

**THE CORPORATION OF
THE MUNICIPALITY OF SOUTH DUNDAS**

BY-LAW NO. 2010-48

July 20, 2010

Prepared by

J.L. RICHARDS & ASSOCIATES LIMITED
Consulting Engineers, Architects & Planners
864 Lady Ellen Place
Ottawa, Ontario
K1Z 5M2

JLR 22060

THE CORPORATION OF THE MUNICIPALITY OF SOUTH DUNDAS

BY-LAW 2010-48

OFFICE CONSOLIDATION AUGUST 5, 2026

A BY-LAW OF THE CORPORATION OF THE MUNICIPALITY OF SOUTH DUNDAS regulating the use of all land; and the density, size, location, and use of all buildings within its territory.

WHEREAS an Official Plan was approved for the United Counties of Stormont, Dundas and Glengarry, on July 18, 2005;

AND WHEREAS Section 27 of the *Planning Act* requires that the Zoning By-law of the Municipality of South Dundas be amended to conform to the Official Plan of the United Counties of Stormont, Dundas and Glengarry;

AND WHEREAS Section 24 of the *Planning Act* provides that no Zoning By-law may be passed that does not conform with the Official Plan of the United Counties of Stormont, Dundas and Glengarry;

AND WHEREAS it is now deemed necessary and expedient to enact a new Zoning By-law for the Municipality of South Dundas which will be in conformity to the Official Plan;

NOW THEREFORE the Council of The Corporation of the Municipality of South Dundas, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, chapter P.13, enacts as follows:

By-Law No. 2010-48

READ and passed in open Council, signed and sealed this 20th day of July, 2010.


MAYOR


CLERK

Table of Contents

Table of Contents	iii
1. Section 1 – Authorization and Administration	1
1.1. Title.....	1
1.2. Defined Area	1
1.3. Scope	1
1.4. Violations and Penalties	1
1.5. Remedies	1
1.6. Effective Date	1
1.7. Validity	1
1.8. Administrator	1
1.9. Inspection of Premises	1
1.10. Licences and Permits.....	2
1.11. Certificate of Occupancy.....	2
1.12. Applications and Plans.....	2
1.13. Interpretation	2
1.14. Repeal of Existing By-laws	5
1.15. Request for Amendment.....	5
1.16. Notes	5
2. SECTION 2 - DEFINITIONS	6
3. SECTION 3 - GENERAL PROVISIONS.....	35
3.1. Accessory Uses.....	35
3.2. Adult Entertainment Parlours - General Development Standards	35
3.3. Bed and Breakfast	36
3.4. Buildings to be Moved	36
3.5. Bulk and Fuel Storage Tanks	36

3.6.	Commercial Patios	36
3.7.	Corner Lot Sight Lines	37
3.8.	Cumulative Standards	37
3.9.	Established Building Line in Built-Up Area	37
3.10.	Frontage on an Improved Street	37
3.11.	Garden Suites.....	37
3.12.	Group Homes	38
3.13.	Height Exceptions.....	38
3.14.	Home Industries.....	38
3.15.	Home Occupations	39
3.16.	Intensive Livestock Operations	40
3.17.	Keeping of Livestock.....	40
3.18.	Kennels	40
3.19.	Landscaped Open Space	40
3.20.	Loading Requirements.....	41
3.21.	Municipal Services.....	42
3.22.	Non-Conforming Uses	42
3.23.	Occupancy Restrictions	43
3.24.	Open Storage	44
3.25.	Outdoor Illumination.....	44
3.26.	Park.....	44
3.27.	Parking Requirements	44
3.28.	Public Uses.....	47
3.29.	Railway Crossings and Sight Distance.....	47
3.30.	Renewable Energy Systems	47

For the purposes of this By-law, and notwithstanding any other provisions of this By-law,
Renewable Energy Systems are defined as follows:47

For the purposes of this By-law the installation of a renewable energy system shall be in
accordance with the following provisions:48

3.31.	Separation Distances.....	49
3.32.	Setbacks.....	49
3.33.	Signs	50
3.34.	Special Provisions for Automobile Service Stations, Commercial Garages and Gasoline Retail Facilities	50
3.35.	Storage of Special Vehicles	51
3.36.	Reserved for Future Use.....	51
3.37.	Temporary Uses.....	51
3.38.	Through Lots	52
3.39.	Yard Encroachments.....	52
3.40.	Cannabis Processing Facility	52
3.41.	'Short Term Rentals'.....	52
3.42.	'Additional Residential Units'	53
3.43.	'Fence':.....	53
4.	Section 4 – Zones.....	55
4.1.	Zone Classifications.....	55
4.2.	Schedules.....	56
4.3.	Streets and Rights-of-Way	56
4.4.	Holding Zones	56
4.5.	Special Exception Zones	56
4.6.	Temporary Use Zones	56
4.7.	Unstable Slopes	56
5.	Section 5 – Residential Zones	57

5.1.	Residential First Density (R1) Zone	57
5.2.	Residential Second Density (R2) Zone	58
5.3.	Residential Third Density (R3) Zone	63
5.4.	Residential Fourth Density (R4) Zone	64
5.5.	Residential Hamlet (RH) Zone	68
5.6.	Residential Rural (RR) Zone	76
5.7.	Residential Mobile Home (RMH) Zone	77
5.8.	Residential Waterfront (RW) Zone	78
5.9.	Residential Estate (RE) Zone	81
5.10.	Additional Provisions for All Residential Zones	82
6.	Section 6 – Commercial Zones	83
6.1.	General Commercial (CG) Zone	83
6.2.	Local Commercial (CL) Zone	87
6.3.	Highway Commercial (CH) Zone	88
6.4.	Tourist Commercial (CT) Zone	91
6.5.	Rural Commercial (CR) Zone	93
6.6.	Additional Provisions for Commercial Zones	96
7.	Section 7 – Institutional Zone	98
7.1.	Institutional (I) Zone	98
7.2.	Additional Provisions for Institutional Zones	99
8.	Section 8 – Industrial Zone	100
8.1.	Light Industrial (M1) Zone	100
8.2.	General Industrial (M2) Zone	102
8.3.	Public Utilities Industrial (M3) Zone	105
8.4.	Rural Industrial (MR) Zone	106
8.5.	Additional Provisions for Industrial Zones	108

9.	Section 9 – Open Space Zone	109
9.1.	Open Space (OS) Zone	109
9.2.	Additional Provisions for Open Space Zones	110
10.	Section 10 – Agricultural Zone	111
10.1.	General Agricultural (A) Zone.....	111
10.2.	Additional Provisions for Agricultural Zones	127
11.	Section 11 – Rural Zone	129
11.1.	Rural (RU) Zone	129
11.2.	Additional Provisions for Rural Zones	138
12.	Section 12 – Wrecking Yard Zone.....	139
12.1.	Wrecking Yard (WY) Zone	139
12.2.	Additional Provisions for Wrecking Yard Zones	139
13.	Section 13 – Waste Management Zone	141
13.1.	Waste Management (WM) Zone	141
13.2.	Additional Provisions for Waste Management Zones	141
14.	Section 14 – Mineral Aggregate Zone	142
14.1.	Mineral Aggregate - Pit (MAP) Zone	142
14.2.	Mineral Aggregate - Quarry (MAQ) Zone	142
14.3.	Mineral Aggregate-Reserve (MAR) Zone	143
14.4.	Additional Provisions for Mineral Aggregate Zones	143
15.	Section 15 – Flood Plain Zone	144
15.1.	Flood Plain (FP) Zone.....	144
15.2.	Additional Provisions for Flood Plain Zones	144
16.	Section 16 – Wetlands Zone	145
16.1.	Wetlands (WL) Zone	145
16.2.	Additional Provisions for Wetlands Zones	145

17.	Section 17 – Area of Natural or Scientific Interest (ANSI) Zone.....	146
17.1.	Area of Natural or Scientific Interest (ANSI) Zone	146
17.2.	Additional Provisions for ANSI Zones.....	146
18.	Section 18 – Appendices	147

1. Section 1 – Authorization and Administration

1.1. Title

This By-law shall be known as the "Zoning By-law" of the Corporation of the Municipality of South Dundas.

1.2. Defined Area

The provisions of this By-law shall apply to all lands within the boundaries of the Municipality of South Dundas.

1.3. Scope

No land shall be used, and no buildings or structures shall be erected, altered, enlarged, or used within the Municipality of South Dundas except in conformity with the provisions of this By-law. This By-law shall not reduce or mitigate any restrictions lawfully imposed by an authority having jurisdiction to make such restrictions. No person shall change the purpose for which any land, building or structure is used, or erect any new building or structure or addition to any existing building or structure or sever any lands from an existing parcel if the effect of such action is to cause the original, adjoining or remaining lands, buildings or structures to be in contravention of this By-law.

1.4. Violations and Penalties

Any person convicted of a breach of any of the provisions of this By-law shall be liable to a fine in accordance with the provisions of the Planning Act and every penalty shall be recoverable under the Provincial Offences Act.

Where a conviction is entered under this Subsection, in addition to any other remedy or any penalty provided by this By-law, the applicable court may make an order prohibiting the continuation or repetition of the offence by the person convicted.

1.5. Remedies

Where any building, structure or use is in contravention of any provisions of this By-law, such contravention may be restrained by action at the instance of any ratepayer or by the Corporation.

1.6. Effective Date

This By-law shall come into full force and effect as of the date of passing by Council, subject to the provisions of the Planning Act.

1.7. Validity

Should any section, clause or provision of this By-law be held by a court of competent jurisdiction to be invalid, the validity of the remainder of the By-law shall not be affected.

1.8. Administrator

This By-law shall be administered by a person designated by the Council of the Municipality of South Dundas as the "Zoning Administrator".

1.9. Inspection of Premises

The Zoning Administrator or any employee of the Corporation acting under his direction, may, at any reasonable hour, request entry to inspect a property or premises for the purpose of carrying out his duties under this By-law. Notwithstanding the foregoing, the

Section 1 – Authorization and Administration

Zoning Administrator, By-law Enforcement Officer or other employee shall not enter into a dwelling unit without the consent of the occupant except under the authority of a search warrant.

1.10. Licences and Permits

No municipal permit, certificate, or licence shall be issued for a proposed use of land or a proposed erection, alteration, enlargement or use of any building or structure that is

in contravention of any provision of this By-law. In addition, where the approval of another agency or authority is required, such approval shall be obtained and submitted to the Zoning Administrator prior to the issuance of a building permit.

Notwithstanding the above, receipt of such approval shall not be deemed to establish conformity with the provisions of this By-law.

1.11. Certificate of Occupancy

No change shall be made in the type of use of any land, building or structure within any zone, without first obtaining a Certificate of Occupancy, from the Municipality, in accordance with the Ontario Building Code, as amended.

1.12. Applications and Plans

In addition to the requirements of any Building By-law, every application for a building permit shall be accompanied by a plan, in duplicate, drawn to scale and showing the following:

- a) the true dimensions of the lot to be built upon or otherwise used;
- b) the proposed location, height and dimensions of any building, structure or use proposed for such lot, including any water supply and sewage disposal facilities;
- c) the proposed locations and dimensions of yards, landscaped open spaces, parking areas and loading spaces required by this By-law;
- d) the location of all existing buildings or structures on the lot; and
- e) a statement signed by the owner, disclosing the exact use proposed for each building, structure or use and giving all information necessary to determine if such proposed or existing building, structure or use conforms to the requirements of this By-law.

1.13. Interpretation

a) Definitions

In this By-law, unless the context requires otherwise, the definitions set out in Section 2 hereof shall apply. Words not defined shall have the customary meaning or as defined in a standard dictionary.

b) Singular and Plural Words and Genders

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

- 1) words used in the singular include the plural;
- 2) words used in the plural include the singular; and
- 3) words used in the masculine gender include the feminine and neuter.

c) “Shall” is Mandatory

In this By-law, the word “shall” is mandatory.

Section 1 – Authorization and Administration

d) “Use” and “Occupy”

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

- 1) the verb “use” shall include “design to be used”, “arrange to be used”, “intend to be used”, and “permit to be used”; and
- 2) the verb “occupy” shall include “design to be occupied”, “arrange to be occupied”, “intend to be occupied”, and “permit to be occupied”.

e) Schedules to By-law which are attached hereto and described in this Section are hereby made a part of this By-law as fully and to all intents and purposes as though recited in full herein. Schedules may be referred to as the Zoning Maps:

Schedule 1 – Matilda
Schedule 2 – Williamsburg
Schedule 3 – Iroquois
Schedule 4 – Morrisburg
Schedule 5 – Matilda – North Hamlets
Schedule 6 – Matilda – South Hamlets
Schedule 7 – Williamsburg Hamlets
Schedule 8 – Iroquois West
Schedule 9 – Lakeshore
Schedule 10 – Upper Canada West, and
Schedule 11 – Upper Canada East

f) Interpretation of Zoning Boundaries

- 1) Boundaries of zones shall be construed wherever possible, to be concurrent with lot lines of a registered plan, property boundaries, centre lines of streets, street allowances, closed street allowances, rights-of-way for railways, hydro-electric transmission corridors or pipelines, lot or concession boundaries, or high water marks, water courses, regulatory floodlines or other conservation authority regulation lines or boundaries of registered plans. In the event that a street, lane, right-of-way or any portion thereof is closed and where such street or right-of-way was a zone boundary, the new zone boundary shall be the former centre line of the closed street, lane, or right-of-way.
- 2) Where the boundary of a zone appears to be parallel to a lot line, property boundary, a street, highway, lane or a street allowance, a closed street allowance or the right-of-way of a railway, hydro-electric transmission corridor or pipeline, such boundary shall be construed as being parallel to such feature at the distance determined by the scale of the applicable Schedule.
- 3) Where a zone boundary is indicated as approximately following a natural feature such as a height of land, ridge or contour line, the boundary shall be the natural feature. Where a zone boundary is shown to follow a shoreline, the high water mark and any changes thereto shall be taken to be the boundary. Where the boundary of an environmental protection zone, hazard zone or wetland zone, watercourse, top of bank, high water mark or similar environmental feature as interpreted in the field to the satisfaction of the conservation authority or the Ministry of Natural Resources varies from the limit shown on Schedule “A” to this By-law, the refined limit as interpreted in the field, shall be deemed to be the zone boundary, without the requirement for an amendment to the By-law.

Section 1 – Authorization and Administration

- 4) Where a zone boundary is indicated as passing through undeveloped land, the said boundary shall be scaled from the applicable Schedules.
- 5) Where a zone boundary is indicated as approximately following Municipality or Settlement Area limits, the limits shall be the same as the noted limit.
- 6) Where none of the foregoing provisions apply and where appropriate, the boundaries shall be scaled from the applicable Schedules.
- 7) Where the boundary of a zone is represented on Schedules showing varied levels of detail, and such boundary is contested due to conflict, the boundary shall be deemed to be that as shown on the more detailed or smaller scale schedule.

g) Multiple Uses

Unless otherwise prohibited by this By-law and provided all the applicable requirements of this By-law are satisfied, a lot, structure or building may contain more than one use permitted in the designated zone. Where any land or building is used for more than one purpose, use or zone, all provisions of this By-law relating to each use shall be complied with except as otherwise provided for in this By-law. Where there is conflict between the requirements of such uses (e.g. lot size, lot frontage or yards), the more restrictive requirements shall prevail.

h) Lot Coverage Requirements

Unless otherwise provided, the maximum lot coverage requirements of any individual zone shall include the total area of a lot that can be covered by both main buildings and accessory buildings contained on the lot.

i) Typographical Corrections

No amendment to this By-law shall be required in order for the Corporation to make typographical changes where, in the opinion of the Corporation, such corrections do not affect the intent of the By-law.

j) References to Other Legislation and Agencies

Where this By-law makes reference to legislation of the Government of Ontario or the Government of Canada, such reference shall be deemed to include any and all amendments or successors or changes in the titles, numbering, or regulations thereunder. Where this By-law makes reference to the jurisdiction of a public agency and where the name or responsibilities of said public agency are changed, the said reference shall be deemed to include any and all successors to such public agency or legislation. Reference to MDS I or MDS II formulae shall be deemed to include the most current standards.

k) Compliance with Zoning Requirements

The extent and boundaries of all zones are shown on the Schedules attached hereto. For all such zones, both the general provisions and specific zone provisions shall be met.

The provisions of this By-law shall be held to be the minimum (or maximum, where applicable) requirements adopted for the promotion of the public health, safety, convenience and general welfare of the public. Nothing shall prevent any person from erecting a building or structure or from undertaking any development which exceeds the minimum requirements of this By-law.

l) Zone Symbols

Section 1 – Authorization and Administration

The short form symbols used on the Schedules attached hereto refer to individual zones used in the By-law and may be used when describing or making reference to any zone herein.

m) **Lots Split By More Than One Zone**

Where a lot has more than one zone applying to it, each such portion of the lot shall be used in accordance with the provisions of this By-law for the applicable zones. Where the use or uses of a lot divided into two or more zones are permitted in all such zones, the more restrictive zone requirements shall apply.

n) **Calculation of Numerical Requirements**

Where the application of this By-law results in a fraction the more restrictive requirement shall apply.

o) **Lots Affected By Government Action**

Where a lot is reduced by a Government action such as road widening, property acquisition or expropriation and the resulting lot is below the minimum lot frontage or area for the zone, or a setback is no longer in conformity, or if any other provision of the By-law is no longer in conformity as a result of such action, the lot shall be deemed to be in conformity with the requirements provided all other applicable requirements of the zone and this By-law are satisfied.

p) **Prohibited Uses**

With respect to any lands to which this By-law applies, all uses are prohibited unless specifically permitted in this By-law.

1.14. Repeal of Existing By-laws

The following Zoning By-laws and all amendments thereto of the former Village of Morrisburg (38-81), the former Village of Iroquois (5-93) the former Township of Matilda (93-34), and the former Township of Williamsburg (23-80) enacted pursuant Section 34 of the Planning Act, as they may affect the lands which are governed by this By-law, are hereby repealed and such repeal shall come into effect upon the date that this By-law comes into force.

1.15. Request for Amendment

Every request for an amendment to this Zoning By-law shall be accompanied by two (b) completed copies of the Corporation's "Application for Amendment to Zoning By-law".

1.16. Notes

Where "notes" are included in this By-law, they are provided for explanation purposes and do not form a part of this By-law.

2. SECTION 2 - DEFINITIONS

For the purpose of this By-law the definitions and interpretations given in this Section shall apply:

- 2.1. Abattoir** shall mean a building or structure wherein animals are slaughtered and processed for packaging, distribution, and resale.
- 2.2. Accessory** shall mean a use, building or structure customarily incidental and subordinate to the principal use and located on the same lot with such main use.
- 2.3. Additional Residential Unit** means a separate dwelling unit which is either located in a single detached dwelling, semi-detached dwelling, rowhouse or an accessory building or structure.
- 2.4. Adult Entertainment Parlour** shall mean a place in which is provided pursuant to a trade, calling, or occupation, live entertainment or services appealing to or designed to appeal to erotic or sexual appetites or inclinations, and may include a restaurant as an accessory use.
- 2.5. Adverse Effects** shall mean one or more of the following: impairment of the quality of the natural environment for any use that can be made of it, injury or damage to property plant or animal life, harm or material discomfort to a person, an adverse effect on the health of any person, impairment of the safety of any person, rendering any property or plant or animal life unfit for human use, loss of enjoyment of normal use of property and interference with normal conduct of business.
- 2.6. Agricultural Use** shall mean the use of land, building or structures for:
- a) the growing of crops, including all related activities such as soil preparation, manure or fertilizer storage and spreading, sludge application to land which complies with Ministry of the Environment guidelines, planting, spraying, irrigating, harvesting including cannabis cultivation and also including the storage and sale of crops;
 - b) the raising, boarding, keeping and sale of all forms of domestic livestock, except dogs or exotic animals, including all related activities such as breeding, raising, training, feeding and grazing and including the breeding and raising of poultry, bees or fish;
 - c) the production of animal products such as milk, eggs, wool, fur or honey, including related activities such as the collection, storage and sale of products;
 - d) accessory greenhouse or nursery garden, including storage and sale of products;
 - e) forestry activities including the planting, harvesting and sale of forest products, including a portable sawmill;
 - f) and also including the use and accessory maintenance and storage of all forms of equipment or machinery needed to accomplish the foregoing activities.

Section 2 - Definitions

Unless allowed under the definition of a rural home occupation, an agricultural use shall not be construed to include commercial or industrial activities related to agriculture such as abattoirs, tanneries, grain drying sod farming and sale outlets, equipment sale or rental, manufacturing or processing activities involving farm crops or animal products

2.7. Air Treatment Control shall mean the functional use of an industrial grade multi-stage carbon filtration system, or similar technology, to reduce and/or treat the emission of pollen, dust and odours expelled from a facility and sized accordingly in comparison to the facility it serves as designed by a qualified person(s)."

2.8. Alter shall mean:

- a) with reference to a building or part thereof, to change any one or more of the external dimensions of the building or to change the type of construction of the exterior walls or roof;
- b) with reference to a lot, to change the area, frontage or depth thereof; to change the width, depth or area of any required yard, landscaped open space 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 such lot or otherwise.
- c) Altered and alteration shall have corresponding meanings.

2.9. Alternative Energy System shall mean sources of energy or energy conversion process that significantly reduce the amount of harmful emissions to the environment (air, earth, and water) when compared to conventional systems.

2.10. Animal Hospital shall mean a building or part of a building used by a veterinary surgeon where companion domestic animals (household pets) and birds are kept for treatment including surgery, and where veterinary drugs and other related products, including pet food, may be sold. The treatment of livestock (cattle, horses, etc.) and similar animals is specifically excluded.

2.11. Assembly Hall shall mean a Building or Structure or part of thereof where facilities are provided for athletic, civic, educational, political or social events, trade shows, conferences, fashion shows and may include an arena, auditorium, community centre, gymnasium, stadium, theatre, banquet hall, auction hall or similar use and are operated for gain or profit.

2.12. Attached shall mean a building or structure otherwise complete in itself, which depends for structural support, or complete enclosure, upon a division wall or walls shared in common with adjacent buildings or structures.

2.13. Attic shall mean that portion of a building immediately below the roof and wholly or partly within the roof framing.

Section 2 - Definitions

- 2.14. Auction Establishment** shall mean the offering for sale of new and used goods by means of request or invitation for bids, includes a livestock auction sales barn and vehicle or liquidation auction.
- 2.15. Automobile Body Shop** shall mean an establishment where motor vehicle bodies, exteriors or undercarriages are painted or repaired. Accessory uses may include a towing service and the rental of motor vehicles to customers whose motor vehicles are being repaired. This definition shall not include a salvage yard as defined herein.
- 2.16. Automobile Dealership** shall mean a place Automobile Dealership shall mean a place where new or used passenger or family vehicles such as cars, vans, motorcycles and trucks, are leased, rented, sold or auctioned at retail. Accessory uses may include enclosed and/or exterior showroom and areas for display; car wash; automobile service; automotive parts sales/distribution; automobile body and structural work and painting; storage and parking areas for vehicles which are for lease, rent, sale or auction and for those being serviced by the dealership; office space; and restricted eating establishment.
- 2.17. Automobile Service Station** shall mean a building where gasoline, propane, diesel fuel or oil is kept for sale including alternative sources of fuel, where only minor or emergency repairs essential to the actual operation of motor vehicles may also be performed, where grease, anti-freeze, tires, spark plugs and other automobile accessories may be sold incidentally, and where motor vehicles may also be oiled, greased, or washed, but where no other activities of a commercial garage are carried on.
- 2.18. Automotive Store** shall mean an establishment primarily engaged in the retail sale of vehicle parts, accessories and tools. Accessory uses may include service bays for performing maintenance and repair operations on motor vehicles. This definition shall not include any establishment otherwise defined herein or specifically named elsewhere in this By-law.
- 2.19. Bake Shop** shall mean a building or portion of a building where baked foods are made for retail sale on the premises.
- 2.20. Bakery** shall mean a building or portion of a building wherein baked foods are produced and processed for packaging, distribution and resale off the premises. A bake shop is a permitted accessory use in a bakery.
- 2.21. Basement** shall mean that portion of a building between two floor levels which is partly underground but which has at least one-half of its height from finished floor to finished ceiling above the average level of ground adjacent to the exterior walls of the building.
- 2.22. Bed and Breakfast** shall mean a private residence, limited to a single detached dwelling, which is operated to provide the travelling public with sleeping accommodations on a maximum of four (4) rooms and other related services and facilities within the occupant's dwelling.

Section 2 - Definitions

- 2.23. Biomass Energy System** shall mean a renewable electrical generation facility using renewable biomass resources and/or waste products that produces electrical power for needs of a user or to feed into the transmission or local distribution grid. "Biomass" means any plant derived organic matter available on a renewable basis. A biomass energy system includes all components, supporting infrastructure, and outbuildings.
- 2.24. Bio-solids** shall mean nutrient rich organic by-products of the anaerobic digested waste water treatment process.
- 2.25. Boarding House** shall include a rooming house, and shall mean a building or portion thereof other than a hotel or motel where lodging with or without meals is provided for compensation and this definition shall include a lodging or rooming house.
- 2.26. Boat House** shall mean an accessory building or structure intended for use to house, shelter, or protect a boat or other form of water transportation, which shall not be capable of being occupied as a permanent or seasonal dwelling. When constructed in association with a dwelling, a boat house shall be deemed to be an accessory building. Consultation with the applicable Conservation Authority will be required for any new boat house.
- 2.27. Building** shall mean a structure having a roof supported by columns or walls or directly on the foundation and used for the shelter and accommodation of persons, animals or goods:
- 2.28. Accessory Building** shall mean a building customarily incidental and subordinate to the main use or building and located on the same lot with such main use or building.
- 2.29. Main Building** shall mean the building serving the principal or primary uses for which the lot was purchased, leased or rented.
- 2.30. Temporary Building** shall mean a building or structure intended for removal or demolition within a prescribed time, not exceeding two years, as set out in a building permit.
- 2.31. Building By-law** shall mean any By-law of the Corporation passed pursuant to the Building Code Act.
- 2.32. Building Line** shall mean a line within a lot drawn parallel to a lot line establishing the minimum distance between that lot line and any portion of a building or structure which may be erected.
- 2.33. Building Supply Centre** shall mean a building or part of a building or a place where building supplies such as lumber, millwork, siding, roofing, plumbing, electrical, heating, air conditioning, home improvement and similar goods are stored, displayed or kept for sale at retail or wholesale.
- 2.34. Built Heritage Resources** shall mean one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural,

Section 2 - Definitions

social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions.

- 2.35. Bulk Storage Tanks** shall mean a tank for the bulk storage of petroleum, petroleum products, chemicals, gases, flammable liquid or fluid, or similar substances. This definition shall not include a fuel storage tank which is accessory to another use on the lot where such tank is located (see Fuel Storage Tank).
- 2.36. Campground Recreational** shall mean an area of land containing sleeping accommodations and facilities which are used to provide short term accommodation for persons engaged in passive or active recreation or leisure, which shall include, but shall not be limited to the following: children's camp or establishment, scout camp, religious camp, institutional camp, or other like or similar camp establishment, but shall not include a tourist establishment, mobile homes or a mobile home park.
- 2.37. Campground Tourist** shall mean an area of land providing short term accommodation for tents, recreational vehicles or campers and may include accessory uses such as a Laundromat, convenience store, sale of propane fuels and recreational uses for persons using the campground where a fee is charged or paid for such accommodation but shall not include mobile homes or a mobile home park.
- 2.38. Campsite** shall mean a parcel of land within a tent and trailer park occupied by a tent or recreational vehicle.
- 2.39. Cannabis Processing Facility** shall mean a building or structure or part thereof equipped with **Air Treatment Control** that is used for growing, producing, processing, testing, destroying, packaging and/or shipping cannabis authorized by a federal license or registration.
- 2.40. Canteen** shall mean a snack bar or small cafeteria providing food and drink and could also include the sale of personal supplies.
- 2.41. Carport** shall mean a covered parking area which is open on at least two sides.
- 2.42. Car Washing Establishment** shall mean a building or structure or part thereof containing facilities for washing automobiles, either by production line methods and mechanical devices, or by a self-service operation.
- 2.43. Catering Establishment** shall mean a building or part of a building where food is cooked or otherwise prepared for delivery to a location other than the zoned premises. Storage of supplies, equipment and parking of delivery vehicles shall be permitted as accessory uses. This definition shall not include a restaurant.
- 2.44. Cellar** shall mean that portion of a building between two floor levels which is partly or wholly underground but which has more than one-half of its height from finished floor to finished ceiling below the average level of ground adjacent to the exterior walls of the building.

Section 2 - Definitions

- 2.45. Cemetery** shall mean a property used for interring dead persons or in which human bodies have been buried and as regulated by the Cemeteries Act, R.S.O. 1990, c.C.4. A cemetery may include facilities for storing ashes of human remains that have been cremated or the interment of the dead in sealed crypts or compartments, but shall not include crematoriums or pet cemeteries.
- 2.46. Cemetery (Pet)** shall mean a property used for the disposal of material consisting entirely of the remains of dead domestic pets.
- 2.47. Chief Building Official** shall mean the officer or employee of the Corporation charged with the duty of enforcing the provisions of the Building Code Act, together with any regulations made thereunder, and the provisions of the Building By-law.
- 2.48. Church** shall mean a building dedicated to religious worship and includes accessory uses such as a church hall, auditorium, daycare, school or other non-profit organizational uses.
- 2.49. Clinic** shall mean a building or part of a building wherein health services are provided to the public in the form of a medical, paramedical, dental, surgical, physiotherapeutic, or other human health services including associated technical and laboratory facilities, and may also include a pharmaceutical outlet for the sale of prescription and therapeutic drugs, medication, optical equipment and similar drug store products.
- 2.50. Commercial Garage** shall mean a building or premises where vehicles owned by the general public are repaired or maintained.
- 2.51. Commercial Greenhouse** shall mean a building used for the growing of flowers, vegetables, shrubs, trees and similar vegetation for wholesale or retail sale. This definition shall not include any premises used for growing of mushrooms.
- 2.52. Commercial Patio** shall mean an outdoor area in association with a restaurant where food, beverages, wine, spirits or any combination of these are served to the public or to members of a private club or other similar organization.
- 2.53. Communications Facility** shall mean an installation which transmits, receives and/or relays communications such as microwave relay tower, cellular telephone tower, radio or television broadcast tower or similar facility.
- 2.54. Community Centre** shall mean a building, structure or premises where facilities are provided for athletic, civic, educational, political, recreational, religious, social events, trade shows, conferences or fashion shows, and is operated by a Public Authority. This definition may include an arena, assembly hall, auditorium, canteen, gymnasium, hall, stadium, theatre, the sale of recreational/sporting equipment, or similar use.
- 2.55. Compost Facility** shall mean premises owned and/or operated by a government authority or by a private operator with a Ministry of Environment Certificate of Approval where the primary purpose is for the composting of food waste and organic material.

Section 2 - Definitions

- 2.56. Conservation Authority** shall mean a Conservation Authority as defined by the Conservation Authorities Act.
- 2.57. Conservation Use** shall mean a use related to the preservation of natural resources or the natural environment.
- 2.58. Contractor's Shop or Yard** shall mean a place of business for persons employed in building trades such as painting, plumbing, electrical work, masonry, metal working and carpentry, or truck, bulldozer, loader and backhoe operating and such place of business may be used for the storage of equipment, materials and vehicles which are used on construction sites and may include such related uses as office space, or maintenance facilities, and may also include a retail business, sales counter or a wholesale business as an accessory use.
- 2.59. Convenience Store** shall mean an establishment where food, tobacco, drugs, periodicals or similar items of household necessity are kept for retail sale to residents of the immediate neighborhood or area.
- 2.60. Corporation** shall mean the Corporation of the Municipality of South Dundas.
- 2.61. Council** shall mean the Council of the Corporation of the Municipality of South Dundas.
- 2.62. County** shall mean the Corporation of the United Counties of Stormont, Dundas and Glengarry.
- 2.63. Coverage** shall mean the percentage of lot area covered by the ground floor area of all principal buildings located thereon.
- 2.64. Crematorium** shall mean a building fitted with the proper appliances for the purposes of the cremation of human remains and includes everything incidental or ancillary thereto.
- 2.65. Cultural Heritage Landscape** shall mean a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act, and the village, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, railways and industrial complexes of cultural heritage value.
- 2.66. Custom Workshop** shall mean land and/or a building or part of a building used by a contractor, builder or tradesman to perform manufacturing, repair or assembly work or for the storage of equipment and materials used for off-site work and includes those operated by a carpenter, well driller, tile drainage installer, a locksmith, blacksmith, tinsmith, gunsmith, welder or persons involved in similar occupations.

Section 2 - Definitions

- 2.67. Day Nursery** shall mean a place where temporary care of children is provided which must be licensed by the province and operated in accordance with the Day Nurseries Act.
- 2.68. Dry Cleaning or Laundry Outlet** shall mean a building used for the purpose of receiving articles or goods of fabric to be subjected elsewhere to the process of cleaning or dyeing. Such establishment may also be used for pressing and/or distributing any articles or goods which have been received therein.
- 2.69. Dry Cleaning or Laundry Plant** shall mean a building or part thereof where dry cleaning, dry dyeing, cleaning or pressing of articles or goods of fabric is conducted in which solvents which emit no odours or fumes are, or can be, used, and in which no noise or vibration causes a nuisance or inconvenience without the premises. This definition may include a dry cleaning or laundry outlet.
- 2.70. Dwelling** shall mean a building used or intended to be used for human habitation and in which all usual domestic functions may be carried on. For the purposes of this By-law, dwelling shall not include a mobile home as defined herein.
- a) **Accessory Dwelling** shall mean a single detached dwelling which is accessory to a permitted non-residential use, located on the same lot therewith and is occupied either by the family of the owner of such non-residential use or by a family of a person employed on the lot where such dwelling is located.
 - b) **Apartment Dwelling** shall mean a building consisting of three or more independent dwelling units other than a row house dwelling.
 - c) **Converted Dwelling** shall mean a dwelling altered to contain a greater number of dwelling units, with each self-contained dwelling unit having a floor space of not less than 55 m².
 - d) **Duplex Dwelling** shall mean a dwelling that is divided horizontally into two dwelling units.
 - e) **Four-Plex Dwelling** shall mean a building that is divided horizontally and/or vertically in four (4) separate dwelling units, each of which has an independent entrance either directly from the outside or through a common entrance, but does not include a converted dwelling or townhouse dwelling.
 - f) **Row House Dwelling** shall mean a dwelling that is divided vertically into three or more dwelling units.
 - g) **Semi-Detached Dwelling** shall mean a dwelling that is divided vertically into two dwelling units.
 - h) **Senior Citizens Apartment Dwelling** shall mean an apartment dwelling for the specific use of senior citizens.
 - i) **Single Detached Dwelling** shall mean a dwelling containing only one dwelling unit.

Section 2 - Definitions

2.71. Dwelling Unit shall mean one or more rooms designed as a housekeeping unit, used or intended to be used as a domicile by one or more persons and in which separate cooking, eating, living, sleeping and sanitary facilities are provided for the exclusive use of the occupants, with a private entrance from outside the building or from a common hallway or stairway inside the building. A dwelling unit shall contain only one full kitchen.

a) **Accessory Dwelling Unit** shall mean a dwelling unit which is part of and accessory to a permitted non-residential building and is occupied by the family of the owner of the non-residential building or by the family of a full time employee on the lot where such dwelling unit is located.

2.72. Addition Residential Unit means a separate dwelling unit which is either located in a single detached dwelling, semi-detached dwelling, rowhouse or an accessory building or structure.

2.73. Dwelling – Mobile Home shall mean a transportable, factory built dwelling designed to be used as a year-round residential dwelling and has been manufactured to comply with the Canadian Standards Association (CSA) Standard No. Z240, as amended or replaced from time to time, but does not include a modular home dwelling, a park model trailer, a motor home, a mobile camper trailer, a truck camper, or any other dwelling defined in this by-law. For the purposes of this by-law a single section factory manufactured home shall be deemed to be a "mobile home dwelling".

2.74. Dwelling – Modular Home shall mean a single detached dwelling that is constructed by assembling, on a permanent foundation, at least two factory manufactured modular units each of which comprises at least one room or living area and has been manufactured in a Canadian Standards Association (CSA) A277 certified factory. For the purposes of this By-law a modular home dwelling shall be considered as a single detached dwelling.

2.75. Dwelling – Park Model Trailer shall mean a manufactured building designed and constructed in conformance with CAN/CSA-Z241 Series M "Park Model Trailer, as set out in the Ontario Building Code Act, R.S.O. 1992, c.23, and is used or intended to be used as a dwelling or seasonal dwelling.

2.76. Easement shall mean the legal right acquired by contract to pass over, along, up on or under the lands of another.

2.77. Energy from Waste shall mean the incineration of municipal solid waste (garbage) to produce electricity. Energy from waste is primarily to provide a means for waste reduction and disposal. Electrical generation is a secondary consideration of this process.

