

Township of King
Zoning By-law for the Countryside

By-law No. 2022-053

Final | September 2022

Prepared by WSP for the Township of King

Administrative Corrections made October 12, 2022, refer to Section 7.2

Note: The portions of Zoning By-law 2022-053 that are identified in blue are under appeal to the Ontario Land Tribunal (OLT Case No.: OLT-22-004723) and are not in force. In addition, the entirety of the By-law is under appeal on a site-specific basis for the following lands:

- (1) 12940 Mill Road, specifically Part 3, Plan 65R-24448, Part of Lots 2 and 3, Concession 7, Township of King;
- (2) 1265 19th Sideroad
- (3) 1405 19th Sideroad;
- (4) 13235 11th Concession;
- (5) 1380 Wellington Street West;
- (6) All lands within the King Street, Strawberry Lane and Edward Avenue to the north, Dufferin Street to the east, Jane Street to the west and Highway 9 to the south.
- (7) 20150 Highway 11
- (8) All lands within Countryside Site-Specific Policy Area 2 (C-SSPA-2) as per Schedule 'E' of the Our King Official Plan, as shown on Schedules A8 and A9 of this By-law;
- (9) 3095 18th Sideroad;
- (10) 4670 18th Sideroad;
- (11) All lands marked as "F - Future Use" on Schedule A of this By-law;
- (12) 13760 Keele Street;
- (13) 4995 Lloydtown Aurora Road
- (14) 5930 Lloydtown Aurora Road
- (15) 675 Kettleby Road
- (16) 7195 Highway 9
- (17) 945 15th Sideroad
- (18) Lands along Mill Road, specifically: PT LT 4 CON 7 KING AS IN R497091 (FIFTHLY) LYING W OF MILL RD; S/T A227033A, KI29395 TOWNSHIP OF KING (PIN No. 033620131)
- (19) Lands along Mill Road, specifically: PT LTS 1, 2, 3, 4, CONCESSION 7 KING, AS IN R497091 SAVE & EXCEPT PTS 1 AND 2, 65R28384; PT W 1/2 OF E 1/2 AND E PT OF W 1/2 LOT 5 CON 7 KING AS IN B21208B & R106111; VAUGHAN; S/T EASE OVER PT LT 5 CON 7 AS IN A20443A; S/T EASE OVER PT LOTS 2 & 3 CON 7 AS IN A22305A; S/T EASE OVER PT LT 4 CON 7 AS IN A22703A; S/T EASE OVER WATER LOT OPPOSITE LT 4 CON 7 AS IN A64916A; S/T EASE OVER PT LT 5 CON 7 AS IN KI26778 (PIN No. 033630265); and
- (20) Lands along Mill Road, specifically: PT LT 1 CON 7 KING, PT 1, 65R28384; VAUGHAN (PIN No. 033630264).

Preamble (How to Use this By-law)

This Preamble does not form a part of the Zoning By-law but is provided for context and convenience purposes only.

1. Overview of Zoning By-laws

A Zoning By-law is a detailed municipal by-law that regulates:

- a) the types of land uses and activities that may occur on a property or buildings; and
- b) the height, location, massing and character of buildings and structures.

The specific matters that may be regulated by a Zoning By-law are outlined in Section 34 of the Ontario Planning Act, as amended. Zoning By-laws are used by most municipalities in Ontario to manage land uses and manage the character and appearance of neighbourhoods and communities. Zoning By-laws are also prepared to implement the policies of a municipality's Official Plan, which establishes goals and policies respecting the types of permitted land uses and desired built form within different geographic areas of the municipality. The Zoning By-law is used to translate these policies into more specific permitted land uses and requirements for lot and buildings.

A Zoning By-law is implemented through various Planning Act application processes and Building Permit applications. Where a property owner or occupant wishes to construct something on their property, and applies for a Building Permit, the proposal must be consistent with the provisions of the Zoning By-law. If the proposal is not consistent, the applicant can:

- a) rework their proposal so that it complies with the Zoning By-law;
- b) apply for a minor variance to seek relief from the provisions of the Zoning By-law; or
- c) apply for a rezoning (Zoning By-law Amendment) to change their zone or seek major relief from the provisions of the Zoning By-law where the relief is consistent with the Township's Official Plan.

2. Overview of the Zoning By-law for the Countryside

This Zoning By-law regulates the use of land and buildings and the massing, location, height and character of buildings and structures for all lands in the Township outside of the Nobleton, Schomberg and King City Urban Areas, as designated by the Official Plan.

All properties in the Countryside Area, shown on Schedule "A" as the "defined area", are subject to the provisions of this Zoning By-law. The lands within the Village of Nobleton are subject to Zoning By-law 2016-71, as amended, and the lands within the Villages of King City and Schomberg are subject to Zoning By-law 2017-66, as amended.

The Zoning By-law for the Countryside is structured similarly to other comprehensive Zoning By-laws in Ontario and the Township's other Zoning By-laws. It contains the following components:

1. **Administrative provisions** are outlined in Part 1. This includes penalties where someone contravenes the requirements of the Zoning By-law, and clauses to govern how the Zoning By-law is to be read and interpreted.
2. **Definitions to assist in interpreting the By-law** are contained in Part 2. Definitions are critical to ensuring the Zoning By-law is interpreted consistently and can be understood by all. Accordingly, the Zoning By-law contains hundreds of definitions.
3. **General provisions** are provided in Part 3. These provisions will apply depending on the proposed use, or on the characteristics and context of the lot. These provisions include detailed requirements for on-farm diversified uses, farm help dwellings, home occupations, accessory buildings, and many more subjects that will be applicable depending on the context.
4. **Parking and loading requirements** are outlined in Part 4, including bicycle parking requirements. Most uses are required to have a certain number of parking spaces provided to accommodate vehicles. Some land uses are also required to have loading spaces to accommodate commercial activities. In this By-law, some uses are also required to provide and maintain a certain number of bicycle parking spaces.
5. **Part 5 defines the 'zones'** and goes hand in hand with Schedule "A", the Zoning Schedule. All lands subject to the By-law are shown on Schedule "A". All lands are also subject to a "zone" which defines permitted uses and lot and building requirements. Other special provisions are shown on Schedules "B" and "C".
6. Parts 6 through 9 provide the **permitted uses, lot and building requirements** for the Hamlet Zones, Rural and Agricultural Zones, Oak Ridges Moraine Zones, and Other Zones, respectively, as delineated on Schedule "A".
7. **Exception zones** are established in Part 10. Exception zones contain special zoning provisions that apply to specific areas of the Township, as delineated on Schedule "A".
8. Part 11 includes provisions that bring the Zoning By-law into effect.

All provisions of the By-law are intended to be read in conjunction with one another. It is always important, when reading a Zoning By-law, to identify all applicable provisions throughout the document.

The headings and provisions of this By-law are organized in a hierarchy, as follows:

1. A ‘Part’ is one of eleven major sections.

1.1 A ‘Section’ is a component of a Part, numbered in the format “1.1”, for example (Section 1 of Part 1).

1.1.1 A ‘Subsection’ is a numbered component of a Section, and is organized as 1.1.1, for example (Subsection 1 of Section 1 of Part 1).

a) A ‘Clause’ falls under a section or subsection and is lettered as “a)” for example.

i) A ‘Subclause’ is a component under a clause, and is numbered with Roman numerals, such as i).

1. A ‘Paragraph’ is a component of a subclause and is numbered.

3. Checking the Zoning and Applicable Provisions for a Property

Zoning By-law users are a diverse audience. Some readers will want to examine how the Zoning By-law addresses a certain issue or regulates a certain use (e.g., how does the Zoning By-law regulate Hamlet Residential zoning? In which zones are on-farm diversified uses permitted?) Other users are responsible for administering the By-law and must understand it in great detail.

Most readers, however, will use a Zoning By-law in order to determine what they are permitted to do on their property. Following is an outline of the steps one may typically take to determine what types of regulations apply to their property:

- 1. **Identify a property of interest on Schedule “A”:** A good first step is to locate the property on Schedule “A” (comprised of Schedules A1 to A22).

To locate a property’s zoning, start by identifying the applicable location and refer to the index map (Schedule “A”) to identify which of the subsequent maps are likely to illustrate the zoning for the property.

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Note that the provisions of Section 5 will assist in reading and interpreting Schedule “A”.

If the property of interest is not included within the defined area of this By-law, then it is subject to Zoning By-law 2016-71 or 2017-66, as amended, and is not subject to this Zoning By-law. Lands within the Nobleton Village Reserve designation (shown in the Township’s Official Plan) are subject to this Zoning By-law.

2. **Make a note of what zoning applies to the property on Schedule “A”:** Once the applicable map(s) included within Schedule “A” is identified, the applicable zoning may now be identified. The zones are colour-coded in the legend. Make a note of the property’s applicable zone symbol (e.g., “HR1”).

In some cases, the property may have an exception zone applied, shown as a thick pink border with dotted hatching, denoted by a number. Make a note of any exceptions that apply.

The property might also fall within an “overlay” – a hatched area represents that your property is subject to the Regulated Area of either the Toronto and Region Conservation Authority or the Lake Simcoe Region Conservation Authority.

3. **Check if the property is affected by Schedule “B”:** Schedule “B” (comprised of Schedules B-1 and B-2) illustrates the wellheads in the rural areas and those lands within the prime agriculture designation of the Official Plan, respectively. If the property is within a Wellhead Protection Area or the Prime Agriculture Overlay, make a note of it. The intent of Schedule B-1 is to implement Ontario’s Clean Water Act and the applicable Source Protection Plans. The intent of Schedule B-2 is to identify those lands within the Prime Agriculture designation of the Official Plan where additional zoning provisions apply in this By-law.
4. **Check if the property is affected by Schedule “C”:** Schedule “C” consists of a series of maps that illustrate special provisions applying to the Countryside. These schedules relate to provisions for lands affected by the Oak Ridges Moraine Conservation Plan, which is a Provincial Plan aimed at conserving the Oak Ridges Moraine landform. The provisions of Section 8.5 apply to lands affected by these maps.
5. **Check if the property is affected by Schedule “D”:** Schedule “D” shows where certain cannabis related uses are restricted within the Nobleton Village Boundary. Schedule “D” affects uses permitted in the Nobleton Village Reserve (NVR) Zone and the Greenbelt Natural Heritage (GNH) Zone, as permitted under Section 9.2.
6. **Check if the property is affected by Schedule “E”:** Schedule “E” shows the general location of natural heritage features within the Township as mapped in the Official Plan. Schedule “E” does not represent the precise delineation of natural heritage

features, but is intended to support implementation of Provincial plans, as well as the Regions and Townships Official Plan through this Zoning By-law.

6. **Check the permitted uses and regulations applying to the property:** Every property has some base zone applying to it (e.g., HR). For Hamlet Zones (e.g., HR1, HR2, HC, etc.), there is a list of uses that are permitted on the property in Part 6. For Rural and Agricultural Zones (e.g., RR, A, AR, etc.) there is a list of permitted uses and lot and building requirements in Part 7. For Oak Ridges Moraine Zones (e.g., ORC, ORX, etc.), the list of permitted uses, lot and buildings requirements are under Part 8, and for all Other zones, these requirements are included in Part 9.

Some properties are subject to a site-specific exception zone, as represented by thick pink border with dotted hatching, denoted by a number. If this is the case, the property has special provisions that apply. These provisions will supersede all other provisions of the Zoning By-law. To find the applicable special provisions, refer to Part 10 and locate the exception number that corresponds with the symbol shown on the property.

If the property's zoning was subject to a holding symbol (H), refer to Section 5.3. A holding symbol indicates that permitted uses will be limited until the holding symbol is lifted by by-law, and this will require the owner to meet certain conditions.

6. **Understanding permitted uses and lot and building requirements:** The permitted uses for each zone are organized in a matrix. The uses permitted on the property are represented by a dot corresponding with the applicable zone symbol. Similarly, the lot and building requirements are organized in a matrix. For each zone, the requirements for lot frontage, front yard setback, rear yard setback, maximum building height, and other requirements are identified.

It is important to read the definitions associated with the terminology used in this By-law. All of the uses permitted in this By-law are associated with a definition. Many technical terms are also defined, such as lot frontage, lot coverage, and front yard setback, for example. Where a term is defined, you will see it appear in italics in the text for convenience.

7. **Locate the other provisions that may apply:** The types of uses permitted and lot and building requirements are principally regulated by the zone requirements. However, Part 3 contains provisions that apply to certain permitted uses. For example, there are provisions that are specifically applicable to swimming pools, accessory buildings, home occupations, on-farm diversified uses, and many other uses. Further, if the property of interest was included in a Wellhead Protection Area or Prime Agriculture Overlay as shown on Schedule "B" (Step 3 outlined previously), the associated general provisions will apply.
8. **Consider the administrative provisions of the Zoning By-law:** Part 1 of the Zoning By-law contains some provisions that can help the reader understand how to read and

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use the By-law and what the penalties are for contravening the Zoning By-law. The reader should be familiar with these provisions as they may be essential depending on the specific circumstance.

4. Confirming with the Township

It is always a good idea to consult with the Township about a construction project, as Township staff will help determine whether a proposed project will comply with the applicable provisions of the Zoning By-law. For many development proposals, consultation with the Township will be required in advance of an application. .

5. Relationship to Other By-laws, Regulations, Legislation, etc.

The Zoning By-law does not supersede or trump any other legislation, regulations or municipal by-laws. In fact, depending on the proposal or the use of your property, other laws may apply. It is the property owner's responsibility to understand what laws will apply to their land use or their construction project.

Recognizing the many partners involved in guiding and regulating land uses in Township of King, this By-law must be read in concert with the land use planning policy documents and regulations of the Province of Ontario, the Region, the Township, and Conservation Authorities. In particular, any person who wishes to know the complete and precise land use permissions and restrictions on their lands should refer to the text and schedules to this By-law and the Township's Official Plan. New development and/or site alteration on lands within the Greenbelt, Oak Ridges Moraine, Conservation Authority Regulated Area, and/or the York Region may be subject to additional approvals such as Site Plan Control, a Conservation Authority permit and/or Building Permit supported by additional information, studies, and/or environmental feature identification as set out in policies of the Official Plan and requirements of the regulations under Conservation Authorities Act.

The municipality administers other by-laws that are related to this Zoning By-law. For example, the Township administers a Sign By-law to regulate signs. This Zoning By-law does not regulate signage. The Township administers a by-law that regulates and provides a process for licensing certain businesses, subject to conditions, such as the Township's Kennel By-law. These by-laws essentially 'build' on the Zoning By-law's requirements and should be considered "in addition to" the Zoning By-law's requirements.

The laws and regulations of the Federal Government, the Province, and other agencies may also apply. Some uses may be subject to Federal/Provincial licensing or regulation. It is not the role of the Zoning By-law to integrate with the regulations or laws of other government. The Township can help to identify what other laws and regulations might apply to a proposed project.

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Part 1 | Administration

1.1 Title

This By-law may be cited as the "Zoning By-law for the Countryside".

1.2 Defined Area

- a) This By-law applies to all lands designated on Schedule "A" which includes Schedules A1 through A22.
- b) The lands subject to this By-law, as delineated on Schedule "A", are hereinafter referred to as the defined area.

*NOTE: The delineation of the F (Future Use) zone and all provisions which apply to the F (Future Use) zone remain under appeal.

1.3 Zoning Administration

This By-law shall be administered by a *person* designated from time to time by *Council*.

1.4 Compliance with this By-law

- a) No *person* shall *use* any land, *building* or *structure*, or *erect* any *building* or *structure*, except in accordance with the provisions of this By-law.
- b) No *person* shall change the purpose of which any land or *building* is *used* or *erect* any new *building* or addition to any *existing building* or sever any lands from an existing parcel if the effect of such action is to cause the original adjoining or remaining *buildings* or lands to be in contravention of this By-law.

1.5 Certification of Occupancy

No change may be made in the *use* of any land or the *use* of any *building* or *structure* unless a Certificate of Occupancy is obtained from the *Municipality*.

1.6 Applications and Plans

A Certificate of Occupancy shall be applied for, and be coincident with, every application for a building permit, in accordance with the following provisions:

- a) Every application for a Certificate of Occupancy shall be accompanied by plans, in duplicate, drawn to an appropriate scale as required by the *building inspector* or other designated official of the *Municipality* based upon an actual survey by an Ontario Land Surveyor showing:

- i) the true shape and dimensions of the *lot* to be *used*, and upon which it is proposed to *erect any building or structure*;
 - ii) the proposed location, *height* and dimensions of the *building, structure* or work in respect of which the permit is applied for;
 - iii) the location of every *building or structure* already *erected* on or partly on such *lot*, and the location of every *building* upon contiguous *lots*;
 - iv) the proposed location of *parking spaces, loading spaces*, bicycle parking areas, *driveways* and *landscaping* areas including *planting strips*; and
 - v) other such information as may be necessary to determine whether or not every such *building, structure* and work conforms with the requirements of this By-law.
- b) Every such application shall be signed by the registered owner of the *lot* or by the owner's agent duly authorized thereunder in writing and by the *building inspector* or other designated official of the *Municipality*, and every application shall set forth in detail the current and proposed use of the *lot* and any *building or structure* thereon, together with all information necessary to determine whether or not every such proposed *use of land, building or structure* conforms with the requirements of this By-law.

1.7 Remedies

In case any *building or structure* is or is proposed to be *erected, altered*, reconstructed, *extended or enlarged*, or any *building or structure* or part thereof is or is proposed to be *used*, or any land is or is proposed to be *used*, in contravention of any requirements of this By-law, may be guilty of an offence and on conviction, is liable to fines pursuant to the provisions of the Planning Act, as amended, in that behalf.

1.8 Severability

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

1.9 Inspection of Land, Building and Structures

The *building inspector* and *by-law enforcement officer* are hereby authorized to enter at all reasonable hours for the purposes of inspection upon any property or *premises*.

1.10 Penalty

Every *person* who contravenes a provision of this By-law and, if the *person* is a corporation, every director or officer of this corporation who knowingly concurs in the contravention, is guilty of an offence and on conviction is liable to fines under the Planning Act, as amended.

1.11 Scope

In their interpretation and application, the provisions of this By-law shall be held to be the minimum requirements adopted for the promotion of the public health, safety convenience or general welfare, and the protection, conservation, restoration and enhancement of the ecological and hydrological functions of the *Oak Ridges Moraine Conservation Plan Area*.

1.12 Certain Words

In this By-law, words used in the present tense include future; words in the singular number include the plural; words in the plural include the singular number; and the word "used" includes "arranged, designed or intended to be used"; the word "shall" is mandatory and not directory.

1.13 Abbreviations

In this By-law:

- a) "m" means metres;
- b) "ha" means hectares; and
- c) "m²" means square metres.

1.14 Diagrams and Illustrations

Unless explicitly stated otherwise, diagrams and illustrations used in this By-law are provided for convenience purposes only and do not form part of this By-law.

1.15 Conflict

In the event of a conflict or difference between any provisions of this By-law, then the provisions that are most restrictive shall apply.

1.16 Relationship to Other By-laws, Legislation, etc.

- a) Nothing in this By-law shall serve to relieve any person from any obligation to comply with the requirements of any other By-law of the *Municipality* or any law or regulations of the *Region*, the Toronto and Region Conservation Authority, the Lake Simcoe Region Conservation Authority, the *Province* or the Government of Canada.

- b) In the event of conflict between this By-law and any other by-law, regulation or law, the more restrictive requirements shall apply.
- c) Where there is a conflict between this By-law and the Oak Ridges Moraine Conservation Act or the Oak Ridges Moraine Conservation Plan (Ontario Regulation 140/02 or its successor), the Oak Ridges Moraine Conservation Plan and Act prevails.

1.17 Transition

1.17.1 Building Permits

- a) Nothing in this By-law shall prevent the *erection* of a *building* or *structure* in accordance with a building permit application submitted prior to the date of passing of this By-law, provided the building permit is in accordance with all prior zoning by-laws that affected the *lot* before this By-law came into effect.
- b) This By-law is deemed to be modified to the extent necessary to permit a *building* or *structure* that is *erected* in accordance with clause a) of this subsection.

1.17.2 Planning Applications

- a) Nothing in this By-law shall prevent the *erection* of a *building* or *structure* in accordance with any minor variance, *site plan*, or consent that has been submitted for review and deemed complete by the *Municipality*, and/or once approved or conditionally approved by the relevant approval authority before the passing of this By-law, provided the minor variance, *site plan*, or consent complies with all prior zoning by-laws that affected the *lot* before this By-law came into effect.
- b) This By-law is deemed to be modified to the extent necessary to permit a *building* or *structure* that is *erected* in accordance with clause a) of this subsection.

1.17.3 Automatic Lapse of Transition Provisions

- a) Section 1.17 shall lapse and is deemed to be deleted three years after the date of passing of this By-law. For clarity, this provision shall not require an amendment to this By-law to take effect.

1.18 Technical Revisions

Provided the purpose, effect, intent and meaning of this By-law are in no way altered or affected, the following technical revisions to this By-law are permitted without a Zoning By-law Amendment:

- a) Additions to and revisions of technical information on the schedules, including but not limited to: topographic information, road labels, notes, legends, colours, shading and title blocks;

- b) Corrections to punctuation, grammar, typographic, spelling or mathematical calculation errors;
- d) Changes to illustrations and diagrams which do not form an operative part of the Bylaw as provided by Section 1.14; and
- e) To give effect to the lapse of transitional provisions in accordance with subsection 1.17.3 of this By-law.

Part 2 | Definitions

2.1 Interpretation

- a) For the purpose of this By-law, all words shall carry their customary meaning, as defined in the Webster’s New World Dictionary, except for those defined hereinafter in Section 2.2.
- b) In the event of conflict, *Council*, in consultation with the *Zoning Administrator*, shall have sole discretion for interpreting the meaning of words.
- c) For convenience purposes only, the terms defined in Section 2.2 are italicized throughout this By-law.

2.2 Defined Terms

The following index is provided for convenience only and does not form part of the By-law.

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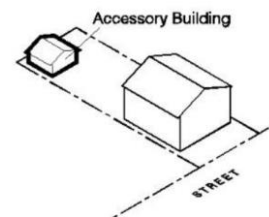
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In this By-law, unless the context otherwise requires,

1. **Abattoir:** means *premises* where animals are slaughtered for the purposes of processing or rendering.

2. Accessory:

- a) means, in relation to a *building* or *structure*, a detached *building* or *structure*, the use of which is naturally and normally incidental to, subordinate to or exclusively devoted to a *principal use* or *building* and located on the same *lot* therewith and includes a detached *private garage*, *carport*, shed, or cabana.
- b) means, in relation to a *use*, a *use* naturally and normally incidental to, subordinate to or exclusively devoted to a *principal use* and located on the same *lot* therewith.



3. Addition: means, in reference to a *building* or *structure*, an expansion of the *building* or *structure*.

4. Adult Entertainment: means *premises* or part thereof, used in the pursuance of a trade, calling, business or occupation, if:

- a) goods or services appealing to or designed to appeal to erotic or sexual appetites or inclinations, and shall include, without limiting the generality of the foregoing, the sale of goods, services, or entertainment in which partial or complete nudity is a feature or characteristic; and/or
- b) services appealing to or designed to appeal to erotic or sexual appetites or inclinations, including body rubs, but excluding any services offered or solicited for the purpose of medical or therapeutic treatment and performed or offered by persons otherwise duly qualified, licensed or, registered to do so under the laws of the *Province*.

5. Agricultural Animal Clinic: means *premises* where animals associated with normal farm practices are given on-site medical or surgical treatment and may include overnight or long-term medical treatment but shall not include a *kennel*. *Accessory office uses*, laboratory and/or mobile veterinary services are also permitted.

6. Agricultural Event Venue: means a *premises used* as a recurring private *place of assembly* for hosting weddings and similar type events, and which may occur within a *building* or *structure used* as part of a *principal agricultural use*.

7. Agricultural Products Processing Establishment: means *premises used* for the processing of products derived from

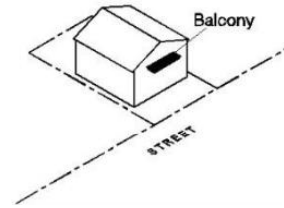
agricultural uses including seed, grain, feed, and forage processing, storage, and transport; fruit and vegetable storage and treatment; an egg grading establishment, and a sawmill, but shall not include an *abattoir*.

