'd		• Parking Lot • Public Buildings • Public Uses • Recreational Trailer Sales and Service Establishment • Rental Outlet • Service or Repair Shop • Veterinarian Clinic • U-Brew Establishment • Wholesale Outlets • Accessory Uses, Buildings and Structures to the above permitted uses (2455219 Ontario Inc (Milne) By-law 2024-028)
34.16	R1B-16	The Natural Environment Zone boundary for the property is reduced so that the new boundary is located 15 metres from the top bank of Drain No. 93. Notwithstanding Section 6.20.1a), or any section of this by-law to the contrary, the minimum setback from the Natural Environment (NE) zone for any building or structure, including a private sewage treatment system and any associated tile weeping bed shall be 0.0 metres in the R1B-16 zone. Notwithstanding Section 6.20.2.a), or any other section of this by-law to the contrary, the minimum setback from an open municipal drain for any building or structure, including a private sewage treatment system and any associated tile weeping bed shall be 15.0 metres in the R1B-16 zone. In addition, the following regulations will apply for all buildings in the R1B-16 zone: i) Minimum Building Opening Elevation – 369.68 metres, where “Minimum Building Opening Elevation” means the finished elevation of the lowest external opening in the dwelling and all accessory buildings (e.g. basement window sill, crawl space access, walkout door sill, whichever is lowest) ii) Minimum Building Envelope Elevation – 370.39 metres, where “Minimum Building Envelope Elevation” means the finished elevation of the grade at the building wall on the south side of the lot.
34.17 Nelson St W	R1B-17	Notwithstanding any other section of this by-law to the contrary, for the lands zoned R1B-17, the following regulations shall apply:

34.17 – cont'd		Minimum lot frontage of 14.6 m (47.9 ft) (Stever By-law 2024-048)
34.18 Park Lot 3, 4, 5, P	NE-18	Notwithstanding Section 30.2 and 6.20 or any other provisions to the contrary, the land zoned NE-18 shall not be subject to the 30.0 m (98.4 ft) setback from the limit of a Natural Environment (NE) zone.
34.19	MU1-19	In addition to the uses permitted in Section 21.1 of the By-law, the retail sale of antiques, art and home décor items shall be permitted on the property zoned MU1-19, subject to the following regulations: i) Central Commercial C1 zone regulations shall apply, except as follows: Notwithstanding Section 16.2, the minimum required interior side and rear yards shall be as existing at the time of this amending By-law's approval. Notwithstanding Section 16.3, the accessory residential use shall not be required to have a parking space. ii) Retail sales shall be limited to the ground floor portion of the building only. iii) The outdoor display of antiques, art and home décor items shall be permitted provided: a) It occurs only on, or in front of, the property zoned MU1-19. In order to define "in front of", the side lot lines shall be extended forward to define the southern and northern limits of the display area. Outdoor display shall <u>not</u> be permitted on, or in front of, any portion of neighbouring properties b) It does not interfere with pedestrian traffic, sight lines or the neighbours entrance c) It does not create a traffic hazard d) Outdoor display items are moved indoors after business hours each day.
34.20	R1B-20	In addition to the uses permitted in Section 10.1 of the By-law, a medical clinic (including denture clinic) shall be permitted on the land zoned R1B-20. Any development shall be subject to the R1B regulations. Notwithstanding Section 10.3, Landscaped Area, the existing parking area in the front yard shall be permitted.
34.21	R1B-21	In addition to the uses permitted in Section 10.1 of the by-law, a Semi – Detached or Duplex Dwelling shall be permitted on the land zoned R1B-21. Any development shall be subject to the R1B regulations except a semi – detached or duplex dwelling, which will be subject to the provisions of sections 12.2.2 or 12.2.3 respectively.

34.22	R2-22	Notwithstanding the uses permitted in Section 12.1 Residential R2, only the existing, single detached dwelling is permitted at this time. However, other more intensive R2 residential uses shall be permitted, provided a flood plain analysis is completed to the satisfaction of the Saugeen Valley Conservation Authority which demonstrates that the existing building or any proposed building is not or will not be located within the flood plain. Should the flood plain analysis demonstrate that the existing building or any proposed building is or will be located within the floodplain, more intensive R2 residential uses shall not be permitted. (Bowen By-law 10-72)
34.23	FD-23	Notwithstanding Section 29.1, Future Development, or Section 6.8 (b), a residential dwelling of any type is not permitted without an amendment to this by-law. (Murray By-law 2011-67)
34.24	R2-24	The area zoned R2-24 consists of two lots created by consent. One of the following uses shall be permitted in the zone. a) A Single Detached Dwelling on each of the two lots, provided that they are developed in compliance with the requirements of Section 10, Residential R1B Zone, or, b) A total of one Fourplex within the zone (i.e. on the two lots together), provided it is developed in compliance with the requirements of Section 12.2.5, Fourplex, and the following additional requirements: i) Minimum Lot Frontage 40.23 m. (132 ft.) ii) Notwithstanding Section 12.2.5.4, the Minimum Interior Sideyard shall be 0.0 m (0.0 ft.) where the fourplex straddles the common boundary between the two lots. (Murray By-law 2011-67)
34.25		Deleted by By-law 2022-12.
34.26		Deleted
34.27	R1C-27	Notwithstanding section 11.2.5 of this by-law to the contrary, the following setback will be permitted: • Exterior sideyard setback – 3.0 m (9.8 ft) (Molto By-law 2014-47)
34.28	R1B-28	Uses permitted in the Residential R1B zone shall be permitted on a property, subject to the regulations of Section 10.2. In addition, a second residential unit shall also be permitted in

34.28 – cont'd		form of a semi-detached dwelling, subject to the regulations of Section 12.2.2, 12.3 and 12.4. (Minto By-law 2016-20)
34.29	R2-29	Notwithstanding Section 12.2.5.6 of this by-law, the minimum rear yard setback permitted is 3.0 m (10 ft). Notwithstanding Section 6.27.4 a) or any other section of this by-law, the required parking may be located in front of the main building. Notwithstanding Section 12.3 ii) or any other section of this by-law, a minimum of 1.5 m (5 ft) landscaping strip is required along the front yard. In addition, the following sections of the by-law must apply: • Section 6.3 Buffer Area along the north property line (adjacent to 44 Elora St S); and • Section 6.9 External Lighting. (Bray By-law 2019-83)
34.30 Con D, Pt Lt 61 41 Park Street West	R2-30(H)	Notwithstanding any other provision of the by-law to the contrary, the following regulations apply to this zone: <u>Single Detached Dwellings:</u> a) Front Yard, minimum 6.0 m (19.7 ft) to garage 4.5 m (14.7 ft) to front wall b) Exterior Side Yard, minimum 3.0 m (9.8 ft) c) Rear Yard, minimum 7.0 m (22.9 ft) d) Building Height, shall be measured from finished grade at the front of the building. e) Lot Coverage, maximum 50% (greater than 1 storey) 60% (1 storey) f) Landscaped Area (Front yard), minimum 36.5% g) Air Conditioners: Notwithstanding Section 6.1.7 b) of this by-law, air conditioners may encroach no more than 1 m (3.3 ft) in the permitted interior side yard. h) Day Lighting (Sight) Triangle: Notwithstanding Section 6.7 of this by-law, for the land zoned R2-30, the sight triangle shall be measured a distance of 6.0 m (20.0 ft) along the street lines. In addition, parking of vehicles is not permitted within the sight triangle, and no shrub, foliage or structure shall be greater than 0.7 m (2.3 ft) above the grade of either abutting street. i) Yard Encroachments: In addition to the architectural features listed in section 6.37 a) of this By-law, bay, bow and box windows shall also be included.

34.30 – cont'd		a) Permitted front yard encroachments in section 6.37 shall be limited to no more than 1.5 m (4.9 ft) into the minimum front yard. b) Except for the encroachments in section 6.37 a), no encroachments are permitted into the minimum exterior side yard. <u>Holding (H) Provision:</u> Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed: i. Municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the land. ii. Stormwater management design including stormwater pond outfall location and discharge has been adequately addressed to the satisfaction of the Town and Conservation Authorities: iii. Design and development of external site works has progressed to support the design and construction of the subdivision. (Clifford (Park St) Developments Inc. By-law 2025-067)
34.31 Con D, Pt Lt 61 41 Park Street West	R3-31 (H)	Notwithstanding any other provision of the by-law to the contrary, the following regulations apply to this zone: <u>Street Townhouses:</u> i. Lot Frontage, minimum (corner lot) 10.5 m (34.4 ft) ii. Front Yard, minimum 6.0 m (19.7 ft) to garage 4.5 m (14.7 ft) to front wall iii. Rear Yard, minimum 7.0 m (greater than 1 storey) 6.0 m (1 storey) iv. Building Height, shall be measured from the finished grade at the front of the building. v. Maximum number of attached units in a row 8 vi. Buffer Area: Section 6.3 of this by-law shall not apply, except that a fence shall be required where an R3 zone abuts an R2 zone. vii. Air Conditioners: Notwithstanding Section 6.1.7 b) of this by-law, air conditioners may be located 0.3 m (1 ft) from the interior side yard where there is a party wall. Further, air conditioners are not permitted within the interior side yard setback of an end unit that is not along a party wall.

34.31 – cont'd		viii. Day Lighting (Sight) Triangle: Notwithstanding Section 6.7 of this by-law, for the land zoned R3-31, the sight triangle shall be measured a distance of 6.0 m (20.0 ft) along the street lines. In addition, parking of vehicles is not permitted within the sight triangle, and no shrub, foliage or structure shall be greater than 0.7 m (2.3 ft) above grade of either abutting street. ix. Yard Encroachments: In addition to the architectural features listed in Section 6.37 a) of this by-law, bay, bow and box windows shall also be included: a) Permitted front yard encroachments in section 6.37 shall be limited to no more than 1.5 m (4.9 ft) into the minimum front yard. b) Except for the encroachments in section 6.37 a), no encroachments are permitted into the minimum exterior side yard. <u>Holding (H) Provisions:</u> Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding Provision may be removed when Council is satisfied that the following matters have been addressed: i. Municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the land. ii. Stormwater management design including stormwater pond outfall location and discharge has been adequately addressed to the satisfaction of the Town and Conservation Authorities. iii. Design and development of external site works has progressed to support the design and construction of the subdivision. (Clifford (Park St) Developments Inc. By-law 2025-067)
34.32 Con D, Pt Lt 61 41 Park Street West	R3-32 (H)	Notwithstanding any other provision of the by-law to the contrary, the following regulations apply to this zone (Block 11): <u>Street Townhouses:</u> i. Lot Area, minimum 198 m² (2,131 ft²) ii. Front Yard, minimum 6.0 m (19.7 ft) to garage 4.5 m (14.7 ft) to front wall iii. Rear Yard, minimum 7.0 m (greater than 1 storey) 6.0 m (1 storey)

34.32 – cont'd		iv. Building Height, shall be measured from finished grade at the front of the building. v. Buffer Area: Section 6.3 of this by-law shall not apply, except that a fence shall be required where an R3 zone abuts an R2 zone. vi. Air Conditioners: Notwithstanding Section 6.1.7 b) of this by-law, air conditioners may be located 0.3 m (1 ft) from the interior side yard where there is a party wall. Further, air conditioners are not permitted within the interior side yard setback of an end unit that is not along a party wall. vii. Yard Encroachments: In addition to the architectural features listed in section 6.37 a) of this By-law, bay, bow and box windows shall also be included. a) Permitted front yard encroachments in section 6.37 shall be limited to no more than 1.5 m (4.9 ft) into the minimum front yard. b) Except for the encroachments in section 6.37 a), no encroachments are permitted into the minimum exterior side yard. <u>Holding (H) Provision:</u> Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed: i. Municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the land. ii. Stormwater management design including stormwater pond outfall location and discharge has been adequately addressed to the satisfaction of the Town and Conservation Authorities. iii. Design and development of external site works has progressed to support the design and construction of the subdivision. iv. That the subject block has been consolidated with the adjacent parcel and the resulting block is in compliance with the minimum lot area, frontage, depth requirements of the zoning by-law. (Clifford (Park St) Developments Inc. By-law 2025-067)
34.33	R2-33 (H)	Notwithstanding any other provision of the by-law to the contrary, the following regulations apply to this zone:

34.33 – cont'd		<u>Single Detached Dwellings (fronting on Park St W):</u> i. Exterior Side Yard, minimum 3.0 m (9.8 ft) ii. Rear Yard, minimum 7.0 m (22.9 ft) iii. Building Height, shall be measured from finished grade at the front of the building. iv. Lot Coverage, maximum 50% (greater than 1 storey) 60% (1 storey) v. Landscaped Area (Front yard), minimum 43% vi. Air Conditioners: Notwithstanding Section 6.1.7 b) of this by-law, air conditions may encroach no more than 1 m (3.3 ft) in the permitted interior side yard. vii. Day Lighting (Sight) Triangle: Notwithstanding Section 6.7 of this by-law, for the land zoned R2-33, the sight triangle shall be measured a distance of 6.0 m (20.0 ft) along the street lines. In addition, parking of vehicles is not permitted within the sight triangle, and no shrub, foliage or structure shall be greater than 0.7 m (2.3 ft) above the grade of either abutting street. <u>Holding (H) Provision:</u> Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed: i. Municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the land. ii. Stormwater management design including stormwater pond outfall location and discharge has been adequately addressed to the satisfaction of the Town and Conservation Authorities. iii. Design and development of external site works has progressed to support the design and construction of the subdivision. (Clifford (Park St) Developments Inc. By-law 2025-067)
34.34	R2-34 (H)	Notwithstanding any other provision of the by-law to the contrary, the following regulations apply to this zone: <u>Single Detached Dwellings:</u> i. Lot Area, minimum 332 m² (3,574 ft²) ii. Front Yard, minimum 6.0 m (19.7 ft) to garage 4.5 m (14.7 ft) to front wall iii. Exterior Side Yard, minimum 3.0 m (9.8 ft)

34.34 – cont'd		iv. Rear Yard, minimum 7.0 m (22.9 ft) v. Building Height, shall be measured from finished grade at the front of the building. vi. Lot Coverage, maximum 50% (greater than 1 storey) 60% (1 storey) vii. Landscaped Area (Front yard), minimum 36.5% viii. Air Conditioners: Notwithstanding Section 6.1.7 b) of this by-law, air conditioners may encroach no more than 1 m (3.3 ft) in the permitted interior side yard. ix. Yard Encroachments: In addition to the architectural features listed in section 6.37 b) of this By-law, bay, bow and box windows shall also be included. a) Permitted front yard encroachments in section 6.37 shall be limited to no more than 1.5 m (4.9 ft) into the minimum front yard. b) Except for the encroachments section 6.37 a), no encroachments are permitted into the minimum exterior side yard. <u>Holding (H) Provision:</u> Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed: i. Municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the land. ii. Stormwater management design including stormwater pond outfall location and discharge has been adequately addressed to the satisfaction of the Town and Conservation Authorities. iii. Design and development of external site works has progressed to support the design and construction of the subdivision. (Clifford (Park St) Developments Inc. By-law 2025-067)
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SECTION 35 – EXCEPTION ZONE 2 – HARRISTON

The following provisions apply to the area within the former Town of Harriston and as shown in Schedule A – Map 3 of this By-law.

The following provisions shall have effect notwithstanding anything else in this By-law and other provisions of this By-law shall be deemed to be amended insofar as is necessary to give effect thereto:

35.1 Elora St S	C2-1	Notwithstanding any other provisions to the contrary, the land zoned C2-1 may only be used for an automotive service station and uses, buildings and structures accessory thereto.
35.2 Mill St	C1-2	Notwithstanding any other provisions to the contrary, the land zoned C1-2 may also be used for a machine shop and uses, buildings and structures accessory thereto.
35.3 Mill St	C1-3	Notwithstanding any other provisions to the contrary, the land zoned C1-3 may also be used for a plumbing and heating shop as existing at the date of the passing of this By-law and uses, buildings and structures accessory thereto.
35.4 Webb St	C1-4	Notwithstanding any other provisions to the contrary, the land zoned C1-4 may also be used for a beverage plant.
35.5 Mobile Home Park	FL-5	Notwithstanding any other provisions to the contrary, the minimum lot frontage, area and yard requirements for the land zoned FL-5 , and the minimum mobile home site area, frontage and access requirement and the maximum number of mobile home sites per acre of land shall be as existing at the date of the passing of this By-law.
35.6	FD-6	Notwithstanding any other provisions to the contrary, the land zoned FD-6 may also be used for the erection of a livestock feeding shelter and automatic livestock feeder for an existing dairy farm, which farm shall not exceed 100 head of cattle, and the erection of said livestock feeding shelter and automatic livestock feeder and automatic livestock feeder shall be subject to the following provisions: a) The minimum setback for livestock feeding shelter and automatic livestock feeder hereafter erected from an existing street shall be 60.0 m (18.3 ft) and; b) The minimum setback for a livestock feeding shelter and automatic livestock feeder hereafter erected from any lands zoned Residential be 60 m (196.9 ft) and;

35.6 – cont'd		c) The maximum ground coverage of livestock feeding shelter and automatic livestock feeder hereafter erected shall be 375.0 m² (4,036.6 ft²). For the purpose of this Clause I, the maximum ground coverage shall mean the maximum horizontal area at grade covered by the building and/or structure permitted by this By-law. d) That there shall be no building, structure or uses, including a permanent holding area, accessory to a cattle feed lot, cattle barn, cattle feeding or other shelter facilities permitted on those lands comprising part of Part Lots 1 and 2 and that a strip of land of Park lots 8 and 9 extending 20 m (65.6 ft) northeasterly from the northeasterly limits of Park Lots 1 and 2, all in Concession “C” in the Town of Harriston.
35.7	R3-7 and FL-7	Notwithstanding any other provisions to the contrary, for the land zone R3-7 and FL-7 and described as Lot 31, and Part of Lot 30, Northeast Side of Elora Street, the following provisions shall apply: a) A maximum of 7 dwelling units shall be permitted b) The northwest minimum side yard shall be 1.2 m (3.9 ft) c) A minimum of 9 off-street parking spaces shall be provided in the front yard, no closer than 1.5 m (4.9 ft) to the building face d) The minimum dwelling unit floor area shall be 48.0 m² (516.7 ft²).
35.8 Young and Elora	C1-8	Notwithstanding the provisions of Section 16 or any other provisions to the contrary, the maximum lot coverage for the lands zoned C1-8 shall be 60 percent.
35.9 Arthur St W	R3-9	Notwithstanding any other provisions of this by-law to the contrary, the land zoned R3-9 may be used for a street townhouse residential dwelling with a maximum of 6 dwelling units and a minimum side yard of 2.5 m (8.2 ft).
35.10	FL-10	In addition to the Floodway Zone provisions, the land zoned FL-10 may only be used for a converted dwelling containing two dwelling units. The minimum westerly side yard abutting Union Street shall be 1.5 m (4.9 ft).
35.11	FL-11	In addition to the provisions of the Floodway Zone, the land zoned FL-11 and described as Lot 32 and Part of Lot 33, Northeast Side of Elora Street may only be used as follows: a) A maximum of 9 dwelling units shall be permitted, b) The maximum lot coverage shall be 48 percent,

35.11 – cont'd		c) The minimum corner side yard shall be 4.5 m (14.8 ft), d) The minimum side yard shall be 1.2 m (3.9 ft) to the east and 3.5m (11.5 ft) to the northeast, e) The minimum rear yard shall be 7 m (23 ft), f) A minimum of 14 off street parking spaces shall be provided in the front yard, no closer than 1.2 m (3.9ft) to the building face, g) The minimum dwelling unit floor area shall be: i) 48 m² (516.7 ft²) for a one bedroom Unit ii) 70 m² (753.5 ft²) for a two Bedroom Unit
35.12 Webb St	C1-12	Notwithstanding any provision to contrary, the land zoned C1-12 may be used for a bus storage and maintenance facility subject to the following: a) Maximum Lot Coverage: 66% b) Minimum Yard Requirements: i) Side Yards: 0.134 m (0.44 ft) and 1.12 m (3.7 ft) ii) Rear Yard: 0.9 m (3.0 ft) iii) Front Yard: 3.5 m (11.5 ft)
35.13 Elora St S	IN-13	Notwithstanding any other provisions to the contrary, the land zoned IN-13 may be used for a school and a children's day care centre subject to the following regulations: i) Minimum Lot Frontage 46 m (151 ft) ii) Minimum Lot Area 0.6 ha (1.5 ac) iii) Minimum Front Yard 12 m (39.4 ft) iv) Minimum Northerly Side Yard 3.6 m (11.8 ft) v) Minimum Southerly Side Yard: 7.6 m (24.9 ft) vi) Minimum Off-Street Parking Requirements: 6 spaces within the required front yard.
35.14 William St	M1-14	Notwithstanding Section 24.1 or any other provisions to the contrary, the lands zoned M1-14 may be used for a permitted industrial use including an accessory retail use occupying up to 25 percent of the ground floor area of the main permitted industrial building subject to the following regulations: a) Minimum Lot Frontage: 30.5 m (100 ft) b) Minimum Lot Area: 1,858 m² (20,000 ft²) c) Maximum Lot Coverage: 55% d) Maximum Gross Floor Area: 75% of lot area e) Minimum Front Yard: None f) Minimum Side Yard: 1.37 m (4.5 ft) and 10.5 m (34.5 ft), which is the boundary of any Residential Zone g) Minimum Rear Yard: 20% lot depth h) Minimum Off-Street Parking: 12 spaces

35.14 – cont'd		i) Minimum Off- Street Loading Requirements: The regulations of Section 6.16 Loading requirements shall apply.
35.15 Arthur and Elora	C1-15	Notwithstanding any other provisions to the contrary, the lands zoned C1-15 may be used for a permitted Central Commercial (C1) use including up to eight accessory dwelling units located above the first floor level, based upon the following: a) Setbacks: i) from Elora St. None ii) from Arthur St. None iii) from a Residential Zone 4.6 m (15.1 ft) b) Minimum Lot Area 1,830 m² (19,698.6 ft²) c) Maximum Lot Coverage 40% d) Maximum Gross Floor Area 125% e) Maximum Height: 3 Storeys excluding basement f) Minimum Landscaping Requirements: A landscaping area in the form of a planting strip having a minimum width of 1.5 m (4.9 ft) shall be provided and thereafter maintained adjacent to every portion of any lot line that abuts any Residential Zone. g) Off-Street Parking Requirements: 1 space for each accessory residential dwelling unit. Parking is allowed in any yard but not in a required landscaping area. h) Off-Street Loading Requirements: 1 space is required and may be permitted in any yard but not in a required landscaping area.
35.16 Industrial land	M1-16	In addition to the provisions of Section 24 of this By-law, the lands zoned M1-16 may be used for a permitted use subject to the following additional regulations: • An outdoor display area of finished products produced on the site, will be permitted in the front yard. Storage of general materials will <u>not be</u> permitted in the front yard.
35.17 Leslie subdivision	R3-17	Notwithstanding Section 13, the lands zoned R3-17 may be used for a 28 unit multiple residential development based upon the following standards: a) Minimum Lot Area 0.94 ha (2.3 ac) b) Minimum Lot Frontage 47 m (154.2 ft) c) Maximum Lot Coverage 40% d) Minimum Front Yard ½ the building height, but not less than 3.0 m (9.8 ft) e) Minimum Rear Yard 9.0 m (29.5 ft) f) Maximum Building Height 4 storeys

35.18 Webb St	R3-18	Notwithstanding Section 13, the lands zoned R3-18 may be used for a 6 Unit residential apartment dwelling based on the following standards: a) Minimum Lot Area 0.120 ha (0.29 ac) b) Minimum Lot Frontage 29.8 m (97.7 ft) c) Maximum Lot Coverage 15.5% d) Minimum Front Yard 5.5 m (18.04 ft) e) Minimum Side Yard (one side) 11.5 m (37.7 ft) f) Minimum Side Yard (other side) 0.0 m (0.0 ft) g) Minimum Rear Yard 21.2 m (69.5 ft) h) Off-Street Parking Requirements: 10 spaces required and to be located to the rear of the Front Yard Setback. Up to 3 parking spaces with dimensions of 2.5 m (8.2 ft) by 6.5 m (21.3 ft) may be permitted as parallel parking spaces adjacent to the driveway and to the rear of the Front Yard Setback.
35.18a Webb St	R3-18a	Notwithstanding Section 13, the lands zoned R3-18a may be used for a 6-unit residential apartment dwelling based on the following standards: a) Minimum Lot Area 0.08 ha (0.20 ac) b) Minimum Lot Frontage 20.5 m (67.3 ft) c) Maximum Lot Coverage 22.5% d) Minimum Front Yard 5.5 m (18.04 ft) e) Minimum Side Yard (one side) 2.12 m (6.9 ft) f) Minimum Side Yard (other side) 0.0 m (0.0 ft) g) Minimum Rear Yard 21.2 m (69.5 ft) h) Access to the Property: Access will be obtained from the adjacent lands to the west (known as Lot 5 Northeast of Webb St.) via an easement over the said lands to Lot 4, Harriston Plan Northeast of Webb St., i) Off-Street Parking Requirements: 9 spaces required and to be located to the rear of the Front Yard Setback. Up to 3 parking spaces with dimensions of 2.5 m (8.2 ft) by 6.5 m (21.3 ft) may be located on adjacent lands to the west (known as Lot 5 Northeast of Webb St.) via an easement.
35.19 Pt. Park Lot 3, Pt. Park Lot 10 s/s Arthur Street	R2-19	Notwithstanding the permitted uses of Section 12.1, the lands zoned R2-19 shall only be used as the following: • Single detached residential dwelling • An accessory Bed and Breakfast establishment (Class 2) • Boarding, lodging or rooming establishment not exceeding 5 rooms or dwelling units for let in a single

35.19 – cont'd		detached dwelling legally existing as of the date of passing of this By-law. • Converted dwelling in a single detached dwelling legally existing as of the date of passing of this By-law as specified in Section 6.29 of this By-law • Home Occupation • Accessory uses, buildings and structures.
35.20 Gray Subd.	R1C-20	Notwithstanding any other provisions to the contrary, the lands zoned R1C-20 may be used for a permitted R1C use in accordance with the R1C Zone regulations and the following: a) A vegetative buffer area, in accordance with Section 6.3, shall be provided within the R1C-20 zone, adjacent to and along the length of the abandoned rail line. However, if a chain linked fence is required to satisfy draft plan of subdivision conditions, the vegetative buffer is not required.
35.21 Queen and Young	R1C-21	Notwithstanding any section of this By-law to the contrary, the land zoned R1C-24 may be used for a single detached residential dwelling and a motor vehicle licensing office located in the existing attached accessory structure subject to the following additional regulations: All yard setbacks shall be as existing on the date of passing of this By-law for existing structures or in accordance with Section 11, as amended, for new construction purposes.
35.22 Elora St	C1-22	Notwithstanding any other provisions to the contrary, the lands zoned may be permitted two accessory residential dwelling units.
35.23 Elora St	R1C-23	In addition to the other uses permitted by the R1C Zone, for the land zoned R1C-23, and notwithstanding Section 6.1 or any section of this By-law to the contrary, three (3) apartment residential dwelling units are permitted within the existing Coach House subject to the following additional regulations: a) Minimum Side Yards shall be as existing. b) The permitted side yard encroachments shall be as existing. c) The maximum height of the Coach House shall be as existing. d) Notwithstanding Section 6.27 or any other provisions to the contrary, a minimum one parking space shall be required per dwelling unit.

35.23 – cont'd		e) Notwithstanding Section 11.2.2, the Minimum lot frontage shall be 9.84 metres (32.3 feet).
35.24 Robertson St	IN-24	Notwithstanding the permitted uses of Section 27.1, the land zoned IN-24 may only be used for the following: • A church • A school • Playgrounds and other recreational play fields such as but not limited to baseball diamonds and football fields; and • Uses and structures accessory thereto. a) Additional Regulations Notwithstanding Section 27 or any provisions to the contrary, the following regulations shall apply to the land zoned IN-24 for the uses listed above: i) The front line shall be deemed to be the lot line dividing this lot from Raglan Street ii) Minimum Rear Yard 9.5 m (31.2 ft) iii) Minimum Side Yard As required in Section 27.2 except that a 15 m (49.2 ft) side yard is required where the side lot line abuts the former railway right-of-way and a minimum side yard of 1.76 m (5.8 ft) between the side lot line adjacent to the right-of-way and the nearest wall of the existing building on the lot. Any expansion to the existing building and any new buildings or structures shall maintain a 16 m (52.5 ft) side yard adjacent to the former right-of-way. iv) Off-Street Parking Requirements 1. Off-Street parking shall be provided in accordance with the provisions of Section 6.16 and Section 6.27 2. 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 1.5m (4.9 ft) of any street line nor within 3 m (9.8 ft) of any street or lot line which abuts a residential zone. v) Minimum Landscaping Requirements: A landscaping area in the form of a planting strip and having a minimum width of 1.5 m (4.9 ft) shall be provided and thereafter maintained adjacent to every portion of any lot line that abuts any Residential Zone.