2.78. Erect shall mean build, construct, reconstruct, remove or relocate and shall include any preliminary physical operations such as cutting, grading, excavating, filling or draining, or any altering of an existing building by an addition, extension or other structural change, or any work which requires a building permit.

Section 2 - Definitions

- 2.79. Established Building Line, Rural** shall mean the average setback from the street line of existing buildings in either the Agriculture, Rural or Rural Residential Zones when at least five buildings have been erected on any one side of a continuous 200 metres of land with frontage on an improved street.
- 2.80. Established Building Line, Urban** shall mean the average setback from the street line of existing buildings in the Residential Zones (R1, R2,...) on one side of one block where more than one-half of the lots on the said side of the block have been built upon.
- 2.81. Existing** shall mean existing as of the date of final passing of this By-law.
- 2.82. Factory Outlet** shall mean a building or part of a building, accessory to a permitted industrial use, where the products manufactured by that industry are kept for wholesale or retail sale.
- 2.83. Fairgrounds** shall mean lands where fairs, livestock shows, horseracing, demolition derbies, other sports events, circuses or exhibitions are held primarily outdoors and includes any accessory and temporary buildings.
- 2.84. Farm Equipment Dealer** shall mean an agency which offers for sale, and maintains and repairs machinery normally used in farming.
- 2.85. Farm Produce Outlet** shall mean a use accessory to a permitted farm which consists of the retail sale of agricultural products produced on the farm where such outlet is located.
- 2.86. Farmer's Market** shall mean an establishment or premises where the farm products of a local farming community are sold at retail by the grower from unenclosed or open air areas designated for individual retailers.
- 2.87. Fence** means a barrier, including one for noise attenuation, or any structure, except a structural part of a building, that wholly or partially screens from view, encloses or divides a yard or other land, or marks or substantially marks the boundary between adjoining land, and includes any hedge or shrub that has the same effect.
- 2.88. Financial Service** shall mean an establishment operated by a chartered trust bank, trust company, mortgage broker, accountant, financial adviser or similar such establishment.
- 2.89. Finished Grade** shall mean:
- a) when used with reference to a building, the average elevation of the finished surface of the ground where it meets the exterior of such building;
 - b) when used with reference to a structure, the average elevation of the finished surface of the ground immediately surrounding such structure;
 - c) when used with reference to a street, road or highway, the elevation of the street, road or highway established by the Municipality or other designated authority.

Section 2 - Definitions

- 2.90. Flea Market** shall mean an occasional or periodic market held in a building or in an open area where persons offer second hand goods, new articles or antiques for sale at retail but shall not include any other establishment defined herein.
- 2.91. Floodline** shall mean the line which delimits the area that would be flooded with an expected average frequency of once in 100 years.
- 2.92. Flood Plain** shall mean the area below the floodline, usually low lands adjoining a watercourse which has been or may be covered by flood water.
- 2.93. Floor Area** shall mean:
- a) for a dwelling or dwelling unit, the total area of the storeys contained within the outside walls of the dwelling or dwelling unit exclusive of any garage, carport, porch, verandah, sunroom, attic, basement or cellar;
 - b) for a building other than a dwelling or dwelling unit, the total area of all the floors contained within the outside walls of the building.

In all cases, only that floor area having a clear height to the ceiling of at least 2.2 metres shall be considered in the calculation of the floor area. The minimum floor area requirements for a dwelling as required in this By-law will apply to the floor area above finished grade.

- 2.94. Forestry Use** shall mean the planting, management and harvesting of timber resources in accordance with good forestry practices. This definition may include the establishment and occasional use of an accessory portable sawmill but shall not include the establishment of a permanent sawmill.
- 2.95. Fuel Storage Tank(s)** shall mean a tank which is an accessory to a permitted use for the bulk storage of petroleum, gasoline, fuel oil, gas or flammable liquid or fluid.
- 2.96. Funeral Home** shall mean a building or part thereof designed for the purpose of furnishing funeral services to the public and includes facilities intended for the preparation of the dead human body for interment or cremation.
- 2.97. Garden Centre** shall mean land, building, structure or part thereof or an outdoor area primarily used for the retail sale of gardening equipment, landscaping products and planting materials.
- 2.98. Garden Suite** shall mean a temporary, detached portable housing unit intended for the use of an elderly member of the immediate family which is located on the same lot with an existing single detached dwelling where the family is residing and which shares the water supply and sewage disposal facilities with the single detached dwelling.
- 2.99. Gasoline Retail Facility** shall mean an establishment or a lot where the retail sale of gasoline or other petroleum products for motor vehicles constitutes either the sole use, such as a gas bar, or an accessory use such as a self serve facility in

Section 2 - Definitions

combination with a retail store. This definition shall not include an automobile service station or commercial garage.

2.100. Golf Course shall mean a public or private area operated for the purpose of playing golf and shall include:

- a) Par 3 Golf Course
- b) Clubhouse
- c) Proshop
- d) Putting Green
- e) Driving Range
- f) Miniature Golf Course
- g) Office
- h) Storage Buildings
- i) Storage Yard
- j) Repair shop limited to repair of equipment
- k) Banquet hall and Conference facilities
- l) Accessory Dwelling
- m) Canteen
- n) Accessory Use

2.101. Group Home shall mean a single housekeeping unit in a residential dwelling in which up to eight unrelated residents, excluding supervisory staff or the receiving family, live as a family under responsible supervision consistent with the requirements of its residents and only if licensed or approved under provincial statutes and in compliance with municipal By-laws, but excluding a Correctional Group Home

2.102. Habitable Room shall mean a room commonly used for living purposes, including a bedroom and a kitchen but not including any space in a dwelling used as a lobby, hallway, closet, or bathroom or any room having floor space of less than 4.65 m².

2.103. Hauled Sewage shall mean material removal from a holding tank (class 5 system) or from a septic tank (class 4 system).

2.104. Height shall mean when used in reference to a building, the vertical distance measured between finished grade and:

Section 2 - Definitions

- a) the highest point of the roof surface of a flat roof; or
- b) the average (mean) level between eaves and ridge of any other type of roof.

2.105. High Water Mark shall mean the mark made by the action of water under natural conditions on the shore or bank of a waterbody which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark.

2.106. Highway shall mean a public thoroughfare intended for vehicular use by the general public.

2.107. Hobby Farm shall mean the keeping, breeding, raising and grazing of livestock, and/or poultry, other than domestic pets, for the personal use of the household operating the hobby farm and excludes an agricultural use as defined herein which is operated for commercial purposes.

2.108. Home for the Aged shall mean an establishment operated under the Homes for the Aged and Rest Homes Act.

2.109. Home Improvement Centre shall mean an establishment engaged in the wholesale and/or retail sales, or installation of, home furnishings and building supplies including lumber, millwork, siding, roofing, plumbing, electrical, heating, air conditioning and similar items.

2.110. Home Industry shall mean a use which is clearly incidental or secondary to the residential use of a single detached dwelling house and is conducted either entirely within a single detached dwelling house or in an accessory building to a single detached dwelling house, by an inhabitant thereof. Such use may include a carpentry shop, a craft shop, an electrical shop, a small engine repair shop, a welding shop, a blacksmith shop or other similar use.

2.111. Home Occupation shall mean an occupation, trade, business, profession or craft carried on as an accessory use to the use of the dwelling and shall include the following:

- a) instruction in or business involving music, academic subjects, religion, dancing, arts and crafts such as pottery, weaving, painting or sculpting, sewing, hairdressing or similar use;
- b) business involving work conducted primarily in other locations, such as those operated by electricians, plumbers, carpenters or operators of commercial vehicles, including school buses, provided that the storage of commercial vehicles, equipment or materials does not take place at the residence except in accordance with the provisions of the By-law;
- c) business involving work conducted primarily in other locations, such as those operated by electricians, plumbers, carpenters, caterers or operators of

Section 2 - Definitions

commercial vehicles, equipment or materials does not take place at the residence except in accordance with the provisions of the By-law;

- d) business involving the repair of small appliances, radios, televisions and similar items, skate or knife sharpening or similar uses;
- e) an office used by a physician, dentist or other medical practitioner, an insurance agent, accountant, engineer, salesperson, or a person engaged in a similar occupation;
- f) business involving catering;
- g) a bed and breakfast.

2.112. Hospital shall mean a Public or Private Institution as defined under the Public Hospitals Act and amendments thereto or under the Private Hospitals Act and amendments thereto.

2.113. Hotel shall mean a building designed or used for the accommodation of the travelling or vacationing public, containing therein more than five guest rooms served by a common building entrance. Accessory uses may include accommodation for permanent staff and one or more beverage rooms, dining rooms, meeting rooms or similar uses.

2.114. Industrial Uses

- a) **Class I – Light Industrial Uses** shall mean a place of business for a small scale, self-contained plant, or building which produces, manufactures, assembles, or stores a product which is contained in a package and has a low probability of fugitive emissions, e.g. noise, odour, dust, and vibration. Such industries operate in the daytime only with infrequent movement of products and/or heavy trucks and no outside storage. Examples include: electronics manufacturing and repair, high technology industries, furniture repair and refinishing, beverage bottling, package, and crafting services, small scale assembly, auto parts supply.
- b) **Class II – Medium Industrial Uses** shall mean a place of business for medium scale process and manufacturing with outdoor storage of wastes or materials (e.g. it has an open process) and where there are periodic or occasional outputs of fugitive emissions e.g. noise, odour, dust and/or vibration. Shift operations occur and there is frequent movement of products and /or heavy trucks during daytime hours. Examples include dry cleaning services, printing establishments, paint spray booths, welding shops, courier and transport services, heavy vehicle repairs, bulk fuel storage, raw product storage (aggregates, logs/lumber), warehousing, contractor's yard.
- c) **Class III - Heavy Industrial Uses** shall mean a place of business for uses characterized as having emissions such as noise, smoke, odour, fumes, or vibrations or extensive outside storage as part of their normal operations. Such uses include sawmills, pulp and paper mills, refineries, smelting operations, and similar uses which are intended to be secluded from residential or other sensitive

Section 2 - Definitions

land uses in order to limit any potential adverse effects on the environment or the surrounding areas and public health.

- 2.115. Intensive Livestock Operation** shall mean an agricultural operation as defined Management Plan By-law adopted by Council.
- 2.116. Kennel** shall mean a building or structure where dogs are bred, boarded, groomed or trained, given medical treatment or housed for similar purposes for which compensation is paid and shall include a Humane Society shelter or pound.
- 2.117. Landscaped Open Space** shall mean open space comprised of a combination of shrubs, flowers, trees, grass, bushes and other landscaping materials and may include space occupied by paths, walks, courts, patios and pools, but shall not include parking areas, traffic aisles, driveways or ramps for vehicles, or any open space beneath or within a building or structure
- 2.118. Lane** shall mean:
- a) a subsidiary thoroughfare providing access from within a lot, principally from parking or loading spaces to a public street; or
 - b) a subsidiary public thoroughfare for the sole use of pedestrians and connecting public streets, open space or public buildings.
- 2.119. Laundromat** shall mean a building or structure or part thereof containing two (b) or more washing machines and/or self-service dry-cleaning machines and/or dryers for use by the public which is operated for a profit or gain.
- 2.120. Library** shall mean a public building or structure where books, printed materials, electronic and other audio-visual resources may be read, consulted or borrowed.
- 2.121. Livestock** shall mean dairy, beef, swine, poultry, horses, goats, sheep, ratites, fur bearing animals, deer and elk, game animals, birds, and other animals identified in Table 1 of the Minimum Distance Separation Formula Implementation Guidelines Publication 707 – Ministry of Agriculture, Food and Rural Affairs.
- 2.122. Loading Space** shall mean a space or bay located on a lot which is used or intended to be used for the temporary parking of any commercial vehicle while loading or unloading goods, merchandise or materials used in connection with the use of the lot or any building thereon, and which has unobstructed access to a street or lane.
- 2.123. Lot** shall mean a parcel or tract of land which is capable of being legally conveyed in accordance with the provisions of the Planning Act:
- a) **Corner Lot** shall mean a lot situated at the intersection of two streets having an angle of intersection of not more than 135 degrees.
 - b) **Interior Lot** shall mean a lot situated between adjacent lots and having access to one street.
 - c) **Through Lot** shall mean a lot having street frontage on two opposite sides.
 - d) **Waterfront Lot** shall mean a lot which has no street access but has water access on one shoreline only.
- 2.124. Lot Area** shall mean the total horizontal area within the lot lines of a lot.

Section 2 - Definitions

- 2.125. Lot Coverage** shall mean the percentage of lot area covered by the ground floor area of all buildings located thereon.
- 2.126. Lot Frontage** shall mean the width of a lot measured between the intersection of the side lot lines with a line back from and parallel to the front lot line, at a distance equal to the minimum required front yard.
- 2.127. Lot Line** shall mean any boundary of a lot or the vertical projection thereof.
- a) **Front Lot Line** shall mean in the case of an interior lot, the lot line dividing the lot from the street. In the case of a corner lot or a through lot where the lot lines abutting the streets are the same length, the lot line where the principal vehicular access to the lot is provided shall be deemed to be the front lot line. In the case of a corner lot where the street lines are joined by an arc, the shortest straight street line shall be deemed to be the front lot line. In the case of a corner lot where the street lines do not intersect at one single point, the shorter of the two street lines shall be deemed to be the front lot line. In the case of a waterfront lot, the shoreline shall be deemed to be the front lot line.
 - b) **Rear Lot Line** shall mean in the case of a lot having four or more lot lines, the lot line furthest from and opposite to the front lot line. If a lot has less than four lot lines, there shall be deemed to be no rear lot line.
 - c) **Side Lot Line** shall mean a lot line other than a front or rear lot line.
 - d) **Exterior Side Lot Line** shall mean a side lot line which is also a street line.
- 2.128. Marina** shall mean a building, structure or place containing docking facilities and located on or abutting a waterbody, where boats and boat accessories are berthed, stored, serviced, repaired or kept for sale or rent and where the facilities for the sale of marine fuels and lubricants may be provided.
- 2.129. Marine Facility** shall mean a non-commercial accessory building or structure having a maximum height of 8.0 m which is used to moor, berth or store a boat. This definition may include a boat launching ramp, boat lift, dock or boathouse but does not include any building used for human habitation or any boat service, repair or sales facility.
- 2.130. Mini Warehouse and Storage** shall mean a building or part thereof wherein general merchandise, vehicles, furniture and household goods are stored in separately occupied, secured storage areas or lockers which are generally accessible by means of individual loading doors. Employees associated with such a use shall be limited to a facility manager and/or security personnel.
- 2.131. Mobile Home** shall mean a prefabricated building which bears a CSA Z240 approval, which is designed to be towed on its own chassis (notwithstanding that its running gear is or may be removed), designed and equipped for year round occupancy and containing therein facilities for cooking or for the installation of cooking equipment as well as sanitary facilities, including a flush toilet and shower or bathtub. This definition shall not include a park model trailer or recreational vehicle as defined herein.
- 2.132. Mobile Home Park** shall mean a lot developed and managed under single or corporate ownership which has been planned, divided into mobile home sites,

Section 2 - Definitions

improved and provided with approved water and sewer services and intended to be used for the placement of mobile homes for permanent residential use.

- 2.133. Mobile Home Site** shall mean the space for the placement of one mobile home for the exclusive use of its occupants.
- 2.134. Motel** shall mean a building or buildings designed or used for the accommodation of the travelling or vacationing public, containing therein more than five guest rooms, each guest room having a separate entrance directly from outside the building. Accessory uses may include accommodation for permanent staff and one or more beverage rooms, dining rooms, meeting rooms or similar uses.
- 2.135. Model Home** shall mean a building which is used on a temporary basis as a sales office and/or as an example of the type of dwelling unit that is for sale in a related development, and which is not occupied or used for human habitation.
- 2.136. Municipality** shall mean the Corporation of the Municipality of South Dundas.
- 2.137. Nameplate Generating Capacity** means the manufacturer's posted maximum generating capacity of a renewable energy system under optimal conditions.
- 2.138. Non-Complying** shall mean a lot, building, or structure that does not meet the regulations of the Zone in which it is located as of the date of passage of this By-law.
- 2.139. Non-Conforming** shall mean an existing use or activity on any land, building, or structure that is not a permitted use for the Zone in which it is located as of the date of passage of this By-law.
- 2.140. Nursery** shall mean lands used for the growing of sod, flowers, bushes, trees or other gardening, landscaping or orchard stock for wholesale or retail sale.
- 2.141. Nursing Home** shall mean a building used in accordance with the definitions in the Nursing Homes Act and amendments thereto.
- 2.142. Nutrient Management Plan** shall mean a report that evaluates the relationship between the land-based application of nutrients, management techniques, and agricultural land use.
- 2.143. Office** shall mean a building or part of a building used or intended to be used in the performance and transaction of business including administrative and clerical activities as well as professional offices, but not including the use of manual labour.
- 2.144. Open Space** shall mean a use whereby the land remains unoccupied by buildings and is used for purposes such as hiking trails, nature trails, parks, wildlife sanctuaries and similar uses.
- 2.145. Open Storage** shall mean the storage of goods, merchandise or equipment outside of a building or structure on a lot or portion thereof, including such uses as automobile and trailer sales lots, building materials supply yards but does not include the outdoor display of a limited number of samples of the goods, merchandise or equipment for the purpose of sales and advertisement. This definition shall not include the open storage of goods or equipment which are incidental to the residential occupancy of a lot.

Section 2 - Definitions

- 2.146. Outdoor Recreational Facility** shall mean an establishment which provides recreational activities primarily located outside of a building such as a golf driving range, miniature golf, lawn bowling, tennis courts, or similar activities. A go cart track is not included within this definition.
- 2.147. Park** shall mean an area of land consisting mainly of open space which may include a recreational area, playground, playfield or similar use.
- a) **Public Park** shall mean a park owned and maintained by the Municipality or other public authority;
 - b) **Private Park** shall mean a park other than a public park.
- 2.148. Park Model Trailer** shall mean a manufactured building used or intended to be used as seasonal recreational building of residential occupancy. It is deemed to comply with the Ontario Building Code if it is designed and constructed in conformance with CAN/CSA-Z241 Series-M standards.
- 2.149. Parking Area** shall mean an area or structure, other than a street, used or intended to be used for the temporary storage of motor vehicles and includes a private garage or carport, aisles, driveways and parking spaces.
- 2.150. Parking Garage** shall mean an enclosed structure used for the temporary parking for more than four vehicles and available for public use either free, for compensation or as an accommodation to customers.
- 2.151. Parking Space** shall mean a portion of a parking area exclusive of driveways or aisles, used for the temporary parking or storage of motor vehicles.
- 2.152. Person** shall include an individual, an association, a chartered organization, a firm, a partnership, a corporation, an agent or trustee and the heirs, executors or other legal representatives of a person to whom the context can apply according to law.
- 2.153. Personal Service Establishment/Shop** shall mean a business which is associated with the grooming of persons or the maintenance or repair of personal wardrobe articles and accessories, and may include a barber shop, beauty parlour, shoe repair shop, self-service laundry or dry cleaning distribution station or similar uses.
- 2.154. Pet Shop** shall mean a building where domestic animals or birds and pet food and supplies are kept for sale. Accessory services such as grooming and training may be included but overnight boarding or breeding are specifically excluded.
- 2.155. Pit** shall mean land or land under water licensed by the Ministry of Natural Resources from which unconsolidated aggregate is being or has been excavated and that has not been rehabilitated but shall not include an excavation incidental to the erection of a building or structure or an excavation incidental to the construction of any public work. This definition includes all activities which are normally associated with the operation of a pit such as crushing, stockpiles, screening, processing, washing, weighing scales, offices and open and enclosed storage and also includes a wayside pit as defined herein.

Section 2 - Definitions

- 2.156. Place of Entertainment** shall mean an establishment where amusement facilities are provided such as an arcade, auditorium, billiard room, bowling alley, skating rink, dance hall, music hall, or motion picture or other theatre operated for gain or profit
- 2.157. Point of Reception** refers to the Ministry of Environment publication "Interpretation for Applying MOE NPC Technical Publications to Wind Turbine Generators" (V1) which defines a point of reception as any point on the premises of a person within 30 metres of a dwelling or camping area, where sound or vibration originating from other than those premises is received.
- 2.158. Portable Asphalt Plant** shall mean a facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process and which is not of permanent construction, but which is to be dismantled at the completion of the construction project.
- 2.159. Printing Shop** shall mean an establishment used for printing, typesetting, blueprinting, engraving, stereotyping, duplicating and offset printing, and shall include such uses as newspaper publishing.
- 2.160. Private Club** shall mean a building or premises used as an athletic, recreational or social club not operated for gain or profit. This definition may include a social service club, a lodge, a fraternity or sorority, a hostel, a labour union hall, Royal Canadian Legion, or similar use.
- 2.161. Private Garage** shall mean an accessory building or portion of a residential building which is fully enclosed and used for the storage of motor vehicles and household equipment incidental to the residential occupancy.
- 2.162. Private Road** shall mean a private right-of-way over private property which affords access to at least two (b) abutting lots and which is not maintained by a Public Authority.
- 2.163. Public Authority** shall mean the Municipality of South Dundas, the United Counties of Stormont, Dundas & Glengarry, a Conservation Authority and any department of the Governments of Ontario or Canada, including any Boards or Commissions thereof.
- 2.164. Public Use** shall mean a building, structure or lot used by a public authority.
- 2.165. Quarry** shall mean land or land under water from which consolidated aggregate is being or has been excavated and that has not been rehabilitated but shall not include an excavation incidental to the erection of a building or structure or an excavation incidental to the construction of any public works. This definition includes all activities which are normally associated with the operation of a quarry such as crushing, stockpiles, screening, washing, offices and open and enclosed storage and also includes a wayside quarry as defined herein.

Section 2 - Definitions

- 2.166. Recreational and Athletic Facility** shall mean a place, building or parcel of land designated and equipped with facilities such as a swimming pool, squash or tennis courts, gymnasias, weight-lifting and exercise rooms and used for recreational fitness or athletic pastimes, and may include an ancillary sports field or sports arena.
- 2.167. Recreational Vehicle** shall mean any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or is self-propelled, and is capable of being used on a short term recreational basis for living, sleeping or eating accommodation of persons, notwithstanding that its running gear is or may be removed. This definition includes motor homes, travel trailers, tent trailers, campers, and park model trailers bearing a CSA-Z241 approval but shall not include a mobile home.
- 2.168. Recycling Depot** shall mean a special waste management facility which serves as a temporary storage site for clean materials such as glass, paper, cardboard, plastic, metal and other similar products which will be transferred to another location for reuse. This definition does not include any other type of waste management system.
- 2.169. Renewable Energy System** shall mean the production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.
- 2.170. Rental Establishment** shall mean a building or part of a building wherein the primary use is the rental of machinery, equipment, furniture and fixtures.
- 2.171. Restaurant** shall mean a building or structure or part thereof where food is prepared and offered for sale to the public for consumption within the premises or off the premises.
- 2.172. Retail Store** shall mean a building or part of a building in which goods, wares, merchandise, substances or articles are stored and offered for sale to the general public and may include the storage of such goods, wares, merchandise, substances or articles, but does not include any establishment otherwise defined or classified in this By-law.
- 2.173. Retirement Home** shall mean premises where lodging is provided primarily for retired persons and may include common facilities for eating, recreation and other such activities and may also include limited medical care.
- 2.174. Rural Home Occupation** shall mean an occupation, business, trade or craft which is accessory to a farming operation. This definition may include the servicing or repair of merchandise or equipment, the grading of produce, a retail outlet for farm supplies and machinery, a farm produce outlet or similar activities
- 2.175. Salvage Yard** shall mean a place where goods, wares, merchandise, articles or things are kept, repaired or processed for further use and offered for sale and may include a junk yard or a scrap metal yard.
- 2.176. School** shall mean a school under the jurisdiction of a Board as defined in the Education Act.

Section 2 - Definitions

- 2.177. Sensitive Land Uses** shall mean buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built-up environment. Examples of sensitive land uses may include residences, education or health facilities.
- 2.178. Service Outlet** shall mean a building or part of a building whether in conjunction with a retail store or not, articles or goods such as appliances, furniture or similar items may be repaired or serviced. This definition shall not include any manufacturing operation or establishment used for the service or repair of vehicles.
- 2.179. Setback** shall mean:
- a) with reference to a road, the distance between the centre line of a street allowance and the nearest building line.
 - b) with reference to a waterbody, the distance between the high-water mark or the flood plain and the nearest building line.
 - c) with reference to a wind energy turbine, the distance between the closest edge of the turbine base and the lot line or feature.
- 2.180. Shopping Centre** shall mean a group of commercial and service uses, which are permitted in the zone, and are designed, developed and managed as a unit having the required loading spaces and off-street parking provided on the site and which may include freestanding or attached buildings.
- 2.181. Sight Triangle** shall mean the triangular space formed by the street lines of a corner lot and a line drawn from a point in one street line to a point in the other street line, each such point being 6 m from the point of intersection of the street lines (measured along the street lines). Where the two street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines.
- 2.182. Sign, Legal** shall mean a name, identification, description, device, display or illustration which is affixed to or represented directly or indirectly upon a building, structure or lot which directs attention to an object, product, place, activity, person, institute, organization or business and which does not contravene any By-law of the Corporation or the County, or any Regulation of the Government of Ontario or Canada. Where a sign is located on municipal property it shall be subject to the Municipal Sign By-law, while signs on private property, classified under the Ontario Building Code as a designated structure, shall be subject to the provisions of the Zoning By-law.
- 2.183. Site Alteration** shall mean activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.
- 2.184. Sludge** shall mean stabilized organic soil conditioning material produced by a sewage treatment plant.

Section 2 - Definitions

- 2.185. Small Batch Brewery** shall mean a place that offers an individual member of the general public the location, the material and the equipment with which to make beer or wine for that individual's own personal use.
- 2.186. Solar Energy System** shall mean a renewable electrical generation facility that produces power from the sun using photovoltaic technology to provide all, or a portion of, the electrical power needs for a user or to feed into the transmission or local distribution grid. A solar energy system includes all arrays, supporting infrastructure, and outbuildings.
- 2.187. Storey** shall mean that portion of a building, between the surface of any floor and the surface of the floor, ceiling or roof next above it.
- a) **First Storey** shall mean the lowest storey of a building, wherein the floor is generally at grade elevation and having its finished ceiling at least 1.8 m above finished grade.
- 2.188. Street** shall mean a public thoroughfare under the jurisdiction of either the Corporation, the United Counties or the Province of Ontario. This definition shall not include a lane or private right-of-way.
- a) **Improved Street** shall mean a Municipal Road which has been assumed by the Corporation and is maintained on a regular year-round basis, or a Provincial Highway, or a County Road.
- 2.189. Street Line** shall mean the boundary of the right-of-way of the street.
- 2.190. Structure** shall mean anything constructed or erected, either permanent or temporary, the use of which requires location on the ground or attachment to something having location on the ground.
- 2.191. Swimming Pool** (or simply a 'pool'), shall mean an artificially enclosed body of water, built either above or in the ground, intended for swimming or water-based recreation and shall include inflatable pools with a depth in excess of 0.61 metres.
- 2.192. Tavern** shall mean a building with a bar that is licensed to sell alcoholic drinks.
- 2.193. Tent and Trailer Park** shall mean a parcel of land which is used to provide temporary accommodation for the public in tents, trailers or recreational vehicles, including park model trailers but which are not used as a principle place of residence, in which the water supply and sewage collection and disposal services are not designed to function during the winter months and which are closed for the period of November 1 to May 1 of the following year.
- 2.194. Tent and Trailer Site** shall mean a parcel of land within a tent and trailer park occupied by a tent or recreational vehicle.
- 2.195. Tourist Lodging Establishment** shall mean premises or buildings to be used for the purpose of sleeping accommodation on a temporary basis by tourists or

Section 2 - Definitions

vacationers, including a hotel, motel, cabin, lodge or bed and breakfast, including accessory uses such as dining, meeting and beverage rooms and similar uses.

- 2.196. Transportation Depot** shall mean an establishment where commercial vehicles are stored, repaired, washed, or maintained, including all administrative functions relating thereto, and may also mean an establishment for the distribution of goods or people in transit.
- 2.197. Turbine Height** shall mean the height of a renewable energy system shall be measured from the base of the structure to the highest point of the structure. For instance, in the case of a typical horizontal axis wind turbine, the height is measured from the average ground level upon which the base/foundation sits to the tip of the rotor blade at its highest point.
- 2.198. Use** shall mean the purpose for which any land, building, structure or any combination thereof is designed, arranged, occupied or maintained.
- 2.199. Utility** shall mean a Public Utility as defined by the Public Utilities Corporation Act.
- 2.200. Vehicle** shall mean an automobile, boat, commercial motor vehicle, farm implement, motorcycle, recreational vehicle, snowmobile or trailer.
- 2.201. Vehicle Sales or Rental Establishment** shall mean an establishment having as its main use the storage of vehicles for sale or the storage of automobiles for rent or lease. Accessory uses may include facilities for the repair or maintenance of such vehicles.
- 2.202. Veterinary Establishment** shall mean a building or part of a building used by a veterinary surgeon for treating domestic animals, birds or other livestock but shall not include a commercial kennel.
- 2.203. Volt** shall mean the amount of 'pressure' required to transport electricity and push electrical energy through a wire. A measure of the Potential Difference between two points of an electrical field.
- 2.204. Warehouse** shall mean a building used or intended to be used for the bulk storage of goods, commodities, wares, merchandise or materials.
- 2.205. Waste Management Site** shall mean a place where ashes, garbage, refuse, domestic waste, industrial waste or municipal refuse is stored, processed, recycled, transferred, composted or disposed of. This definition shall not include a sewage treatment plant or lagoon.
- 2.206. Waterbody** shall mean any bay, lake, natural watercourse, canal, municipal or other drain but does not include an irrigation channel.
- 2.207. Waterbody/Watercourse Setback** shall mean the straight line horizontal distance from the top of the bank or the high watermark, whichever is greater, to the nearest part of any excavation, building, structure, or open storage use on the lot.

Section 2 - Definitions

- 2.208. Water Frontage** shall mean the horizontal distance defined by a straight line between the two most widely separated points on any one shoreline of a lot.
- 2.209. Watt** shall mean a unit to describe the size of an electrical generation system. One megawatt (1,000 kilowatts or 1,000,000 watts), of electrical energy can supply the power needs of about 500 homes for a year. Watts of energy is the amount of electricity produced.
- 2.210. Wayside Pit or Wayside Quarry** shall mean a temporary pit or a temporary quarry opened and used for the purpose of a particular project of road construction or maintenance and not located on the road right-of-way.
- 2.211. Wetlands** shall mean lands that are seasonally or permanently covered by shallow water as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils (soils in which there is an abundance of moisture) and has favoured the dominance of either hydrophilic or water tolerant plants. The four major categories of wetlands are swamps, marshes, bogs and fens.
- 2.212. Wholesale Establishment** shall mean a building used or intended to be used for the bulk storage and sale of quantities of goods, commodities, wares, merchandise, or materials for resale or business use.
- 2.213. Wind Energy System** shall mean a renewable electrical generation facility that produces power from wind primarily to provide all or a portion of the electrical power needs for a user or to feed into the transmission or local distribution grid. A wind energy system includes all supporting infrastructure, outbuildings and access roads.
- 2.214. Winery** shall mean the use of land, buildings or structures for the processing of fruit, fermentation, production, aging and storage of wine and wine related products as a secondary use to the vineyard, where the fruit used in the production of the wine shall be predominately from the vineyard located on the same land as the winery. Accessory uses shall include:
- a) Licensed retail outlet
 - b) Winery office
 - c) Laboratory
 - d) Restaurants
 - e) Banquet halls
 - f) Conference facilities
 - g) Bed and breakfast establishment
 - h) Dwelling
- 2.215. Wrecking Yard** shall mean an establishment or premises where derelict, discarded, abandoned or inoperable motor vehicles or other equipment are stored

Section 2 - Definitions

wholly or partly in the open and may include a salvage yard. A wrecking yard may also include an area for recycling of tires.

2.216. Yard shall mean an open, uncovered space appurtenant to a building or structure

- a) **Front Yard** shall mean the space extending across the full width of a lot between the front lot line and the nearest part of any main building or structure on the lot.
- b) **Rear Yard** shall mean a space extending across the full width of a lot between the rear lot line and the nearest part of any building or structure on the lot.
- c) **Side Yard** shall mean a yard extending from the front yard to the rear yard between the side lot line and the nearest part of any main building or structure on the lot.
- d) **Exterior Side Yard** shall mean a side yard immediately adjacent to a street.
- e) **Interior Side Yard** shall mean a side yard other than an exterior side yard.

2.217. Zone shall mean:

- a) a land use category as defined and regulated in this By-law; or
- b) a designated area of land use shown on the Schedule of this By-law.

2.218. Zoning Administrator shall mean the officer or employee of the Corporation charged with the duty of enforcing the provisions of this By-law or his delegate.