8. **Agricultural Research and Training Facility:** means *premises* for the study and research of agriculture and training activities and may include related activities and *uses accessory* to agricultural research.
9. **Agricultural Use:** means the growing of crops, including nursery and horticultural crops; *farm greenhouses*, raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; *equestrian facility*; aquaculture; apiaries; agri-forestry; maple syrup production; and associated on-farm *buildings* and *structures* including, but not limited to livestock facilities, manure storages, and value-retaining agricultural uses.
10. **Agricultural Use, Value-Added:** means any activity or process that is completed by the *farm* operator, which alters the original agricultural product or commodity grown on site and may be supplemented by off-farm inputs, and may include bagging, packaging, grain drying and milling, bio-product production, bundling, pre-cutting, cooking and baking and marketing activities.
11. **Agri-tourism Use:** means farm-related tourism *uses* that promote the enjoyment, education or activities related to the *principal* farm operation on a *lot* such as farm machinery and equipment exhibitions (on a temporary basis), farm tours, petting zoos, hay rides and sleigh rides, processing demonstrations, pick-your-own produce operations, small-scale farm theme playgrounds and small-scale educational establishments that focus on farming instruction, and may include *accessory* small-scale vendors associated with the *agri-tourism use*.
12. **Air Treatment Control:** means the functional *use* of industrial grade multi-stage carbon filtration system, or similar technology, to reduce and/or treat the emission of pollution, particulate and odours expelled from a facility and sized accordingly in relation to the facility it serves as designed by a qualified *person*.
13. **Airfield:** means *premises* for the purpose of landing, storing, taxiing, or taking-off of private or commercial aircraft, pursuant to the regulations of Transport Canada.

14. **Alter or Alteration:** means, in reference to a *building* or *structure*, any change in a bearing wall or partition column, beam, girder or other supporting member of a *building* or *structure* or any increase in the area or cubic contents of a *building* or *structure*.
15. **Alternative Energy Facility:** means a facility for the generation of energy from sources of energy or energy conversion processes that significantly reduce the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.
16. **Area of High Aquifer Vulnerability:** means an area of high aquifer vulnerability as described by the Oak Ridges Moraine Conservation Plan and as delineated on Schedules “C-3” of this By-law.
17. **Area of Influence:** means lands within the *Oak Ridges Moraine Conservation Plan Area* that relate to *key natural heritage features* or *hydrologically sensitive features* as defined herein and as delineated on Schedule “C-1” of this By-law.
18. **Area of Operation:** means, in relation to an *on-farm diversified use*, all associated *buildings*, *landscaped area*, berms, well and septic systems, *parking areas* and dedicated laneways, and shall exclude *existing laneways* and *parking areas* shared with the *principal agricultural use* on the same *lot*.
19. **Art Gallery:** *premises used* for the preservation, exhibition and/or sale of paintings, sculptures, photographs or other works of art.
20. **Asphalt Plant:** means a *use* of land, *building* or *structure*, or parts thereof, which produces and/or recycles asphalt or similar coated road stone and has equipment designed to heat and dry aggregate and to mix mineral aggregate with bitumen and/or tar, and includes the stockpiling and storage of bulk materials used in the process or finished product(s) manufactured on the premises, the storage and maintenance of equipment, and facilities for the administration or management of the business.
21. **Attached:** means a *building* or *structure* that is otherwise complete in itself, which has a wall or walls above *grade* shared in common with an adjacent *building* or *buildings* and/or depends upon an adjacent *building* or *buildings* for structural support.

- 22. Auction Establishment:** means *premises* in which the *principal* facilities provided are for the storage, displays and subsequent sale of goods and articles, including antiques, farm equipment, and livestock by way of auction.
- 23. Automobile Body Repair Garage:** means a *building* or place *used* as a *motor vehicle* repair shop including auto body repairs and spray painting and where automobile fuels or lubricants may be stored or kept for sale and where mechanical repairs may be carried on and which may include an *automobile washing establishment* as an *accessory use*.
- 24. Automobile Repair Garage:** means a *building* or place *used* for the mechanical repair of *motor vehicles* and where the provision of fuels or lubricants is incidental to the *principal use* and which may include an *automobile washing establishment* as an *accessory use*.
- 25. Automobile Sales and Service:** means *premises used* for the display, sale, lease or rental of new and/or used *motor vehicles*, and which may include an *automobile washing establishment* and *automobile repair garage* as *accessory uses*.
- 26. Automobile Service Station:** means *premises* where gasoline or other motor fuels, are kept for sale and for delivery directly into a *motor vehicle*, including electric vehicle (EV) charging stations, and which may also include *retail, automobile washing establishment* and/or *take-out restaurant* as *accessory uses*.
- 27. Automobile Washing Establishment:** means a *building* or part thereof *used* for the operation of automobile washing equipment which is automatic, semi-automatic and/or coin operated.
- 28. Bake Shop:** means a *building* or part thereof wherein the *principal* activity is the retailing of baked goods, including incidental baking of products for retail sale on the *premises* only.
- 29. Bakery:** means the preparation, baking, storage, wrapping and packing, and other activities associated with the sale and distribution of baked goods.

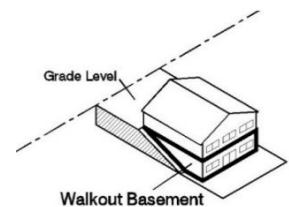
30. **Balcony:** means a platform with or without roofs and without a foundation *attached* to, and extended horizontally from, one or more *main walls* of a *dwelling* with access to the platform exclusively from within the *dwelling unit*.



31. **Basement:** means one or more *storeys* of a *building* located below the *first storey*.



32. **Basement, Walkout:** means that portion of a *building* which is partly underground, but which has more than 50% of the *floor area* not greater than 0.6 m below *grade*, and which has an entrance and exit at *grade level*. This definition shall only apply in an area where natural terrain permits construction of a walkout basement.



33. **Bed and Breakfast:** means an *accessory use* within an existing *single detached dwelling* that is the *principal* residence of the proprietor of the establishment that provides sleeping accommodation (including breakfast and other meals, services, facilities and amenities for the exclusive *use* of guests) for the traveling or vacationing public.

34. **Building:** means any *structure* whether temporary or permanent, *used* or built for the shelter, accommodation or enclosure of persons, animals, materials or equipment. Any tent, awning, bin, bunk or platform, silo, vessel or vehicle used for any of the said purposes shall be deemed a *building*.

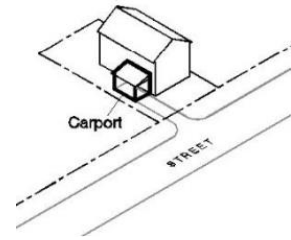
35. **Building Inspector:** means the officer or employee of the *Municipality* from time to time charged by the *Municipality* with the duty of administering the provisions of the Building By-law and/or the Building Code Act, as amended.

36. **Building Supply and Equipment Depot:** means *premises used* for the storage, sale, rental and lease of equipment and supplies used in construction.

37. **By-law Enforcement Officer:** means the officer or employee of the *Municipality* from time to time charged by the *Municipality* with the duty of administering and/or enforcing the provisions of all municipal by-laws.

38. **Camp:** means one or more *buildings* used for sleeping accommodation, the preparation and servicing of food and/or sports or recreation facilities, and intended for recreation purposes on a temporary or seasonal basis. A camp shall not include a *campground*.
39. **Campground:** means premises consisting of at least five camping sites for the overnight and/or temporary camping or parking of travel/tent trailers, truck campers, or tents for recreational or vacation use and designed for seasonal occupancy only whereby a campground is vacated for a period of not less than 60 consecutive days commencing January 1 of each calendar year.
40. **Cannabis:** means cannabis as defined in subsection 2(1) of the Cannabis Act (Canada), as amended.
41. **Cannabis Processing Facility, Industrial:** means a *premises* for production of secondary products, processing, testing, destroying, packaging and/or shipping of *cannabis* which is authorized by a license issued by and/or registration/registered by the Federal Minister of Health, pursuant to the Cannabis Act (Canada) and its Regulations, as amended, or any successors thereto.
42. **Cannabis Production Facility, Agricultural:** means a *premises* for growing and destroying of *cannabis* for which is authorized by a license issued by and/or registration/registered by the Federal Minister of Health, pursuant to the Cannabis Act (Canada) and its Regulations, as amended from time to time, or any successors thereto. Agricultural cannabis production facility may include the minimum amount of processing, testing, packaging and/or shipping necessary to make the product available for sale and use in accordance with the license and/or registration. Any processing, testing, and packaging beyond the minimum shall constitute an *industrial cannabis production facility*.
43. **Cannabis Production Site, Medical:** means a *premises* for the purpose of producing, processing, testing, destroying, packaging and/or shipping of *cannabis* for medical purposes which is authorized by license and/or registration of the person(s) for which the *cannabis* has been prescribed for medical purposes and/or a designated person by the Federal Minister of Health, pursuant to the Cannabis Act (Canada) and its Regulations, as amended, or any successors thereto.

44. **Carport:** means a roofed *structure* intended for the temporary storage of a *motor vehicle* built in conjunction with and *attached* to a *dwelling*. No more than two (2) sides may consist of a solid or enclosed wall, nor shall there be any type of door where the automobile enters. A carport shall only be *attached* to the *dwelling* on one side, and for the purposes of clarity, a breezeway, *porte cochère* or similar architectural feature of a *building* shall not be considered a carport.



45. **Cemetery:** means a cemetery as defined by the Funeral, Burial and Cremation Services Act, as amended.
46. **Chicken, Hen:** means a domesticated female chicken that is at least four months old.
47. **Chicken, Rooster:** means a domesticated male chicken.
48. **Chicken Coop:** means an accessory building or structure, or any part thereof, that is fixed to the ground and is used for the permanent or temporary keeping and raising of a chicken hen and shall include any wholly or partially enclosed cage or run.
49. **Child Care Centre:** means a child care centre as defined in the Child Care and Early Years Act, as amended.
50. **Child Care, Private Home:** means a place wherein the temporary care of children is provided and is operated as an *accessory use* within a *dwelling* in accordance and licensed under the Child Care and Early Years Act, 2014, as amended, or any successor, or any other applicable *Provincial* legislation, and the provisions of this By-law.
51. **Clinic:** means *premises used* by qualified *medical practitioners*, dentists, osteopaths or other *drugless practitioners*, having treatment rooms, laboratories, administrative offices, waiting rooms and facilities for at least one practitioner and used for the public or private medical, surgical, physio-therapeutic or other human health purpose.
52. **Club:** means *premises used* as a meeting place for members of an organization and includes a lodge, athletic or recreational club, social club, a fraternity or sorority house, legion, and a labour union hall.

- 53. Cogeneration Facility:** means *premises used* for the generation of electricity or mechanical power and thermal energy (heating or cooling) simultaneously produced from one fuel source in the same facility.
- 54. Commercial Use:** means a *premises* the purpose of buying and selling commodities and supplying of services as distinguished from such *uses* as manufacturing or assembling of goods, warehousing, transport terminals, construction and other similar *uses*.
- 55. Commercial Use, Seasonal:** means an area of land *used* on a seasonal basis for retail display and sale and may include such *uses* as a temporary outdoor *garden centre*, produce or other food sales or a display of finished merchandise.
- 56. Commercial Vehicle:** means a *motor vehicle* having permanently attached thereto a truck or delivery body and includes ambulances, hearses, casket wagons, fire apparatus, buses, food trucks, and tractors used for hauling purposes.
- 57. Committee of Adjustment:** means the Committee of Adjustment for the *Municipality* as constituted by the By-law of the Council pursuant to Section 44 of the Planning Act, as amended.
- 58. Community Centre:** means any tract of land or *building* or *buildings* or any part of any *buildings used* for community activities whether *used* for commercial purposes or not.
- 59. Community Garden:** means a communal garden provided for the sole *use* of the public to produce flowers, herbs, fruits or vegetables and activities associated with gardening, but does not include any processing or packaging, commercial sales, or the raising of livestock or animals including poultry.
- 60. Concrete Batching Plant:** means *premises* where concrete or concrete products *used* in building or construction is produced, and includes facilities for the following:
- a) Administration or management of the business;
 - b) Stockpiling of bulk materials used in the production process or of finished products manufactured on the premises; and/or

- c) Storage and maintenance of required equipment but does not include the retail sale of finished concrete products.

61. Condominium Unit: means an individual unit under the individual ownership in a multiple unit structure with common elements in which:

- a) the unit comprises not only the space enclosed by the unit boundaries but all material parts of the lands within the space;
- b) The common elements means all the property except the units; and
- c) The common element is owned by all of the owners as tenants in common.

62. Conservation Use: means the *use* of land dedicated towards the protection, stewardship and management of natural heritage features and functions, hydrological features and functions, ecological features and functions, and for the purposes of this By-law, includes the *structures of a public authority used only for managing the resource and for managing natural hazards, such as flood and slope control.*

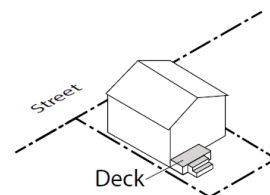
63. Contractors Yard: means *premises used by a general contractor as a depot for the open storage and/or maintenance of equipment, goods, materials and supplies of any kind or for any intended purpose.*

64. Council: means the Council of the Corporation of the Township of King.

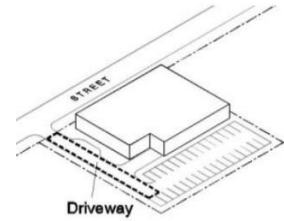
65. Crematorium: means a *building* that is fitted with appliances for the purpose of cremating human remains and that has been approved as a crematorium or established as a crematorium in accordance with the requirements of the Funeral, Burial and Cremation Services Act, 2002, and includes everything necessarily incidental and ancillary to that purpose.

66. Crop Storage: means a *building or structure used for the storage of agricultural crops grown on-site and may include facilities for the wholesale distribution for the crops grown on-site.*

- 67. Crop Storage and Distribution:** means a *building or structure* used for the storage of agricultural crops and may include facilities for wholesale distribution or an *accessory retail* outlet for the sale of such agricultural produce to the general public.
- 68. Custom Workshop:** means a *building* or part of a *building* used by a trade, craft or guild for the manufacture in small quantities of made-to-measure clothes or articles, and includes upholstering but does not include metal spinning, woodworking or furniture manufacture, or any *manufacturing* or any shop or factory otherwise classified or defined in this By-law.
- 69. Day Spa:** means a type of *personal service shop* used for therapeutic treatment of persons, such as massages, beauty treatment, hairdressing services and may include the retail sale of goods incidental to the services of the day spa.
- 70. Deck:** means an *attached* or freestanding platform or series of platforms on a foundation or footings, not covered by a roof or *building* and which has direct access to the ground.
- 71. Dense Non-Aqueous Phase Liquid (DNAPLs):** means chemicals that are both denser than water and do not dissolve readily in water. Because of these traits, DNAPLs tend to sink below the water table and only stop when they reach impenetrable bedrock. This makes them difficult to locate and cleanup. Commonly used DNAPLs include, but are not limited to paint strippers, varnishes, aerosols, and pharmaceuticals.
- 72. District Energy:** means *premises* used to generate, for mass distribution, thermal energy to heat or cool, and without limiting the generality of the foregoing, may include an *alternative energy facility*.
- 73. Drive-through:** means land and associated *structures* used to take orders or provide a service to patrons while remaining in their *motor vehicle*.



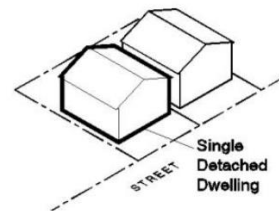
- 74. Driveway:** means a vehicular accessway providing access from a street to a *building* or *property*, a *loading space*, a *parking area* or a *private garage*.



- 75. Drugless Practitioner:** means a drugless practitioner within the meaning of the Drugless Practitioners Act, as amended.
- 76. Dry Cleaning Distribution Depot:** means a *building* or part thereof where articles of clothing or similar items are dropped off and picked up but excludes facilities where the actual dry cleaning of clothing is carried on.
- 77. Dry Cleaning Establishment:** means a *building* or part thereof used for the dry cleaning, dry dyeing or cleaning of clothing and similar articles.

78. Dwelling: means a separate *building* containing one or more *dwelling units*.

- a) **Accessory Dwelling Unit:** means a *dwelling unit* that is *accessory* to a non-residential use on a *lot*.
- b) **Additional Residential Unit:** means a self-contained *unit* in a *single detached dwelling*, or *building* ancillary to a *principal dwelling*, that consists of one or more rooms that are designed, occupied or intended for *use*, including occupancy, by one or more *persons* as an independent and separate residence in which a facility for cooking, sleeping facilities and sanitary facilities are provided for the exclusive *use* of such *person* or *persons*, accessed through a separate entrance.
- d) **Apartment Dwelling:** means a *building* containing four or more *dwelling units* which have a common entrance from the street level and the occupants of which have the right to use in common halls, and/or stairs and/or elevators and *yards*. Apartment dwelling does not include a *boarding or rooming house dwelling*.
- e) **Boarding or Rooming House Dwelling:** means a *dwelling* in which lodging with or without meals is supplied for gain to four (4) or more persons other than the lessee, tenant or owner of said dwelling, or any member of his family and which is not open to the general public, but shall not include any other term defined by this By-law.
- f) **Dwelling Unit:** means one or more habitable rooms, occupied or capable of being occupied as an independent and separate housekeeping establishment, in which separate kitchen and sanitary facilities are provided for the exclusive *use* of the occupant, and which has a private entrance from outside the *building* or from a common hallway or stairway inside the *building* but does not include a tent, cabin, *trailer*, or a room or suite of rooms in an *inn*. A *dwelling unit* may contain *additional residential units*, in accordance with the provisions of this By-law.
- g) **Manor House Dwelling:** means a *building* that is designed to appear as a detached *dwelling* and is divided vertically



into between three (3) and six (6) *dwelling units* (inclusive), each of which has an independent entrance.

h) Semi-Detached Dwelling: means a *building* that is divided vertically into two *dwelling units* each of which has an independent entrance either directly or through a common vestibule.

i) Single Detached Dwelling: means the *principal detached dwelling unit* on a *lot*.

79. Encroach: means an intrusion of a *building* or *structure* into a required minimum *yard*, as explicitly permitted by this By-law. Encroachment and encroached shall have a corresponding meaning.

80. Enlargement: means any *alteration* or change to an existing structure resulting in an increase in the existing *floor area*. Enlarge and enlarged shall have a corresponding meaning.

81. Equine Events Facility: means premises *used* for the staging of equestrian events and shall include an *equestrian facility*.

82. Equestrian Facility: means the boarding of horses, exercising of horses, and the training of horses and riders, and shall be interpreted as an *agricultural use*.

83. Erect: means to build, construct, reconstruct, *alter* or relocate, and without limiting the generality of the foregoing shall be taken to include any preliminary physical operations, such as excavating, berming, grading, piling, cribbing, filling or draining, structurally *altering* any existing *building* or *structure* by an *addition*, deletion, *enlargement*, or *extension*. Erection and erected shall have a corresponding meaning.

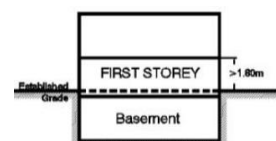
84. Executive Retreat or Guest House: means a single *dwelling unit* for the exclusive use of the owner or for short-term residential accommodation of non-paying guests or employees of the owner. An executive retreat or guest house may also be used for an *accessory* executive meeting and retreat purpose, provided it is in relation to a *principal* business or corporation that is located off-site. An executive retreat or guest house shall not include any other *use* as defined by this By-law.

85. **Existing:** means existing as of the date of the final passing of this By-law.
86. **Extension:** means an expansion of a *use* or *enlargement* of a *building* or *structure* beyond its existing dimensions.
87. **Farm Feed and Supply Store:** means *premises* for the retail sale of goods, merchandise, and livestock feed that are normal and incidental to an *agriculture use* but shall not include a *crop storage and distribution* facility or *agricultural products processing establishment*.
88. **Farm Help Dwelling:** means a *building* or *structure* for the permanent housing of farm employees of the *principal agricultural use*.
89. **Farm Help Dwelling, Seasonal:** means a *building* or *structure* for the temporary housing of farm employees of the *principal agricultural use*.
90. **Farm Implement Sales and Service Establishment:** means the repair and sale of farm implements and agricultural equipment including the sale of fuel, lubricants and related items for agricultural equipment.
91. **Farm Micro-Brewery, Cidery or Winery:** means *premises used* on a farm for the making of beers, spirits, ciders and wines from grains, hops, crops, and/or fruit grown primarily as part of the *principal agricultural use* and may include an *accessory* tasting and hospitality area and *commercial patio*, and *retail* sales of the products produced on-site.
92. **Farm Produce Outlet:** means a *use accessory* to an *agricultural use* which consists of the retail sale of agricultural products, raised, grown, or processed by the property owner or an agricultural operation conducted on the farm.
93. **Farmers Market:** means *premises* where opened spaces or stalls or sale areas, are leased, rented or otherwise provided to individual vendors principally for the sale of locally sourced agricultural products, including fruit, vegetables, meat, poultry, fish, dairy products, as well as plants and flowers and which may include the accessory sale of a limited range of canned or preserved products or other food products requiring minimal processing such as maple syrup, cheese, butter, refreshments or

baked goods to the general public as well as the sale of handmade crafts and art.

94. Financial Establishment: means an establishment which provides money management services directly to the public, and shall include a bank, trust company, credit union, securities dealer, finance company or stock broker.

95. First Storey: means the *storey* that has its floor closest to *established grade* and its ceiling more than 1.8 m above *established grade*.



96. Fitness Centre: means facilities and exercise equipment are provided for recreational and athletic activities and which may include exercise classes. For clarity, and without limiting the generality of the foregoing, this definition shall not include any *uses* listed in the definition for a *place of entertainment*.

97. Floor Area: means with reference to a *building*, the total habitable *floor area* within a *building* which area is measured between the exterior faces of the exterior walls or from the centre line of a common or party wall, but excluding any *private garage*, breezeway, *porch* or verandah, *balcony*, sun room, attic, *basement*, except that where the natural terrain permits a *walkout basement* and where 25% of the floor area of the *walkout basement* may be considered as habitable *floor area*.

98. Floor Area, Gross: means the aggregate of the *floor areas* of all the *storeys* of a *building* including the *floor area* of any basement, where the *floor areas* are measured between the exterior faces of the exterior walls of the *building* at each floor level but excluding *parking areas* within the *building*.

99. Floor Area, Ground: means the footprint of the first *storey* of a *building* or *structure*, where the area is measured between the exterior faces of the exterior walls at the floor level of such *storey*.

100. Floor Area, Retail: means the *gross floor area* of a commercial *building* devoted to retail purposes.

101. Forest Access Lane (Oak Ridges Moraine): means a one- or two-lane unpaved driveway that is designed to provide access to and within a *woodland* for wildlife, fish and forest management purposes as part of a *resource management use*.

- 102. Forest Management:** means the management of woodlands, including *accessory uses* such as the construction and maintenance of forest access roads and maple syrup production facilities, in accordance with the following:
- a) for the production of wood and wood products, including maple syrup;
 - b) to provide outdoor agri-tourism opportunities;
 - c) to maintain and, where possible, improve or restore conditions for wildlife; and/or
 - d) to protect water supplies.
- 103. Garden Centre:** means a retail establishment devoted primarily to the sale of nursery stock and may also include the sale of related *accessory supplies*, but shall not include a *building supply and equipment depot*. See also **Commercial Greenhouse**.
- 104. Garden Suite:** means a one-unit detached *dwelling* containing bathroom and kitchen facilities that is ancillary to a *single detached dwelling* and that is designed to be portable and temporary.
- 105. Golf Course:** means *premises* operated for the purpose of playing golf and which may include *accessory uses* such as a clubhouse, pro shop, *restaurant*, public hall, driving range, putting green and maintenance facilities.
- 106. Grade:** means the level of proposed or finished ground.
- 107. Grade, Established:** means with reference to a *building* or *structure*, the level of proposed or finished ground adjoining a *building* measured as an average of all exterior walls.
- 108. Greenhouse, Commercial:** means a *building* for the growing of flowers, fruits, vegetables, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same *lot* containing such commercial greenhouse but are sold directly from such *lot* at wholesale or retail but shall not include the retail sale of landscape supply and materials. A commercial greenhouse shall not include a *farm greenhouse* and/or *garden centre*.
- 109. Greenhouse, Farm:** means a *building* for the growing of plants, shrubs, trees and similar vegetation which are transplanted

outdoors on the same *lot* containing such greenhouse in conjunction with the *principal agricultural use* on the same *lot*.

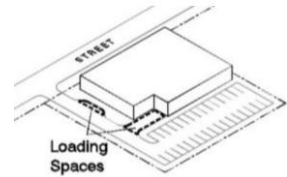
- 110. Ground-Mounted Solar Facility:** means *premises* which provides for the collection, storage, and distribution of solar energy for space heating or cooling, electrical generation, or water heating, where the facility is mounted on the ground, and not roof-mounted.
- 111. Group Home:** means a *dwelling* occupied by not more than 10 persons exclusive of staff, who live as a single housekeeping unit in a facility licensed, approved and supervised in accordance with the requirements of the *Province*. A *group home* does not include an *institutional residence*.
- 112. Hazardous Lands:** means property or lands that could be unsafe for development due to naturally occurring processes. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.
- 113. Hazardous Substances:** means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety, and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive, or pathological.
- 114. Hazardous Waste (Oak Ridges Moraine):** means the same as in Regulation 347 of the Revised Regulations of Ontario, as amended.
- 115. Height:** means the vertical distance measured from the *established grade* to:
- a) In the case of a flat roof, including any roof where more than half of the roof area has a slope of 15 degrees or less, the highest point of the roof surface.
 - b) In the case of a pitched or sloped roof with a slope of more than 15 degrees, the mean height between the eaves and the highest ridge.
 - c) In the case of any *structure* with no roof, the highest point of the *structure*.