35.24 – cont'd		All other applicable provisions of this By-law, as amended, shall apply to the land zoned IN-24 .
35.25 Co-op	M1-25	In addition to the permitted uses of Section 24.1 the land zoned M1-25 may also be used for the following: • Manufacture of livestock feed • Seed cleaning • Processing grain for retail sale • Warehousing for products such as fertilizer, seeds and salt • Crop protection warehouse • Bulk petroleum truck delivery service • Propane filling station and repair and maintenance of propane tanks • Indoor and outdoor storage facilities including a garden centre storage area • storage areas for trucks, spreaders and portable unloading equipment associated with the bulk fertilizer operation which is situated on the North side of Margaret Street • Retail sale of seed products such as forage, grain, soybean, canola and seed corn • a hardware store • offices a) Additional Requirements Notwithstanding the regulations of Section 24.2, the following regulations shall apply to the land zoned M1-25: i) Minimum Lot Frontage 26.8 m (88 ft) ii) Minimum Lot Area 1,858 m² iii) Minimum Lot Area 1,858 m² (20,000 ft²) iv) Lot Coverage 50% v) Minimum Front Yard 15.0 m (49.2 ft) vi) Minimum Interior Side Yard None vii) Minimum Front Yard 15.0 m (49.2 ft) viii) Minimum Interior Side Yard None ix) Minimum Side Yard abutting a public street 3.8 m (12.5 ft) x) Minimum Rear yard 0.75 m (2.5 ft) xi) Minimum Off-Street Parking Requirements 1. Notwithstanding any other provisions to the contrary, a minimum of 30 off-street parking spaces may be provided for within the required

35.25 – cont'd		front yard and side yard abutting a public street in accordance with Section 6.27. 2. Notwithstanding Section 6.16 or any other provisions to the contrary, a minimum of one off-street loading space shall be provided for on the land zoned M1-25 for the purposes of providing for the temporary parking of a commercial motor vehicle while merchandise or materials are being loaded or unloaded and shall have an adequate means of access to permit ingress and egress of such vehicles.
35.26 Industrial Land	M1-26	Notwithstanding Section 24.1 and Section 6.35.2 or any other provisions other provisions to the contrary, the land zoned M1-26 will be subject to the provisions of the M1-16 Zone and may also be used for a poultry processing plant including accessory office uses. All other applicable provisions of the Zoning By-law shall apply to the land zoned M1-26 .
35.27 Elora St S	FL-27	In addition to the permitted uses of Section 31.1 – Flood Way Zone – on the land zoned FL-27, the existing accessory storage building may be enlarged subject to appropriate flood proofing measures approved by the Maitland Valley Conservation Authority which are incorporated in the new addition, and the following: a) Maximum Ground Floor Area 205.25 m² (2,210.0 ft²) b) Minimum Side Yard 2.5 m (8.0 ft) c) Minimum Rear Yard 1.5 m (5.0 ft) d) Maximum Lot Coverage 10% All other applicable provisions of the Zoning By-law shall apply to the land zoned FL-27.
35.28	R1C-28	Notwithstanding Section 6-General Provisions and Section 11, R1C Residential Zone, or any other provisions to the contrary, for the land zoned R1C-28 the following permitted uses and zoning regulations shall apply: a) Permitted Uses • Sixteen (16) land lease community homes; • A temporary administrative and/or sales office; • Buildings and structures for maintenance and storage. b) Regulations for Land Lease Community i) Minimum Lot Area 0.5 ha (1.3 ac) ii) Minimum Lot Frontage 41.0 m (134.5 ft) iii) Maximum Lot Coverage 45%

35.28 – cont'd		iv) Minimum Exterior Side Yard 4.5 m (14.7 ft) adjacent to Arthur and Brock Streets v) Buffering: A Buffer strip of no less than 1.8 metres (6.0 feet) in height shall be provided along the entire length of the property line adjacent to Arthur and Brock Streets except for areas of ingress and egress. A planting strip shall be required along the entire length of the property line adjacent to the closed railway line except for the purposes of providing a walkway access to the Seniors Centre. Details of the planting/Buffer strip will be provided in a site plan agreement. vi) Site Triangle: Notwithstanding any provisions to the contrary, Section 6.7.d (ii), of this By-law shall not apply to the land zoned R1C-28. c) Regulations for Individual Land Lease Community Home Sites i) Minimum Area/home site 273.1 m² (2,940 ft²) ii) Minimum Frontage/home site 12.8 m (42 ft) iii) Minimum Front Yard 3.5 m (11.5 ft) iv) Minimum Interior Side Yards Minimum distance between Dwellings 2.44 m (8.0 ft) Where a garage or carport is attached to and forms part of the main dwelling, a minimum distance of 1.22 metres (4 feet) shall be required between attached garages and carports. v) Minimum Rear Yard 5.0 m (16.5 ft) Except that for the two home sites located in the Northeast corner of the subject land (Lots 10 and 11 on Site Plan) and the lot in the Northwest corner of the subject land R1C-31 (Lot 1 on the Site Plan), a minimum rear yard of 3.5 m (11.48 ft) shall be required. vi) Maximum Height One Storey vii) Minimum Floor Area 62.4 m² (672 ft²) viii) Maximum Floor Area 113.5 m² (1,222 ft²) ix) Parking Requirements Two (2) Off-street parking spaces shall be required for each individual land lease community home. For the purposes of the R1C-28 zone, a minimum of one off-street parking space may be located within a required front yard or side yard.
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35.28 – cont'd		x) Access: Access to each individual land lease community home will be provided by means of a 6.096 m (20 ft) private right-of-way. d) Except as stated, all other applicable regulations of this Zoning By-law shall apply to the land zoned R1C-28.
35.29		Deleted
35.30	FL-30	Notwithstanding the provisions of the Floodway Zone or the Open Space Zone, or any other provision to the contrary, the land zoned FL-30 may only be used for a cemetery and associated ancillary uses.
35.31	R1B-31	The land zoned R1B-31 may be used for a permitted use of Section 10.1 subject to the Regulations of Section 10.2, 10.3 and 10.4 and the following additional regulations: a) All lots shall front or abut a public street, which is constructed by the owner of the land according to the appropriate standards as required by the municipality. b) All lots within the area zoned R1B-31 shall be subject to the regulations of Section 6.8 a) of the General Provisions. c) Except as amended, all other applicable regulations of Zoning By-law 01-86 shall apply to the zoned R1B-31."
35.32	FL-32	Notwithstanding the permitted uses and regulations Section 31.1 and 31.2 respectively, the land zoned FL-32 may be used for a single detached residential dwelling, home occupation and accessory uses, buildings, and structures subject to the R1C regulations of Section 11.2, 11.3 and 11.4. In addition, the following regulations shall apply to the land zoned FL-32: i) The basement of the single detached residential dwelling shall be located above an elevation of 381.54 MSL, and, ii) All openings to living spaces, to accessory buildings or structures shall not be permitted below an elevation of 382.54 MSL.
35.33	FL-33	Notwithstanding the permitted uses and regulations of Section 31.1 and 31.2 respectively, the land zoned FL-33 may be used for open space and a park. The park shall not include any buildings or structures except for a gazebo that shall be anchored on a base and that such base shall be raised 0.5 metres (1.64 feet) above the existing ground level.

35.33 – cont'd		The gazebo shall be located 9.14 metres (30 feet) from the front line of John Street and 7.62 metres (25 feet) from the northeasterly interior side yard.
35.34	M1-34	Notwithstanding any provisions to the contrary, the land zoned M1-34 will be subject to the provisions of the M1-16 zone and may, in addition to the main industrial use of the property, be used for an accessory single detached residential dwelling. The accessory single detached residential dwelling shall be subject to the regulations of Section 12.2 of this Zoning By-law. Except as amended above, the land zoned M1-34 shall be subject to all other applicable regulations of Zoning By-law 01-86.
35.35 Bean St., Thackeray Way	R2-35	Notwithstanding any other section of the by-law to the contrary, for the lands zoned R2-35, the following uses are permitted: • Minimum Exterior side yard setback of 4.5 m (14.8 ft) • Maximum lot coverage of 55% • Maximum rear yard encroachment for a covered unenclosed deck is 3.7 m (12.1 ft) • Minimum Day Lighting (sight) triangle of 4.5 m (14.8 ft) (Finoro By-law 2024-034)
35.36	R3-36	The permitted residential townhouse dwellings will be subject to the applicable regulations of Section 13.2.2, 13.3 and 13.4 of the R3 Zone. In addition to these regulations, the following specific regulations shall apply to the land zoned R3-36: i) Notwithstanding Section 6.20.1, the required minimum setback from the natural environment zone shall be a distance of: • 8.0 m (26.2 ft.) for the northeastern most townhouse building • 11.5 m (37.7 ft.) for the northwestern most townhouse building ii) All buildings and structures located within the Flood Fringe Overlay 2 Zone must be flood proofed to the

35.36 – cont'd		Regulatory Flood elevation, which in this area is 380.07 metres above sea level (masl). Except as amended above, all other applicable provisions of this By-law shall apply to the land zoned R3-36.
35.37 Pt. Lts 84 & 85, Con. D	R1C-37	Notwithstanding Section 11.2 or any other provisions to the contrary, the land zoned R1C-37 shall have a minimum lot frontage of 11.3 m (37 ft).
35.38 Part of Lot 84 & 85, Con. D	IN-38	Notwithstanding the requirements of Section 6.27.4, Location of Parking Areas and Spaces, parking adjacent to the Thomas Street extension shall not be subject to the 1.5 m (4.9 ft.) setback.
35.39	R1C-39	Notwithstanding the permitted uses of Section 11.1, the lands zoned R1C-39 may be used for a permitted use in accordance with the following: a) Permitted Uses The land zone R1C-39 shall be permitted a single detached dwelling including an accessory apartment. The establishment of the accessory residential dwelling unit shall comply with all requirements of the Ontario Building Code. b) Regulations i) The single detached dwelling with an accessory apartment shall meet all of the regulations of Sections 11.2, 11.3, and 11.4 of the Low Density Residential (R1C) zone ii) The minimum front yard setback for the single detached dwelling shall be as existing as of the date of passing of this by law.
35.40	M1-40 (H)	i) Until the “H” symbol is removed, the land zoned M1-40 (H) may only be used for the following: • An agricultural use, excluding the keeping of livestock, a fur farm or dog kennels Council may pass a By-law removing the “H” symbol once it is satisfied that the following matters have been adequately addressed: • Availability of municipal services • Stormwater management, including any required easements • Archeological assessment of the lands

35.40 – cont'd		• Compatibility with residential dwellings to the east in terms of potential sound and vibration impacts. • An outdoor recreational monster truck ride track for the general public, which is to be permitted until May 3, 2019, pursuant to Section 39 (3) of the Planning Act, R.S.O. 1990, c.P.13, as amended. ii) Notwithstanding Section 6.17.1, Minimum Distance Separation (MDS 1) shall not apply between the land zoned M1-40 and the hobby barn to the northwest in the north part of Lot 82, Concession D.
35.41 Harriston Ind. Park	M1-41	Notwithstanding Section 24.1, Industrial, the lands zoned M1-41 may be used for the additional following uses: an Automotive Washing Establishment and a card operated fuel depot for use by the general public. These additional uses shall comply with the zone requirements of Section 17.4 of the Highway Commercial (C2) zone.
35.42 Part of Lot, Concession	M1-42	In addition to the other uses permitted in the M1 zone, as per Section 24.1, the lands zoned M1-42 may also be used for a car wash. In addition to the industrial requirements of Section 24, the following additional provisions shall apply for the above-noted additional uses: a) Notwithstanding Sections 24.2.1, the Minimum Lot Area shall be 0.50 hectares (1.24 acres). b) Notwithstanding Section 24.5, a landscaped area shall be required along: • the frontage (Hutchison Street), except for an entrance area • the exterior side yard (Elora Street North) • the interior side yard The landscaped area shall be a minimum width of at least 3.05 metres (10.0 feet) along its entire length where required. The provisions of Section 6.7, Daylighting (Sight) Triangle shall still apply. c) Site plan control shall be applied to this development. (Schneider/Dowling By-law 2014-12)
35.43	R1C-43	Notwithstanding Section 11.2.4, the Minimum interior side yard setback shall be 1.09 metres (3.6 feet).
35.44 Part Lot 86, Con D	M1-44	In addition to the uses permitted in Section 24, Industrial, one residential unit is permitted in this zone, subject to the following regulations:

35.44 – cont’d		a) The residential unit is permitted only within the existing 829.7 m² (8,932 ft²) building.												
35.45 Lots 1 and 2, Registered Plan 61M-179	R2-45	Notwithstanding section 12.2.6 of this by-law to the contrary, the following setbacks will be permitted for the townhouse development only. • Front Yard setback – 5.5m • Rear Yard setback – 3.1m • Maximum lot coverage 55% (Sinclair By-law 2013-28)												
35.46 Part of Park Lot 4, 5, & 6, 61R-20210 Parts 9 & 10	R2-46	The following site and building regulations shall only apply to units constructed pursuant to Minutes of Settlement (PL160711 – Feb 10/17) for which a site plan agreement was signed between the Town of Minto and the owner of the land (May 4, 2018) for which a common element condominium (23CD-18002) is to be established. Should the condominium not proceed the site and building regulations set out in the R2-46 zone and minutes of settlement (PL160711) shall apply to the development of the lands zoned R2-46. Notwithstanding Section 5 – definitions, the townhouse development on the subject lands shall be considered a street townhouse as defined in Section 5 of this by-law and further the regulations under Sections 6 and 12.2.6 shall apply, save and except the following provisions: <table><tr><td>a) Lot Area, minimum/dwelling unit</td><td>252 m² (2,712.5 ft²)</td></tr><tr><td>b) Front Yard, minimum</td><td>5.9 m (19.3 ft)</td></tr><tr><td>d) Interior Side Yard-End Unit, minimum</td><td>1.5 m (4.9 ft)</td></tr><tr><td>e) Rear Yard, minimum</td><td>5.64 m (18.5 ft)</td></tr><tr><td>f) Building Height, maximum</td><td>1 storey</td></tr><tr><td>g) Maximum number of units</td><td>23</td></tr></table> And further, notwithstanding Section 6.10 (Frontage on Public Street), the common element access road on the subject lands shall be considered a public street and the following provision will apply: No person shall erect any building or structure or use any lot in any zone unless such lot meets the following requirement: i) The lot is legally tied to a condominium having frontage on a future condominium common element roadway that	a) Lot Area, minimum/dwelling unit	252 m² (2,712.5 ft²)	b) Front Yard, minimum	5.9 m (19.3 ft)	d) Interior Side Yard-End Unit, minimum	1.5 m (4.9 ft)	e) Rear Yard, minimum	5.64 m (18.5 ft)	f) Building Height, maximum	1 storey	g) Maximum number of units	23
a) Lot Area, minimum/dwelling unit	252 m² (2,712.5 ft²)													
b) Front Yard, minimum	5.9 m (19.3 ft)													
d) Interior Side Yard-End Unit, minimum	1.5 m (4.9 ft)													
e) Rear Yard, minimum	5.64 m (18.5 ft)													
f) Building Height, maximum	1 storey													
g) Maximum number of units	23													

35.46 – cont'd		is currently being constructed pursuant to a Condominium Agreement or other Development agreement with the Town or Minto or County of Wellington, that provides direct access to a public road or which connects with another condominium common element roadway having access to a public street. (Metzger By-law 2013-45) (Quality Developments By-law 2018-83)
35.47 Lot 13, and Part Lot 12, Walkers Plan	R1B-47	Uses permitted in the Residential R1B zone shall be permitted on the property, subject to the regulations of Section 10.2. A second residential unit shall also be permitted in one of the following forms: semi-detached, duplex or residential conversion. These uses shall be subject to the regulations of Section 12.2.2, 12.2.3 or 12.2.7 of the Residential (R2) zone. Sections 12.3 and 12.4 shall apply as well. No more than a total of two residential dwelling units shall be permitted on the property. (Harper By-law 2016-014)
35.48 Part Lot 7 and 8, South of Webb Street	R2-48	Notwithstanding the provisions of section 12.2.2 or any other section of this by-law to the contrary, the semi-detached dwelling existing on the subject lands may have a reduced lot frontage of 15.3 m (50 ft.) and minimum interior side yards of 1.8 m (5.9 ft.). (Metzger By-law 2017-20)
35.49 Part Lot 33, s/s Queen Street, 21 William Street E	R1B-49	Notwithstanding the provisions of section 10.2.1 a minimum lot area of 549.36 m² (5,913.2 ft²) is permitted. (Bell By-law 2017-76)
35.50 Part Lot 33, s/s Queen Street, 21 William Street E	R1B-50	Notwithstanding the provisions of section 10.2.1 a minimum lot area of 426.87 m² (4,594.8 ft²) is permitted. Notwithstanding the provisions of section 10.2.2 a minimum lot frontage of 17.0 m (55.8 ft) is permitted. (Bell By-law 2017-76)
35.51 35 Young Street West, Harriston	R1C-51	Notwithstanding Section 11.2.4 a minimum side yard setback of 3.5 m (11.5 ft) is permitted. (Diocese of Huron By-law 2018-084)

Exception Zone 2 – Harriston

35.52 Anne St W	R3-52	Notwithstanding any other section of the by-law to the contrary, for the lands zoned R3-52, the following regulations shall apply: • Minimum Exterior side yard setback of 4.5 m (14.8 ft) • Maximum rear yard encroachment for a covered unenclosed deck is 3.7 m (12.1 ft) • Minimum Day Lighting (sight) triangle of 4.5 m (14.8 ft) (Finoro By-law 2024-034)
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SECTION 36 – EXCEPTION ZONE 3 – TOWN OF MINTO

The following provisions apply to the area within the former Town of Minto and as shown in Schedule “A” – Map 1, 5, 6, 7, 8, and 9 of this By-law.

The following provisions shall have effect notwithstanding anything else in this By-law and other provisions of this By-law shall be deemed to be amended insofar as is necessary to give effect thereto:

RURAL EXCEPTION ZONES		SPECIAL PROVISIONS
36.1	A-1	The land zoned A-1 represents an area of approximately 1 kilometre around urban boundaries. Within the A-1 Zone, no person shall use any land or construct, alter or use any buildings or structures except in accordance with the following provisions: a) Permitted Uses All uses permitted in the Agricultural Zone except that new livestock facilities shall not be permitted. With respect to the A-1 Zone only, a new livestock facility shall not include an expansion to a legally established existing livestock facility within the A-1 Zone. Additions to or reconstruction of a legally established existing livestock facility, or the establishment of manure storage facilities in association with a legally established existing livestock facility shall be permitted. Section 6.17.2 MDS II of this By-law shall apply to any expansion, additions or reconstructions, and to any new manure storage facilities. b) Regulations For permitted uses of the A-1 zone regulations of Section 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9 and 8.10 shall apply.
36.2 Lot 13, Conc. 16	A-2 and NE-2	Notwithstanding Section 8.1 and Section 30.1, or any other provisions to the contrary, the lands zoned A-2 and NE-2 may be used for a seasonal residential dwelling. A seasonal residential dwelling may be used for temporary accommodation for a maximum of 6 months only in any 12-month period. Such residential dwelling shall have a minimum ground floor area of 37.2 m² (400 ft²).
36.3 Lot 11, Conc. A	A-3 and NE-3	Notwithstanding Sections 8.1, 8.2 and 30.1, or any other provisions to the contrary, on the lands zoned A-3 and NE-3 the minimum lot size shall be 6.5 ha (16 ac). No new livestock buildings will be permitted on the subject lands.

36.4 Lot 11, Conc. 14	A-4	Notwithstanding Sections 8.1 and 8.2, the land zoned A-4 may be used for a permitted use of the Agricultural Zone with a minimum lot area of 6.5 ha (16 ac).
36.5 Surplus Farm Dwelling Properties	A-5	Notwithstanding any other section of this By-law to the contrary, a residential dwelling shall be prohibited in this zone. Other agricultural uses, that are not accessory to a dwelling, are permitted. This restriction is a result of the subject lands obtaining a surplus farm dwelling severance to remove the existing dwelling from the overall farm parcel. It is intended to ensure that the lands are only used for agricultural purposes. (Housekeeping By-law 2019-33)
36.6 Lot 9, Conc. 11	NE-6	Notwithstanding Section 30, or any other provisions to the contrary, the land zoned NE-6 may be used for an existing residential use consisting of one mobile home on concrete piers.
36.7 Lot 78, Conc. C	A-7	Notwithstanding Sections 8.1 and 8.2, the land zoned A-7 may be used for a market gardening agricultural use, including buildings and structures for the permitted use.
36.8 Lot 6, Conc. 13	A-8	In order to observe an adjacent land setback of 120 m (393.7 ft.) from Provincially Significant Wetlands, no development (as defined by the Provincially Policy Statement) shall occur on the property except within the building envelope as described below: • commencing at the northwest corner of the property • continuing southward along the west lot Line 195.1 m (640 ft) • continuing eastward and parallel with the north lot line 76.2 m (250 ft) • continuing northward and parallel with the west lot line 105.1 m (345 ft) • continuing northeastward 65.5 m (215 ft) to the southwest corner of the 1 acre lot created by severance B109/97 • continuing northward along the east lot line 64.5 m (211.6 ft) • continuing westward along the north lot line 129.8 m 426 ft) to the point of commencement.
36.9 Lot 37, Conc. 11	A-9	Notwithstanding Section 8.1 and Section 8.2, the land zoned A-9 may be used for a permanent school facility, a church and accessory uses and buildings in accordance with Section 27.2.

36.9 – cont'd		In addition, the lands may also be used for a cemetery, provided such use is carried out in accordance with all applicable Provincial requirements for cemeteries.
36.10 Minto Pines- Map 6	OS-10	Notwithstanding Section 28.1, the only permitted uses on the land zoned OS-10 are recreational uses for parks and the only permitted buildings or structures are those structures necessary to give access to the land and those buildings and structures necessary for flood, erosion and creek-canal flow control and for water supply purposes.
36.11 Minto Pines – Map 6	ER-11	Notwithstanding Section 14.2, the land zoned ER-11 may be used for a permitted use, provided the following requirements are met: i) Minimum Lot Area 0.50 ha (1.3 ac) except that for Lot 12, it shall be 0.40 ha (1ac) ii) Minimum Lot Frontage As existing in the plan of subdivision iii) Maximum Lot Coverage 20% including accessory buildings and structures. iv) Minimum Front Yard 11.0 m (36.1 ft) except that for Lots 6,7 and 8 (Special Area) the Minimum Front Yard shall be: 8.0 m (26.3 ft) v) Minimum Side Yard 4.5 m (14.8 ft), including corner lots. Accessory buildings and structures shall be situated no closer than 12 m (39.4 ft) from a Side Yard. vi) Minimum Rear Yard 30m (98.5 ft) for those lots abutting Pike Lake vii) Minimum Ground Floor Area one (1) Storey or Split-level 110 m² (1,184.1 ft²) more than one (1) Storey 85 m² (915 ft²).
36.12 Minto Pines – Map 6	ER-12	Notwithstanding Section 14.2, the land zoned ER-12 may be used for a permitted use, provided the following requirements are met: i) Minimum Lot Area 0.3 ha (.7 ac) ii) Minimum Lot Frontage as existing in the plan of Subdivision iii) Minimum Lot Coverage 20% including accessory buildings and structures iv) Minimum Front Yard 9.0 m (29.5 ft)

36.12 – cont'd		v) Minimum Side Yard 4.5 m (14.8 ft) including corner lots. Accessory buildings and structures shall be situated no closer than 1.2m (3.9ft) from side yard. vi) Minimum Ground Floor Area One (1) storey or split-level 110 m² (1,184.1 ft²) more than one (1) storey 85 m² (915 ft²).
36.13 Lot 23, C 8	A-13	a) The entire A-13 zone shall be subject to the following regulations: i) The A-13 zone shall not be further subdivided and shall maintain a minimum lot size of 95.5 acres. ii) Notwithstanding Section 8.4, a second dwelling shall not be established within the A-13 zone. b) In addition to the agricultural uses permitted in Section 8.1, a portion of the lands zoned A-13 may be used for certain commercial related uses as follows: i) The additional uses shall only be permitted in the northwest corner of the property, within a rectangular shaped area of 8.53 acres. This area shall have the following setbacks: • 241.4 m (792 feet) from Highway 23 to the north • 151.8 m (498 feet) from Highway 23 to the west ii) The 8.53 acre area may be used for an auction service, including a livestock facility for the temporary housing of livestock to be sold at the auction service. The lands may also be used for a retail/liquidation sales business. Other accessory uses may include the existing single detached dwelling, a business office and indoor and outdoor storage areas and display area of items to be sold at the auction service. iii) The auction and the retail / liquidation sales business uses and all accessory uses are subject to the following regulations: • the minimum front and exterior side yards shall be as existing on the day of passing of this by-law for all existing buildings and structures; • all required off-street parking areas and spaces as required in Section 6.27.8 of the Zoning By-law shall be located within the 8.53 acre area.
36.14 Teviotdale – Map 5	C2-14	Notwithstanding Section 17.1, the land zoned C2-14 may be used for a permitted use, subject to the following:

36.14 – cont'd		a) Permitted Uses i) the selling, servicing, repairing and manufacturing of farm machinery and incidental equipment; the selling, servicing and repairing of automobiles and trucks; existing residential uses; gasoline pumps provided there is no commercial advertising or sale of gasoline; ii) the display, sales and services of recreational vehicles, travel trailers, utility trailer, motor homes, tent trailers, and the sale of parts and accessories thereto; iii) uses, buildings and structures accessory to the above permitted uses. b) Regulations i) Minimum Side Yard: 1.5 m (4.9 ft) south side only ii) Outdoor uses: No outdoor manufacturing repair, painting or cleaning/uses shall be permitted.
36.15 Lot 71, Conc. C	RIN-15	Notwithstanding Section 6.35.2 and Section 25, the land zoned RIN-115 may only be used as follows: a) Permitted Uses • A salvage and wrecking yard as existing on the date of passing of this by-law; • Existing uses, buildings and structures accessory to the above permitted use b) Additional Regulations i) All liquid wastes shall be stored in a manner to prevent egress of the same into the surrounding natural features, and ii) Setbacks from adjacent NE Zones will be provided as required by the Conservation Authority.
36.16 Lot 13, Conc. 11	A-16	Notwithstanding Section 8.1, the land zoned A-16 may be used for a printing operation.
36.17 Lot 7, Conc. 11	NE-17	Notwithstanding Sections 30.1 and 30.2, the lands zoned NE-17 shall be permitted single detached residential dwellings in accordance with Section 8.2 and Section 8.5.
36.18 Lot 38, Conc 18	A-18	Notwithstanding Section 8.5, the land zoned A-18 may be used for a rural residential use with a minimum lot frontage of 9.1 m (30.0 ft).
36.19	C2-19	Notwithstanding Sections 17.1 and 17.2, the land zoned C2-19 may be used for a permitted use in accordance with the following:

36.19 – cont'd		a) Permitted Uses The land zoned C2-19 may only be used for one of the following permitted uses: • Garden centre, • animal hospital, • private or public school, • private hospital, • trailer sales and boat sales, • assembly hall, • rental outlet, • building supply centre, • custom workshop, • farm implement sales and service • automotive sales and service, and • accessory residences to a permitted use. b) Yard requirements Notwithstanding Section 17.2, the minimum yard requirements for the existing building on the land zoned C2-19 shall be as existing on the day of passing of this By-law.
36.20 Lot 97, Conc. C	C2-20	Notwithstanding Sections 17.1 and 17.2, the land zoned C2-20 may be used for a permitted use in accordance with the following: a) Permitted Uses • Single family residential dwelling, • mobile home, • recreational vehicular sales and service, • motor vehicle repairs; • b) A 10 ft wide by 350 ft buffer strip shall be provided and maintained along the easterly property line boundary.
36.21 Lot 114, Conc. C	AC-21	In addition to the uses permitted in Section 8.1, the land zoned AC-21 may also be used for the production of animal and pet food ingredients as well as for wood fuel pellets including the sale of products manufactured on site. Notwithstanding Section 8.2 or any other provisions to the contrary, the following regulations shall apply: i) Minimum Front Yard: 30 m (98.4 ft) except that a parking area for six (6) automobiles may be permitted within the required front yard.

36.21 – cont'd		ii) Maximum Ground Floor Area of On-Site Storage Facilities: 4,645 m² (50,000 ft²) iii) All storage structures shall be enclosed or contained by walls, fencing, berming or combination thereof. Notwithstanding the above, temporary outdoor storage may be permitted within the existing asphalt track area provided it is suitably contained. iv) The existing 83.6 m² (900 ft²) manufacturing and processing plant may be expanded to a maximum of 334.5 m² (3,600 ft²) and may include areas for accessory uses such as office space, employee lunch areas, electrical rooms and washrooms. A total of two drying units will be permitted on site. v) Notwithstanding Section 6.3, a buffer strip of a continuous row of evergreens of not less than 2 m (6.6ft) in height shall be provided and maintained at the owners expense along the entire frontage of the area of operation (processing plant, storage facilities, office, parking areas, etc.) excluding any areas for ingress and egress. This buffer strip shall be setback a minimum distance of 27.4 m (90 ft) from center line of Wellington Rd 123. vi) All other applicable regulations of Section 8 shall apply.
36.22 Lot 26, Conc. 15	A-22	Notwithstanding Section 8.3 of this By-law, the land zoned A-22 may be used for a rural residential use and includes the keeping of limited livestock for domestic purposes only subject to the following: a) No more than two horses and one cow will be permitted to be kept on the subject lands at any one time. b) The keeping of swine will not be permitted on the subject lands. c) The maximum size of the permitted hobby barn shall be 28 m² (300 ft²).
36.23 Map 7	OS-23 to C2-30	PIKE LAKE GENERAL INTRODUCTION Notwithstanding Section 17, Section 28 and Section 30 or any other provisions to the contrary, for the land which forms the Pike Lake recreational complex, permitted uses and regulations are addressed under Exception zones OS-23 to C2-30.

36.23 – cont'd		For the purpose of Exceptions OS-23 to OS-26 inclusive and subsections thereto, the following additional definitions shall apply: ADDITION means a structure or structures that are attached to and used in conjunction with one seasonal recreational trailer and may be divided into more than one room. MOBILE HOME means a factory built, detached structural unit designed to meet the CAN/CSA-Z240 (mobile home) standard and which is suitable for year-round occupancy. After fabrication, the dwelling unit is transported to the site, then assembled and placed on a supporting structure(s) complying with the Ontario Building Code. FACTORY BUILT HOME means the same as the definition for Mobile Home above, except it is built to the CSA-A-277 (factory building home) standard.
36.23	OS-23	OPEN SPACE EXCEPTION (OS-23) ZONE a) Permitted uses • Up to forty (40) permanent mobile homes for year round occupancy; • Up to four (4) cottages; • A lodge; • An office; • A variety store; • A seasonal hockey school; • A golf school; • One (1) video arcade; • Shower/laundromat/washroom facilities; • Storage and maintenance buildings; • Uses and structures accessory to a permitted use. b) Permitted Buildings and Structures Existing buildings and structures or replacement thereof.
36.24	OS-24	OPEN SPACE EXCEPTION (OS-24) ZONE a) Permitted Uses i) Up to one hundred and eighty-five (185) seasonal recreation sites; ii) Uses accessory to the permitted seasonal recreational sites including one pump house building.