Section 2 - Definitions

ILLUSTRATION OF BUILDING DEFINITIONS

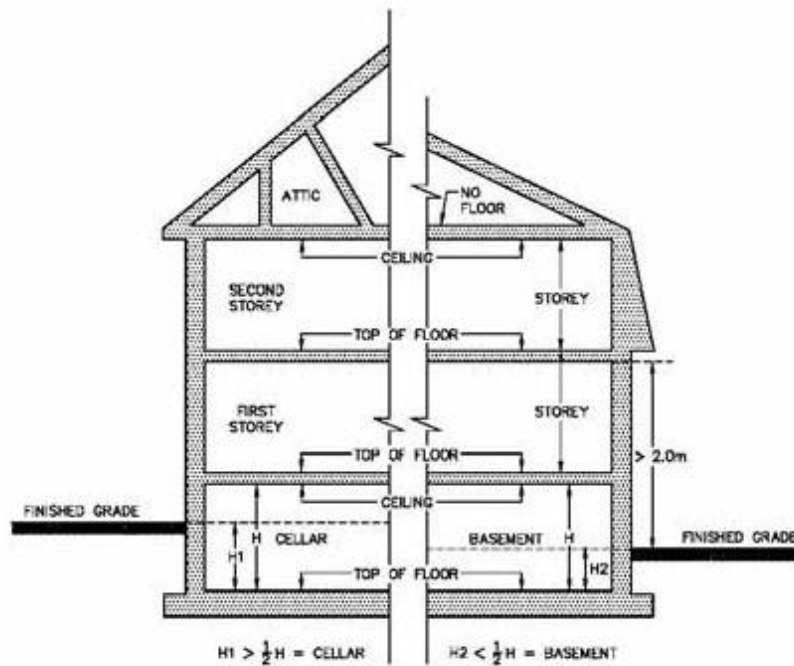


ILLUSTRATION OF DEFINITION OF ATTIC, CELLAR AND BASEMENT

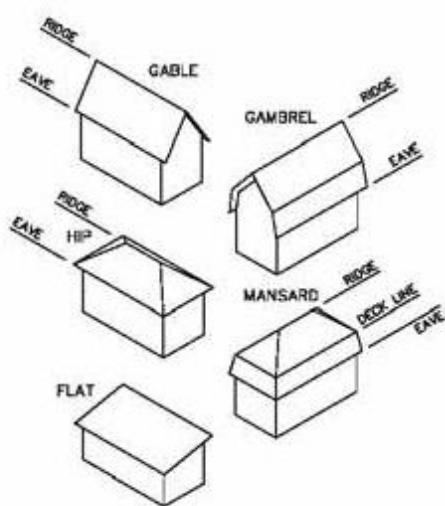


ILLUSTRATION OF COMMON ROOF TYPES

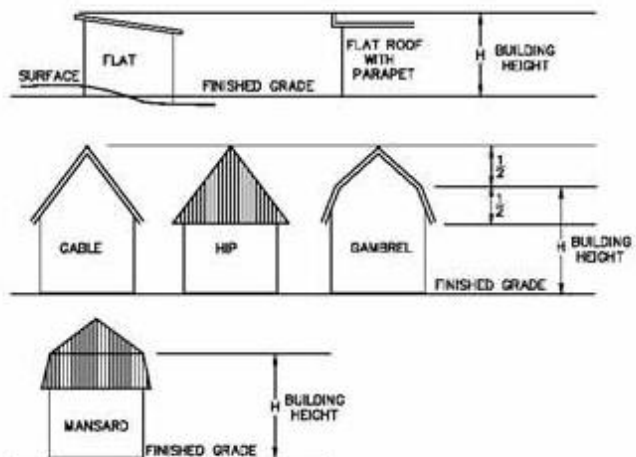
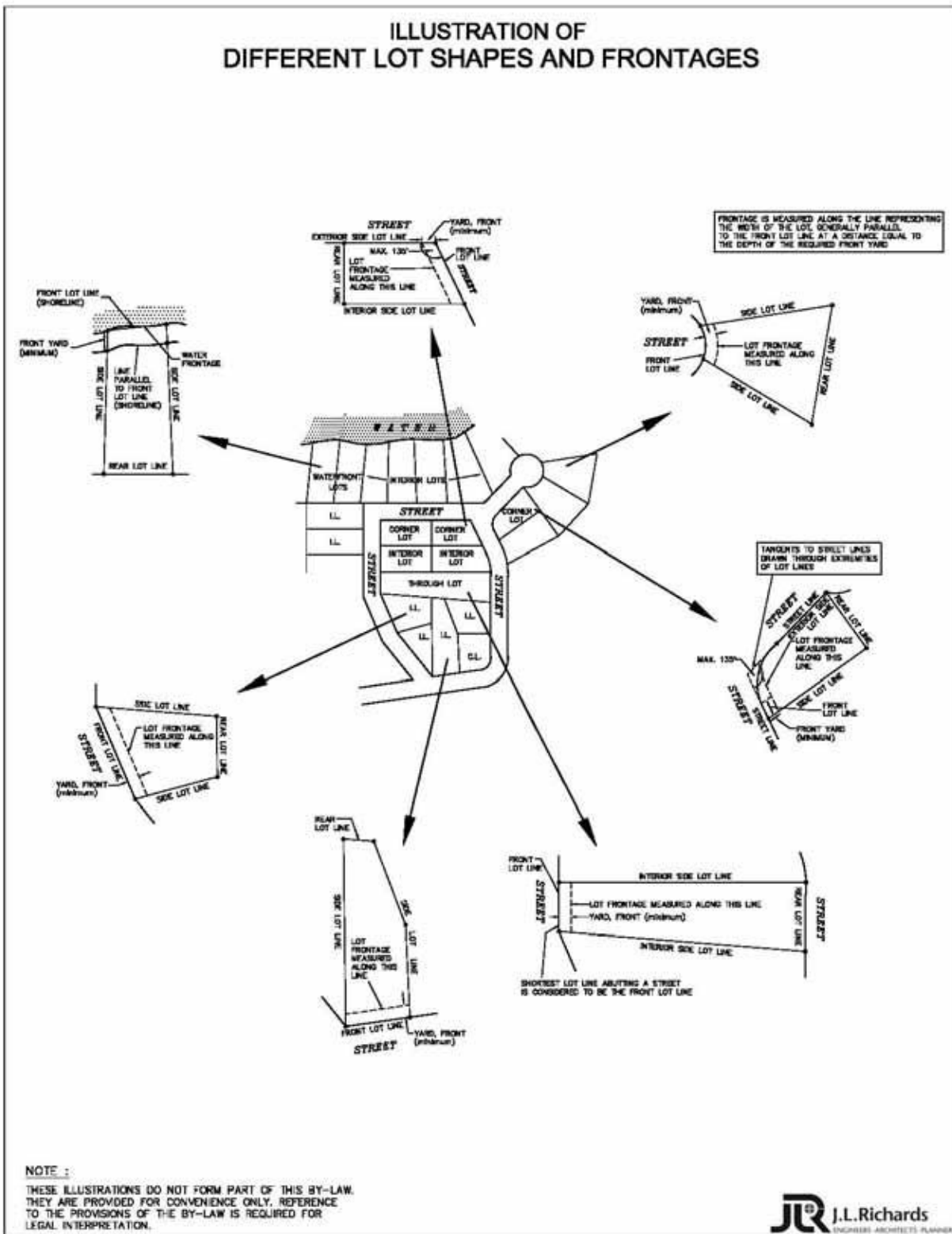


ILLUSTRATION OF HOW THE BUILDING HEIGHT IS ESTABLISHED FOR COMMON ROOF TYPES

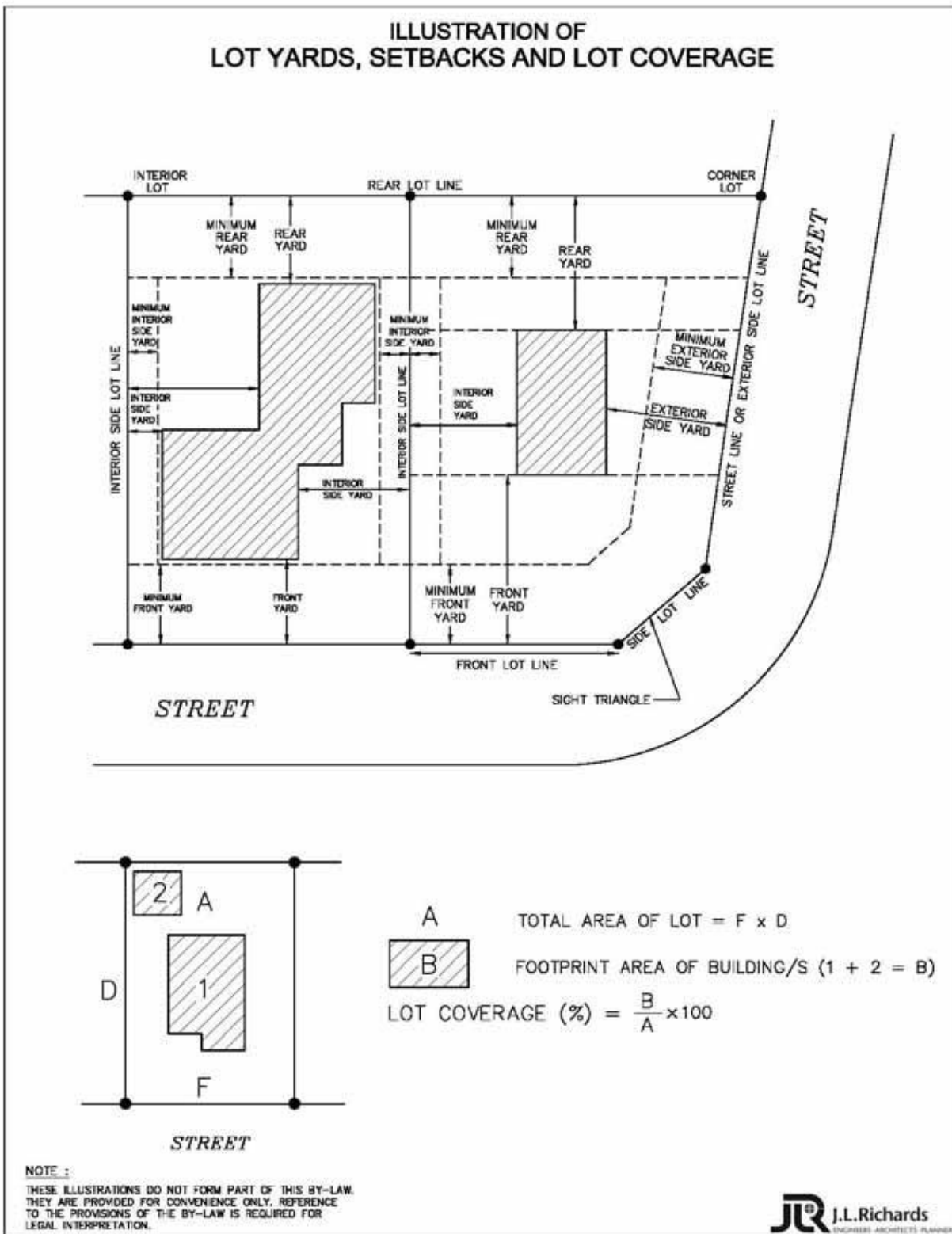
NOTE :
THESE ILLUSTRATIONS DO NOT FORM PART OF THIS BY-LAW.
THEY ARE PROVIDED FOR CONVENIENCE ONLY. REFERENCE
TO THE PROVISIONS OF THE BY-LAW IS REQUIRED FOR
LEGAL INTERPRETATION.

JR J.L. Richards
ENGINEERS ARCHITECTS PLANNERS

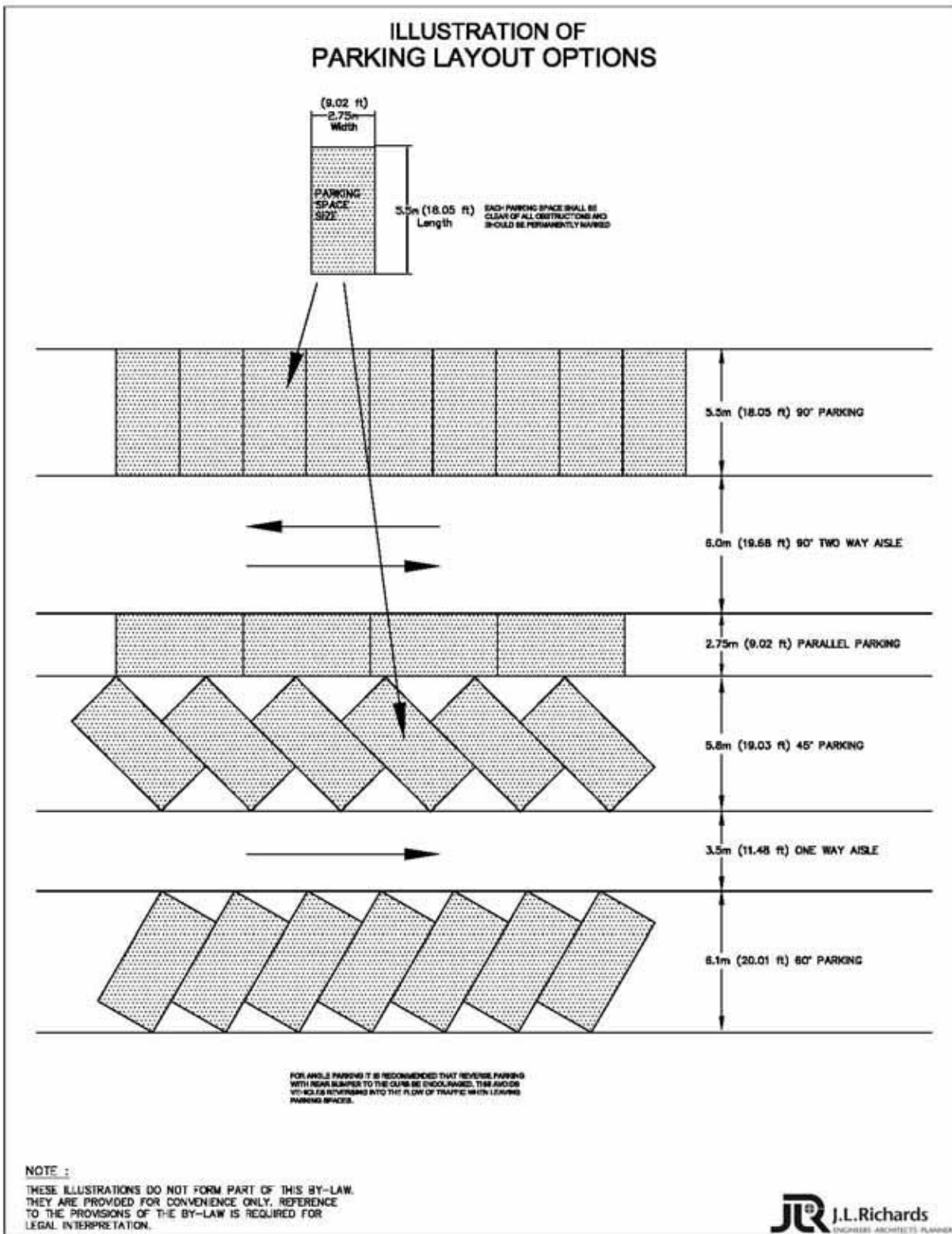
Section 2 - Definitions



Section 2 - Definitions



Section 2 - Definitions



3. SECTION 3 - GENERAL PROVISIONS

3.1. Accessory Uses

Accessory uses, buildings or structures shall be permitted in any zone in accordance with the relevant provisions of this By-law and the following:

- a) In a Residential Zone or on a lot in another zone, having a residential use, the following provisions will apply for buildings and structures which are accessory to the residential use:
 - 1) accessory buildings or structures shall not be located within any minimum Front Yard or minimum Exterior Side Yard, except as specifically permitted in this By-law;
 - 2) accessory buildings or structures shall not be located closer than 1.5 m to any Interior Side or Rear Lot Line and shall not exceed 6 m in height;
 - 3) accessory buildings, structures or garages with a common wall shall require no minimum Side or Rear Yard;
 - 4) accessory buildings or structures shall not occupy more than 10% of the total Lot Area. Such accessory buildings or structures shall be included as part of the total Lot Coverage permitted in the zone requirements;
 - 5) heat pumps and air conditioners shall not be permitted within a minimum Interior Side Yard;
 - 6) an accessory garage which gains its access from a rear lane shall be set back 1.0 m from the rear lane.
- b) In all other zones, accessory buildings and structures shall conform to the requirements of the particular zone.
- c) For marinas and marine facilities, there shall be no minimum yard required for the yard adjacent to the water.
- d) Any building or structure which is attached to the main building will not be considered accessory for the purposes of this By-law.
- e) Renewable Energy Systems are developed in accordance with Section 3.30 of this By-law.
- f) An outdoor furnace shall be permitted as an accessory use provided:
 - 1) it is located in a Rural, Residential Waterfront or Agricultural Zone;
 - 2) the outdoor furnace shall comply with zoning standards for the main building and one hundred metres (100 m) from any dwelling on an adjacent lot or fifteen and twenty-four one hundreds metres (15.24 m) from any building on the same property;
 - 3) not more than one outdoor furnace shall be permitted on a lot, except where it serves a permitted accessory dwelling or an agricultural building on lands used primarily for agricultural purposes
 - 4) any additional requirements as set out in the Municipality's outdoor furnace By-law shall be satisfied.

3.2. Adult Entertainment Parlours - General Development Standards

- a) No Adult Entertainment Parlour shall be located within 500 metres of any Residential Zone. This distance shall be measured from the property line of a potential Adult Entertainment Parlour to the Residential Zone boundary.
- b) No Adult Entertainment Parlour shall be located within 500 metres of any school, church, day-care, public library, community centre or public park.

Section 3 – General Provisions

- c) No Adult Entertainment Parlour shall be permitted to locate on a lot having frontage on a Major Arterial Road.
- d) An Adult Entertainment Parlour must be located within a freestanding building, and shall not be permitted to locate in a multi-tenant building.

3.3. Bed and Breakfast

Where Bed and Breakfast Establishments are permitted in this By-law, and notwithstanding any other provisions of this By-law to the contrary, the following provisions shall apply:

Lot Area (minimum):

- a) up to four guest rooms:
 - with full municipal services: 700 m²
 - with piped water supply: 1500 m²
 - with individual services: 3000 m²

3.4. Buildings to be Moved

No building or structure shall be moved within the limits of the Municipality or shall be moved from outside the Municipality into the Municipality unless the building or structure is a permitted use and satisfies all the requirements of the zone in which it is to be located and then only after a building permit has been obtained from the Chief Building Official.

3.5. Bulk and Fuel Storage Tanks

No bulk or fuel storage tank shall be permitted unless it is double walled or is placed in an impervious containment facility which is capable of containing the entire contents of the fuel storage tank in the event of a spill or in accordance with the current provisions of the Technical Standards and Safety Act. This provision shall not apply to domestic fuel oil tanks located inside a dwelling.

3.6. Commercial Patios

Notwithstanding any provisions of this By-law, an outdoor commercial patio accessory to a permitted restaurant use may be permitted and shall comply with the following:

- a) The outdoor patio shall not provide more than fifty percent (50%) of the seating accommodation permitted under the Liquor License Act to the restaurant or seating accommodation or more than fifty (50) persons.
- b) No outdoor patio shall be permitted on a lot where the lot line abuts a Residential Zone or residential use.
- c) That portion of a lot on which the outdoor patio is permitted shall not be used for commercial entertainment or commercial recreation including live or recorded music or dance facilities.
- d) Parking requirements for seating in the outdoor patio area shall be satisfied unless a variance has been obtained from the Committee of Adjustment or alternative arrangements have been made through the Parking or Cash-in-Lieu By-law.
- e) No part of the outdoor patio shall be located on a public right-of-way or sidewalk unless the permission of the Municipality has been obtained.

3.7. Corner Lot Sight Lines

Notwithstanding any provisions of this By-law to the contrary, within any area defined as a sight triangle, the following uses shall be prohibited:

- a) a building, structure or use which would obstruct the vision of drivers of motor vehicles;
- b) a fence or tree, hedge, bush or other vegetation, other than agricultural crops, the top of
- c) which exceeds 1.0 m in height above the elevation of the centreline of abutting streets;
- d) a parking area;
- e) a finished grade which exceeds the elevation of the centreline of abutting streets by more than 0.5 m.

3.8. Cumulative Standards

Where more than one use is permitted on any lot, the requirements of this By-law with regard to parking and loading requirements shall be cumulative.

3.9. Established Building Line in Built-Up Area

Notwithstanding the yard and setback provisions of this By-law to the contrary, where a permitted building is to be erected on a lot in a built-up area where there is an established building line, such permitted building may be erected closer to the street line or centreline of the street as the case may be, than required by this By-law provided such permitted building is not erected closer to the street line or centreline of the street as the case may be, than the established building line.

3.10. Frontage on an Improved Street

No building or structure shall be erected in any zone for any purpose other than a non-residential building or structure accessory to a permitted agricultural, forestry or conservation use unless the lot on which such building or structure is located has the minimum frontage on an improved street. This provision shall not apply to a lot on a registered plan of subdivision where an agreement between the owner and the Corporation which includes provisions for the construction and maintenance of the streets is registered in the Registry Office or Land Titles Offices.

3.11. Garden Suites

Where permitted by this By-law, a garden suite shall be subject to the following provisions:

- a) Driveway access to both the main dwelling and the garden suite shall be limited to one access, so that no new entrance from the street shall be created.
- b) The siting of a garden suite shall be in accordance with the provisions for accessory uses.
- c) The maximum gross floor area shall be ninety-three square metres (93 m²).
- d) The maximum height shall be one storey, and shall not exceed four and one-half metres (4.5 m).
- e) No garden suite shall be located closer than three metres (3 m) to the main residence on the lot or any building on an abutting property.
- f) Only one garden suite may be established per lot.
- g) All garden suites shall be provided with adequate water supply and sewage disposal systems.

Section 3 – General Provisions

- h) All garden suites shall be established as a temporary use pursuant to Section 39 of the Planning Act.

3.12. Group Homes

Notwithstanding any other provisions of this By-law to the contrary, Group homes as defined in this By-law shall be permitted in accordance with the following:

- a) Group home - Type A includes group homes other than those for young offenders or adult offenders.

Group home - Type B includes group homes for young offenders or adult offenders.

- b) Group homes - Type A shall be permitted in the following zones:
 - 1) any Residential Zone,
 - 2) Institutional Zone; and
 - 3) Rural Zone

Group homes - Type B shall be permitted in the Institutional Zone.

- c) The number of Group homes in the municipality shall not exceed one per 1000 population.
- d) Not more than one Group home – Type B shall be permitted in the municipality.
- e) No Group home shall be permitted within 1 km of another Group home.
- f) A minimum of one parking space shall be provided for every two Group home residents according to the licensed or approved capacity of the Group home.

3.13. Height Exceptions

Where height limitations are set forth in this By-law, such limitations shall not apply to water tanks, flagpoles, lightning rods, lighting standards, ventilators, skylights, mechanical equipment penthouses, antennae, church steeples, belfries, clock towers, chimneys, silos, grain elevators, electrical supply facilities, solar panels and communications facilities. Notwithstanding the foregoing, limitations prescribed by the Federal Ministry of Transport or practices recommended by the Ministry with respect to height limitations and appropriate lighting in the vicinity of airfields shall prevail.

3.14. Home Industries

Home Industries shall only be permitted in the Agricultural Zone (A), and in the Rural Zone (RU) in accordance with the following provisions:

- a) No more than 20% or 40 m² of the total floor area of the dwelling, whichever is the lesser, shall be used for the purpose of a Home Industry.
- b) Accessory buildings may be erected, altered or used for the purpose of a Home Industry provided that no more than 50 m² of the gross floor area of all accessory buildings shall be used for the purpose of Home Industry uses and provided it is located a minimum of 15 m from any lot line and a minimum of 45 m from a dwelling located on another lot.
- c) No more than one person, other than a member of the family residing on the premises, shall be engaged in the Home Industry.
- d) There shall be no external display or advertising other than a legal sign, not more than 1 m² in area to identify the Home Industry but such sign shall be located a minimum of 7.5 m from a Front Lot Line or an Exterior Side Lot Line.

Section 3 – General Provisions

- e) The activity shall not create or become a nuisance in regard to noise, odour, vibration, traffic or parking.

3.15. Home Occupations

a) Residential

Home Occupations shall be permitted accessory to any permitted residential zones in accordance with the following provisions:

- 1) The business is conducted by a member of the family residing on the premises.
- 2) No more than two persons, other than family members shall be engaged in the business.
- 3) Not more than 25% or 40 m² of the total floor area of the dwelling, whichever is the lesser, shall be used for such purposes.
- 4) There shall be no external display or advertising other than a legal sign, indicating to persons outside, that a part of the dwelling house or dwelling unit is being used for a purpose other than residential. Such sign may be no more than 0.5 m² in area and shall be located either on the dwelling or as a freestanding sign which is located no closer than 5 m to the front lot line.
- 5) The only retail sales permitted shall be for those products substantially made on site or which are accessory and essential to the business.
- 6) Where instruction is carried on, no more than five pupils are in attendance at one time.
- 7) The activity shall not create or become a nuisance, in regard to noise, odour, vibration, traffic or parking.
- 8) No mechanical or electrical equipment shall be used except that reasonably consistent with the use of a dwelling.
- 9) One parking space per 20 m² of floor area used for the Home Occupation and one parking space for an employee shall be provided in addition to the required parking for the residential use.
- 10) An accessory structure not more than 20 m² in floor area may be used as storage.

b) Rural and Agricultural

Rural Home Occupations shall be permitted accessory to any residential use in a Rural or Agricultural Zone. Any such use shall conform to the following provisions:

- 1) The business is conducted by a member of the family residing on the premises.
- 2) No more than two persons, other than family members, shall be engaged in the rural Home Occupation.
- 3) The only retail sales allowed shall be for those products substantially produced or made on site or which are accessory and essential to the business.
- 4) No more than 25% of the floor area of the dwelling unit and no more than 50m² in one accessory building shall be used for the rural Home Occupation.
- 5) Open Storage may be permitted for the rural Home Occupation provided such storage is a minimum of 15 m from any lot line and a minimum of 45 m from a dwelling located on another lot.
- 6) One parking space per 20 m² of floor area used for the rural Home Occupation plus one parking space per employee shall be provided in addition to any other required parking spaces.

Section 3 – General Provisions

- 7) One sign, not more than 1 m² in area, may be permitted to identify the rural Home Occupation but such sign shall be located a minimum of 7.5 m from a Front Lot Line or an Exterior Side Lot Line.
- 8) Not more than 20 m² of floor area in one accessory building is used for the home occupation and only if such accessory building is located a minimum of 3m from all lot lines.

3.16. Intensive Livestock Operations

a) General

Notwithstanding any provisions of this By-law to the contrary, the establishment of a new Intensive Livestock Operation or the expansion of an existing Intensive Livestock Operation in an Agricultural (A) Zone may be permitted subject to the following:

- 1) that the operation, including the manure storage and livestock facilities, shall conform with the Minimum Distance Separation II (MDS II); and
- 2) that the said facilities are constructed in accordance with an approved Nutrient Management Plan.

b) Nutrient Management Plan

No livestock operation or manure storage facility shall be established or enlarged until a Nutrient Management Plan is completed to the satisfaction of the Municipality.

3.17. Keeping of Livestock

The keeping of livestock shall only be permitted in the Rural (RU) Zone, or Agricultural (AG) Zone subject to Minimum Distance Separation Requirements and other applicable provisions of this By-law.

3.18. Kennels

Notwithstanding the yard and setback provision of this By-law to the contrary, no kennel shall be erected or established, after the day of the passing of this By-law, within three hundred metres (300 m) of a dwelling located on another lot. Notwithstanding this section, a dwelling may be constructed within three hundred metres (300 m) of an existing kennel if all other provisions of this By-law are complied with.

3.19. Landscaped Open Space

- a) Where, in a yard in any zone, a required parking area providing more than four (4) parking spaces abuts a lot in a Residential Zone, then a continuous strip of landscaped open space a minimum width of 3 m shall be provided along the abutting lot line.
- b) Where, in any yard in any zone, a required parking area providing more than four (4) parking spaces abuts a street, then a strip of landscaped open space a minimum width of 3 m shall be provided along the lot line abutting the street and the landscaped strip shall be continuous except for driveways required for access to the parking area.
- c) In any zone, any portion of any front yard which is not used for any other permitted purpose shall be devoted to landscaped open space.
- d) Any land used for landscaped open space shall be included in the calculations of lot area, yard requirements, etc. as set forth in this By-law.

3.20. Loading Requirements

The owner or occupant of any lot, building or structure located in an Industrial or Commercial Zone which involves the regular receiving, shipping, loading or unloading of animals, goods, wares, merchandise or raw materials shall provide and maintain on the lot occupied by the building or structure, loading spaces in accordance with the following regulations:

a) Number of Spaces Required

The number of loading spaces provided shall be in accordance with the floor area of the building or structure as follows:

Floor Area of Building	Number of Loading Spaces
Commercial Uses:	
Less than 200 m ²	None
200 m ² to 1000 m ²	1
Over 1000 m ²	1 plus 1 additional space for each additional 1000 m ² of floor area or part thereof.
Industrial Uses:	
Less than 400 m ²	None
400 m ² to 2000 m ²	1
Over 2000 m ²	1 plus 1 additional space for each additional 2000 m ² of floor area or part thereof.

b) Size of Loading Space

Each loading space shall be at least 13 m long, 3.6 m wide and have a vertical clearance of 4.2 m.

c) Location

The required loading spaces shall be provided on the lot occupied by the building or structure for which the spaces are required and such space shall not form part of any street or required parking area, and shall not be located within a required Front Yard or Exterior Side Yard.

d) Access

Access to loading spaces shall be by means of a lane at least 3.5 m wide for one way traffic and 6.0 m wide for two way traffic and located on the same lot. Access to loading spaces shall not pass through a Residential Zone.

e) Additions to Buildings

The loading space requirements shall not apply to any building or structure in existence at the date of passing this By-law so long as the floor area, as it existed at such date, is not increased. If an addition is made to the building or structure which increases the floor area, then additional loading space shall be provided as required in Section 3.18 (a) for such addition.

f) Surfaces

Section 3 – General Provisions

Access lanes and loading spaces shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles.

3.21. Municipal Services

No person shall hereafter erect and use in whole or in part any main building for any purpose in any zone within the limits of the former Village of Morrisburg and the Village of Iroquois, or as shown on Schedules 3 and 8 to this By-law, unless it is connected to the municipal water supply and sanitary sewer systems. All dwellings on Fairholme Drive and Stewart Drive must be developed on municipal water services.

3.22. Non-Conforming Uses

a) Continuance of Existing Uses

Nothing in this By-law shall prevent the use of any land, building or structure for any purpose prohibited by the By-law if such land, building or structure was lawfully used for such purpose on the day of the passing of the By-law, so long as it continues to be used for that purpose. If a non-conforming building should be damaged by any cause beyond the owner's control, nothing in this By-law shall prevent such a building from being restored and strengthened to a safe condition, provided the height and bulk are not increased and provided that reconstruction or restoration is commenced within 24 months of the date on which the damage took place.

b) Repair of Existing Buildings

Nothing in this By-law shall prevent the strengthening to a safe condition of any building or structure or part of any building or structure which does not conform with the provisions of this By-law, provided such alteration or repair does not increase the height, size or volume or change the use of such building or structure.

c) Less than Minimum Yard Requirements

Where a building or structure which is a permitted use in the zone has been erected prior to the date of passing of this By-law on a lot having less than the minimum Front, Side or Rear Yard required by this By-law, the building or structure may be enlarged, reconstructed, repaired or renovated provided that:

- 1) the enlargement, reconstruction, repair or renovation does not further reduce the Front, Side or Rear Yard having less than the minimum required by this By-law; and
- 2) all other applicable provisions of this By-law are complied with.

d) Prior Building Permits

Nothing in this By-law shall prohibit the erection of a building or structure for which a building permit has been issued prior to the date of passing of the By-law, provided that the erection of such building or structure is commenced within two (b) years and such building or structure is completed within a reasonable time after the erection thereof is commenced.

e) Undersized Lots

Where a lot having less than the minimum Frontage or Area required by this By-law, exists on the date of passing of the By-law is increased in Frontage or Area but still does not

Section 3 – General Provisions

meet the minimum Frontage or Area requirements of this By-law, or has the Lot or Frontage reduced by expropriation after the date of passing of this By-law, such lot may be used for a purpose permitted in the zone in which it is located provided that all other applicable provisions in this By-law are met.

f) Accessory Buildings

Nothing in this By-law shall prevent the erection of a building accessory to an existing non-conforming use provided that such accessory building conforms to all relevant provisions of this By-law.

g) Less than Required Floor Area

Nothing in this By-law shall prevent an extension or addition being made to a permitted dwelling which existed at the time of passing of this By-law but which has a floor area or dwelling unit area less than that required by this By-law, provided such extension or addition does not contravene any other provision of this By-law.

h) Change of Use

The use of any lot, building or structure which is not permitted in the zone in which it is located, shall not be changed except to a use which is listed as a permitted use in such zone or to a use which is authorized by the Committee of Adjustment pursuant to its powers under the Planning Act.

i) Severance of Lots

Nothing in this By-law shall prevent the lawful severance of a lot, or the registration of more than one declaration and description pursuant to the Condominium Act, upon which is erected any building or buildings shall be deemed to conform with the provisions of this By-law, as amended, or any predecessor thereof, and the building(s) shall be deemed to be erected on one lot for the purpose of construing and administering this By-law.

The above shall not apply if the severed lots comply with this By-law or if any minor variances are granted and all other provisions pertaining to the lots are met.

The owners of each part of the lot referred to above shall be required to concur in any application for relief from municipal By-laws and regulations applicable to the said lot.

Note: This clause is to be used to permit the severance and sale of individual dwellings in a semi-detached, row dwelling or in condominium developments where the individual dwelling does not meet the requirements of the zone, but the complete development does meet the requirements (i.e., the two units that make up a semi-detached conforms to the By-law, but one of the units on its own does not meet the tests for Frontage, Area or Setbacks).

3.23. Occupancy Restrictions

Human habitation shall not be permitted in any of the following buildings, structures or parts thereof:

- a) any private garage or other building which is accessory to a residential use;
- b) any truck, bus, recreational vehicle, coach or streetcar body whether or not the same is mounted on wheels;

Section 3 – General Provisions

- c) any building or structure before the main walls and roof have been erected and the kitchen, heating and sanitary conveniences have been installed, provided all other minor works shall be completed within one (a) year of the date of occupancy inspection;
- d) any trailer.

3.24. Open Storage

Open storage shall be permitted in a Highway Commercial, Tourist Commercial, Rural Commercial, General Industrial, Rural Industrial, Agricultural, Rural, Wrecking Yard, Waste Management, Mineral Aggregate Pit or Mineral Aggregate Quarry Zones in accordance with the following:

- a) the Open Storage is accessory to the principal use of the lot;
- b) Open Storage, as defined in this By-law, shall not be permitted within any minimum Front or minimum Exterior Yard, or in any other Side or Rear Yard where the Side or Rear Lot Line abuts any Residential or Institutional Zone;
- c) a strip of Landscaped Open Space, a minimum of three (3) metres in width shall be provided around all Open Storage areas;
- d) where Open Storage areas abut Residential or Institutional Zones, the required landscaped open space must also include solid visual screening (minimum height of 1.5-1.8 m). Any combination of plant materials, landscaped berms or fencing may be used;
- e) any areas used for Open Storage shall be in addition to any minimum off-street parking or loading areas required by this By-law;
- f) no Open Storage shall be permitted in a General Commercial (CG) or Local Commercial (CL) Zone except for commercial vehicles in operating condition which are essential to the permitted use.

3.25. Outdoor Illumination

Outdoor illumination of buildings, structures or yards including parking areas shall be permitted provided the fixtures are so designed and installed that the light is directed away from adjacent lots and public streets and is directed downwards.

3.26. Park

A public park is permitted in all zones.

3.27. Parking Requirements

In all zones except the General Commercial Special (CGS) Zone, the owner or occupant of any building or structure erected, enlarged or changed in use after the passing of this By-law, shall provide off street parking in accordance with the following provisions:

- a) Number of Spaces Required:

Use of Building or Lot	Parking Required
Any building containing 1 or 2 dwelling units	2 parking spaces, or 2 garages, or 1 space and 1 garage per unit.
Any building containing more than 2 dwelling units	1.5 parking spaces per dwelling unit, except for Senior Citizens' Housing which shall require 0.25 parking spaces per dwelling unit.

Section 3 – General Provisions

Offices, including professional offices, shopping centres and financial services	1 parking space for each 20 m ² of floor area; minimum 3 parking spaces.
Schools	Elementary: 1.5 parking spaces for each teaching classroom. Secondary: 4 parking spaces for each teaching classroom.
Convenience stores, retail stores and service outlets	1 parking space for every 20 m ² of floor area; minimum 3 parking spaces.
Restaurant	1 parking space for every 4 persons to be accommodated according to maximum permitted capacity.
Hotels and motels	1 parking space per guest room or suite, plus 1 additional parking space for every 9 m ² of floor area devoted to public use.
Religious institutions, theatres, arenas, halls, clubs, recreational establishments and other places of assembly	Where there are fixed seats, 1 parking space for every 5 seat or 6 m of bench space; where there are no fixed seats, 1 parking space for each 20 m ² of floor area devoted to public use.
Hospitals, nursing homes and welfare institutions	1 parking space for each 3 beds.
Industrial uses	1 parking space for every 70 m ² of floor area up to 2000 m ² plus 1 additional space for every 200 m ² of floor area thereafter.
Adult Entertainment Parlour	1 space for every 3 persons to be accommodated according to maximum permitted capacity, or 1 space for every 4 m ² of floor area, whichever is greater.
Agricultural use	None
Any use other than those specified	1 parking space for each 25 m ² of floor area
Additional Residential Unit	1 parking space for additional residential unit
Short-Term Rentals	1 parking space for each guest room for rent

b) Size of Parking Space

Every parking space shall have dimensions of at least 2.75 m by 5.5 m and be provided with unobstructed access to a street by a driveway, aisle, or lane. Notwithstanding this provision, for residential uses vehicles may be parked in tandem.

c) Cumulative Standards

Where two or more uses are permitted in any one building or on any one lot, then the off-street parking requirements for each use shall be calculated as if each use is a separate use and the total number of off-street parking spaces so calculated shall be provided, except in the case of a shopping centre which shall be calculated in accordance with Section 3.25(a).

Section 3 – General Provisions

d) Location

Required parking in a Residential Zone shall be provided on the same lot as the dwelling unit. In all other zones, the required parking shall be provided within 150 m of the building it is intended to serve and no part of any parking area required for a use other than Residential shall be permitted in a Residential Zone. Where required parking is not provided on the same lot, the lot or part of the lot where the parking is located shall be in the same ownership or be leased by a long term renewable agreement and the parking spaces shall be retained for the duration of the use.

In an Industrial Zone, parking areas shall be located in Side or Rear Yards only, except that visitor parking may be permitted within a Front Yard.

e) Access to Parking Areas and Aisles

The parking area and approaches shall be surfaced with concrete or asphalt or crushed stone in order to prevent the raising of dust or loose particles.

Access driveways designated for two-way traffic shall be not less than 6 m in width. Separate entrance and exit driveways shall be not less than 3.6 m in width.

Access to parking areas for commercial or industrial uses shall not pass through a Residential Zone.

Aisles designated for two-way traffic shall be not less than 6 m in width.

Aisles designated for one-way traffic shall be not less than 3.6 m in width.

f) Commercial Vehicles

Commercial vehicles shall not be parked within any Residential Zone or on a lot in a Rural Zone except for the purpose of delivery of goods, wares and merchandise when delivery is carried on in the ordinary course of business. In the Residential Zone, the one commercial vehicle having a gross vehicle weight of less than 2 tonnes may be allowed per dwelling unit. In a Rural Zone, the one commercial vehicle having a gross vehicle weight of more than 2 tonnes may be allowed per dwelling unit.

g) Drainage

Provision for drainage facilities shall be made in compliance with the requirements of the Municipality.

h) Additions to Buildings

The parking space requirements shall not apply to any building or structure in existence at the date of passing of this By-law so long as the floor area, as it existed at such date, is not increased. If an addition is made to the building or structure which increases the floor area, then parking space for the addition shall be provided as required by Section 3.27 (a) of this By-law.

i) Buffering

Landscaped open space shall be provided in accordance with the provisions of Section 3.19 of this By-law.