- 116. Home Industry:** means an *accessory use* for gain or profit that is *accessory to a dwelling unit or agricultural use*.
- 117. Home Occupation:** means any occupation which is carried on as an *accessory use* and conducted wholly within a *dwelling unit*.
- 118. Hotel:** means a *building* or part thereof used to accommodate a travelling public for gain or profit, by supplying them with sleeping accommodation (with or without meals) but without a stove, and which may include *retail uses*, a *restaurant*, meeting rooms, an exercise room and other amenities for use by guests and which are *accessory* to the hotel. The guest rooms of a hotel are accessed by common corridors, and direct access to the rooms is not provided from the outside. A hotel does not include any other *use* otherwise defined in this By-law.
- 119. Hydrologically Sensitive Feature:** means permanent and intermittent streams, wetlands, kettle lakes, seepage and springs, and as further defined and described in accordance with the Oak Ridges Moraine Conservation Plan.
- 120. Impervious Surface:** means a surface that does not permit the infiltration of water, including but not limited to any *building* or *structure* with a rooftop, a *deck*, *porch*, sidewalk, paved roadway, asphalt, interlocking brick or concrete driveway, walking, or *parking area*.
- 121. Industrial Use, Heavy:** means the *use* of *building* or *structure* for the purpose of manufacturing, processing, fabrication, assembly, treatment, packaging and incidental storage of goods and materials, and which may include open storage as an *accessory use*, and which may involve noise, vibration or emissions provided they are in accordance with the *Province's* guidelines.
- 122. Industrial Use, Light:** means the *use* of *building* or *structure* for the purpose of manufacturing, processing, fabrication, assembly, treatment, packaging and incidental storage of goods and materials, provided that all activities are conducted within a wholly enclosed *building*, and that the operations do not involve any furnaces or machinery that emit noxious fumes or gases, discharge dirt, dust or particle matter into the air or result in noise or vibration.
- 123. Inn:** means *premises used* to accommodate a travelling public for gain or profit, by supplying them with sleeping accommodation

(with or without meals). The guest rooms of an inn are accessed by common corridors, and direct access to the rooms is not provided from the outside.

- 124. Institutional Residence:** means a *group home* containing or intended to contain more than 10 residents, and licensed, approved and supervised in accordance with the requirements of the *Province*.
- 125. Institutional Use:** means the *use* of land for non-commercial and non-residential purposes, and shall include *public or private schools, places of worship, child care centres, long-term care homes*, fire stations, police stations, ambulance dispatch office, ambulance terminals, *Provincial, Regional, Federal or municipal government offices* and public works yards, libraries, museums, *public parks*, and *community centres*.
- 126. Kennel:** means a *structure*, shelter, *building* or collection of *buildings*, a run, or other small *structures*, separate from and not including the residential *dwelling*, in which animal(s) are kept and includes those parts of a property referenced, in which dog(s) are housed, maintained, bred, trained and groomed, but does not include a *pet day care* or a location where four (4) or fewer dog(s) are kept and the dogs are licensed and owned by the person residing at that property.
- 127. Key Natural Heritage Feature:** means wetlands, significant portions of the habitat of endangered, rare, and threatened species, fish habitat, areas of natural and scientific interest (life science), significant valleylands, significant woodlands, significant wildlife habitat, sand barrens, savannahs, and tall grass prairies, as further defined and described by the Oak Ridges Moraine Conservation Plan.
- 128. Landform Conservation Area:** means a landform conservation area as described by the Oak Ridges Moraine Conservation Plan and as delineated on Schedule “C-2” of this By-law.
- 129. Landscaping:** means any combination of trees, shrubs, flowers, grass or other horticultural elements, including decorative stonework, screening or other architectural elements, and which does not include *parking areas, patios, walkways, decks, porches, balconies, driveways* or ramps. For the purpose of this definition, landscaped shall have a corresponding meaning.

- 130. Landscaping, Soft:** means an uncovered area of land that is permeable and permits the infiltration of water. For the purposes of providing clarity to this definition and without limiting the generality of the foregoing, soft landscaping can include sod, soil, flower, permeable pavers, loose or uncompacted aggregate including gravel or stone, plantings, gardens, trees or shrubs and swimming pools. Soft landscaping excludes anything that would be impervious to water infiltration, including but not limited to a rooftop, sidewalk, paved roadway, asphalt, interlocking brick or concrete *driveway*, walkway or *parking area*.
- 131. Legally Existing Use:** means uses legally established prior to the date that the Greenbelt Plan came into force on December 16, 2004.
- 132. Liquid Industrial Waste (Oak Ridges Moraine):** means the same as in Regulation 347 of the Revised Regulations of Ontario, as amended.
- 133. Loading Space:** means an unencumbered area of land which is provided and maintained upon the same *lot* or *lots* upon which the *principal use* is located and which area:
- a) is provided for the temporary parking of one commercial *motor vehicle* while merchandise or materials are being loaded or unloaded from such vehicle, and such parking shall not be for the purpose of sale or display.
 - b) is suitable for the temporary parking of one commercial *motor vehicle*.
 - c) is not upon or partly upon any *street* or lane, and
 - d) has adequate access to permit ingress and egress of a commercial *motor vehicle* from a street by means of *driveways*, aisles, maneuvering areas or similar areas, no part of which shall be used for the temporary parking or storage of one or more *motor vehicles*.
- 134. Long Term Care Home:** means a long-term care home as defined in the Long-Term Care Homes Act, as amended.



135. Lot: means a parcel or tract of land capable of being conveyed as a separate parcel pursuant to the provisions of the Planning Act, as amended, but shall not include a right-of-way, easement or reserve.

a) Corner Lot: means a *lot* situated at the intersection of and abutting on two or more *streets* provided that the angle of intersection of such *streets* is not more than 135 degrees.

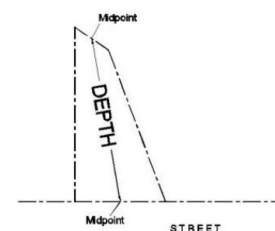
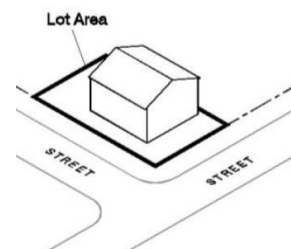
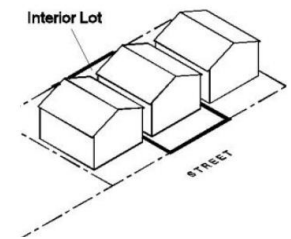
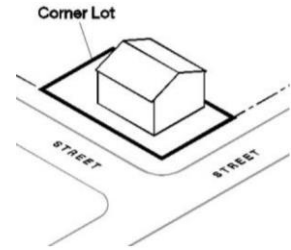
b) Interior Lot: means a *lot* situated between adjacent *lots* and having access to one *street*.

c) Through Lot: means a *lot* bounded on two opposite sides by *streets*, provided however, that if any *lot* qualifies as being both a *corner lot* and a *through lot* as hereinbefore defined, such *lot* shall be deemed a *corner lot* for the purpose of this By-law.

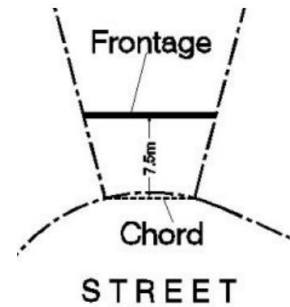
136. Lot Area: means the total horizontal area within the *lot lines* of a *lot*.

137. Lot Coverage: means the percentage of the *lot area*, covered by all *buildings* and *structures* above *grade*, and shall not include the portion of such *lot area* which is occupied by a structure or portion thereof which is completely below *grade*, and for the purposes of this definition, the *lot coverage* in each *zone* shall be deemed to apply only to that portion of such *lot* which is located within said *zone*.

138. Lot Depth: means the horizontal distance between the *front* and *rear lot lines*. Where these *lot lines* are not parallel, the *lot depth* shall be the length of a line joining the mid points of the *front* and *rear lot lines*. Where there is no *rear lot line*, the *lot depth* shall be measured from the midpoint of the *front lot line* to the converging point of the *side lot lines*.

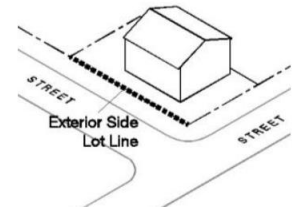


- 139. Lot Frontage:** means the horizontal distance between the *side lot lines* measured at right angles but excluding therefrom any distance between the *side lot lines* traversed by a right-of-way or easement or adjacent to or abutting a *reserve*. Where the *front lot line* is not a straight line, or where the *side lot lines* are not parallel, the lot *frontage* shall be measured by a line 7.5 m back from and parallel to the chord of the *lot frontage*. For the purposes of this By-law, the chord of the *lot frontage* is a straight line joining the two points where the *side lot lines* intersect the *front lot lines*.



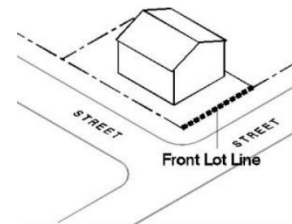
140. Lot Line: means any boundary of a *lot*.

a) **Exterior Lot Line:** means a *side lot line* which abuts the *street* on a *corner lot*.

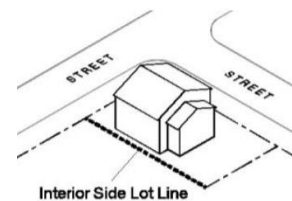


b) **Front Lot Line:** means the *lot line* that divides the *lot* from the *street*, but,

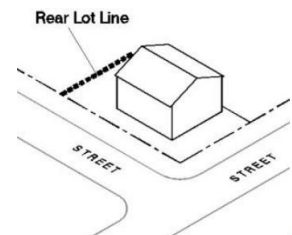
i) in the case of a *corner lot* with two *street lines* of unequal lengths, the *lot line* which is the shorter of the two *lot lines* shall be deemed to be the *front lot line*, and in the case of both *streets* being under the same jurisdiction, or of the same width, the *Municipality* may designate either *street line* as the *front lot line*;



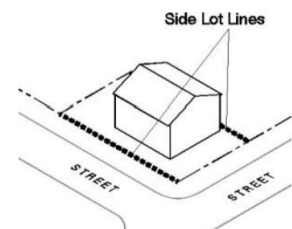
ii) in the case of a *corner lot* with two *street lines* of equal lengths, the *lot line* that abuts the wider street or abuts a *Regional* or *Provincial* road or highway shall be deemed to be the *front lot line*, and in the case of both *streets* being under the same jurisdiction, or of the same width, the *Municipality* may designate either *street line* as the *front lot line*;



iii) in the case of a *corner lot* abutting a 0.3 m *reserve*, the *lot* so abutting the 0.3 m *reserve* shall be deemed an *exterior side lot line* and the other *lot line* abutting the *street* shall be deemed the *front lot line*;



iv) in the case of a *through lot*, the longer boundary dividing the *lot* from the *street* shall be deemed to be the *front lot line* and the opposite shorter boundary shall be deemed to be the *rear lot line*. In case each of such *lot lines* should be equal length or both are under the jurisdiction of the *Municipality*, the *Municipality* may designate either *street line* as the *front lot line*.



c) **Interior Side Lot Line:** means any *side lot line* that is not an *exterior side lot line*.

d) **Rear Lot Line:** means the *lot line* opposite the *front lot line*. In the case of a *triangular lot*, the *rear lot line* refers to the point of intersection of the *side lot lines*.

- e) **Side Lot Line:** means the *lot line* other than a *front* or *rear lot line*.
141. **Main Building:** means the *building* in which the *principal use* of the *lot* or *building* is carried out.
142. **Main Wall:** means the exterior front, side or rear wall of a *building*, and all structural members essential to the support of a fully or partially enclosed space or roof, where such members are closer to a *lot line* than the said exterior wall.
143. **Manufacturing Establishment, Heavy:** means the assembly or processing of component parts to produce finished products suitable for *retail* trade and which may include food, beverage, tobacco, rubber, leather, textile, wood, printing, metal fabricating and the manufacturing or processing of raw materials or similar industries in accordance with the *Province's* guidelines. A heavy manufacturing establishment may also include an *accessory retail use* of the goods manufactured on the same *lot* as the *principal use* in accordance with the provisions of this By-law.
144. **Manufacturing Establishment, Light:** means the assembly or processing of component parts to produce finished products suitable for *retail* trade and does not include food, beverage, tobacco, rubber, leather, textile, wood, printing, concrete or asphalt batching or recycling plant, metal fabricating and the manufacturing or processing of raw materials or similar industries if these operations involve furnaces or machinery that emit noxious fumes or gases, discharge dirt, dust or particle matter into the air or result in noise or vibration beyond the limits of the property in excess of the *Province's* guidelines or if these operations involve stamping presses. All manufacturing or assembly activities shall be conducted entirely within one or more wholly enclosed *buildings*. A light manufacturing use may also include an *accessory retail use* of the goods manufactured on the same *lot* as the *principal use* in accordance with the provisions of this By-law.
145. **Manure Storage Facility:** means a *premises*, with or without a roof or covering enclosing the surface area of the *premises*, used for the storage of liquid or solid livestock manure.
146. **Marina:** means a commercial establishment where a boat house, boat storage, boat repair facilities, boat rental, pier, dock or jetty facilities or any combination of the foregoing are available for all types of marine pleasure craft and may include a gasoline pump

for the fuelling of marine craft and a *building* or *structure* for the retail sale of marine craft, accessories and/or refreshments.

- 147. Medical Practitioner:** means a medical practitioner within the meaning of the Canada Health Act, as amended.
- 148. Mineral Aggregate Operation:** means an operation, other than a *wayside pit*, conducted under a license or permit under the Aggregate Resources Act, and associated facilities used in the extraction, transportation, beneficiation, processing or recycling of mineral aggregate or the production of related by-products.
- 149. Mobile Home:** means a prefabricated *building* which is designed to be towed on its own chassis (notwithstanding that its running gear is or may be removed) and is designed and equipped for year-round occupancy and contains facilities for cooking or for the installation of cooking equipment, as well as sanitary facilities including a flush toilet and shower or bathtub.
- 150. Model Home:** means a *building* which is *used* on a temporary basis as a sales office and/or as an example of the type of *dwelling* that will be for sale in a related development, and which is not and shall not be occupied or *used* for human habitation.
- 151. Motel:** means a *building* or *buildings* or part thereof on the same site used to accommodate the travelling public for gain or profit, by supplying them with sleeping accommodation, with or without meals. The guest rooms of a motel are accessed directly from the outside and may or may not be accessed from common corridors. A motel does not include any other *use* otherwise defined in this By-law.
- 152. Motor Vehicle:** means an automobile, a motorcycle, a motor-assisted bicycle, and any other vehicle propelled or driven otherwise than by muscular power. See also *recreational vehicle*.
- 153. Municipality:** means the Corporation of the Township of King.
- 154. Mushroom Farm:** means a *premises* for the growing of mushrooms in a climatically controlled environment.
- 155. Net Developable Area:** means the total area of a *lot* or portion of a *lot* less any identified *key natural heritage features*, *key hydrologic features* and any related vegetation protection zone, as may be applicable.

- 156. Non-complying:** means a *lot, building or structure* which does not comply with one or more of the provisions of this By-law as of the date of the final passing thereof.
- 157. Non-conforming:** means a *lot, building, or structure* which does not conform to the permitted *uses* of this By-law as of the date of the final passing thereof.
- 158. Oak Ridges Moraine Conservation Plan Area:** means the area of land designated by Ontario Regulation 140/02, as amended or its successor, as being the Oak Ridges Moraine Area, comprising the land lying within the *Oak Ridges Moraine Conservation Plan Area Boundary*, as indicated by Schedule “A” of this By-law.
- 159. Obnoxious Use:** means a *use* which, from its nature or operation creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust, contaminants or objectionable odours, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other material. Nothing herein shall be deemed to prohibit animal waste disposed of in accordance with normal farming practices and in accordance with the requirements of the *Province*.
- 160. Office:** means a room or rooms where business may be transacted, a service performed, or consultation given but shall not include the manufacturing of any product.
- 161. On-Farm Diversified Use:** means a type of *use* that is secondary to a *principal agricultural use* on the same *lot* and is limited in area.
- 162. On-Farm Shop or Café:** means a small-scale café or shop that is an *on-farm diversified use*, and may include the sale of antiques and a tack shop, that is *accessory* to the permitted *agricultural uses* on the *lot* and shall primarily include the sale of value-added products produced by the farm.
- 163. Open Product Display:** means an area outside of a *building or structure, used* in conjunction with a business located on the same *lot*, for the orderly display of completely assembled or finished products, merchandise, or the supply of services, made available for sale or rent in conjunction with the *principal use* on the *lot*.
- 164. Open Storage:** means an open area of land *used* for the temporary storage of materials, equipment, or finished goods

which are associated with the *principal use* of the *lot*. *Parking areas* shall not be considered *open storage* and shall not include a *scrap yard*.

165. Organic Solvent: means a substance, usually a liquid, capable of dissolving another liquid and includes but is not limited to carbon tetrachloride, chloroform, methylene chloride (dichloromethane) and pentachlorophenol.

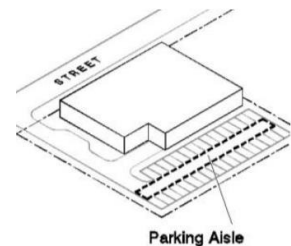
166. Overnight Accommodation Use: means a *building* that is designed as a detached *dwelling unit* or part thereof that provides, for gain or profit, overnight sleeping accommodation for the travelling public, with or without private cooking facilities. An overnight accommodation use shall not include any other *use* defined by this By-law.

167. Park, Public: means land *used* and maintained for active or passive outdoor recreational purposes, such as walking/hiking/cycling *trails*, picnic areas and sports fields, and which may include a refreshment stand. A *park* shall not include a *golf course*.

168. Park, Private: means land *used* as a *park* which is not operated by a *public authority*. A private park shall not include a *golf course* or a *major recreational use*.

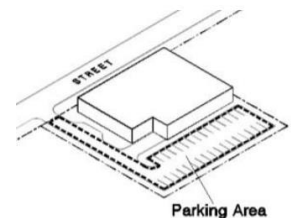
169. Park, Unserviced: means a *public park* that provides recreational opportunities and/or facilities, but without outdoor lighting, accessory commercial facilities, *buildings*, paved *parking areas*, or permanent water or *sanitary sewer facilities*.

170. Parking Aisle: means that portion of a *parking area* which is provided and maintained to be used by vehicles to access individual *parking spaces*.



171. Parking Area or Parking Lot: means an area of land which is provided and maintained upon the same *lot* or *lots* upon which the *principal use* is located and which area:

- a) comprises all *parking spaces* of at least the minimum number required according to the provisions of this By-law, and all *driveways*, *aisles*, maneuvering areas, entrances,

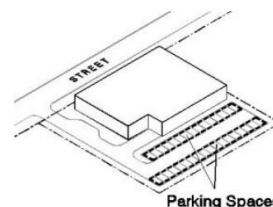


exists, and similar areas used for the purpose of gaining access to or egress from the said *parking spaces*; and

b) does not include the storage of *motor vehicles* for sale.

172. Parking Garage: means a *parking area* that is the *principal use* of a *lot* and is operated to provide parking whether or not for gain or profit.

173. Parking Space: means an area of land which is provided and maintained for the purpose of temporary storage of a *motor vehicle* or *commercial vehicle*.



174. Patio, Commercial: means a space that is not wholly enclosed, whether or not covered, used for the temporary seating of patrons.

175. Person: means an individual, association, firm, partnership, corporation, trust, incorporated company, corporation created under the Condominium Act, organization, trustee or agent, and the heir's executors or other legal representatives of a person to whom the context can apply according to law.

176. Pet Day Care: means *premises* where dog(s) and other domestic pets are boarded during which, the pet(s) are socialized with other pet(s) in an open (meaning without barriers), controlled and secure setting and typically the pet(s) are not kept in individual kennels and runs. The pets boarded in a pet day care are typically boarded for short periods of time and during the majority of the pet's stay the pets are socializing and playing with other pet(s) but does not include a *kennel* as defined herein or a location where four (4) or less dog(s) are kept and the pets are licensed and owned by the person residing at that property as required by the *Municipality* in accordance with all other by-laws.

177. Pet Grooming Establishment: means a *building* or part of a *building* used for the grooming of domestic pets as a commercial business, but does not include any *veterinary clinic*, *pet day care*, *kennel*, any overnight boarding of pets, or any other *use* defined in this By-law.

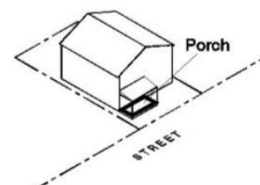
178. Place of Assembly: means a *building* or part thereof used for the gathering of persons, and shall include a banquet hall, conference centre, auditorium, assembly hall, and similar *uses*, and which may

include the incidental preparation and sale of food and beverages on the *premises*.

179. Place of Worship: means a *building* dedicated to religious worship and may include a mosque, synagogue, church, or other such religious institution and may include *accessory uses* such as a *place of assembly*, auditorium, *private school*, convent, parish hall and/or manse, if the manse is located on the same *lot* as the place of worship.

180. Planting Strip: means an area of land abutting a *lot line* used for no other purpose than *landscaping* and which may also include a fence. A *planting strip* may be traversed by walkways or *driveways*.

181. Porch: means an unenclosed, covered platform with direct access to the ground that is *attached* to a *dwelling*.



182. Portable Asphalt Plant: means a facility:

- a) With equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material and includes stockpiling and storage of bulk materials used in the process; and
- b) Which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

183. Portable Concrete Plant: means a facility:

- a) With equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
- b) Which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

184. Porte Cochère: means a portico-like *structure* or architectural feature that enables vehicles to pass through a *building*, provide a temporary vehicle parking area and/or to enable passengers to be picked up or dropped off under shelter from the weather. A porte

cochère shall be considered to form part of the associated *main building* and shall not be considered *accessory*.

185. Premises: means the land, *buildings* or *structures* occupied, *used* or intended to be occupied or *used*.

186. Principal or Main: means primary, as distinguished from *accessory*, *ancillary*, or incidental.

187. Private Garage: means a *building* or part thereof *accessory* to a residential *use* and *used* for the temporary parking or storage of private passenger *motor vehicles* and wherein neither servicing nor repairing is carried on for remuneration.

188. Province or Provincial: means the Province of Ontario.

189. Public Authority: means Federal, *Provincial*, *Regional*, District or *Municipal* agencies and includes any commission, board, authority or department established by any such agency.

190. Recreational Use: means the *use* of land for *public* or *private parks*, playgrounds, tennis courts, basketball courts, soccer fields, lawn bowling greens, indoor and outdoor skating rinks, athletic fields, picnic areas, indoor and outdoor swimming pools, splash pads, and similar *uses*, together with necessary and *accessory buildings* and *structures* which may include a refreshment booth and pavilion.

191. Recreational Use, Low-Intensity: means *recreational uses* which have minimal impact on the natural environment and require little terrain or vegetation modification and few *buildings* or *structures*, including but not limited to nonmotorized trail uses, natural heritage appreciation, un-serviced camping on public and institutional land, and *accessory uses* to the foregoing.

192. Recreational Use, Major: means *recreational uses* that may require large-scale modification of terrain, vegetation or both and usually also require large-scale *buildings* or *structures*, such as *golf courses*, serviced playing fields, serviced campgrounds, *ski facilities* and other similar *uses*.

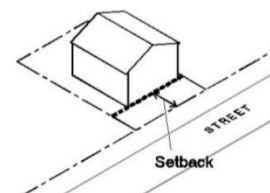
193. Recreational Vehicle: means a specially designed vehicle used for recreation purposes, whether or not it is required to be licensed or is jacked up or its running gear removed, including an all-terrain vehicle, a snowmobile, a camper, a motor home, a boat or *trailer*.

A recreational vehicle may provide temporary living, sleeping, or eating accommodation for travel, vacation, seasonal camping or recreational use.