36.24 – cont'd		b) Permitted Buildings and Structures i) One seasonal recreational travel trailer per site, including additions thereto provided that such trailer and additions do not include more than two bedrooms; ii) One accessory structure to a seasonal recreational travel trailer per site which is not designed for or used for overnight sleeping accommodation; iii) Buildings and structures accessory to the seasonal recreational development including one pump house building. c) Site Coverage Regulations i) Maximum Site Coverage 50% up to 125.4 m² (1,350 ft²) ii) Maximum Floor Area of Seasonal Recreational Travel Trailer 60.4 m² (650.0 ft²) for habitation purposes iii) Maximum Floor Area of Additions 51.1 m² (550.0 ft²). iv) Maximum Floor Area of Accessory Storage 13.9 m² (150 ft²) d) Occupancy of Seasonal Recreational Sites i) Occupancy of seasonal recreational sites shall only extend from April 1 to October 31 inclusive of each year; ii) Water and sanitary services shall not be provided beyond the occupancy period of each year. e) Setbacks from Open Bodies of Water i) No new structure shall be permitted within 30 metres (98.4 feet) of the creek connecting Pike Lake and the Kettle Lake lying to the South; ii) No existing structure shall be replaced or enlarged in such a manner as to be closer to an open body of water or creek than is existing on the date of passage of this By-law f) Alteration to Watercourses and Control Structures i) No alteration or disturbance to waterways will be permitted without the written approval of the Saugeen Valley Conservation Authority; ii) No modification to drainage works associated with open water courses will be permitted without the prior written approval of the Saugeen Valley Conservation Authority.
36.25	OS-25	OPEN SPACE EXCEPTIONS (OS-25) ZONE a) Permitted Uses

36.25 – cont'd		Up to twenty (20) overnight camping sites a) Permitted Buildings and Structures No permanent buildings or structures will be permitted within the zone. b) Setbacks from Open Bodies of Water No new structure shall be permitted within 30 metres (98.4 feet) of the creek connecting Pike Lake and the Kettle Lake lying to the South; d) Alteration to Watercourses and Control Structures i) No alteration or disturbance to waterways will be permitted without the written approval of the Saugeen Valley Conservation Authority and /or the Ministry of Natural Resources; ii) No modification to drainage works associated with open water courses will be permitted without the prior written approval of the Saugeen Valley Conservation Authority and/or the Ministry of Natural Resources.
36.26	OS-26 a	OPEN SPACE EXCEPTION (OS-26) ZONE a) Permitted Uses i) Up to one hundred and sixty three (163) seasonal recreation sites; ii) Uses accessory to the permitted seasonal recreational sites; iii) Buildings and structures accessory to the seasonal recreational development; The existing laundromat. b) Permitted Buildings and Structures i) One seasonal recreational travel trailer per site, including additions thereto provided that such trailer and additions do not include more than two bedrooms. ii) One accessory structure to a seasonal recreational travel trailer site which is not designed for or used for overnight sleeping accommodation; iii) Buildings and structures accessory to the seasonal recreational development. c) Site Coverage Regulations i) Maximum Site Coverage 50% up to 125.4m² (1350 ft²) ii) Maximum Floor Area of Seasonal Recreational Travel Trailer 60.4 m² (650 ft²) for habitation purposes iii) Maximum Floor Area of Additions 51.1 m² (550 ft²) iv) Maximum Floor Area of Accessory Storage 13.9 m² (150 ft²) d) Occupancy of Seasonal Recreational Sites

36.26 – cont'd		i) Occupancy of seasonal recreational sites shall only extend from March 1 to November 30 inclusive of each year; ii) Water and sanitary services shall not be provided beyond the occupancy period of each year. e) Setbacks from Open Bodies of Water i) No new structure shall be permitted within 30 metres (98.4 feet) of an open body of water. ii) No existing structure shall be replaced or enlarged in such manner as to be closer to an open body of water than as existing on the date of passage of this By-law. iii) Notwithstanding i) above one seasonal recreational travel trailer any be permitted on site H-81 provided any replacement travel trailer is not placed closer to an open body of water than the season recreational travel trailer it replaces. f) Alteration to Watercourses and Control Structures i) No alteration or disturbance to waterways will be permitted without the written approval of the Saugeen Valley Conservation Authority and/or the Ministry of Natural Resources; ii) No modifications to drainage works associated with open water courses will be permitted without the prior written approval of the Saugeen Valley Conservation Authority and/or the Ministry of Natural Resources.
36.26	OS-26 b	YEAR ROUND MOBILE HOME PARK a) Permitted Uses i) Up to sixty-two (62) year round mobile home sites; ii) Neighborhood convenience uses accessory to the year round mobile home park including but not limited to: variety store, private clubhouse; recreational facilities such as pool, tennis court and shuffle board court; iii) Sales of mobile homes or factory built homes for use on the site. b) Permitted Buildings and Structures i) One (1) mobile home per site, with no more than two bedrooms. Notwithstanding Section 6.18 of this By-law, the mobile home may be placed on a cement pad, subject to meeting the Building Code. One (1) factory built home may be placed on a site instead of a mobile home, with all the same applicable regulations applying;

36.26 – cont'd		ii) One (1) accessory storage building per mobile home site which is not designed for or used for overnight sleeping accommodation. iii) One (1) accessory, seasonal attached deck per mobile home site, which may be enclosed, but shall not be winterized or insulated for year-round uses. iv) One (1) variety store serving on-site residents only. Prior to a building permit being issued, Health Unit approval shall be required for any sewage disposal system and the site plan shall be amended accordingly; v) One (1) private clubhouse serving on-site residents only. Prior to a building permit being issued, Health Unit approval shall be required for any sewage disposal system and the site plan shall be amended accordingly; c) Site Coverage and Floor Area Regulations i) Maximum Site Coverage 50% or up to 153.3 m² (1,650 ft²) ii) Maximum Floor Areas 1. Mobile Home: 111.5 m² (1,200 ft²) 2. Accessory Storage Building: 13.9 m² (150 ft²) 3. Attached deck • An attached deck together with mobile home not to exceed 139.4m² (1,500 ft²) in total • not more than 50% of attached deck may be enclosed; 4. Variety Store 92.9 m² (1,000 ft²) 5. Private Club house 185.8 m² (2,000 ft²) d) Occupancy of Mobile Home Park i) Permitted occupancy of the mobile home park shall be year round (i.e. 12 months of each year); ii) Water and Sanitary services shall likewise be provided year-round e) Setbacks from Open Bodies of Water No septic system shall be permitted within 30 m (98.4 ft). f) Alteration to Watercourses and Control Structures i) No alteration or disturbance to waterways will be permitted without the written approval of the Saugeen Valley Conservation Authority and/or the Ministry of Natural Resources; ii) No modifications to drainage works associated with open water courses will be permitted without the prior
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36.26 – cont'd		written approval of the Saugeen Valley Conservation Authority and/or the Ministry of Natural Resources.
36.27	NE-27	NATURAL ENVIRONMENT EXCEPTION (NE-27) ZONE a) Permitted Uses Natural Environment preservation excludes any building or structures except those used for flood or erosion control. b) Permitted Buildings/ Structures No buildings or structures except those used for flood or erosion control c) Special Provisions i) The placing or removal of fill or the alteration of water courses will not be permitted; ii) Clearing of areas within the zone will not be permitted. iii) Drainage Control Drainage of areas within the zone will not be permitted; Notwithstanding the above, the placing and removal of fill, the clearing of areas, and the drainage of areas, within the zone will only be permitted for the maintenance of the Natural Environment.
36.28	NE-28	NATURAL ENVIRONMENT EXCEPTION (NE-28) ZONE a) Permitted Uses Natural Environment preservation excludes any building or structure except those used for flood/erosion control. b) Permitted Buildings/Structures i) Buildings or Structures for flood or erosion control; ii) Bridges or culverts with written approval of the Saugeen Valley Conservation Authority. c) Special Provisions – In accordance with Subsections c) and d) of the NE-27 Zone.
36.28	NE-28a	Notwithstanding Section 30.1, Natural Environment Zone, or any other provisions to the contrary, the area zoned NE-28a may also be used for a boardwalk or other crossing, provided it has been specified in the site plan and/or approved by the Saugeen Valley Conservation Authority. Other than the above exceptions, or works related to them, site alteration such as filling, dredging or excavation shall not be permitted.
36.28	OS-28b	Notwithstanding Section 6.17.1, the 204 metres (669 ft) setback requirement for Minimum Distance Separation (MDS I), between the golf course and the neighbouring horse farm operation situated in Lot 11, Concession 13, shall not apply to fairways, rough areas and minor accessory buildings and structures normally associated with a golf course operation. The MDS I shall apply to tee and green locations for the land zoned OS-28b .

36.28 – cont'd		Notwithstanding Section 6.20.1, the required 30 metre (98.4 ft) Natural Environment Setback shall not apply where a boardwalk, a crossing or other golf course feature has been specified in the site plan and/or approved by the Saugeen Valley Conservation Authority.
36.29	NE-29	NATURAL ENVIRONMENT EXEPTION (NE-29) ZONE a) Permitted Uses i) Natural environment preservation excluding any building or structure except those for flood/erosion control; ii) Notwithstanding the above, the existing uses and structures consisting of five seasonal recreational travel trailers and accessory uses and replacements thereof located on sites 38, 45, 46, 47, 48, Section “B” and sites 6,12,17,21,25 Section “E” are considered permitted uses. b) Permitted Buildings/Structures i) Buildings or structures for flood or erosion control, and for uses permitted in subsection (ii) above; ii) One seasonal recreational travel trailer per site including additions thereto provided such trailer and additions do not include more than two bedrooms; iii) One accessory structure to a seasonal recreational travel trailer per site which is not designed for or used for overnight sleeping accommodation; iv) Buildings and structures accessory to the seasonal recreational development c) Site Coverage Regulations i) Maximum Site Coverage 50% up to 1,350 ft² (125.4 m²) ii) Maximum Floor Area of Seasonal Recreational Travel Trailer 60.4 m² (650 ft²) for habitation purposes iii) Maximum Floor Area of Additions 51.1 m² (550 ft²) iv) Maximum Floor Area of Accessory Storage 13.9 m² (150 ft²) For the purpose of Exceptions NE-27 to NE-29 inclusive and subsections thereto, the following additional definitions shall apply: Seasonal Recreation Trailer means a structure built on a single chassis mounted on wheels designed to facilitate relocation from time to time and uses primarily as living quarters for season

36.29 – cont'd		camping and connected to utilities necessary for operation of installed fixtures and appliances. Seasonal Recreation Site means a numbered and specified designated area of land to be used for the placement of one seasonal recreational trailer and other accessory approved structures as illustrated in a site plan agreement affecting the land shown on Schedule A – Map 7. Additions means a structure (s), which is attached to and used in conjunction with one seasonal recreational trailer and may be divided into more than one room.
36.30	C2-30	HIGHWAY COMMERCIAL EXCEPTION (C2-30) ZONE a) Permitted Uses i) A mobile home and travel trailer sales and display site and one accessory office use; ii) Uses accessory to a mobile home and travel trailer sales and display use; iii) One existing games Arcade. b) Permitted Buildings and Structures i) A building or structure for office purposes; ii) The temporary storage of mobile homes and travel trailers for sale; iii) One existing games Arcade. c) Occupancy of Mobile Homes and Travel Trailer for sale No mobile home or travel trailer within this zone may be used for human occupancy purposes.
36.31 Lot 26, Con 7	A-31	Notwithstanding the permitted use of Section 8.1, the land zoned A-31 may also be used for a sanitary waste landfill.
36.32 Part Lot 25, Con 1 5924 Wellington Road 123	C2-32	Notwithstanding any other provisions to the contrary, the land zoned C2-32 Highway Commercial may be used for a permitted Highway Commercial use in accordance with Section 17.1 and in addition the following uses: a) Additional Permitted Uses i) Farm equipment and vehicular repair shop ii) Tinsmith shop iii) Plumbing and heating business iv) A firewood storage and sales business v) A miniature golf course vi) Welding (not including metal fabrication) vii) Transport truck and trailer sales/rental

36.32 – cont'd		viii) Storage trailers, seacans, and shipping container sales and rentals ix) Mini-storage facility b) Regulations New uses, buildings or structures shall be subject to Section 17.2. Notwithstanding any regulation or requirement to the contrary, the following regulations shall apply to transport truck and trailer sales and rentals, and storage trailers, seacans, and shipping container sales and rental uses: Maximum height of trailers, seacans and shipping containers offered or kept for sale, rent, lease, or hire: Within 50 m (164 ft) of Main St. W/Wellington Road 123. I. 4.14 m (13.6 ft) II. The stacking of seacans, and/or shipping containers is not permitted. More than 50 m (164 ft) from Main St. W/Wellington Road 123. I. 8.28 m (27.2 ft) II. The stacking of more than two seacans, and/or shipping containers is not permitted. Section 6.32.1 does not apply to trailers, seacans, and shipping containers offered or kept for sale, rent, lease, or hire. Trucks, trailers, commercial vehicles, seacans, and shipping containers shall not be parked, displayed, stored, or kept within the required front yard, side yard, and exterior side yards and shall not be used for the purpose of screening or fencing. Buffering shall be provided in the form of a berm and landscaping with a minimum height of 1.8 m (5.9 ft) adjacent to any properties which are zoned to permit residential uses or have existing residential uses.
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36.32 – cont'd		Site plan approval shall apply to transport truck and trailers sales/rental, and storage trailers, seacans, and shipping container sales and rental uses on the property. A minimum 3.0 m (10.0 ft) landscape strip shall be provided adjacent to Main St. W/Wellington Road 123. A mini-self storage use may utilize seacans and shipping containers for storage. (Dobson Brothers Enterprises By-law 2023-047)
36.33 Lot 26, Conc. 1	C2-33	Notwithstanding any other provisions to the contrary, the land zoned C2-33 may be used for a permitted Highway Commercial use in accordance with Section 17.2 and in addition the repair of trucks, farm equipment forklifts and other similar industrial machinery.
36.34 Lot 28, Conc. 9	C2-34	Notwithstanding any other provisions to the contrary, the land zoned C2-34 may be used for a permitted Highway Commercial use in accordance with Section 17.1 and in addition the growing and selling of market garden products.
36.35 Lot 22, Conc. 18	A-35	Notwithstanding Section 6.35.2, Restricted uses, Section 8.1, Permitted Uses, Section 8.4-Second Dwelling Unit, or any other provisions to the contrary, the land zoned A-35 may have a second dwelling unit in the form of a railroad caboose which is below the minimum floor area requirement. In addition to the above, a mobile home may be used for a garden suite in this zone, provided it is located within 76.2 m (250 ft) of the main residence. All other requirements of the by-law and Section 6.12 shall apply. Pursuant to Section 39.1 (3) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the garden suite use shall be permitted, on a temporary basis, until September 2, 2034.
36.36 Lot 27, Conc. 14	A-36	Notwithstanding Section 8.1 or any other provisions to the contrary, the land zoned A-36 may also be used for an automobile repair operation, including the inspection and certification of vehicle safety.
36.37 Lot 34, Conc. 16	A-37	Notwithstanding Section 6.5 and Section 8.1, or any other provisions to the contrary, the land zoned A-37 Agricultural exception may also be used for a kennel operation in the location as existing at the time of passing of the By-law. Relocating the kennel on the property will be permitted providing it is not moved closer to the property line or neighbouring dwellings.
36.38 Lot 82, Conc. D	C2-38	Notwithstanding Section 17.1, permitted uses, an automobile service station which includes the sale of gasoline is not permitted. Notwithstanding Section 5.31, the required buffer

36.38 – cont'd		strip on the land zoned C2-38 may consist of a grassed or landscaped area, provided it complies with the provisions of Section 6.3. In addition, a landscaped area of 3.0 m (10. Ft) in depth shall be provided across the entire frontage of the lot adjacent to the front lot line except for areas of ingress and egress and may consist of grass and/or vegetative plantings.
36.39 Lot 28, Conc. 9	A-39	Notwithstanding Section 8.3.1, maximum ground floor area for a hobby barn, the land zoned A-39 may be used for a permitted use in accordance with Section 8.1 including a hobby barn with a maximum ground floor area of 406 m² (4,370 ft²). Notwithstanding Section 8.3.2 a) and b) setbacks for hobby barns, for the land zoned A-39 a hobby barn may be located 7.6 m (24.9 ft) from the rear lot line. The minimum setback required from all other lot lines to the hobby barn is 46 metres (150 ft). In addition, a portion of the hobby barn may be used for the dry storage of materials and products associated with a commercial health food business conducted off site. All other applicable provisions of this By-law shall apply to the land zoned A-39.
36.40 Conc. 17, Part Lot 12, Part Lot 13	A-40	In addition to the uses permitted in the Agricultural (A) zone, and notwithstanding any other sections of this by-law to the contrary, the following additional uses are permitted: a) A church and cemetery, subject to the following: i) That notwithstanding Section 6.17, MDS 1, or any other section of this by-law to the contrary, the minimum setback between the church, cemetery lands and the livestock facilities and manure storage area located at 9810 Baseline Road are deemed to comply. ii) That a continuous coniferous treed planting strip immediately adjacent to the Given Road lot line and between the cemetery and Given Road be installed and maintained with a minimum height of 1.8 m (5.9 ft). (Martin By-law 2023-05)
36.41 Lot 114, Conc. D	M1-41	The land zoned M1-41 is permitted a bulk fuel depot and ancillary uses such as fuel deliveries, office and warehouse. In addition, the sale of and repair of appliances such as furnaces and water heaters and the sale of related package products is permitted subject to the following regulations:

6630 Wellington Rd 123 Teviotdale		a) Notwithstanding any provisions to the contrary, the office/warehouse, cardlock (fuel pump) and fuel storage tanks shall not be located closer than 45.72 m (150 ft) from the residence on the adjacent lot to the east. b) Notwithstanding any provisions to the contrary, not more than 25 percent of the gross floor area may be used for accessory retail use and the products being sold do not have to be produced on site. The parking and fueling of school buses is also permitted on the property. (Chalmers & Brouwer By-Law 2018-54)
36.42 Lot 1, Con. A	A-42	In addition to the permitted uses of the A Zone, the land zoned A-42 is permitted the following: a) The existing apartment in the garage shall be permitted as a second dwelling unit on the property and may be used commercially for “farm vacation guests; b) Market gardening products (some produce being brought in from off-site) may be sold at a roadside stand and/or in a store in the existing garage and/or as “pick your own”; c) A commercial petting zoo may be established and the vacant poultry building may be used for this purpose. Domestic animals species shall be permitted. Exotic animal species shall be permitted only when the requirements of the Town’s Exotic Animal By-law have first been satisfied and any necessary permits have been issued. Proper signage in a location clearly visible from the street shall be required to direct highway traffic to off-street parking areas.
36.43 Lot 11, Conc. 14	C2-43	Notwithstanding any other provisions to the contrary, the land zoned C2-43 Highway Commercial may be used for a permitted Highway Commercial use in accordance with Section 17.1 and in addition the following uses: a) Permitted Uses • a 36+unit hotel complex; • related accessory uses such as an office, restaurant, laundry, parking lot, swimming pool, recreation facilities, squash courts and meeting/convention rooms; • an overflow parking area for Pike Lake Golf Course.

36.43 – cont'd		b) Regulations The lands shall be subject to all of the regulations for the Highway Commercial Zone, Section 17.2; Notwithstanding Section 6.27, parking in the front yard shall not be limited to 3 visitor parking spaces.
36.44 Teviotdale – Map 5	C2-44	In addition to the uses permitted in Section 17.1, the following additional uses shall be permitted: a) the warehousing, sale and delivery of building components for livestock housing systems and/or agricultural buildings. Building components shall not be manufactured on-site. Some assembly of the components may take place on-site; b) the detached dwelling may be used for an office; c) the existing shop attached to the detached dwelling may be used for the assembly of building components. Additions enlarging the floor area of the shop shall not be allowed without a rezoning; d) the sale of transport truck trailers; e) the sale of agricultural products; and, f) the sale, servicing and repair of recreational vehicles and/or equipment. These uses shall be subject to the following additional regulations: a) Notwithstanding Section 17.4 of this by-law, the minimum side yard for the above-noted warehouse shall not be less than 12.2 metres (40.0 feet) from the residential property boundary to the east. b) All shop activities for the assembly of building components shall be relocated from the detached dwelling to the warehouse once it has been constructed. c) Prior to development taking place on the property, the location of the municipal drain is to be accurately located and the setback requirements of Section 6.20.2 (Municipal Drain Setback) are to be met.
36.45 Map 7	A-45	Notwithstanding Section 8.2.4 a) or any other provisions to the contrary, the minimum side yards for a residential dwelling on the land zoned A-45 shall be 10.67 m (35 ft) within the zone.
36.46 Lot 26, Conc. 1	A-46	Notwithstanding any other provisions to the contrary, in addition to those uses permitted by Section 8.1 Agricultural Zone, the land zoned A-46 may also be used for the following agriculture-related use: • The repair and maintenance of agricultural machinery and vehicles, including the inspection and certification of vehicle safety.

36.46 – cont'd		• In addition to the regulations of Section 8.2, the above additional use shall also comply with the following regulations: • The use shall be permitted only as a secondary use to the primary agricultural use of the property; • The operator of the use is to reside on the same farm property that the use is located on; • The use shall be entirely contained within the existing implement shed other than for the parking of client's agricultural machinery or vehicles to be repaired, or outdoor storage as outlined below; • The outdoor storage of goods, material or supplies will only be permitted in the rear yard of the implement shed. Any portion of the area used for outdoor storage, which does not adjoin an exterior wall of the implement shed, shall be completely enclosed by a fence, planting strip or combination thereof. • The keeping of agricultural machinery and/or vehicles for the purpose of wrecking or salvaging shall <u>not</u> be permitted.
36.47 Lot 11, Conc. 14	OS-47	Notwithstanding the recreational uses as defined by the By-law and permitted in Section 28.1, Open Space Zone, the uses permitted within the OS-47 zone shall be limited to the following: • Driving Range • Miniature Golf • Chipping and/or putting practice green • Playgrounds • Playing fields • Tennis courts • Swimming or wading pool • Uses accessory to the above such as the rental/storage of equipment, washroom facilities, rain shelter, picnic/BBQ areas, parking areas etc. In addition to the above recreational uses, the area zoned OS-47 may also be used for: • Agricultural uses excluding the keeping of livestock; • A reserve septic system in the event that the neighbouring hotel's system should fail.

36.47 – cont'd		Notwithstanding Section 28.2.7, Lot Coverage, the combined area of buildings for the entire above-noted accessory uses together, shall not exceed 92.9 m ² (1,000 ft ²).
36.48 Lot 30, Conc. 6	A-48	Notwithstanding any other provisions to the contrary, in addition to those uses permitted by Section 8.1, Agricultural Zone, the area zoned A-48 may also be used for a seasonal cottage. In addition to the regulations of Section 8.2, the above additional use shall also comply with the following regulations: - The cottage is only to be used for seasonal use - The cottage is not to be constructed in an area that is under agricultural cultivation (row or forage crop) - The maximum permitted floor area of the cottage shall not exceed 41.8 m² (450 ft²) - A building accessory to the cottage shall be permitted with the maximum permitted floor area not to exceed 20.9 m² (225 ft²) - The cottage shall be serviced either by an organic toilet or holding tank. A septic system and tile bed shall not be permitted.
36.49 Lot 21, Conc. 17	A-49	Notwithstanding any other provisions to the contrary, in addition to those uses permitted by Section 8.1, Agricultural Zone, the land zoned A-49 may also be used for the following: a) Permitted Uses - An overnight children's camp - A farm vacation - A kennel - The keeping of exotic animals In addition to the regulations for uses within the Agricultural Zone, the following additional regulations shall also apply: - The kennel shall be situated in its existing location or in a location further away from neighbouring dwellings. - Any accessory dwelling units for the children's camp or farm vacation shall be located to the rear of the primary dwelling unit on the property. - The owners of the land at the owner's expense, as determined by the Town shall provide sufficient washroom, kitchen and garbage facilities. - Exotic animals may be kept on the property provided they are compliance with the Town's Exotic Animal By-law.

36.50 5129-5135 15 th Line	A-50	In addition to the uses permitted in Section 8.1, the lands zoned A-50 may be used for a metal fabrication shop. (Frey By-law 2025-046)
36.51 Lot 28, Conc. 13	A-51	Notwithstanding any other provisions to the contrary, in addition to the provisions of Sections 8.3, 8.3.1, 8.5, 8.6 and 8.7, the land zoned A-51 may be used for a permitted home industry and a bulk food retail store where food items such as flour, sugar, canning supplies are offered or kept for sale directly to the public. The following regulations shall apply: a) The maximum gross floor area devoted to the bulk retail store shall be 28.0 m² (301.4 ft²). b) Notwithstanding Section 6.14 d), the maximum ground floor area of the building or structure used for a home industry shall be 185.8 m² (2,000 ft²). c) Notwithstanding Section 6.14 g), the building or structure used for the home industry and bulk food retail store shall be located within 20 metres (65.6 ft) of a lot line. d) Except as provided for above, the land zoned A-51 shall be subject to all other applicable regulations of the Zoning By-law.
36.52 Lot 11, Conc. 13	A-52	Notwithstanding, Section 6.17.2, the Minimum Distance Separation (MDS II) requirement from the neighbouring golf course in Lot 10, Concession 13 shall not be applied for new livestock buildings or structures or expansions to existing livestock buildings or structures, within the A-52 zone. MDS shall be applied within the A-52 zone for all other neighbouring land uses.
36.53 Lot 20, Conc. 12	A-53	Except as provided for below, the land zoned A-53 shall be subject to all applicable requirements of this by-law: a) Notwithstanding the requirements of the Natural Environment Setbacks (Section 6.20.1), a single detached residential dwelling may be constructed provided: i) The residential dwelling is located no closer than 25 m (82 ft) to the boundary of the Natural Environment Zone, defined as the wooded area existing at the time of passing of the amending by-law adding this exception zone. ii) No site disturbance, fill placement or earth removal is to occur within 25 m (82 ft) of the boundary of the Natural

36.53 – cont'd		Environment Zone, except for minor smoothing of the surface and seedbed preparation for the planting of vegetation. iii) Except for a single detached residential dwelling as provided for in i, all buildings and structures including a private sewage treatment system, shall be located outside of the 30 m (98.4 ft) setback from the Natural Environment Zone. b) Notwithstanding the requirements of the Natural Environment Setbacks (Section 6.20.1), portions of the driveway and cul-de-sac that are located within the 30m (98.4 ft) from the Natural Environment Zone are permitted as existing at the time of passing of the amending by-law adding this exception zone.
36.54 Whites Rd	A-54	In addition to all applicable regulations contained in this zoning by-law including the A-1 Exception Zone, for the land zoned A-54 the following additional regulations shall apply: a) Notwithstanding Section 6.17, Minimum Distance Separation MDS I and MDS II of this by-law, the land zoned A-54 shall be permitted no more than 26 livestock units within an animal group 1, 2 or 3. b) The southern edge of the manure storage area shall be situated at least 14 m (46 ft) north of the existing barn.
36.55 Lot 21, Conc. 16	ER-55	Notwithstanding Section 14, Estate Residential zone requirements, or anything to the contrary in this by-law, the following regulations shall apply to those lands zoned ER-55: a) Minimum Lot Area and Minimum Lot Frontage – as described in the draft approved Plan of Subdivision 23T-89013, provided approval is received from the applicable authority for sewage disposal systems. b) Maximum Lot Coverage – 20%, including accessory buildings and structures. c) Minimum Interior Side Yards – 3.5 m (11.5 ft) for all buildings and structures. d) Minimum Building Line Distance: • 32 m (105 ft) from centreline of the Wellington Rd. 2 • 19 m (62.3 ft) from centerline of a street in the Plan of Subdivision e) Minimum Rear Yard 9 m (29.5 ft) f) Minimum Ground Floor Area: • 1 storey or split level 110 m² (1,184 ft²)

36.55 – cont'd		• more than 1 storey 85 m² (915 ft²) g) Maximum Building Height 10 m (34.4 ft) h) Notwithstanding Section 6.20, Natural Environment Setbacks, the required 30 m (98.4 ft) setback from the Natural Environment zone shall not apply.
36.56 Lot 21, Conc. 16	NE-56	Notwithstanding Section 30, Natural Environment Zone, laneways across the Natural Environment area shall be permitted, in accordance with the approved "Lot Grading, Erosion and Siltation Control Plan" dated December 10, 1990 prepared by Paragon Engineering Ltd., to gain access to the developable portions of Lots 5 and 6 in the draft approved plan of subdivision 23T-89013. However, all structural development shall be located outside of the Natural Environment zone."
36.57 Lot 4, Conc. A	EI-57	Notwithstanding the permitted uses of Section 26.1, extraction within the land zoned EI-57 shall be limited to a Category 3 – Class "A" Licensed Pit pursuant to the provisions of the Aggregate Resources Act, R.S.O 1990, as amended, which is restricted to extracting aggregate material no closer than 1.5 metres above the established groundwater table. All other permitted uses under Section 26.1 of this by-law shall be permitted.
36.58 Lot 68, Conc. D	RIN-58	Notwithstanding the permitted uses of Section 25, the land zoned RIN-58 may only be used for the following uses: • An accessory residential use • The processing of yarn and its fabrication into end products and associated uses such as a business office, factory retail sales, storage areas and display area. • The following "dry" industrial uses – builders or contractors yard, business or professional office, custom workshop, service or repair shop, commercial studio, computer programming/data processing establishment, research facility, printing/publishing, veterinarian office. Dry industrial uses shall not be permitted if they have the potential of being offensive, obnoxious or dangerous to the neighbours or the area by reason of: the emission of light, heat, fumes, noise, vibration, gas, dust, smoke, fire, odour, air or water borne waste or pollution; interference with radio or television; or, the significant increase in vehicle traffic due to frequency of deliveries by commercial carriers or patron parking. Where the Chief Building Official is of the opinion that a dry industrial use may not be in compliance with this regulation, then the proposed use will require an amendment to this by-law.