3.28. Public Uses

Any land may be used and any building or structure may be erected or used for the purpose of a public use provided that:

- a) the Lot Coverage, Setback and Yard requirements prescribed for the zone in which such land, building or structure is located shall be complied with, except for linear transmission facilities for gas, telephone, cable and electric power (i.e., poles, lines and similar elements);
- b) no open storage of goods, material, or equipment shall be permitted except in accordance with the zone provisions;
- c) any building or structure erected in a Residential Zone under the authority of this paragraph shall be designed and maintained in general harmony with the residential buildings.

3.29. Railway Crossings and Sight Distance

Where any road or street crosses a railway at the same grade, no building or structure shall hereafter be erected closer to the point of intersection of the centre line of both the railway and the road or street than 30 m where automatic signal protection is provided and 45 m where no automatic signals are provided.

3.30. Renewable Energy Systems

For the purposes of this By-law, and notwithstanding any other provisions of this By-law, Renewable Energy Systems are defined as follows:

- a) Wind Energy Systems
 - 1) A wind energy system with a nameplate generating capacity that does not exceed 3 kilowatts and has a maximum turbine height, including the blades, of 17 m. A micro scale wind energy system is generally ancillary to the principal permitted use.
 - 2) The electricity produced by micro scale wind energy systems may be used on site or credited into the Provincial electricity grid to offset the electricity consumption costs incurred by the principal use on the property.
 - 3) Does not require a Renewable Energy Approval.

Note: An example of a micro scale system includes a turbine mounted on a freestanding pole, with or without guy wire support that supplements the electricity needs of the principal use.

- b) Solar Energy Systems
 - a) Solar energy systems are ground installed facilities that cover less than 20,000 m² of land or facilities that are incorporated into existing or proposed buildings used principally for another use. Building mounted facilities can be unlimited in size.
 - b) The electricity produced by small scale solar energy systems may be used on site or credited into the Provincial electricity grid to offset the electricity consumption costs incurred by the principal use on the property.
 - c) Does not require a Renewable Energy Approval.

Note: An example of a small scale solar energy system includes a photovoltaic array that supplements the electricity needs of the principal use.

Section 3 – General Provisions

For the purposes of this By-law the installation of a renewable energy system shall be in accordance with the following provisions:

- a) Wind turbines shall demonstrate that the shadow flicker experienced at any point of perception, which shall be considered to be a residential use within 30 metres will not exceed 30 hours per year or 30 minutes per day (based on worst case scenario) as a result of the operation of a wind turbine energy system.
- b) Building permits for all renewable energy systems shall be referred to NAV Canada to ensure the size and siting of the proposed facility does not impact on radar installations
- c) No wind energy system shall be permitted within 600 m of the St. Lawrence Seaway.
- d) Building permits for renewable energy systems within 1 km of the boundary at an airport shall be referred to Transport Canada for obstacle and lighting, including reflection clearance.
- e) Building permits for all renewable energy systems within 1 km of the boundary of any airport shall refer to the airport operator in order to ascertain specific aeronautical requirements as a result of Canadian Aviation Regulations and any applicable Airport Zoning Regulation.
- f) No advertising sign or logo shall be visible on any renewable energy system.
- g) Wind energy systems must be set back from a Provincial Highway or controlled access highway a minimum distance equal to 1.25 times the height of the turbine.
- h) Building permits for renewable energy systems shall be referred to the Ontario Ministry of Transportation, whose area of permit control extends 45 metres from the limit of a Provincial Highway or controlled access highway or within 395 metres of the centre point of an intersection with a Provincial Highway.
- i) Wind Energy Systems will be set back a minimum 1.25 times the Turbine Height from any road and public right-of-way and one times the Turbine Height from properties not part of the development.
- j) Any renewable energy system will be removed if it ceases producing power for more than one year.
- k) All parts of a renewable energy system will be contained within the setbacks for main buildings of the zone, or in accordance any other provision of this by-law, whatever is greater.
- l) Wind Energy Systems are to be consistent with Ministry of Environment Publications 4709e (Interpretation for Applying MOE NPC Technical Publications to Wind Turbine Generators, Version 1) or any future amendment thereof.
- m) Solar energy systems shall be building mounted in all residential zones.
- n) Solar energy systems shall be building mounted in all zones in settlement areas.
- o) Building mounted renewable energy systems shall not extend greater than 3 m off an existing structure in any direction and shall not encroach into a required yard.
- p) Maximum lot coverage: 10% more than the maximum site coverage established in the existing zone.
- q) Maximum height: For all zones except Residential, 3 m more than the maximum height permitted in the underlying zone. For Residential zones, 1 m more than the maximum height permitted in the underlying zone.
- r) Setbacks to all property lines: Setbacks already established in the applicable zone plus 1 m.
- s) Freestanding Wind Energy Systems (including those using guy wires) are permitted in all zones.

Section 3 – General Provisions

- t) Building Mounted Wind Energy Systems (including those using guy wires) are permitted in all zones.
- u) Building Mounted Solar Energy Systems shall be permitted in all zones.
- v) Freestanding Solar Energy Systems shall be permitted in all zones.

3.31. Separation Distances

Notwithstanding any provision of this By-law to the contrary, new dwellings will be prohibited in the following locations:

- a) within 150 m of any land zoned Wrecking Yard or for wrecking yard purposes
- b) within 500 m of any land zoned Waste Management

Notwithstanding any provision of this By-Law to the contrary, new non-agricultural uses shall be prohibited within a minimum distance separation as determined by the current Minimum Distance Separation One (MDS I) formula.

3.32. Setbacks

- a) Streets

The following setbacks shall be the minimum required:

Street	Setback
Municipality streets	10 m from the centreline of road allowance, plus the minimum Front Yard for the appropriate zone
Other public streets	In accordance with Ministry of Transportation Regulations or County By-laws

- b) From Water

Where any lot is adjacent to a waterbody where no Flood Plain exists, any building or structure to be erected thereon, including a sewage disposal system, shall be set back a minimum of 20 m from the normal high water mark.

This provision shall not apply to marine facilities, to transmission facilities for gas, telephone, cable or hydro or to flood control structures.

Note: The Conservation Authority may have setback and other Regulations which are directly administered by that agency and may apply in addition to the requirements of this By-law.

- c) From Slopes

Where any lot is adjacent to or traversed by an Unstable Slope as established by the Province and shown on a Schedule to the Stormont, Dundas and Glengarry Official Plan, the provisions of that Plan shall apply.

A semi-detached of a row house which in its entirety complies with the requirements and provisions of this By-law shall not be deemed to be erected or used in contravention of or in breach of this By-law merely because its dwelling units are held in separate ownership. With respect to the Side Yard of the lot, which in part forms the common wall(s), no Side Yard is required.

Section 3 – General Provisions

d) From Rail Lines

No dwelling shall be erected closer than 30 metres from the property boundary of an existing or proposed rail line.

3.33. Signs

The provisions of this By-law shall not apply to prevent the erection, alteration, or use of any legal sign provided that such sign complies with the provisions of this By-law regarding sight triangles and home occupations.

- a) No person shall erect, install, display or maintain a sign or advertising device except in the areas permitted by this By-law and then only upon compliance with the provisions of this By-law and/or the Municipal Sign By-law applicable thereto and obtaining a permit from the Chief Building Official and any other appropriate agency.
- b) Signs shall only be permitted in the following zones, unless otherwise stated in this By-law:
 - 1) General Commercial (CG);
 - 2) Local Commercial (CL);
 - 3) Highway Commercial (CH);
 - 4) Tourist Commercial (CT);
 - 5) Rural Commercial (CR);
 - 6) Institutional (I);
 - 7) Light Industrial (M1);
 - 8) General Industrial (M2);
 - 9) Rural Industrial (MR);
 - 10) Wrecking Yard (WY); and,
 - 11) Residential First Density for a Home Occupation use.
- c) All signs shall be consistent with the provisions of Section 3.1 'Accessory Uses' unless otherwise stated in this By-law.
- d) No person shall erect any illuminated sign or illuminate in an area outside any building unless such illumination is directed away from adjoining properties and any adjacent streets.
- e) Obsolete signs which no longer advertise a bona fide business conducted, or products sold shall not be permitted.
- f) Where this section is inconsistent with the regulations respecting sign, legal on or near County Roads made or administered by the United Counties of Stormont, Dundas and Glengarry, or public highways made or administered by the Ministry of Transportation (MTO), the more restrictive regulation shall apply.

3.34. Special Provisions for Automobile Service Stations, Commercial Garages and Gasoline Retail Facilities

Where automobile service stations, commercial garages and gasoline retail facilities are permitted in this By-law, and notwithstanding any other provisions of this By-law to the contrary, the following provisions shall apply:

- a) the minimum distance of any pump or advertising sign from any street line shall be 7.5 m and 4.5 m from any other lot line;

Section 3 – General Provisions

- b) the width of any entrance or exit or combined entrance or exit measured at the Front Lot line or Exterior Side Lot line shall not be greater than 9 m and there shall not be more than two accesses from any one street which adjoins the lot;
- c) the minimum distance of any access from a street intersection shall be 12 m and the minimum distance between accesses shall be 9 m;
- d) where the lot is a corner lot, no portion of any gasoline pump island shall be located closer than 3 m to a sight triangle;
- e) the interior angle, formed by the street line and the centreline of any driveway, shall be not less than 60 degrees.

3.35. Storage of Special Vehicles

a) Vehicles Permitted

The owner or occupant of any lot, building or structure in any Residential Zone may store or park not more than one (a) boat with or without a boat trailer, one recreational vehicle, and two snowmobiles upon such lot subject to the following regulations:

- 1) where lands are used for an apartment dwelling or a converted dwelling, the boat or recreational vehicle must be located within a building and shall only be permitted in spaces or areas that are in addition to the number of parking spaces required under Section 3.25; or
- 2) where lands are used for any other Residential purpose, the boat or recreational vehicle must be stored:
 - i) within a private garage or carport;
 - ii) in the Interior Side Yard to the rear of a point midway between the front and rear walls of the main building not closer than 1.0 m from the nearest Side lot line;
 - iii) in the Rear Yard not closer than 1.0 m from any lot line; or
 - iv) outside of any minimum Front Yard or minimum Exterior Side Yard.

b) Temporary Storage or Parking

In any Residential Zone, the parking or storage of a boat, recreational vehicle or snowmobile may be permitted for a period of not more than 72 hours in any one calendar month in a minimum Front Yard or minimum Exterior Side Yard, provided that the said vehicles are not parked or stored within a sight triangle.

3.36. Reserved for Future Use

3.37. Temporary Uses

In any zone, temporary construction facilities such as a shed, scaffold or sales office, temporary accommodation such as a mobile home and equipment incidental to building on the premises shall be permitted for a maximum period of two years and only while a valid building permit for such construction remains in force. Temporary accommodation will only be permitted in the case when an existing dwelling is damaged to the extent that it becomes uninhabitable and for the time period while reconstruction or new construction is in progress.

3.38. Through Lots

Where a lot which is not a corner lot has Frontage on more than one (a) street, the requirements for Front Yards contained in this By-law shall apply to each yard abutting the street, save and except for accessory uses in accordance with Section 3.1.

3.39. Yard Encroachments

Every part of any minimum required yard shall be open and unobstructed by any structure other than an accessory building or structure permitted elsewhere in this By-law, provided, however, that those structures listed below shall be permitted to project into the minimum required yards indicated for the distances specified.

- a) Belt courses, sills, cornices, eaves, gutters, chimneys, bay windows, pilasters or other ornamental structures may project into any minimum required yard not more than 0.6 m.
- b) Open and roofed porches, sun decks, balconies, attached greenhouses, exterior stairs and landings may project into any minimum required Front or Rear Yard not more than 1.5 m.
- c) Uncovered patios, awnings, fences, garden trellises and similar landscaping features, all plant materials, clothes poles, flag poles, fences, retaining walls and similar accessory uses may project into any minimum yard.
- d) A gate house or guard house shall be permitted in a Front Yard or Exterior Side Yard in an Industrial Zone.
- e) A children's weather shelter not exceeding a floor area of 3 m² shall be permitted in a Front Yard or Exterior Side Yard in a Rural Zone or an Agricultural Zone.
- f) Underground facilities such as septic tanks and sewage disposal system leaching beds and above ground facilities directly providing public services such as utility poles and mail boxes may encroach into a minimum required yard or setback area provided it complies with all applicable regulations pursuant to federal or provincial legislation and the location is approved by the municipality.

3.40. Cannabis Processing Facility

Notwithstanding any provision of this By-law to the contrary, Cannabis Processing Facilities shall also be subject to the following provisions:

- a) Cannabis Processing Facilities shall be permitted as accessory to an agricultural use
- b) Setbacks for any facility shall be a minimum of 300 metres from any sensitive land uses as defined in Section 2 of the Zoning By-law
- c) All Cannabis Processing Facilities shall be equipped with approved Air Treatment Control as defined in the By-law
- d) All storage shall be in a fully enclosed building
- e) All development in relation to the establishment or expansion of a Cannabis Processing Facility shall be subject to Site Plan Control

3.41. 'Short Term Rentals'

Notwithstanding any provisions of this By-law, Short Term Rentals may be permitted and shall comply to the following:

- a) Short Term Rentals shall be permitted in all zones that a dwelling is permitted and shall conform to the requirements of the particular zone for all development standards;

Section 3 – General Provisions

- b) A barrier containing any combination of plant materials, landscaped berms or fencing, that is a minimum of 1 metre in height shall be provided along abutting property lines;
- c) All development in relation to the establishment or expansion of a Short-Term Rental be subject to Site Plan Control Approval.

3.42. 'Additional Residential Units'

Notwithstanding any provisions of this By-law, Additional Residential Units may be permitted and shall comply to the following:

- a) For any zone that permits a single detached dwelling, semi-detached dwelling, or row house dwelling, the following shall also be permitted:
 - 1) One additional residential unit within a single detached dwelling, semi-detached dwelling or rowhouse dwelling; and
 - 2) One additional residential unit in an accessory building or structure which is permitted and ancillary to the single detached dwelling, semi-detached dwelling or rowhouse dwelling.
- b) Additional Residential Units shall be subject to the corresponding zone provisions if in the primary structure.
- c) For Additional Residential Units in an accessory structure, the general provisions for accessory uses shall apply.
- d) Additional Residential Units on a lot which abuts a lake or watercourse or designated as wetland as being subject to Site Plan Control Approval.
- e) Additional Residential Units shall be subject to the setbacks from water identified in Section 3.32 (b) of the Zoning By-law.
- f) Additional Residential Units on lots that are serviced by a private well require the submission of a Hydrogeology Report by a qualified individual confirming that the well has capacity for the proposed development if privately serviced.
- g) Additional Residential Units on a lot serviced by a private sewage system requires the submission of a Terrain Assessment, by a qualified individual that demonstrates that the septic system has capability for servicing the proposed use, or makes recommendations for appropriate alterations that will accompany the creation of the unit.
- h) Additional Residential Units may not be severed from the lot containing the primary residential use.

3.43. 'Fence':

A fence shall be permitted in any zone in accordance with the relevant provisions of this By-law and the following:

- a) The maximum fence height shall no exceed 2 m, measured from the established grade, unless otherwise stated in this by-law;
- b) No fence shall be erected so as to obstruct a sight triangle as defined in the zoning by-law; and
- c) Fences shall conform to any Municipal or County Fence By-law, which provisions as may be enacted under the Municipal Act, or Provincial requirement for fences that abut provincial lands

3.44 Regulation for Consolidated Lot Development By-law No. 2023-102

Where two or more abutting lots under one identical ownership are consolidated for the purpose of development, the internal lot lines of the original lots shall not be construed to

Section 3 – General Provisions

be lot lines for the purposes of any zoning regulations provided that all applicable regulations of this By-law relative to the consolidated lot development and its external lot lines are complied with, provided that the notice of consolidation is registered on Title.

3.45 Model Home By-law No. 2025-17

Notwithstanding the provisions of this By-law, where a pre-servicing agreement or subdivision agreement has been executed by the owner, more than one single detached dwelling, semi-detached dwelling or townhouse dwelling may be constructed on a lot prior to the registration of the plan of subdivision subject to the following:

1. The dwelling shall be permitted in the zone in which it is to be located and each dwelling unit shall be used for the purpose of a model home only and shall not be occupied as a dwelling unit prior to the date of the registration of the subdivision plan;
2. The maximum number of model homes shall not exceed 10 dwelling units and may be any combination of single detached dwellings, semi-detached dwelling units or townhouse dwelling units within the plan of subdivision proposed for registration; and,
3. The model home shall comply with all other provisions of this by-law, as though the dwellings and/or units were constructed on the lot within the future registered plan of subdivision.

4. Section 4 – Zones

4.1. Zone Classifications

For the purpose of this By-law, all lands within the Municipality of South Dundas are divided into the following zones which are identified on the attached Schedules by the accompanying symbols:

Zone Classifications

Residential First Density	R1
Residential Second Density	R2
Residential Third Density	R3
Residential Fourth Density	R4
Residential Estate	RE
Residential Hamlet	RH
Residential Rural	RR
Residential Mobile Home	RMH
Residential Waterfront	RW
General Commercial	CG
Local Commercial	CL
Highway Commercial	CH
Tourist Commercial	CT
Rural Commercial	CR
Institutional	I
General Industrial	MG
Rural Industrial	MR
Open Space	OS
Agricultural	A
Rural	RU
Wrecking Yard	WY
Waste Management	WM
Mineral Aggregate - Pit	MAP
Mineral Aggregate - Quarry	MAQ
Mineral Aggregate - Reserve	MAR
Flood Plain	FP
Wetlands	WL
ANSI	ANSI

4.2. Schedules

The attached Schedules 1-12 form part of this By-law.

4.3. Streets and Rights-of-Way

A street, lane, railway right-of-way or other right-of-way shown on the attached Schedules shall be included, unless otherwise indicated, with the zone of adjoining property on either side thereof

4.4. Holding Zones

- a) Any parcel or area of land in any zone may be further classified as a holding zone with the addition of the suffix "-h". The intent is to signify Council's approval in principle to future development of the land for the purposes indicated by the symbol. The holding classification added to a given zone shall restrict development of the land until such time as the demand for the development of the land is sufficient to warrant immediate development.
- b) Where a holding zone applies, no lands shall be used and no buildings or structures shall be erected or used for any purpose other than those uses existing for such land, building or structure on the date of passing of this By-law. Any change from the holding status shall require an amendment to this By-law, which shall only be passed by Council when any applicable services, financial arrangements and conditions for the development of the lands affected by the amendment have been determined to the satisfaction of Council.

4.5. Special Exception Zones

Where a zone classification is followed by a dash and a number (eg. R1-l), this denotes a special exception zone. Lands so zoned shall be subject to all of the provisions of the zone represented by the classification except as otherwise provided by the special exception provisions of the zone. These special exception provisions are listed separately under the appropriate zone in the text of the By-law.

4.6. Temporary Use Zones

Temporary uses may be authorized from time to time by Zoning By-law amendment pursuant to Section 38 of the Planning Act. These are listed separately at the end of the appropriate zone category and as shown on the Zoning Schedule and are identified with the symbol "-T" because of their temporary nature.

4.7. Unstable Slopes

Where a zone classification is followed by the suffix '-ss', the lands in question have been determined to have development constraints relating to unstable slopes. Any building or structure to be erected on any lands affected by the suffix "ss" (including a septic tank, tile bed, swimming pool or underground structure) shall be set back from the top of the slope and shall not be located on the flank of the slope. The setback distances are shown on the applicable Schedules to this By-law.

5. Section 5 – Residential Zones

No person shall hereafter use any lands, nor erect, alter, enlarge or use any building or structure in a Residential Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

5.1. Residential First Density (R1) Zone

a) Permitted Uses:

- 1) Single detached dwelling
- 2) Home occupation
- 3) Bed and Breakfast

b) Zone Requirements:

- 1) Lot Area (minimum):
 - i) Lot serviced by private well and private sewage system: 4,000 m²
 - ii) Lot serviced by municipal water and private sewage system: 1,000 m²
 - iii) Lot serviced by private well and municipal sanitary sewer: 660 m²
 - iv) Lot serviced by municipal water and municipal sanitary sewer: 450 m²
- 2) Lot Frontage (minimum):
 - i) Lot serviced by private well and private sewage system: 38 m
 - ii) Lot serviced by municipal water and private sewage system: 25 m
 - iii) Lot serviced by private well and municipal sanitary sewer: 20 m
 - iv) Lot serviced by municipal water and municipal sanitary sewer: 15 m
- 3) Front Yard Depth (minimum): 6.0 m
- 4) Exterior Side Yard Width (minimum): 6.0 m
- 5) Interior Side Yard Width (minimum):
 - i) 1.2 m, provided that on a lot where there is no attached private garage or attached carport 3.0 m on one side and 1.2 m on the other side
- 6) Rear Yard Depth (minimum): 6.0 m
- 7) Dwelling Unit Area (minimum): 60.0 m²
- 8) Building Height (maximum): 10.5 m
- 9) Lot Coverage (maximum): 40%
- 10) Dwellings Per Lot (maximum): 1 only
- 11) General Provisions:
 - i) In accordance with the provisions of Section 3 hereof.

c) Special Exception Zones:

- 1) **R1-1** (Pt. Lots 22 and 23, Concession 1) Iroquois

Notwithstanding the provisions of Section 5.1 (b) to the contrary, for the lands zoned R1-1, the following zone requirements for a single detached dwelling shall apply:

- i) Lot Frontage (interior lot) (minimum): 13 m

- 2) **R1-2** (Pt. Lot 30, Concession 1) Williamsburg

Notwithstanding the provisions of Section 5.1 (b) to the contrary, for the lands zoned R1-2, the following zone requirements shall apply:

- i) Lot Area (minimum): 557 m²

Section 5 –Residential Zone

- ii) Lot Frontage (minimum): 18.2 m
- iii) Lot Coverage (minimum): 35%
- iv) Yard Requirements (minimum):
 - a. Front 6.0 m
 - b. Rear 6.0 m
 - c. Side 2 m
- v) Building Height (maximum): Main 10.5 m
- vi) Accessory 4.5 m
- vii) Floor Area (minimum, gross): 88.2 m²
- viii) Parking Requirements: 1 space per dwelling unit, off road

3) **R1-3** (Pt. Lot 30, Concession 1) Williamsburg

Notwithstanding the provisions of Section 5.1 (b) to the contrary, the lands zoned R1-3 shall be developed in accordance with provisions of subsection R1-2, with the exception of the following zone requirement:

- i) Lot Frontage (minimum): 17.1 m

4) **R1-4** (Pt. Lot 30, Concession 1) Williamsburg

Notwithstanding the provisions of Section 5.1 (b) to the contrary, the lands zoned R1-4 shall be developed in accordance with provisions of subsection R1-2, with the exception of the following zone requirement:

- i) Lot Frontage (minimum): 13.9 m

5) **R1-5** (Pt. Lot 25, Range 1, Concession 1) Iroquois

Notwithstanding the provisions of Section 5.1 (b) to the contrary, for the lands zoned R1-5 the following zone provisions shall also apply:

- i) Exterior Side Yard abutting County Road 1/Carman road (min) 11.5 m
- ii) Rear Yard Depth abutting County Road 2 (min) 7 m
- iii) Interior Side Yard (min) 2 m

d) **Holding Zones**

1) **R1-h** (Pt. Lot 30, Concession 1) Morrisburg

Notwithstanding the provisions of Section 5.1 to the contrary, the following lands will be zoned R1-h according to Section 4.4 (Holding Zone):

e) **Temporary Zones**

5.2. Residential Second Density (R2) Zone

1) **Permitted Uses:**

- a) R1 uses in accordance with the provisions thereof
- b) Duplex dwelling
- c) Semi-detached dwelling
- d) Boarding house

Section 5 –Residential Zone

2) Zone Requirements:

- a) Lot Area (minimum):
 - i) Lot serviced by private well and private sewage system: 6000 m²
 - ii) Lot serviced by municipal water and private sewage system: 2000 m²
 - iii) Lot serviced by private well and municipal sanitary sewer: 1000 m²
 - iv) Lot serviced by municipal water and municipal sanitary sewers: 550 m²
- b) Lot Frontage (minimum):
 - i) Lot serviced by private well and private sewage system: 38 m
 - ii) Lot serviced by municipal water and private sewage system: 30 m
 - iii) Lot serviced by private well and municipal sanitary sewer: 25 m
 - iv) Lot serviced by municipal water and municipal sanitary sewers: 18 m
- c) Front Yard Depth (minimum): 6 m
- d) Exterior Side Yard Width (minimum): 6 m (e)
- e) Interior Side Yard Width (minimum): 2 m (*)
- f) Rear Yard Depth (minimum) 6 m
- g) Dwelling Unit Area (minimum): single detached, semi detached and duplex 75.0 m² /unit
- h) Building Height (maximum): 10.5 m
- i) Lot Coverage (maximum): 35%
- j) Dwellings Per Lot (maximum): 2

(* Note) If a semi-detached dwelling is severed, the zone requirements continue to apply to the original lot except that the interior side yard requirement does not apply along the common lot line where there is a common wall separating the two dwellings.

3) Special Exception Zones:

- a) **R2-1** (Pt. Lot 24, Concession 1) Iroquois (Carmen Court)

Notwithstanding the provisions of Section 5.2 (b) to the contrary, for the lands zoned R2-1, the following zone requirement shall apply:

- i) Lot Frontage (minimum): 14.6 m

- b) **R2-2** (Pt. Lots 23 and 24, Concession 1) Iroquois

Notwithstanding the provisions of Section 5.2 (b) to the contrary, for the lands zoned R2-2, the following zone requirement shall apply:

- i) Lot Area (minimum): 472 m²

- c) **R2-3** (Pt. Lot 23, Concession 1) Iroquois

Notwithstanding the provisions of Section 5.2 (b) to the contrary, for the lands zoned R2-3, the following zone requirements shall apply:

- i) Lot Area (minimum): 472 m²
- ii) Lot Frontage (minimum): 7.6 m

- d) **R2-4** (Pt. Lot 35 Plan 29) Morrisburg
(Pt. Lot 8, Plan 93) Morrisburg

Section 5 –Residential Zone

In addition to the permitted uses in Section 5.2(a) for the lands zoned R2-4, the following uses shall also apply:

Restaurant in association with a Bed and Breakfast

e) **R2-5** (Pt. Lot 31, Concession 1) Morrisburg

Notwithstanding the provisions of Section 5.2 (b) to the contrary, for the lands zoned R2-5, the following zone requirements shall apply:

- i) Yard requirements per dwelling unit (minimum): Front 6 m

f) **R2-6** (Pt. Lot 33, Concession 1) Morrisburg (Carraway Crescent)

Notwithstanding the provisions of Section 5.2 (b) to the contrary, for the lands zoned R2-6, the following zone requirements shall apply:

- i) Lot Area (minimum): 568 m²
- ii) Lot Frontage (minimum): 20 m

g) **R2-7** (Pt. Lot 33, Concession 1) Morrisburg (Carraway Crescent)

Notwithstanding the provisions of Section 5.2 (b) to the contrary, for the lands zoned R2-7, the following zone requirements shall apply:

- i) Lot Area (minimum): 562 m²
- ii) Lot Frontage (minimum): 20 m
- iii) Lot Coverage (maximum): 33%

h) **R2-8** (Pt. Lot 33, Concession 1) Morrisburg (81, 83, 85 & 87 Carraway Crescent)

Notwithstanding the provisions of Section 5.2 (b) to the contrary, for the lands zoned R2-8, the following zone requirements shall apply:

- i) Lot Area per dwelling unit (minimum): 281 m²
- ii) Lot Frontage per dwelling unit (minimum): 10 m
- iii) Yard Requirements per dwelling unit (minimum):
- iv) Front 7.2 m
- v) Rear 5.7 m
- vi) Side 4.5 m on one side and 0 m on the other
- vii) Building Height (maximum): 4.5 m
- viii) Lot Coverage (maximum): 29%

i) **R2-9** (Pt. Lot 101, Plan 29, Blk 26) Morrisburg

Notwithstanding the provisions of Section 5.2 (a) and 5.1 (b) (a) to the contrary, for the lands zoned R2-9, the minimum lot area for a lot serviced by municipal water and municipal sanitary sewer shall be 430m² for a single detached dwelling use.

j) **R2-10** (Pt. Lot 32, Concession 1) Morrisburg (Merkley Street & Loudon Terrace)

Notwithstanding the provisions of Section 5.2 (b) to the contrary, for the lands zoned R2-10, the following zone requirements shall apply:

- i) Lot Area (minimum): 640 m²

Section 5 –Residential Zone

- ii) Lot Area per dwelling unit (minimum): 320 m²
- iii) Lot Frontage per dwelling unit (minimum): 9 m
- iv) Yard Requirements per dwelling unit (minimum):
- v) Front 7.2 m
- vi) Rear 5.7 m
- vii) Interior side 2.7 m on one side and 0 m on the other
- viii) Exterior side 2.7 m
- ix) Building Height (maximum): 4.5 m
- x) Lot Coverage (maximum): 30%

k) **R2-11** (Pt. Lot 32, Concession 1) Morrisburg (50C & 50D Fifth Street)

Notwithstanding the provisions of Section 5.2 (b) to the contrary, for the lands zoned R2-11, the following zone requirements shall apply:

- i) Lot Area per dwelling unit (minimum): 500 m²
- ii) Lot Frontage per dwelling unit (minimum): 9 m
- iii) Yard Requirements per dwelling unit (minimum):
- iv) Front 9 m
- v) Side 3 m on one side and 0 m on the other
- vi) Lot Coverage (maximum): 25%

l) **R2-12** Reserved For Future Use

m) **R2-13** (Pt. Lot 32, Concession 1) Morrisburg (46A & 46B Meikle Street)

Notwithstanding the provisions of Section 5.2 (b) to the contrary, for the lands zoned R2-13, the following requirements shall apply:

- i) Lot Area per dwelling unit (minimum): 275 m²
- ii) Lot Frontage per dwelling unit (minimum): 9 m
- iii) Yard Requirements per dwelling unit (minimum):
- iv) Front 7.4 m
- v) Rear 9.05 m
- vi) Side 3 m on one side and 0 m on the other
- vii) Lot Coverage (maximum): 30%

n) **R2-14** (Pt. Lot 31, Concession 1) Morrisburg (9A & 9B Gibson Lane)

Notwithstanding the provisions of Section 5.2 (b) to the contrary, on the lands zoned R2-14, the following zone requirements shall apply:

- i) Lot Area per dwelling unit (minimum): 420 m²
- ii) Lot Frontage per dwelling unit (minimum): 12 m
- iii) Yard Requirements per dwelling unit (minimum):
- iv) Front 6.4 m
- v) Rear 6.5 m
- vi) Side 2.1 m on one side and 0 m on the other
- vii) Lot Coverage (maximum): 35%

o) **R2-15** (Pt. Lot 31, Concession 1) Morrisburg

Section 5 –Residential Zone

Notwithstanding the provisions of Section 5.2 (b) to the contrary, for the lands zoned R2-15, the following zone requirements shall apply:

- i) Lot Area per dwelling unit (minimum): 350 m²
- ii) Lot Frontage per dwelling unit (minimum): 10.5 m
- iii) Yard Requirements per dwelling unit (minimum):
- iv) Side 2.0 m on one side and 0 m on the other

p) **R2-16** (Pt. Lot 31, Concession 1) Morrisburg (Third Street and Augusta Street)

Notwithstanding the provisions of Section 5.2 (b) to the contrary, for the lands zoned R2-16, the following zone requirements shall apply:

- i) Lot Area per dwelling unit (minimum): 380 m²
- ii) Lot Frontage per dwelling unit (minimum): 18 m
- iii) Yard Requirements per dwelling unit (minimum):
- iv) 2m side yard setback and 0m setback from vertical separation between each building.
- v) Rear 3.5 m

q) **R2-17** (Pt. Lot 31, Concession 1) Morrisburg (38 Fifth Street West)

Notwithstanding the provisions of Section 5.2 (b) to the contrary, for the lands zoned R2-17, the following zone requirement shall apply:

- i) Lot Frontage (minimum): 18 m

r) **R2-18** (Pt. Lot 101, Plan 29, BLK 26, Part 1 on 8R-5203) Morrisburg

Notwithstanding the provisions of Section 5.2 (b) (a) to the contrary, for the lands zoned R2-18, the minimum lot area for a lot serviced by municipal water and municipal sanitary sewer shall be 485 m² for a semi-detached dwelling use.

Notwithstanding the provisions of Section 5.2 (b) (c) to the contrary, for the lands zoned R2-18, the minimum front yard depth and rear yard setback shall be 5.5 metres.

Notwithstanding the provisions of Section 5.2 (b) (d) to the contrary, for the lands zoned R2-18, the minimum exterior side yard width shall be 4.5 metres.

Notwithstanding the provisions of Section 3.39 (b) to the contrary, for the lands zoned R2-18, open decks may project into the rear yard or exterior side yard not more than 2.0 metres.

s) **R2-19** (Pt. Lot 189, Plan 39) Iroquois

Notwithstanding the provisions of Section 5.2 (b) to the contrary, for the lands zoned R2-19, the minimum required interior side yard setback shall be 1.5 metres (*).

4) Holding Zones

a) **R2-H** (CON 1, PART OF LOTS 19 AND 20) Iroquois **By-law No. 2026-59**

The areas shown on Schedule 'A' to this By-law shall henceforth be zoned Residential Second Density – Holding (R2-H)

Section 5 –Residential Zone

In accordance with Section 4.4, the holding symbol will not be removed from these lands until such time as the Municipality is satisfied that there is adequate water and wastewater services available for the development of a residential subdivision.

5) Temporary Zones

a) RH-t-1 (Pt. Lot 31, Concession 4) Williamsburg

Notwithstanding the permitted uses of Section 5.1(a) for the lands zoned RH, the following uses shall be permitted as the primary use for three (3) from the date of passing:

i) Garage

b) RH-t-2 (Pt. Lot 31, Concession 4 – 4428 Cty Rd 1/Carman Rd))

By-law No. 2021-67

Notwithstanding the permitted uses of Section 5.1(a) for the lands zoned RH, the following uses shall be permitted as the primary use for three (3) from the date of passing:

i) Garage

ii) Dwelling unit above the garage

5.3. Residential Third Density (R3) Zone

a) Permitted Uses:

- 1) R1 and R2 uses in accordance with the provisions thereof
- 2) Converted dwelling in accordance with the provisions of R1 for a single detached dwelling
- 3) Row house dwelling provided that the lot is serviced by municipal water and sanitary sewer systems

b) Zone Requirements, Row House Dwelling:

- 1) Lot Area (minimum): 180.0 m² per unit
- 2) Lot Frontage (minimum): 6.0 m per unit plus side yard requirement where applicable
- 3) Front Yard Depth (minimum): 6 m
- 4) Exterior Side Yard Width (minimum): 6 m
- 5) Interior Side Yard Width (minimum): 3.0 m
- 6) Rear Yard Depth (minimum): 7.5 m
- 7) Group Setback:

Notwithstanding any other provisions of this By-law, not more than four consecutive units within a row house dwelling shall be constructed with their exterior outside walls in a straight line. Additional permitted units in a row shall be set back or forward a distance of not less than 1.0 m from the alignment of the others in a row.