- 194. Region or Regional:** means the Regional Municipality of York.
- 195. Research and Development:** means *premises used* for the purpose of conducting scientific or technical study, analysis, and experimentation or development.
- 196. Reserve:** means a 1 foot or 0.3 m strip of land conveyed to the *Municipality*, the *Region* or the *Province* for the purpose of preventing direct access to a public street from adjoining lands.
- 197. Religious Monastery or Seminary:** means premises for the principal purpose of providing permanent residential accommodation of persons devoted to spiritual pursuit, not for gain or profit and may include accessory *uses* such as a *place of worship* and limited short term overnight accommodations for guests.
- 198. Residential Amenity Space:** means a *building* or *structure* which is provides communal facilities intended to satisfy the recreational or social needs of residents, and may include a swimming pool, tennis court, a community centre, meeting room, and other similar *uses*.
- 199. Residential Use:** means a *premises* for human habitation.
- 200. Restaurant:** means a *building* or part thereof where food is prepared and offered for sale to the public for consumption on site or for take-out.
- 201. Restaurant, Take-out:** means a *building* or part thereof, designed, intended or *used* for the sale of food or refreshments to the general public and from which food or refreshment is made available to the customer from within the *building*, but is intended to be consumed outside of the *building*. A take-out restaurant shall not include a *drive-through*.
- 202. Retail:** means a *building* or part thereof in which goods, wares, merchandise, substances, articles or things are offered or kept for sale directly to the public.

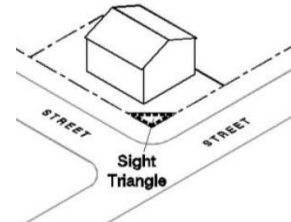
- 203. Retail, Ancillary:** means the part of a *building* or *structure* used for the accessory *retail* sale of goods or items produced on the *premises* in accordance with the provisions of this By-law.
- 204. Retirement Home:** means a retirement home as defined in the Retirement Homes Act, as amended, or its successor.
- 205. Risk Management Plan:** means a site-specific document, approved by a Risk Management Official (RMO), as defined under Part IV of the Clean Water Act, 2006, as amended or its successor, that outlines actions required to address identified significant drinking water threats. A risk management plan regulates how significant drinking water threats are managed.
- 206. Sanitary Sewer:** means a collection of underground pipes or conduits, operated by a condominium corporation, the *Municipality*, *Region* and/or the *Province*, which carries sewage to an approved place of treatment.
- 207. School, Commercial:** means a school of seven or more pupils conducted for gain in such fields as academics, arts, crafts, motor vehicle driving, language, modeling, hairdressing, gymnastics, beauty, culture, dancing, music, golf, yoga, martial arts, photography, business or trade, engineering, computer technology and any other such specialized school conducted for gain. A commercial school shall not include a *private school* or *public school*.
- 208. School, Private:** means a school other than a *commercial school* or *public school*.
- 209. School, Public:** means a public or separate school, a high school, a continuation school, a technical school, a college or university or any other school established and maintained by a *public authority*.
- 210. Spa or Resort:** means premises intended for the overnight accommodation of guests using facilities for the purpose of health and fitness, with or without meals but without private cooking facilities, and may include ancillary commercial uses such as a confectionary and outlets for the sale of sporting goods, sporting apparel, medicinal products and personal sundries. A spa or resort shall not be used for the overnight accommodation of the travelling public.

- 211. Scrap Yard:** means *premises* used for the storage and/or handling of scrap, which may include waste paper, rags, bones, bottles, bicycles, vehicles, tires, metal and/or other scrap material and salvage.
- 212. Sensitive Land Use:** means *buildings* or outdoor spaces where routine or normal activities occurring at reasonably expected times would be subjected to one or more adverse effects from contaminant discharges, fumes, odours, vibrations, noise, or air pollutants generated by a nearby facility. Sensitive land *uses* may be part of the natural or built environmental and may include but are not limited to: residences, *child care centres*, *places of worship*, education and health facilities, community *uses*, *parks* and playgrounds.
- 213. Service Shop, Light:** means a *use* devoted to the service and repair of small appliances, home and office electronics, clothing/shoes, bicycles, jewelry or other small tools and appliances.
- 214. Service Shop, Heavy:** means a shop devoted to the servicing or repair of major appliances, heating/cooling systems, farm equipment and includes the regular place of business of a master electrician, plumber or other similar tradesperson or contractor.
- 215. Service Shop, Personal:** means a *building* or part of a *building* in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons, such as a hairdressing establishment, tattoo parlour, manicure/pedicure salon, coin-operated laundry, tailor shop, a day spa and other similar services. For clarity, and without limiting the generality of the foregoing, a personal service shop shall only include the *retail* sale of goods as an *accessory use*.
- 216. Setback:** means the distance between the *lot line* and the nearest *main wall* of any *building*, *structure*, or *use* as indicated in the context in which the term is used.
- 217. Settlement Area:** means a settlement area as designated by the Township of King Official Plan.



218. Shipping Container: means a new or used standardized metal commercial shipping or cargo container that is fully enclosed and designed to be *used* interchangeably between two or more modes of transportation for the shipment of goods and material. A shipping container does not include a *motor vehicle*.

219. Sight Triangle: means an area free of *buildings* or *structures*, and which area is to be determined by measuring, from the point of intersection or projection of *street lines* on a *corner lot*, the distance required by this By-law along each such *street line* and joining such points with a straight line. The triangular-shaped land between the intersecting *street lines* and the straight line joining the points, the required distance along the *street lines* is the sight triangle.



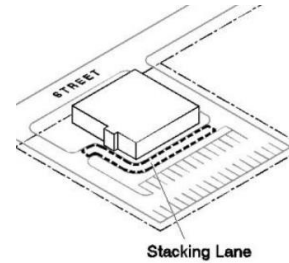
220. Site Alteration: means activities which alter the existing grade of land through the removal, placement, relocation, or movement of fill that would change the landform and natural vegetative characteristics of land, in accordance with the Municipality's Site Alteration By-law.

- a) The construction of facilities for *transportation, infrastructure and utilities uses*, as described below, by a *public authority*; or
- b) For greater certainty, the reconstruction, repair, or maintenance of a drain approved under the Drainage Act, as amended, and in existence on November 15, 2001, or the carrying out of agricultural practices on land that was being *used* for *agricultural uses* on November 15, 2001.

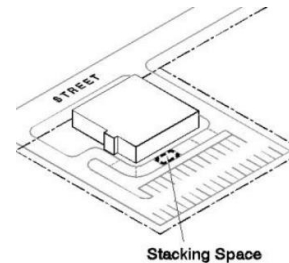
221. Site Plan: means a site plan as approved by or subject to approval by the *Municipality* in accordance with its Site Plan Control By-law, as may be amended from time to time.

222. Ski Facility: means an area of land with trails used by skiers and which may include *accessory uses, buildings, or structures* devoted to the maintenance, administration, and operation of the ski facility, and without limiting the generality of the foregoing, may include *accessory retail* or refreshments. Includes downhill ski, cross-country ski, and water ski facilities.

- 223. Stacking Lane:** means a continuous on-site queuing lane that includes tandem *stacking space* for *motor vehicles* which is separated from other vehicular traffic and pedestrian circulation, by barriers, markings, or signs.

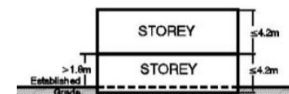


- 224. Stacking Spaces:** means a portion of a *stacking lane* which provides standing room for *motor vehicles* in a queue and, without limiting the generality of the foregoing, includes any part of a queue for a *drive-through restaurant*, an *automobile washing establishment*, a drive-through *financial establishment* or a *drive-through pharmacy* or any use where a *drive-through* is permitted by this By-law.



- 225. Storage Depot:** means *premises used* for the storage of goods, materials, equipment and personal belongings for gain and profit and which may include a commercial self-storage facility.

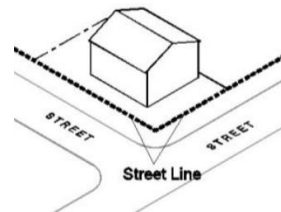
- 226. Storey:** means that portion of a *building* between any floor and the lesser of any ceiling or roof above, provided that all portions of a *building* partly below *grade* level shall not be deemed a storey unless its ceiling is at least 1.8 m above *established grade*. Any portion of a storey exceeding 4.2 m in *height* shall be deemed an additional storey for each 4.2 m or fraction thereof in excess.



- 227. Storm Sewer or Drainage System:** means a collection of underground conduits or open ditches operated and/or maintained by the *Municipality* and/or the *Region*, which carries storm surface waters and natural drainage, but excludes sewage, household or industrial wastes.

- 228. Street:** means any public street, road, laneway, roadway or highway (excluding a right-of-way over common elements through a condominium corporation) assumed and maintained by the *Municipality*, the *Region* or the *Province* and shall include a street on a registered plan of subdivision, where the street has not yet been assumed by the *Municipality* but is being maintained pursuant to a subdivision agreement with a developer entered into pursuant to Section 50 of the Planning Act, as amended, and the developer is not in default of its obligations thereunder.

- 229. Street Line:** means the boundary line of a *street*, representing the dividing line between a *lot* and a *street*.



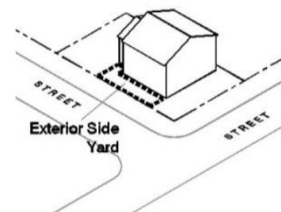
- 230. Structure:** means anything that is *erected*, built or constructed of parts joined together or any such *erection* fixed to or structurally supported by the soil and/or any other *structure*, and shall include a *deck*, *porch*, and *balcony*.
- 231. Studio:** means a *building* or part thereof used for the portrait and commercial photography, painting, sculpting, or other forms of art and craft making, and which may include the sale of art, crafts and photography created or developed on the *premises*, or the *ancillary retail* sale of equipment used by photographers or artists, and for the purposes of this By-law shall include an *art gallery*.
- 232. Swimming Pool:** means a privately owned outdoor swimming pool which includes any body of water or pool located outdoors on privately owned property contained in part or in whole by artificial means and used or intended to be used for swimming, diving or bathing, but does not include a pond for decorative, landscape, agricultural or storm water management facility or a body of water or pool that is less than 0.5 m in *height* or depth, or a combination thereof.
- 233. Taxi Dispatch Office:** means a *building* or part thereof used as an office to dispatch taxis to their fares but does not include a *taxi station*.
- 234. Taxi Station:** means *premises* used for the parking, cleaning, and minor maintenance of a taxi or vehicle sharing service fleet, and which may include a *taxi dispatch office* as an *accessory use*.
- 235. Tourism Information Centre:** means *premises* used for providing tourism information to the travelling public.
- 236. Trail:** means a pathway, whether or not paved, intended to be used for passive, non-motorized recreational purposes such as walking, hiking, and cycling, and may include associated *accessory structures* such as signage, architectural entryway features, landscaping and benches.

- 237. Trailer:** means a vehicle that is at any time drawn upon a highway by a *motor vehicle*, except an implement of animal husbandry, another vehicle or any device or apparatus not designed to transport persons or property, temporarily drawn, propelled or moved upon such highway, and except a side car attached to a motorcycle, and shall be considered a separate vehicle and not part of the *motor vehicle* by which it is drawn.
- 238. Trailer Park:** means premises under single ownership *used* for the parking of tourist trailers on a temporary or seasonal basis from April to October in any calendar year.
- 239. Transportation, Infrastructure and Utilities:** means
- a) streets and public highways;
 - b) transit lines, railways and related facilities;
 - c) gas and oil pipelines;
 - d) sewage and water service systems and lines and stormwater management facilities;
 - e) power transmission lines;
 - f) telecommunications lines and facilities, including broadcasting towers;
 - g) bridges, interchanges, stations, and other structures, above and below ground, that are required for the construction, operation or use of the facilities listed in clauses a) to f); and/or
 - h) rights-of-way required for the facilities listed in clauses a) to g).
- 240. Truck or Bus Terminal:** means *premises used* for the storing, parking, dispatching or loading of *commercial vehicles*, including incidental maintenance and repair of the vehicles on the premises within a wholly enclosed *building*, and without limiting the generality of the foregoing, may include *accessory uses* such as a ticket office, canteen, luggage checking facilities, parcel shipping facilities, storage facilities for the parking of the vehicles and ancillary *offices*, parking for passengers, but shall not include any other *uses* as defined herein.

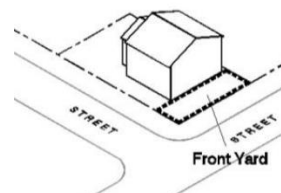
- 241. Use:** when used as a noun, means the purpose for which a *lot* or *building* or *structure* or any combination thereof, is designed, arranged, intended, occupied or maintained and “uses” shall have a corresponding meaning. “Use,” when used as a verb, or “to use,” shall have corresponding meanings.
- 242. Veterinary Clinic:** means *premises* where domesticated animals (excluding livestock) are given medical or surgical treatment for a limited time, within which there may be shelter facilities provided for overnight medical treatment but shall not include a *kennel* or *agricultural animal clinic*.
- 243. Waste Containment Structure:** means an area of land *used* in conjunction with a *use* on the *lot* to store waste in bins or other receptacles and that is fully enclosed by an opaque screening of at least 1.8 m in *height*, and which may contain a gate for access.
- 244. Waste Disposal Facility:** means *premises used* for the disposal of residential, commercial or industrial waste and includes a landfill, waste transfer station, recycling facility and processing facility.
- 245. Watercourse:** means a natural channel for a stream and, for the purpose of this By-law, includes a natural channel for an intermittent stream and natural drainage canals.
- 246. Wayside Pit:** means a temporary pit opened or *used* by or for a public body solely for the purpose of a particular project of road construction and not located on the road right of way.
- 247. Wellhead Protection Area:** means the surface and subsurface area surrounding a water well or well field that supplies a public water system and through which contaminants are reasonably likely to move so as eventually to reach the water well or well field.
- 248. Winery, Cidery, Distillery, or Micro-Brewery:** means the making of beers, spirits, ciders, and wines from grains, hops, crops, and fruit grown in the area, and may include a tasting room, hospitality area, outdoor patio, an on-site *restaurant* and dining facility, and other commercial amenities and *retail* sales of the products produced on site.
- 249. Yard:** means an open, uncovered space on a *lot* appurtenant to a main *building* and unoccupied by *buildings* or *structures* except as specifically permitted in this By-law. In determining required *yard*

measurements, the minimum horizontal distance from the respective *lot lines* shall be *used*.

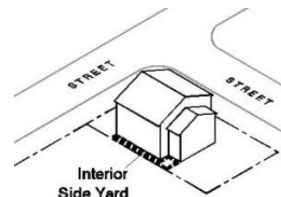
- 250. Yard, Exterior Side:** means the *side yard* of a *corner lot* which *side yard* extends from the *front yard* to the *rear yard* between the *street line* and the nearest wall of any *building* or *structure*. The minimum required *exterior yard* means the minimum *depth* of an *exterior side yard* on a *lot* between the *exterior side lot line* and the nearest wall of any *building* or *structure* on the *lot*.



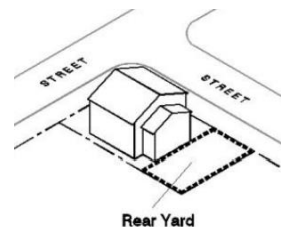
- 251. Yard, Front:** means a *yard* extending across the full width of a *lot* between the *front lot line* and the nearest wall of any *building* or *structure* on the *lot*. The minimum required *front yard* means the minimum *depth* of a *front yard* on a *lot* between the *front lot line* and the nearest *main wall* of any *main building* or *structure* on the *lot*.



- 252. Yard, Interior Side:** means a *side yard* which is not an *exterior side yard*.



- 253. Yard, Rear:** means a *yard* extending across the full width of a *lot* between the *rear lot line* and the nearest wall of any *main building* or *structure* on the *lot*. The minimum required *rear yard* means the minimum *depth* of a *rear yard* on a *lot* between the *rear lot line* and the nearest *main wall* of any *main building* or *structure* on the *lot*.



- 254. Yard, Side:** means a *yard* extending from the *front yard* to the *rear yard* of a *lot* between a *side lot line* which is not a *street line* and the nearest wall of any *building* or *structure* on the *lot*. The minimum required *side yard* means the minimum width of a *side yard* on a *lot* between a *side lot line* and the nearest *main wall* of any *main building* or *structure* on the *lot*.

- 255. Zone:** means a designated area of land use shown on Schedule "A" and established and designated by this Bylaw for the purposes of a specific *use* or group of *uses* that are *erected* and maintained in accordance with the provisions of this By-law.

- 256. Zoning Administrator:** means the officer or employee of the *Municipality* from time to time charged by the *Municipality* with the duty of administering the Zoning By-law.

Part 3 | General Provisions

The following provisions shall apply in all zones as may be applicable to the context:

3.1 Accessory Dwelling Unit

Where permitted by this By-law, an *accessory dwelling unit* shall be in accordance with the following provisions:

- a) A maximum of one *accessory dwelling unit* shall be permitted per *lot*.
- b) An *accessory dwelling unit* shall be permitted in a separate *accessory building*, provided that:
 - i) The *building* shall be located no closer than 3.0 m to any other non-residential *building* on the *lot*.
 - ii) The *building* shall be located in accordance with the setback requirements for the *main building* on the *lot*, as established in the *zone* provisions under Parts 6 – 9.
- c) An *accessory dwelling unit* shall be permitted as part of the *main building* on the *lot*, provided that the *accessory dwelling unit* shall be located either on the second *storey* of the *main building*, or at the rear of such *building* if the *accessory dwelling unit* is located within the *first storey*.
- d) The *accessory dwelling unit* shall have separate washroom and kitchen facilities from those of the non-residential use.
- e) The *accessory dwelling unit* shall have a separate *parking space* as provided in the parking requirements in Part 4.
- f) The *accessory dwelling unit* shall have an independent building entrance that is separate from the building entrance provided for the non-residential use.
- g) The *gross floor area* of the *accessory dwelling unit* shall not exceed fifty percent (50%) of the *gross floor area* of all other non-residential uses on the *lot*.
- h) An *accessory dwelling unit* shall not be permitted on the same *lot* as an *automobile service station* or an *automobile body repair garage*.
- i) An *accessory dwelling unit* or part thereof shall not be permitted within *hazardous lands*.

3.2 Accessory Uses, Buildings and Structures

3.2.1 General

- a) Where this By-law provides for a permitted *use*, that *use* shall include any *accessory uses, buildings or structures*.
- b) An *accessory building or structure* shall not be *used* for human habitation, except where specifically permitted by this By-law.
- c) A *building or structure* shall not be considered *accessory* if *attached* to the *main building*. For clarity, and without limiting the generality of the foregoing, an *attached private garage* shall be considered part of the *main building* and therefore shall be subject to the *lot and building* requirements for the *main building*, as provided in the *zone* provisions.
- d) Unless otherwise specifically provided by this By-law, the *accessory building or structure* shall be located on the same *lot* as the *principal use*.
- e) In any Residential *zone*, the maximum number of *accessory buildings* shall be limited to three (3) in accordance with the required of this By-law. For the purposes of clarity, this provision shall only apply to *buildings* and not *structures*, as defined by this By-law.

3.2.2 Setbacks

- a) Unless specifically provided by this By-law, no *accessory building or structure* shall be built closer to the *front lot line* or *side lot line* than the minimum distance required by this By-law for the *main building* on the *lot*.
- b) Where the *main building* is permitted closer than 1.2 m to the *front lot line* or *exterior side lot line*, no *accessory building or structure* shall be built closer than 1.2 m to the *front lot line* or *exterior side lot line*.
- c) Unless specifically provided by By-law, no *accessory building or structure* shall be built closer than 1.2 m to the *rear lot line* or *interior side lot line*.
- d) Unless specifically provided by this By-law, no *accessory building or structure* shall be built closer to a *street line* than the *main building*.
- e) Unless specifically provided by this By-law, no *accessory building or structure* shall be built closer than 1.8 m to the *main building*.

3.2.3 Height

- a) In any Commercial, Institutional, or Residential zone except the Rural Residential zone, an *accessory building or structure* shall not exceed 4.5 m in *height*.
- b) In the Rural Residential zone, the maximum *height* of an *accessory building or structure* shall be 7.0 m.
- c) In any other zone not identified in (a) and (b) above, the maximum *height* of a *building or structure accessory* to a residential use shall be 7.0 m.

3.2.4 Lot Coverage

- a) In any Hamlet Residential zone, the maximum *lot coverage* for *accessory buildings and structures* shall be ten percent (10%) of the *lot area* or 120.0 m², whichever is less.
- b) In the Rural Estate Residential zone, the maximum *lot coverage* for *accessory buildings and structures* shall be ten percent (10%) of the *lot area* or 140.0 m², whichever is less.
- c) In the Rural Residential zone, the maximum *lot coverage* for *accessory buildings and structures* shall be ten percent (10%) of the *lot area* or 160.0 m², whichever is less.
- d) In the A, AS, AR, NVR, GNH, ORF, ORC and ORL zones the maximum lot coverage of *buildings and structures accessory* to a residential use shall be:
 - i) for *lots* with a *lot area* less than or equal to 6.0 ha, the maximum *lot coverage* shall be 2% or 180.0 m², whichever is less.
 - ii) for *lots* with a *lot area* greater to than 6.0 ha, the maximum *lot coverage* for *buildings and structures accessory* shall be 2% or 250.0 m², whichever is less.
- e) Except where specifically excluded by this By-law, *accessory buildings and structures* shall also be included in the calculation of *lot coverage* for the purposes of determining compliance with the maximum *lot coverage* as provided in the applicable zone under Parts 6 to 10 of this By-law.
- f) Notwithstanding any other provision of this By-law:
 - i) A *balcony* without roofs shall not be included in the calculation of *lot coverage*.
 - ii) A *porch* shall be included in the calculation of *lot coverage*.
 - iii) A *deck* shall be included in the calculation of *lot coverage*.

3.3 Additional Residential Units

Where permitted by this By-law, a maximum of two *additional residential units* shall be in accordance with the following provisions:

- a) In any *zone* that permits a *single detached dwelling*, except an Oak Ridges Moraine *zone*, a maximum of two *additional residential units* shall be permitted per *lot*.
- b) In any Oak Ridges Moraine Countryside *zone*, a maximum of one *additional residential unit* shall be permitted per *lot* and shall be located within the same *building* as the *principal dwelling*. For clarity, *additional residential units* shall not be permitted within the Oak Ridges Moraine Natural Core and Linkage and Oak Ridges Moraine Feature Protection *zones*.
- c) Where two *additional residential units* are permitted on the same *lot*, only one *additional residential unit* shall be permitted in a detached *accessory building*.
- d) An *additional residential unit* permitted in a *detached accessory building* shall comply with the following provisions:
 - i) The *accessory building* containing the *additional residential unit* shall comply with the requirements for *accessory buildings* and *structures* in accordance Section 3.2 Accessory Uses, Buildings and Structures.
 - ii) The *gross floor area* of the *additional residential unit* shall not exceed 50% of the *gross floor area* of the *principal dwelling*, or 85.0 m², whichever is less.
 - iii) The *accessory building* shall not be permitted to be located within a *front yard* or *exterior side yard*.
 - iv) A 1.2 m wide unobstructed pedestrian access shall be provided to the entrance of the *additional residential unit* unless access is provided directly from a *street* or *lane*.
 - v) The maximum *height* of the *accessory building* shall be in accordance with Section 3.2.3 of this By-law.
 - vi) Notwithstanding any other provisions of this By-law, no *additional residential unit* shall be permitted within a *building* that is *used* to keep livestock.
- e) An *additional residential unit* within the same *building* as the *principal dwelling* shall not be permitted in conjunction with a *bed and breakfast* in the same *principal dwelling*.
- f) An *additional residential unit* within the same *building* as the *principal dwelling* shall not exceed 50% of the *gross floor area* of the *principal dwelling*.

- g) Each *additional residential unit* shall have one additional *parking space* provided in addition to the minimum number of *parking spaces* for the *principal dwelling* on the *lot* established in Part 4 of this By-law. The required *parking space* is permitted to be configured as a tandem *parking space*.
- h) An entrance to an *additional residential unit* within a *principal dwelling* shall be provided in accordance with the following provisions:
 - i) The entrance shall be separate from the main entrance of the *principal dwelling*, either as a separate exterior entrance located on a side wall or rear wall of the *principal dwelling*, via an *attached garage*, or from an indoor common vestibule within the *dwelling*.
 - ii) The entrance shall be accessible by an unobstructed hard landscaped surface walkway measuring a minimum of 1.2 m in width, or from a *driveway*.
 - iii) A new entrance shall not be permitted on the same wall as the main entrance to the *principal dwelling unit*.
- i) An *additional residential unit* or part thereof shall not be permitted within *hazardous lands*.