36.58 – cont'd		The land zoned RIN-58 shall be subject to the Regulations of Section 25.2, applicable regulations of Section 6. (Small/Griffey By-law 216-27)
36.59 Teviotdale	C5-59	In addition to the permitted uses of Section 20.1 the land zoned C5-59 is also permitted a motor cycle sales and service establishment and a retail store specializing in archery supplies. Notwithstanding Section 20.2.1 the minimum lot area requirement for the land zoned C5-59 is 2,479 m ² (24,795 ft ²). In addition, the regulations of Section 20.2.9 shall not apply to the C5-59 Zone. Except as stated above, all other applicable regulations of this Zoning by-law shall apply to the land zoned C5-59 .
36.60 Lot 110, Conc. D	A-60	Notwithstanding Section 8.2.1 of the Agricultural Zone Regulations, the land zoned A-60 may be used for a permitted use of the Agricultural Zone with a minimum lot area of 70 acres.
36.61 Con D Pt Lot 114 6739 Wellington Rd 109 Teviotdale	A-61	Within the A-61 zone, no person shall use any land or construct, alter or use any buildings or structures except in accordance with the following provisions: a) Permitted Uses i) Agricultural uses except that new livestock buildings or structures including hobby barns are not permitted in the A-61 Zone. ii) Single detached residential dwelling on an existing lot subject to the regulations of Section 9 except as provided for under b) iii) Home Occupation subject to the regulations of 6.15 iv) Home Industry subject to the regulations of Section 6.14 v) Accessory uses, buildings and structures to the above permitted uses. b) Regulations i) Lot Area, minimum 8.29 ha (20.5 ac) ii) Lot Frontage, minimum 115.5 m (379 ft) where the lot frontage for this property is determined by measuring along the front lot line, which is defined as the street line of Wellington Rd 109. (Chalmers & Brouwer By-law 2018-54)
36.62 Teviotdale	C5-62	In addition to the uses permitted by Section 20.1, the land zoned C5-62 may also be permitted a motor vehicle inspection station as regulated by the Ministry of Transportation subject to the applicable regulations of Section 6 and Section 20.2. In addition, the following specific regulation shall apply to C5-62 Zone. i) Buffer Area: In accordance with Section 6.3, a buffer area shall be provided where the C5-62 Zone abuts the R1A

36.62 – cont'd		Zone. The buffer area may incorporate either the regulations of Section 6.3 b) or 6.3 e) for the C5-62 zone. The provisions of Section 6.3 a), c) and d) shall continue to apply as set out in Section 6.3.										
36.63	A-63	Notwithstanding the permitted uses of the Agricultural Zone, the land zoned A-63 may only be permitted a 3-D archery range including a shooting deck and an accessory retail store specializing in the sale of bows and related archery supplies, and a single detached residential dwelling. These site-specific uses shall be subject to the following specific regulations: a) The regulations of Section 8.5.2 of this By-law shall apply to the single detached residential dwelling except that the required front yard setback from Highway 89 on the property shall include the applicable distances required by Section 6.31. b) The following regulations shall apply to the retail store: <table><tr><td>i) Front Yard, minimum</td><td>36.5 m (120 ft)</td></tr><tr><td>ii) Exterior Side Yard, minimum</td><td>9.1 m (30 ft)</td></tr><tr><td>iii) Interior Side Yard, minimum</td><td>37.5 (123 ft)</td></tr><tr><td>iv) Rear Yard, minimum</td><td>167.6 m (554 ft)</td></tr><tr><td>v) Ground Floor Area, maximum</td><td>69.7 m² (750 ft²)</td></tr></table> This ground floor area requirement does not include the area required for the shooting deck which may be attached to the retail store and except as provided for by the A-63 Zone will be classified as an accessory use and structure for the purposes of this by-law. a) The archery range shall be located to the rear of the retail store and shall require a minimum exterior side yard of 22.9 m (75 ft) from Sideroad 3 North. b) Notwithstanding Section 6.20, the target structures within the archery range may be located within 50 feet of the Natural Environment Zone. All other buildings and structures on the property shall comply with the requirements of Section 6.20. That except as provided for by the A-63 Zone, all other applicable regulations of this by-law shall apply.	i) Front Yard, minimum	36.5 m (120 ft)	ii) Exterior Side Yard, minimum	9.1 m (30 ft)	iii) Interior Side Yard, minimum	37.5 (123 ft)	iv) Rear Yard, minimum	167.6 m (554 ft)	v) Ground Floor Area, maximum	69.7 m ² (750 ft ²)
i) Front Yard, minimum	36.5 m (120 ft)											
ii) Exterior Side Yard, minimum	9.1 m (30 ft)											
iii) Interior Side Yard, minimum	37.5 (123 ft)											
iv) Rear Yard, minimum	167.6 m (554 ft)											
v) Ground Floor Area, maximum	69.7 m ² (750 ft ²)											
36.64	A-64	a) Notwithstanding Section 6.14 d) of the Home Industry regulations, a woodworking operation may be operated on the subject property with a ground floor area of up to 668.88 m² (7,200 ft²). Of this area, no more than 483.08 m² (5,200										

36.64 – cont'd		ft²) may be used for the woodworking “shop area”. The remaining area may be used for an office, showroom, rough lumber storage and finished product storage. The showroom is to be used for wholesale purposes. Retail sales are not to be promoted through signs or through advertising. b) Notwithstanding Section 6.14 e) of the Home Industry regulations, <u>no full-time</u> employees, who do not reside on the same property as the woodworking operation, shall be permitted. However, up to <u>3 part-time</u> employees, who do not reside on the same property as the woodworking operation, shall be permitted. Part-time employees are defined as not working more than 3 days per week, on average, throughout the year in the woodworking operation. c) The woodworking shop, home industry shall be considered as an accessory use to the primary agricultural use on the property. As such, any Minimum Distance Separation (MDS 2) measurements, taken from existing or proposed, neighbouring livestock facilities shall not consider the woodworking shop. d) Other than as provided for above, the woodworking shop – home industry shall meet all other home industry regulations and all other requirements of Zoning By-law No. 01-86.
36.65	ER-65	a) Notwithstanding Section 14.2.1, the minimum lot area for all lots within the ER-65 zone shall be 1.61 ha (4.0 ac). b) Notwithstanding the Natural Environment setback regulations of Section 6.20.1 a), the setback for any building or structure, including a private sewage treatment system and any associated tile weeping bed from the NE-66 zone shall be 0.0 metres.
36.66	NE-66	a) Notwithstanding the permitted uses in Section 30.1, no buildings, filling or regrading, roads or waste treatment systems shall be constructed in the NE-66 zone. b) The lands zoned NE-66 shall remain in their natural undisturbed state. c) The NE-66 zone along the waters edge on the south side of the canal and the east side of the Pike Lake shoreline is 30 metres wide measured from the high water mark. The NE-66 zone area west of the southern tip of Pike Lake is greater than 30 metres wide and is as shown on Schedule ‘A’ Map 6.
36.67 Pt. Lots 68 & 69, Con. D	A-67	Notwithstanding Section 8.5.1, the land zoned A-67 may only be used as follows: a) Permitted Uses • parochial school

36.67 – cont'd		• meeting house • cemetery not including columbarium's, mausoleums and crematoriums • accessory uses, buildings or structures b) Additional Regulations • Notwithstanding Section 6.17.1, the Minimum Distance Separation (MDS I) shall not apply to the cemetery and cemetery parking with respect to: - the 127 m (416.7 feet) and 139 m (456 feet) setback requirement for MDS I from the neighbouring sheep barn and manure storage situated on Pt. Lot 68 & 69, Con. D; and, - the 221 m (725 feet) and 231 m (757.9 feet) setback requirement for MDS I, from the neighbouring barn and manure storage on Pt. Lot 70 & 71, Con. D. The MDS I shall apply to the parochial school, meeting house and accessory uses. • Notwithstanding Section 30.2 and 6.20 or any other provisions to the contrary, a portion of the land zoned A-67 shall be subject to a reduced setback from the limit of a Natural Environment (NE) Zone of 24.0 m commencing at the intersection of the NE Zone boundary and 13th Line, following the NE Zone boundary for a distance of 122.0 m north of 13th Line. In all other respects, the 30.0 m setback shall apply. • The Saugeen Valley Conservation Authority shall be consulted prior to building permit issuance for the northeast portion of the property in accordance with Section 2.6 to more precisely determine the boundary of the NE zone.
36.68 Pt. Lots 68 & 69, Con. D. Pt. Lots 70 & 71, C	A-68	Notwithstanding Section 6.17.2, the Minimum Distance Separation (MDS II) requirement from the neighbouring parochial school, meeting house, cemetery and accessory uses on a portion of Lot 68 & 69, Con. D shall not be applied for new livestock buildings or structures, or expansions to existing livestock buildings or structures, within the A-67 zone. However, the MDS II shall be applied within the A-68 zone for all other neighbouring land uses.

36.69 Lot 6, Con. 7	A-69	Notwithstanding Section 8.5.1, the land zoned A-69 may only be used as follows: a) Permitted Uses • Parochial school • Accessory uses, buildings or structures including a dwelling accessory to a school.
36.70 Part Lot 71 Conc. D	A-70	Within the A-70 zone, no person shall use any land or construct, alter or use any buildings or structures except in accordance with the following provisions: a) Permitted Uses - A Single Detached Residential dwelling subject to the regulations of Section 8; - A Home industry subject to the regulations of Section 6.14; - Accessory uses, buildings and structures to the above permitted uses. b) Regulations In addition to the regulations of Section 8, the following regulations shall also apply to the land zoned A-70: - That notwithstanding Section 6.20.1(a) or any other provision of this by-law to the contrary, the minimum setback from the Natural Environment (NE) Zone for any building or structure, including a private sewage treatment system and any associated tile weeping bed, shall be reduced to 20.0 metres on the Northeasterly side of the A-70 Zone. In order to properly define the building envelope, a site plan shall be prepared showing the proposed location of the dwelling and any accessory structure. This site plan shall be approved by the Saugeen Valley Conservation Authority and the Town of Minto prior to a building permit being issued. - That the lowest building opening, such as door sills or window sills, be at or above the existing ground surface. - That the storage of supplies, equipment and vehicles associated with the industrial painting business may occur on site, provided that any hazardous substances (e.g. paints, solvents) are sorted/disposed of in an environmentally appropriate manner and provided that painting for commercial purposes does not take place on site. - That the property shall be subject to site plan control.

36.70 – cont'd		NE-70 Notwithstanding Section 30 and Section 6.20 or any other provisions to the contrary, the following shall apply to the land zoned NE-70: i) No filling, excavation or regarding, roads, or waste treatment systems shall be constructed in the NE-70 zone except for the driveway existing as of the date of the passing of this by-law; ii) The lands zoned NE-70 shall remain in their natural, undisturbed state and shall not be altered in anyway, except that forest management/harvesting is permitted provided “Good Forestry Practices” are followed.
36.71	A-71	The land zoned A-71 shall be subject to all of the provisions of the A-1 zone. In addition, a hobby farm shall be permitted, provided that no more than a total of 6 livestock units within animal groups 1,2 or 3, as defined by the Minimum Distance Separation Guidelines, are being housed within the existing barn. Notwithstanding Section 6.17.2, Minimum Distance Separation (MDS 2), shall not apply to 6 or fewer livestock units housed in the existing barn.
36.72 Pt. Lot 6, Con. 14	ER-72	i) Notwithstanding Section 14.2.1 of the Estate Residential Zone, the minimum lot area shall be 0.4 hectares (1 acre). Notwithstanding the above exception, in the case Lot # 7 of the redline revised draft approved plan of subdivision 23T-90007 (former Lot # 10), the minimum lot area shall be 0.8 hectares (2 acres). ii) The Natural Environment Setbacks of Section 6.20 shall not apply to Lots # 4, # 5 and # 7 of the redline revised draft approved plan of subdivision 23T-90007 (former Lots # 6, # 7, # 8, # 9 and # 10). However, the following requirements apply to the respective lots: • the owner of Lot # 5 (former Lots # 6, # 7 and # 9) shall submit a site plan for review and approval of the Saugeen Valley Conservation Authority, prior to a building permit being issued by the Town of Minto. • the owner of Lot # 4 (former Lots # 7, # 8 and # 9) and Lot # 7 (former Lot # 10) shall submit a site plan for review by the Saugeen Valley Conservation Authority, prior to a building permit being issued by the Town of Minto. iii) Notwithstanding Section 14.2.2 of the Estate Residential Zone, the minimum lot frontage shall be 30.0 metres (98.4 feet).
36.73	A-73	Notwithstanding the requirements of Section 8.5, Reduced Lot Regulations, the minimum lot area for the property zoned A-73

Part Lot 20, Con.16		shall be as existing at the time of passing of this by-law amendment. Other than this, all other requirements of Section 8.5 apply.
36.74 Part Lot 30, Con.14	A-74	a) In addition to and in accordance with the uses permitted in Section 8.1, the lands zoned A-74 may also permit a dog kennel; i) That the dog kennel operates in accordance with the regulations of the Town of Minto Dog and Dog Kennel Licensing and Regulation By-law; By-law No. 05-12, as amended; ii) That the kennel maintains a 30 metres setback from the NE zone boundary pursuant to Section 6.20.1. iii) That the westerly extent of the building envelope for the Kennel be situated approximately 152.4m (500 ft) to the east of the west lot line and that the northerly extent of the building envelope be approximately 254.5m (835 ft) from the north lot line. b) In addition to the uses permitted in Section 8.1, the lands zoned A-74 may also permit a parochial school, serving a local community that relies extensively on horse drawn vehicles as their sole means of transportation, subject to the following regulations: i) That the school shall be considered a Type “A” land use with respect to the Minimum Distance Separation Formulae and the calculation of distances required for new or expanding livestock facilities on neighbouring properties; ii) That a portable classroom may be used for the school.
36.75 East Part of Lot 96, Concession D	AC-75	a) In addition to the uses permitted in Section 23.1, the land zoned AC-75 may also permit a Contractor’s Yard, provided it is accessory to an Agricultural Commercial use located on the property, and; b) That a 2.4 metre (8ft.) solid wood fence be constructed along the westerly property line. (Gilmore Farm Supply By-law 07-43)
36.76 Part Lot 32, Con 5	A-76	In addition to the other uses permitted in Section 8, Agriculture, the storage of vehicles, equipment and materials associated with the agriculture-related, mobile washing, painting and sandblasting business may take place, subject to the following regulations: a) Notwithstanding Section 6.1.4 (ii), pursuant to Section 8.5, an accessory building with a maximum ground floor

36.76 – cont'd		area of 464.5 sq. m. (5,000 sq. ft) may be constructed for storage purposes for the business; b) The materials being stored in this accessory building are limited to: • that normally associated with a residential use • equipment, supplies and vehicles associated with the mobile washing, painting and sandblasting business; c) No activities associated with the above-noted business, other than storage is permitted; d) No outside storage of equipment or materials associated with the above-noted business is permitted. e) Notwithstanding Section 6.20, Natural Environment Setbacks, a residential dwelling and the above-noted accessory building may be situated within the 30 m. (98.4 ft.) Natural Environment setback, provided the Conservation Authority approves the location.
36.77 Part of Lot 66, Con. D	A-77	In addition to the other uses permitted in Section 8, Agriculture, an auto repair/paint shop is permitted in this zone, subject to the following regulations: a) The use is permitted only within the existing 334.44 square metre (40 ft. by 90 ft. = 3,600 ft²) shop. b) Notwithstanding Section 6.20.1, the existing shop is permitted within the 30 metre setback from the natural environment zone. c) Outside storage of unlicensed vehicles, vehicle parts and materials related to the auto repair/paint shop operation are prohibited.
36.78 Pt of Lts 113 & 114, Con C	A-78	Notwithstanding any other section of this By-law to the contrary, use of the existing barn and liquid manure tank, which are situated in the West Part of Lot 113, for livestock purposes shall be prohibited.
36.79 Con 12, PT LT 27 6193 12 th Line Allen Horst	A-79	a) In addition to the uses permitted in the Agricultural (A) zone, the following additional uses are permitted: i) A kennel operated in accordance with the regulations of the Town of Minto Dog and Dog Kennel Licensing and Regulation By-law No. 2016-31, as amended. (Horst By-law 2020-52)
36.80 Part Lot 19, Con 14 6275 Hwy 89	A-80	a) In addition to the uses permitted in the Agricultural (A) zone, the following additional uses are permitted: i) A Lavender Farm operation including the following:

36.80 – cont'd		• distillation of essential oils (e.g. Lavender, Bergamot, Hyssop, Lemon Balm, etc.) from plants grown on-site; • demonstration garden; • sale of essential oils, Lavender products and related cosmetic products; • an accessory café; • other related, small scale accessory uses ii) A kennel operates in accordance with the regulations of the Town of Minto Dog and Dog Kennel Licensing and Regulation By-law No. 2016-31, as amended. b) In addition to other applicable zoning regulations, the above-noted permitted uses shall also comply with the following regulations: i. All requirements of the Ontario Ministry of Transportation ii. Notwithstanding the setbacks required in Section 6.20, Natural Environment and Municipal Drain Setbacks, lesser setbacks shall be permitted, provided that the Saugeen Valley Conservation Authority approves building and structure locations in writing prior to the issuance of a building permit. (Martin By-law 2019-09)
36.81 Lot 73, Conc. C	A-81	In addition to the uses permitted in Section 8.1, the lands zoned A-81 shall also permit a dog kennel, subject to the following regulations: a) That the kennel operates in accordance with the regulations of the Town of Minto Dog and Dog Kennel Licensing and Regulation By-law No. 05-12, as amended; b) That the kennel maintain a 30 metre setback from the NE zone boundary, pursuant to Section 6.20.1 of this by-law.
36.82 Lot 29, W. Lot 28 Conc 3	A-82	In addition to the uses permitted in Section 8.1, the lands zoned A-82 shall also permit a dog kennel, subject to the following regulation: a) That the kennel operates in accordance with the regulations of the Town of Minto Dog and dog Kennel Licensing and Regulation By-law No. 05-12, as amended. (Horseburgh By-law 10-11)
36.83 Lot 27, Conc 15	A-83	In addition to the uses permitted in Section 8.1, the lands zoned A-83 shall also permit:

36.83 – cont'd		• A kennel, and • An agriculture-related home industry in the form of a farm machinery repair and welding shop. This use shall be subject to the following regulations. a) That notwithstanding Section 6.14 (d) of this by-law, the shop shall not exceed a total of 278.7 m² (3,000 ft²) in size; b) That notwithstanding Section 6.14 l of this by-law, the home industry may employ up to 3 employees who do not reside on the property; c) That notwithstanding Section 6.20, the shop may be located within the 30 m (98.4 ft) setback from the Natural Environment zone, provided it is in accordance with a permit or permission issued by the Saugeen Valley Conservation Authority. d) All other requirements of Section 6.14 shall be complied with (Wideman By-law 10-24 & By-law 2012-25)
36.84 Con A, Lot 13 9314 Wellington Road 6	A-84	In addition to the uses permitted in the Agricultural (A) zone, and notwithstanding any other sections of this by-law to the contrary, the following additional uses are permitted: a) A rural school and accessory uses such as playgrounds, ball diamonds and parking areas, subject to the following: i. That notwithstanding Section 6.17, MDS I and MDS II, or any other section of this by-law to the contrary, the minimum setback between the school and existing and proposed livestock facilities and manure storage areas located at 9314 Wellington Road 6, 9342 Wellington Road 6, 9357 Wellington Road 6 and 6816 Sideroad 4 are deemed to comply. (Bearinger By-law 2023-016)
36.85 Con 9, Pt Lt 6, Lt 7 9258 Road 1 N Maynard & Laura Martin	A-85	a) In addition to the uses permitted in the Agricultural (A) zone, the following additional uses are permitted: i) A kennel operated in accordance with the regulations of the Town of Minto Dog and Dog Kennel Licensing and Regulation By-law No. 2016-31, as amended. (Martin By-law 2020-53)
36.86 Pt Lt 6, Con 13 9563 O'Dwyers Rd Marina Menzies	A-86	a) In addition to the uses permitted in the Agricultural (A) zone, the following additional uses are permitted: i) A kennel operated in accordance with the regulations of the Town of Minto dog and Dog Kennel Licensing and Regulation By-law No. 2016-31, as amended. (Menzies By-law 2020-069)
36.87 Con 3, S Pt Lt 36 5494 3 rd Line	A-87	Notwithstanding Section 6.1.3 b), the maximum height of the existing barn is 12.2 m (40 ft).

36.87 – cont'd		Notwithstanding Section 6.1.4 b), the existing four accessory structures (barn, driveshed, playhouse and shed) with ground floor area of 783.4 m² (8,432 ft²) is permitted as an accessory building subject to the following conditions: a) Enlargement of the bank barn building is not permitted; b) Additional accessory structures are not permitted on the property including a hobby barn or building under the home industry provisions; c) The recognition of the ground floor area applies only to the existing accessory buildings and removal of the building shall void this provision; d) The building may only be used for personal storage accessory to the main residential dwelling and may not be used for livestock and/or used for business/commercial uses including a home industry. (Craig By-law 2021-24)
36.88 Lt 7 & 8, Con 1	A-88	Notwithstanding Section 6.1.4ii, or any other section of this by-law to the contrary, the floor area of the accessory buildings may have a combined floor area of 384.23 m² (4,136 ft²). In addition, the minimum permitted frontage shall be 14.93 m (49 ft). (R&R Mitchell Farms Ltd By-law 2011-25)
36.89 Con 6, Lot 11	A-89	Notwithstanding Section 6.1.4 b) the existing accessory structure (shed) with a ground floor area of 351.2 m² (3,780 ft²) is permitted as an accessory building subject to the following conditions: a) Enlargement of the accessory building is not permitted; b) Additional accessory structures are not permitted on the property including a hobby barn or building under the home industry provisions; c) The recognition of the ground floor area applies only to the existing accessory buildings and removal of the building shall void this provision; and, d) The building may only be used for personal storage accessory to the main residential dwelling and may not be used for livestock and/or used for business/commercial uses including a home industry. (Harper By-law 2021-38)
36.90 Con 6, Lot 11	A-90	The provisions of Section 36.5 (A-5) of the Rural Area Exception zone apply to this property. The existing mobile home is recognized in its current location and cannot be enlarged, moved elsewhere on the property or be

36.90 – cont'd		replaced. The removal of the mobile home shall void this provision. (Harper By-law 2021-38)
36.91 Con 11, Lot 42 9399 Howick- Minto Townline	A-91	a) In addition to the uses permitted in the Agricultural (A) zone, the following additional uses are permitted: i) A kennel operated in accordance with the regulations of the Town of Minto Dog and Dog Kennel Licensing and Regulation By-law No. 2016-31, as amended. (Holst By-law 2021-61)
36.92 Concession 14, Part Lot 24 5927 14 th Line	A-92	In addition to the uses permitted in the Agricultural (A) zone, and notwithstanding any other sections of this by-law to the contrary, the following additional uses are permitted: a) A parochial school and accessory uses such as playgrounds, ball diamonds, and parking areas, subject to the following: i) That notwithstanding Section 6.17, MDS 1, or any other section of this by-law to the contrary, the minimum setback between the parochial school lands and the livestock facilities and manure storage areas located at 5927 14 th Line, 5967 14 th Line and 5964 14 th Line are deemed to comply. ii) Notwithstanding the Natural Environment setback regulations of Section 6.20.1.a) a setback of 0.0 metres is permitted to the limit of the Natural Environment (NE) zone. iii) The parochial school building is required to be built outside the Natural Environment (NE) zone. However, any future accessory buildings/structures proposed are subject to the approval of the Conservation Authority. (Wideman By-law 2022-10)
36.93 Part of Lot 107, Concession D	A-93	1. Notwithstanding Section 6.1.4ii, or any other section of this by-law to the contrary, the total floor area of the proposed accessory building may be 241.9 m ² (2604 ft ²). Subject to the following: i) Additional accessory structures including a structure for a home industry, as permitted in section 6.14, would not be permitted. ii) The accessory structure will only be permitted for personal storage and will not permit a commercial, industrial or residential use. (Bauman By-law 2011-82)

36.94 Concession 14, Part Lot 24 5927 14th Line	NE-94	In addition to the uses permitted in the Natural Environment (NE) zone, and notwithstanding any other sections of this by-law to the contrary, the following additional uses are permitted: a) Accessory uses to the parochial school such as playgrounds, ball diamonds, parking areas and a private sewage treatment system and any associated tile weeping bed, subject to the following: i) That notwithstanding Section 6.17, MDS 1, or any other section of this by-law to the contrary, the minimum setback between the parochial school lands and the livestock facilities and manure storage areas located at 5927 14th Line, 5967 14th Line and 5964 14th Line are deemed to comply. ii) Notwithstanding Section 30.2 and 6.20 or any other provisions to the contrary, the land zoned NE-94 shall not be subject to the 30.0 m (98.4 ft) setback from the limit of a Natural Environment (NE) zone. iii) The parochial school building is required to be built outside the Natural Environment (NE) zone. However, any future accessory buildings/structures proposed are subject to the approval of the Conservation Authority. (Wideman By-law 2022-10)
36.95 Con D, Pt Lt 63 5186 15th Line	A-95	Notwithstanding Section 6.10 (frontage on street) of this by-law or any other section to the contrary, the lands zoned A-95 shall permit the construction of a single detached dwelling and any accessory uses, buildings or structures. (Ramseyer By-law 2022-57)
36.96 Lot 34, Conc. 18 Lots 33, 34, Conc. 17 5543 Minto- Normanby Townline	A-96	Notwithstanding Section 6.14, the servicing, repair, and sales of corn planters/seed drills is permitted as a home industry subject to the following regulations: a) A maximum floor area of 724.5 m² (7,800 ft²) for all buildings is permitted for the home industry. This area includes but not limited to the workshop areas, lunchroom, washroom, generator room, office, inside storage areas, mechanical room and basement area; b) The home industry use including buildings, parking and loading areas, and outdoor storage/display areas may occupy a maximum of 0.4 ha (1.0 acres) in land area and must be located within the farm building cluster; and, c) Home Industry Regulations: Sections 6.14 e), 6.14 f), 6.14 g), and 6.14 h) are also applicable. (Brubacher By-law 2012-59 & 2018-71)

36.97 Part of Lot 11, Conc. 9	AC-97	Notwithstanding any other section of this by-law to the contrary, the uses allowed within lands zoned AC-97 are permitted within Minimum Distance Separation (MDS I) arcs created by livestock operations situated at 6483 8 th Line & 6471 8 th Line. (Maple Lane By-law 2012-60)
36.98 Lot 10 & 11, Conc. 8	A-98	Notwithstanding Section 6.17.2, MDS 11 requirements from the neighbouring Agricultural Commercial use (Maple Lane Farm Equipment sales – AC-97) located on Part of Lot 11, Concession 9, shall not be applied for new livestock buildings or structures, or expansions to existing livestock buildings or structures on the subject lands. However, MDS II shall be applied to all other neighbouring land uses. (Maple Lane By-law 2012-60)
36.99 Con 4, Lot 16	A-36.99	1) Notwithstanding, Section 6.1.3 b), the maximum height of the existing accessory structure (barn) within the lands zoned A-36.99 shall be 9.14 m (30 ft). 2) Notwithstanding, Section 6.1.4 b), the maximum ground floor area of all accessory buildings (barn and shed) within the lands zoned A-36.99 shall be 882.5 m² (9,500 ft²) Accessory buildings on lands zoned A-36.99 are subject to the following conditions: a) enlargement of the accessory building is not permitted; b) additional accessory structures are not permitted on the property including a hobby barn or building under the home industry provisions; c) the recognition of the ground floor area applies only to the existing accessory buildings and removal of the building shall void this provision; and, d) the building may only be used for personal storage accessory to the main residential dwelling and may not be used for livestock and/or used for business/commercial uses including home industry. (Lenselink By-law 2022-53)
36.100 Lot. 36, Conc. 18	A-100	Notwithstanding Section 6.1.4 b), 6.14 or 8.3 of this by-law, the existing 21.9 m ² (236.8 ft ²) garage and 107.9 m ² (1162.5 ft ²) shed shall be deemed to comply to the maximum ground floor requirement of Section 6.1.4 b). The barn existing on the day of passing of this by-law may have a maximum floor area of 362.9 m ² (3,907 ft ²). The following conditions shall apply to these buildings: a) enlargement of the buildings is not permitted.

36.100 – cont'd		b) additional accessory structures are not permitted including a hobby barn or building under the home industry provisions. c) the exemption applies only to the existing structures outlined above and removal of these buildings shall void this provision. Livestock is limited to an area of 594 ft². (Dowling By-law 2013-15)
36.101 Con 18 Part Lot 26 RP 61R10037; Part 1	A-101	a) In addition to the uses permitted in the Agricultural (A) zone, the following additional uses are permitted: i) A kennel operated in accordance with the regulations of the Town of Minto Dog and Dog kennel Licensing and Regulation By-law No. 2016-31, as amended. (Petersen By-law 2023-046)
36.102 Part Lot 25, Con 1 5924 Wellington Road 123	M1-102	In addition to the uses permitted in the M1 Industrial zone, the following additional uses are permitted: i) Transport truck and trailer sales/rental. ii) Storage trailers, seacans and shipping container sales and rentals. iii) Existing residential dwelling. Regulations: Notwithstanding any regulations or requirement to the contrary, the following regulations shall apply to transport truck and trailers sales/rental and storage trailers, seacans and shipping container sales and rental uses: Maximum height of trailers, seacans and shipping containers offered or kept for sale, rent, lease, or hire: Within 50 m (164 ft) of Main St. W/Wellington Road 123: I. 4.14 m (13.6 ft) II. The stacking of seacans, and/or shipping containers is not permitted. Between 50 m (164 ft) to 200 m (657 ft) from Main St. W/Wellington Road 123: I. 8.28 m (27.2 ft) II. The stacking of more than two seacans, and/or shipping containers is not permitted. More than 200 m (657 ft) from Main St. W/Wellington Road 123: I. 12.5 m (41 ft) II. The stacking of more than three seacans, and/or shipping containers is not permitted.

36.102 – cont'd		III. The stacking of seacans and/or shipping containers is not permitted within 58 m (190 ft) of residentially zoned land. Section 6.32.1 does not apply to trailers, seacans and shipping containers offered or kept for sale, rent, lease or hire. Trucks, trailers, commercial vehicles, seacans, and shipping containers shall not be parked, displayed, stored or kept within the required front yard, side yard, and exterior side yards and shall not be used for the purpose of screening or fencing. Buffering shall be provided in the form of a berm and landscaping with a minimum height of 1.8 m (5.9 ft) adjacent to any properties which are zoned to permit residential uses or have existing residential uses. Site plan approval shall apply to transport truck and trailer sales/rental, and storage trailers, seacans, and shipping container sales and rental uses on the property. A minimum 3.0 m (10.0 ft) landscape strip shall be provided adjacent to Main St. W/Wellington Road 123 A mini-self storage use may utilize seacans and shipping containers for storage. (Dobson Brothers Enterprises By-law 2023-047)
36.103 Part Lot 25, Con 1 5924 Wellington Road 123	M1-103 (H)	<u>Holding (H) Provision</u> Notwithstanding any other provisions of this By-law, permitted uses and buildings are not limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. New stormwater management facilities and infrastructure including berming and buffering are also permitted without removing the Holding (H) Provision from the lands. The holding provision may be removed when Council is satisfied that the following matters have been addressed: I. Municipal water and sewage servicing including sufficient reserve capacity is or will be made available to the land. II. Stormwater management issues have been adequately addressed.

36.103 – cont'd		III. Site Plan Approval has been obtained and any necessary agreements have been executed. IV. Buffering shall be provided in the form of a berm and landscaping with a minimum height of 1.8 m (5.9 ft) adjacent to any properties which are zoned to permit residential uses or have existing residential uses. (Dobson Brothers Enterprises By-law 2023-047)
36.104	AC-104	Notwithstanding any other provisions of this By-law, the subject lands may only be used for the following specific uses: agricultural uses, tractor and farm equipment repairs, and uses accessory to the foregoing, including a single detached dwelling. Subject to the following conditions: i) That the tractor and farm equipment repair shop not exceed a maximum ground floor area of 2,043 m² (22,000 ft²), and shall be subject to the requirements of Section 23.2. ii) That all parts, supplies and other materials kept on hand for the repair business shall be kept indoors. The outdoor storage of tractors and farm equipment shall only be permitted where, they are owned by clients of the business and only for a temporary period until repaired. iii) That agricultural buildings and structures, as well as the single detached dwelling shall be subject to the requirements of Section 8.2. (Weber By-law 2013-52)
36.105	AC-105	In addition to the uses permitted in Section 23.1 and 23.3, the subject lands may also be used for the following specific uses: • breeding, raising and sale of small rodents • pet store • sale of related pet supplies • office use, accessory to the above uses the required minimum rear yard setback shall be permitted as existing. Should the building be demolished in the future, the required minimum rear yard setback shall be 7.59 m (24.9 ft) for any new, primary building. (Andrews By-law 2013-75)
36.106 Lot. 36, Conc. 16	A-106	Notwithstanding Section 6.1.4 b), 6.14 or 8.3 of this by-law, the existing 29 m² (312 ft²) portable building, 108 m² (1,162 ft²) shed and 473 m² (5,091 ft²) converted barn shall be deemed to comply to the maximum ground floor requirement of Section 6.1.4 b). The following conditions shall apply to these buildings: a) Enlargement of the buildings is not permitted.