- 8) Development Form: Not more than eight (8) dwelling units shall be in any one row house dwelling
- 9) Building Height (maximum): 10.5 m
- 10) Lot Coverage (maximum): 35%
- 11) Dwelling Unit Area (minimum): 65 m²
- 12) Landscaped Open Space (minimum): 35%

Section 5 –Residential Zone

13) Main Building Spacing (minimum): 3.0 m

c) Special Exception Zones:

1) R3-1

Notwithstanding the provisions of Section 5.3 (b) to the contrary, for the lands zoned R3-1, the following zone requirements shall apply:

- i) Lot Area (minimum): 145 m²
- ii) Lot Frontage (minimum): 5 m
- iii) Yard Requirements (minimum):
 - a. Side 1 3 m
 - b. Side 2 0 m

2) R3-2 (PT LT 1-2 PL 50; LT 6-14 PL 100; PT LT 20 PL 100; LT 4-5 PL 111; former village of Iroquois). **By-law No. 2025-17**

Notwithstanding the provisions of Section 5.3 (2) to the contrary, for the lands zoned R3-2, the following zone requirements shall apply:

- i) Lot Area (minimum): 400 m²
- ii) Lot Frontage (minimum): 12 m
- iii) Lot Coverage (maximum): 45%

d) Holding Zones

e) Temporary Zones

5.4. Residential Fourth Density (R4) Zone

a) Permitted Uses:

- a) R1, R2 and R3 uses in accordance with the provisions thereof
- b) Provided the lot is serviced by municipal water and sanitary sewer systems:
 - Apartment dwelling
- c) Home for the aged
- d) Senior Citizens= apartment dwelling
- e) Nursing home
- f) Retirement home

b) Zone Requirements, Apartment Dwelling House:

- a) Lot Area (minimum): 230.0 m² per unit for the first four (4) units, plus 45 m² for each additional unit in excess of four (4).
- b) Lot Frontage (minimum): 30 m
- c) Front Yard Depth (minimum): 9.0 m
- d) Exterior Side Yard Width (minimum): 7.5 m
- e) Interior Side Yard Width (minimum): 3 m
- f) Rear Yard Depth (minimum): 7.5 m
- g) Building Height (maximum): 15.0 m
- h) Lot Coverage (maximum): 35%
- i) Dwelling Unit Area (minimum):
 - i) Bachelor Unit 45 m²
 - ii) One Bedroom Unit 55 m²

Section 5 –Residential Zone

- iii) Two Bedroom Unit 60 m²
- iv) Over Two Bedrooms 65 m²
- j) Landscaped Open Space (minimum): 35%

c) **Special Exception Zones:**

b) **R4-1** (Pt. Lot 29, Concession 1) Morrisburg (Pilot Way)

Notwithstanding the provisions of Section 5.4 (b) to the contrary, for the lands zoned R4-1, the following zone requirements shall apply:

- i) Lot Frontage (minimum): 24 m
- ii) Lot Coverage (maximum): 36%
- iii) Yard Requirement (minimum): Rear 7 m

c) **R4-2** (Pt. Lots 23 and 24, Concession 1) Iroquois

Notwithstanding any provisions of Section 5.4 (b) to the contrary, for the lands zoned R4-2, the following zone provision shall apply:

- i) The minimum Interior Side Yard adjacent a residential structure with a habitable room window may be reduced to 1.5 m.

d) **R4-2** (PT LT 1-2 PL 50; LT 6-14 PL 100; PT LT 20 PL 100; LT 4-5 PL 111; former village of Iroquois). **By-law No. 2025-17** - The area shown on Schedule 'A' to this By-law shall henceforth be zoned "Residential Fourth Density – Special Exception 2 (R4-2)."

e) **R4-3** (Pt. Lot 24, concession 1) Iroquois

Notwithstanding the provisions of Section 5.4 (a) & (b) to the contrary, for the lands zoned R4-3, the following permitted use and zone requirements shall apply:

- i) An apartment containing a maximum of four units
- ii) Lot Area for an apartment (minimum): 900 m²

f) **R4-4** (Pt. Lot 33, Concession 1) Morrisburg (40-54 Carraway Crescent)

Notwithstanding the provisions of Section 5.4 (b) to the contrary, for the lands zoned R4-4, the following zone requirement shall apply:

- i) Lot Frontage (minimum): 50 m

g) **R4-5** (Pt. Lot 33, Concession 1) Morrisburg (56-64 Carraway Crescent)

Notwithstanding the provisions of Section 5.4 (b) to the contrary, for the lands zoned R4-5, the following zone requirement shall apply:

- i) Lot Frontage (minimum): 24 m

h) **R4-6** (Pt. Lot 33, Concession 1) Morrisburg (72-82 Carraway Crescent)

Notwithstanding the provisions of Section 5.4 (b) to the contrary, for the lands zoned R4-6, the following zone requirements shall apply:

Section 5 –Residential Zone

- i) Lot Frontage (minimum): 41 m
- ii) Yard Requirement (minimum):
 - 1. Front 3 m

i) **R4-7** (Pt. Lot 33, Concession 1) Morrisburg (84-90 Carraway Crescent)

Notwithstanding the provisions of Section 5.4 (b) to the contrary, for the lands zoned R4-7, the following zone requirements shall apply:

- i) Lot Area (minimum): 554 m²
- ii) Lot Frontage (minimum): 13.4 m
- iii) Yard Requirements (minimum):
 - 1. Front 7.3 m
 - 2. Side 3 m
 - 3. Rear 7.6 m

j) **R4-8** (Pt. Lot 33, Concession 1) Morrisburg (92-102 Carraway Crescent)

Notwithstanding the provisions of Section 5.4 (b) to the contrary, for the lands zoned R4-8, the following zone requirement shall apply:

- i) Yard Requirement (minimum):
 - 1. Rear 7.6 m

k) **R4-9** (Pt. Lot 33, Concession 1) Morrisburg (66 & 68 Carraway Crescent)

Notwithstanding the provisions of Section 5.4 (b) to the contrary, for the lands zoned R4-9, the following zone requirements shall apply:

- i) Lot Area per dwelling unit (minimum): 230 m²
- ii) Lot Frontage per dwelling unit (minimum): 5.48 m

l) **R4-10** (Pt. Lot 29, Concession `1) Morrisburg (Fifth Street)

Notwithstanding the provisions of Section 5.4 (b) to the contrary, for the lands zoned R4-10, the following zone requirements shall apply:

- i) Lot Frontage (minimum): 23 m
- ii) Lot Coverage (maximum): 38%
- iii) Yard Requirements
 - 1. Side 1.5 m
 - 2. Rear 6.5 m

m) **R4-11** (Pt. Lot 30, Concession 5) Williamsburg

Notwithstanding the provisions of Section 5.4 (b) to the contrary, for the lands zoned R4-11, the following zone requirements shall apply:

- i) Lot Area (minimum): 1530 m²
- ii) Lot Frontage (minimum): 34 m
- iii) Lot Coverage (maximum): 50%

n) **R4-12** (Pt. Lot 31, Concession 5) Williamsburg

Section 5 –Residential Zone

Notwithstanding the provisions of Section 5.4 (b) to the contrary, for the lands zoned R4-12, the following zone requirements shall apply:

- i) Dwelling Unit Area (minimum): 45 m²
- ii) Yard Requirement (minimum):
 - 1. Exterior Side 4.7 m
- o) **R4-13** (Pt. Lot 33, Concession `1) Registered Plan 83, Lots Pt. of 4 and 5, Morrisburg

Notwithstanding the provisions of Section 5.4(b) to the contrary, for the lands zoned R4-13, the following zone requirements shall apply:

- i) Yard Requirements
 - 1. Front 6 m
 - 2. Rear 6 m
 - 3. Side 2 m
- p) **R4-14** (Pt. Lots 31 & 32, Concession 5) Williamsburg

Notwithstanding the provisions of Section 5.4 (b) to the contrary, for the lands zoned R4-14, the following zone requirements shall apply:

- i) Lot Area (minimum): 8000 m²
- ii) Lot Frontage (minimum): 15 m
- iii) Yard Requirements (minimum):
 - 1. Front 0 m
 - 2. Rear 6 m
 - 3. Side 6 m
- iv) Dwelling Unit Area (minimum): 50 m²

q) **R4-15** (Lot 101, Plan 29, Block 26) Morrisburg

Notwithstanding the provisions of Section 3.27 (a) to the contrary, for the lands zoned R4-15, five parking spaces shall be required for a four dwelling unit apartment building

Notwithstanding the provisions of Section 3.39 (b) to the contrary, for the lands zoned R4-15, the entry landing, porch and exterior stairs on the east side of the building may project into the required exterior side yard not more than 3.0 metres.

Notwithstanding the provisions of Section 3.39 (b) to the contrary, for the lands zoned R4-15, each dwelling unit is permitted to have one open roofed porch, sundeck, or balcony up to a maximum size of 3.0 metres by 2.4 metres in size that may project into the required front yard not more than 2.4 metres and into the required Rear yard not more than 2.1 metres.

Notwithstanding the provisions of Section 5.4 (b) (c) to the contrary, for the lands zoned R4-15, the minimum required front yard setback shall be 6 metres.

Notwithstanding the provisions of Section 5.4 (b) (d) to the contrary, for the lands zoned R4-15, the minimum required exterior side yard setback shall be 6 metres.”

r) **R4-16** (Pt. of Lot 30, Concession) Williamsburg

Section 5 –Residential Zone

Notwithstanding the provisions of Section 5.4 (b) (a) for the lands zoned R4-16, the minimum required lot area shall be 200m² per unit for the first four (4) units.

Notwithstanding the provisions of Section 5.4 (b) (b) for the lands zoned R4-16, the minimum required lot frontage shall be 15 metres.

Notwithstanding the provisions of Section 5.4 (b) (c) for the lands zoned R4-16, the minimum required front yard depth shall be 4.5 metres.

Notwithstanding the provisions of Section 5.4 (b) (d) for the lands zoned R4-16, the minimum required exterior side yard width shall be 0.6 metres.

Notwithstanding the provisions of Section 5.4 (i) for the lands zoned R4-16, the minimum dwelling unit area for a bachelor unit shall be 36 square metres.”

s) R4-17 (Pt. of Lot 31, Concession 5) Williamsburg

Notwithstanding the provisions of Section 5.4 (b) (f) to the contrary, for the lands zoned R4-17, the minimum rear yard depth shall be 2 metres.

Notwithstanding the provisions of Section 5.4 (b) (i) to the contrary, for the lands zoned R4-17, the minimum dwelling unit area for a one bedroom unit shall be 49 square metres.

Notwithstanding the provisions of Section 3.1 (a) to the contrary, for the lands zoned R4-17, accessory buildings or structures shall not be located closer than 1.2 m to any Interior Side or Rear Lot Line and shall not exceed 6 m in height.

d) Holding Zones

1) R4-h (CON 1, PART OF PLAN 50, PT LOT 1) Iroquois By-law No. 2023-73

The areas shown on Schedule ‘A’ to this By-law shall henceforth be zoned Residential Fourth Density – Holding (R4-h)

2) R4-h (CON 1 RANGE 1 PT LOT 25) Iroquois By-law No. 2025-35

The areas shown on Schedule ‘A’ to this By-law shall henceforth be zoned Residential Fourth Density – Holding (R4-h)

e) Temporary Zones

5.5. Residential Hamlet (RH) Zone

a) Permitted Uses:

- 1) Converted dwelling
- 2) Duplex dwelling
- 3) Single detached dwelling Semi-detached dwelling Accessory apartment Church
- 4) Bed and Breakfast

b) Zone Requirements - duplex dwelling or semi-detached dwelling:

- 1) Lot Area (minimum):
 - i) Lot serviced by private well and private sewage system: 6000 m²
 - ii) Lot serviced by municipal water or by municipal sewers only: 2000 m²
 - iii) Lot serviced by municipal water and municipal sanitary sewers: 550 m²
- 2) Lot Frontage (minimum):
 - i) Lot serviced by private well and private sewage system: 50 m
 - ii) Lot serviced by municipal water or by municipal sewers only: 30 m

Section 5 –Residential Zone

- iii) Lot serviced by municipal water and municipal sanitary sewers: 20 m
- 3) Front Yard Depth (minimum): 7.5 m
- 4) Exterior Side Yard Width (minimum): 7.5 m
- 5) Interior Side Yard Width (minimum): 2.4 m
- 6) Rear Yard Depth (minimum): 7.5 m
- 7) Dwelling Unit Area (minimum): 75.0 m²
- 8) Building Height (maximum): 10.5 m
- 9) Lot Coverage (maximum): 30%
- 10) Dwelling Units Per Lot (maximum): 2

c) Zone Requirements, All Other Permitted Uses:

- 1) Lot Area (minimum):
 - i) Lot serviced by private well and private sewage system: 3000 m²
 - ii) Lot serviced by municipal water or by municipal sewers only: 1000 m²
 - iii) Lot serviced by municipal water and municipal sanitary sewers: 450 m²
- 2) Lot Frontage (minimum):
 - i) Lot serviced by private well and private sewage system: 40.0 m
 - ii) Lot serviced by municipal water or by municipal sewers only: 30.0 m
 - iii) Lot serviced by municipal water and municipal sanitary sewers: 20.0 m
- 3) Front Yard Depth (minimum): 7.5 m
- 4) Exterior Side Yard Width (minimum): 7.5 m
- 5) Interior Side Yard Width (minimum): 2.4 m
- 6) Rear Yard Depth (minimum): 7.5 m
- 7) Dwelling Unit Area (minimum): 75.0 m²
- 8) Building Height (maximum): 10.5 m
- 9) Lot Coverage (maximum): 30%
- 10) Dwellings Per Lot (maximum): 1

d) Special Exception Zones

- 1) **RH-1:** (Pt. Lots 25, 26 and 27, Concession 1) Matilda

Notwithstanding the provisions of Section 5.5 (a) to the contrary, for the lands zoned RH-1, the following only use shall apply:

- i) Single Detached Dwelling

- 2) **RH-2** (Pt. Lot 18, Concession 5) Brinston

In addition to the permitted uses of Section 5.5 (a) for the lands zoned RH-2, the following uses shall also apply:

- i) Bakery
- ii) Business service
- iii) Office
- iv) Personal service
- v) Restaurant
- vi) Wholesale Establishment

- 3) **RH-3** (Pt. Lot 20, Concession 1) Iroquois

Notwithstanding the provisions of Section 5.5 (b) to the contrary, for the lands zoned RH-3, the following zone requirements shall apply:

Section 5 –Residential Zone

- i) Single Detached Dwelling:
 - a. Lot Area (minimum): 900 m²
 - b. Lot Frontage (minimum): 22.5 m
 - c. Yard Requirements (minimum):
 - 1. Front 6 m
 - 2. Rear 8 m
 - 3. Exterior Side 7 m
 - 4. Interior Side 2 m
 - d. Building Height (maximum): 9 m
 - e. Lot Coverage: 15%
 - f. Floor Area (minimum): 75 m²
 - g. Dwellings per Lot (maximum): 1
- ii) Semi-Detached Dwelling and Duplex Dwelling:
 - a. Lot Area (minimum): 900 m²
 - b. Lot Frontage (minimum): 22.5 m
 - c. Yard Requirements (minimum):
 - 1. Front 6 m
 - 2. Rear 8 m
 - 3. Exterior Side 6 m
 - 4. Interior Side 2 m
 - d. Building Height (maximum): 10.7 m
 - e. Lot Coverage: 15%
 - f. Floor Area (minimum): 75 m²
 - g. Dwellings per Lot (maximum): 2

4) **RH-4** (Pt. Lot 23, Concession 6) Williamsburg

Notwithstanding the provisions of Section 3.15 (a) to the contrary, for the lands zoned RH-4, the following provisions shall apply:

Not more than 75 m² of floor area in one accessory building is to be used as a Home Occupation.

5) **RH-5** (Pt. Lot 30, Concession 5) Williamsburg

Notwithstanding the provisions of Section 5.5 (a) and (b) to the contrary, for the lands zoned

RH-5, the following permitted uses and zone requirement shall apply:

- i) Schools and other educational facilities
- ii) Single Family dwellings
- iii) Sectional and modular homes
- iv) Uses accessory to the foregoing
- v) Lot Area (minimum): 1650 m²

6) **RH-6** (Pt. Lot 24, Concession 7) Elma

In addition to the permitted uses of Section 5.5 (a) for the lands zoned RH-6, the following use shall also apply:

- i) Automobile Sales

Section 5 –Residential Zone

- 7) **RH-7** (Pt. Lot 26, Concession 3) Williamsburg (Pt. Lot 30, Concession 5) Williamsburg (Pt. Lot 33, Concession 4) Matilda

In addition to the permitted uses of Section 5.5 (a) for the lands zoned RH-7, the following uses shall also apply:

- i) Agricultural Equipment
- ii) Automobile Repairs

- 8) **RH-8** (Pt. 32, Concession 8) Winchester Springs

In addition to the permitted uses of Section 5.5 (a) for the lands zoned RH-8, the following uses shall also apply:

- i) Truck Parking and Servicing including washing as an accessory use to a dwelling

- 9) **RH-9** (Pt. Lots 18 & 32, Concession 8) 12312 County Road 5

In addition to the permitted uses of Section 5.5 (a) for the lands zoned RH-9, the following uses shall also apply:

- i) Iron Works as an accessory use

- 10) **RH-10** (Pt. Lots 31 & 32, Concession 8) Winchester Springs

In addition to the permitted uses of Section 5.5 (a) for the lands zoned RH-10, the following uses shall also apply:

- i) Feed Mill
- ii) Agricultural Supply Store
- iii) Vehicle Parking

- 11) **RH-11** (Pt. Lot 31, Concession 3) Glen Becker

In addition to the permitted uses of Section 5.5 (a) for the lands zoned RH-11, the following uses shall also apply:

- i) Welding fabrication, Equipment Sales and Rental
- ii) Commercial Garage and associated retail sales

Any yard abutting a Residential Zone shall maintain an interior side yard width of 2.4 metres of Landscaped Open Space.

- 12) **RH-12** (Pt. Lot 31, Concession 5) Williamsburg

Notwithstanding the provisions of Section 5.5 (b) to the contrary, for the lands zoned RH-12, the following provision shall apply:

- i) Dwellings per Lot (maximum): 5

- 13) **RH-13** (Pt. Lot 18, Concession 1)

Section 5 –Residential Zone

Notwithstanding the provisions of Section 5.5 (a) and (b) to the contrary, for the lands zoned RH-13, the following zone requirements shall apply:

- i) An apartment dwelling is a permitted use
 - a. Lot Area (minimum): 5500 m²
 - b. Lot Frontage: 60 m
 - c. Yard Requirements (minimum):
 - 1. Front 30 m
 - 2. Rear 20 m
 - 3. Side 4 m
 - d. Building Height (maximum): 10 m
 - e. Lot Coverage (maximum): 30%
 - f. Floor Area per Dwelling Unit (minimum): 70 m²

14) **RH-14** (Pt. 15, Concession 1) Riverside Heights

In addition to the permitted uses of Section 5.5 (a) for the lands zoned RH-14, the following use shall also be permitted:

- i) Five (5) Unit Apartment Dwelling

15) **RH-15** (Pt. Lot 36, Concession 1) Mariatown

Notwithstanding the provisions of Section 4.4 (a) to the contrary, on the lands zoned RH-15, the following use shall also apply:

- i) Contractor's yard

16) **RH-16** (Pt. Lot 37, Concession 1) Mariatown

Notwithstanding the provisions of Section 3.1 (a) to the contrary, an accessory building may be located 1.0 m from an interior side lot line and rear lot line.

17) **RH-17** (Pt. Lot 30, Concession 5) Williamsburg

Notwithstanding the provisions of Section 5.5(b) (b) to the contrary, for the lands zoned RH-16, the following zone provisions shall apply:

- i) Lot frontage (minimum) 7 m

18) **RH-18** (Pt. Lot 19, Concession 1) Matilda

Notwithstanding the provisions of Section 3.1 (f), Section 3.15 and Section 5.5 to the contrary, for the lands zoned RH-18, the following uses and zone provisions shall also apply:

- i) Home Occupation with a Total Floor Area (max) 160 m²
- ii) Home Occupation Legal Sign Size (max) 1.5 m²
- iii) Day care as a Home Occupation in accordance with the Day Nurseries Act

19) **RH-19** (Pt. Lot Centre Commons, Concession 8) Williamsburg

Notwithstanding the provisions of Section 5.5 (3) to the contrary, for the lands zoned RH-19, the following zone provisions shall apply:

Section 5 –Residential Zone

- i) Lot Area (min) 2345 m²
- ii) Lot Frontage (min) 36 m
- iii) Building Height (max) 13 m

20) **RH-20** (Part Lot 30, Concession 5) Williamsburg

Notwithstanding Section 5.5 (3) to the contrary, for the lands zoned RH-20, the building (Church) existing at the date of passing shall have a minimum interior side yard setback of 1 metre and a maximum permitted height of 14 metres.

21) **RH-21** (Part Lot 37, Concession 1) Williamsburg

Notwithstanding Section 5.5 (b) to the contrary, for the lands zoned RH-21, the minimum required lot area service by a private well and private septic sewage system for a semi-detached dwelling shall be 3,300 metres squared.

22) **RH-22** (Part Lot 24, Concession 5) Williamsburg

Notwithstanding the provisions of Section 5.5 (b) to the contrary, for the lands zoned RH-22, the minimum lot frontage shall be 17 metres.

23) **RH-23** (Part Lot 31, Concession 5) Williamsburg

Notwithstanding Section 5.5(a) and (b) to the contrary, for the lands zoned RH-23, an Automotive Commercial Garage and a Small Engine Repair Shop shall also be permitted limited to two vehicles being serviced at one time. The maximum size of an Automotive Commercial Garage, Small Engine Repair Shop or a combination of the two shall be 82 square metres.

24) **RH-24** (Part Lot Centre Commons, Concession 5) Matilda

Notwithstanding Section 5.5 (a) to the contrary, for the lands zoned RH-24, a commercial garage and a small engine repair shop shall also be permitted.

25) **RH-25** (Part Lot 30, Concession 5) Williamsburg

Notwithstanding the provisions of Section 5.5 (b) to the contrary, for the lands zoned RH-25, the minimum required lot area for a lot serviced by municipal water or by municipal sewers only shall be 1,800 m²

Notwithstanding the provisions of Section 5.5 (b) to the contrary, for the lands zoned R-25, the minimum required lot frontage for a lot serviced by municipal water or by municipal sewers only shall be 20 m.

26) **RH-26** (Part Lot 30, Concession 5) Williamsburg

Notwithstanding the provisions of Section 5.5 (a) to the contrary, for the lands zoned RH-26, the following uses shall also be permitted:

- i) Office and training Centre for Dundas County Hospice
- ii) All accessory uses needed to operate the Hospice

Notwithstanding the provisions of Section 3.27 to the contrary, for the lands zoned RH-26, parking available onsite as of the date of passing of this by-law shall be permitted to serve the Hospice office and training functions.

Section 5 –Residential Zone

27) **RH-28** (12159 County Road 4, Pt Lot 34, Concession 1) Williamsburg

Notwithstanding the permitted uses of Section 5.5 (3) for the lands zoned RH-28, the minimum lot area for a lot serviced by private well and private sewage system shall be 1900 m².

Notwithstanding the permitted uses of Section 5.5 (3) for the lands zoned RH-28, the minimum lot frontage for a lot serviced by private well and private sewage system shall be 34 m.

28) **RH-29** (4368 County Road 31, Pt Lot 31, Concession 5, Former Williamsburg)

Notwithstanding the zone requirements of Section 5.5 (3) for the lands zoned RH-29, the minimum lot frontage for a lot serviced by private well and municipal sanitary sewers shall be 20 m."

29) **RH-30** (4326 County Rd 31/Bank Street)

Notwithstanding the zone requirements of Section 5.5 (a) and (b) for the lands zoned RH-16, the following additionally permitted uses and zone requirements shall apply:

- i) Antique shop
- ii) Assembly hall
- iii) Auction barn
- iv) Automobile Dealership
- v) Automobile Service Station
- vi) Automobile Store
- vii) Bake shop
- viii) Bank
- ix) Boutique
- x) Business
- xi) Catering Establishment
- xii) Clinic
- xiii) Commercial Patio
- xiv) Communications Facility
- xv) Dressmaker
- xvi) Dry Cleaning – Outlet
- xvii) Dry Cleaning – Plant
- xviii) Farmers Market
- xix) Financial Service
- xx) Funeral Home/Chapel
- xxi) Garden Centre
- xxii) Gift Shop
- xxiii) Home Improvement Centre
- xxiv) Hotel
- xxv) Laundromat
- xxvi) Motel
- xxvii) Office
- xxviii) Parking Area and Parking Garage
- xxix) Personal Service Establishment/Shop
- xxx) Pet Shop
- xxxi) Private Club

Section 5 –Residential Zone

- xxxii) Rental Establishment
- xxxiii) Restaurant
- xxxiv) Retail Store
- xxxv) Service Outlet
- xxxvi) Shopping Centre
- xxxvii) Studio (photo, artistic)
- xxxviii) Tailor Shop
- xxxix) Tavern
- xl) Theatre
- xli) Tourist Lodging Establishment
- xlii) Transportation Depot
- xliii) Vehicle Sales or Rental Establishment
- xliv) Veterinary Establishment
- xliv) Dwelling Units located above and/or attached to a permitted commercial use, in the same building as the commercial use
- xlvi) Existing Residential Uses
- xlvii) Lot Area (minimum): 1,050 m²
- xlviii) Lot Frontage (minimum): 17 m
- xliv) Front Yard Depth (minimum): 2 m
- l) Interior Side Yard Width (minimum): 1 m and 1.5 m

- 30) **RH-31** (11064 HULBERT ROAD, PT CENTRE COMMONS CON 7 BTN LT 18 AND LT 19 MATILDA AS IN MA498, MA13239, AND MA21605; MATILDA) By-law No. 2021-86

Notwithstanding the provisions of Section 5.5 to the contrary, for the lands zoned RH-31 the following zone requirements shall apply:

- i) Lot Area (minimum): 2900 m²
- ii) Exterior Side Yard (minimum): 6.0m

- 31) **RH-32** (11052 Gilmour Road, Brinston, PART CENTRE COMMONS, CONCESSION 5, PARTS 1 AND 2 8R-5137, MATILDA) By-law No. 2022-35

Notwithstanding the provisions of Section 5.5 to the contrary, for the lands zoned RH-32 the following zone requirements shall apply:

- i) Lot Area (minimum): 1740 m²
- ii) Lot Frontage (minimum): 32m
- iii) Front Yard (minimum): 4.5m
- iv) The existing steeple shall be considered a permitted height exemption under Section 3.13 of the By-law

- 32) **RH-33** (Part 2 on 8R-5887) Vacant Land, Cherry St., Williamsburg By-law No. 2023-49

Notwithstanding the provisions of Section 5.5(b) to the contrary, for the lands zoned RH-33, the following shall apply:

- i) Lot Area (minimum): 1280 m²
- ii) Lot Frontage (minimum): 22.08 m

Section 5 –Residential Zone

33) **RH-34** (Part 1 on 8R-5887) 5688 Cherry St., Williamsburg By-law No. 2023-49

Notwithstanding the provisions of Section 5.5(b) to the contrary, for the lands zoned RH-34, the following shall apply:

- i) Lot Area (minimum): 1450 m²
- ii) Lot Frontage (minimum): 23.48 m

e) Holding Zones

f) Temporary Zones

1) **RH-t-1** (Pt. Lot 31, Concession 4, Former Matilda)

Notwithstanding the permitted uses of Section 5.1(a) for the lands zoned RH, the following uses shall be permitted as the primary use for three (3) years from the date of passing:

- i) Garage

5.6. Residential Rural (RR) Zone

a) **Permitted Uses:**

- 1) Single detached dwelling

b) **Zone Requirements:**

- 1) Lot Area (minimum): 4000 m²
- 2) Lot Frontage (minimum): 45 m
- 3) Front Yard Depth (minimum): 12 m
- 4) Exterior Side Yard Width (minimum): 12 m
- 5) Interior Side Yard Width (minimum): 6 m
- 6) Rear Yard Depth (minimum): 12 m
- 7) Building Height (maximum): 10.5 m
- 8) Lot Coverage (maximum): 15%
- 9) Dwelling Unit Area (minimum): 75 m²
- 10) Dwellings per Lot (maximum): 1

c) **Special Exception Zones:**

- 1) RR-1 (Pt. Lot 33, Concession 1) Williamsburg

Notwithstanding the provisions of Section 5.6 (b) to the contrary, for the lands zoned RR-1, the following zone requirements shall apply:

- i) Lot Area (minimum): 1108 m²
- ii) Lot Frontage (minimum): 23 m
- iii) Yard Requirements (minimum):
 - a. Front 6 m
 - b. Rear 6 m
 - c. Side 2 m
- iv) Building Height (maximum): Primary 10 m
- v) Accessory 4.5 m
- vi) Lot Coverage (maximum): 25%
- vii) Floor Area per Dwelling Unit (minimum): 75 m²
- viii) Dwelling Units per Lot (maximum): 1

Section 5 –Residential Zone

2) RR-2 (Pt. Lot 13, Concession 1) Williamsburg

Notwithstanding the provisions of Section 5.6 (a) and (b) to the contrary, for the lands zoned RR-2, the following permitted uses and zone requirements shall apply:

- i) Manufacturing of Boat Tops and Upholstering Business
- ii) Limited Open Storage
- iii) Lot Coverage (maximum): 30% Building Height (maximum):
- iv) Accessory 6.5 m
- v) Accessory Building Setbacks (minimum):
 - a. Rear Yard 45 m
 - b. Side Yard 5 m

d) Holding Zones

e) Temporary Zones

5.7. Residential Mobile Home (RMH) Zone

a) Permitted Uses:

- 1) Mobile home
- 2) Mobile home park
- 3) Mobile home park management office
- 4) Accessory dwelling
- 5) Accessory commercial uses

b) Zone Requirements, Mobile Home Park:

- 1) Lot Area (minimum): 20,000 m²
- 2) Lot Frontage (minimum): 60 m
- 3) Front Yard Depth (minimum): 10.0 m
- 4) Exterior Side Yard Width (minimum): 10.0 m
- 5) Interior Side Yard Width (minimum): 3.0 m
- 6) Rear Yard Depth (minimum): 7.5 m
- 7) Building Height (maximum): 5.0 m
- 8) Lot Coverage for an Accessory Dwelling or Accessory Commercial Use(maximum): 525 m²

c) Zone Requirements, Mobile Home Site:

- 1) Site Area (minimum): 465 m²
- 2) Site Frontage (minimum): 15 m
- 3) Front Yard Depth (minimum): 4 m
- 4) Exterior Side Yard Width (minimum): 7.5 m
- 5) Interior Side Yard Width (minimum): 3 m
- 6) Rear Yard Depth (minimum): 2 m
- 7) Building Height (maximum): 9 m
- 8) Site Coverage (maximum): 35%
- 9) Floor Area (minimum): 55 m²
- 10) Mobile Homes per Site (maximum): 1
- 11) Landscaped Open Space Per Site 33%

d) Special Exception Zones:

- 1) **RMH-1** (Pt. Lots 2 & 3, Concession 1) County Road 2, Morrisburg Park Inc.

Section 5 –Residential Zone

Notwithstanding the provisions of Section 5.7 (b) & (3) to the contrary, for the lands zoned RMH-1, the following zone requirements shall apply:

- i) Mobile Home Park:
 - a. Lot Area (minimum): 45,000 m²
 - b. Lot Frontage (minimum): 60 m
 - c. Number of Mobile Homes: (maximum) 8
- ii) Mobile Home Site:
 - a. Site Area (minimum) 2100 m²
 - b. Site Frontage (minimum) 4 m
 - c. Yard Requirements (minimum):
 - 1. Front 7 m
 - 2. Rear 3 m
 - 3. Interior Side 2.5 m
- iii) Mobile Home per Site (maximum): 1

e) Holding Zones

f) Temporary Zone

5.8. Residential Waterfront (RW) Zone

a) Permitted Uses:

- 1) Single Detached Dwelling
- 2) Bed and Breakfast

b) Zone Requirements

- 1) Lot Area (minimum): 3035 m²
- 2) Lot Frontage (minimum): 38 m
- 3) Yard Requirements (minimum):
 - i) Front 10 m
 - ii) Rear 10 m
 - iii) Exterior Side 10 m
 - iv) Interior Side 3 m
- 4) Building Height (maximum): 12 m
- 5) Lot Coverage (maximum): 15%
- 6) Floor Area (minimum): 100 m²
- 7) Dwellings per Lot (maximum): 1

c) Special Exceptions

- 1) **RW-1** (Pt. Lot 6, Concession 1) Morrisburg

Notwithstanding the provisions of Section 5.8 (b) to the contrary, for the lands zoned RW-1, the following zone requirements shall apply:

- i) Lot Area (minimum): 2500 m²
- ii) Lot Frontage (minimum): 7.5 m
- iii) Yard Requirements:
 - a. Front 6 m
 - b. Rear 6 m
 - c. Interior Side 1.2 m

Section 5 –Residential Zone

Notwithstanding the provisions of Section 3.32 (b) Setbacks from Water, the lands zoned RW-1 shall locate all buildings or structures, including a sewage disposal system, with a minimum Water Setback of 11 m.

2) **RW-2** (Pt. Lot 6, Concession 1) Morrisburg

Notwithstanding the provisions of Section 5.8 (b) to the contrary, for the lands zoned RW-2, the following zone requirements shall apply:

- i) Lot Frontage (minimum): 30 m

Notwithstanding the provisions of Section 5.8 (b) to the contrary, for the lands zoned RW-2, the following zone requirements shall apply:

- ii) As per Ontario Municipal Board Decision/Order No. 1411 (PL040528), no building or structures shall be erected on Part 1 Plan 8R-3121 and furthermore, that no septic systems or tanks be installed on said Part 1 Plan 8R-3121.

3) **RW-3** (Pt. Lot 1, Concession 1) Matilda

Notwithstanding the provisions of Section 5.8 (b) to the contrary, for the lands zoned RW-3, the following zone requirement shall apply:

- i) Lot Area (minimum): 2900 m²

4) **RW-4** (Pt. Lot 16, Concession 1) Matilda

Notwithstanding the provisions of Section 5.8 (b) to the contrary, for the lands zoned RW-4, the following zone requirements shall apply:

- i) Lot Area (minimum): 768 m²
- ii) Lot Frontage (minimum): 0 m
- iii) Lot Coverage (maximum): 20%

5) **RW-5** (Pt. Lot 16, Concession 1)

Notwithstanding the provisions of Section 5.8 (b) to the contrary, for the lands zoned RW-5, the following zone requirements shall apply:

- i) Lot Area (minimum): 1618 m²
- ii) Lot Frontage (minimum): 38 m
- iii) Yard Requirements (minimum):
 - a. Front 7.5 m
 - b. Rear 6 m
 - c. Interior Side Yard 3 m
- iv) Lot Coverage (maximum): 20%

6) **RW-6** (Pt. Lot 3, Concession 1) Matilda – 11885 Lakeshore Drive

Notwithstanding the provisions of Section 5.8 (b) to the contrary, for the lands zoned RW-6, the following zone requirements shall apply:

- i) Interior Side: 2 m

Section 5 –Residential Zone

7) **RW-7** (Pt. Lots 14, 15 & 16, Concession 1)

Notwithstanding the provisions of Section 5.8 to the contrary, for the lands zoned RW-7 any new single detached dwelling must be subject to an Environmental Impact Study to the satisfaction of the Municipality prior to the issuance of a building permit.

8) **RW-8** (Pt. Lot 12, Concession 1) Matilda

Notwithstanding the provisions of Section 5.8 (b) to the contrary, for the lands zoned RW-8, the minimum lot frontage shall be 20 metres.

9) **RW-9** (Pt. Lot 1, Concession 1) Matilda

Notwithstanding the provisions of Section 5.8 (b) to the contrary, for the lands zoned RW-9, the minimum lot frontage shall be 35 metres.

10) **RW-10** (Part Lot 29, Concession 1, Range 1) Matilda **By-law 2026-08**

Notwithstanding Section 5.8(2) to the contrary, for the lands zoned RW-10, the maximum setback for the rear wall of a dwelling or a well shall be 60 metres from Galop Lane.

- i) A well on the subject lands shall be a minimum depth of 30 metres above sea level.

11) **RW-11** (Part Lot 6, Concession 1) Matilda

Notwithstanding the provisions of Section 5.8 (b) to the contrary, for the lands zoned RW-11, the minimum lot frontage shall be 11 metres.

12) **RW-12** (Part Lot 6, Concession 1, Part 4 on Plan 8R-184) Matilda

Notwithstanding the provisions of Section 5.8 (b) to the contrary for the lands zoned RW-12, the minimum required lot area shall be 1,900 m².

13) **RW-13** (Pt. Lot 34, Concession 1, Range 1) Matilda

Notwithstanding the permitted uses of Section 5.8(a) for the lands zoned RW-13, the following use shall be permitted:

- i) An accessory use related to the warehousing of material for online sales which is located within an accessory building.

14) **RW-14** (Pt. Lot 6, Concession 1, Parts 1,2,3,4 and 5) Matilda

Notwithstanding the provisions of Section 5.8 (b)(2) to the contrary, for the lands zoned RW-14, the minimum lot area shall be 1,850 square metres.

15) **RW-15** (Pt. Lot 9, Concession 1) Matilda

Notwithstanding the permitted uses of Section 5.8(a) for the lands zoned RW-15, the following uses shall not be permitted:

Single Detached Dwelling and Bed and Breakfast.

Notwithstanding the permitted uses of Section 5.8(b) for the lands zoned RW-15, the minimum required lot frontage shall be 7 metres.

Section 5 –Residential Zone

16) **RW-16** (E Pt. lot 35, Concession 1, Range 1) Matilda

Notwithstanding the permitted uses of Section 5.8 (a) for the lands zoned RW-16, the following uses shall not be permitted: **Single Detached Dwelling and Dwelling accessory to an agricultural use, kennel, or veterinary establishment.**

17) **RW-17** (E Pt. Lots 35 & 36, Concession 1, Range 1) Matilda

Notwithstanding the permitted uses of Section 5.8 (a) for the lands zoned RW-17, the following uses shall not be permitted: **Single Detached Dwelling and Bed and Breakfast.**

Notwithstanding the permitted uses of Section 5.8 (b) for the lands zoned RW-17, the minimum required lot frontage shall be 12 metres.

18) **RW-18** (Pt. Lot 10, Concession 1) Matilda

Notwithstanding the provisions of Section 5.8 (b) to the contrary, for the lands zoned RW-18, the minimum lot area shall be 1,900 square metres.

Notwithstanding the provisions of Section 5.8 (b) to the contrary, for the lands zoned RW-18, the minimum lot frontage shall be 33 metres.