3.4 Agricultural Cannabis Production Facilities and Medical Cannabis Production Sites

Notwithstanding any other provision of this By-law, an *agricultural cannabis production facility* or *medical cannabis production site* within the Agricultural (A) zone shall be in accordance with the following provisions:

- a) The minimum *lot area* shall be 10.0 ha.
- b) An *agricultural cannabis production facility* or indoor *medical cannabis production site* shall be:
 - i) located in a *detached and enclosed building or structure* which contains no other *uses*;
 - ii) equipped with *air treatment control*; and
 - iii) setback a minimum of 150.0 m from a *sensitive land use* or any Residential zone, Institutional zone, or Open Space zone.
- c) An outdoor *medical cannabis production site* shall be setback a minimum of 500.0 m from a *sensitive land use* or any Residential zone, Institutional zone, or Open Space zone.
- d) *Open storage* of goods, materials, or supplies shall be prohibited.

- e) Outdoor signage and advertising shall be prohibited.
- f) A *building or structure used for security purposes for an agricultural cannabis production facility or medical cannabis production site* may be located in the required *front yard* and shall be located a minimum of 2.0 m from any *lot line*.
- g) All development in relation to the establishment of or expansion to an *agricultural production facility or medical cannabis production site* shall be subject to an approved *site plan*.
- i) Any change to the provisions of this section shall require a Zoning By-law Amendment.

3.5 Ancillary Retail

Where permitted by this By-law, an *ancillary retail use* shall be in accordance with the following provisions:

- a) The *ancillary retail* and display of goods shall include only goods manufactured, processed, fabricated or repaired as part of the *principal use*.
- b) The maximum gross floor area of the *ancillary retail use* shall be 15% of the total *gross floor area* of the *principal use*.
- c) Parking for the *ancillary retail use* shall be provided in accordance with the provisions of Part 4 of this By-law, in addition to the parking required for the *principal use* of the *lot*.

3.6 Automobile Related Uses

3.6.1 General Restrictions

- a) An *automobile body repair garage and automobile repair garage* shall not include the sale of motor vehicles or a *scrap yard*.
- b) An *automobile sales and service establishment* shall not include a *scrap yard*.
- c) An *automobile service station* shall not include the sale of motor vehicles or *scrap yard*.
- d) An *automobile washing establishment* shall not include an *accessory drive-through or scrap yard*.

3.6.2 Automobile Service Station

- a) Where permitted by this By-law, an *automobile service station* shall have a minimum lot frontage and minimum lot depth in accordance with **Table 3-1**:

Table 3-1: Automobile Service Station Lot Frontage and Depth Requirements

	Interior Lot	Corner Lot
i) Minimum Lot Frontage	33.0 m	40.0 m
ii) Minimum <i>Lot Depth</i>	40.0 m	40.0 m

- c) No portion of any fuel pump associated with an *automobile service station* shall be located closer than 6.0 m from any *front lot line* or *exterior lot line* and 12.0 m from any other *lot line*.
- d) A weather canopy associated with the fuel pumps of an *automobile service station* shall be permitted to encroach into the required *minimum front yard and exterior side yard* by up to 3.0 m.
- e) The maximum width of a *driveway* at the *street line* shall be not more than 9.0 m and the minimum width not less than 7.5 m.
- f) The minimum interior angle of a *driveway* to a *street line* shall be forty-five (45) degrees and the maximum interior angle of a *driveway* to a *street line* shall be ninety (90) degrees.
- g) The area included between *driveways* or between *driveways* and a *street line* or any *lot line* as required by this By-law shall not be *used* for any purpose other than *landscaping*.
- h) No gasoline pumps or other service station equipment shall be located or maintained in any *parking area*. Stations for charging electric vehicles shall be permitted in any *parking area*.
- h) All other requirements of the applicable *zone* shall apply, including the required minimum required *yards*.

3.6.3 Automobile Washing Establishment

Where permitted by this By-law, *planting strips* shall be provided in association with an *automobile washing establishment* in accordance with the specific *zone*.

3.7 Backyard Chickens

In any Hamlet Residential, Rural Residential or Rural Estate Residential *zone*, the following provisions shall apply to the raising and keeping of *chicken hens*:

- a) The raising and keeping of *chicken hens* shall not be permitted where the minimum *lot area* is less than:

- i) 0.2 ha in the Hamlet Residential *zone*;
 - ii) 0.8 ha in the Rural Estate Residential *zone*; or
 - iii) 2.0 ha in the Rural Residential *zone*.
- b) In any Hamlet Residential *zone* and the Rural Estate Residential *zone*, the maximum number of *chicken hens* shall be subject to the following requirements:
 - i) Where the total *lot area* is 0.2 ha or less, the maximum number of *chicken hens* shall be six (6).
 - ii) Where the total *lot area* is greater than 0.2 hectare, the maximum number of *chicken hens* shall be six (6) per hectare, but in no case shall the total number of *chicken hens* be greater than 18.
- c) In the Rural Residential *zone*, the maximum number of *chicken hens* shall be six (6) per hectare or a total of 30, whichever is less.
- f) Any *accessory building* or *structure* or part thereof used as a *chicken coop* shall be subject to *accessory buildings* and *structures* requirements of this By-law, subject to the following exception:
 - i) The maximum *height* shall be 2.4 m.
- g) The raising and keeping of a chicken hen in any *accessory building* or *structure* containing a *dwelling unit* shall be prohibited.
- h) The raising and keeping of a *chicken rooster* shall be prohibited.
- i) The processing of *chicken hens*, including any use defined as an *abattoir*, shall be prohibited.
- j) The *retail* sale of any by-product of a *chicken hen* shall not be permitted, and without limiting the generality of the foregoing, this shall include the *retail* sale of chicks, eggs and manure.

3.8 Bed and Breakfast

Where permitted by this By-law, a *bed and breakfast* shall be in accordance with the following provisions:

- a) A *bed and breakfast* shall only be permitted in a *single detached dwelling*.
- b) The *bed and breakfast* shall be operated by the person or persons whose *principal* residence is in the *single detached dwelling*.
- c) Parking shall be provided in accordance with Section 4.

- d) A *bed and breakfast* shall be limited to a maximum of five (5) guest rooms.

3.9 Buildings to be Moved

In all *zones*, no *building* requiring a building permit for construction shall be moved within the area covered by this By-law or shall be moved into the limits of the area covered by this By-law without a building permit from the *Municipality*.

3.10 Commercial Patios

Where permitted by this By-law, a *commercial patio* shall be in accordance with the following provisions:

- a) A *commercial patio* shall not be permitted in any *yard* abutting a Residential *zone*.
- b) The area *used* for a *commercial patio* shall be included in the calculation of *lot coverage*.
- c) Parking shall be provided for any *commercial patio* in accordance with the provisions of Part 4 of this By-law.
- d) Where a *commercial patio* covers a portion of a *parking area*, it shall not cause a deficiency in meeting the minimum required parking for *existing uses* on the *lot*.
- e) A *commercial patio* shall be subject to an approved *site plan*.

3.11 Commercial Vehicles, Recreational Vehicles and Trailers in Residential Zones

- a) On a *lot* in a Hamlet Residential, Rural Residential or Rural Estate Residential *zone*, a maximum of one (1) *commercial vehicle* shall be permitted to be parked, stored or kept in a *driveway* or *private garage*, provided the vehicle and any attached equipment does not exceed 2.0 m in *height* above *grade* and 5.6 m in length. A *commercial vehicle* shall not be permitted in any other location on the *lot*.
- b) On a *lot* in a Hamlet Residential *zone*, a maximum of one (1) *recreational vehicle, trailer* or similar vehicle shall be permitted to be parked, stored or kept in the *interior side yard* or *rear yard*. One (1) additional *recreational vehicle, trailer* or similar vehicle shall be permitted to be parked, stored or kept in a *private garage*. A *recreational vehicle, trailer* or similar vehicle shall not be permitted in any other location on the *lot*.
- c) On a *lot* in a Rural Residential or Rural Estate Residential *zone*, the following requirements shall apply:
 - i) A maximum of one (1) *recreational vehicle, trailer* or similar vehicle shall be permitted to be parked, stored or kept in the *interior side yard, rear yard* or

driveway. Where a *recreational vehicle, trailer* or similar vehicle is parked, stored or kept on a *driveway*, it shall not obstruct or otherwise occupy a minimum *parking space* as required by this By-law.

- ii) One (1) additional *recreational vehicle, trailer* or similar vehicle shall be permitted to be parked, stored or kept in a *private garage*.
- c) No *recreational vehicle, trailer*, or similar vehicle shall be permitted to be used for human habitation while parked, stored, or kept in accordance with sub-sections b) or c).
- d) In a Hamlet Residential, Rural Residential or Rural Estate Residential *zone*, a parked, stored or kept *recreational vehicle, trailer* or similar vehicle shall not exceed 7.5 m in length, excluding any hitch or tongue, and the *height* shall not exceed 3.4 m.
- e) No *commercial vehicle, recreational vehicle* or *trailer* shall be parked, stored or kept on a *lot* with no *principal dwelling* in a Residential *zone*.
- f) No *commercial vehicle, recreational vehicle* or *trailer* shall be located closer than 1.2 m from a *side lot line*.
- g) Where one or more *commercial vehicles, recreational vehicles, trailers* or similar vehicles are kept, stored or parked on a *lot* in any Residential *zone* in accordance with the provisions of this section, the minimum number of required *parking spaces* as applicable in accordance with Section 4 shall be maintained.
- h) In any Residential *zone*, the *parking* or storage of heavy equipment or commercial motor vehicles having a registered gross weight of more than 4,500 kilogram shall only be permitted within a wholly enclosed *building* or *structure*.

3.12 Community Garden

Where permitted by this By-law, a *community garden* shall be provided in accordance with the following provisions:

- a) The number of *buildings* and *enclosed structures* associated with the *community garden* shall be limited to 2 and shall include only a maximum of one *accessory* storage shed and a maximum of one *accessory* greenhouse.
- b) The maximum combined *gross floor area* of all permitted *buildings* and *enclosed structures* shall be 70.0 m².
- c) All *buildings* and *structures* associated with the *community garden* shall be subject to the *yard* requirements for *main buildings* in accordance with the applicable zone provisions, except that:

- i) In no case shall a *building* or an *enclosed structure* be located closer than 3.0 m to any *lot line*.
- ii) In no case shall a *building* or *structure* be greater than 4.0 m in *height*.

3.13 Drive-Through

Where permitted by this By-law, a *drive-through* shall be provided in accordance with the following provisions:

- a) A *drive-through* shall include a minimum of eight (8) designated *stacking spaces* for a *drive-through* associated with a *restaurant*, and a minimum of three (3) designated *stacking spaces* for a *drive-through* associated with any other *use*.
- b) A *stacking space* shall be a minimum of 5.5 m in length and 3.0 m in width.
- c) *Stacking spaces* shall not be included in the calculation of required parking and shall not be located within any *parking aisle* or *driveway*.
- d) A *stacking lane* shall not be permitted within 20.0 m of a Residential *zone*.
- e) Notwithstanding clause d) a *stacking lane* may be permitted within 7.5 m and 20.0 m of a Residential *zone* if a noise wall is provided to the satisfaction of the *Municipality*.
- f) No part of a *stacking lane* or *stacking space* shall be located in the required minimum *front yard* or required minimum *exterior side yard*.
- g) *Planting strips* shall be provided in association with a *drive-through* in accordance with the specific *zone*.

3.14 Farm Help Dwelling

Where permitted by this By-law, a *farm help dwelling* shall be provided in accordance with the following provisions:

- a) A *farm help dwelling* shall only be permitted as *accessory* to an *agricultural use*.
- b) A *farm help dwelling* shall only be permitted in a detached *additional residential unit* and shall be subject to Section 3.3.d).
- c) The minimum *floor area* of a *farm help dwelling* shall be 58.0 m².
- d) Notwithstanding Section 3.3.d), the maximum *floor area* of a *farm help dwelling* shall be 182.0 m².
- e) A *farm help dwelling* shall not be permitted in the *principal* residence of the owner or operator of the *agricultural use*.

- f) Access to a *farm help dwelling* shall be from a shared *driveway*.
- g) In the Agricultural (A) and Greenbelt Natural Heritage (GNH) zones, a *farm help dwelling* shall only be permitted on a *lot* with a minimum *lot area* of 20.0 ha.
- h) A minimum of 75% of the *existing lot area* shall be utilized for *agricultural uses*.
- i) A minimum distance of 6.0 m shall be required between a *farm help dwelling* and the nearest point of any other *building* or *structure*.
- j) Parking shall be provided in accordance with Part 4 of this By-law.
- k) A *farm help dwelling* shall only be permitted on a *lot* legally *existing* on the date of passing of this By-law.
- l) A *farm help dwelling* shall be subject to an approved *site plan*.

3.15 Frontage on a Road or Street

- a) In addition to all other provisions of this By-law, no person shall be permitted to *erect* any *building* or *structure* on any *lot* in any *zone* unless the *lot* has the minimum *frontage* on a *street* to accommodate the minimum *driveway* requirements of this By-law.
- b) Notwithstanding sub-section a), a *building* or *structure* may be reconstructed, renovated, repaired, and *used* on a *lot* which does not have *lot frontage* on a *street*, subject to the following requirements:
 - i) The *building* or *structure* shall be subject to an approved *site plan*.
 - ii) The total *gross floor area* of the *building* or *structure* shall not exceed two times the *existing gross floor area*.
 - iii) *Accessory uses, buildings, and structures* shall be permitted but subject to an approved *site plan*, provided that all other provisions of this By-law are met.
- c) If part of a *lot* has been conveyed to the Municipality, the *Region* or the *Province* for street widening or other purposes, and the owner has retained an uninterrupted and permanent right of access for persons and vehicles over such part, then that part of the *lot* abutting such part so conveyed and not affected by any reserve, easement, or right-of-way, shall be deemed to have *frontage* on that portion of the public *street* adjoining the part so conveyed.

3.16 Garden Suites

A *garden suite* may only be permitted as a temporary use in any Hamlet Residential or Hamlet Rural zone by way of a temporary use by-law pursuant to Section 39 of the Planning Act, and in accordance with the following provisions:

- a) A *garden suite* may only be established for a maximum duration of 20 years, calculated from the date of issuance of a building permit.
- b) A maximum of one *garden suite* may be permitted on a *lot*.
- c) A *garden suite* shall be located on the same *lot* as a *principal single detached dwelling*.
- d) A *garden suite* shall only be permitted within the *rear yard* or *interior side yard*.
- e) A *garden suite* shall be considered an *accessory building* and subject to Section 3.2 of this By-law.
- f) The maximum *floor area* of a *garden suite* shall not exceed 85.0 m².
- g) Parking shall be provided in accordance with the provisions of this By-law.

3.17 Group Homes and Institutional Residences

Where permitted by this By-law, a *group home* or *institutional residence* shall be in accordance with the following provisions:

- a) Parking shall be provided in accordance with Part 4.
- b) The *group home* or *institutional residence* shall comprise the sole use of the *dwelling*.
- c) The *group home* or *institutional residence* shall be in accordance with the provisions of the applicable *zone*.
- d) The *group home* or *institutional residence* shall be subject to *Provincial* approval or licensing as may be required.

3.18 Height Exceptions

The *height* requirements of this By-law shall not apply to the following *structures*:

- a) a spire or steeple associated with a *place of worship*;
- b) a belfry;
- c) a flagpole;

- d) a clock tower;
- e) a chimney;
- f) a water tank or water tower;
- g) a radio, communications, or television tower or antenna;
- h) an air conditioner duct;
- i) ventilator or skylight;
- j) elevator enclosures and rooftop mechanical equipment, provided it does not exceed 4.0 m in *height*;
- k) a barn, grain elevator, silo, or other *accessory structure*, excluding any *dwelling*, related to an *agricultural use*;
- l) a wind energy device; or
- m) a roof-mounted solar panel.

3.19 Home Industries

Where permitted by this By-law, a *home industry* shall be subject to the following provisions:

- a) The following *uses* shall be classified as a *home industry* when not *accessory* to a *principal agricultural use*:
 - i) Blacksmithing;
 - ii) Carpentry;
 - iii) Electrical work;
 - iv) Metalworking; and
 - v) Welding.
- b) In addition to those *uses* permitted under a) above, the following additional *uses* shall be permitted where a *home industry* is *accessory* to a *principal agricultural use*:
 - i) Equipment repair;
 - ii) Manufacturing or fabrication shop;
 - iii) Sawmill;
 - iv) Seasonal storage of boats or trailers;

- v) Welding shop; and
 - vi) Woodworking shop.
- c) In no case shall the following *uses* be classified as a *home industry*:
 - i) *Automobile repair garage*;
 - ii) *Automobile body repair garage*;
 - iii) Furniture stripping; and
 - iv) Heavy equipment sales, rental and services establishment.
- d) A *home industry* shall be wholly located within an *accessory building or structure*, subject to Section 3.2 Accessory Uses, Building and Structures of this By-law.
- e) A *home industry* shall have a maximum of three employees, where at least one employee shall be a resident of the *principal dwelling*.
- f) A *home industry* shall have a maximum *gross floor area* of 100.0 m².
- g) *Open storage* and an *open product display accessory* to a *home industry* shall be prohibited.
- h) The *accessory retail* of goods produced in conjunction with the *home industry* may be permitted. The *accessory retail use* shall not occupy more than 25% *gross floor area* devoted to a *home industry*.
- i) A *home industry* shall be subject with the *Municipality's* Noise By-law and all other applicable By-laws of the *Municipality*.

3.20 Home Occupations

Where permitted by this By-law, a *home occupation* shall be in accordance with the following provisions:

- a) A *home occupation* shall be conducted entirely within the *dwelling unit* and shall not be permitted in any detached *accessory building or structure*.
- b) The *home occupation* shall not occupy more than 25.0 percent of the *gross floor area* of the *dwelling unit* or 28.0 m², whichever is lesser.
- c) The *home occupation* shall employ at least one (1) individual who resides in the *dwelling unit* and shall not employ more than one (1) other individual who does not reside in the *dwelling unit*.

- d) The *home occupation* shall not result in the alteration of the exterior of the *dwelling unit*.
- e) The *home occupation* shall not include the *open storage* of goods, materials or equipment, or display of goods visible from outside the *dwelling unit*.
- f) The *home occupation* shall not create noise, vibration, fumes, odour, dust, glare or radiation which is beyond the normal use of the *dwelling unit* or which becomes offensive or obnoxious or creates a nuisance.
- g) The *home occupation* shall not result in more than two (2) clients, students or customers of the *home occupation* to be on the *premises* at any one time. Where a *home occupation* is a *private home child care*, this provision shall not apply.
- h) The *home occupation* shall not use signage which draws attention to the fact that a *dwelling unit* is used for a *home occupation* except in accordance with the *Municipality's Sign By-law*.
- i) Notwithstanding subsection a), a *swimming pool* may be used as part of a *home occupation*.
- j) Without limiting the generality of the foregoing provisions or the definition of *home occupation*, the following *uses* shall not be considered *home occupation*:
 - i) *veterinary clinics* or *agricultural animal clinics*;
 - ii) *uses* involving repairs or painting for *motor vehicles*, *commercial vehicles*, *trailers*, and/or *recreational vehicles*;
 - iii) the *office* of a *medical practitioner* or dentist;
 - iv) *in-person retail*; and
 - v) *light or heavy industrial uses*, including those *uses* classified as a *home industry*.

3.21 Industrial Cannabis Processing Facilities & Medical Cannabis Production Sites

Notwithstanding any other provision of this By-law, an *industrial cannabis processing facility* or *medical cannabis production site* within the Rural Employment (RM) zone shall be in accordance with the following provisions:

- a) An *industrial cannabis production facility* or *medical cannabis production site* shall be:
 - i) located in a *detached* and *enclosed building* or *structure* which contains no other *uses*;
 - ii) equipped with *air treatment control*; and

- iii) setback a minimum of 150.0 m from a *sensitive land use* or any Residential zone, Institutional zone, or Open Space zone.
- b) An outdoor *medical cannabis production site* shall be setback a minimum of 500.0 m from a *sensitive land use* or any Residential zone, Institutional zone, or Open Space zone.
- c) *Open storage* shall be prohibited.
- d) A *building* or *structure* used for security purposes for an *industrial cannabis production facility* or *medical cannabis production site* may be located in the required *front yard* and shall be located a minimum of 2.0 m from any *lot line*.
- e) All development in relation to the establishment of or expansion to an *agricultural production facility* or *medical cannabis production site* shall be subject to an approved *site plan*.
- f) No minor variance to the provisions of Section 3.21 shall be permitted by the *Committee of Adjustment* and shall only be considered by way of an amendment to this By-law.
- g) Notwithstanding anything to the contrary, a holding symbol (H) shall be applied to a lot as part of any development application for any new *industrial cannabis processing facility* or *medical cannabis production site*. For clarity, no *person* shall *use* any land, *erect*, *alter*, or *use* any *buildings* or *structures* for such purposes until such time as the holding symbol (H) is removed by an amendment to this By-law. The holding symbol (H) shall not be removed until confirmation that the proponent has satisfactorily demonstrated compliance with the Environment Protection Act, as amended, and regulations has been satisfied.

3.22 Kennels

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

- a) On an *existing lot* of record as of October 7th, 1974, a *kennel* shall be permitted on a *lot* having a minimum *lot area* of 6.0 ha.
- b) In all other cases, a *kennel* shall only be permitted on a *lot* having a minimum *lot area* of 10.0 ha or greater.
- c) Any portion of a *kennel* shall be located a minimum 60.0 m from any *dwelling unit* located on a separate *lot*.
- d) A *kennel* shall be located a minimum of 15.0 m to the nearest *street line*.

- e) A *kennel* shall be required to obtain a kennel license in accordance with all applicable law and requirements of the *Municipality*.

3.23 Mineral Aggregate Operations

3.23.1 Open Storage for a Mineral Aggregate Operation

No *building*, part of a *building*, *structure* or *open storage* of goods or materials on a *lot* used for a *mineral aggregate operation* shall be located within:

- a) 90.0 m of any *lot line* abutting a Hamlet Residential, Rural Residential or Rural Estate Residential *zone*; or
- b) In all other cases, 30.0 m from any *lot line*.

3.23.2 Fencing Required

A fence with a minimum required *height* of 1.8 m shall be *erected* and maintained along the perimeter of a *lot* or the area of a *lot* used for a *mineral aggregate operation*.

3.23.3 Minimum Planting Strip

- a) A minimum *planting strip* shall be required in the *front yard*, *side yard* and *rear yard* of any *lot* used for a *mineral aggregate operation*.
- b) Where a *lot* is used for a *mineral aggregate operation*, a required *planting strip* shall be located a minimum distance of 15.0 m from any *lot line* that abuts a *street* or a Hamlet Residential, Rural Residential or Rural Estate Residential *zone*.
- c) The minimum *height* of a required *planting strip* on a *lot* used for a *mineral aggregate operation* shall be 1.8 m.
- d) The minimum width of a required *planting strip* on a *lot* used for a *mineral aggregate operation* shall be 3.0 m.

3.24 Minimum Distance Separation (MDS) Formulae

- a) Notwithstanding any other *yard* or *setback* provisions of this By-law, no residential, institutional, commercial, or industrial *use*, located on a separate *lot* and permitted within an Agricultural *zone* or any *zone* in which *agriculture uses* are permitted, shall be *erected* or *altered* unless it complies with the Minimum Distance Separation One (MDS I) *setback* from a livestock facility, calculated using the formulas published by the *Province*, as may be amended from time to time.
- b) Notwithstanding any other *yard* and *setback* provisions of this By-law, no *building* or *structure used* or intended to be *used* for the raising, breeding or keeping of livestock or manure storage shall be established or *enlarged* on a *lot* except in accordance with

the requirements of the Minimum Distance Separation Two (MDS II) setback, calculated using the formulas published by the *Province*, as may be amended from time to time.

3.25 Multiple Uses on One Lot

Where any *land* or *building* is *used* for more than one purpose, all provisions of this By-law relating to each *use* shall be complied with. Where there is a conflict between two provisions, the most restrictive shall apply.

3.26 Mushroom Farms

Where permitted by this By-law, *mushroom farms* shall be in accordance with the following provisions:

- a) A *building* or *structure* used for a *mushroom farm* shall be *setback* a minimum 60.0 m from the *front lot line*.
- b) No stockpiles of waste, manure, fertilizer, or compost shall be permitted within 90.0 m of any *dwelling*, including a *farm help dwelling* or *seasonal farm help dwelling*.

3.27 Non-Conformity and Non-Compliance

- a) Nothing in this By-law shall apply to 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 this By-law, and so long as it continues to be *used* for that purpose.
- b) The provisions of this By-law shall not apply to prevent the *erection* or *use* for a purpose prohibited by this By-law of any *building* or *structure*, the plans for which have been approved prior to the date of passing of this By-law, so long as the *building* or *structure* when *erected* is *used* and continues to be *used* for the purpose for which it was *erected*.
- c) The portion of an *existing* permitted *building* or *structure* on a *lot* which does not comply with the *yard setbacks*, *height*, *floor area* and other *lot* and *building* requirements may be repaired, renovated, and reconstructed, provided that the repair, renovation, or reconstruction does not further reduce those *lot* and *building* requirements which do not comply with the By-law, and provided that all other requirements of the By-law are complied with, including but not limited to Section 3.44. For clarity, the portions of an *existing* permitted *building* or *structure* which comply with the *yard setbacks*, *height*, *floor area* and other *lot* and *building* requirements may be repaired, renovated, and reconstructed provided that all other requirements of the By-law are complied with.