36.106 – cont'd		b) Additional accessory structures are not permitted including a hobby barn or building under the home industry provisions. c) The exemption applies only to the existing structures outlined above and removal of these buildings shall void this provision. d) Livestock is limited to an area of 500 ft². (Dowling By-law 2013-78)
36.107 Lot 79, Conc. D	A-107	In addition to the uses permitted in Section 8.1, the lands zoned A-107 shall also permit a woodworking home industry, subject to the following regulations: a) That notwithstanding Section 6.14 (d) of this by-law, the shop shall not exceed a total of 371.6 m² (4,000 ft²) in size; b) That notwithstanding Section 6.14 l of this by-law, the home industry may employ up to 2 employees who do not reside on the property; and, c) All other requirements of Section 6.14 shall be complied with. (Dowling By-law 2014-34)
36.108 Lot 17, Conc. 5	AC-108	Notwithstanding Section 23.2.2, 23.2.4 and 23.2.8, or any other section of the zoning by-law to the contrary, the following regulations shall apply to lands zoned AC-108: a) The minimum lot frontage shall be 48 metres (157.4 ft.). b) The minimum interior side yard shall be as existing for the existing structures and buildings. Future buildings and structures shall meet the requirement of Section 23.2.4. c) The required setback between the existing dwelling on the neighbouring property to the west and the Agricultural Commercial use of the AC-108 zone shall be as exiting. d) Other than above, all other requirements of Section 23 shall apply to the AC-108 zone. (C&M Seeds By-law 2014-46)
36.109 Lot 17, Conc. 5	AC-109	Notwithstanding Section 23.2.4 or any other section of the zoning by-law to the contrary, the following regulations shall apply to lands zoned AC-109: a) The required minimum interior side yard shall be as existing for the existing scales structure. Future buildings and structures shall meet the requirement of Section 23.2.4. b) Other than above, all other requirements of Section 23 shall apply to the AC-109 zone. (C&M Seeds By-law 2014-46)

36.110 Pt. Lot 27, Conc. 17	A-110	Notwithstanding Sections 6.1.2 I, 6.1.3 (b) and 6.1.4 (b) or any section of this by-law to the contrary, the existing barn, shed and silo are deemed to comply, with respect to accessory building/structure lot coverage, yard setbacks and height. Notwithstanding Sections 8.3.1 and 8.3.2 (a), the existing barn may be used as a hobby barn; however, the maximum number of nutrient units shall be 5 horses, or their equivalent. The following conditions shall apply to the buildings: a) Enlargement or reconstruction is not permitted. b) Additional accessory buildings are not permitted, including a home industry, until the barn has been demolished. c) the above exceptions apply only to the existing buildings. (Kurtis & Brianna Dykstra By-law 2015-66)
36.111 Con 2 W Part Lot 24 5933 3rd Line	A-111	Within the A-111 zone, no person shall use any land or construct, alter, or use any buildings or structures except in accordance with the following provisions: a) Permitted Uses • All uses permitted in the Agricultural Zone except that new livestock facilities shall not be permitted. With respect to the A-111 Zone only, a new livestock facility shall not include an expansion to a legally established existing livestock facility within the A-111 Zone. Additions to or reconstruction of a legally established existing livestock facility, or the establishment of manure storage facilities in association with a legally established existing livestock facility shall be permitted. Section 6.17.2 MDS II of this By-law shall apply to any expansion, additions or reconstructions, and to any new manure storage facilities. • Notwithstanding any other section of this By-law to the contrary, a residential dwelling shall be prohibited in this zone. Other agricultural uses, that are not accessory to a dwelling, are permitted. This restriction is a result of the subject lands obtaining a surplus farm dwelling severance to remove the existing dwelling from the overall farm parcel. It is intended to ensure that the lands are only used for agricultural purposes. b) Regulations • For permitted uses of the A-111 zone regulations of

36.111 – cont'd		Section 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9 and 8.10 shall apply. (Ross By-law 2023-068)
36.112 Pt. Lot 27, Conc. 17	EI-112	In addition to the uses permitted in the Extractive Industrial zone, the following additional use shall be permitted within this zone: recycling of used asphalt, concrete, brick and similar inert materials and blending them with sand and gravel. (D'Arcey Sand & Gravel Ltd. By-law 2016-36)
36.113 Pt. Lot 22, Conc. 1	A-113	Notwithstanding Section 8.5, Reduced Lot Regulations of the Agricultural zone, the lands zoned A-113 shall be subject to the regulations of Section 11, Residential (R1C) zone, except for as provided for below: Front Yard, Minimum 6.0 m (19.7 ft) Front Yard, Maximum 13.0 m (39.36 ft) Until the "H" symbol is removed, no buildings or structures of any kind, including pools are permitted within the lands zoned A-113(H). Council may pass a by-law removing the holding symbol from a lot, or portion of a lot once it is satisfied that the following matters have been adequately addressed: (i) That the owner prepare a development plan to the satisfaction of the Town showing proposed lots and building locations for all lands. (ii) Council is satisfied that the location of a proposed building(s) or structure(s) on a lot does not jeopardize future residential development on the lands; (iii) Municipal water and sewage services are available; and, (iv) The lot has frontage on an open public street. (Robinson & Metzger By-Law 2016-44 & By-Law 2018-86)
36.114 Part Lot 12, Conc. 10	A-114	1. In addition to the other uses permitted for this property, a temporary, dwelling in the form of a garden suite as defined by this By-law is permitted, subject to the following regulations: i) Notwithstanding any other section of this by-law, the garden suite may take the form of either a mobile home or a modular home, provided it is of a temporary nature and can be removed from the site; ii) Notwithstanding Section 6.12 I, the maximum floor area shall be 139.35 m ² (1,500 ft ²); iii) Notwithstanding any other section of this by-law, the garden suite may be located in from of the main

36.114 – cont'd		residential dwelling, provided the setback from the main residential dwelling, wall to wall, does not exceed 60.96 m. (200 ft.); iv) Notwithstanding Section 8.5.2.5, pursuant to Section 6.12 (l), the minimum interior side yard shall be 1.5 m. (5.0 ft.) v) A vegetative planting strip as per the regulations of Section 6.3 of this by-law shall be required, in front of and to the sides of the garden suite, to screen it from the road; vi) Other than above, the garden suite shall comply with the regulations of Section 6.12 of this by-law; vii) Pursuant to Section 39.1 (3) of the Planning Act, R.S.O. 1990, c.P.13 as amended, the garden suite is permitted until <u>January 10, 2037</u>. 2. In addition to the other uses permitted for this property, a home industry, in the form of an existing bicycle repair shop is permitted, subject to the following regulations: i) Notwithstanding Section 6.14 (g) of this by-law, the current location of the existing bicycle repair shop shall be deemed to comply with required setbacks; ii) Minor accessory sales of bicycles shall also be permitted, provided the main use of the home industry is bicycle repairs; iii) Other than above, the home industry shall comply with the regulations of Section 6.14 of this by-law.
36.115 Part Lot 16, Conc. 9	A-115	In addition to the uses permitted in the Agricultural zone, a commercial greenhouse shall also be permitted and shall be required to meet the requirements for an accessory structure. (Martin By-law 2017-51)
36.116 5982 14 th Line	AC-116	Notwithstanding any other provisions of this zoning by-law to the contrary, the lands zoned AC-116 may be used for a farm equipment repair use within a defined area of 0.17 ha (0.42 ac) as shown on Schedule A-Map 1, and the following special provisions shall apply: a) No permitted Agricultural Related uses, including outdoor storage and display area shall be located within 50 m (164 ft) of any residence on a nearby lot existing as of January 1, 2024. (Martin By-law 2024-021)
36.117 5159 Minto- Normanby Townline	A-117	Notwithstanding Section 36.1, or any other section of this by-law to the contrary, a new livestock barn with manure storage that is approximately 1,320 m² (14,208.3 ft²) in size is permitted on the lands zoned A-117. A reduced Minimum

36.117 – cont'd		Distance Separation (MDS) II of 340 m to the Clifford Urban Boundary Settlement Area shall apply. The regulations of A-1 zone shall be applicable to any additions or reconstruction of the proposed barn or manure storage facility. (Bearinger By-law 2026-026)
36.118		Deleted by Housekeeping By-law 2019-33.
36.119 Part Lot 79, Conc. C (Minto) 5892 Highway 9	A-119	Notwithstanding Section 6.1.4 b) or any other section of this by-law, the accessory building on the day of the passing of this By-law may have a maximum floor area of 475.0 m² (5,120.00 ft²). Subject to the following conditions: a) Enlargement of this building is not permitted. b) Additional accessory structures are not permitted including a hobby barn or building under the home industry provisions. c) Removal of the existing building shall void this provision. (Andrade By-law 2018-21)
36.120		
36.121		Deleted by Housekeeping By-law 2019-33.
36.122 Part Lot 37, Conc. 6	A-122	Notwithstanding Section 8.5.2.2 the minimum lot frontage is 8 m (26.42 ft). Notwithstanding Section 6.1 the existing bank barn with a ground floor area of 985 m² (10,600 ft²) is permitted as an accessory building subject to the following conditions: a) Enlargement of the bank barn building is not permitted; b) Additional accessory structures are not permitted on the property including a hobby barn or building under the home industry provisions; c) The recognition of the ground floor area applies only to the existing bank barn building and removal of the building shall void this provision; and d) The building may only be used for personal storage accessory to the main residential dwelling and may not be used for livestock and/or used for business/commercial uses including a home industry. (Wassink By-law 2018-63)
36.123		Deleted by Housekeeping By-law 2019-33.
36.124 Lot 42, Conc. 5 5106 5 th Line, Harriston	A-124	Notwithstanding Section 6.14 b) or any other section of this By-law, the accessory buildings on the day of the passing of this By-law may have a combined maximum ground floor area of 424.8 m² (4,572 ft²) and notwithstanding Section 6.1.3 b) or any other

36.124 – cont'd		section of this By-law, the drive shed on the day of passing of this By-law may have a maximum height of 9 m (30 ft). Subject to the following conditions: a) Enlargement of these buildings are not permitted. b) Additional accessory structures are not permitted including a hobby barn or building under the home industry provisions. Removal of the existing building shall void this provision. (Mahood & Howlett 2018-85)
36.125		
36.126 Con C, PT LT 75 5809 Rae's Lane Nelson Bowman	A-126	a) In addition to the uses permitted in the Agricultural (A) zone, the following additional uses are permitted: i) A kennel operates in accordance with the regulations of the Town of Minto Dog and Dog Kennel Licensing and Regulation By-law No. 2016-31, as amended. (Bowman By-law 2019-87)
36.127 Con 13, PT LT 22 5988 12 th Line Lorne Bowman	A-127	a) In addition to the uses permitted in the Agricultural (A) zone, the following additional uses are permitted: i) A kennel operated in accordance with the regulations of the Town of Minto Dog and Dog Kennel Licensing and Regulation By-law No. 2016-31, as amended. (Bowman By-law 2019-86)
36.128	RIN-128	Notwithstanding Section 25, the following permissions and restrictions shall apply to the lands zoned RIN-128: a) Additional Permitted Uses: - Automotive accessories shop; - Building supply outlet; - Commercial recreation use (indoor only); - Computer programming establishment; - Farm machinery service; - Printing establishment; - Rental outlet; and - Veterinary clinic b) Prohibited Uses: - Feed mill, seed plant, grain elevator c) Regulations: - Municipal Drain setback in Section 6.20.2 shall not apply (2396584 Ontario Inc/Taylor By-law 2025-066)
36.129	RIN-129	Notwithstanding Section 25, the following restrictions shall apply to the lands zoned RIN-129: a) Prohibited Uses: - Feed mill, seed plant, grain elevator; - Business or professional office;

Exception Zone 3 – Minto

36.129 – cont'd		• Mini storage establishment; • Parking lot area; • Public building; • Public uses; • Wholesale outlet; • Accessory uses, excluding accessory offices less than 250 m² in gross floor area b) Regulations: • Municipal Drain setback in Section 6.20.2 shall not apply (2396584 Ontario Inc/Taylor By-law 2025-066)
36.130	RIN-130	Notwithstanding Section 25, the following shall apply to the lands zone RIN-130: a) Prohibited Uses: • Feed mill, seed plant, grain elevator; • Outdoor storage uses and accessory outdoor storage b) Regulations: • A residential setback of 30 m shall apply; • Municipal Drain setback in Section 6.20.2 shall not apply (2396584 Ontario Inc/Taylor By-law 2025-066)

SECTION 37 – EXCEPTION ZONE 4 – TOWN OF PALMERSTON

The following provisions apply to the area within the former Town of Palmerston and as shown in Schedule “A” – Map 4 of this By-law.

The following provisions shall have effect notwithstanding anything else in this By-law and other provisions of this By-law shall be deemed to be amended insofar as is necessary to give effect thereto:

EXCEPTION ZONES		SPECIAL PROVISIONS
37.1 Whites Rd	IN-1	In addition to the permitted uses of Section 27.1, the land zoned IN-1 may also contain residential dwelling unit(s) provided that: a) The building conforms to the requirements of all other By-laws of the municipality. b) Each residential dwelling unit created shall be fully self-contained and shall have a floor area of not less than (51.1 m²) 550 ft² c) Each residential dwelling unit shall have a direct means of access to a public street by means of halls or stairs. d) Parking shall be provided to the rear of the front wall of the main building.
37.2	M1-2	Notwithstanding the provisions of Section 24.2 or any other provisions to the contrary, the land zoned M1-2 shall be used for a municipal sewage treatment plant and accessory uses including an oxidation ditch, except that no building or structure shall be permitted within 3.0 m (9.8 ft) of any lot line.
37.3 Norman St	C1-3	In addition to the permitted uses of Section 16.1, the land zoned C1-3 shall be allowed an automotive sales and service establishment” and the following additional regulations shall also apply: a) Minimum Lot Area 686.0 m (7,384.3 ft²) b) Minimum Front Yard 8.0 m (26.2 ft) c) Minimum Interior Side Yard as existing
37.4 Main St. E	R2-4	Notwithstanding the provisions of Sections 12.1, 12.2.1.4, 12.2.1.6, and 12.2.1.8, the land zoned R2-4 may only be used for a single detached dwelling subject to the following regulations: a) Minimum Rear Yard 4.5 m (14.7 ft) b) Minimum Interior Side Yard 1.8 m (5.9 ft) c) Minimum Ground Floor Area 83.6 m² (900.9 ft²)

37.5 Main St. E	R3-5	Notwithstanding the provisions of Sections 13.1, 13.2, 13.2.2.3, 13.2.2.4, 13.2.2.5, 13.2.2.8, and 13.4 or any other provisions to the contrary, the land zoned R3-5 may only be used for a sixteen (16) unit apartment residential dwelling, subject to the following regulations: a) Minimum Lot Area 1,569 m² (16,890 ft²) b) Minimum Front Yard as existing c) Minimum Rear Yard 1.5 m (4.9 ft) d) Minimum Interior Side Yard as existing e) Minimum Floor Area per residential dwelling unit a. Bachelor 25.5 m² (274.5 ft²) b. One Bedroom 34.0 m² (366.0 ft²) c. Each additional Bedroom 7.0 m² (75.4 ft²) f) Off-Street Parking: One (1) off-street parking space shall be provided per residential dwelling unit. In addition, six (6) off-street parking spaces are permitted between the front wall of the existing building and the front lot line. The remaining parking spaces shall be located in the northerly side yard, but not closer than 1.5 m (4.9 ft) to the Northerly side lot line. g) Accessory uses: Accessory Uses shall be provided in accordance with the provisions of Section 6-General Provisions.
37.6 Daly St.	R3-6	Notwithstanding the provisions of Sections 13.1, 13.2.2, 13.2.2.5, 13.2.2.8 and 13.4, or any other provisions to the contrary, the land zoned R3-6 may only be used for a ten (10) unit apartment residential dwelling subject to the following regulations: a) Minimum Lot Frontage as existing b) Minimum Interior Side Yard 3.0 m (9.8 ft) c) Minimum Floor Area/per unit 55.7 m² (600.0 ft²) d) Off-Street Parking Shall be provided at a rate of 1.5 spaces per dwelling unit. In addition, a maximum of three parking spaces may be permitted within the required front yard. e) Accessory uses Shall be provided in accordance with the provisions of Section 6 – General Provisions.
37.7 Main St. E	R3-7	Notwithstanding the provisions of Section 6.7, Sections 13.1, 13.2 and 13.5 or any other provisions to the contrary, the land zoned R3-7 may only be used for a six (6) unit apartment residential dwelling subject to the following regulations: a) Minimum Lot Frontage 21.1 m (69.2 ft)

37.7 – cont'd		b) Minimum Lot Area 806.0 m² (8,676.0 ft²) c) Minimum Front Yard as existing d) Minimum Rear Yard 9.0 m (29.5 ft) e) Minimum Interior Side Yard as existing f) Minimum Exterior Side Yard as existing g) Maximum Lot Coverage 40% h) Minimum Floor Area 51.1 m² (550.0 ft²) with the exception of one unit being 40.9 m² (440.0 ft²). i) Off-Street Parking One (1) off-street parking space shall be provided per residential dwelling unit with an additional two (2) spaces to be provided for visitor parking. In addition, five (5) parking spaces are permitted between the front wall of the existing building and the front lot line. One parking space shall be permitted in the Easterly side yard to the rear of the front wall of the existing building. The remaining two spaces may be located in the rear yard and behind the building line. j) Daylighting (Sight) Triangle For the land zoned R3-7, the sight triangle shall be measured a distance of 6.0 metres (20.0 feet) along the street lines. In addition, parking of vehicles is not permitted within the sight triangle, and no shrub, foliage or structure shall be greater than 0.7 metres (2.3 feet) above the grade of either abutting street. k) Accessory uses Shall be provided in accordance with the provisions of Section 6-General Provisions.
37.8 Toronto St.	R2-8	Prior to a building permit being issued for a residential use on the land zoned R2-8, the following requirements must be satisfied: i) The owner shall provide an acoustical report, prepared by a qualified specialist, confirming that the proposed residential uses can be developed in accordance with Ministry of Environment sound standards, with respect to sound emanating from the T. G. Minto plant. ii) The owner shall complete any mitigation measures required by the acoustical report. iii) Sufficient sewage capacity is to have been allocated by the Town of Minto for the development. iv) That notwithstanding Section 12.2.2.7 of this by-law, the minimum required exterior side yard for Lots 1, 15, 16 and 23 of Plan of Subdivision 61M-154 shall be 4.8 metres (15.75 feet).

37.9 Queen St	R3-9	Notwithstanding the provisions of Sections 13.1, 13.2.2.1, 13.2.2.2, 13.2.2.3, 13.2.2.4, 13.2.2.5, 13.2.2.8 and 13.4, the land zoned R3-9 may only be used for a twelve (12) unit apartment residential dwelling, subject to the following regulations: a) Minimum Lot Area 1,500 m² (16,146 ft²) b) Minimum Front Yard 5.0 m (16.4 ft) d) Minimum Interior Side Yard 3.4 m (11.2 ft) e) Minimum Floor Area 55.74 m² (600 ft²) f) Off-Street Parking One (1) off-street parking space shall be provided per dwelling unit with an additional two (2) on-site parking spaces to be provided for visitor parking. Parking spaces may encroach within a required side yard. g) Accessory Uses Accessory uses shall be provided in accordance with the provisions of Section 6-General Provisions.
37.10 Main St. W.	C2-10	In addition to the permitted uses of Section 17.1, the land zoned C2-10 may also be used for truck storage, truck repair, and light metal fabricating in accordance with the provisions of this By-law except that the accessory building on Park Lot 2 may be located within the required rear yard as existing.
37.11 Norman St.	MU1-11	Notwithstanding any other provisions to the contrary, the area zoned MU1-11 may be used for a warehouse or indoor storage facility within an existing building and any permitted use under Section 22.1 excluding an automotive use or gas bar.
37.12 Main St. E.	R3-12	Notwithstanding Sections 13.2.2.1, 13.2.2.2, 13.2.2.4, 13.2.2.5, and Section 6.27.4 or any other provisions of this By-law to the contrary, the land zoned R3-12 may be used for a six (6) unit apartment residential dwelling subject to the following regulations: a) Minimum Lot Area 994.0 m² (10,700 ft²) b) Minimum Lot Depth 37.2 m (122.0 ft) c) Minimum Rear Yard 3.6 m (11.8 ft) d) Interior Side Yard i) West Side 10.5 m (34.5 ft) ii) East Side 1.2 m (3.9 ft) e) Off-Street Parking shall be permitted within the required front yard and within the required side yard.
37.13 Main St. E	IN-13	Notwithstanding Sections 27.2.3, 27.2.5, 27.2.6, 27.2.7 and Sections 6.3 and 6.27 or any other provisions the contrary, the land zoned IN-13 may be used for a permitted use under Section 27.1 subject to the following regulations:

37.13 – cont'd		a) Minimum Front yard as existing b) Minimum Rear yard as existing c) Minimum Exterior Side yards as existing d) Maximum Lot Coverage 65% e) Minimum Landscaped area 20% f) Off-Street parking: A minimum of 36 parking spaces shall be provided on the subject property. In addition, a minimum of 124 parking spaces shall be provided within 100 m (328 ft) of the subject property. The requirements of Sections 6.27.1 to 6.27.4 and 6.27.8 shall also apply.
37.14 Queen St.	IN-14	Notwithstanding 6.27.3, 27.2.4 and any other provisions of this By- law to the contrary, the land zoned IN-14 may be used for a permitted use under section 27.1 subject to the following regulations: a) Minimum Interior Side Yard as existing b) Off-Street Parking: A Minimum of 20 parking spaces shall be provided on the subject property (4 of which are to accommodate the physically handicapped in accordance with the provisions of Section 6.27)
37.15 Main St. W	C2-15	Notwithstanding the provisions of Section 17.1, 17.2.2 or any other provisions to the contrary, the land zoned C2-15 may only be used for a business or professional use with a Minimum Lot Frontage of 24.3 m (80 ft).
37.16 King St. W	M1-16	Notwithstanding any other provisions of this By-law to the contrary, in addition to the uses permitted in Section 24.1, the land zoned M1-16 may also be used for the sale of new or used automobiles as well as for the existing uses of a Brew Your Own, and Safety Consultant and Sales. Notwithstanding Section 6.36, Section 6.27 and Section 6.25, the display of new or used automobiles will be permitted within the exterior side yard along Mill Lane, only up to a distance of 5 feet from the street line.
37.17 Main St. W	C1-17	Notwithstanding Section 16.2.6, or any other provisions of this By- law to the contrary, no minimum rear yard shall be required for the land zoned C1-17 .
37.18 Whites Rd	IN-18	Notwithstanding the provisions of Section 27.1, or any other provisions to the contrary, the land zoned IN-18 may also be used for a pharmacy.

37.18 – cont'd		Notwithstanding Section 6.27.4, parking spaces shall be permitted along the northern boundary of the zone, and a 1.5 m (4.9 ft) side yard and a 1.2 m (3.9 ft) front yard are to be maintained free of encroachment from the parking spaces. Notwithstanding Section 6.27.1, parking spaces not less than 5.5 metres (18 feet) in length shall be permitted. Notwithstanding Section 25.3.1, the Minimum Landscaped Area for the land zoned IN-19 shall be 25%
37.19 King St. E.	C2-19	Notwithstanding Section 17.1, the land zoned C2-19 may be used for a transport establishment. Notwithstanding Section 17.4.12, an accessory building to a transport, trucking or distribution establishment shall not be located within 3.0 metres (9.8 ft) of any property line.
37.20 King St. W	R2-20	Notwithstanding Section 12 or any other provisions to the contrary, driveway access to the property is to be gained directly from King Street on the land zoned R2-20.
37.21 King St. W	C2-21	Notwithstanding the requirements of Section 17.3 and Section 6.3, a planting strip shall not be required where this zone abuts the west side lot Line of R2-21. In addition, for the land zoned C2-21, the minimum lot frontage shall be 24.4 metres (80 feet).
37.22 William St.	C1-22	Notwithstanding Section 16.3 or any other provisions to the contrary, the land zoned C1-22 may include one (1) residential dwelling unit on the ground floor of the building situated in Lot 2. The dwelling unit is to comprise less than 50% of the ground floor area of the building and is to be located to the rear of the commercial use. Notwithstanding Sections 16.3 and 13.2.2.8 of this By-law, the minimum floor area for a one (1) bedroom apartment shall be 46.5 m² (500 ft²). Notwithstanding Section 6.27.8 of this By-law, one (1) off street parking space shall be required per residential dwelling unit.
37.23 William St.	C1-23	Notwithstanding any other provisions to the contrary, in addition to the addition to the uses permitted in Section 16.1, the land zoned C1-23 may also be used for a veterinary companion animal office. The following accessory uses are not permitted: • Overnight hospitalization, • General anesthesia,

37.23 – cont'd		• Major surgery and • The taking of X-rays The veterinary companion animal office shall be subject to the regulations of Sections 16.2, 16.3 and 16.4.
37.24	R2-24	Notwithstanding Section 6.10 or any other provisions to the contrary, while Mary Street is not an opened, maintained street in this location, the subject land zoned R2-24 shall enjoy the full range of uses that would otherwise be permitted in the R2 Zone. Access to the subject land may be gained by a right-of-way over unopened Mary Street.
37.25 William St.	R2-25	Notwithstanding any other provisions to the contrary, the land zoned R2-25 may only be used for two cluster townhouse dwellings with a maximum building height of one storey and each dwelling containing 4 residential dwelling units.
37.26	R2-26	Notwithstanding anything to the contrary in this By-law, for the three lots fronting onto Brunswick Street, a Minimum Lot Depth of 27.13 m (89.0 ft) shall be required. All residential dwellings on the land zoned R2-26 shall be designed to have the following minimum elevation standards of grading for the following: • Roadway access 395.85 m (1,298.72 ft) • Dwelling openings 396.35 m (1,300.36 ft) • Basement Floor 395.35 m (1,297.08 ft) The basement floor elevation may be reduced by special foundation and/or grading design, provided written permission is given by the municipality, after consultation with its consulting engineer or the Maitland Valley Conservation Authority. A building permit shall not be issued for any residential dwelling unless the municipality is satisfied that municipal sanitary sewer and water services will be made available prior to occupation of the dwelling.
37.27 Brunswick St	R2-27	Notwithstanding Section 12.2 or any other provisions to the contrary, all dwellings on the land zoned R2-27 shall be designed to have the following Minimum elevation standards of grading for the following: • Roadway access 395.85 m (1,298.72 ft) • Dwelling openings 396.35 m (1,300.36 ft) • Basement Floor 395.35 m (1,297.08 ft)

37.27 – cont'd		The basement floor elevation may be reduced by special foundation and/or grading design, provided written permission is given by the municipality, after consultation with its consulting engineer or the Maitland Valley Conservation Authority. A building permit shall not be issued for any dwelling unless the municipality is satisfied that municipal sanitary sewer and water services will be made available prior to occupation of the dwelling.
37.28 Victoria St.	R2-28	Notwithstanding Section 12.2.5.6, Minimum Rear Yard requirement for a fourplex dwelling of the R2 Zone, or any other provisions to the contrary, the land zoned R2-28 shall have a minimum Rear Yard of 3.66 metres (12 feet)
37.29 Norman St.	R2-29	Notwithstanding Section 12 or any other provisions to the contrary, the land zoned R2-29 may only be used for a parking lot for the storage of up to 15 school buses.
37.30	M1-30 (H)	In addition to all applicable regulations contained in this zoning by-law, the following additional regulations shall apply to the M1-30 (H) Zone - Notwithstanding anything in this By-law to the contrary, all industrial buildings and structures shall maintain a setback of at least 70 m (229.7 ft) from any abutting residential zone. - Notwithstanding anything in this By-law to the contrary, the parking area for all motor vehicles shall maintain a setback of at least 9.2 m (30 ft) from any abutting residential zone. - Notwithstanding anything in this By-law to the contrary, all buildings, structures or sewage disposal systems shall maintain a setback of at least 30 m (98.4 ft) from the Natural Environment Zone situated in the north portion of the Lot 24, Concession 1 (formerly in the Township of Minto). - Until the “H” symbol is removed, the land zoned M1-30 (H) may only be used for the following: - An agricultural use, excluding the keeping of livestock, a fur farm or dog kennels. - An aquaculture production facility within an enclosed building on private services (well and septic) is permitted. An aquaculture production facility may include: a hatchery/nursery, office, processing, packaging, warehousing and shipping of product.

37.30 – cont'd		f) The cultivation of cannabis in a greenhouse is permitted on a 3 acre portion of Part Lot 24, Concession 1, 200 Minto Road, Palmerston, directly north of and adjoining the property known as 140 Minto Road. Council may pass a by-law removing the “H” symbol once it is satisfied that the following matters have been adequately addressed: • Availability of municipal services • Stormwater management, including any required easements • Compatibility with residentially zoned land to the south in terms of potential sound and vibration impacts.
37.31	R2-31	The land zoned R2-31 may be used for a three-unit street townhouse residential dwelling, home occupations and accessory residential uses, buildings and structures subject to the following specific regulations: a) Lot Area, minimum 1,003.0 m² (10,800.0 ft²) b) Lot Frontage, minimum 9.8 m (32.3 ft) c) Front Yard, minimum 7.6 m (24.9 ft) d) Exterior Side Yard, minimum 7.6 m (24.9 ft) e) Interior Side Yard, minimum 2.4 m (8.0 ft) f) Rear Yard, minimum 5.0 m (16.5 ft) Notwithstanding this minimum rear yard requirement and the requirement of Section 6.36 b) ii), a covered porch or deck may be permitted to encroach 8 feet into the required rear yard as specified for the R2-31 Zone. g) Building Height, Maximum 10.5 m (34.5 ft) h) Floor Area, minimum 70.0 m² (753.5 ft²) i) Off-Street Parking Spaces: Minimum of 4 Except as provided for above, all other applicable provisions of this Zoning By-law shall apply to the land zoned R2-31 including the requirements of Section 12.3, and the applicable regulations of Section 6.
37.32	MU2-32	The land zoned MU2-32 may be used for a permitted use of the Main Street Mixed Use Zone including a 12 unit residential apartment dwelling. The permitted residential apartment dwelling will be subject to the applicable regulations of Section 13.2.3 of the R3 Zone. In addition, to these regulations the following specific regulations shall apply to the land zoned MU2-32.