19) **RW-19** (Pt. Lot 11, Concession 1) Matilda

Notwithstanding the provisions of Section 5.8 (b) to the contrary, for the lands Zoned RW-19, the minimum lot frontage shall be 26 metres.

20) **RW-20** (Pt. Lot 2, Concession 1) Matilda

Notwithstanding the provisions of Section 5.8 (b) for the lands zoned RW-20, the minimum lot frontage shall be 30 metres.

21) **RW-21** (CON 1 PT LOT 11) Matilda **By-law No. 2025-44**

Notwithstanding the provisions of Section 5.8 (b) for the lands zoned RW-21, the minimum lot frontage shall be 16.77 metres.

d) **Holding Zones**

e) **Temporary Zones**

5.9. Residential Estate (RE) Zone

a) **Permitted Uses**

- 1) Single detached dwelling

b) **Zone Requirements**

- 1) Lot Area (minimum): 8000 m²
- 2) Lot Frontage (minimum): 60 m
- 3) Yard Requirements (minimum):
 - i) Front 15 m
 - ii) Rear 15 m
 - iii) Exterior Side 15 m

Section 5 –Residential Zone

- iv) Interior Side 6 m
- 4) Building Height (maximum): 9 m
- 5) Lot Coverage (maximum): 15%
- 6) Floor Area (minimum): 130 m²
- 7) Dwellings per Lot (maximum): 1

c) Special Exception Zones

d) Holding Zones

e) Temporary Zones

5.10. Additional Provisions for All Residential Zones

a) Distance Between Buildings

Where more than one (a) apartment building is erected on the same lot or parcel of land, the distance between buildings shall be not less than the average height of the buildings except that where the buildings are at right angles or at an angle of not less than 70°, then the distance between the closest points of the buildings may be reduced to 6.0 m or one-half the average height of the buildings, whichever is greater.

b) Rooming and Boarding Houses

Rooming and Boarding Houses shall not have more than four (4) roomers or boarders per dwelling unit.

c) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.

6. Section 6 – Commercial Zones

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Commercial Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

6.1. General Commercial (CG) Zone

- a) Permitted Uses:
- 1) antique shop
 - 2) assembly hall
 - 3) auction barn
 - 4) automobile dealership
 - 5) automobile service station
 - 6) automotive store
 - 7) bake shop
 - 8) bank
 - 9) boutique
 - 10) catering establishment
 - 11) clinic
 - 12) commercial patio
 - 13) communications facility
 - 14) dressmaker
 - 15) dry cleaning – outlet
 - 16) dry cleaning – plant
 - 17) farmers market
 - 18) financial service
 - 19) funeral home/chapel
 - 20) garden centre
 - 21) gift shop
 - 22) home improvement centre
 - 23) hotel
 - 24) laundromat motel
 - 25) office
 - 26) parking area or parking garage
 - 27) personal service establishment/shop
 - 28) pet shop
 - 29) place of entertainment
 - 30) printing shop
 - 31) private club
 - 32) rental establishment
 - 33) restaurant
 - 34) retail store
 - 35) service outlet
 - 36) shopping centre
 - 37) studio (photo, artistic)
 - 38) tailor shop
 - 39) tavern
 - 40) theatre
 - 41) tourist lodging establishment
 - 42) transportation depot

Section 6 – Commercial Zone

- 43) vehicle sales or rental establishment
- 44) veterinary establishment
- 45) dwelling units located above and/or attached to a permitted commercial use, in the same building as the commercial use
- 46) existing residential uses.

b) Zone Requirements:

	With full Municipal services	Without full Municipal services
Lot Area (minimum)	450 m ²	2000 m ²
Lot Frontage (minimum)	15 m	30 m
Front Yard Depth (minimum)	7.5 m	7.5 m
Exterior Side Width (minimum)	7.5 m	7.5 m
Interior Side Width (minimum)	3 m	3 m provided that when the Interior Side Lot line abuts another lot in a Commercial Zone, no Interior Side Yard will be required.
Rear Yard Depth (minimum)	6 m	6 m
Building Height (maximum)	12 m	12 m
Lot Coverage (maximum)	40%	30%

c) Special Exceptions

1) **CG-1** (Pt. Lot 22, Concession 1) Iroquois

Notwithstanding the provisions of Section 6.1(a) to the contrary, the only permitted use on lands zoned CG-1 shall be:

- i) funeral home/chapel

2) **CG-2** (Pt. Lot 19, Concession 6) Brinston

Notwithstanding the provisions of Section 6.1(b) to the contrary, for the lands zoned CG-2, the following provisions shall not be permitted:

- i) No Building or Open Storage within 3 m of a Lot line (3 m strip shall only be used for Landscaped Open Space).

3) **CG-3** (Pt. Lot Common, Concession 5) 4146 County Road 16, Brinston

Notwithstanding the provisions of Section 6.1(a) and (b) to the contrary, for the lands zoned CG-3, the following permitted uses and zone requirements shall apply:

- i) contractor's yard
- ii) apartment dwelling
- iii) Lot Area (minimum) 1600 m²
- iv) Lot Frontage (minimum) 20 m
- v) Yard Requirements (minimum):

Section 6 – Commercial Zone

- a. Front 2.5 m
- vi) Maximum Dwellings per Lot: 2

4) **CG-4** (Pt. Lot 30, Concession 5) Williamsburg

In addition to the permitted uses of Section 6.1(a) for the lands zoned CG-4, the following uses shall also apply:

- i) storage
- ii) dwelling units to the limit of one (a) for each storage use

5) **CG-5** (Pt. Lot 29, Concession 1) Morrisburg

Notwithstanding the provisions of Section 6.1(b) to the contrary, for the lands zoned CG-5, the following zone requirements shall apply:

- i) no Side Yard required

6) **CG-6** (Pt. Lot 31, Concession 1) 12438 County Road 2, Morrisburg

In addition to the permitted uses of Section 6.1(a) for the lands zoned CG-6, the following uses shall also apply:

- i) take-out and drive-in restaurant

7) **CG-7** (Pt. Lot 30, Concession 1) 15 Fifth Street East, Morrisburg

In addition to the permitted uses of Section 6.1(a) for the lands zoned CG-7, the following use shall also apply:

- i) apartment dwellings

8) **CG-8** (Pt. Lot 30, Concession 1) Morrisburg

Notwithstanding the provisions of Section 6.1(a) to the contrary, for the lands zoned CG-8, the following only use shall apply:

- i) funeral home/chapel

9) **CG-9** (Pt. Lot 24, Concession 1) Iroquois

Notwithstanding the provisions of Section 6.1(a) and (b) to the contrary, for the lands zoned CG-9, the following permitted uses and zone requirement shall also apply:

- i) woodworking shop
- ii) take-out restaurant
- iii) an existing row dwelling including up to two accessory apartments with a Side Yard (minimum) 2.9 m

10) **CG-10** (Pt. Lot 18 Common, Concession 5 (Brinston)

In addition to the permitted uses of Section 6.1(a) for the lands zoned CG-10, the following use shall also apply:

- i) contractor's yard

Section 6 – Commercial Zone

11) **CG-11** (Pt. Lot Common, Concession 5) Dixon Corners

In addition to the permitted uses of Section 6.1(a) for the lands zoned CG-11, the following use shall also apply:

- i) feed mill

12) **CG-12** (Pt. Lot 31, Concession 5) Williamsburg

In addition to the permitted uses of Section 6.1(a) for the lands zoned CG-12, the following use shall also apply:

- i) autobody shop

13) **CG-13** (Pt. Lots 25 and 26, Concession 1, Range 1) Matilda

Notwithstanding the provisions of Section 6.1 (a) to the contrary, for the lands zoned CG-13, the following uses are also permitted:

- i) building supply store
- ii) associated retail and warehousing

14) **CG-14** (Pt. Centre Commons Lot, Concession 6) Brinston

Notwithstanding the provisions of Section 6.1(a) and (b) to the contrary, for the lands zoned CG-14, the following permitted uses and zone requirement shall also apply:

- i) A warehouse shall also be permitted.

Notwithstanding the provisions of Section 6.1 (b) to the contrary, a warehouse is permitted to be developed using the following:

- ii) Front Yard Depth (minimum) 6 m
- iii) Exterior Side Yard Depth (minimum) 6 m.

15) **CG-15** (68 St Lawrence Street – Lot 101, Plan 29, Block 26) Morrisburg

Notwithstanding the provisions of Section 6.1(b) to the contrary, for the lands zoned CG-15, the minimum front yard depth shall be 6 metres, and the minimum exterior side yard width will be 6 metres.”

16) **CG-16** (4147 Cty Rd 16/Brinston Rd Part Lot 18 Concession 5) Brinston

Section 6.1(3) is hereby amended by inserting the following:

“CG-16 (PART LOT 18, CONCESSION 5; MATILDA)”

In addition to the permitted uses of Section 6.1(a) for the lands zoned CG-16, the following uses shall also apply:

- i) mini warehouse storage”

d) **Holding Zones**

1) **CG-1-h** (Pt. Lot 25, Concession 1) Iroquois

Section 6 – Commercial Zone

Notwithstanding the provisions of Section 6.1 to the contrary, the following lands will be zoned CG-1-h according to Section 4.4 (Holding Zones)

e) Temporary Zones

6.2. Local Commercial (CL) Zone

a) Permitted Uses:

- 1) antique shop
- 2) bake shop
- 3) convenience store
- 4) financial services
- 5) laundromat
- 6) office
- 7) personal service shop retail
- 8) snack bar or coffee shop
- 9) one dwelling unit situated within the same building as the commercial use.

b) Zone Requirements:

	With full Municipal services	Without full Municipal services
Lot Area (minimum)	450 m ²	2000 m ²
Lot Frontage (minimum)	15.2 m	45 m
Front Yard Depth (minimum)	7.5 m	7.5 m
Exterior Side Width (minimum)	7.5 m	7.5 m
Interior Side Width (minimum)	3 m	3 m provided that when the Interior Side Lot line abuts another lot in a Commercial Zone, no Interior Side Yard will be required.
Rear Yard Depth (minimum)	7.5 m	7.5 m
Building Height (maximum)	9 m	9 m
Lot Coverage (maximum)	35%	30%

c) Special Exception Zones:

1) CL-1

Notwithstanding the provisions of Section 6.2(a) the lands zoned as General Commercial Exception 1 (CG-1) shall be used only as a funeral home.

2) CL-2

Notwithstanding the provisions of Section 6.2(a) the lands zoned as General Commercial Exception 1 (CG-2) shall be used only as a retail store.

3) CL-3

Section 6 – Commercial Zone

Notwithstanding the provisions of Section 6.2(a) the lands zoned as General Commercial Exception 1 (CG-3) shall be used only as an office and food bank.

4) CL-4

Notwithstanding the provisions of Section 6.2 (a) the lands zoned as Local Commercial Exception 4 (CL-4) shall be used only as a clinic and office.

d) Holding Zones

e) Temporary Zones

6.3. Highway Commercial (CH) Zone

a) Permitted Uses:

- 1) automobile dealership
- 2) automobile service station
- 3) bake shop
- 4) car washing
- 5) establishment
- 6) catering establishment
- 7) commercial garage
- 8) commercial patio
- 9) communications facility
- 10) farm equipment dealer
- 11) farm service business
- 12) financial services
- 13) flea market
- 14) garden centre
- 15) home improvement centre
- 16) parking area or parking garage
- 17) place of entertainment
- 18) private club
- 19) rental establishment
- 20) retail store
- 21) restaurant
- 22) service outlet
- 23) tavern
- 24) tourist lodging establishment
- 25) transportation depot
- 26) vehicle sales or rental establishment
- 27) veterinary establishment
- 28) accessory dwelling

b) Zone Requirements:

	With full Municipal services	Without full Municipal services
Lot Area (minimum)	N/A	4000 m ²

Section 6 – Commercial Zone

Lot Frontage (minimum)	15 m	45 m
Front Yard Depth (minimum)	7.5 m	9 m
Exterior Side Width (minimum)	7.5 m	9 m
Interior Side Width (minimum)	3 m	6 m provided that when the Interior Side Lot line abuts another lot in a Commercial Zone, no Interior Side Yard will be required.
Rear Yard Depth (minimum)	7.5 m	9 m
Building Height (maximum)	12 m	12 m
Lot Coverage (maximum)	40%	30%

c) Special Exception Zones:

- 1) **CH-1** (Pt. Lot 24, Concession 1) 5547 Carman Road, Iroquois

In addition to the permitted uses of Section 6.3(a) for the lands zoned CH-1, the following uses shall also apply:

- i) Ontario Motor Vehicle Inspection Certificates (OMVIC) Dealer License
- ii) MTO Motor Vehicle Inspection Station

- 2) **CH-2** (Pt. Lot 31, Concession 2) Glen Becker
(Pt. Lot 12, Concession 1) Williamsburg

In addition to the permitted uses of Section 6.3(a) for the lands zoned CH-2, the following use shall also apply:

- i) single detached dwelling

- 3) **CH-3** (Pt. Lot 31, Concession 5) 4304 County Road, Williamsburg

Notwithstanding the provisions of Section 6.3(a) and (b) to the contrary, for the lands zoned CH-3, the following permitted use and zone requirements shall apply:

- i) retail stores
- ii) Yard Requirements (minimum): Front 0.8 m
 - a. Rear 4.8 m
 - b. Side 1.35 m

- 4) **CH-4** (Pt. Lot 30, Concession 6) 4084 County Road 31, Williamsburg

Notwithstanding the provisions of Section 6.3(a) and (b) to the contrary, for the lands zoned CH-4, the following permitted uses and zone requirements shall apply:

- i) single detached dwelling commercial garage
- ii) Yard Requirements (minimum): Front 8 m
 - a. Rear 2 m
 - b. Side 3 m

- 5) **CH-5** (Pt. Lots 23 & 24, Concession 1) Highway 2, Iroquois

Section 6 – Commercial Zone

In addition to the permitted uses of Section 6.3(a) for the lands zoned CH-5, the following permitted uses shall also apply:

- i) shopping centre
- ii) convenience store with associated drive-thru facilities
- iii) dwelling units located above and/or attached to a permitted commercial or office use in the same building.

6) **CH-6** (Pt. Lot 29, Concession 1) Morrisburg

In addition to the permitted uses of Section 6.3(a) for the lands zoned CH-6, the following permitted use shall also apply:

- i) Ambulance station

7) **CH-7** (Pt. Lot 28, Concession 1) Morrisburg

Notwithstanding the provisions of Section 6.3 (a) to the contrary, for the lands zoned CH-7, the following uses are also permitted:

- i) the sale of monuments and related products

8) **CH-8** (Pt. Lots 10 and 11, Concession 1) Williamsburg

Notwithstanding the provisions of Section 6.3 (a) to the contrary, for the lands zoned CH-8, the following uses are also permitted:

- i) An amusement park

9) **CH-9** (Part of Lot 2, Plan 50, Registered Plan 8R-2441, Part 1) Iroquois

Notwithstanding Section 6.3(a) to the contrary, for the lands zoned CH-9, a semi-detached dwelling shall also be permitted in accordance with the development standards set in 5.2 (b).

10) **CH-10** Part Lot 24, Concession 1, Range 2) Iroquois & Pt. Lot 28, Concession 1) Williamsburg

Notwithstanding the provisions of Section 6.3 (b) to the contrary, for the lands zoned CH-10, the minimum required lot area for a lot without municipal services shall be 3,800 m².

11) **“CH-11** (Plan 46, Lot 11) Williamsburg”

Notwithstanding the permitted uses of Section 6.3 (a) for the lands zoned CH-11, the following uses shall not be permitted:

- i) automobile dealership
- ii) automobile service station
- iii) car washing establishment
- iv) commercial garage
- v) farm equipment dealer
- vi) transportation depot
- vii) communications facility
- viii) vehicle sales or rental establishment

Section 6 – Commercial Zone

Notwithstanding the permitted uses of Section 6.3 (a) for the lands zoned CH-11, the following use shall be permitted:

- ix) apartment dwelling

Notwithstanding the zone requirements of Section 6.3 (b) for the lands zoned CH-11 the minimum required front yard depth with full municipal services from County Road #2 shall be 7.4 m.

Notwithstanding the zone requirements of Section 6.3 (b) for the lands zoned CH-11 the maximum building height with full municipal services shall be 15 m.”

d) Holding Zones

e) Temporary Zones

6.4. Tourist Commercial (CT) Zone

a) Permitted Uses:

- 1) boat sales and/or service establishment
- 2) golf course
- 3) laundromat
- 4) marina
- 5) outdoor recreational facility
- 6) park
- 7) private club
- 8) restaurant
- 9) retail store
- 10) tent and trailer park
- 11) tourist lodging establishment
- 12) accessory dwelling

b) Zone Requirements:

- 1) All uses except a tent and trailer park:
 - i) Lot Area (minimum): 2000 m²
 - ii) Lot Frontage (minimum): 30 m
 - iii) Front Yard Depth (minimum): 9 m
 - iv) Exterior Side Width (minimum): 9 m
 - v) Interior Side Width (minimum): 6 m provided that when the Interior Side Lot line abuts another lot in a Commercial Zone, no Interior Side Yard will be required.
 - vi) Rear Yard Depth (minimum): 9 m
 - vii) Building Height (maximum): 12 m
 - viii) Lot Coverage (maximum): 25%
- 2) Tent and trailer park:
 - i) Lot Area (minimum): 40,000 m²
 - ii) Lot Frontage (minimum): 100 m
 - iii) Front Yard Depth (minimum): 9 m
 - iv) Exterior Side Width (minimum): 9 m

Section 6 – Commercial Zone

- v) Interior Side Width (minimum): 9 m provided that when the Interior Side Lot line abuts another lot in a Commercial Zone, no Interior Side Yard will be required.
- vi) Rear Yard Depth (minimum): 9 m
- vii) Building Height (maximum): 9 m
- viii) Density (maximum for Trailer Park): 15 campsites per 4,000 m²

3) Water Frontage (minimum)

Any tourist establishment or trailer park with water access must have a minimum water frontage of 75 m, and an additional water frontage of 3 m for each tourist establishment guest room in excess of 30 units.

4) Water Body/Watercourse Setback (minimum)

No building or structure except for a boathouse, dock, marina, and related facilities shall be located within 30 m of the high water mark.

c) Special Exception Zones:

1) CT-1 (Pt. Lots 2, and 3, Concession 1)

Notwithstanding the provisions of Section 6.4(b) and Section 3.35 to the contrary, for the lands zoned CT-1, the following zoning requirements shall apply:

- i) Lot Frontage (minimum) 22 m
- ii) Deck Area (maximum) 20 m
- iii) Total Area of all Porches (which shall be enclosed by solid, glass or screen walls) and/or gazebos shall not exceed the floor area of the trailer located on that site or 25 m² (whichever is less)
- iv) Porch or Gazebo Height (maximum) 2.75 m
- v) Accessory Shed Height (maximum) 2.1 m
- vi) Tent or Trailer Site Coverage (maximum) 35%

For the purpose of this subsection, site coverage shall mean the percentage of the site occupied by all tents, trailers, additions, and any other structures, including decks, porches, gazebos and sheds.

2) CT-2 (Pt. Lot 17, Concession 1) 11128 County Road 2, Iroquois

Notwithstanding the provisions of Sections 6.4 (a), 6.4 (b) and 6.6 (4) (c) to the contrary, for the lands zoned CT-2, the following uses and zone requirements shall also apply:

- i) Museum as a private commercial interest
- ii) Interior side for a tent and trailer park (minimum) 6 m

3) CT-3 (Plan 39, BLK C) 2 & 4 Elizabeth Dr. Iroquois By-law No. 2020-112

Notwithstanding the provisions of Section 6.4(a) to the contrary, for the lands zoned CT-3, the following uses shall also be permitted:

- i) Assembly Hall
- ii) Catering Establishment
- iii) Clinic
- iv) Commercial Patio

Section 6 – Commercial Zone

Notwithstanding the provisions of Section 6.4(a) to the contrary, for the lands zoned CT-3, the following uses shall not be permitted:

- v) Boat sales and/or service establishment
- vi) Retail Store
- vii) Tent and Trailer Park

Notwithstanding the provisions of Section 3.6(b) and 3.6(c) to the contrary, for the lands zoned CT-3, the outdoor patio shall be permitted on a lot where the lot line abuts a Residential Zone or residential use and may be used for commercial entertainment including live music.

Notwithstanding the provisions of 6.4(b)(a), the existing height of the church is permitted

d) Holding Zones

- 1) CT-1-h (Pt. Lots 2 & 3, Concession 1) Matilda

Notwithstanding the provisions of Section 6.4(a) to the contrary, for the lands zoned CT-1-h, the holding symbol will not be removed from these lands until such time as the Municipality is satisfied that any proposed development can be adequately serviced and that all required approvals have been obtained and the existing mobile homes have been removed.

e) Temporary Zones

6.5. Rural Commercial (CR) Zone

a) Permitted Uses:

- 1) abattoir
- 2) auction barn
- 3) bake shop
- 4) commercial garage
- 5) commercial greenhouse
- 6) communications facility
- 7) custom workshop
- 8) farm equipment dealer
- 9) farm produce outlet
- 10) farm supply centre
- 11) garden centre
- 12) laundromat
- 13) nursery
- 14) transportation depot
- 15) veterinary establishment
- 16) retail accessory to any of the above uses
- 17) accessory dwelling

b) Zone Requirements:

- 1) Lot Area (minimum): 4000 m²
- 2) Lot Frontage (minimum): 45 m
- 3) Front Yard Depth (minimum): 12 m
- 4) Exterior Side Width (minimum): 12 m
- 5) Interior Side Width (minimum): 6 m
- 6) Rear Yard Depth (minimum): 12 m

Section 6 – Commercial Zone

- 7) Building Height (maximum): 9 m
- 8) Lot Coverage (maximum): 30%

c) Special Exception Zones:

- 1) **CR-1** (Pt. Lot 2, Concession 5) 4385 Billy Lane, Matilda

In addition to the permitted uses of Section 6.5(a) for the lands zoned CR-1, the following uses shall also apply:

- i) masonry services
- ii) fireplace and wood stove sales and services
- iii) contractor's yard

- 2) **CR-2** (Pt. Lot 2, Concession 5) 4389 Billy Lane, Matilda

In addition to the permitted uses of Section 6.5(b) for the lands zoned CR-2, the following uses shall also apply:

- i) Wood, pellet and gas stove and fireplace sales and services
- ii) contractor's yard
- iii) Yard Requirements (minimum):
 - a. Interior Side Yard on South Side 7.5 m

- 3) **CR-3** (Pt. Lot 26, Concession 2) 5156 Carman Road, Matilda

In addition to the permitted uses of Section 6.5(a) for the lands zoned CR-3, the following uses shall also apply:

- i) trophy shop sign shop
- ii) apparel embroidery business

- 4) **CR-4** (Pt. Lot 21, Concession 3) 10910 Seibert Road, Matilda

In addition to the permitted uses of Section 6.5(a) for the lands zoned CR-4, the following uses shall also apply:

- i) fertilizer storage warehouse facility
- ii) chemical fertilizer spreader business

- 5) **CR-5** (Pt. Lot 15, Concession 6) 11225 Henderson Road, Brinston

In addition to the permitted uses of Section 6.5(a) for the lands zoned CR-5, the following uses shall also apply:

- i) apartment dwellings agricultural
- ii) sales and service dairy
- iii) bulk tank supplier business

- 6) **CR-6** (Pt. Lot 2, Concession 5) 11916 County Road 18, Matilda
(Pt. Lot 18, Concession 8) Dunbar

In addition to the permitted uses of Section 6.5(a) for the lands zoned CR-6, the following use shall also apply:

Section 6 – Commercial Zone

- i) contractor's yard

7) **CR-7** (Pt. Lot 24, Concession 4) Matilda

In addition to the permitted uses of Section 6.5(a) for the lands zoned CR-7, the following use shall also apply:

- i) a steepwater containment structure

8) **CR-8** (Pt. Lots 23 & 24, Concession 5) Matilda

Notwithstanding the provisions of Sections 6.5 (a) and 6.5 (b) to the contrary, for the lands zoned CR-8, the following uses shall also be permitted, and zone provisions shall apply:

- i) Grain drying facility
- ii) Pet supplies and sales
- iii) Agricultural product sales
- iv) Customized agricultural related product sales
- v) Interior Side Yard (min) 3 m, for structures existing on the date of passing of this By-law

9) **CR-9** (Pt. Lot 20 and 21, Concession 5) Matilda

Notwithstanding the provisions of Section 6.5 (a) to the contrary, for the lands zoned CR-9, the following uses are also permitted:

- i) office
- ii) indoor storage
- iii) recreational and athletic facility
- iv) assembly hall
- v) communications centre
- vi) health services centre

10) **CR-10** (Pt. Lot 19, Concession 7) Williamsburg

Notwithstanding the permitted uses of Section 6.5 (a) for the lands zoned CR-10, only the following uses shall be permitted:

- i) public storage facility
- ii) training or trade school
- iii) office for a small business
- iv) custom workshop
- v) apartment dwelling, limited to 4 dwelling units.

11) **CR-11** (Pt Lot 6, Concession 1, Former Matilda)

Notwithstanding the provisions of Section 6.5 (a) for the lands zoned "CR-11", a Mini Warehouse and Storage shall also be permitted.

Notwithstanding the provisions for Section 3.27 (a) for the lands zoned "CR-11", the minimum required off street parking spaces shall be seventeen (17).

d) Holding Zones

e) Temporary Zones

6.6. Additional Provisions for Commercial Zones

a) Accessory Dwellings

Accessory dwellings shall conform to the requirements of the R1 zone where piped services are available and the RR zone where services are private.

b) Dwelling Units

Where dwelling units are permitted on the same lot as CG or CL uses, the following provisions shall apply:

- 1) Pedestrian access to each dwelling unit shall be from an adjacent street and for the sole use of the dwelling unit or units.
- 2) dwelling unit floor area shall conform to the following minimum standards:
 - i) Bachelor Unit: 45 m²
 - ii) One Bedroom Unit: 55 m²
 - iii) Two Bedroom Unit: 60 m²
 - iv) More than Two Bedrooms: 65 m²

c) Automobile Service Stations and Commercial Garages

Automobile service stations and commercial garages shall also conform to the provisions set out in Section 3.34 of this By-law.

d) Increased Yard Requirements

Notwithstanding any other provisions of this By-law to the contrary:

- 1) Where a General Commercial (CG) Zone abuts a Residential Zone, the Side Yard requirement shall be increased to 4.5 m of which 3 m shall be Landscaped Open Space and the Rear Yard requirement shall be increased to 9 m of which 3 m shall be Landscaped Open Space.
- 2) Where a Highway Commercial (CH) Zone abuts a Residential Zone, the minimum Side Yard shall be increased to 4.5 m of which 3 m shall be Landscaped Open Space, and the minimum Rear Yard shall be increased to 12 m of which 3 m shall be Landscaped Open Space.
- 3) Where a Tourist Commercial (CT) Zone abuts a Residential or Institutional Zone, the minimum Interior Side Yard requirement shall be increased to 9 m and the minimum Rear Yard requirement shall be increased to 12 m. In the case of a tent and trailer park, all minimum yard requirements shall be increased to 15 m.

e) Special Provisions for Tourist Lodging Establishments

Where the exterior wall of a guest room contains a window, such wall shall be located not closer than 9 m from any Interior Side or Rear Lot line.

f) Open Storage

Open storage shall be permitted in accordance with the provisions of Section 3.22 of this By-law.

Section 6 – Commercial Zone

g) Other General Provision

Other general provisions shall be in accordance with Section 3 of this By-law.

7. Section 7 – Institutional Zone

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in an Institutional (I) Zone except in accordance with the provisions of this Section or of any other relevant Sections of this By-law.

7.1. Institutional (I) Zone

a) Permitted Uses:

- 1) administrative office of a Public Authority cemetery
- 2) church clinic
- 3) community centre day nursery
- 4) electrical supply facility
- 5) nursing home, including rest homes, retirement homes and homes for the aged park
- 6) parking area private club public use school
- 7) accessory dwelling house accessory dwelling unit

b) Zone Requirements:

	With full Municipal services	Without full Municipal services
Lot Area (minimum)	450 m ²	2000 m ²
Lot Frontage (minimum)	15 m	30 m
Front Yard Depth (minimum)	7.5 m	7.5 m
Exterior Side Width (minimum)	7.5 m	7.5 m
Interior Side Width (minimum)	3 m	3 m
Rear Yard Depth (minimum)	7.5 m	7.5 m
Building Height (maximum)	12 m	12 m
Lot Coverage (maximum)	40%	30%
Landscaped Open Space (minimum)	30%	50%
Dwelling Houses or Dwelling Units per Lot (maximum)	1	1

c) Special Exception Zones:

- 1) I-1 (Pt. Lot 30, Concession 5) Williamsburg

Notwithstanding the provisions of Section 7.1 (b) to the contrary, for the lands zoned I-1, the following zone provisions shall apply:

- i) Lot frontage (minimum) 29 m
- ii) Yard requirement:
 - a. Interior side (minimum) 1 m

Notwithstanding the provisions of Section 3.27 to the contrary, the required parking for the existing church shall be in accordance with the existing conditions on the date of the Comprehensive Zoning By-law for the Municipality, consisting of approximately 930 m² of parking area.

- 2) I-2 (Pt Lot 30, Concession 2 – 10404 Haddo Rd) Matilda By-law No. 2020-98

Section 7 – Institutional Zone

Notwithstanding the permitted uses of Section 7.1(a) for the lands zoned I-2, the following uses shall be permitted:

- i) Single Detached Dwelling

Notwithstanding the zone requirements of Section 7.1 (b) for the lands zoned I-2, the minimum exterior side yard setback shall be 4.5 metres

- d) Holding Zones
- e) Temporary Zones

7.2. Additional Provisions for Institutional Zones

a) Accessory Dwelling Units

The following provisions shall apply to accessory dwelling units:

A minimum of 20 m² of Open Space shall be provided for the exclusive use of each dwelling unit. Such Open Space shall not be used for the parking of vehicles, or as a required pedestrian access.

Pedestrian access to each dwelling unit shall be from an adjacent street and for the sole use of the dwelling unit.

8. Section 8 – Industrial Zone

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in an Industrial Zone except in accordance with the provisions of this Section and of any other relevant Section of this By-law.

8.1. Light Industrial (M1) Zone

a) Permitted Uses:

- 1) automobile dealership
- 2) automobile service station
- 3) car washing establishment
- 4) catering establishment
- 5) Class I – light industrial uses
- 6) commercial garage
- 7) communications equipment sales and service
- 8) contractor's yard
- 9) factory outlet
- 10) financial services
- 11) gasoline retail facility
- 12) greenhouse
- 13) home display and sales outlet
- 14) laboratory
- 15) mini warehouse and storage
- 16) office
- 17) printing establishment
- 18) public use
- 19) recycling depot
- 20) rental establishment
- 21) research facility
- 22) restaurant
- 23) service outlet
- 24) transportation depot
- 25) vehicle sales, service and storage establishment
- 26) veterinary establishment
- 27) warehouse
- 28) wholesale establishment
- 29) cannabis processing facility

b) Zone Requirements:

- 1) Lot Area (minimum): 4000 m²
- 2) Lot Frontage (minimum): 45 m
- 3) Front Yard Depth (minimum): 12 m
- 4) Exterior Side Width (minimum): 12 m
- 5) Interior Side Width (minimum): 6 m
- 6) Rear Yard Depth (minimum): 12 m
- 7) Building Height (maximum): 15 m
- 8) Lot Coverage (maximum): 50%

Section 8 – Industrial Zone

c) **Special Exception Zones:**

1) **M1-1** (Pt. Lot 8, Concession 1) Matilda

In addition to the permitted uses of Section 8.1(a) for the lands zoned M1-1, the following use shall also apply:

- i) open storage of salt

The following uses are strictly prohibited on lands zoned M1-1:

- ii) storage, processing, shipping and/or receiving of PCBs.

2) **M1-2** (Pt. Lot 8, Concession 1) Matilda

Notwithstanding the permitted uses of Section 8.1(a) to the contrary, for the lands zoned M1-2, the following provision shall be applied:

- i) No building or structure shall be erected.

3) **M1-3** (Pt. Lot 22, Concession 2) Matilda

In addition to the permitted uses of Section 8.1(a) for the lands zoned M1-3, the following uses shall also apply:

- i) accessory dwelling or an accessory dwelling unit
- ii) commercial garage
- iii) equipment rental or storage establishment
- iv) transportation depot
- v) vehicle sales, service and storage

4) **M1-4** (Pt. Lot 28, Concession 3) Matilda

In addition to the permitted uses of Section 8.1 (a), for the lands zoned M1-4, the following uses shall also apply:

- i) heavy equipment bucket manufacturing sales
- ii) service ironworks

5) **M1-5** Reserved for future use

6) **M1-6** (Pt. Lot 30, Concession 2) Matilda

In addition to the permitted uses of Section 8.1(a) for the lands zoned M1-6, the following use shall also apply:

- i) contractor's yard with heavy equipment

7) **M1-7** (Pt. Lot 24, Concession 1) Iroquois

Notwithstanding the provisions of Section 8.1(a) to the contrary, for the lands zoned M1-7, only the following uses shall apply:

- i) all existing uses

Section 8 – Industrial Zone

- 8) **M1-8** (8 John St. RCP 97; Lot 2, Part of Lot 3, Part of 24 and 26 Dundas Street; RCP 97 Part Lots 10 and 11 (Former Geographic Village of Iroquois))

Notwithstanding the requirements of Section 8.5 (b) to the contrary, for the lands zoned M1-8, the following provision shall be applied:

No additional setback shall be required from the M1-8 zone to the adjacent Institutional zone.

Notwithstanding the provisions of Section 8.1(a) to the contrary, for the lands zoned M1-8, only the following uses shall apply:

- i) Office;
- ii) Laboratory;
- iii) Class 1 Industrial Uses; and,
- iv) All existing uses."

d) Holding Zones

- 1) **M1-h** (Pt. Lots 28, 29 & 30, Concession 1) Morrisburg

Notwithstanding the provisions of Section 8.2 to the contrary, the following lands will be zoned M1-h according to Section 4.4 (Holding Zone).

e) Temporary Zones

8.2. General Industrial (M2) Zone

a) Permitted Uses:

- 1) automobile body shop
- 2) automobile service station
- 3) bakery
- 4) building contractors shop or yard
- 5) building supply centre
- 6) car washing establishment
- 7) catering establishment
- 8) Class II – medium industrial uses
- 9) commercial garage
- 10) commercial greenhouse
- 11) communications equipment sales and service
- 12) component assembly plant
- 13) compressed gas sales and service
- 14) custom workshop
- 15) equipment rental or storage
- 16) establishment factory outlet
- 17) fuel storage establishment
- 18) gasoline retail facility
- 19) greenhouse
- 20) home display and sales
- 21) outlet laboratory
- 22) landscaping business
- 23) machine and metal working shop
- 24) mini warehouse and storage
- 25) office/retail outlet accessory for a specified use

Section 8 – Industrial Zone

- 26) printing establishment
- 27) processing plant
- 28) public use
- 29) railway maintenance yard
- 30) recycling depot
- 31) rental establishment
- 32) research facility
- 33) restaurant
- 34) service outlet
- 35) transportation depot
- 36) vehicle sales, service and storage establishment
- 37) veterinary establishment
- 38) warehouse
- 39) wholesale establishment
- 40) cannabis processing facility

b) Zone Requirements:

- 1) Lot Area (minimum): 1000 m²
- 2) Lot Frontage (minimum): 45 m
- 3) Front Yard Depth (minimum): 12 m
- 4) Exterior Side Width (minimum): 12 m
- 5) Interior Side Width (minimum): 6 m
- 6) Rear Yard Depth (minimum): 12 m
- 7) Building Height (maximum): 15 m
- 8) Lot Coverage (maximum): 50%

c) Special Exception Zones:

- 1) **M2-1** (Pt. Lot 24, Concession 1) Iroquois

Notwithstanding the provisions of Section 8.2(b) to the contrary, for the lands zoned M2-1, the following zone requirements shall apply:

- i) Lot Area (minimum): 7,600 m
- ii) Lot Frontage (minimum): 41 m
- iii) Yard Requirements (minimum)
 - a. Front: 15 m
 - b. Rear: 15 m
 - c. Side: 3.6 m
- iv) Building Height (maximum): 7 m
- v) Lot coverage (maximum): 30%

- 2) **M2-2** (Pt. Lot 24, Concession 1) Iroquois

Notwithstanding the provisions of Section 8.2(a) to the contrary, for the lands zoned M2-2, the following uses shall not be permitted:

- 3) feed or flour mill
- 4) fuel storage facility
- 5) grain elevator
- 6) kennel
- 7) municipal service garage

Section 8 – Industrial Zone

8) **M2-3** (Pt. Lots 26 & 27, Concession 1) Williamsburg

In addition to the permitted uses of Section 8.2 (a) for the lands zoned M2-3, the following uses shall also apply:

- i) Heavy equipment training centre
- ii) Educational facility
- iii) Residence for students
- iv) banquet and convention centre
- v) canteen

9) **M2-4** (Pt. Lot 29, Concession 1) Morrisburg

In addition to the permitted uses of Section 8.2(a) for the lands zoned M2-4, the following uses shall also apply:

- i) golf driving range and accessory uses

10) **M2-5** (Pt. Lot 29, Concession 1) Northwest side of Van Allen Road and Laurier Drive intersection.