- d) Notwithstanding any other provisions of this By-law, a vacant *lot* held in distinct and separate ownership on the date of passage of this By-law having less than the minimum *lot frontage* and/or *lot area* required by this By-law may be *used* for a purpose permitted in the *zone* in which said *lot* is located provided that all other applicable provisions in this By-law are complied with, including but not limited to Section 3.44.
- e) Where a *lot* having a lesser *lot frontage*, *depth* or *area* than that required by this By-law is created by expropriation or highway widening or other land acquisition by the *Municipality*, the *Region*, the *Province* or the Government of Canada, or any other *public authority*, such *lot* shall be deemed to conform with this By-law and a *building* or *structure* may be *erected*, *altered* or repaired and *used* on such *lot* provided that it conforms to all other requirements of this By-law.
- f) Where a *non-conforming use* has been discontinued for a period exceeding 365 days, the discontinued *use* shall not be re-established, and all permitted *use* provisions of this By-law shall apply.
- g) Where an *existing building* or *structure* containing a *non-conforming use* is involuntarily destroyed or damaged, in whole or in part, by fire or natural event, nothing shall prevent the reconstruction and re-establishment of the *non-conforming use* provided the reconstruction does not increase the *height*, setbacks, size, or volume of the *building* or *structure*.
- h) Nothing in this By-law shall apply to prevent the continued *use* of land, *building* or *structure* for an *agricultural use* as permitted by this By-law or any addition or expansion of such *use* provided that any additions or expansion of such *use* complies with requirements of any *zone* in which an *Agricultural use* is permitted.

3.28 Number of Single Detached Dwelling Units on One Lot

Not more than one (1) *single detached dwelling* shall be *erected* or permitted on any *lot* unless otherwise explicitly permitted in accordance with the provisions of this By-law.

3.29 On-Farm Diversified Uses

Where permitted by this By-law, *on-farm diversified uses* shall be in accordance with the following provisions:

- a) An *on-farm diversified use* shall be located on a *lot* having a minimum *lot area* of 4.0 ha and containing a *principal agricultural use*.
- b) The *area of operation* for an *on-farm diversified use* shall not exceed a combined total of 1.0 ha. (10,000.0 m²) or 2% of the *lot area* on which the *use* is proposed, whichever is less.

- i) The maximum *gross floor area* of all *buildings* and *structures* shall be 20% of the *area of operation* provided no single *building* or *structure* shall have a *gross floor area* greater than 500.0 m².
- ii) Where an *on-farm diversified use* is located within an *existing building* or *structure* that has a *gross floor area* greater than 500.0 m², no more than 500.0 m² of *gross floor area* of the *building* or *structure* shall be used for the *on-farm diversified use*.
- iii) In calculating the *area of operation*, 100% of the area needed for *parking spaces* for the *on-farm diversified use* shall be included.
- iv) In calculating the *area of operation* where an *on-farm diversified use* uses an *existing access laneway* or *parking area*, the area of the *existing laneway* or *parking area* shall not be included.
- v) For the purpose of interpreting Section 3.29, where a *home industry* is part of an *on-farm diversified use*, the area used for a *home industry use* shall be subject to the maximum *gross floor area* as permitted by Section 3.19 of this By-law.
- c) An *on-farm diversified use* shall be subject to the Minimum Distance Separation (MDS) Formulae where an *on-farm diversified use* includes an *agri-tourism uses*, *on-farm shop or café*, food service use or provides overnight accommodations.
- d) *Agricultural event venues* that are beyond the scale of *agri-tourism uses* and are intended to host event more than two (2) times per calendar year shall only be permitted on a temporary basis by way of a temporary use by-law pursuant to Section 39 of the Planning Act.
- e) The total enclosed *floor area* of a *building* or *structure* devoted to *retail* sales shall not exceed 50% of the *floor area* of all *buildings* and *structures* used in conjunction with the *on-farm diversified use*. This provision shall not apply to a *farm produce outlet*.
- f) Where permitted by this By-law as an *on-farm diversified use*, the maximum electricity generation of a *ground-mounted solar facility* shall be 10 kilowatts.

3.30 Open Product Display

Where permitted by this By-law, *open product display* shall be in accordance with the following provisions:

- a) *Open product display* shall be permitted in any *yard*, subject to a minimum *setback* of 6.0 m from any *lot line*.
- b) *Open product display* areas shall not exceed 20% of the *lot area*.

- c) *Open product display* shall not be located within any required *parking area* or within any required *planting strip*.
- d) *Open product display* shall include the parking of *motor vehicles* or *commercial vehicles* for sale or awaiting repair in association with a permitted *use*.
- e) *Open product display* shall be prohibited on a vacant *lot*.

3.31 Open Storage

Where permitted by this By-law, *open storage* shall only be permitted in accordance with the following provisions:

- a) *Open storage* shall only be permitted as an *accessory use* where it is permitted by this By-law.
- b) *Open storage* shall be prohibited in the *front yard* and *exterior side yard*.
- c) *Open storage* shall be prohibited in any *yard* abutting a Hamlet Residential, Rural Residential, Rural Estate Residential, or Open Space *zone*.
- d) *Open storage* shall not be permitted within a minimum *side yard* or *rear yard* as required by the applicable *zone*, except where a *side yard* or *rear yard* abuts another *zone* which permits *open storage*.
- e) Where *open storage* is permitted in a *side yard* or *rear yard*, the minimum distance between the *open storage* and the *lot line* shall be 3.0 m
- f) *Open storage* shall not apply to prevent the parking of *motor vehicles* or *commercial vehicles* for sale in an *open product display* or awaiting repair in association with a permitted *use*.
- g) *Open storage* areas shall not be permitted to be located closer to any *lot line* than the *main building* on the *lot*.
- h) *Open storage* areas shall not exceed 50% of the *lot area*.
- i) *Open storage* areas shall be screened on all sides with an opaque fence or *landscaping* or a combination of both.
- j) *Open storage* shall be prohibited on a vacant *lot*.
- k) *Open storage* shall be subject to an approved *site plan*.

3.32 Pet Day Care

Where permitted by this By-law, a *pet day care* shall not be located closer than 45.0 m to any Residential zone and the *use* shall be separated by at least 45.0 m from a *dwelling* on any other *lot*.

3.33 Planting Strips

- a) A *planting strip* with a minimum width of 1.5 m shall be required abutting the full length of the applicable *lot lines*:
 - i) Along the *front yard* or *exterior side yard*, where any *parking area* is located in the *front yard* or *exterior side yard*. For clarity, this shall not apply to driveways for *single detached dwellings* or *additional residential units*.
- b) A *planting strip* with a minimum width of 3.0 m shall be required along the full length of the applicable *lot lines*:
 - i) Where a *lot* in a Commercial, Employment or Institutional zone abuts an *interior side lot line* or *rear lot line* of a *lot* in a Residential zone.
 - ii) Along the *front lot line* and *exterior side lot line* for *lots* in a Commercial, Employment or Institutional zone. This shall not apply to *lots* zoned Hamlet Commercial (HC).
- c) A *planting strip* with a minimum width of 6.0 m shall be required abutting the full length of the applicable *lot lines*:
 - i) Where a *lot* zoned Rural Employment (RM), Rural Employment Greenbelt (RMG), or Agriculture Related (AR) abuts a *street* or a *lot* in any zone that permits a residential use or and Open Space (OS) zone.
- e) Driveways and walkways shall be permitted to cross a planting strip.

3.34 Private Home Child Care

Where permitted by this By-law, a *private home child care* shall be subject to the provisions for *home occupations* (Section 3.20).

3.35 Public Uses Permitted

- a) The provisions of this By-law shall not apply to the use of any land and zone or to the *erection* or *use* of any *building* or *structure* for the purpose of public service by the *Municipality*, and/or any *public authority*, any department of the *Region*, any department or Ministry of the Government of Canada or the *Province*, or any

telecommunications, gas or utility company, provided that where such land, *building* or *structure* is located:

- i) Notwithstanding any other provisions of this By-law, the *open storage* of goods, materials or equipment in conjunction with a public works yard shall be permitted, in accordance with Section 3.31, excluding sub-clause c).
- ii) The *lot coverage*, *yard setbacks*, parking and loading requirements and *height* provisions shall be complied with;
- iii) A public works yard shall be permitted on a *lot* abutting a Residential zone provided that:
 - 1) The minimum *setback* from the *lot line* abutting Residential zone shall be 12.0 m;
 - 2) A *planting strip* is provided in accordance with Section 3.33; and,
- iv) An *office* shall be permitted as an *accessory use*.
- b) Nothing in this By-law shall prevent the installation of a watermain, *sanitary sewer* main, storm sewer main, gas main, pipe line or overhead or underground hydro, and telecommunications line provided that the location of such main or line has been approved by the *Municipality* or is undertaken by a *public authority*.
- c) Within the *Oak Ridges Moraine Conservation Plan Area*, the provisions of Section 8.4 shall apply to public uses.

3.36 Replacement of Existing Single Detached Dwelling

Where a *single detached dwelling* is intended to be demolished and replaced, the original *single detached dwelling* shall be permitted to remain on a *lot* during the construction of the new *dwelling* provided that:

- a) The *lot* shall be subject to an approved *site plan*;
- b) Only one *dwelling* is occupied at any one time;
- c) A demolition permit is issued by the *Municipality* with respect to demolition of the original *dwelling*, and an agreement with the *Municipality* has been entered into by the owner which, among other matters, requires the demolition of the original dwelling a specified amount of time from the issuance of the Certificate of Occupancy for the replacement *dwelling*; and
- d) All other provisions of this By-law shall apply to the replacement *dwelling* as if the original *dwelling* was demolished.

3.37 Residential Lot

No *person* shall *erect* or *use* any *building* or *structure* for *residential uses* unless such *building* is *erected* upon a *lot* as defined by this By-law and in accordance with all other provisions of this By-law.

3.38 Seasonal Commercial Use

Where permitted by this By-law, a *seasonal commercial use* shall be subject to the following provisions:

- a) Where a *seasonal commercial use* covers a portion of a *parking area*, it shall not result in a deficiency in meeting the minimum required *parking* for *existing uses* on the *lot*.
- b) A *seasonal commercial use* shall not require any additional *motor vehicle* or bicycle parking to be provided while it is in operation.
- c) A *seasonal commercial use* shall be permitted in any yard that does not abut a Residential zone.
- d) A *seasonal commercial use* shall be located no closer than 6.0 m to any *lot line*.
- e) A *seasonal commercial use* shall not obstruct any *driveway*.
- f) A *seasonal commercial use* shall occupy a maximum of twenty percent (20%) of the *lot area*.
- g) *Seasonal commercial uses* shall be permitted on a *lot* for a maximum of 120 total days during each calendar year. For clarity, the maximum number of days shall be inclusive of all *seasonal commercial uses* provided on the *lot* during any given calendar year.
- h) Any *buildings* or *structures* associated with the *seasonal commercial use* shall not be subject to the provisions of Section 3.2 but shall be subject to the provisions of this section.

3.39 Seasonal Farm Help Dwelling

Where permitted by this By-law, a *seasonal farm help dwelling* shall be subject to the following provisions:

- a) A *seasonal farm help dwelling* shall only be permitted as *accessory* to an *agricultural use*.
- b) The minimum *floor area* of a *seasonal farm help dwelling* shall be 58.0 m².
- c) The maximum *floor area* of a *seasonal farm help dwelling* shall be 80.0 m².

- d) A minimum of 75% of the *existing lot area* shall be utilized for *agricultural uses*.
- e) The use of a *seasonal farm help dwelling* shall not exceed an aggregate total of nine months in each calendar year.
- f) A *seasonal farm help dwelling* shall not be permitted in the principal residence of the owner or operator of the *agricultural use* or within the same *building* or *structure* used to shelter livestock or farm animals.
- g) *Seasonal farm help dwellings* may be contained in more than one *building*. For clarity, seasonal farm dwellings may not exceed the maximum floor area set out in subsection c).
- h) A *mobile home* or *recreational vehicle* may be used for a *seasonal farm dwelling*.
- i) Access to a *seasonal farm help dwelling* shall be from a shared *driveway*.
- j) Where a *seasonal farm help dwelling* is permitted by this By-law, the *lot* and *building* requirements of the applicable *zone* shall apply to the *seasonal farm help dwelling*.
- k) A minimum distance of 6.0 m shall be required between a *seasonal farm help dwelling* and the nearest point of any other *building* or *structure*.
- l) *Parking* shall be provided in accordance with Part 4 of this By-law.
- m) A *seasonal farm help dwelling* shall be subject to an approved *site plan*.

3.40 Shipping Containers

Where permitted by this By-law, a *shipping container* shall only be permitted in accordance with the following provisions:

- a) A *shipping container* shall not be permitted *accessory* to a *residential use*, where a *residential use* is the principal *use* of a *lot*.
- b) A *shipping container* shall only be permitted as an *accessory use*.
- c) A *shipping container* shall be considered an *accessory structure* and subject to Section 3.2 of this By-law.
- d) A *shipping container* shall be located a minimum distance of 10.0 m from any *lot line* abutting a Hamlet Residential, Residential Estate or Rural Residential *zone*.
- e) The *use* of a *shipping container* for human habitation shall be prohibited.
- f) A *shipping container* shall only be permitted where the minimum *lot area* is:

- i) 4.0 ha or greater in the Agricultural (A) and Agricultural Related (AR) zones;
 - ii) 2.0 ha in the Agricultural Speciality Crop (AS) zone; and
 - iii) 0.4 ha or greater in all other zones.
- g) A *shipping container* shall only be permitted in a *rear yard*.
- h) The maximum number of *shipping containers* on a *lot* shall be 2.
- i) Notwithstanding any other provision of this By-law, a *shipping container* may be temporarily placed on a *lot* in any *zone*:
 - i) For a period of not more than 10 days for loading and unloading of the *shipping container*.
 - ii) For a period of not more than 1-year for the storage of supplies and equipment during construction for which a building permit has been issued by the *Municipality*.
- j) Except when located in the Specialty Crop Agricultural (AS) zone, a *shipping container* shall be subject to an approved *site plan* pursuant to Section 41 of the Planning Act.
- k) Where permitted by this by-law, a *shipping container* shall be screened on all sides with an opaque fence or *landscaping* or a combination of both.
- l) A *shipping container* shall be maintained in good condition, free from rust, painted to remove any markings and/or labels and comply with all applicable provisions of this By-law.

3.41 Sight Triangle

- a) On any *corner lot*, a *sight triangle* as defined in this By-law shall be provided in accordance with **Table 3-2**:

Table 3-2: Sight Triangle Requirements

Intersection	Minimum Sight Triangle (All Zones Except Employment Zones)	Minimum Sight Triangle (Employment Zones)
i) Local Road and Local Road	5.0 m	10.0 m
ii) Local Road and Collector Road	5.0 m	10.0 m

Intersection	Minimum Sight Triangle (All Zones Except Employment Zones)	Minimum Sight Triangle (Employment Zones)
iii) Collector Road and Collector Road	10.0 m	12.0 m
iv) Rural Collector Road and Urban Collector Road	15.0 m	15.0 m
v) Any Road and Arterial Road	15.0 m	15.0 m

- b) For the purposes of interpreting clause a) of this section, the road classifications shall be as indicated in the current applicable Transportation Master Plan, as considered to be the most current road classification by the *Zoning Administrator*.

3.42 Swimming Pools

- a) A swimming pool shall be permitted as an *accessory use* to any *residential use*.
- b) The minimum *setback* of a *swimming pool* to any *lot line* shall be 1.5 m. The *setback* shall be measured from the inside wall of the *swimming pool*.
- c) A *swimming pool* shall be permitted in the *side yard* of any *lot* provided that:
- in a Residential zone, a *swimming pool* shall not be located closer to any side *lot line* or *street line* than the *principal dwelling*;
 - the maximum *height* of such *swimming pool* shall be 1.5 m above the *established grade* level of the ground both adjoining and within 4.5 m of such *swimming pool*; and
 - any *building* or *structure*, other than the *main building*, required for changing clothing or for pumping or filtering facilities, or other similar *accessory uses*, shall be in accordance with the provisions applicable to *accessory buildings* on such *lot* under Section 3.2.
- d) Every *swimming pool erected* in any *zone* shall comply with all applicable laws and requirements of the *Municipality* which governs the enclosure of *swimming pools*.
- e) Notwithstanding any other provision of this By-law, a *swimming pool* shall be excluded in the calculation of *lot coverage*.

3.43 Temporary Construction Uses Permitted

Nothing in this By-law shall prevent *uses* incidental to construction such as a construction trailer, a tool shed, scaffold or other *building* or *structure* incidental to the construction, provided that these *uses* shall be permitted only for so long as the same are necessary for work in progress which has been neither finished nor abandoned, and for which a building permit has been issued and remains in force.

3.44 TRCA and LSRCA Regulated Areas (Schedule “A” Overlay)

Schedule “A” includes an approximation of the areas regulated by the Toronto and Region Conservation Authority (TRCA) and the Lake Simcoe Region Conservation Authority (LSRCA). These areas are subject to the applicable regulation under Section 28 of the Conservation Authorities Act, as amended, for any development (including *site alteration*), any interference with wetlands, and alterations to shorelines and *watercourses*. In this regard, TRCA, or LSRCA must be contacted prior to any such work taking place in the Regulated Area.

Development in the Conservation Authorities Act, as amended, is defined as: (a) the construction, reconstruction, *erection* or placing of a *building* or *structure* of any kind; (b) any change to a *building* or *structure* that would have the effect of altering the use or potential *use* of the *building* or *structure*, increasing the size of the *building* or *structure* or increasing the number of *dwelling units* in the *building* or *structure*; (c) site grading; or (d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

The Regulated Area may differ from the area delineated on Schedule “A”, as it may be subject to changes resulting from new environmental information obtained by the TRCA or LSRCA over time. The final boundaries of the Regulated Area shall be determined by TRCA or LSRCA, as applicable. Further, if there is a conflict between the description of regulated areas in the text of the regulation and the areas as shown on the regulated area mapping (as shown in the Schedule “A” Regulated Area delineation) the description of areas in the regulation prevails.

The following provisions shall apply to all lands within the Regulated Area (on Schedule “A” or to lands that meet the description of regulated areas in the regulation by TRCA or LSRCA, as applicable):

- a) Development (as defined above) is subject to TRCA or LSRCA review, as appropriate, and may require a permit pursuant to the applicable regulation, prior to any works taking place.
- b) The Regulated Area shown on Schedule “A” may be subject to change. The final boundaries of the Regulated Area shall be determined by TRCA or LSRCA, as appropriate.

- c) The following *uses* shall be prohibited in lands identified as *hazardous lands* or hazardous sites, as determined by the *Municipality* in consultation with TRCA or LSRCA, as appropriate:
 - i) institutional *uses* including hospitals, long-term care homes, retirement homes, *private home child cares*, *child care centres* and schools;
 - ii) *additional residential units* and *accessory dwelling units*;
 - iii) *garden suites*;
 - iv) essential emergency services including fire, police, ambulance stations and electrical substations; and
 - v) *uses* associated with disposal, manufacture, treatment or storage of *hazardous substances*.

3.45 Uses Prohibited in All Zones

- a) Notwithstanding any other provisions contained in this By-law, the following *uses* are prohibited in the defined area unless specifically permitted by this By-law: blood boiling; bone boiling; extracting oil from fish or animal matter; storing hides; soap manufacturing; tripe boiling; tanning hides and skins; manufacturing gas; manufacturing or storing fertilizers from dead animals or fish; manufacturing cement or brick; receiving, storing or dumping of liquid, jellied, congealed, or concentrated industrial wastes of any kind; metal smelting or a foundry; drop forge industries; blast furnaces; refineries; aircraft engine testing; and, *obnoxious uses*.
- b) The *use* of any land or *lot* for the purpose of a trailer park, tourist trailer park or a *mobile home* park is prohibited.
- c) The *use* of any land or *lot* for the purposes of a track for the racing of animals, motor vehicles or motorcycles or go-carts or snowmobiles is prohibited, except such a *use* by a club or organization which is licensed by the *Municipality* for such *uses*.
- d) The *use* of any land or *lot* for the purpose of a *scrap yard* except as specifically provided by this By-law is prohibited.
- e) The *use* of any land or *lot* for the purpose of a *contractors yard* is prohibited.
- f) The *use* of any land or *lot* for the purpose of a *waste disposal facility* is prohibited.
- g) The making or establishment of pits or quarries is prohibited, and no person shall *use* land or *erect* any *building* or *structure* for the purpose of processing, washing, sorting, screening or crushing rock, sand or gravel except as expressly provided for in this By-law.

- h) The *use of a shipping container, commercial vehicle, recreational vehicle, truck, bus, coach or streetcar body, trailer or boat for the purposes of human habitation* is prohibited, except as specifically provided by this By-law.

3.46 Waste Storage

The storage of garbage, recycling and other waste shall be in accordance with the following provisions:

- a) In any *zone* where the *principal use* is an employment or commercial use, garbage, recycling and other waste shall only be stored in a fully enclosed *waste containment structure*, with or without a roof, or within a wholly enclosed *building*.
- b) Notwithstanding subsection a), in-ground refuse containers are not required to be within a fully enclosed *waste containment structure* or wholly enclosed within a *building*.
- c) A waste containment structure shall only be permitted in an *interior side yard* or *rear yard*.
- d) A *waste containment structure*, where provided, shall be setback a minimum of 3.0 m from any abutting Residential *zone* and shall be subject to all other provisions for *accessory structures* under Section 3.2.
- e) A *waste containment structure* shall not be permitted within any required *planting strip*.
- f) Notwithstanding the provisions of this section, any container temporarily used in association with construction activities shall be permitted in any *yard* during construction, provided it is located no closer than 1.2 m from any *lot line*.

3.47 Wellhead Protection Areas (Schedule “B-1”)

- a) The following requirements shall apply to all lands shown as “WHPA-A”, “WHPA-B”, “WHPA-C” or “WHPA-D” on Schedule B-1.
 - i) Where there is a conflict between the requirements of this By-law and the Clean Water Act, the requirements of the Clean Water Act shall prevail.
 - ii) Where there is a conflict between the requirements of this By-law and the Credit Valley – Toronto and Region – Central Lake Ontario (CTC) Source Protection Plan, the more restrictive requirements shall prevail.
 - iii) Where there is a conflict between the requirements of this By-law and the South Georgian Bay Lake Simcoe (SGBLS) Source Protection Plan, the more restrictive requirements shall prevail.

- iv) Notwithstanding any other provision or permitted *uses* of this By-law, on any *lot* located within each of the following geographic areas as delineated on Schedule “B-1”, the corresponding *uses* or activities shall be prohibited in accordance with **Table 3-3**, unless otherwise deemed to be permitted subject to an approved Risk Management Plan issued by the *Region*. This requirement shall not apply to *uses* or activities that are incidental to normal quantities intended for personal or household *use*.