37.32 – cont'd		i) Off-Street Parking requirements: Notwithstanding the provisions of Section 6.27.4 of this Zoning By-law, on the land zoned MU2- 32 off-street parking spaces may be permitted within a required front and/or exterior side yard but no parking area or parking space is permitted to locate within 1.5 metres (4.9 ft) of the front lot line, which shall only be used as a landscaped area except for driveways leading to and from the lot. ii) Buffer Area requirements: Where any lot line of the MU2-32 Zone is abutting a Residential Zone boundary or abutting a lot containing a residential dwelling, the requirements of Section 6.3 of this Zoning By-law shall apply. iii) Common Amenity Area: Notwithstanding Section 6.6 of this By-law, for the land Zone MU2-32, the rear yard shall be deemed to be a common amenity area. Except as amended above, all other applicable provisions of this By-law shall apply to the land zoned MU2-32.
37.33	C2-33	The land zoned C2-33 is within a Minimum Distance Separation (MDS I) arc, created by a livestock operation situated to the south across Wellington Road 123 in Wallace Township. The following permitted uses and regulations apply to this zone: i. No buildings, structures or uses are permitted that would place further MDS 2 constraints on the farmer's ability to expand the existing livestock operation. ii. Notwithstanding subsection (i) above, accessory uses such as parking and stormwater management facilities are permitted within the C2-33 zone, accessory to the main buildings permitted in the C2-34 zone to the north. iii. Should the barn in Wallace Township be demolished in the future or be rendered unsuitable for livestock housing use, a full range of Highway Commercial use shall be permitted in this zone without the need for further amendment to this by-law.
37.34	C2-34	The land zoned C2-34 is subject to the following regulations: i. Notwithstanding Section 17, in addition to permitted Highway Commercial uses, residential use may be made of the existing Single detached dwelling, situated in the western portion of this zone.

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37.34 – cont'd		ii. The existing barn situated in the western portion of this zone shall either be demolished or shall be rendered unsuitable for livestock housing use.
37.35 Concession 1, Part Lot 24 345 Minto Rd	M1-35	In addition to other uses permitted in the Industrial (M1) zone, the indoor cultivation of cannabis for commercial sale by a licensed producer is permitted subject to approval and licensing by Health Canada under the Cannabis Act or subsequent regulations. (Town of Minto By-law 2019-47)
37.36	C2-36	i. Notwithstanding Section 17, only the following uses shall be permitted on the land zoned C2-36: automotive accessories shop, business and professional offices, church/place of worship, commercial nursery or greenhouse, farmers market, financial office, flea market, funeral home, garden centre, eat inside restaurant [drive-in, drive-thru and take-out types of restaurant are not permitted], service or repair shop [only for household items such as electronics and appliances – small engine repair or other uses that may potentially create a nuisance due to noise or odors are not permitted], U-brew establishment, veterinarian clinic, wholesale outlet. ii. Notwithstanding Section 6.3 of this by-law, an enhanced buffer shall be required along the eastern boundary of the C2-36 zone where it abuts the residential zone to the east. This buffer shall be sufficiently wide enough to permit the establishment of an earthen berm to protect the residential use. In addition, a planting strip and/or solid fence shall be constructed to further protect the residential property
37.37 Part of Lot 20, Concession 11	MU2-37	The land zoned MU2-37 may be used for a permitted use of the Main Street Mixed Use Zone including two four-plex unit residential apartment dwelling. The permitted residential apartment dwellings will be subject to the applicable regulations of Section 12.2.5 of the R2 Zone. In addition, to these regulations the following specific regulations shall apply to the land zoned MU2-37 . i) Off-Street Parking requirements: Notwithstanding the provisions of Section 6.27.4 of this Zoning By-law, on the land zoned MU2-37 off-street parking spaces may be permitted within a required front and/or exterior side yard but no parking area or parking space is permitted to locate within 1.5 metres (4.9 ft) of the front lot line, which shall

37.37 – cont'd		only be used as a landscaped area except for driveways leading to and from the lot. ii) Buffer Area requirements: Where any lot line of the MU2-37 Zone is abutting a Residential Zone boundary or abutting a lot containing a residential dwelling, the requirements of Section 6.3 of this Zoning By-law shall apply. iii) Common Amenity Area: Notwithstanding Section 6.6 of this By-law, for the land Zone MU2-37, the rear yard shall be deemed to be a common amenity area. Except as amended above, all other applicable provisions of this By-law shall apply to the land zoned MU2-37. (Gilkinson By-law 07-54)
37.38	M1-38 (H)	The lands within the M1-38 (H) zone may be used for industrial uses as set out in Section 24 of the By-law, along with open space buffer uses that are accessory to the TG Minto industry. In addition, the southwest corner of the zone may be used for the extension of Raglan Street or a residential driveway, to provide access to residential land to the south. These uses shall be subject to the following regulations: i) Industrial uses shall not be permitted within the following setbacks, within 70 m. (229.6 ft.) of any residentially zoned lot and within 50 m. (164 ft.) of the Toronto Street road allowance. ii) However, the following accessory industrial uses shall be permitted within the above-noted setback: an accessory car parking lot and driveway, a truck driveway and stormwater management facilities, provided that: • satisfactory studies are done to show that these uses are compatible with surrounding residential lands • any driveways are situated to ensure minimal noise and vehicle light impacts on residential uses • any parking lot lighting will be designed and located to direct lighting away from residential uses • these accessory industrial uses shall be subject to site plan control iii) Until the “H” symbol is removed, the land zoned M1-38 (H) may only be used for the following:

37.38 – cont'd		• industrial accessory uses: a car parking lot and driveway, a truck driveway and stormwater management facilities. • buffer accessory uses: agricultural crops, passive recreational, landscaping, noise mitigation features (such as berms, fences and vegetative plantings). • an extension of Raglan Street or a residential driveway, to provide access to residential land to the south. Council may pass a by-law removing the “H” symbol once it has received and approved associated technical reports, including: • Noise and Vibration Study • Stormwater Management Report iv) The land zoned M1-38 shall be subject to site plan control.
37.39 210 York Street	R2-39	In addition to the uses permitted in Section 12.1, the lands zoned R2-39 shall also permit a converted residential dwelling with a total of 6 apartment dwelling units, subject to the following regulations: a) Notwithstanding Section 12.2.1.5, the existing exterior sideyard shall be deemed to be in compliance with this by-law; b) Other than Section 12.2.7.1, the converted dwelling shall meet all the requirements of Section 12.2.7. c) All parking spaces shall be paved or covered with a similar hard surface (e.g. brick, cement). d) A cement curb or parking barrier shall be placed along the edge of the northernmost parking space on York Street, to prevent encroachment into the corner’s daylighting sight triangle; e) The shrub buffer along the south boundary of the property shall not exceed a height of 0.8 m. (2.6 ft.) above the centreline grade of the street, for the entire length of the adjacent parking area. (Orticello By-law 10-71)
37.40	MU2-40	Notwithstanding 22.1, a retail store shall not be permitted in the MU-40 zone. (Gil/Sinclair By-law 2011-57)
37.41	MU2-41	Notwithstanding 22.1, a retail store shall not be permitted in the MU-41 zone. In addition, the building height shall not exceed one (1) storey. (Gil/Sinclair By-law 2011-57)

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37.42	M1-42	The following specific uses shall be permitted in the M1-42 Zone: Automotive Accessories Shop, Automotive Body Repair Shop, Automotive Sales and Service Establishment, Automotive Service Station, Automotive Washing Establishment, Boat Sales and Service Establishment, Building Supply Outlet, Commercial Nursery or Greenhouse, Custom Workshop, Farm Machinery Sales and Service, Funeral Home, Garden Centre, Mini-Storage Facility, Parking Area, Parking Lot, Printing Establishment, Recreational Trailer Sales and Service Establishment, Rental Outlet, Research and Laboratory Facilities, Service Industry, Service or Repair Shop, Veterinarian Clinic, and Accessory Uses, Buildings and Structures to the above permitted uses. The above permitted uses shall comply with the zone regulations of the Sections 17.2, 17.3 and 17.4, except that notwithstanding Section 17.2.8, the maximum lot coverage shall be 60%. (Town of Minto By-law 2014-11)
37.43	R3-43	Notwithstanding Section 13.2.3.2, the minimum lot frontage for this zone shall be 7.0 metres (23 feet). A tree saving plan shall be required, to the satisfaction of the Town, as part of the site plan and building permit process. (Sinclair, Prins By-law 2014-33)
37.44	MU1-44	In addition to the uses permitted in Section 21.1, a single detached dwelling shall be permitted in this zone. The single detached dwelling shall be developed subject to the regulations of sections 10.2, 10.3 and 10.4 (Town of Minto By-law 2014-74)
37.45 Part Lots 11 & 12, 61R-20381 Parts 2 & 3	MU2-45	Notwithstanding any other section of this by-law to the contrary, in addition to the uses permitted in the Mixed Use (MU2) Zone, the land zoned MU2-45 may also be permitted a single family dwelling. (Sinclair By-law 2015-100)
37.46 Lots 35 & 36 Survey Casewell & Clement's, Part Park Lot 3, Part Lane, Survey Borthwick's 260 Mary St.	R3-46	Notwithstanding the provisions of Section 13.2.3.1 a minimum lot area of 1,742.6 m² (18,757.7 ft²) is permitted. Notwithstanding the provisions of Section 13.2.3.5 a minimum interior side yard setback of 1.84 m (6.0 ft) is permitted for the existing building. (Myer By-law 2017-105)

37.47 Lots 35 & 36 Survey Caswell & Clement's, Part Park Lot 3, Part Lane, Survey Borthwick's	R3-47	Notwithstanding the provisions of section 13.2.2.3 a minimum front yard setback of 6.0 m (19.7 ft) is permitted for a 5-unit cluster townhouse. Notwithstanding the provisions of section 13.2.2.4 a minimum rear setback of 3.8 m (11.8 ft) is permitted for a 5-unit cluster townhouse. Notwithstanding the provisions of section 13.2.2.5 a minimum interior side yard setback of 3.0 m (9.84 ft) is permitted for a 5-unit cluster townhouse. (Myer By-law 2017-105)
37.48 Part Lots 7 & 8, South Side of Victoria Street, Morrison's Survey, 310 Queen Street South, Palmerston	R2-48	Notwithstanding Section 12.1, only the following uses are permitted: • A one storey single detached dwelling (bungalow) • Home Occupation • Accessory uses buildings and structures Notwithstanding the provisions of Section 12.2.1.1, a minimum lot area of 416.9 m² (4,487.0 ft²) is permitted. Notwithstanding the provisions of Section 12.2.1.6, a minimum rear yard of 4.6 m (18.4 ft) is permitted. (Sinclair By-law 2018-75)
37.49 Part Lots 7 & 8, South Side of Victoria Street, Morrison's Survey, 310 Queen Street South, Palmerston	R2-49	Notwithstanding the provisions of Section 12.2.1.1, a minimum lot area of 392.4 m² (4,223.0 ft²) is permitted. Notwithstanding the provisions of Section 12.2.1.6, a minimum rear yard of 4.15 m (13.6 ft) is permitted. Notwithstanding the provisions of 5.139.1 b), the front lot line shall be deemed to be the frontage along Queen Street. (Sinclair By-law 2018-75)
37.50 Con 1, Part Lot 24 135 Minto Road	M1-50	In addition to the other uses permitted in the Industrial (M1) zone, the indoor cultivation of cannabis for commercial sale by a licensed producer is permitted subject to approval and licensing by Health Canada under the Cannabis Act or subsequent regulations. (Tucker Industries By-law 2019-61)
37.51 Lots 15 and 16, North side of Victoria Street,	R3-51	Notwithstanding Section 13.2.2.3 of this by-law, the minimum front yard setback to the mail structure permitted is 4.2 m (13.8 ft).

Morrison's Survey Palmerston, Henry Street		Notwithstanding Section 13.2.2.6 of this by-law, the minimum exterior side yard to the accessory structure for the cluster townhouse house unit located closest to Victoria Street (unit 13) permitted is 2.9 m (9.5 ft). Notwithstanding Section 13.2.2.6 of this by-law, the minimum exterior side yard to the accessory structure only is 4.0 m (13.1 ft). Notwithstanding Section 13.2.2.5 of this by-law, the minimum interior side yard to the most south easterly unit of the cluster townhouse units (unit 19) permitted is 2.0 m (6.6 ft). Notwithstanding Section 13.2.2.5 of this by-law, the minimum interior side yard to the accessory structures for each cluster townhouse unit abutting the former Canadian National Railway line (units 1-11) permitted is 2.9 m (9.5 ft). Notwithstanding Section 13.2.1.5 of this by-law, the minimum exterior side yard abutting Victoria Street and Henry Street (unit 26) permitted is 4.7 m (15.4 ft). Notwithstanding Section 13.2.1.5 of this by-law, the minimum exterior side yard to the most northern street townhouse unit on Henry Street (unit 20) permitted is 2.4 m (7.9 ft). (Sinclair By-law 2020-51)
37.52 Con 11, Lot 16 & 17 300 Toronto Street, 600 Main Street E	M1-52	Off-street parking requirement for the 3,511 m² (37,800 ft²) building addition will be calculated at 1 space per 195 m² (1 space per 2,100 ft²) of gross floor area. Any further additions will be required to meet the required parking regulations. Note: this site-specific amendment applies to the proposed addition from 2021. (TG Minto By-law 2021-15)
37.53 65 Lorne Street N, Concession 1, Part Lot 23	FD-53	Notwithstanding Section 29, or any other provisions to the contrary, the lands zoned FD-52 shall prohibit the keeping of livestock. (Minto Boundary Adjustment By-law 2022-12)
37.54 660 Yonge St	R3-54	Notwithstanding any other provisions to the contrary, the following regulations shall apply for a cluster townhouse development: • The minimum lot area shall be 1,600 m² (0.39 ac). • The minimum front yard setback shall be 4.5 m (14.76 ft). Notwithstanding Section 6.37 b) i) YARD

37.54 – cont'd		ENCROACHMENTS open and unenclosed porches, uncovered decks, balconies and steps may project into the required front yard no more than 1.5 m (4.9 ft). • The minimum interior side yard setback shall be 3 m (9.84 ft). • Notwithstanding Section 6.37 b) iii) open and enclosed porches, uncovered decks and balconies shall not project into any required interior side yards. • Notwithstanding any other provisions to the contrary, all driveways and parking aisles shall have a minimum unobstructed width of 6.0 m (19.69 ft) where two-way traffic is permitted and 3 m (9.8 ft) where one-way direction of traffic flow is permitted, which is clearly indicated by signs, pavement markings or both. • There must be a minimum of 5 visitor parking spaces located at the rear of the property and such spaces shall be identified as being reserved for the exclusive use of such visitor. • There must be a minimum of 1 loading/turning space (3.0 m by 5.6 m) located on the lot for temporary parking of vehicles while loading or unloading of merchandise or materials, and such space shall be identified as being reserved for this exclusive use. • Notwithstanding any other provisions to the contrary, Section 6.3 BUFFER AREA shall apply and a 1.8 m (6 ft) solid board fence shall be provided around the entirety of the subject lands (the fence is to be set back a minimum of 4.5 m from the front lot line or in line with the front wall of the main building). (Gorgi By-law 2024-005)
37.55	C2-55	Notwithstanding Sections 6.16, 6.27.4 c, 17.2.2, 17.4.7 and 17.6 c or any other provisions of this By-law to the contrary, the land zoned C2-55 is subject to the following regulations: a) Loading Spaces 1 b) Parking Setback to a Residential Use 2.0 m (6.5 ft) to the west and 2.8 m (9.2 ft) to the south c) Minimum Lot Frontage 15.36 m (50.4 ft) d) Maximum Building Height 13.75 m (45.1 ft) e) Minimum Residential Unit Floor Area 7 m² (398.3 ft²) (WT Land L.P. By-law 2025-051)
37.56 Con 1, Lot 23	R3-56	Notwithstanding the requirements of the R3 Zone or any other provision of the by-law to the contrary, for the lots zoned R3-

Exception Zone 4 – Town of Palmerston

37.56 – cont'd		56, the following regulations should apply to street townhouses: • Lot Frontage, minimum 6 m (19.7 ft) • Lot Frontage Corner Lot, minimum 12 m (39.4 ft) • Front Yard setback, minimum 12 m (39.4 ft) (to garage) • Interior Side Yard, minimum 1.2 m (3.9 ft) • Building Height, maximum 12.2 m (40 ft) (Clark-Heinmiller, Breymark By-law 2025-050)
37.57 Con 1, Lot 23	R3-57	Notwithstanding the requirements of the R3 Zone or any other provision of the by-law to the contrary, for the lots zoned R3-57, the following regulations should apply to cluster townhouses: • Lot Area, minimum 3,055 m² (32,883 ft²) • Lot Frontage, minimum 6 m (19.7 ft) • Lot Frontage Corner Lot, minimum 12 m (39.4 ft) • Exterior Side Yard, minimum 6.05 m (19.7 ft) • Building Height, maximum 12.2 m (40 ft) (Clark-Heinmiller, Breymark By-law 2025-050)

SECTION 38 – APPROVAL OF NEW BY-LAW

38.1 REPEAL OF OLD BY-LAW

Zoning By-law Number 7-1978 and all associated Zoning Schedules and all subsequent amendments as it pertains to the former Village of Clifford are hereby repealed; Zoning By-law Number 1157 and all associated Zoning Schedules and all subsequent amendments as it pertains to the former Town of Harriston are hereby repealed; Zoning By-law Number 15-94 and all associated Zoning Schedules and all subsequent amendments as it pertains to the former Township of Minto are hereby repealed; and Zoning By-law Number 45-1989 and all associated Zoning Schedules and all subsequent amendments as it pertains to the former Town of Palmerston are hereby repealed.

38.2 EFFECTIVE DATE OF NEW BY-LAW

By-law Number **01-86** including all Schedules hereto, shall come into effect on the final passing thereof by the Council of The Corporation of the Town of Minto, subject to compliance with the provisions of The Planning Act.

READ A FIRST AND SECOND TIME THIS 19TH DAY OF DECEMBER 2001.

Ron Elliot
MAYOR

Barbara L. Sampson
CLERK

READ A THIRD TIME AND PASSED THIS 9TH DAY OF JANUARY 2002.

Ron Elliot
MAYOR

Barbara L. Sampson
CLERK

APPENDIX A

ILLUSTRATIONS OF DEFINITIONS AND PROVISIONS

Note: The diagrams and illustrations on the following pages are for the purposes of illustration only and do not form part of the Zoning By-law

EXAMPLES OF LOT DEFINITIONS

LOT DEPTH - NO REAR LOT LINE

LOT DEPTH

MID POINT OF FRONT LOT LINE

APEX OF TRIANGLE FORMED BY THE LOT LINES

LOT DEPTH - NO REAR LOT LINE

FRONT LOT LINE

LOT DEPTH

REAR LOT LINE

LOT DEPTH

MID POINT OF FRONT LOT LINE

MID POINT OF REAR LOT LINE

LOT DEPTH

MID POINT OF FRONT LOT LINE

MID POINT OF REAR LOT LINE

FRONT & REAR LOT LINES ARE NOT PARALLEL

LOT DEPTH

MID POINT OF FRONT LOT LINE

MID POINT OF REAR LOT LINE

FRONT & REAR LOT DEPTH LINES ARE PARALLEL

LOT CORNER

TANGENT TO STREET LINES DRAWN THROUGH EXTREMITIES OF INTERIOR LOT LINE

CORNER

MAX 135°

LOT CORNER STRAIGHT SIDES

FRONTAGE IS SHORTER OF THE TWO LOT LINES ABUTTING A STREET

MAX 135°

LOT FRONTAGE NO REAR LOT LINE

DISTANCE SPECIFIED IN THE BY-LAW

LOT FRONTAGE MEASURED ON THE LINE PERPENDICULAR TO THE LINE JOINING THE MID POINT OF FRONT LOT LINE TO APEX OF TRIANGLE FORMED BY THE SIDE LOT LINES.

LOT FRONTAGE LOT LINES NOT PARALLEL

DISTANCE SPECIFIED IN THE BY-LAW

LOT FRONTAGE MEASURED ON LINE PERPENDICULAR TO THE LINE JOINING MID POINTS OF FRONT & REAR LOT LINES

LOT FRONTAGE

DISTANCE SPECIFIED IN THE BY-LAW

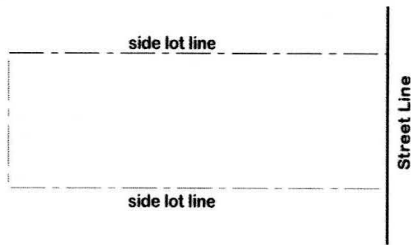
LOT FRONTAGE MEASURED ON LINE PERPENDICULAR TO THE LINE JOINING MID POINTS OF FRONT & REAR LOT LINES

THROUGH LOT

INTERIOR LOT

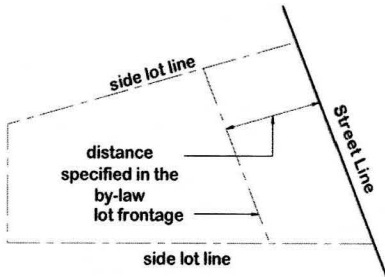
CORNER LOT

Lot Frontages



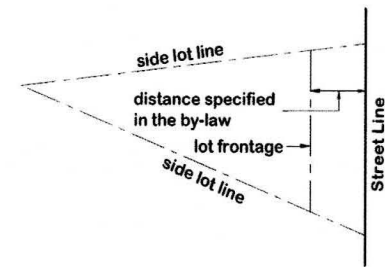
A

SIDE LOT LINES ARE PARALLEL; STREET IS STRAIGHT
the lot frontage is measured along the street line between the side lot lines



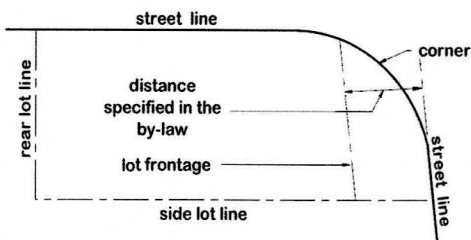
B

FRONT AND REAR LOT LINES ARE NOT PARALLEL
the lot frontage is measured along a line drawn between the side lot lines parallel to the front lot line at the distance specified in the by-law for the minimum front yard



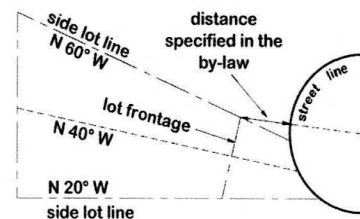
C

NO REAR LOT LINE
the lot frontage is measured along a line drawn between the side lot lines parallel to the front lot line at the distance specified in the by-law for the minimum front yard



D

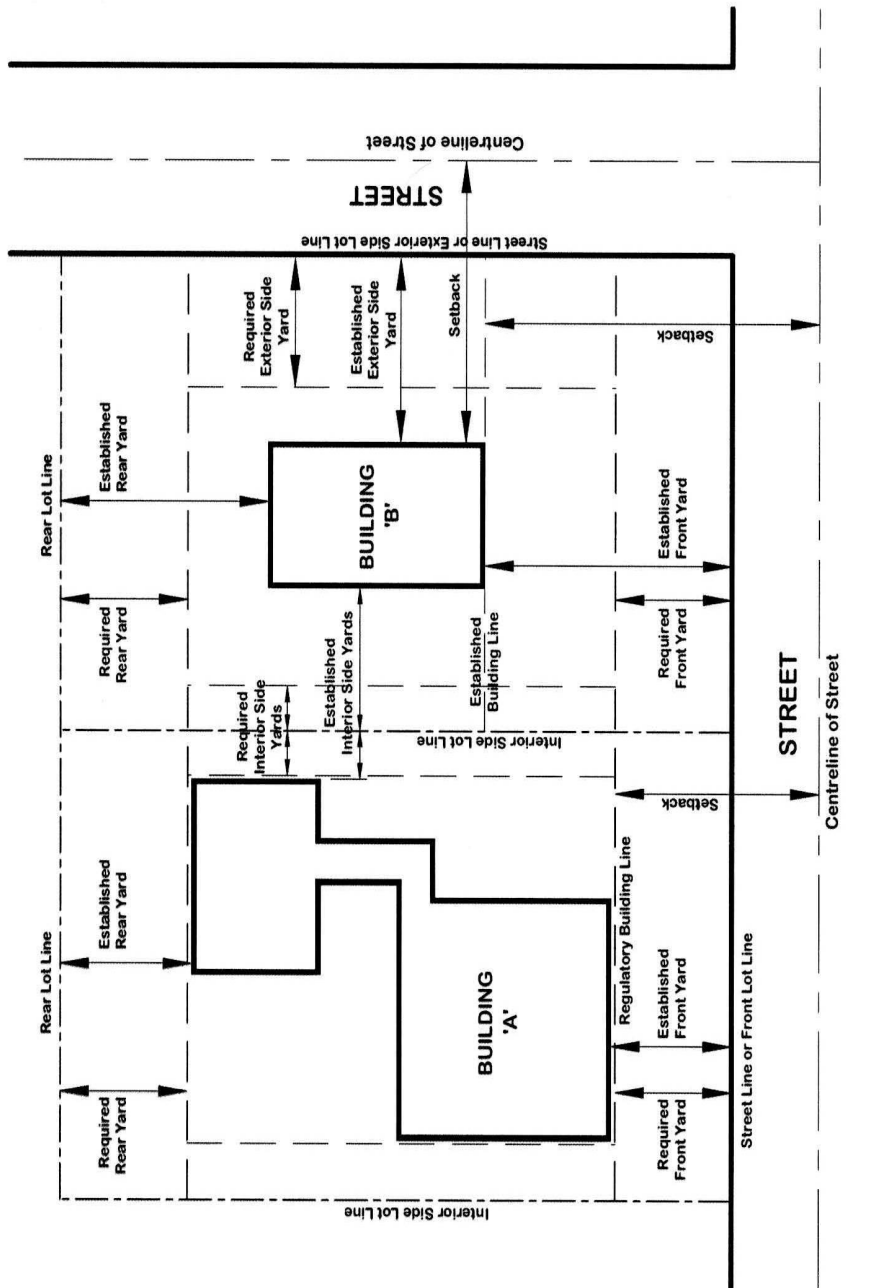
CORNER OR INTERIOR LOT ON A CURVE
the lot frontage is measured along a line drawn parallel to the tangent of the front lot line at the distance specified in the by-law for the minimum front yard



E

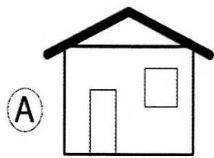
LOT ON A CUL-DE-SAC OR EYEBROW
the lot frontage is measured along a line drawn perpendicular to the mean bearing of the side lot lines the radial distance of which line, at its closest point to the street line, is not less than the distance specified in the by-law for the minimum front yard.

Yards and Setbacks

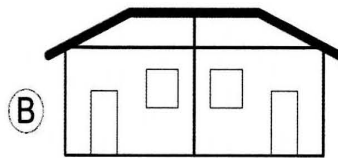


Building 'A' meets the minimum requirements for front yard, side yards, rear yard and setback.
 Building 'B' has voluntarily increased all yards and setbacks beyond the required minimum.