In addition to the permitted uses of Section 8.2(a) for the lands zoned M2-5, the following uses shall also apply:

- i) car and/or truck wash
- ii) accessory apartment for a caretaker within a Permitted Industrial Use
- iii) that a 2m interior side yard setback be applied to the subject property.

11) **M2-6** (Pt. Lots 21, 22, Concession 1) Iroquois

In addition to the permitted uses of Section 8.2(a) for the lands zoned M2-6, the following uses shall also apply:

- i) bio-solids and sludge facility and storage

12) **M2-7** (Wetland Adjacent Lands)

Notwithstanding the provisions of Section 8.2 to the contrary, for the lands zoned M2-7, any use existing on the date of passing of this By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law.

Any new development must be subject to an Environmental Impact Study to the satisfaction of the Municipality prior to the issuance of a building permit.

13) **M2-8** (ANSI Lands)

Notwithstanding the provisions of Section 8.2 to the contrary, for the lands zoned M2-8, any use existing on the date of passing of this By-law is permitted, including any new addition and/or necessary structures that conform to the provisions of this By-law.

The conditional approval of any new development will be subject to a submission of an Environmental Impact Assessment that demonstrates that the proposed development

Section 8 – Industrial Zone

would have no negative impacts on the natural features or on ecological functions for which the area is defined.

14) **M2-9** Reserve for Future Use

15) **M2-10** (Pt. Lot 19, Concession 5) Dixon Corners

In addition to the permitted uses of Section 8.2(a) for the lands zoned M2-10, the following use shall also apply:

- i) a single family dwelling as an accessory use

16) **M2-11** (Part of Lot 35 East, Concession 1) Part 5 8R2338 Williamsburg
Roll 0506 001 00202500

In addition to the permitted uses of Section 8.2 (a) for the lands zoned M2-11, the following use shall also apply:

- i) Agriculture use

17) **M2-12** (CON 1 PT LOT 29; PLAN 46 PT LOTS 2 AND 13 RP;8R5664 PARTS 2
TO 4 RP;8R5876 PART 1) 68 Campbell St., Morrisburg **By-law No. 2025-18**

Notwithstanding the provisions of Section 3.27(a) to the contrary, for the lands zoned M2-12, the following shall apply:

34 parking spaces located in the front yard for the 1st warehouse phase;

Future warehouse construction phases:

Parking Requirements: 1 space per 100m² for first 5,000m² + 0.2 spaces per 100m² above 5,000m².

d) **Holding Zones**

e) **Temporary Zones**

8.3. Public Utilities Industrial (M3) Zone

a) Permitted Uses:

- 1) public use

b) **Zone Requirements:**

- 1) Lot Area (minimum): 1000 m²
- 2) Lot Frontage (minimum): 45 m
- 3) Front Yard Depth (minimum): 12 m
- 4) Exterior Side Width (minimum): 12 m
- 5) Interior Side Width (minimum): 6 m
- 6) Rear Yard Depth (minimum): 12 m
- 7) Building Height (maximum): 15 m
- 8) Lot Coverage (maximum): 50%

c) Special Exception Zones:

d) Holding Zones

e) Temporary Zones

8.4. Rural Industrial (MR) Zone

a) Permitted Uses:

- 1) abattoir
- 2) auction barn
- 3) brick making plant
- 4) butcher shop
- 5) cedar oil production/extraction
- 6) commercial greenhouse
- 7) concrete batching and mixing plant
- 8) custom workshop
- 9) farm equipment dealer
- 10) feed and seed dealer
- 11) fertilizer plant
- 12) fuel storage tank/supply yard
- 13) greenhouse
- 14) livestock sales establishment
- 15) lumber yard
- 16) manufacturing industry
- 17) meat packing establishment
- 18) recycling depot
- 19) sawmill
- 20) tile drainage operation
- 21) transportation depot
- 22) well-drilling establishment
- 23) woodworking establishment

b) Zone Requirements:

- 1) Lot Area (minimum): 4000 m²
- 2) Lot Frontage (minimum): 45 m
- 3) Front Yard Depth (minimum): 15 m
- 4) Exterior Side Width (minimum): 15 m
- 5) Interior Side Width (minimum): 12 m
- 6) Rear Yard Depth (minimum): 15 m
- 7) Building Height (maximum): 12 m
- 8) Lot Coverage (maximum): 20%

c) Special Exception Zones:

- 1) **MR-1** Reserved for Future Use
- 2) **MR-2** (Pt. Lot 30, Concession 4) 4475 County Road 31, Williamsburg

In addition to the permitted uses of Section 8.4(a) for the lands zoned MR-2, the following uses shall also apply:

Section 8 – Industrial Zone

- i) automobile sales
- ii) mini storage utilizing shipping containers

3) **MR-3** (Pt. Lot 9, Concession 4) Williamsburg

Notwithstanding the provisions of Section 8.4 (a) to the contrary, for the lands zoned MR-3, the following uses are also permitted.

- i) retail store warehousing storage

4) **MR-4** (Pt. Lot 31, Concession 6) Matilda

In addition to the permitted uses of Section 8.4 (a), for the lands zoned MR-4, the following uses shall also be permitted:

- i) smokehouse
- ii) retail accessory to the abattoir, smokehouse and butchery
- iii) single detached dwelling

d) **Holding**

1) **MR-5-h** (5090 County Road 31/Bank Street, Glen Becker Part of Lot 31, Concession 2, Part 9-12, 8R-435 Williamsburg)

Notwithstanding the provisions of Section 8.4 to the contrary, for the lands zoned MR-5-h the following zone requirements shall apply:

- i) A minimum setback of 7.0 m shall be required from any part of a principal building or structure from the edge of the TransCanada pipeline right-of-way.
- ii) A minimum setback of 3.0 m shall be required from any part of an accessory building or accessory structure from the edge of the TransCanada pipeline right-of-way.
- iii) A minimum setback of 7.0 m from the nearest portion of a TransCanada pipeline right-of-way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated aisle or driveway.

In accordance with Section 4.4, the holding symbol will not be removed from these lands until such time as the Municipality has entered into a site plan control agreement."

2) **MR-6-H** (10308 Chess Road, Iroquois. Concession 3 N, Part of Lot 34 RP8R3455; Part 1) Matilda **By-law No. 2026-44**

Notwithstanding the provisions of Section 8.4 to the contrary, for the lands zoned MR-6-H, only the following uses shall be permitted upon removal of the holding zone:

- i) Contractor's shop or yard, excluding accessory retail, sale and wholesale uses.
- ii) Single detached dwelling

Notwithstanding the provisions of Section 8.4 (2) to the contrary, for the lands zoned MR-6-H, the following zone requirements shall apply for the Contractor's shop or yard use:

- i) Minimum Interior Side Yard Setback (West side): 4.5 metres.

Section 8 – Industrial Zone

- ii) Open Storage is prohibited except for commercial vehicles in operating condition.
- iii) In accordance with Section 4.4, the holding symbol will not be removed from these lands until such time as the Municipality has entered into a site plan control agreement with the owner addressing visual buffers, noise, wastewater and stormwater management in accordance with provincial and municipal requirements.

Temporary

8.5. Additional Provisions for Industrial Zones

a) Automobile Service Stations and Commercial Garages

Automobile service stations and commercial garages shall also conform to the provisions set out in Section 3.34 of this By-law.

b) Increased Yard Requirements

Where all Industrial Zones abut any Residential or Institutional Zone, the minimum Yard requirement for any yard so abutting shall be increased to 15 m.

c) Special Provision Adjacent to Railways

Where a lot line or part of a lot line in an Industrial Zone abuts a railway right-of-way, no minimum Yard shall be required on the portion so abutting provided that any building is in accordance with the sight distances set out in Section 3.29.

d) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.

9. Section 9 – Open Space Zone

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in an Open Space (OS) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

9.1. Open Space (OS) Zone

a) Permitted Uses:

- 1) campground
- 2) cemetery
- 3) conservation use
- 4) fairground
- 5) golf course
- 6) open space
- 7) outdoor recreational facility park
- 8) private club
- 9) public park, including public washroom and/or changeroom

b) Zone Requirements:

No building or structure shall be located or erected closer than 6 m to any Lot Line and the maximum Lot Coverage shall not exceed 25%.

No minimum Area, Frontage or Yards shall be required for any lot provided that no buildings or active recreational facilities are located thereon.

Notwithstanding the above, no person shall hereafter erect a dwelling below the 75.5 m contour G.S.C. elevation.

c) Special Exception Zones:

- 1) **OS-1** (Pt. Lot 21, Concession 1) Iroquois

In addition to the permitted uses of Section 9.1(a) for the lands zoned OS-1, the following use shall also apply:

- i) home occupation (five-bedroom bed and breakfast)

- 2) **OS-2** (Pt. Lot 21, Concession 5) Williamsburg

In addition to the permitted uses of Section 9.1(a) for the lands zoned OS-2, the following uses shall also apply:

- i) golf driving range and similar uses
- ii) use accessory to the foregoing
- iii) single detached dwelling

- 3) **OS-3** (Pt. Lot 21, Concession 1) Iroquois

In addition to the permitted uses of Section 9.1(a) for the lands zoned OS-3, the following uses shall also apply:

- i) museum
- ii) accessory apartments

Section 9 – Open Space Zone

4) **OS-4** (Wetland Adjacent Lands)

Notwithstanding the provisions of Section 9.1 to the contrary, for the lands zoned OS-4, any use existing on the date of passing of this By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law.

Any new development must be subject to an Environmental Impact Study to the satisfaction of the Municipality prior to the issuance of a building permit.

5) **OS-5** (ANSI Adjacent Lands)

Notwithstanding the provisions of Section 9.1 to the contrary, for the lands zoned OS-5, any use existing on the date of passing of this By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law.

The conditional approval of any building and/or structures will be subject to a submission of an Environmental Impact Assessment demonstrating that the proposed development would have no negative impacts on the natural features or on ecological functions for which the area is defined.

6) **OS-6** (Pt. Lot 25, Range 1) Iroquois

Notwithstanding the provisions of Section 9.1 (a) to the contrary, for the lands zoned OS-6, the following uses are also permitted:

- i) laundromat
- ii) single detached dwelling

7) **OS-7** (Pt. Lot 25, range 1) Iroquois

Notwithstanding the provisions of Section 9.1 (a) to the contrary, for the lands zoned OS-7, the following uses are also permitted:

- i) restaurant
- ii) retail store

d) **Holding Zones**

e) **Temporary Zones**

9.2. Additional Provisions for Open Space Zones

a) **Other General Provisions:**

Other general provisions shall be in accordance with Section 3 of this By-law.

10. Section 10 – Agricultural Zone

10.1. General Agricultural (A) Zone

a) Permitted Uses:

- 1) abattoir agricultural use
- 2) cemetery
- 3) communications facility
- 4) conservation use
- 5) farm equipment dealer
- 6) farm produce outlet
- 7) farm produce storage
- 8) feed mill
- 9) forestry use
- 10) grain drying facility
- 11) hobby farm
- 12) intensive livestock operation
- 13) kennel
- 14) livestock sales barn and/or assembly points
- 15) maple sugar operation
- 16) nursery
- 17) sawmill
- 18) tile drainage operation
- 19) veterinary establishment
- 20) wayside pit or wayside quarry
- 21) dwelling accessory to an existing agricultural use
- 22) dwelling accessory to a kennel or veterinary establishment
- 23) mobile home only as a secondary dwelling to an agricultural use existing dwelling
- 24) single detached dwelling accessory uses to the foregoing

b) Zone Requirements:

- 1) Lot Area (minimum):
 - i) Agricultural use: 300,000 m²
 - ii) Conservation use, forestry use: 100,000 m²
 - iii) Other non-residential uses: 10,000 m²
 - iv) Single detached dwelling: 4000 m²
- 2) Lot Frontage (minimum):
 - i) Agricultural use: 200 m
 - ii) Conservation use, forestry use: 150 m
 - iii) Other non-residential uses: 60 m
 - iv) Single detached dwelling: 45 m
- 3) Front Yard Depth (minimum):
 - i) Agricultural use, conservation use, forestry use: 15 m
 - ii) Other non-residential uses: 12 m
 - iii) Single detached dwelling: 15 m
- 4) Exterior Side Yard Width (minimum):
 - i) Agricultural use, conservation use, forestry use: 15 m
 - ii) Other non-residential uses: 12 m
 - iii) Single detached dwelling: 15 m

Section 10 – Agricultural Zone

- 5) Interior Side Yard Width (minimum):
 - i) Agricultural use, conservation use, forestry use: 9 m
 - ii) Other Non-Residential Uses: 12 m
 - iii) Single detached dwelling: 6 m
- 6) Rear Yard Depth (minimum):
 - i) Agricultural use, conservation use, forestry use: 15 m
 - ii) Other Non-Residential Uses: 12 m
 - iii) Single detached dwelling: 15 m
- 7) Lot coverage (maximum):
 - i) Single detached dwelling: 15%
 - ii) Other uses: 30%
- 8) Building Height (maximum):
 - i) Single detached dwelling: 10.5 m
 - ii) Other uses: 15 m

c) Special Exception Zones:

- 1) **A-1** (Pt. Lots 27 & 28, Concession 2) 5108 Carman Road, Matilda

In addition to the permitted uses of Section 10.1(a) for the lands zoned A-1, the following use shall also apply:

- i) Bio-solid and sludge storage facility

- 2) **A-2** (Pt. Lot 33, Concession 6) 10316 Sandy Creek Road, Matilda
(Pt. Lot 19, Concession 6) 3851 County Road 7, Williamsburg

In addition to the permitted uses of Section 10.1(a) for the lands zoned A-2, the following use shall also apply:

- i) automotive body shop

- 3) **A-3** (Pt. Lot 6, Concession 3) Matilda

In addition to the permitted uses of Section 10.1(a) for the lands zoned A-3, the following uses shall also apply:

- i) restaurant
- ii) retail store
- iii) specialty food store
- iv) wholesale establishment

- 4) **A-4** (Pt. Lot 20, Concession 6) Brinston

Notwithstanding the provisions of Sections 10.1(a) and (b) to the contrary, for the lands zoned A-4, the following permitted use and zoning requirements shall apply:

- i) barns for the storage of hay and similar agricultural products
- ii) Lot Area (minimum): 15,000 m²
- iii) Lot Frontage (minimum): 46 m
- iv) Yard Requirements (minimum):
 - a. Front: 60 m
 - b. Rear: 6 m
 - c. Interior Side: 6 m

Section 10 – Agricultural Zone

v) storage of vehicles and recreational vehicles

Agricultural uses on lands zoned A-4 shall include a minimum 3 m landscaped buffer between the subject property and any property where the lot is developed for residential purposes.

5) **A-5** (Pt. Lot 13, Concession 5) Matilda

Notwithstanding the provisions of Section 10.1(b) to the contrary, for the lands zoned A-5, the following zone requirements shall apply:

- i) Lot Area (minimum): 6,700 m²
- ii) Lot Frontage (minimum): 0 m

6) **A-6** (Pt. Lots 33 & 34, Concession 3) Matilda

Notwithstanding the provisions of Sections 10.1 (a) and 10.1 (b) to the contrary, for the lands zoned A-6, the following provisions shall apply:

In addition to the permitted uses of Section 10.1 (a), the following uses shall also be permitted:

- i) winery

Notwithstanding the provisions of Section 10.1 (b) to the contrary, the following shall apply:

- ii) Lot Area (minimum): 250,000 m²
- iii) Lot Frontage (minimum): 76 m

No building, structure or septic system, including weeping tiles, shall be located within 15 m of the high water mark for the pond.

In addition to the parking required by Section 3.27 (a), the following shall also apply:

- iv) Parking Provisions:
 - a. 1 space per employee for winery use
 - b. 1 space per 20 m² of gross floor area for each accessory use

Notwithstanding any other provisions of this By-law to the contrary, the lands zoned as A-6 shall be considered as one lot for zoning purposes.

7) **A-7** (Pt. Lot 9, Concession 1) 11550 County Road 2, Matilda

In addition to the permitted uses of Section 10.1(a) for the lands zoned A-7, the following use shall also be permitted:

- i) single detached dwelling
- ii) accessory apartment

Notwithstanding the provisions of Section 3.2 (g) to the contrary, for the lands zoned A-7, the minimum floor area for an accessory apartment shall be 89 square metres and the dwelling unit area of the said accessory apartment shall not exceed 36% of the total floor area of the building."

8) **A-8** (Surplus Farm Lots)

Section 10 – Agricultural Zone

Notwithstanding the permitted uses of Section 10.1(a) for the lands zoned A-8, the following uses shall not be permitted:

- i) Dwelling accessory to an existing agricultural use
- ii) Single detached dwelling
- iii) Dwelling unit accessory to an agricultural use, kennel or veterinary establishment
- iv) Mobile home as a secondary dwelling to an agricultural use

All Surplus Farm lots which have been created through the consent process will be acknowledged through this zone, regardless of zone provision compliance for lot area, lot frontage and existing buildings, structures and uses.

A-8 (MATILDA CON 5 PT LOTS 6 AND 7) County Road 18 **By-law No. 2021-58**
The area shown on Schedule 'A' to this By-law shall henceforth be zoned Agricultural Special Exception 8 (A-8).

That the following Agriculture Special Exceptions zones be re-zoned to A-8 on the appropriate schedules, and remaining Agriculture Special Exception zones be shown as "For Future Use":

A-39, A-43, A-44. A-47, A-49, A-50, A-52 A-53, A-55, A-57, A-59, A-60, A-65, A-66. A-67, A-68, A-70, A-71, A-73, A-74

A-8 (MATILDA CON 5 W PT OF LOT 24 AND RP8R4235 PT PART 9) County Rd 18 – Cook Rd/Nine Mile Road **By-law No. 2023-67**
The area shown on Schedule 'A' to this By-law shall henceforth be zoned Agricultural Special Exception 8 (A-8).

A-8 (CON 5 W PT of LOT 37) County Road 18 **By-law No. 2023-81**
The area shown on Schedule 'A' to this By-law shall henceforth be zoned Agricultural Special Exception 8 (A-8).

A-8 (CON 8, W PT OF LOT 3) Toye Hill Road **By-law No. 2024-05**
The area shown on Schedule 'A' to this By-law shall henceforth be zoned Agricultural Special Exception 8 (A-8).

A-8 (CON 5, LOT 30) South Branch Road **By-law No. 2024-06**
The area shown on Schedule 'A' to this By-law shall henceforth be zoned Agricultural Special Exception 8 (A-8).

A-8 (CON 2 PT LOTS 25 & 26) Robertson Road **By-law No. 2024-18**
The area shown on Schedule 'A' to this By-law shall henceforth be zoned Agricultural Special Exception 8 (A-8).

A-8 (CON 2 N PT LOT 35 SUBJ TO PIPELINES & HYDRO EASEMENTS) Strader Road **By-law No. 2024-28**
The area shown on Schedule 'A' to this By-law shall henceforth be zoned Agricultural Special Exception 8 (A-8).

A-8 (CON 3 PT LOT 5 S PT LOT 6) Flagg Road **By-law No. 2024-59**

Section 10 – Agricultural Zone

The area shown on Schedule 'A' to this By-law shall henceforth be zoned Agricultural Special Exception 8 (A-8).

A-8 (CON 7 PT LOT 19, PT LOT; CENTRE COMMONS) County Road 7

By-law No. 2024-73

The area shown on Schedule 'A' to this By-law shall henceforth be zoned Agricultural Special Exception 8 (A-8).

A-8 (CON 5 PT LOT 33) County Road 18 **By-law No. 2025-42**

The area shown on Schedule 'A' to this By-law shall henceforth be zoned Agricultural Special Exception 8 (A-8).

A-8 (CON 5 W PT LOT 35 RP8R1687; PARTS 1, 3, 5, 7, 9) County Road 18

By-law No. 2025-43

The area shown on Schedule 'A' to this By-law shall henceforth be zoned Agricultural Special Exception 8 (A-8).

A-8 (CON 4 W PT LOT 13) Part of 4601 Ridge Road **By-law No. 2026-16**

The area shown on Schedule 'A' to this By-law shall henceforth be zoned Agricultural Special Exception 8 (A-8).

A-8 (CON 8 PT LOT 13 RP8R1312 PT; PART 2) County Road 8, retained lands of consent No. B-1-2026 **By-law No. 2026-38**

The area shown on Schedule 'A' to this By-law shall henceforth be zoned Agricultural Special Exception 8 (A-8).

A-8 (CON 5 PT LOT 23) County Road 18, retained lands of consent No. B-139-25

By-law No. 2026-39

The area shown on Schedule 'A' to this By-law shall henceforth be zoned Agricultural Special Exception 8 (A-8).

A-8 (CON 6 PT LOTS 3 AND 4) Part of 13755 Dons Rd. Chesterville, retained lands of consent No. B-114-2025 **By-law No. 2026-61**

The area shown on Schedule 'A' to this By-law shall henceforth be zoned Agricultural Special Exception 8 (A-8).

9) **A-9** (Pt. Lot 28, Concession 6) Pleasant Valley

In addition to the permitted uses of Section 10.1(a) for the lands zoned A-9, the following use shall also apply:

- i) rural home-based industry

10) **A-10** (Pt. Lot 31, Concession 3) 4720 Carman Road, Matilda

In addition to the permitted uses of Section 10.1(a) for the lands zoned A-10, the following use shall also apply:

- i) welding/fabrication shop and ironworks sale business

Section 10 – Agricultural Zone

11) **A-11** (Pt. Lot 31, Concession 2) 10392 Haddo Road, Matilda

In addition to the permitted uses of Section 10.1(a) for the lands zoned A-11, the following use shall also apply:

- i) drywall and insulation contracting and sales business

12) **A-12** (Pt. Lot 26, Concession 8) 10625 and 10667 Pleasant Valley Road, Matilda

In addition to the permitted uses of Section 10.1(a) for the lands zoned A-12, the following use shall also apply:

- i) Accessory apartment

13) **A-13** (Pt. Lots 23 & 24, Concession 5) Matilda

Notwithstanding the provisions of Section 10.1 (b) (b) to the contrary, for the lands zoned A-13, the following zone provisions shall apply:

- i) Lot Frontage (min) 15 m

14) **A-14** (Pt. Lot 14, Concession 3) 11317 Rowena Road, Matilda

In addition to the permitted uses of Section 10.1(a) for the lands zoned A-14, the following uses shall also apply:

- i) bus depot
- ii) service, sales and repair garage
- iii) auto service station
- iv) transportation depot
- v) recreational vehicles sales and service
- vi) contractor's yard

15) **A-15** (Pt. Lot 24, Concession 5) Matilda

Notwithstanding the provisions of Section 10.1 (b) (a), (b) and (e) to the contrary, for the lands zoned A-15, the following zone provision shall also apply:

- i) Lot Area (min) 51 900 m²
- ii) Lot Frontage (min) 138 m
- iii) Interior Side Yard (min) 3 m, for structures existing on the date of passing of this By-law

16) **A-16** (Pt. Lot 3, Concession 4) 11867 Norgaard Road, Matilda

In addition to the permitted uses of Section 10.1(a) for the lands zoned A-16, the following use shall also apply:

- i) Contractor's yard and home renovations business

17) **A-17** (Pt. Lot 37, Concession 5) 4215 Caughnawaga Road, Williamsburg

In addition to the permitted uses of Section 10.1(a) for the lands zoned A-17, the following use shall also apply:

Section 10 – Agricultural Zone

- i) an automotive, bus, truck, racecar transmission specialist repairs business

18) **A-18** (Pt. Lot Common, Concession 6) Matilda

In addition to the permitted uses of Section 10.1(a) for the lands zoned A-18, the following uses shall also apply:

- i) a trucking yard, heavy equipment and Contractor's yard

19) **A-19** (Pt. Lot 31, Concession 4) 4606 County Road 31, Williamsburg

In addition to the permitted uses of Section 10.1(a) for the lands zoned A-19, the following use shall also apply:

- i) HVAC contracting sales and service business

20) **A-20** (Pt. Lot 30, Concession 4) 4475 County Road 31, Williamsburg

In addition to the permitted uses of Section 10.1(a) for the lands zoned A-20, the following uses shall also apply:

- i) Contractor's yard with heavy equipment, truck and trailer service

21) **A-21** (Pt. Lot 31, Concession 8) 3500 County Road 31, Williamsburg

In addition to the permitted uses of Section 10.1(a) for the lands zoned A-21, the following uses shall also apply:

- i) transportation truck terminal and trucking yard

22) **A-22** (Pt. Common Lot, Concession 3) Matilda

In addition to the permitted uses of Section 10.1(a) for the lands zoned A-22, the following use shall also apply:

- i) automotive repair shop
- ii) front yard depth (minimum) 8m

23) **A-23** (Pt. Lot 21, Concession 6) 12856 Young Road, Williamsburg

In addition to the permitted uses of Section 10.1(a) for the lands zoned A-23, the following use shall also apply:

- i) a sign contractor's yard with bucket trucks

24) **A-24** (Pt. Lot 30, Concession 2) Glen Becker

In addition to the permitted uses of Section 10.1(a) for the lands zoned A-24, the following use shall also apply:

- i) billboard sign as an accessory use

25) **A-25** (Pt. Lot 29, Concession 7) Williamsburg

Section 10 – Agricultural Zone

In addition to the permitted uses of Section 10.1(a) for the lands zoned A-25, the following uses shall also apply:

- i) cabinet making shop residence dwelling
- 26) **A-26** (Pt. Lot 27, Concession 6) Matilda
(Pt. Lot 13, Concession 4) Matilda
(Pt. Lot 11, Concession 8) Williamsburg
(Pt. Lot 15, Concession 7) Williamsburg
(Pt. Lot 31, Concession 6) Williamsburg

In addition to the permitted uses of Section 10.1(a) for the lands zoned A-26, the following uses shall also apply:

- i) contractor's yard
- ii) single detached dwelling
- 27) **A-27** (Pt. Lot 32, Concession 6) Matilda

In addition to the permitted uses of Section 10.1(a) for the lands zoned A-27, the following use shall also apply:

- i) semi-detached dwelling and/or duplex dwelling
- 28) **A-28** (Mineral Aggregate Reserve Adjacent Lands)

Notwithstanding the provisions of Section 10.1(a) to the contrary, for the lands zoned A-28, the following uses shall also apply:

- i) conservation use
- ii) existing dwellings and dwellings on lots created by consent
- iii) forestry management or woodlands
- iv) wayside pit and wayside quarry
- v) passive outdoor recreational use, excluding buildings and golf courses

The conditional approval of any new development will be subject to a submission of studies that demonstrate that the proposed development would not preclude or hinder access to the resource, the expansion or continued use of the resource, or which is incompatible for reasons of public health or safety or environmental impact.

- 29) **A-29** (Wetland Adjacent Lands)

Notwithstanding the provisions of Section 10.1 to the contrary, for the lands zoned A-29, any use existing on the date of passing of this By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law.

Any new development must be subject to an Environmental Impact Study to the satisfaction of the Municipality prior to the issuance of a building permit.

- 30) **A-30** (Pt. Lot 19, Concession 3) Matilda

In addition to the permitted uses of Section 10.1(a) for the lands zoned A-30, the following use shall also apply:

Section 10 – Agricultural Zone

- i) a second existing dwelling or any existing dwellings

31) **A-31** (Pit (MAP) Adjacent Lands)

Notwithstanding the provisions of Section 10.1 to the contrary, for the lands zoned A-31, any use existing on the date of passing of this By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law.

The conditional approval of any new development will be subject to a submission of studies demonstrating that the proposed development would not preclude or hinder access to the resource, the expansion or continued use of the resource, or which is incompatible for reasons of public health or safety or environmental impact.

32) **A-32** (Quarry (MAQ) Adjacent Lands)

Notwithstanding the provisions of Section 10.1 to the contrary, for the lands zoned A-32, any use existing on the date of passing of this By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law.

The conditional approval of any new development will be subject to a submission of studies demonstrating that the proposed development would not preclude or hinder access to the resource, the expansion or continued use of the resource, or which is incompatible for reasons of public health or safety or environmental impact.

33) **A-33** (Waste Management (WM) Adjacent Lands)

Notwithstanding the provisions of Section 10.1 to the contrary, for the lands zoned A-33, any use existing on the date of passing of this By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law.

The conditional approval of any new development will be subject to hydrogeological and other studies to the satisfaction of the Municipality that demonstrate: the proposed development would not preclude or hinder Waste Management operations; and evaluate the presence and impact of any adverse effects or risks to health and safety.

34) **A-34** Pt. Lot 31, Concession 6, Williamsburg (3948 Highway 31)

Notwithstanding the provisions of Section 10.1 to the contrary, for the lands zoned A-34, the following uses shall also be permitted:

- i) retail sales of green products such as high efficiency heating, cooling equipment, renewable energy products such as wind turbines, and sale of environmentally sensitive vehicles such as scooter and electric vehicles

35) **A-35** (Pt. Lot 22, Concession 6) Williamsburg

Notwithstanding the provisions of Section 10.1 (b) to the contrary, for the lands Zoned A-35, the following zone requirements shall apply:

- i) Front Yard Depth 11 m

36) **A-36** (W Pt. Lot 29, Concession 8) Matilda

Section 10 – Agricultural Zone

Notwithstanding the provisions of Section 10.1 (b) to the contrary, for the lands zoned A-36, the minimum interior side lot line for the west side of the existing dwelling shall be 2.4 metres.

37) **A-37** (W Pt. Lot 29, Concession 8) Matilda

Notwithstanding the provisions of Section 10.1 and 10.2 to the contrary, for the lands zoned A-37, the minimum lot frontage shall be 34 metres and the following uses are not permitted:

- i) Single Detached Dwelling
- ii) Dwelling Accessory to an agricultural use, kennel or veterinary

38) **A-38** (Pt. W ½ Lot 28, Concession 8) Matilda

Notwithstanding the provisions of Section 10.1 (b) to the contrary, for the lands zoned A-38, the minimum lot frontage shall be 16 metres.

39) **A-39**

Reserved For Future Use

40) **A-40** (West Part Lot 24, Concession 6) Williamsburg

Notwithstanding Section 10.1(a) and (b) to the contrary, for the lands zoned A-40, a second single detached dwelling of a maximum of 93 square metres in size shall be permitted as it exists at the date of passing of this by-law. The permission of the second dwelling is contingent on no further severance of the property being granted.

41) **A-41** (N Pt. Lots 25 & 26, Concession 4) Matilda

Notwithstanding the provisions of Section 10.1 (b) (b) to the contrary, for the lands zoned A-41, the minimum lot frontage for an Agricultural use shall be 192 metres.

42) **A-42** (Pt. Lot 23, Concession 3) Matilda

Notwithstanding the provisions of Section 10.1 (b) (b) to the contrary, for the lands zoned A-42, the minimum lot frontage for an Agricultural use shall be 81 metres.

43) **A-43**

Reserved For Future Use

44) **A-44**

Reserved For Future Use

45) **A-45** (E. Pt. Lot 10, Concession 8) Williamsburg

Notwithstanding the permitted uses of Section 10.1(a) for the lands zoned A-45, the minimum lot area for an Agricultural use shall be 27,000 m².

Section 10 – Agricultural Zone

Notwithstanding the provisions of Section 10.1(b) (b) to the contrary, for the lands zoned A-45, the minimum lot frontage for an Agricultural use shall be 80 metres.

46) **A-46** (Pt. Lots 33 & 34, Concession 7) Williamsburg

Notwithstanding the permitted uses of Section 10.1(a) for the lands zoned A-46, the following uses shall not be permitted:

- i) Dwelling accessory to an existing agricultural use
- ii) Single detached dwelling
- iii) Dwelling unit accessory to an agricultural use, kennel or veterinary establishment
- iv) Mobile home as a secondary dwelling to an agricultural use

Notwithstanding the provisions of Section 10.1(b) (b) to the contrary, for the lands zoned A-46, the minimum lot frontage for an Agricultural use shall be 12 metres.

Notwithstanding the provisions of Section 10.1 to the contrary, for the lands zoned A-46, the conditional approval of any new development within 500 metres of a Mineral Aggregate – Quarry (MAQ) Zone will be subject to a submission of studies demonstrating that the proposed development would not preclude or hinder access to the resource, the expansion or continued use of the resource, or which is incompatible for reasons of public health or safety or environmental impact.

47) **A-47**

Reserved for Future Use

48) **A-48** (W. Pt Lot 11, Concession 8) Williamsburg

Notwithstanding the permitted uses of Section 10.1(a) for the lands zoned A-48, the following uses shall also be permitted:

- i) Accessory Apartment

Notwithstanding the provisions of Section 3.1(g) to the contrary, for the lands zoned A-48, an accessory apartment shall not exceed 40% of the total floor area of the building.

49) **A-49**

Reserved for Future Use

50) **A-50**

Reserved for Future Use

51) **A-51** (Pt of Lots 29 & 30, Concession 2) Williamsburg

Notwithstanding the provisions of Section 10.1(a) to the contrary, for the lands zoned A-51, the following uses shall also be permitted:

- i) Winery

In addition to the parking required by Section 3.27 (a), the following shall also apply:

Section 10 – Agricultural Zone

- ii) Parking Provisions:
 - a. 1 space per employee for winery use
 - b. 1 space per 20 m² of gross floor area for each accessory use

Notwithstanding any other provisions of this By-law to the contrary, the lands zoned as A-51 shall be considered as one lot for zoning purposes.

52) **A-52**

Reserved for Future Use

53) **A-53**

Reserved for Future Use

54) **A-54** (Lot 4, Concession 2) Matilda

Notwithstanding the permitted uses of Section 10.1(a) for the lands zoned A-54, the following uses shall not be permitted:

- i) Dwelling accessory to an existing agricultural use
- ii) Single detached dwelling
- iii) Dwelling unit accessory to an agricultural use, kennel or veterinary establishment
- iv) Mobile home as a secondary dwelling to an agricultural use

Notwithstanding the provisions of Section 10.1 (b) (b) to the contrary, for the lands zoned A-54, the minimum lot frontage for an Agricultural use shall be 28 metres.

55) **A-55**

Reserved for Future Use

56) **A-56** (Lots 7 & 8, Concession 7) Matilda

Notwithstanding the provisions of Section 10.1 (b) (a) to the contrary, for the lands zoned A-56, the minimum lot frontage for an Agricultural use shall be 117,000 m².

Notwithstanding the provisions of Section 10.1 (b) (b) to the contrary, for the lands zoned A-56, the minimum lot frontage for an Agricultural use shall be 170 metres."

57) **A-57**

Reserved for Future Use

58) **A-58** (Lot 26, Concession 6) Williamsburg

Notwithstanding the provisions of Section 10.1 (b) (a) to the contrary, for the lands zoned A-58, the minimum lot area for an Agricultural use shall be 30,000 metres squared.

Notwithstanding the provisions of Section 10.1 (b) (b) to the contrary, for the lands zoned A-58, the minimum lot frontage for an Agricultural use shall be 120 metres.

59) **A-59**

Reserved for Future Use

Section 10 – Agricultural Zone

60) **A-60**

Reserved for Future Use

61) **A-61**

Reserved for Future Use

62) **A-62** (Part Lot 7, Concession 8) Williamsburg

Notwithstanding the permitted uses of Section 10.1(a) for the lands zoned A-62, the following uses shall not be permitted:

- i) Dwelling accessory to an existing agricultural use
- ii) Single detached dwelling
- iii) Dwelling unit accessory to an agricultural use, kennel or veterinary establishment
- iv) Mobile home as a secondary dwelling to an agricultural use

Notwithstanding the provisions of Section 10.1(a) to the contrary, for the lands zoned A-62, the following uses shall also apply:

- v) conservation use
- vi) forestry management or woodlands
- vii) wayside pit and wayside quarry
- viii) passive outdoor recreational use, excluding buildings and golf courses

The conditional approval of any new development will be subject to a submission of studies that demonstrate that the proposed development would not preclude or hinder access to the resource, the expansion or continued use of the resource, or which is incompatible for reasons of public health or safety or environmental impact.

63) **A-63** (Parts Lots 36 and 37, Concession 4) Matilda

Notwithstanding the zone requirements of Section 10.1 (b) for the lands zoned A-63, the minimum lot area for an agricultural use shall be 18,000 square metres.

64) **A-64** (Parts Lots 36 and 37, Concession 4) Matilda

Notwithstanding the zone requirements of Section 10.1 (b) for the lands zoned A-64, the minimum lot area for an agricultural use shall be 18,000 square metres and the minimum lot frontage shall be 130 metres.