Table 3-3: Prohibited Uses and Activities in Wellhead Protection Areas

Area (as delineated on Schedule “B-1”)	Prohibited Uses and Activities
Wellhead Protection Areas B and C	<p>The handling, storage, processing (including part of other manufacturing processes) and manufacturing of <i>dense non-aqueous phase liquid</i> (DNAPLs), including:</p> <ul style="list-style-type: none"> i) Dry cleaning activities which utilize DNAPLs in the cleaning processes; ii) Automotive sales and service which use degreasers, paints, enamels, cleaners and adhesives containing DNAPLs; iii) Printing, publishing and allied industrial establishments which utilize DNAPLs as part of the printing process; iv) Establishments selling paints, enamels, furniture strippers, paint thinners and lacquers containing DNAPLs; v) Establishments which store, use or sell cleaning supplies and glass cleaners which contain DNAPLs; and vi) Manufacturing and industrial establishments which utilize DNAPLs as part of manufacturing and/or processing.
Wellhead Protection Area A	<p>All of the <i>uses</i> and activities prohibited in Wellhead Protection Areas B and C under clause a), and:</p> <ul style="list-style-type: none"> i) Waste storage sites and facilities for the landfilling of municipal waste and/or solid non-hazardous industrial or commercial waste; ii) Waste disposal sites where liquid industrial waste is injected into a well; iii) Wastewater treatment plant & disposal facility (includes lagoons, communal/municipal sewage

Area (as delineated on Schedule “B-1”)	Prohibited Uses and Activities
	<p>treatment facilities, large sewage vaults at sewage pumping stations – but excluding facilities regulated under the <u>Nutrient Management Act</u>, 2002);</p> <p>iv) Waste storage and disposal sites and facilities for hazardous liquid industrial waste at landfills and transfer stations;</p> <p>v) Waste storage and disposal sites and facilities for wastes described in the clauses for p, q, r, s, t and u of the definition of hazardous waste (<u>O. Reg. 347</u>) at landfills and transfer stations as outlined in the Assessment Reports;</p> <p>vi) Waste disposal facilities including:</p> <ol style="list-style-type: none"> 1. PCB waste; 2. Tailings from mines. 3. Petroleum refining waste sites and facilities for landfarming; and 4. Hazardous waste storage, treatment and disposal sites and facilities. <p>vii) Road salt storage facilities where the quantity is more than 5,000 tonnes;</p> <p>viii) Snow storage facilities and disposal sites (includes <i>parking areas</i>):</p> <ol style="list-style-type: none"> 1. At or above <i>grade</i> where the storage area is more than 1 ha in area, except in emergency scenarios; and 2. Below <i>grade</i> where the storage area is more than 0.01 ha in area. <p>ix) Non-residential, industrial, commercial, institutional, agricultural and multi-residential liquid fuel and fuel oil storage facilities where the fuel is stored partially or below grade where the fuel quantity is more than 250 litres or 2,500 litres above grade which includes, but is not limited to the following facilities:</p> <ol style="list-style-type: none"> 1. Permanent or mobile fuel or gasoline <i>retail</i> outlets; 2. Automobile service stations;

Area (as delineated on Schedule "B-1")	Prohibited Uses and Activities
	<ol style="list-style-type: none"> 3. Bulk plants; 4. Marinas; 5. Private fuel outlets; and 6. <i>Agricultural uses.</i> <p>x) The handling, storage, processing (including part of other manufacturing processes) and manufacturing of organic solvents including, but not limited to the following:</p> <ol style="list-style-type: none"> 1. Automobile sales and service establishments which use degreasers, paints, enamels, cleaners and adhesives containing organic solvents; and 2. Establishments which store, use or sell cleaning supplies and glass cleaners which contain organic solvents. <p>xi) <i>Agricultural storage buildings used for agricultural source material (ASM) which includes but is not limited to the following materials:</i></p> <ol style="list-style-type: none"> 1. Animal manure including bedding materials; 2. Milk house wash water; 3. Mushroom compost; 4. Regulated compost; and 5. Animal yard run-off and manure. <p>xii) Storage of pesticides in facilities:</p> <ol style="list-style-type: none"> 1. For <i>retail</i> sale or storage in relation to its use in extermination where the total mass in any form (liquid, solid or gas) is more than 250 kg; and 2. Where it is manufactured, processed or wholesaled for <i>retail</i> and extermination where the total mass is more than 2,500 kg. <p>xiii) Commercial fertilizer storage facilities for <i>retail</i> sale or stored in relation to its application where the total mass in any form (liquid or solid) is more than 2,500 kg;</p>

Area (as delineated on Schedule “B-1”)	Prohibited Uses and Activities
	<p>xiv) Agricultural outdoor confinement or farm animal yards where the number of confined animals would generate more than 300 nutrient units/ha/year; and</p> <p>xv) Storage facilities for Non-Agricultural Source Material (NASM) – Category 1.</p>

- vi) Where a *use* is prohibited in Wellhead Protection Areas A, B and C, as indicated in **Table 3-3**, and the *use* was legally *existing* prior to the effective date of this By-law, the *use* shall continue to be permitted in accordance with the permitted *uses* of the underlying *zone*, but no *expansion* of any *building* or *structure* for the prohibited *use* as indicated in Table 3-3 of this By-law shall be permitted.

3.48 Yard and Setback Encroachments Permitted

- a) Every part of any *yard* required by this By-law shall be open and unobstructed by any *structure* from the ground to the sky, provided that the *structures* listed in **Table 3-4** shall be permitted to encroach into the minimum *yards* indicated for the distances specified.

Table 3-4: Permitted Yard and Setback Encroachments

Structure	Yard	No part of any <i>building</i> or <i>structure</i> shall project into the specified <i>yard</i> more than:
i) Building architectural elements, including sills, belt, courses, cornices, gutters, chimneys, pilasters, eaves, parapets, canopies or fireplaces	Any <i>yard</i>	0.6 m
ii) Window bays	<i>Front, rear and exterior side yards only</i>	0.9 m, at a maximum width of 3.0 m
iii) <i>Balconies</i>	<i>Front, rear and exterior side yards only</i>	1.8 m

Structure	Yard	No part of any <i>building</i> or <i>structure</i> shall project into the specified <i>yard</i> more than:
iv) <i>Porches</i> not exceeding one (1) storey in height and uncovered terraces (including access stairs from <i>grade</i>)	<i>Front, rear and exterior side yards</i> only	2.4 m including eaves and cornices, up to 0.6 m from the <i>front lot line</i>
v) <i>Decks</i> with a <i>height</i> no greater than 0.6 m from <i>grade</i> (including access stairs from <i>grade</i>)	<i>Rear and interior side yards</i> only	Up to 0.6 m from a <i>lot line</i>
vi) <i>Decks</i> with a <i>height</i> greater than 0.6 m, but less than 3.0 m, from <i>grade</i> (including access stairs from <i>grade</i>)	<i>Rear yard</i> only	1.5 m
vii) Air conditioners, heat pumps, swimming pool pumps/filters/heaters	<i>Rear, exterior side and interior side yards</i> only	Up to 0.6 m from any <i>lot line</i>
viii) Unenclosed barrier-free access ramps	<i>Any yard</i>	Up to 0.6 m from any <i>lot line</i>
ix) Rain barrels and rain harvesting system components	<i>Rear, exterior side and interior side yards</i> only	Up to 0.6 m from any <i>lot line</i>
x) <i>Porte cochère</i> , portico or similar architectural components of <i>buildings</i> or <i>structures</i>	<i>Any yard</i>	The required minimum <i>yard</i> in accordance with the <i>zone</i> and all other provisions of this By-law (no additional encroachment is permitted)
xi) <i>Commercial patio</i>	<i>Front yard</i> or <i>exterior side yard</i>	Up to 0.00 m from the <i>front lot line</i> or <i>exterior lot line</i>

- b) Notwithstanding the *yard* and *setback* provisions of this By-law, clothes poles shall be permitted in any required *side yard* or *rear yard* or in the area between the road or *street line* and the required *setback*.

- c) Notwithstanding the *yard* and *setback* provisions of this By-law, drop awnings, flag poles, garden trellises, fences, retaining walls, signs erected in accordance with the provisions of the *Municipality's* By-law regulating signs, or other similar *accessory structures* shall be permitted in any required *yard* or in the area between the road or *street line* and the required *setback*.

Part 4 | Parking and Loading Requirements

4.1 Parking Space Requirements

A minimum number of *parking spaces* for *motor vehicles* shall be provided and maintained on a *lot* in accordance with Table 4-1.

Table 4-1: Parking Space Requirements

Use	Minimum Number of Parking Spaces Required
Residential Uses	
<i>Accessory Dwelling Unit</i>	1.0 spaces, in addition to the parking required for the <i>non-residential uses</i>
<i>Additional Residential Unit</i>	1.0 spaces per <i>additional residential unit</i> , in addition to the parking required for the <i>principal single detached dwelling</i>
<i>Bed and Breakfast</i>	1.0 spaces per guest room, in addition to the parking required for the <i>principal single detached dwelling</i>
<i>Farm Help Dwelling</i>	1.0 spaces plus the minimum required for the <i>principal use</i>
<i>Garden Suite</i>	1.0 spaces per <i>garden suite</i> , in addition to the parking required for the <i>principal single detached dwelling</i>
<i>Group Home</i>	1.0 spaces per four beds, in addition to the parking required for the <i>principal single detached dwelling</i>
<i>Institutional Residence</i>	1.0 spaces per four beds
<i>Single Detached Dwelling</i>	2.0 spaces per <i>dwelling unit</i>
Commercial Uses	
<i>Art Gallery</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Automobile Sales and Service</i>	1.0 spaces per 27.0 m ² of gross floor area plus 1.0 spaces per service bay
<i>Automobile Service Station</i>	4.0 spaces and for any uses provided as an <i>accessory use</i> to the <i>automobile service station</i> , such as <i>retail</i> , parking requirements shall be calculated separately for each <i>use</i> in accordance with subsection 4.2.2

Use	Minimum Number of Parking Spaces Required
<i>Automobile Washing Establishment</i>	No minimum requirement, but <i>stacking spaces</i> may be required for this <i>use</i> in accordance with Section 3.13 of this By-law
<i>Bake Shop</i>	1.0 spaces per 9.0 m ² of <i>gross floor area</i>
<i>Clinic</i>	1.0 spaces per 18.0 m ² of <i>gross floor area</i>
<i>Custom Workshop</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Day Spa</i>	1.0 spaces per 22.0 m ² of <i>gross floor area</i>
<i>Garden Centre</i>	1.0 spaces per 22.0 m ² of <i>gross floor area</i> devoted to <i>office uses</i> or <i>retail</i> display of materials, and 1.0 spaces per 37.0 m ² devoted to warehouse <i>uses</i> for storage of materials that are not on display for sale
<i>Hotel</i>	1.5 spaces per guest room
<i>Inn</i>	1.5 spaces per guest room
<i>Office</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Other Commercial Use</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Motel</i>	1.5 spaces per guest room
<i>Pet Day Care</i>	1.0 spaces per 22.0 m ² of <i>gross floor area</i>
<i>Pet Grooming Establishment</i>	1.0 spaces per 22.0 m ² of <i>gross floor area</i>
<i>Place of Assembly</i>	1.0 spaces per 18.0 m ² of <i>gross floor area</i>
<i>Restaurant</i>	1.0 spaces per 9.0 m ² of <i>gross floor area</i>
<i>Restaurant, Take-out</i>	1.0 spaces per 9.0 m ² of <i>gross floor area</i>
<i>Retail</i>	1.0 spaces per 22.0 m ² of <i>gross floor area</i>
<i>Service Shop, Personal</i>	1.0 spaces per 22.0 m ² of <i>gross floor area</i>
<i>Storage Depot</i>	1.0 spaces per 60.0 m ² of <i>gross floor area</i>
<i>Studio</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Veterinary Clinic</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Winery, Cidery, Distillery, or Micro-Brewery</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i> of any <i>accessory office use, retail use, building or structure</i>
<i>Other Commercial Use</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
Employment Uses	

Use	Minimum Number of Parking Spaces Required
<i>Asphalt Plant</i>	1.0 spaces per 27.0 m ² of <i>accessory office space</i> , otherwise no requirement
<i>Automobile Body Repair Garage</i>	4.0 spaces per service bay
<i>Automobile Repair Garage</i>	4.0 spaces per service bay
<i>Building Supply and Equipment Depot</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Concrete Batching Plant</i>	1.0 spaces per 27.0 m ² of <i>accessory office space</i> , otherwise no requirement
<i>Industrial Cannabis Processing Facility</i>	1.0 spaces for every 37.0 m ² of <i>gross floor area</i> up to 3,000.0 m ² , plus 1.0 spaces for each additional 100.0 m ² of <i>gross floor area</i> up to 6,000.0 m ² , and 1.0 spaces for each 200.0 m ² over 6,000.0 m ²
<i>Industrial Use, Heavy</i>	
<i>Industrial Use, Light</i>	
<i>Manufacturing Establishment, Heavy</i>	
<i>Manufacturing Establishment, Light</i>	
<i>Medical Cannabis Production Site</i>	
<i>Mineral Aggregate Operation</i>	1.0 spaces per 27.0 m ² of <i>accessory office space</i> , otherwise no requirement
<i>Portable Asphalt Plant</i>	No minimum requirement
<i>Portable Concrete Plant</i>	No minimum requirement
<i>Service Shop, Heavy</i>	1.0 spaces for every 37.0 m ² of <i>gross floor area</i> up to 3,000.0 m ² , plus 1.0 spaces for each additional 100.0 m ² of <i>gross floor area</i> up to 6,000.0 m ² , and 1.0 spaces for each 200.0 m ² over 6,000.0 m ²
<i>Service Shop, Light</i>	1.0 spaces for every 37.0 m ² of <i>gross floor area</i> up to 3,000.0 m ² , plus 1.0 spaces for each additional 100.0 m ² of <i>gross floor area</i> up to 6,000.0 m ² , and 1.0 spaces for each 200.0 m ² over 6,000.0 m ²
<i>Tourism Information Centre</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Truck or Bus Terminal</i>	1.0 spaces for every 37.0 m ² of <i>gross floor area</i>
<i>Warehouse</i>	1.0 spaces for every 37.0 m ² of <i>gross floor area</i> up to 3,000.0 m ² , plus 1.0 spaces for each additional 100.0 m ²

Use	Minimum Number of Parking Spaces Required
	of gross floor area up to 6,000.0 m ² , and 1.0 spaces for each 200.0 m ² over 6,000.0 m ²
Other Employment Use	1.0 spaces for every 37.0 m ² of <i>gross floor area</i> up to 3,000.0 m ² , plus 1.0 spaces for each additional 100.0 m ² of <i>gross floor area</i> up to 6,000.0 m ² , and 1.0 spaces for each 200.0 m ² over 6,000.0 m ²
Agricultural Uses	
<i>Agri-tourism</i>	1.0 spaces per 40.0 m ² of <i>gross floor area</i> dedicated to any <i>building</i> or <i>structure</i> accessory to the <i>agri-tourism</i> use
<i>Agricultural Animal Clinic</i>	1.0 spaces per 18.0 m ² of <i>gross floor area</i> dedicated to any <i>building</i> or <i>structure</i> used for the <i>agricultural animal clinic</i>
<i>Agricultural Cannabis Production Facility</i>	5.0 spaces or 1.0 spaces for every 23.0 m ² of <i>gross floor area</i> (excluding <i>open storage</i>), whichever is greater
<i>Agricultural Products Processing Establishment</i>	1.0 spaces per 100.0 m ² of <i>gross floor area</i>
<i>Agricultural Use</i>	No minimum requirement. Where applicable, parking for a <i>single detached dwelling</i> shall be provided
<i>Auction Establishment</i>	1.0 spaces per 9.0 m ² of <i>gross floor area</i>
<i>Commercial Greenhouse</i>	5.0 spaces or 1.0 space for every 23.0 m ² of <i>gross floor area</i> (excluding outdoor display and storage of vehicles), whichever is greater
<i>Crop Storage</i>	1.0 spaces per 100.0 m ² of <i>gross floor area</i>
<i>Crop Storage and Distribution</i>	1.0 spaces per 100.0 m ² of <i>gross floor area</i>
<i>Equine event facility</i>	4.0 spaces or 1.0 spaces for every 23.0 m ² of <i>gross floor area</i> of an equestrian stable or arena, whichever is greater
<i>Equestrian Facility</i>	4.0 spaces or 1.0 spaces for every 23.0 m ² of <i>gross floor area</i> of an equestrian stable or arena, whichever is greater
<i>Farm Feed and Supply Store</i>	1.0 spaces per 30.0 m ² of <i>gross floor area</i>
<i>Farm Implement Sales and Service</i>	5.0 spaces or 1.0 space per 40.0 m ² of <i>gross floor area</i> (excluding outdoor display and storage of vehicles), whichever is greater

Use	Minimum Number of Parking Spaces Required
<i>Farm Produce Outlet</i>	1.0 spaces per 30.0 m ² of <i>gross floor area</i>
<i>Farmers Market</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Kennel</i>	1.0 spaces per 30.0 m ² of <i>gross floor area</i> dedicated to any <i>office use</i>
<i>Mushroom Farm</i>	No minimum requirement. Where applicable, parking for a <i>single detached dwelling</i> shall be provided
<i>On Farm Shop or Café</i>	1.0 spaces per 9.0 m ² of <i>gross floor area</i>
<i>Other On-Farm Diversified Use</i>	1.0 spaces per 40.0 m ² of <i>gross floor area</i>
<i>Value added agricultural use</i>	1.0 spaces per 40.0 m ² of <i>gross floor area</i> dedicated to any building or structure accessory to the <i>value added agricultural use</i>
Institutional Uses	
<i>Child Care Centre</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Community Centre</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Community Garden</i>	No minimum requirement
<i>Other Institutional Use</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Park, Private</i>	No minimum requirement. For any facilities or <i>buildings</i> provided as an <i>accessory use</i> to the <i>private park</i> , parking requirements shall be calculated separately for each use in accordance with subsection 4.2.2
<i>Park, Public</i>	No minimum requirement. For any facilities or <i>buildings</i> provided as an <i>accessory use</i> to the <i>park</i> , parking requirements shall be calculated separately for each use in accordance with subsection 4.2.2
<i>Place of Worship</i>	Where there are fixed seats, one <i>parking space</i> for every five seats or 3.0 m of bench space. Where there are no fixed seats, one parking space for every 9.0 m ² of <i>gross floor area</i> or portion thereof devoted to <i>public use</i>
<i>Commercial School</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Private School</i>	Elementary school: 1.5 spaces for each classroom Secondary school: 4.0 spaces for each classroom
<i>Public School</i>	Elementary school: 1.5 spaces for each classroom Secondary school: 3.0 spaces for each classroom

Use	Minimum Number of Parking Spaces Required
<i>Recreational Use</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i> of any <i>accessory office use, retail use, building or structure</i>
<i>Tourism Information Centre</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
<i>Other Institutional Use</i>	1.0 spaces per 27.0 m ² of <i>gross floor area</i>
Other Uses	
<i>Campground</i>	1.0 spaces per campsite, plus 1.0 spaces per 27.0 m ² of <i>gross floor area</i> of any <i>accessory office use, retail use, building or structure</i>
<i>Cemetery</i>	2.0 <i>parking spaces</i>
<i>Conservation Use</i>	No minimum requirement
<i>Golf Course</i>	4.0 per hole, plus 1.0 per 27.0 m ² for any <i>accessory use</i>
<i>Low-Intensity Recreational Use</i>	No minimum requirement
<i>Major Recreational Use</i>	1.0 spaces per 18.0 m ² of <i>gross floor area</i>
<i>Resource Management</i>	No minimum requirement
<i>Ski Facility</i>	1.0 spaces per 18.0 m ² of <i>gross floor area</i>
<i>Trail</i>	No minimum requirement
<i>Unserviced Park</i>	No minimum requirement
Specified Accessory Uses	
<i>Ancillary Retail</i>	Minimum required for the <i>principal use</i> , plus 1.0 spaces per 22.0 m ² of <i>gross floor area</i>
<i>Commercial Patio</i>	1.0 spaces per 9.0 m ² of <i>commercial patio area</i>
<i>Drive-Through</i>	Minimum required for the <i>principal use</i> , plus the minimum requirement for <i>drive-through</i> facilities subject to Section 3.13
<i>Home Industry</i>	Minimum requirement for the <i>single detached dwelling</i> , plus 1.0 space
<i>Home Occupation including a Private Home Child Care</i>	1.0 spaces, plus the minimum required for the <i>principal use</i>
<i>Open Product Display</i>	No minimum requirement
<i>Seasonal Commercial Use</i>	No minimum requirement

4.2 Calculation of Required Parking Spaces

4.2.1 Rounding

Where the calculation of the required number of *parking spaces* under Section 4.1 results in a fraction, the value shall be rounded up to the next whole number.

4.2.2 Multiple Uses on a Lot

When a *building* or *structure* accommodates more than one type of *use*, as defined in this By-law, the *parking space* requirement for the whole building shall be the sum of the requirements for the separate parts of the *building* occupied by the separate *uses*, including any *accessory uses* with a defined parking requirement under Section 4.1.

4.2.3 Driveways Used as Parking Areas

On a lot with a *single detached dwelling*, a *private driveway* devoted to the *dwelling unit* and located on the same *lot* may be included in the calculation of *parking spaces*.

4.2.4 Building Additions

When a *building* has an insufficient number of *parking spaces* at the date of passing of this By-law to comply with the requirements herein, this By-law shall not be construed to require that the deficiency be made up prior to the construction of any addition. No addition may be built, however, and no change of use may occur, the effect of which would be an increase in that deficiency.

4.3 Designation of Accessible Parking Spaces

- a) Accessible *parking spaces* designed to be used for persons with disabilities and displaying a permit granted from the *Province* accordingly shall be calculated in accordance with Table 4.2.

Table 4-2: Minimum Number of Parking Spaces to be Designated as Accessible

Total Number of Required Parking Spaces	Minimum Number of Parking Spaces to be Designated as Accessible
i) 6 or fewer required <i>parking spaces</i>	None
ii) 7 to 15 required <i>parking spaces</i>	1
iii) 16 to 25 required <i>parking spaces</i>	2
iv) 26 to 99 required <i>parking spaces</i>	3
v) 100 or more <i>parking spaces</i>	4% of the total number of required <i>parking spaces</i> . Where the calculation results in a fraction, the

Total Number of Required Parking Spaces	Minimum Number of Parking Spaces to be Designated as Accessible
	required number of <i>parking spaces</i> to be designated as accessible shall be rounded down where the fraction is less than 0.5 and rounded up where the fraction is greater than or equal to 0.5.

- b) Accessible *parking spaces* shall be designated with a painted accessibility insignia and a sign.
- c) Accessible *parking spaces* shall be designated from the *parking spaces* located closest to the *principal building* entrance that is accessible from the *parking area*.
- d) Notwithstanding the provisions above, accessible *parking spaces* shall not be required for *residential uses*.

4.4 Parking Area and Driveway Requirements

4.4.1 Parking Space Dimensions and Requirements

- a) The minimum dimensions of a *parking space* shall be 2.8 m by 5.8 m, which shall be exclusive of any *parking aisles* or ingress and egress lanes, useable for the temporary parking or storage of *motor vehicles* and may include a *private garage*.
- b) The minimum dimensions of an accessible *parking space* designated in accordance with Section 4.3 shall be 4.5 m by 5.8 m, which shall be exclusive of any *parking aisles* or ingress and egress lanes, useable for the temporary parking or storage of *motor vehicles*.
- c) The minimum dimensions of a parallel *parking space* shall be 2.8 m by 6.7 m.
- d) A required *parking space* shall be unobstructed, and free of any *structures* and encroachments.

4.4.2 Driveways

- a) Ingress and egress to and from required *parking areas* and required *parking spaces* in any *zone* shall be provided by means of unobstructed *driveways* at least 2.8 m in width, but no more than 9.0 m in width, at the *street line*.
- b) In any Hamlet Residential, Rural Residential or Rural Estate Residential zone, the width of a *driveway* on the *lot* shall not exceed the width of the attached *private garage*. For the purposes of clarity, the width of the *driveway* shall be measured perpendicular to the intended direction of travel by vehicles along the *driveway*. This maximum width shall apply to the full length of the *driveway*.

- c) In any Hamlet Residential, Rural Residential or Rural Estate Residential *zone*, where there is no attached *private garage*, the width of a *driveway* on the *lot* shall not exceed the width of a detached *private garage* or 6.0 m, whichever is greater.
- d) A circular, secondary or dual *driveway* shall only be permitted in a *zone* used for a *residential use* in accordance with the following provisions:
 - i) A circular, secondary or dual *driveway* shall only be permitted on a *lot* with a minimum *lot frontage* of 45.0 m.
 - ii) Where a circular, secondary or dual *driveway* is provided in any Residential *zone*, the maximum combined width of all *driveway* entrances/egresses shall be 9.0 m at the *street line*.
- e) In all other *zones*, where a circular, secondary or dual *driveway* is provided, the minimum distance between the *driveway* entrances/egresses shall be 30.0 m. For the purposes of interpreting this provision, the distance between proposed *driveway* entrances/egresses shall be measured along the applicable *street line(s)* between the *driveway* entrances/egresses.
- f) The minimum angle of intersection between a *driveway* and a *street line* shall be seventy (70) degrees.
- g) Approaches or *driveways* to any *parking area*, other than that required for a *single detached dwelling*, shall be defined by a curb of concrete or rolled asphalt and the limits of the *parking area* shall be defined by a fence, curb or other suitable obstruction designed to provide a neat appearance.

4.4.3 Parking Area Aisles

- a) Each *parking space* shall be accessed either directly by a *driveway* or a *parking aisle*. A *parking aisle* shall have a minimum width of 6.4 m.
- b) Where a *parking aisle* is designed to provide one-way traffic only, and the *parking spaces* are provided at an angle not exceeding 45 degrees measured at the *parking aisle*, the minimum width shall be 4.5 m.

4.4.4 Parking Area Surface

A *parking area* and the *driveway(s)* connecting the *parking area* with a *street* shall be maintained with a stable surface which is treated so as to prevent the raising of dust. They shall, before being used, be constructed of asphalt, concrete, interlock, crushed stone/aggregate, Portland cement, or like materials, and with provisions for drainage facilities.