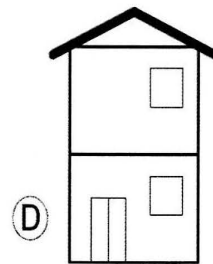
Typical Dwelling Types



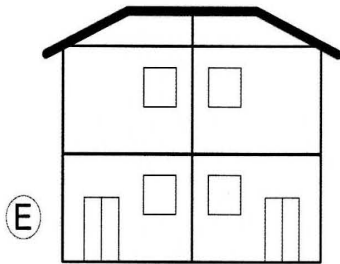
A
detached one-family dwelling (1 unit)



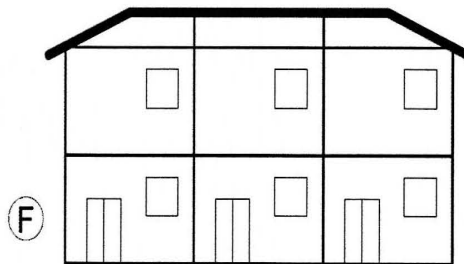
B
semi-detached one-family dwelling (2 dwelling units)



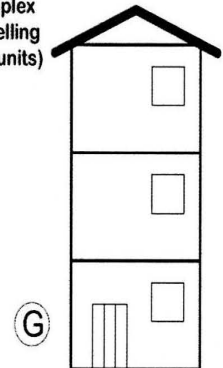
D
detached duplex dwelling (2 units)



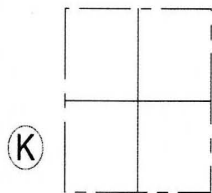
E
semi-detached duplex dwelling, or double duplex, or fourplex (4 dwelling units)



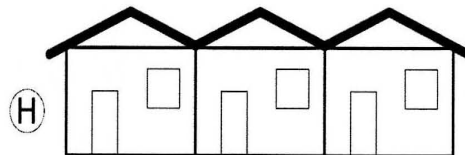
F
attached duplex dwelling, or duplex terrace (6 dwelling units); terrace length may be extended



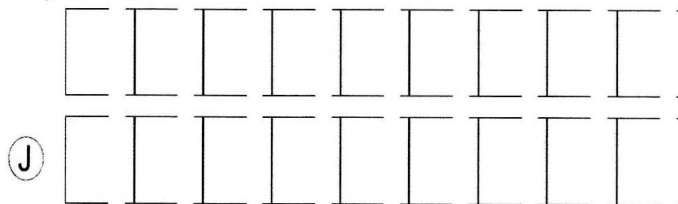
G
detached triplex dwelling (3 units)



K
plan of a back-to-back form of cluster row housing, or "quadruplex"; modules may be attached at corners to enlarge the cluster

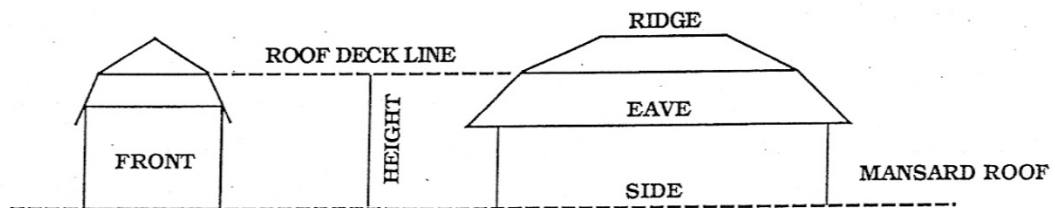
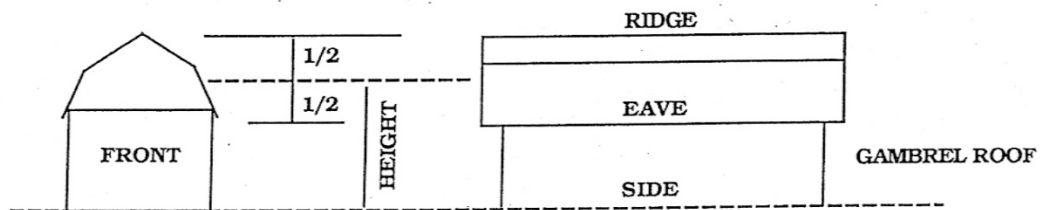
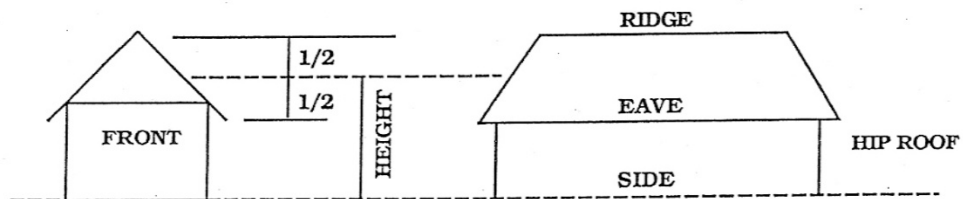
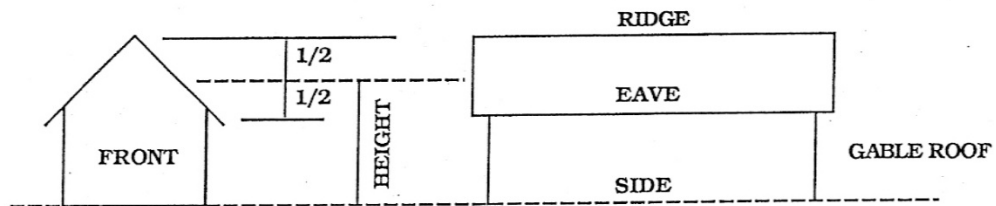
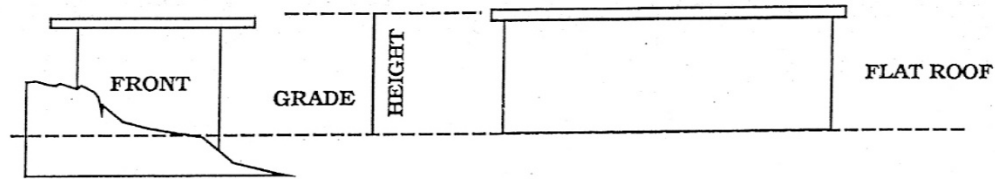


H
attached one-family dwelling or row house (3 dwelling units) terrace length may be extended or an upper storey of apartments added to create a "mixed terrace"



J
plan of a maisonette dwelling; terrace may be any length; two-storey dwelling units may be provided and units may be stacked, or an upper storey of apartments added to create a "mixed terrace"

GUIDE TO HEIGHT DEFINITIONS



BASEMENT AND CELLAR DEFINITIONS

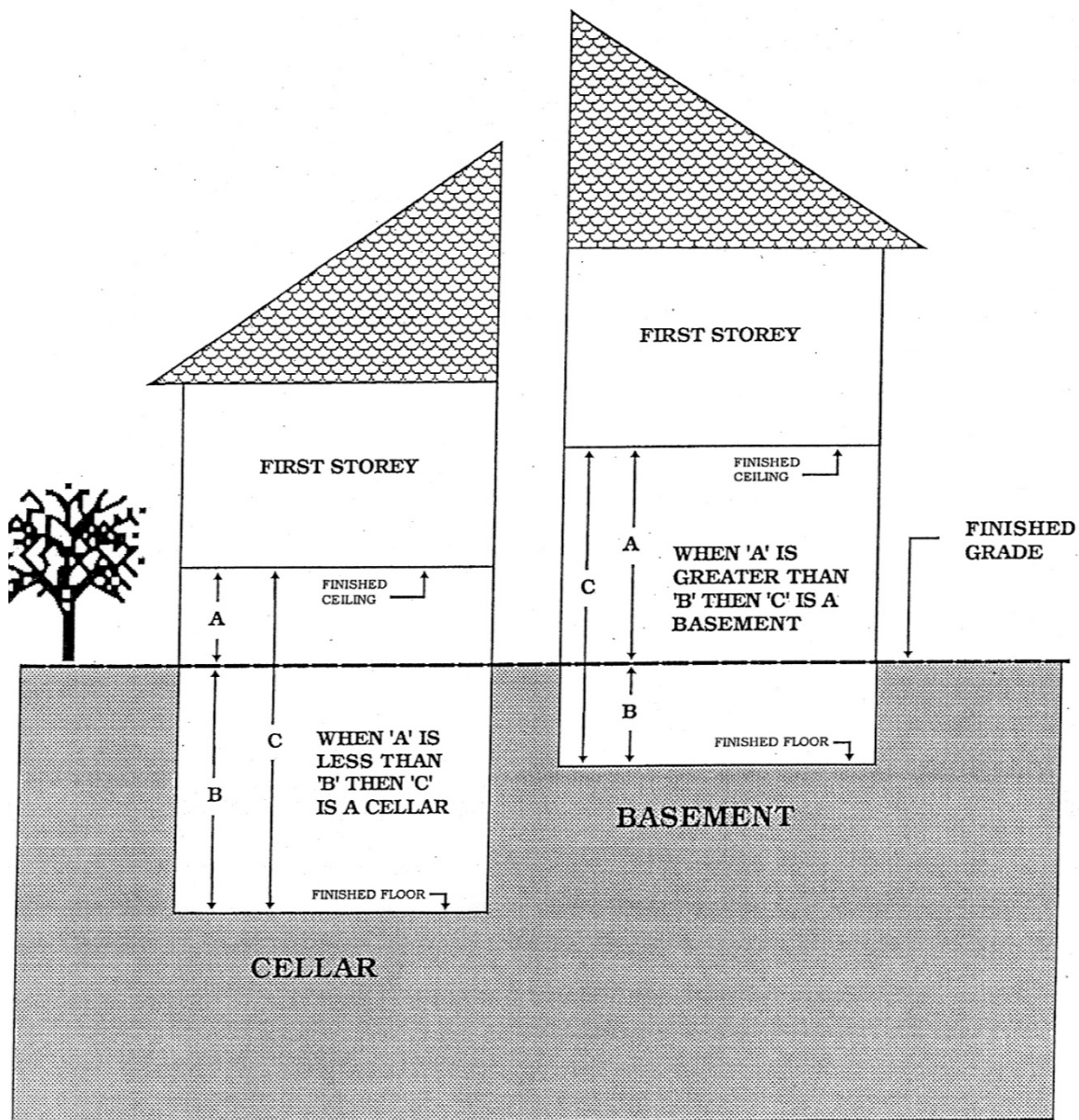


ILLUSTRATION OF FLOODWAY, FLOOD PLAIN, AND FLOOD FRINGE

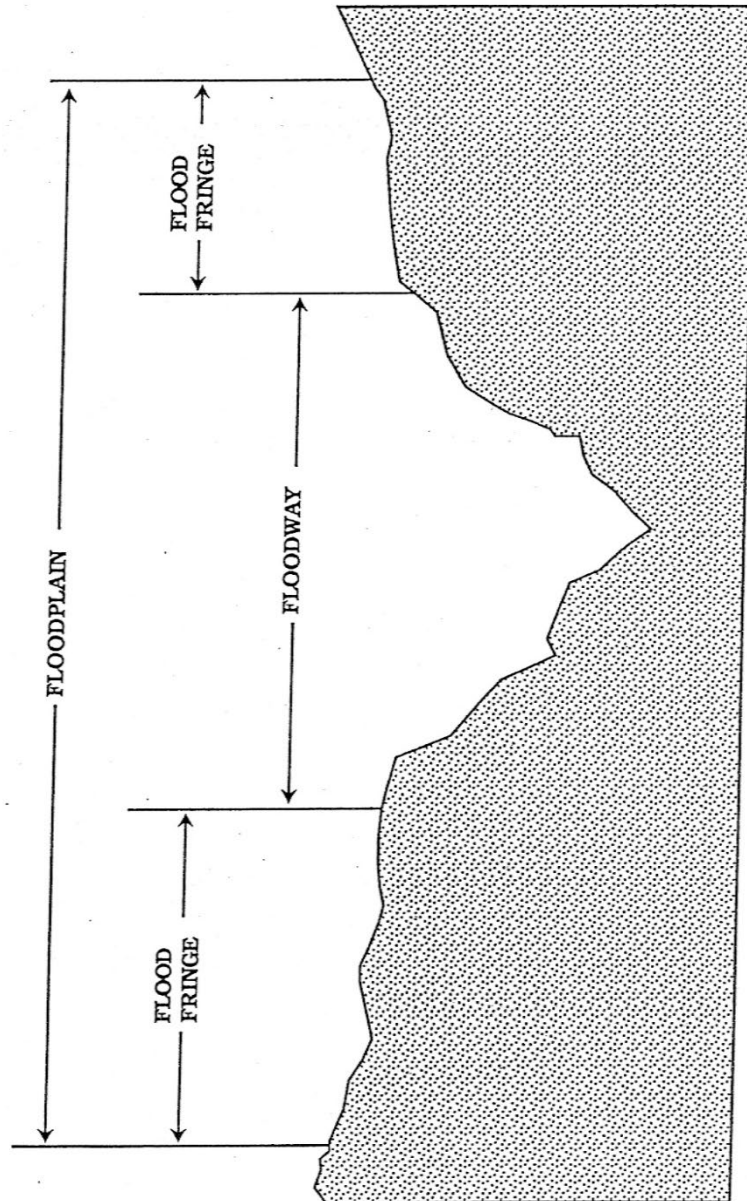
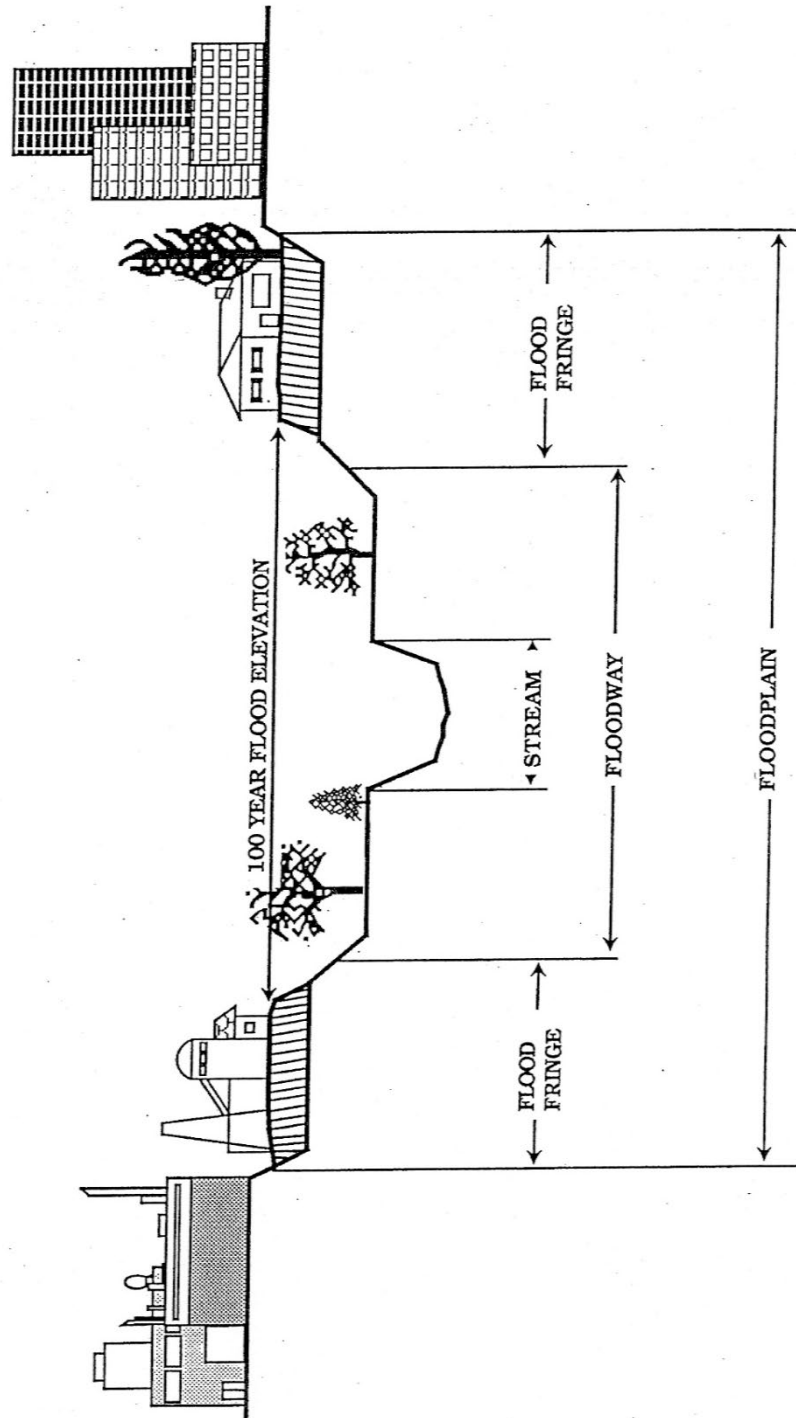


ILLUSTRATION OF 100 YEAR FLOOD ELEVATION



BUFFER AREA

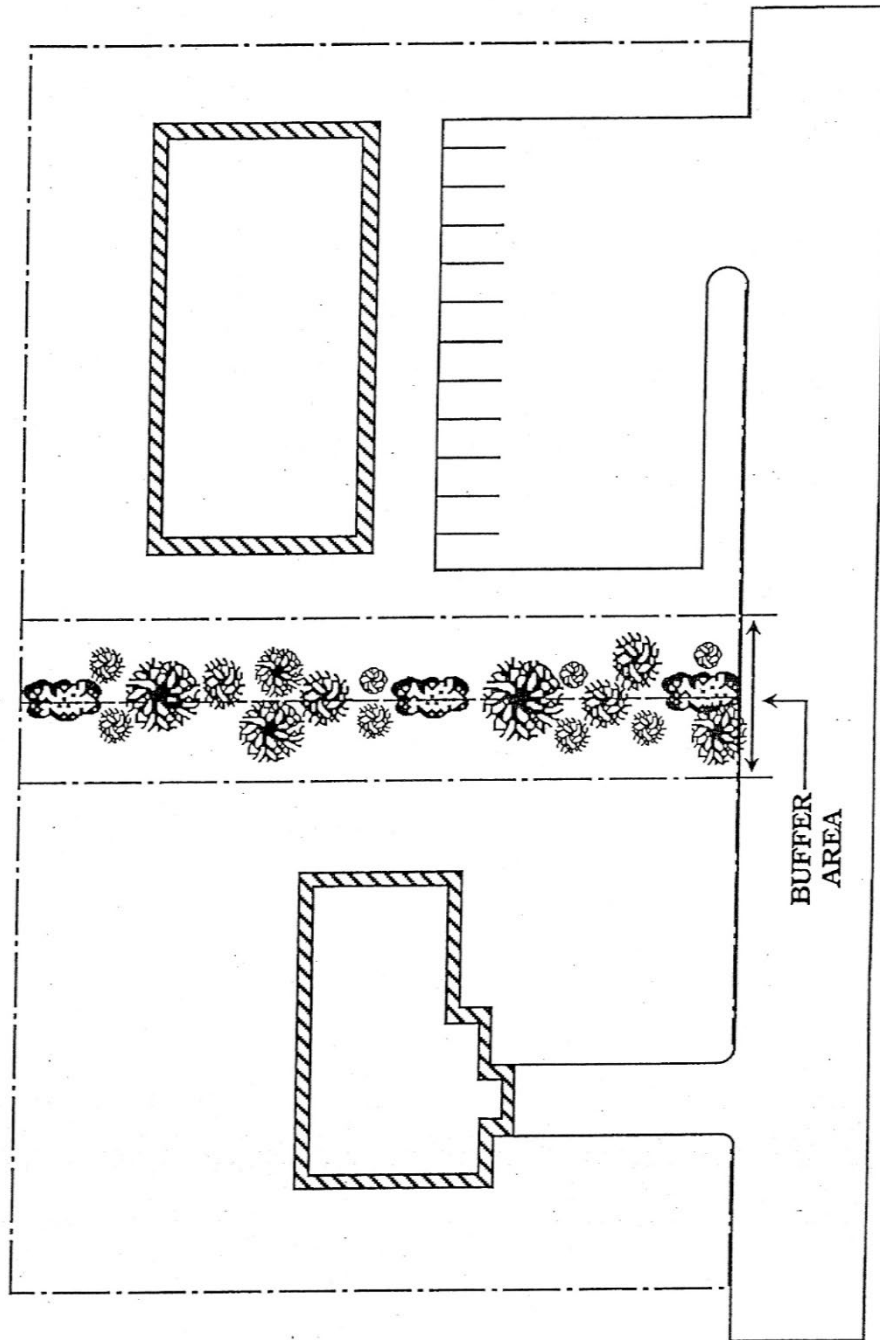
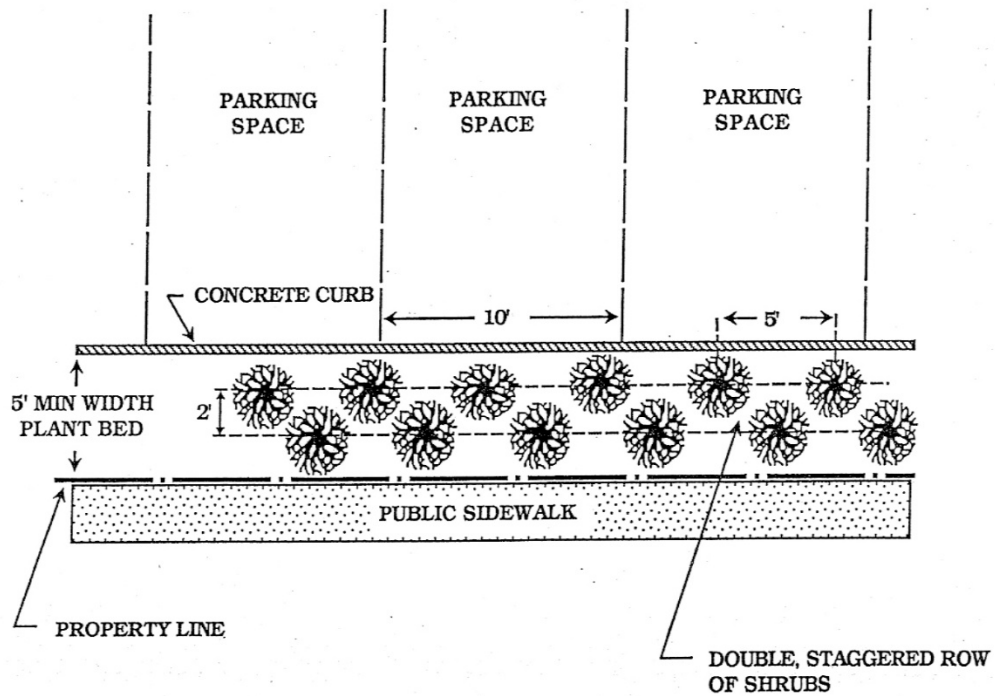


ILLUSTRATION OF PARKING AREA BUFFER



PLANTING STRIP AND FENCING REQUIREMENTS

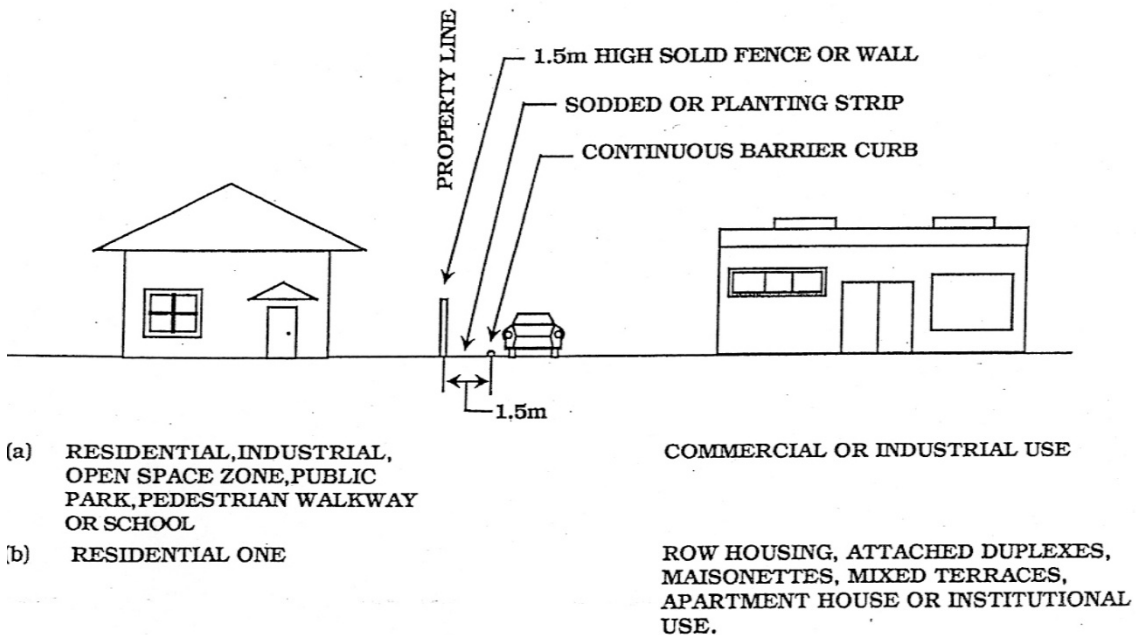
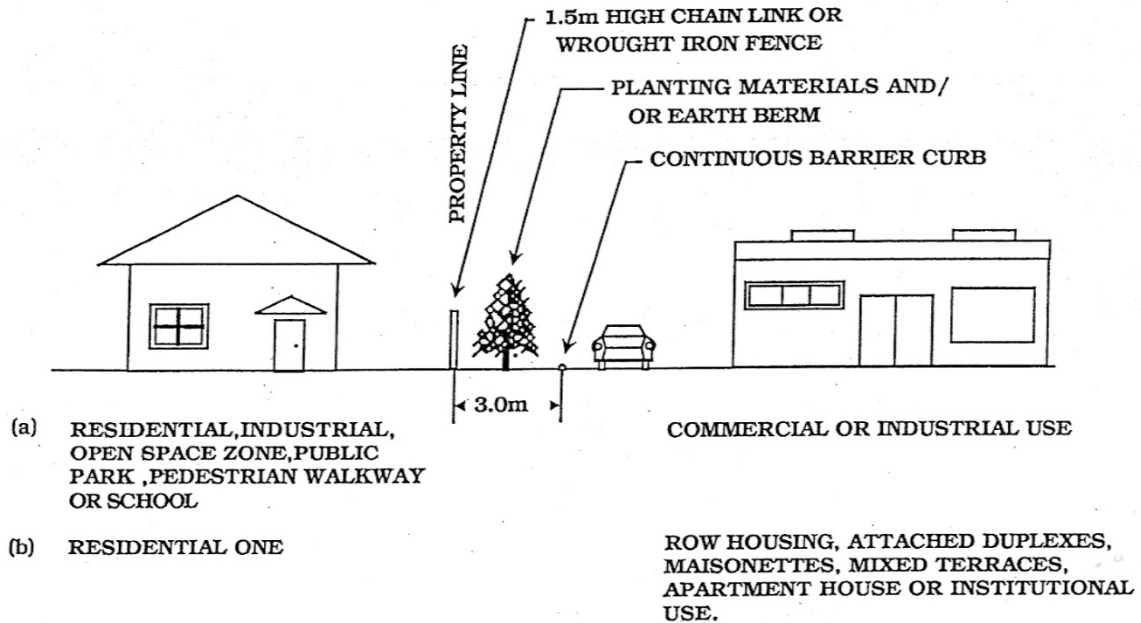
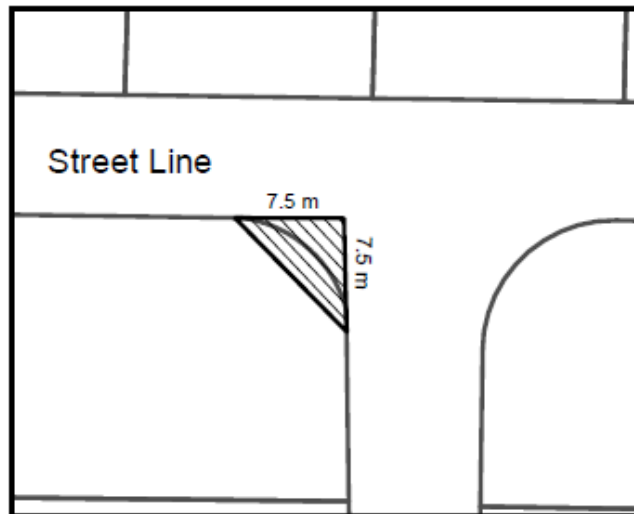


Illustration of Sight Triangles



Document Path: F:\GIS\Projects\Zoning\Municipal Zoning By-law Schedules\Mapleton\ZBL SCHEDULES\Site_Triangle_Map_Zoning_By-law.mxd

TOWN OF MINTO
Schedule A - Map 1

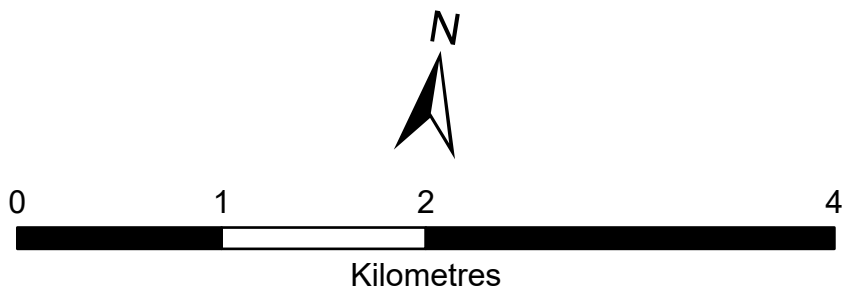


Zone Definitions

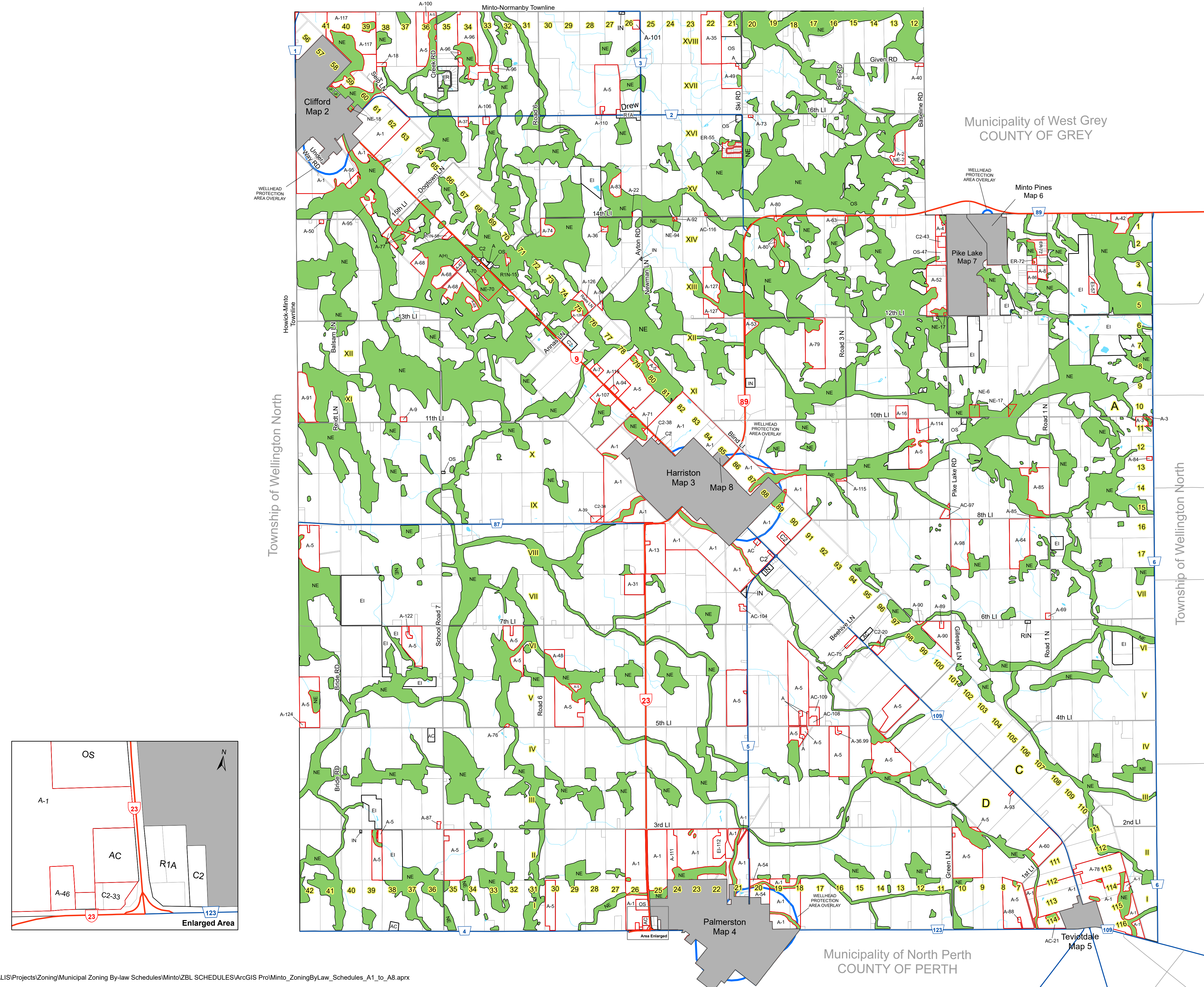
- A AGRICULTURAL
- R1A UNSERVICED RESIDENTIAL
- R1B LOW DENSITY RESIDENTIAL
- R1C LOW DENSITY RESIDENTIAL
- R2 MEDIUM DENSITY RESIDENTIAL
- R3 HIGH DENSITY RESIDENTIAL
- ER ESTATE RESIDENTIAL
- MH MOBILE HOME PARK
- C1 CENTRAL COMMERCIAL
- C2 HIGHWAY COMMERCIAL
- C3 NEIGHBOURHOOD COMMERCIAL
- C4 SHOPPING CENTRE COMMERCIAL
- C5 HAMLET COMMERCIAL
- MU1 MIXED USE
- MU2 MAIN STREET MIXED USE
- AC AGRICULTURAL COMMERCIAL
- M1 INDUSTRIAL
- M2 LIGHT INDUSTRIAL
- RIN RURAL INDUSTRIAL
- EI EXTRACTIVE INDUSTRIAL
- IN INSTITUTIONAL
- OS OPEN SPACE
- FD FUTURE DEVELOPMENT
- NE NATURAL ENVIRONMENT
- FL FLOOD WAY
- FF1 FLOOD FRINGE OVERLAY ZONE ONE
- FF2 FLOOD FRINGE OVERLAY ZONE TWO
- (H) HOLDING PROVISION