65) **A-65**

Reserved for Future Use

66) **A-66**

Reserved for Future Use

67) **A-67**

Section 10 – Agricultural Zone

Reserved for Future Use

68) **A-68**

Reserved for Future Use

69) **A-69**(3464 Brooks Rd, West Part Lot 20, Concession 8) Williamsburg

Notwithstanding the zone requirements of Section 10.1 (b) (b) for the lands zoned A-69, the minimum required lot frontage for a single detached dwelling shall be 13 metres.

70) **A-70**

Reserved for Future Use

71) **A-71**

Reserved for Future Use

72) **A-72**(12574 Barkley Rd, West Part Lot 26, Concession 7) Williamsburg

Notwithstanding the zone requirements of Section 10.1 (b) (a) and (c) for the lands zoned A-72, the minimum required lot area of a single detached dwelling shall be 3,358 m² (0.83 acres) and the minimum front yard depth shall be 10 m (32.8 ft)

73) **A-73**

Reserved for Future Use

74) **A-74**

Reserved for Future Use

75) **A-75** (Chess Road, Part Lot 33, Concession 4, Being Part 1 8R-3692)

Notwithstanding the provisions of Section 10.1 and 3.1 to the contrary, for the lands zoned A-75, any use existing on the date of passing of this By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law. An accessory building of 300 square metres may also be permitted prior to construction of the main dwelling.

The conditional approval of any new development will be subject to a submission of studies demonstrating that the proposed development would not preclude or hinder access to the resource, the expansion or continued use of the resource, or which is incompatible for reasons of public health or safety or environmental impact.

76) **A-76** (Bell Rd/Henderson Rd Part lot 15 & 16, Concession 5) **By-law No. 2021-92**

Section 10 – Agricultural Zone

Notwithstanding the provisions of Section 10.2 to the contrary, for the lands zoned A-76 the following zone requirements shall apply:

- i) Lot Area (minimum): 76,000 m²

77) **A-77** (11249 Snowbird Rd Pt. Lot 13-18, Concession 8) **By-law No. 2022-17**

Notwithstanding the provisions of Section 10.1 (b) to the contrary, for the lands zoned A-77, the following zone requirement shall apply:

- i) Lot Frontage (minimum):
Single detached dwelling: 25 m

78) **A-78** (Vacant Land – County Road 31/Bank St Part Lot 30, Concession 7) **By-law No. 2022-16**

Notwithstanding the provisions of Section 10.1 to the contrary, for the lands zoned A-78 the following uses shall not be permitted:

- i) dwelling accessory to an existing agricultural use
- ii) dwelling accessory to a kennel or veterinary establishment
- iii) mobile home only as a secondary dwelling to an agricultural use
- iv) existing dwelling
- v) single detached dwelling

The conditional approval of any new development will be subject to a submission of studies demonstrating that the proposed development would not preclude or hinder access to the resource, the expansion or continued use of the resource, or which is incompatible for reasons of public health or safety or environmental impact.

79) **A-79** (Pt Lot 13-18, Concession 8) 11303 & 11313 Snowbird Rd; Matilda) **By-law No. 2022-17**

Notwithstanding the provisions of Section 10.1 to the contrary, for the lands zoned A-79 the following uses are not permitted:

No new and/or additional dwellings.

80) **A-80** (12243 Saving Street Part of lot 33, Concession 7) **By-law No. 2022-36**

Notwithstanding the provisions of Section 10.1 to the contrary, for the lands zoned A-80 the following zone requirements shall apply:

- i) Lot Frontage (minimum): 30m

81) **A-81** (Vacant Land on Rowena Road - Part of 14, Concession 3, being Part 1, 8R-4202) **By-law No. 2022-37**

Notwithstanding the provisions of Section 10.1 to the contrary, for the lands zoned A-81 all residential uses shall be prohibited, and the following zone requirements shall apply:

- i) Lot Area (minimum): 8.2 hectares
- ii) Lot Frontage (minimum): 60m

Section 10 – Agricultural Zone

82) **A-82** (11699 Toye Hill Road Part of Lot 6, Concession 7, Matilda) **By-law No. 2022-64**

Notwithstanding the provisions of Section 10.1 to the contrary, for the lands zoned A-82 the following uses shall not be permitted:

- i) dwelling accessory to an existing agricultural use
- ii) dwelling accessory to a kennel or veterinary establishment
- iii) mobile home only as a secondary dwelling to an agricultural use
- iv) existing dwelling
- v) single detached dwelling

Notwithstanding the provisions of Section 10.1 (b) (a) to the contrary, for the lands zoned A-82, the following zone requirements shall apply:

- vi) Lot Area (minimum): 178,000 m².

83) **A-83** (10093 Sandy Creek Road Part of Lot 36 East and 37, Concession 6 Matilda) **By-law No. 2022-65**

Notwithstanding the provisions of Section 10.1 to the contrary, for the lands zoned A-83 the following uses shall not be permitted:

- i) dwelling accessory to an existing agricultural use
- ii) dwelling accessory to a kennel or veterinary establishment
- iii) mobile home only as a secondary dwelling to an agricultural use
- iv) existing dwelling
- v) single detached dwelling

Notwithstanding the provisions of Section 10.1 (b) (a) to the contrary, for the lands zoned A-83, the following zone requirements shall apply:

- vi) Lot Area (minimum): 137,000 m².

84) **A-84** (Parts of Lots 5 & 6, Concession 7) Matilda **By-law No. 2022-104**

Notwithstanding the provisions of Section 10.1(b) to the contrary, for the lands zoned A-84, the following shall apply:

- i) Lot Area (minimum): 130,000 m²
- ii) And the following uses shall not be permitted:
- iii) Dwelling accessory to an existing agricultural use
- iv) Single detached dwelling
- v) Dwelling unit accessory to an agricultural use, kennel or veterinary establishment
- vi) Mobile home as a secondary dwelling to an agricultural use

85) **A-85** (Vacant Land, Saving St, E Part of Lot 35, Concession 7; Former geographic township of Williamsburg) **By-law No. 2023-17**

Notwithstanding the provisions of Section 10.1 (b) to the contrary, for the lands zoned A-85, the following shall apply:

- i) Lot Frontage (minimum): 90 m

Section 10 – Agricultural Zone

And the following uses shall not be permitted:

- ii) Dwelling accessory to an existing agricultural use
- iii) Single detached dwelling
- iv) Dwelling unit accessory to an agricultural use, kennel or veterinary establishment
- v) Mobile home as a secondary dwelling to an agricultural use

86) **A-86** (CON 3 PT LOT 5 S PT LOT 6) Hutt Road **By-law No. 2024-59**

Notwithstanding the provisions of Section 10.1 to the contrary, for the lands zoned A-86, the following shall apply:

- i) Lot Area (minimum): 0.3232 ha
- ii) Lot Frontage (minimum): 38.87m

And only the following use shall be permitted:

- 1. Single Detached Dwelling

87) **A-87** (PART OF 3596 BECKSTEAD ROAD, CON 7 PT LOT 11, FORMER TOWNSHIP OF WILLIAMSBURG) **By-law No. 2025-73**

Notwithstanding the provisions of Section 10.1 to the contrary, for the lands zoned A-87, the following shall apply:

- i) Lot Area (minimum): 100,000 sq.m
- ii) Lot Frontage (minimum): 120m

d) Holding Zones

e) Temporary Zones

- 1) A-t-1 (Pt. Lot 26, Concession 8, Matilda (Pleasant Valley Road))

Notwithstanding the uses permitted in Section 10.1 (a) on lands zoned Agriculture – temporary – 1 (A-t-1), the following use will also be permitted:

- i) Recreational vehicle as a second dwelling on the lands described below, and on Schedule 'A' to this By-law, for a period of up to three (3) years from the date of the Comprehensive Zoning By-law for the Municipality coming into effect.

10.2. Additional Provisions for Agricultural Zones

1) Dwellings or mobile homes per lot (maximum): 1 only

Provided that where an existing farm has more than one owner, in which case each owner may have an accessory dwelling house on the lot, plus one accessory dwelling or accessory mobile home for a person engaged full-time in the agriculture operation.

2) Intensive Livestock Operations:

New and/or expansions to existing intensive livestock operations shall be in accordance with the provision of Section 3.16 of this By-law.

Section 10 – Agricultural Zone

3) Farm Building and Manure Storage Location:

No building or structure which is used to house animals or fowl, no feed lot area and no manure storage area shall be permitted within a Minimum Distance Separation as determined by the MDS II formula but in no case, shall be closer than 15 m to any lot line.

4) Cemeteries:

Cemeteries shall conform to the requirements of the Cemeteries Act.

5) Wayside Pit or Wayside Quarry:

The requirements of the Aggregates Resources Act shall apply to any Wayside Pit or Wayside Quarry.

6) Other General Provisions:

Other General Provisions shall be in accordance with the provisions of Section 3 hereof.

11. Section 11 – Rural Zone

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Rural (RU) Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

11.1. Rural (RU) Zone

a) Permitted Uses:

- 1) agricultural use
- 2) cemetery
- 3) church
- 4) conservation use
- 5) farm produce outlet
- 6) forestry use
- 7) golf course
- 8) hobby farm
- 9) intensive livestock operation
- 10) kennel
- 11) mobile home only as a secondary dwelling on a farm
- 12) outdoor recreation facility
- 13) single detached dwelling
- 14) veterinary establishment
- 15) wayside pit or wayside quarry
- 16) dwelling accessory to an agricultural use, kennel, or veterinary establishment
hobby farm accessory to a single dwelling

b) Zone Requirements:

- 1) Agricultural use, Conservation use, Forestry use, Hobby Farm use and Kennel use, in accordance with the provisions of the Agricultural Zone.
- 2) Other Non-Residential Uses:
 - i) Lot Area (minimum): 10,000 m²
 - ii) Lot Frontage (minimum): 60 m
 - iii) Front Yard Depth (minimum): 15 m
 - iv) Rear Yard Depth (minimum): 15 m
 - v) Exterior Side Yard Width (minimum): 15 m
 - vi) Interior Side Yard Width (minimum): 15 m
 - vii) Building Height (maximum): 9 m
 - viii) Lot Coverage (maximum): 10%
- 3) Single detached dwelling:
 - i) Lot Area (minimum): 4000 m²
 - ii) Lot Frontage (minimum): 45 m
 - iii) Front Yard Depth (minimum): 10 m
 - iv) Rear Yard Depth (minimum): 10 m
 - v) Exterior Side Width (minimum): 10 m
 - vi) Interior Side Width (minimum): 3 m
 - vii) Building Height (maximum): 9 m
 - viii) Lot Coverage (maximum): 20%
 - ix) Dwellings Per Lot (maximum): 1

c) Special Exception Zones:

1) RU-1

Notwithstanding the provisions of Section 11.1(b) to the contrary, for the lands zoned RU-1, the following provisions shall apply:

- i) A minimum of 20 parking spaces (in accordance with the Parking Requirements of Section 3.27)
- ii) A buffer strip of at least 15 m in width and composed of bush and trees shall be maintained along the northerly and southerly boundaries of the parcel. The buffer shall be clearly defined and shall not be used as the Recreational Game Area.

2) RU-2 (Pt. Lot 37, Concession 1) Matilda

In addition to the permitted uses of Section 11.1(a) for the lands zoned RU-2, the following use shall also apply:

- i) single detached dwelling

3) RU-3 (Pt. Lot 37, Concession 1) Matilda

In addition to the permitted uses of Section 11.1(a) for the lands zoned RU-3, the following use shall also apply:

- i) duplex dwelling

4) RU-4 (Pt. Lot 7, Concession 1) Matilda

In addition to the permitted uses of Section 11.1(a) for the lands zoned RU-4, the following uses shall also apply to the single detached dwelling:

- i) a snowmobile sales and service outlet a boat and automobile repair shop

5) RU-5 (Pt. Lot 24, Concession 7) Matilda

Notwithstanding the provisions of Section 11.1(b) to the contrary, for the lands zoned RU-5, the following provisions shall apply:

- i) Yard Requirements (minimum):
 - a. Interior Side 2.8 m

6) RU-6 (Pt. Lot 27, Concession 1) Matilda

Notwithstanding the provisions of Sections 11.1(a) and (b) to the contrary, for the lands zoned RU-6, the following use and zone requirements shall apply:

- i) an accessory apartment
- ii) Maximum dwellings per lot: 1 dwelling and 1 accessory apartment

7) RU-7 (Pt. Lots 17 and 18, Concession 1) Matilda

Notwithstanding the provisions of Section 11.1 to the contrary, on lands zoned RU-7, the following zone provisions shall apply:

Section 11 – Rural Zone

- i) Lot Area (minimum): 3800 m²
- ii) Lot Frontage (minimum) 42 m
- iii) Rear Yard Setback: 15 m
- iv) Exterior Side Yard: 12 m

8) **RU-8** (Pt. Lot 31, Concession 6) 3944 Carman Road, Matilda

In addition to the permitted uses of Section 11.1(a) for the lands zoned RU-8, the following uses shall also apply:

- i) an abattoir and accessory retail
- ii) a custom meat cutting, wrapping, sales and smokehouse business

9) **RU-9** (Pt. Lot 12, Concession 1) Williamsburg

In addition to the permitted uses of Section 11.1(a) for the lands zoned RU-9, the following use shall also apply:

- i) a single family dwelling with two accessory apartments

10) **RU-10** (Pt. Lot 28, Concession 8) Williamsburg (Pt. Lot 25, Concession 1) Iroquois (Pt. Lot 24, Concession 1) Iroquois

In addition to the permitted uses of Section 11.1(a) for the lands zoned RU-10, the following use shall also apply:

- i) bus depot, sales and service business

11) **RU-11** (Pt. Lot 15, Concession 7) Williamsburg

Notwithstanding the provisions of Sections 11.1(a) and (b) to the contrary, for the lands zoned RU-11, the following permitted uses and zone requirements shall apply:

- i) market and nursery gardens
- ii) retail gardening business
- iii) Lot Area (minimum): 10,500 m²
- iv) Lot Frontage (minimum): 21 m

12) **RU-12** (Pt. Lot 15, Concession 5) Williamsburg

Notwithstanding the provisions of Section 11.1 (a) and (b) to the contrary, for the lands zoned RU-12, the following uses and zone provisions shall apply:

- i) Kennel
- ii) Retail accessory to a kennel
- iii) Lot Area (minimum) 4 ha
- iv) Lot Frontage (minimum) 200 m
- v) Front Yard Depth (minimum) 15 m

Permitted Location of Dog Runs:

Section 11 – Rural Zone

- vi) Restricted to locations in a side yard, rear yard or interior yard abutting a side or rear yard

Minimum Separation Areas:

- vii) No building or structure or portion thereof used for kennel purposes may be located closer to any residential use building on another lot than:
 - a. 190 m for a kennel with more than four dog runs, or
 - b. 150 m for a kennel with four or fewer dog runs.

Despite the above, the minimum separation area between kennel building and structures and residential use buildings on another lot may be reduced to 75 m in the case of a kennel with more than four dog runs, provided that noise attenuation measures are introduced to mitigate the noise level of all indoor and outdoor kennel facilities so that they do not become a nuisance to surrounding dwellings.

13) **RU-13** (Pt. Lot 4, Concession 2) 5016 Archer Road, Williamsburg

Notwithstanding the provisions of Section 11.1(a) to the contrary, for the lands zoned RU-13, the following permitted uses shall apply:

- i) a bus depot
- ii) a service, sales and automotive body shop
- iii) service garage

14) **RU-14** (Pt. Lot 17, Concession 2) 5085 County Road 18, Williamsburg

Notwithstanding the provisions of Section 11.1(a) to the contrary, for the lands zoned RU-14, the following permitted uses shall apply:

- i) a contractor's yard with heavy equipment
- ii) topsoil and gravel sales

15) **RU-15** (Pt. Lot 4, Concession 7) 4000 Salmon Road, Williamsburg

Notwithstanding the provisions of Section 11.1(a) to the contrary, for the lands zoned RU-15, the following permitted uses shall apply:

- i) a contractor's yard with heavy equipment truck and trailer service

16) **RU-16** (Pt. Lot 9, Concession 1) 13460 Nudell Bush Road, Williamsburg

Notwithstanding any provisions of Sections 11.1(a) and 11.1(b) to the contrary, on the lands identified as RU-16, the following permitted uses and provisions shall apply:

- i) storage
- ii) open Storage
- iii) Shipping Container Storage, in accordance with the following provisions:
 - a. That the definition of "shipping container" shall mean: "means an article of transportation equipment, including one that is carried on a chassis, that is strong enough to be suitable for repeated use and is designed to facilitate the transportation of goods by one or more means of transportation and includes, but is not limited to, intermodal shipping

Section 11 – Rural Zone

containers, body of transport trailer or straight truck box" but does not include a motor vehicle.

- b. The use of a shipping container shall only be permitted in the RU-16 Zone; as an accessory use to a permitted use.
- c. Unless stated elsewhere in this by-law the number of shipping containers permitted accessory to a permitted use in an RU-16 Zone for storage shall not exceed ten (10) shipping containers.
- d. A shipping container shall not exceed a height of 3 m and a total length of 18 m, and when used for storage purposes on this site, the containers shall not be vertically stacked.
- e. In the RU-16 Zone, a shipping container shall be located in the rear yard and a minimum distance of 30 m from any street line.
- f. A shipping container shall be screened from view from the street and abutting properties zoned Residential, Institutional or Rural.
- g. A shipping container shall not be located in a required parking area and in no case shall encroach into a required landscape buffer.

17) **RU-17** (Pt. Lot 3, Concession 4)

Notwithstanding the provisions of Section 11.1(a) to the contrary, for the lands zoned RU-17, the use of these lands for a stone quarry shall be permitted providing:

- i) the quarry does not interfere with a provincially significant wetland designation;
- ii) an Environmental Impact Statement is conducted for a quarry proposal; and
- iii) an appropriate Aggregate Resources Act License has been granted, for the proposed quarry operation, by the Ministry of Natural Resources.

18) **RU-18** (Pt. Lot 13, Concession 5) Williamsburg

In addition to the permitted uses of Section 11.1(a) for the lands zoned RU-18, the following use shall also apply:

- i) sawmill and sales

19) **RU-19** (Pt. Lot 29, Concession 8) Pleasant Valley

In addition to the permitted uses of Section 11.1(a) for the lands zoned RU-19, the following use shall also apply:

- i) cabinet making business with maximum of 5 employees total
- ii) 434 m² (including extension)
- iii) residence also on property

20) **RU-20** (Mineral Aggregate Reserve Adjacent Lands)

Notwithstanding the provisions of Section 11.1(a) to the contrary, for the lands zoned RU-20, any use existing on the date of passing of the By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law.

The conditional approval of any new developments will be subject to a submission of studies that demonstrate that the proposed development would not preclude or hinder

Section 11 – Rural Zone

access to the resource, the expansion or continued use of the resource, or which is incompatible for reasons of public health or safety or environmental impact.

- 21) **RU-21** (Pt. Lot 30, Concession 8) Matilda
(Pt. Lot 36, Concession 8) Matilda

In addition to the permitted uses of Section 11.1(a) for the lands zoned RU-21, the following use shall also apply:

- i) contractor's yard

- 22) **RU-22** (Wetland Adjacent Lands)

Notwithstanding the provisions of Section 11.1(a) to the contrary, for the lands zoned RU-22, any use existing on the date of passing of the By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law.

The conditional approval of any new developments will be subject to an Environmental Impact Study to the satisfaction of the Municipality prior to the issuance of a building permit

- 23) **RU-23** (ANSI Lands)

Notwithstanding the provisions of Section 11.1(a) to the contrary, for the lands zoned RU-23, any use existing on the date of passing of the By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law.

The conditional approval of any new developments will be subject to submission of an Environmental Impact Assessment that demonstrates that the proposed development would have no negative impacts on the natural features or on ecological functions for which the area is defined.

- 24) **RU-24** (Pt. Common Lot, Concession 1) Matilda

Notwithstanding the provisions of Sections 3.32 and 11.2 (c) exterior side yard, to the contrary, the exterior side yard for lands zoned RU-24 shall be a minimum of 3 m (exterior deemed to be County Road 2).

- 25) **RU-25** (Quarry (MAQ) Adjacent Lands)

Notwithstanding the provisions of Section 11.1(a) to the contrary, for the lands zoned RU-25, any use existing on the date of passing of the By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law.

The conditional approval of any new developments will be subject to submission of studies that demonstrate that the proposed development would not preclude or hinder access to the resource, the expansions or continued use of the resource, or which is incompatible for reasons of public health or safety or environmental impact.

- 26) **RU-26** (Pit (MAP) Adjacent Lands)

Notwithstanding the provisions of Section 11.1(a) to the contrary, for the lands zoned RU-26, any use existing on the date of passing of the By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law.

Section 11 – Rural Zone

The conditional approval of any new developments will be subject to submission of studies that demonstrate that the proposed development would not preclude or hinder access to the resource, the expansion or continued use of the resource, or which is incompatible for reasons of public health or safety or environmental impact.

27) **RU-27** (Waste Management (WM) Adjacent Lands)

Notwithstanding the provisions of Section 11.1(a) to the contrary, for the lands zoned RU-27, any use existing on the date of passing of the By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law.

The conditional approval of any new developments will be subject to hydrogeological and other studies to the satisfaction of the Municipality, demonstrating that the proposed development would not preclude or hinder Waste Management operations and evaluate the presence and impact of any adverse effect or risks to health and safety.

28) **RU-28** (Pt. Lot 1, Concession 1) Matilda

Notwithstanding the provisions of Section 11.1 (b) to the contrary, for the lands zoned RU-28, the minimum lot area for a single detached dwelling shall be 3,035 square metres and the minimum lot frontage shall be 35 metres.

29) **RU-29** (Part Lot 18 & 19, Concession 1) Matilda & (PLAN 60 E PT LOT 1 RP8R3089; PART 4) Broken Second Rd. Matilda **By-law No. 2024-074**

Notwithstanding Section 11.1(b) to the contrary, for the lands zoned RU-29, the minimum required lot frontage shall be 38 metres.

30) **RU-30** (W Part Lot 32, Concession 1, Range 1) Matilda

Notwithstanding Section 11.1 (3) to the contrary, for the lands zoned RU-30, a service and repair shop for generators shall also be permitted as it existed on the date of passing of this by-law and subject to the site having a current Ministry of the Environment Approval.

31) **RU-31** (Pt. Lot 9, Concession 1) Matilda

Notwithstanding the permitted uses of Section 11.1(a) for the lands zoned RU-31, the following uses shall not be permitted: Single Detached Dwelling and Dwelling accessory to an agricultural use, kennel, or veterinary establishment.

32) **RU-32** (W. Pt. Lot 14, Concession 5) Williamsburg

Notwithstanding the provisions of Section 11.1(a) to the contrary, for the lands zoned RU-32, any use existing on the date of passing of the By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law.

Prior to approval of any new development an Environmental Impact Assessment shall be completed that demonstrates that the proposed development would have no negative impacts on the natural features or on ecological functions for which the area is defined.

Notwithstanding the provisions of Section 11.1(b)(1) and 10.1(b)(2) to the contrary, for the lands zoned RU-32, the minimum lot frontage for an agricultural use shall be 9 metres.

33) **RU-33** (E Pt. Lot 35, Concession 1 Range 1) Matilda

Section 11 – Rural Zone

Notwithstanding the permitted uses of Section 11.1 (a) for the lands zoned RU-33, the following use shall not be permitted: Single Detached Dwelling and Dwelling accessory to an agricultural use, kennel, or veterinary establishment.

34) **RU-34** (E Pt. Lot 35, Concession 1 Range 1) Matilda

Notwithstanding the provisions of Section 11.1 (a) to the contrary, for the lands zoned RU-34, any use existing on the date of passing of the By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law. The conditional approval of any new developments will be subject to a submission of studies that demonstrate that the proposed development would not preclude or hinder access to the resource, the expansion or continued use of the resource, or which is incompatible for reasons of public health or safety or environmental impact.

Notwithstanding the permitted uses of Section 11.1 (a) for the lands zoned RU-34, the following uses shall not be permitted: Single Detached Dwelling and Dwelling accessory to an agricultural use, kennel, or veterinary establishment.

35) **RU-35** (E Pt. Lots 35 & 36, Concession1, Range 1) Matilda

Notwithstanding the permitted uses of Section 11.1 (a) for the lands zoned RU-35, the following uses shall not be permitted: Single Detached Dwelling and Dwelling accessory to an agricultural use, kennel, or veterinary establishment.

Notwithstanding the permitted uses of Section 11.1 (b) (a) for the lands zoned RU-35, the minimum required lot frontage shall be 12 metres.

36) **RU-36** (E Pt. Lots 35 & 36, Concession 1, Range 1) Matilda

Notwithstanding the provisions of Section 11.1 (a) to the contrary, for the lands zoned RU-36, any use existing on the date of passing of the By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law. The conditional approval of any new developments will be subject to a submission of studies that demonstrate that the proposed development would not preclude or hinder access to the resource, the expansion or continued use of the resource, or which is incompatible for reasons of public health or safety or environmental impact.

Notwithstanding the permitted uses of Section 11.1 (a) for the lands zoned RU-36, the following uses shall not be permitted: Single Detached Dwelling and Dwelling accessory to an agricultural use, kennel, or veterinary establishment.

Notwithstanding the permitted uses of Section 11.1 (b) (a) for the lands zoned RU-36, the minimum required lot frontage shall be 12 metres.

37) **RU-37** (Pt. Lots 22 & 23, Concession 2) Matilda

Notwithstanding the permitted uses of Section 11.1 (a) for the lands zoned RU-37, the following use shall not be permitted:

- i) Single Detached Dwelling
- ii) Dwelling accessory to an agricultural use, kennel, or veterinary establishment

Notwithstanding the permitted uses of Section 11.1 (b) (a) for the lands zoned RU-37, the minimum required lot area shall be 240,000 metres squared.

Section 11 – Rural Zone

Notwithstanding the permitted uses of Section 11.1 (b) (a) for the lands zoned RU-37, the minimum required lot frontage shall be 7 metres.

38) **RU-38** (Pt. Lots 28, Concession 1, Range 1) Matilda

Notwithstanding the permitted uses of Section 11.1 (a) for the lands zoned RU-38, the following use shall not be permitted:

- i) Single detached dwelling
- ii) Dwelling accessory to an agricultural use, kennel, or veterinary establishment
- iii) Mobile home only as a secondary dwelling on a farm

Notwithstanding the zone requirements of Section 11.1 (b) (b) for the lands zoned RU-38:

- iv) the minimum required lot area shall be 7,000 m²
- v) the minimum required lot frontage shall be 35 m

39) **RU-39** (10279 County Rd 2, Pt Lot 33, Concession 1) Matilda **By-law No. 2020-49**

Notwithstanding the zone requirements of Section 10.1 (b) for the lands zoned RU-39:

- i) the minimum required lot frontage for a single detached dwelling shall be 30 metres;
- ii) the minimum required lot area for a single detached dwelling shall be 2460 sq. metres;
- iii) the minimum required exterior side width for a single detached dwelling shall be 5 metres; and,
- iv) the minimum required interior side width for a single detached dwelling shall be 2.5 metres.

40) **RU-40** (Part Lot 1, Concession 1) Matilda **By-law No. 2021-19**

Notwithstanding the permitted uses of Section 11.1(a) for the lands zoned RU-40, the following uses shall be permitted:

- i) Open Storage

Notwithstanding the zone requirements of Section 11.1 (b) for the lands zoned RU-40 the following provisions shall apply:

- ii) Lot Area (minimum) 5,095 m²
- iii) Lot Frontage (minimum) 48 m
- iv) Rear Yard Depth (minimum) 5 m
- v) Interior Side Yard Depth (minimum) 5 m
- vi) A strip of Landscaped Open Space that is a minimum width of 3 metres along the rear yard and northerly interior side yard.
- vii) Solid visual screening with a minimum height of 1.5 metres shall be provided along the front yard, rear yard and northerly interior side yard. Any combination of plant materials, landscaped berms or fencing may be used.

41) **RU-41** (PLAN 67 PT LOT 7 PT BLK A PT ; RESERVE RP8R4355 PARTS 3-5; SUBJ TO BELL EASE NOT INCL; PARTS 2 AND 3 RP8R5960) Matilda **By-law 2024-31**

Section 11 – Rural Zone

Notwithstanding the provisions of Section 11.1 (b) to the contrary, for the lands zoned RU-41, the following shall apply:

- i) Lot Frontage (minimum): 26.22 m

42) **RU-42 (PARTS 2 AND 3 RP8R5960) Matilda By-law 2024-31**

Notwithstanding the provisions of Section 11.1 (b) to the contrary, for the lands zoned RU-42, the following shall apply:

- i) Lot Frontage (minimum): 18 m

d) **Holding Zones**

1) **RU-h (County Road 2, Part of Lot 11, Concession 1) Matilda**

Notwithstanding the provisions of Section 11.1 to the contrary, for the lands zoned RU-h (a) the following uses shall not be permitted unless a plan of subdivision has been registered on the lands:

- i) dwelling accessory to an existing agricultural use
- ii) dwelling accessory to an agricultural use, kennel or veterinary establishment
- iii) mobile home only as a secondary dwelling to an agricultural use
- iv) single detached dwelling.

The holding (h) symbol will not be lifted until the Municipality is satisfied that a plan of subdivision has received final approval by the land division approval authority.

e) **Temporary Zones**

11.2. **Additional Provisions for Rural Zones**

a) **Accessory Dwellings**

Accessory dwellings shall conform to the requirements of the RR Zone.

b) **Hobby Farms**

Hobby farms shall only be permitted in accordance with the following requirements:

- 1) Lot Area (minimum): 30,000 m²
- 2) Lot Frontage (minimum): 75 m

Any building that houses livestock or poultry shall be set back a minimum of 30 m from all lot lines and shall have a maximum height of 5.5 m. The maximum floor area for a building accommodating livestock or poultry shall be 150 m² per 10,000 m² of land. The maximum number of livestock per 10,000 m² of land shall be 5 and the maximum number of poultry for 10,000 m² of land shall be 20.

c) **Wayside Pit or Wayside Quarry**

The requirements of the Aggregate Resources Act shall apply to any Wayside Pit or Wayside Quarry.

d) **Other General Provisions**

Other general provisions shall be in accordance with Section 3 of this By-law.

12. Section 12 – Wrecking Yard Zone

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Wrecking Yard (WY) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

12.1. Wrecking Yard (WY) Zone

a) Permitted Uses:

- 1) automobile body shop
- 2) commercial garage
- 3) salvage yard
- 4) wrecking yard
- 5) accessory dwelling

b) Zone Requirements:

- 1) Yard Requirements (minimum): All Yards 50 m

Notwithstanding the above Yard requirements, no Wrecking Yard Zone will be established within 100 m of a dwelling on another lot or within 150 m of a waterbody or a watercourse.

c) Special Exceptions Zones

- 1) **WY-1** (Pt. Lot 1, Concession 3) Matilda

In addition to the permitted uses of Section 12.1(a) for the lands zoned WY-1, the following use shall also apply:

- i) the sale of 6 cars per year

- 2) **WY-2** (Pt. Lot 1, Concession 1) Matilda

In addition to the permitted uses of Section 12.1(a) for the lands zoned WY-2, the following uses and zoning requirements shall also apply:

- i) public storage compound yard
- ii) transfer depot selling of vehicles
- iii) Yard Requirements (minimum):
 - a. Front 6 m
 - b. Rear 6 m
- iv) Lot coverage 50%

d) Holding Zones

e) Temporary Zones

12.2. Additional Provisions for Wrecking Yard Zones

a) Accessory Dwellings

Accessory dwellings shall conform to the requirements of the RR Zone.

b) Buffering

A fence or wall, a minimum of 2.5 m in height and composed of opaque material shall be provided around the area used or to be used for the storage of scrap, junk, automobile or

Section 12 – Wrecking Yard Zone

other vehicles or machinery. In addition coniferous trees shall be planted along the exterior of the fence or wall to effectively screen the Wrecking Yard.

c) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.

13. Section 13 – Waste Management Zone

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Waste Management (WM) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

13.1. Waste Management (WM) Zone

a) Permitted Uses:

- 1) waste management site

b) Zone Requirements:

- 1) Lot Area (minimum) 40,000 m²
- 2) Lot Frontage (minimum) 100 m
- 3) Front, Rear and Exterior Side Yards (minimum) 50 m
- 4) Interior Side Yard (minimum) 25 m

Notwithstanding the above yard requirements, no Waste Management Zone will be established within 500 m of a dwelling on another lot.

c) Special Exception Zones:

d) Holding Zones

e) Temporary Zones

13.2. Additional Provisions for Waste Management Zones

a) Other General Provisions:

Other general provisions shall be in accordance with Section 3 of this By-law.

14. Section 14 – Mineral Aggregate Zone

14.1. Mineral Aggregate - Pit (MAP) Zone

a) Permitted Uses:

- 1) agricultural use excluding buildings
- 2) pit
- 3) portable asphalt plant

b) Zone Requirements:

- 1) Agricultural use: in accordance with the requirements of the Agriculture (A) Zone.
- 2) Pit, Portable Asphalt Plant:

Yard Requirements (minimum):

- 3) any yard adjacent to a public street 30 m
- 4) all other yards 15 m

Notwithstanding the above Yard requirements, no Mineral Aggregate - Pit Zone will be established within 120 m of a dwelling on another lot.

c) Special Exceptions

d) Holding Zones

e) Temporary Zones

14.2. Mineral Aggregate - Quarry (MAQ) Zone

a) Permitted Uses:

- 1) agricultural use excluding buildings
- 2) pit
- 3) quarry asphalt
- 4) plant concrete
- 5) plant

b) Zone Requirements:

- 1) Agricultural use: in accordance with the requirements of the General Agricultural (AG) Zone.
- 2) Pit: in accordance with the requirements of the Mineral Aggregate – Pit (MAP) Zone.
- 3) Quarry: asphalt plant, concrete plant:

Yard Requirements:

- 4) any yard adjacent to a public street 30 m
- 5) all other yards 15 m

Notwithstanding the above Yard requirements, no Mineral Aggregate – Quarry (MAQ) Zone will be established within 300 m of a dwelling on another lot.

c) Special Exception Zones:

d) Holding Zones

e) Temporary Zones

14.3. Mineral Aggregate-Reserve (MAR) Zone

a) Permitted uses:

- 1) agricultural use, excluding buildings and structures
- 2) environmental preserve and educational area
- 3) forestry use
- 4) recreational use

14.4. Additional Provisions for Mineral Aggregate Zones

a) Wayside Pit or Wayside Quarry:

The requirements of the Aggregate Resources Act shall apply to any Wayside Pit or Wayside Quarry.

b) Other General Provisions:

Other general provisions shall be in accordance with Section 3 of this By-law.

15. Section 15 – Flood Plain Zone

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Flood Plain (FP) Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

15.1. Flood Plain (FP) Zone.

a) Permitted Uses:

- 1) agricultural, conservation and forestry uses excluding buildings
- 2) golf course, excluding buildings
- 3) marine facility
- 4) outdoor
- 5) recreation
- 6) parking area excluding buildings
- 7) public park
- 8) structure or use accessory to a residential use such as a patio, barbecue or similar use, but excluding a building.

15.2. Additional Provisions for Flood Plain Zones

- a) No buildings or structures whether or not associated with any of the above provided uses shall be erected in the Flood Plain (FP) Zone, except where needed for flood control measure.

b) Other General Provisions:

Other general provisions shall be in accordance with Section 3 of this By-law.

16. Section 16 – Wetlands Zone

16.1. Wetlands (WL) Zone

a) Permitted Uses:

- 1) agricultural use excluding buildings
- 2) conservation use
- 3) flood control structure
- 4) forestry use
- 5) open space
- 6) outdoor recreational facility excluding a golf course
- 7) public park
- 8) water storage use

b) Zone Requirements:

- 1) No building or structure shall be located closer than 15 m to any lot line.
- 2) The placing of fill or drainage improvements within the Wetlands (WL) Zone are prohibited unless written approval is received from the Corporation and the Ministry of Natural Resources.

c) Special Exceptions

(

16.2. Additional Provisions for Wetlands Zones

a) Other General Provisions:

Other general provisions shall be in accordance with Section 3 of this By-law.

17. Section 17 – Area of Natural or Scientific Interest (ANSI) Zone

17.1. Area of Natural or Scientific Interest (ANSI) Zone

a) Permitted Uses:

- 1) conservation use
- 2) flood control structure
- 3) forestry use
- 4) open space
- 5) outdoor recreational facility excluding a golf course
- 6) public park
- 7) water storage use

b) Zone Requirements:

- 1) No new dwelling shall be permitted unless written approval is received from the Conservation Authority.
- 2) From the date of the passing of this By-law, existing dwellings are permitted to erect accessory structures.
- 3) The placing or removal of fill within the ANSI Zone is prohibited unless written approval is received from the Conservation Authority or, where no Conservation Authority has jurisdiction, the Ministry of Natural Resources.

c) Special Exceptions

17.2. Additional Provisions for ANSI Zones

a) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.

18. Section 18 – Appendices