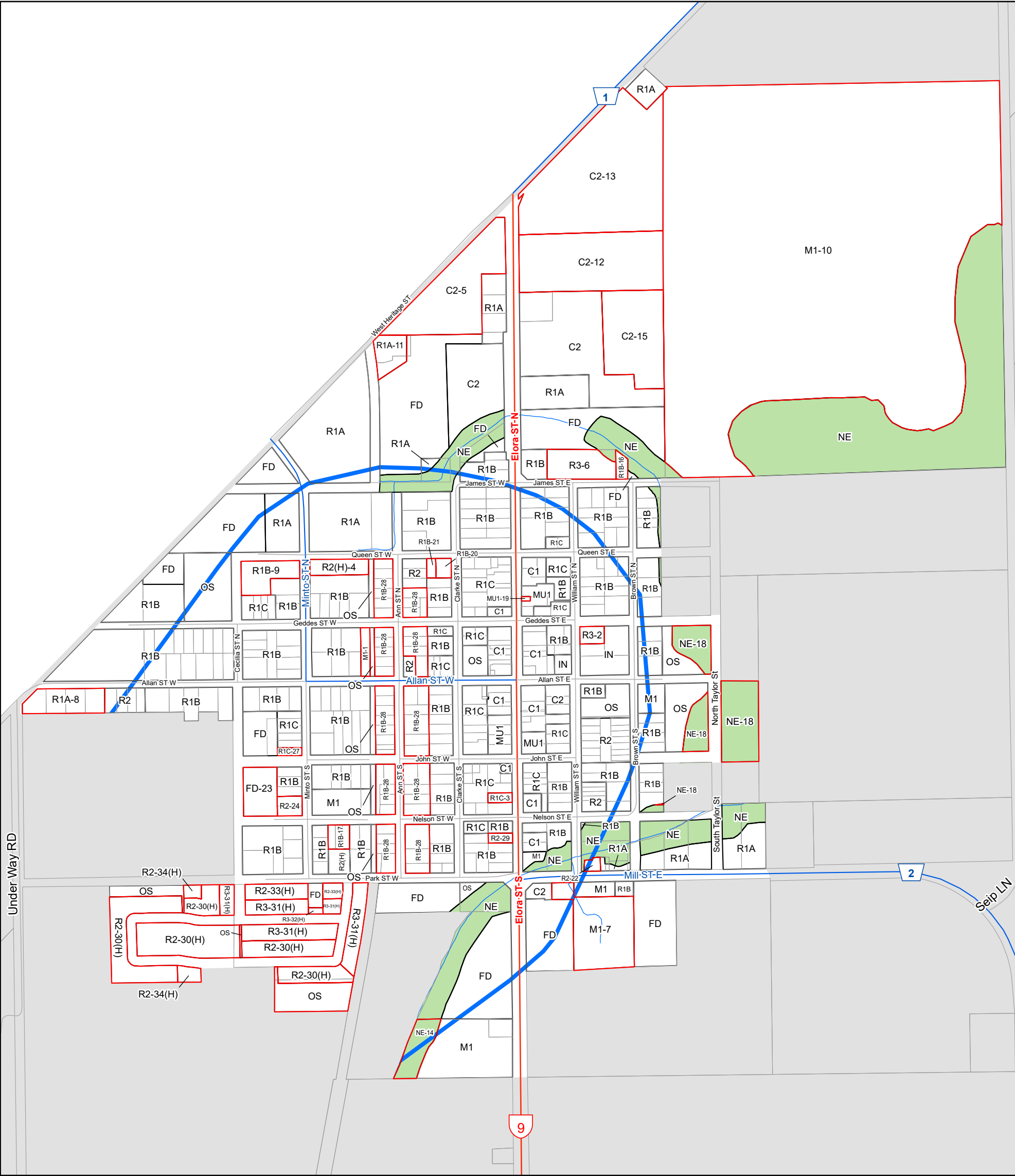
Legend

- WELLHEAD PROTECTION AREA OVERLAY
- SITE SPECIFIC EXEMPTION BOUNDARY
- ZONE DESIGNATION BOUNDARY
- NATURAL ENVIRONMENT
- PROPERTY LINE
- PROVINCIAL HIGHWAY
- WELLINGTON COUNTY ROAD
- LOCAL ROAD
- WATERBODY
- WATERCOURSE
- LOT
- CONCESSION



Consolidation Date: July 2026
Date Printed: July 2026
Produced by: County of Wellington Planning & Development Department
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Ministry of Natural Resources and Forestry,
Maitland Valley Conservation Authority,
Saugeen Valley Conservation Authority
Teranet 2002,
© King's Printer for Ontario, 2026





Zone Definitions

- A AGRICULTURAL
- R1A UNSERVICED RESIDENTIAL
- R1B LOW DENSITY RESIDENTIAL
- R1C LOW DENSITY RESIDENTIAL
- R2 MEDIUM DENSITY RESIDENTIAL
- R3 HIGH DENSITY RESIDENTIAL
- ER ESTATE RESIDENTIAL
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- C4 SHOPPING CENTRE COMMERCIAL
- C5 HAMLET COMMERCIAL
- MU1 MIXED USE
- MU2 MAIN STREET MIXED USE
- AC AGRICULTURAL COMMERCIAL
- M1 INDUSTRIAL
- M2 LIGHT INDUSTRIAL
- RIN RURAL INDUSTRIAL
- EI EXTRACTIVE INDUSTRIAL
- IN INSTITUTIONAL
- OS OPEN SPACE
- FD FUTURE DEVELOPMENT
- NE NATURAL ENVIRONMENT
- FL FLOOD WAY
- FF1 FLOOD FRINGE OVERLAY ZONE ONE
- FF2 FLOOD FRINGE OVERLAY ZONE TWO
- (H) HOLDING PROVISION

Legend

- WELLHEAD PROTECTION AREA OVERLAY
- SITE SPECIFIC EXEMPTION BOUNDARY
- ZONE DESIGNATION BOUNDARY
- NATURAL ENVIRONMENT
- PROPERTY LINE
- PROVINCIAL HIGHWAY
- WELLINGTON COUNTY ROAD
- LOCAL ROAD
- WATERCOURSE

CLIFFORD
Town of Minto
Schedule A - Map 2

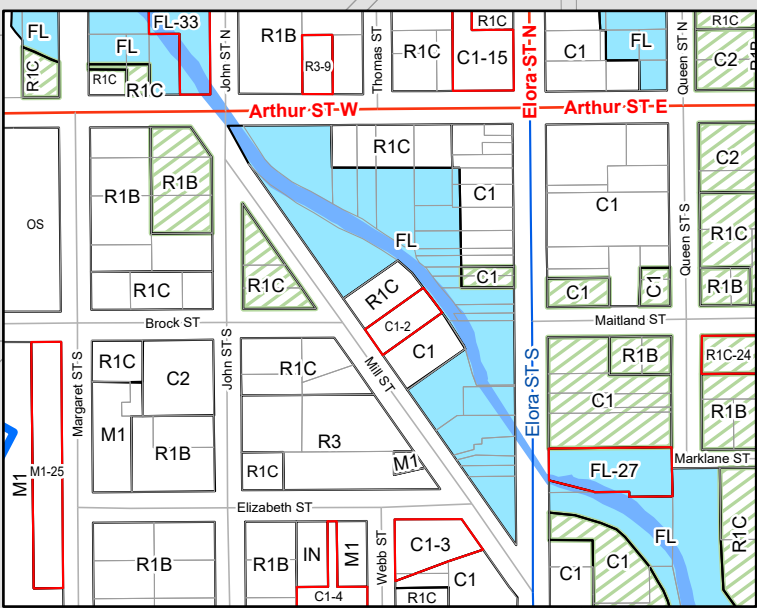
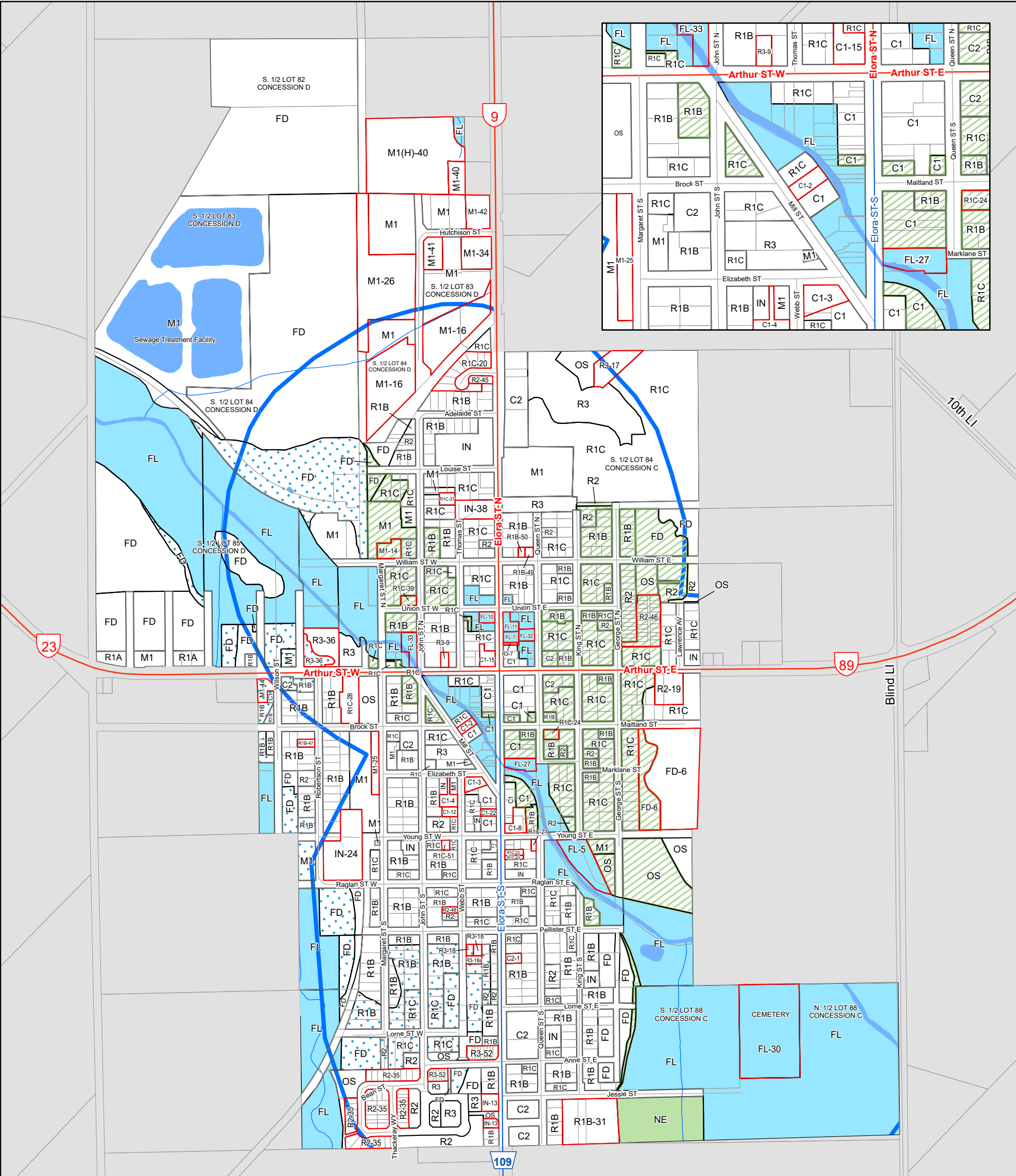


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Consolidation Date: July 2026
Date printed: July 2026



Zone Definitions

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- R1B LOW DENSITY RESIDENTIAL
- R1C LOW DENSITY RESIDENTIAL
- R2 MEDIUM DENSITY RESIDENTIAL
- R3 HIGH DENSITY RESIDENTIAL
- ER ESTATE RESIDENTIAL
- MH MOBILE HOME PARK
- C1 CENTRAL COMMERCIAL
- C2 HIGHWAY COMMERCIAL
- C3 NEIGHBOURHOOD COMMERCIAL
- C4 SHOPPING CENTRE COMMERCIAL
- C5 HAMLET COMMERCIAL
- MU1 MIXED USE
- MU2 MAIN STREET MIXED USE
- AC AGRICULTURAL COMMERCIAL
- M1 INDUSTRIAL
- M2 LIGHT INDUSTRIAL
- RIN RURAL INDUSTRIAL
- EI EXTRACTIVE INDUSTRIAL
- IN INSTITUTIONAL
- OS OPEN SPACE
- FD FUTURE DEVELOPMENT
- NE NATURAL ENVIRONMENT
- FL FLOOD WAY
- FF1 FLOOD FRINGE OVERLAY ZONE ONE
- FF2 FLOOD FRINGE OVERLAY ZONE TWO
- (H) HOLDING PROVISION

Legend

- WELLHEAD PROTECTION AREA OVERLAY
- SITE SPECIFIC EXEMPTION BOUNDARY
- ZONE DESIGNATION BOUNDARY
- NATURAL ENVIRONMENT
- FLOODWAY
- FLOOD FRINGE OVERLAY ZONE ONE (FF1)
- FLOOD FRINGE OVERLAY ZONE TWO (FF2)
- PROPERTY LINE
- PROVINCIAL HIGHWAY
- WELLINGTON COUNTY ROAD
- LOCAL ROAD
- WATERBODY
- WATERCOURSE

HARRISTON
Town of Minto
Schedule A - Map 3



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Ministry of Natural Resources and Forestry,
Teranet 2002

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PALMERSTON
Town of Minto
Schedule A - Map 4

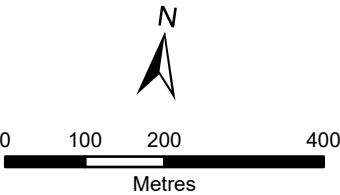


Zone Definitions

- A AGRICULTURAL
- R1A UNSERVICED RESIDENTIAL
- R1B LOW DENSITY RESIDENTIAL
- R1C LOW DENSITY RESIDENTIAL
- R2 MEDIUM DENSITY RESIDENTIAL
- R3 HIGH DENSITY RESIDENTIAL
- ER ESTATE RESIDENTIAL
- MH MOBILE HOME PARK
- C1 CENTRAL COMMERCIAL
- C2 HIGHWAY COMMERCIAL
- C3 NEIGHBOURHOOD COMMERCIAL
- C4 SHOPPING CENTRE COMMERCIAL
- C5 HAMLET COMMERCIAL
- MU1 MIXED USE
- MU2 MAIN STREET MIXED USE
- AC AGRICULTURAL COMMERCIAL
- M1 INDUSTRIAL
- M2 LIGHT INDUSTRIAL
- RIN RURAL INDUSTRIAL
- EI EXTRACTIVE INDUSTRIAL
- IN INSTITUTIONAL
- OS OPEN SPACE
- FD FUTURE DEVELOPMENT
- NE NATURAL ENVIRONMENT
- FL FLOOD WAY
- FF1 FLOOD FRINGE OVERLAY ZONE ONE
- FF2 FLOOD FRINGE OVERLAY ZONE TWO
- (H) HOLDING PROVISION

Legend

- [Blue outline] WELLHEAD PROTECTION AREA OVERLAY
- [Red outline] SITE SPECIFIC EXEMPTION BOUNDARY
- [Black outline] ZONE DESIGNATION BOUNDARY
- [Green fill] NATURAL ENVIRONMENT
- [Thin black line] PROPERTY LINE
- [Red line] PROVINCIAL HIGHWAY
- [Blue line] WELLINGTON COUNTY ROAD
- [Grey line] LOCAL ROAD
- [Blue wavy line] WATERBODY
- [Blue dashed line] WATERCOURSE



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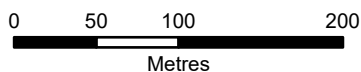


Zone Definitions

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R2	MEDIUM DENSITY RESIDENTIAL
R3	HIGH DENSITY RESIDENTIAL
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C2	HIGHWAY COMMERCIAL
C3	NEIGHBOURHOOD COMMERCIAL
C4	SHOPPING CENTRE COMMERCIAL
C5	HAMLET COMMERCIAL
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MU2	MAIN STREET MIXED USE
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RIN	RURAL INDUSTRIAL
EI	EXTRACTIVE INDUSTRIAL
IN	INSTITUTIONAL
OS	OPEN SPACE
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NE	NATURAL ENVIRONMENT
FL	FLOOD WAY
FF1	FLOOD FRINGE OVERLAY ZONE ONE
FF2	FLOOD FRINGE OVERLAY ZONE TWO
(H)	HOLDING PROVISION

Legend

	WELLHEAD PROTECTION AREA OVERLAY
	SITE SPECIFIC EXEMPTION BOUNDARY
	ZONE DESIGNATION BOUNDARY
	PROPERTY LINE
	PROVINCIAL HIGHWAY
	WELLINGTON COUNTY ROAD
	LOCAL ROAD



TEVIOTDALE Town of Minto

Schedule A - Map 5

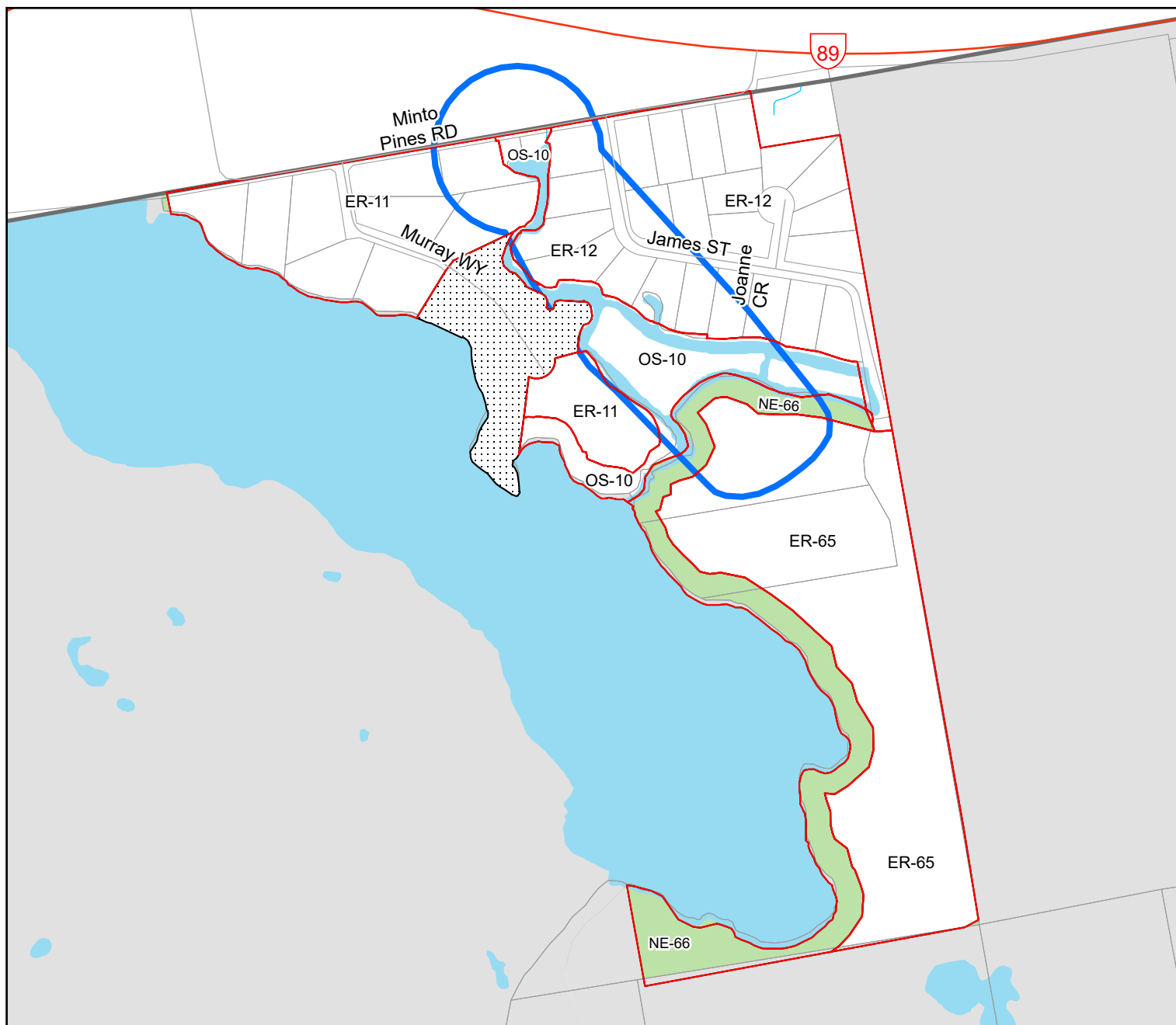


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NE	NATURAL ENVIRONMENT
FL	FLOOD WAY
FF1	FLOOD FRINGE OVERLAY ZONE ONE
FF2	FLOOD FRINGE OVERLAY ZONE TWO
(H)	HOLDING PROVISION

Legend

	WELLHEAD PROTECTION AREA OVERLAY
	SITE SPECIFIC EXEMPTION BOUNDARY
	ZONE DESIGNATION BOUNDARY
	NATURAL ENVIRONMENT
	SPECIAL POLICY AREA
	PROPERTY LINE
	PROVINCIAL HIGHWAY
	WELLINGTON COUNTY ROAD
	LOCAL ROAD
	WATERCOURSE
	WATERBODY

MINTO PINES Town of Minto Schedule A - Map 6

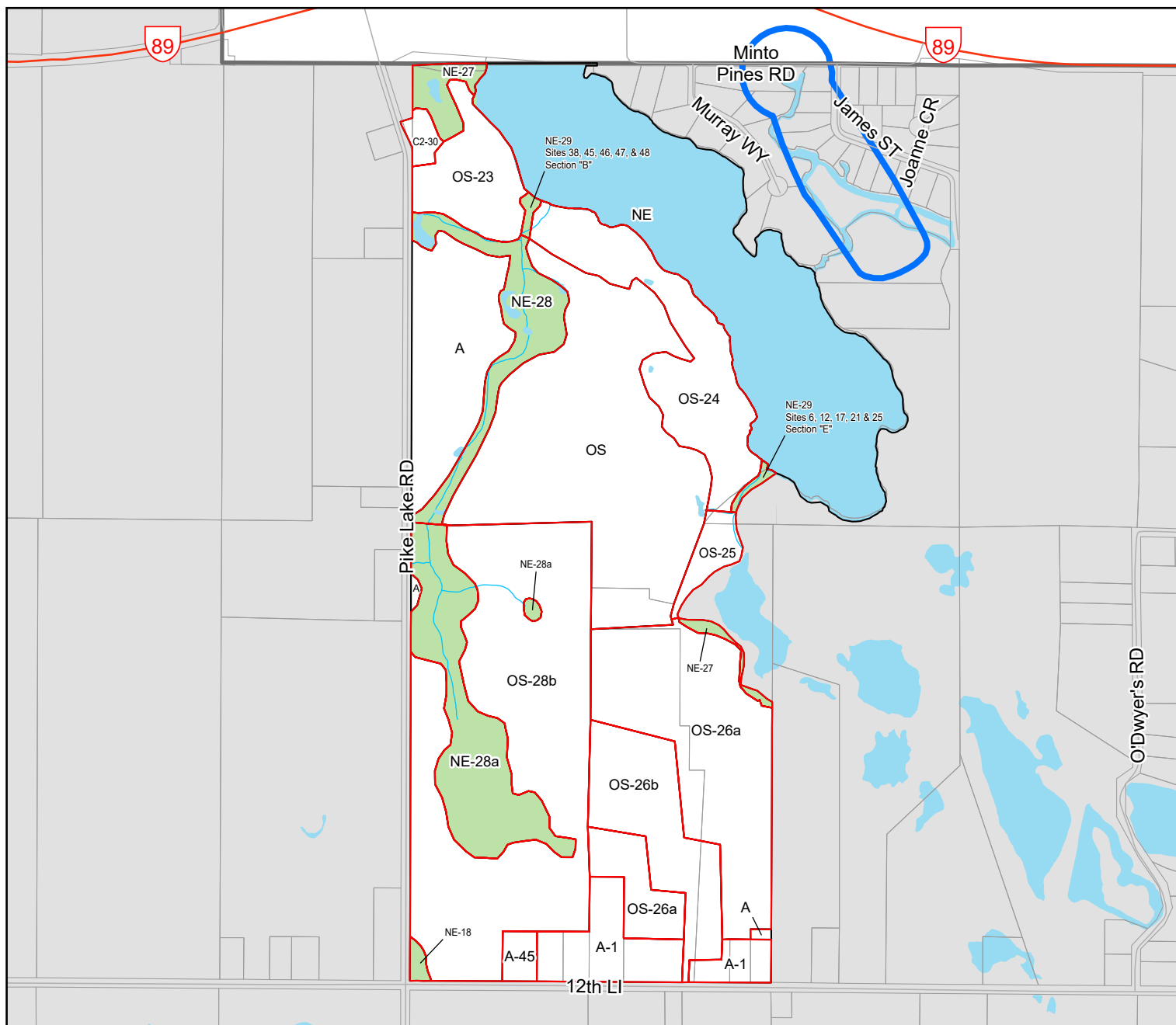


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IN	INSTITUTIONAL
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NE	NATURAL ENVIRONMENT
FL	FLOOD WAY
FF1	FLOOD FRINGE OVERLAY ZONE ONE
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(H)	HOLDING PROVISION

Legend

	WELLHEAD PROTECTION AREA OVERLAY
	SITE SPECIFIC EXEMPTION BOUNDARY
	ZONE DESIGNATION BOUNDARY
	NATURAL ENVIRONMENT
	SPECIAL POLICY AREA
	PROPERTY LINE
	PROVINCIAL HIGHWAY
	WELLINGTON COUNTY ROAD
	LOCAL ROAD
	WATERCOURSE
	WATERBODY

PIKE LAKE Town of Minto Schedule A - Map 7

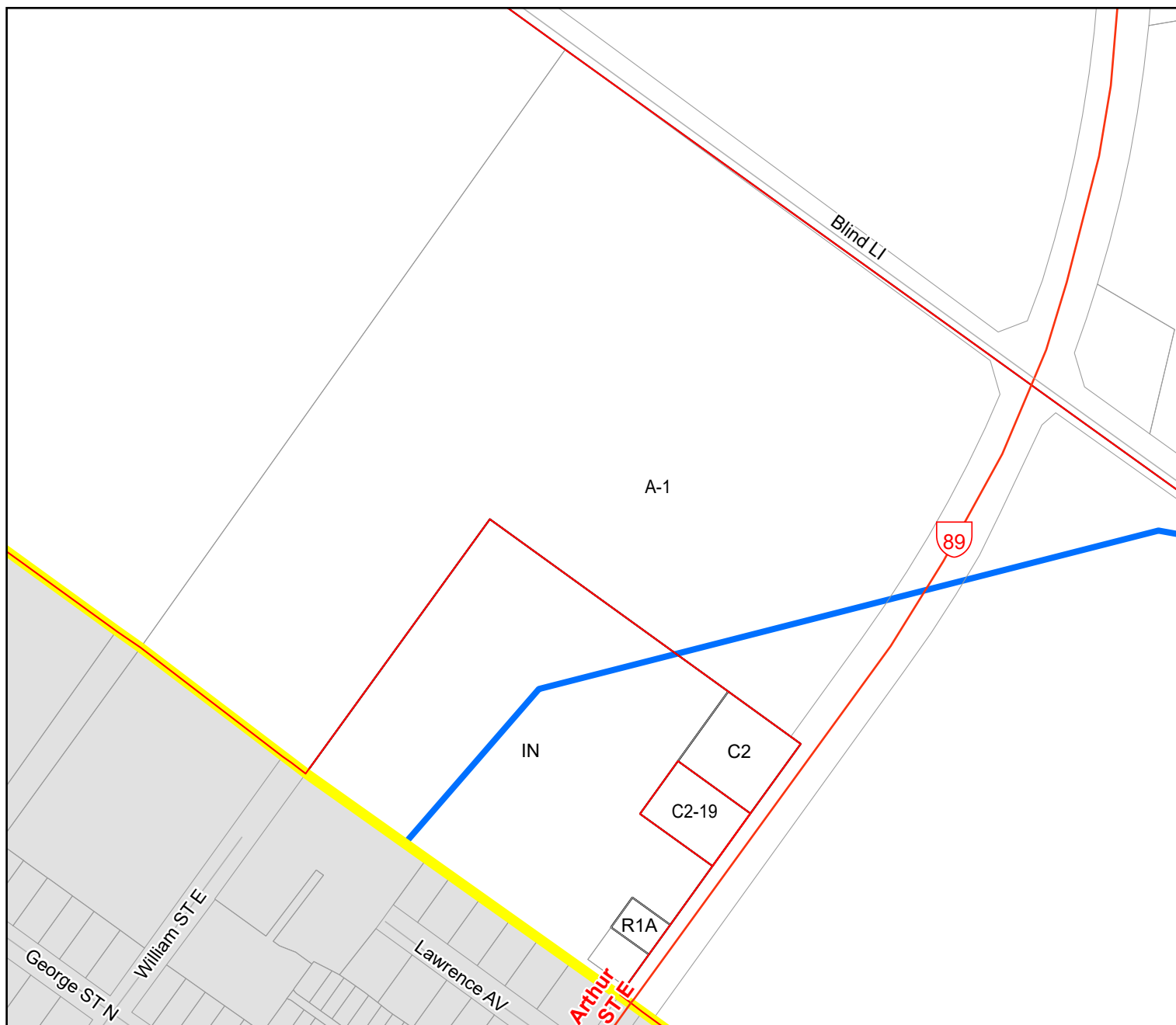


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C4	SHOPPING CENTRE COMMERCIAL
C5	HAMLET COMMERCIAL
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(H)	HOLDING PROVISION

Legend

	WELLHEAD PROTECTION AREA OVERLAY
	SITE SPECIFIC EXEMPTION BOUNDARY
	ZONE DESIGNATION BOUNDARY
	PROPERTY LINE
	PROVINCIAL HIGHWAY
	WELLINGTON COUNTY ROAD
	LOCAL ROAD

Town of Minto Schedule A - Map 8



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