4.4.5 Illumination

- a) Where *parking areas* are illuminated, lighting fixtures shall be so arranged that no part of any fixture shall be more than 9.0 m above the *established grade* of the *parking area*.
- b) Fixtures shall be so designed and installed that the light is directed downward, and deflected away from adjacent *lots*, roads and streets.

4.4.6 Parking Area Location and Planting Strip

- a) In a non-Residential zone, where the *lot* abuts a *lot* containing a *residential use*, no part of any *parking area* shall be located closer than 3.0 m to the *lot* line.
- b) A *parking area* shall not be permitted in the *front yard* or *exterior side yard* of any Hamlet Commercial zone. For clarity, a *driveway* shall be permitted.
- c) *Planting strips* shall be provided in association with a *parking area* in accordance with the specific zone standards.

4.4.7 Parking Area Restrictions in the HE and RM Zones

- a) Notwithstanding any other provision of this By-law, in the Hamlet Employment, Rural Employment and Rural Employment Greenbelt zones, a *parking area* or *loading space* as required by this By-law shall not be permitted within:
 - i) the required minimum *front yard*;
 - ii) the required minimum *exterior side yard*; and
 - iii) on *lots* less than 0.8 ha in *lot area*, *parking areas* and *loading spaces* shall not be permitted in the *front yard*.
- b) The provisions of clause a) of this subsection shall not be construed so as to restrict the location of a *driveway*, bicycle parking or pedestrian walkways.

4.5 Loading Area Requirements

4.5.1 General

- a) A minimum number of *loading space(s)* shall be provided and maintained on a *lot* in accordance with Table 4.3.

Table 4-3: Minimum Loading Space Requirements

Use	Minimum Number of Required Loading Spaces
Office and Clinics	
Less than 2,000.0 m ² of <i>gross floor area</i>	None
2,000.0 m ² of <i>gross floor area</i> up to and including 10,000.0 m ² of <i>gross floor area</i>	1
More than 10,000.0 m ² of <i>gross floor area</i>	2
Other Commercial, Institutional, Employment, and Agriculture Related Uses	
Less than 250.0 m ² of <i>gross floor area</i>	None
250.0 m ² of <i>gross floor area</i> up to or equal to 2,000.0 m ² of <i>gross floor area</i>	1
More than 2,000.0 m ²	2

- b) A *loading space* shall be at least 3.6 m by 14.0 m with a minimum 4.2 m *height* clearance.
- c) A *loading space* shall be unobstructed, and free of any *structures* and encroachments.

4.5.2 Rounding

Where the calculation of the required number of *loading spaces* under subsection 4.5.1 results in a fraction, the value shall be rounded up to the next whole number.

4.5.3 Multiple Uses on a Lot

When a *building* or *structure* accommodates more than one type of *use*, as defined in this By-law, the *loading space* requirement for the whole building shall be the sum of the requirements for the separate parts of the *building* occupied by the separate *uses*.

4.5.4 Access

Access to *loading spaces* shall be by means of a *driveway* at least 6.0 m in width contained within the *lot* on which the *loading spaces* are located within or adjoining the *zone* in which the *use* is located.

4.5.5 Loading Space Surface

The *driveways* and *loading spaces* shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles. They shall, before being *used*, be constructed of asphalt, concrete, permeable paving, Portland cement, or like materials, and with provisions for drainage facilities.

4.5.6 Loading Space Location

A *loading space* shall not be permitted in any *front yard* or *exterior side yard*.

4.5.7 Building Additions

When a *building* or *structure* had insufficient number of *loading spaces* at the date of the passing of this By-law to comply with the requirements herein, this By-law shall not be construed to require that the deficiency be made up prior to the construction of any addition. No addition may be built and no change of use may occur, however, the effect of which would be an increase in that deficiency.

4.6 Bicycle Parking Requirements

4.6.1 General

The owner or occupant of any *lot*, *building*, or *structure erected* within the HC, HE and HI *zone*, and in conjunction with select *on-farm diversified uses*, shall provide and maintain bicycle parking spaces in accordance with Table 4.4.

Table 4-4: Minimum Bicycle Parking Space Requirements

Use		Minimum Number of Required Bicycle Parking Spaces
a) Hamlet Commercial Zone		
i)	Any Commercial and Employment Use	1.0 spaces per 200.0 m ² of <i>gross floor area</i>
ii)	Restaurant or Take-Out Restaurant or Bake Shop	1.0 spaces per 100.0 m ² of <i>gross floor area</i>
b) Hamlet Employment Zone		
i)	Any Commercial and Employment Use	1.0 spaces per 100.0 m ² of <i>gross floor area</i>
c) Hamlet Institutional Zone		
i)	Public School or Private School	1.0 spaces per 10 students of design capacity and 1.0 spaces per 35 employees
d) Agricultural Zones		
i)	Agri-Tourism Use, On Farm Shop or Café, winery, cidery, distillery and	4.0 spaces or 1.0 spaces per 100.0 m ² of <i>gross floor area</i>

Use	Minimum Number of Required Bicycle Parking Spaces
<i>micro-brewery, or Farm Micro-brewery, Cidery, or Winery</i>	

4.6.2 Rounding

Where the calculation of the required number of bicycle parking spaces under 4.6.1 results in a fraction, the value shall be rounded up to the next whole number.

4.6.3 Multiple Uses on a Lot

When a *building* or *structure* accommodates more than one (1) type of *use*, as defined in this By-law, the bicycle parking space requirement for the whole *building* shall be the sum of the requirements for the separate parts of the *building* occupied by the separate *uses*.

4.6.4 Building Additions

When a *building* or *use* has an insufficient number of bicycle parking spaces at the date of passing of this By-law to comply with the requirements herein, this By-law shall not be construed to require that the deficiency be made up prior to the construction of any addition. No addition or expansion may be built, however, and no change of *use* may occur, the effect of which would be an increase in that deficiency.

4.6.5 Bicycle Space and Parking Area Requirements

- a) A bicycle parking space shall be an unobstructed space at 0.6 m by 1.8 m. A bicycle rack shall be provided to enable a bicycle to be locked in place.
- b) Bicycle parking spaces shall be accessed by an unobstructed aisle with a minimum width of 1.5 m.
- c) Notwithstanding any other provision of this By-law, bicycle parking shall be permitted in any *yard*, but not closer than 0.6 m to any *lot line* and shall not be located within a *sight triangle*.

Part 5 | Zone Classifications and Zone Maps

5.1 Establishment of Zones and Zone Symbols

- a) For the purpose of this By-law, the defined area is divided into *zones*, the boundaries of which are shown on the attached maps comprising Schedule “A”.
- b) The *zones* are established in Table 5.1.
- c) The *zones* may be referred to by their name or their corresponding symbol, as indicated in Table 5.1.
- d) Where this By-law refers to a *zone* by its name or its symbol, it shall be interpreted that the By-law is referring to the lands delineated on Schedule “A” by the corresponding symbol.
- e) For convenience in referencing the *zones* in this By-law, the *zones* are categorized as “Hamlet Residential zones”, “Hamlet Commercial and Employment zones”, “Rural and Agricultural zones”, “Oak Ridges Moraine zones” and “Other zones” as indicated in Table 5.1.
- f) For convenience purposes only, Table 5.1 describes the purpose of the *zone* in the third column. This column does not form a part of this By-law.

Table 5-1: Establishment of Zones

Zone	Zone Symbol	Description of the Zone
a) Hamlet Residential Zones		
i) Hamlet Residential One	HR1	<i>Single detached dwellings on lots with a minimum lot frontage of 30.0 m.</i>
ii) Hamlet Residential Two	HR2	<i>Single detached dwellings on lots with a minimum lot frontage of 24.0 m.</i>
iii) Hamlet Residential Three	HR3	<i>Single detached dwellings on lots with a minimum lot frontage of 20.0 m.</i>
iv) Hamlet Residential Four	HR4	<i>Single detached dwellings on lots with a minimum lot frontage of 15.0 m.</i>
v) Hamlet Residential Five	HR5	<i>Single detached dwellings on lots with a minimum lot frontage of 14.0 m.</i>
b) Hamlet Commercial, Employment, Rural, and Institutional Zones		

Zone	Zone Symbol	Description of the Zone
i) Hamlet Commercial	HC	Permits commercial <i>uses</i> oriented towards the Hamlets.
ii) Hamlet Employment	HM	Permits agriculture-related <i>uses</i> and employment <i>uses</i> within the Hamlets.
iii) Hamlet Rural	HU	Permits agricultural and agriculture-related <i>uses</i> oriented towards the Hamlets.
iii) Hamlet Institutional	HI	Permits institutional <i>uses</i> oriented towards the Hamlets.
c) Rural and Agricultural Zones		
i) Rural Residential	RR	Permits <i>single detached dwellings</i> on <i>lots</i> with a minimum <i>lot frontage</i> of 120.0 m.
ii) Rural Estate Residential	RE	Permits <i>single detached dwellings</i> on <i>lots</i> with a minimum <i>lot frontage</i> of 60.0 m.
iii) Rural Commercial	RC	Permits existing commercial <i>uses</i> within the rural area.
iv) Rural Employment	RM	Permits agriculture-related <i>uses</i> and <i>existing</i> employment <i>uses</i> .
v) Rural Employment Greenbelt	RMG	Permits <i>legally existing uses</i> and a range of <i>agricultural uses</i> within the Greenbelt Plan Area.
v) Rural Mineral Aggregate	RX	Restricts mineral aggregate related <i>uses</i> .
vi) Agricultural	A	Permits a range of <i>agricultural uses</i> .
vii) Agricultural Specialty Crop	AS	Permits <i>agricultural uses</i> within the Holland Marsh.
ix) Agriculture Related	AR	Permits a range of agriculture-related <i>uses</i> .
d) Oak Ridges Moraine Zones		
i) Oak Ridges Moraine Feature Protection	ORF	Supports the conservation of natural heritage features on the Oak Ridges Moraine while permitting a limited

Zone	Zone Symbol	Description of the Zone
		range of agriculture and conservation related uses.
ii) Oak Ridges Moraine Natural Core and Linkage	ORL	Supports ecological linkages and wildlife movement on the Oak Ridges Moraine while permitting a limited range of agriculture and conservation related <i>uses</i> .
iii) Oak Ridges Moraine Countryside	ORC	Supports the ecological integrity of the Oak Ridges Moraine while permitting a limited range of agriculture and conservation related <i>uses</i> .
iv) Oak Ridges Moraine Aggregate	ORX	Restricts mineral aggregate operations within lands subject to the Oak Ridges Moraine Conservation Plan.
e) Other Zones		
i) Future Use	F	Permits <i>existing uses</i> and is intended to be rezoned in the future to accommodate future <i>uses</i> or development.
ii) Nobleton Village Reserve	NVR	Permits a range of <i>agricultural uses</i> within the Nobleton Village <i>settlement area</i> .
iii) Open Space	OS	Permits open space and park <i>uses</i>
iv) Major Recreational	REC	Permits larger-scale recreational <i>uses</i> .
v) Environmental Protection	EP	<i>Uses</i> are principally limited to conservation of natural heritage/hazard features.
vi) Greenbelt Natural Heritage	GNH	Permits <i>agricultural uses</i> within the Township's natural heritage system.

5.2 Zoning Map

The maps attached comprising Schedule "A " may be cited as the "Zoning Map" and is hereby declared to form part of this By-law.

5.3 Holding (H) Symbol

Where a *zone* is followed by a holding symbol (H), the following provisions shall apply:

- a) Only legally *existing uses, buildings and structures* shall be permitted until such time as the Holding Symbol (H) is removed by an amendment to this By-law passed pursuant to Section 36 of the Planning Act, as amended. *Council* may amend this By-law to remove the Holding Symbol (H) to permit the development of lands subject to the Holding Symbol (H) in accordance with the provisions of this By-law and Section 36 of the Planning Act, as amended.
- b) *Council* may amend the By-law to remove the Holding Symbol (H) from all parts of the land or in stages.
- c) Where *Council* has passed a By-law under Section 36 of the Planning Act outlining site-specific conditions for removing the Holding Symbol (H), the removal of the Holding Symbol (H) shall be in accordance with the site-specific zoning by-law.
- d) Where there are no site-specific conditions for removing a “H” – Holding symbol passed by a By-law under Section 36 of the Planning Act, *Council* may amend this By-law to remove the Holding – “H” symbol at such time as the *Municipality* has confirmed that satisfactory arrangements have been made with respect to private water and sanitary servicing, and, as may be applicable, Site Plan Approval under Section 41 of the Planning Act has been obtained, together with a related Site Plan Development Agreement.

5.4 Zoning Map Interpretation

5.4.1 Zone Symbols

The symbols used on Schedule “A” attached hereto, refer to the appropriate *zones* established in Section 5.1 of this By-law.

5.4.2 Site Specific Exception Zones

Where a parcel(s) is shown within a dotted pink overlay with a pink number within its borders on Schedule “A”, the affected lands shall be subject to the special provisions of the corresponding site-specific exception *zone* under Section 10.

5.4.3 Conservation Authority Regulation Limit Overlay on Schedule “A”

In addition to the base mapping information, such as road labels and parcel fabric, as well as the delineation and labelling of *zones*, Schedule “A” includes an approximation of the Toronto and Region Conservation Authority Regulation Limit and the Lake Simcoe Region Conservation Authority Regulation Limit. Where this overlay is shown, the general provisions of Section 3.44 shall apply.

5.4.4 Zone Boundaries

The extent and boundaries of all *zones* are shown on Schedule “A” attached hereto, and all such *zones* are hereby defined as areas to which the provisions of this By-law shall respectively apply.

- a) Where a *zone* boundary is indicated as following a *street* or is indicated as following the centre line of a *street*, the boundary of the *zone* shall be the centre line of such *street*.
- b) Where a *zone* boundary is indicated as approximately following *lot lines* shown on a registered plan of subdivision or *lots* registered in the appropriate Registry Office or Land Titles Office, the boundary shall follow such *lot lines*.
- c) Where a *zone* boundary is indicated as passing through undeveloped land, the said *zone* boundary shall be scaled from the attached Schedules.
- d) Where a *zone* boundary is indicated as following a natural heritage feature, such as a woodlot, or wetland, such *zone* boundary shall be interpreted as following the boundary of the natural heritage feature.
- e) Where a *street*, electrical transmission line right-of-way or *watercourse* is included on Schedule “A”, they shall unless otherwise indicated be included in the *zone* of the adjoining property on either side thereof.
- f) Where a *street*, electrical transmission line right-of-way, or *watercourse* is included on Schedule “A” and serves as a boundary between two or more different *zones*, a line midway on such *street*, right-of-way or *watercourse* shall be considered the boundary between *zones* unless clearly indicated otherwise.
- g) In the event a dedicated *street* shown on any Schedule forming part of this By-law is closed, the property formerly in such *street* shall be included within the zone of the adjoining property on either side of such closed *street*. If a closed street is the boundary between two or more different *zones*, the new *zone* boundaries shall be the former centre line of the closed *street*.
- h) Where a *lot* falls into two or more *zones*, each portion of that *lot* shall be subject to the applicable permitted *uses* and standards for the applicable *zone* applying to that portion of the *lot*.
- i) Where a proposed or existing *building* or *structure* on a *lot* falls into two or more *zones*, the proposed or *existing building* shall be subject to the more restrictive *zone* standard of any *zone* in which the *building* or *structure* is located.

Part 6 | Hamlet Zones

6.1 List of Hamlet Zones

For convenience purposes, the Hamlet *zones*, as defined in Table 5.1, are also shown in Table 6-1:

Table 6-1: Hamlet Zones

Zone	Zone Symbol
Hamlet Residential One	HR1
Hamlet Residential Two	HR2
Hamlet Residential Three	HR3
Hamlet Residential Four	HR4
Hamlet Residential Five	HR5
Hamlet Commercial	HC
Hamlet Employment	HM
Hamlet Rural	HU
Hamlet Institutional	HI

6.2 Permitted Uses in the Hamlet Zones

No person shall use any *lot*, *building* or *structure* for any purpose except for one or more of the *uses* as permitted in accordance with Table 6.2. *Uses* permitted in the Hamlet *zones* are denoted by the symbol “•” in the column applicable to that *zone* and corresponding with the row for a permitted *use* in Table 6-2.

Table 6-2: Uses Permitted in the Hamlet Zones

Use	HR1- HR5	HC	HM	HU	HI
Residential Uses					
<i>Group home</i>	• (1)				
<i>Single detached dwelling</i>	• (1)	• (1)		• (5)	
Other Uses					
<i>Agricultural use</i>				•	

Use	HR1- HR5	HC	HM	HU	HI
<i>Automobile service station</i>		• (1)(3)			
<i>Art gallery</i>		• (1)			
<i>Auction establishment</i>			• (1)		
<i>Bake shop</i>		• (1)			
<i>Child care centre</i>		• (1)			• (1)
<i>Clinic</i>					• (1)
<i>Club</i>					• (1)
<i>Community centre</i>					• (1)
<i>Community garden</i>					•
<i>Commercial greenhouse</i>			• (1)		
<i>Conservation use</i>				•	•
<i>Crop storage and distribution</i>			• (1)		
<i>Custom workshop</i>			• (1)		
<i>Day spa</i>		• (1)			
<i>Farmers' market</i>		• (1)			• (1)
<i>Farm implement sales and service</i>			• (1)		
<i>Garden centre</i>		• (1)	• (1)(2)		
<i>Inn</i>		• (1)			
<i>Office</i>		• (1)			
<i>Pet day care</i> (4)		• (1)			
<i>Pet grooming establishment</i>		• (1)			
<i>Place of assembly</i>		• (1)			• (1)
<i>Place of worship</i>		• (1)			• (1)
<i>Private park</i>					•
<i>Private school</i>					• (1)
<i>Public park</i>					•
<i>Public school</i>					•
<i>Recreational use</i>					•

Use	HR1- HR5	HC	HM	HU	HI
<i>Restaurant</i>		• (1)			
<i>Restaurant, take-out</i>		• (1)			
<i>Research and development</i>			• (1)		
<i>Retail</i>		• (1)			
<i>Service shop, heavy</i>			• (1)(2)(3)		
<i>Service shop, light</i>		• (1)(3)			
<i>Service shop, personal</i>		• (1)(3)			
<i>Studio</i>		• (1)			
<i>Tourist information centre</i>		• (1)			• (1)
<i>Trail</i>					•
<i>Veterinary clinic</i>		• (1)			
<i>Winery, cidery, distillery or micro-brewery</i>			• (1)		
On-Farm Diversified Uses					
<i>Agri-tourism use</i> (4)				•	
<i>Agricultural animal clinic</i> (4)				•	
<i>Bed and breakfast</i> (4)				•	
<i>Farm micro-brewery, cidery, or winery</i> (4)				•	
<i>Farm produce outlet</i> (4)				•	
<i>Home industry</i> (4)				•	
<i>Ground-mounted solar facility</i> (4)				•	
<i>On-farm shop or café</i> (4)				•	
<i>Studio</i> (4)				•	
<i>Value-added agricultural use</i> (4)				•	
Specified Accessory Uses					
<i>Accessory dwelling unit</i> (4)		• (1)		•	

Use	HR1-HR5	HC	HM	HU	HI
<i>Additional residential units</i> (4)	•			•	
<i>Ancillary retail</i> (4)			• (1)		
<i>Bed and breakfast</i> (4)	•	•		•	
<i>Commercial patio</i> (4)		• (1)	• (1)(4)(6)		
<i>Home industry</i> (4)		•		•	
<i>Home occupation</i> (4)	•	•		•	
<i>Office</i>			• (1)		
<i>Open product display</i> (4)		• (1)	• (1)		
<i>Open storage</i> (4)			• (1)(2)(3)		
<i>Private home child care</i> (4)	•	•			
<i>Seasonal commercial use</i> (4)		• (1)	• (1)		

Special Provisions:

- (1) The total maximum *ground floor area* of all *uses* subject to this provision shall be 500.0 m² per *lot*.
- (2) Only legally *existing uses* shall be permitted.
- (3) This *use*, or activities associated with this *use* may be subject to restrictions under the provisions of Section 3.47 – Wellhead Protection Areas, where included on Schedule “B-1”.
- (4) This *use* shall be subject to special provisions under Part 3 of this By-law.
- (5) This *use* shall only be permitted on an *existing lot* of record.
- (6) This *use* shall only be permitted as *accessory* to a *winery, cidery, distillery or micro-brewery*.

6.3 Lot and Building Requirements for the Hamlet Zones

No person shall within any Hamlet zone, *use any lot*, or *erect, alter or use any building or structure* except in accordance with **Table 6-3**:

Table 6-3: Lot and Building Requirements for the Hamlet Zones

Requirement	HR1	HR2	HR3	HR4	HR5	HC	HM	HU	HI
Minimum Lot Area	As legally existing								
Minimum Lot Frontage (m)	30.0	24.0	20.0	15.0	14.0	18.0	30.0	30.0	30.0
Minimum Front Yard (m)	15.0 (1)	12.0 (1)	7.5 (1)	5.0 (1)	2.0	3.0	15.0	12.0	11.0
Minimum Rear Yard (m)	10.0	7.5	7.5	7.5	7.5	7.5 (2)(3)	11.0	15.0	15.0
Minimum Interior Side Yard (m)	N/A	N/A	N/A	N/A	3.0	3.0 (4)	7.5 (3)	7.5	5.0
Minimum Interior Side Yard where building height is less than 6.0 m (m)	1.8	1.8	1.2	1.2	N/A	N/A	N/A	N/A	5.0
Minimum Interior Side Yard, where building height is 6.0 m greater (m)	2.4	2.4	1.8	1.8	N/A	N/A	N/A	N/A	5.0
Minimum Exterior Side Yard (m)	3.6	3.6	3.6	3.6	3.6	3.0 (4)	7.5 (3)	10.0	7.5
Maximum Lot Coverage	30%	30%	30%	35%	40%	50%	50%	30%	30%

Requirement	HR1	HR2	HR3	HR4	HR5	HC	HM	HU	HI
Maximum <i>Height</i> (m)	9.5	9.5	9.5	9.5	9.5	11.0	11.0	9.5	11.0
Minimum <i>planting strip</i> abutting a <i>residential use</i> (width in m)	N/A	N/A	N/A	N/A	N/A	1.5	3.0	N/A	1.5

Special Provisions:

- (1) The required minimum *front yard* in any Hamlet Residential zone may be reduced in accordance with Section 6.4.1.
- (2) The minimum required *rear yard* shall be 9.0 m where a *building* contains a *dwelling unit*.
- (3) The minimum required *yard* shall be 11.0 m where that *yard* abuts a *residential use* or Open Space zone.
- (4) On a *corner lot* or where a *lot* abuts a *residential use*, the minimum required *yard* shall be 7.5 m.

6.4 Hamlet Residential Zone Special Provisions

6.4.1 Minimum Front Yard Setback Reduction in the Hamlet Residential Zones

- a) In any Hamlet Residential zone except a *corner lot*, where the *lots* abutting each *interior side yard* have an *existing single detached dwelling*, the *minimum front yard* shall be the lesser of:
 - i) the minimum *front yard* applicable to the zone; or
 - ii) the average *existing front yard setback* of the *dwellings* on *lots* on either side of the subject *lot* in the same zone. This provision shall not apply where a *lot* on either side of the subject *lot* does not have the same required minimum *front yard* as the subject *lot*.
- b) To confirm the applicability of subclause a) ii) of this section, a survey shall be submitted to the satisfaction of the *Municipality*.

6.4.2 Private Garages in the Hamlet Zones

- a) In any Hamlet Residential *zone* and the Hamlet Commercial *zone*, the maximum width of an *attached private garage* shall be in accordance with **Table 6-4**:

Table 6-4: Private Garage Requirements in the Hamlet Zones

Lot Frontage	Maximum Width of an Attached Private Garage
i) Less than 18.0 m	50% of the width of the <i>principal building</i>
ii) Greater than 18.0 m	50% of the width of the <i>principal building</i> , or 9.0 m, whichever is less

- b) In the Hamlet Rural *zone*, the width of an *attached private garage* shall be:
- i) The minimum width shall be 3.0 m; and
 - ii) The maximum width shall be 50% of the width of the *principal building*, or 10.0 m, whichever is less.
- c) In any Hamlet Residential *zone*, the Hamlet Commercial *zone*, and the Hamlet Rural *zone*, in no case shall an *attached private garage* be permitted to be located closer to the *front lot line* or *exterior lot line* than the *main wall* of the *principal building*.

6.5 Oak Ridges Moraine Conservation Plan Area Special Provisions

The following *zones* shall be subject to Section 8.5 of this By-law where lands are located within the Oak Ridges Moraine Conservation Plan Area, as shown on Schedule A and Schedule C of this By-law:

- a) Any Hamlet Residential *zone*;
- b) Hamlet Commercial *zone*;
- c) Hamlet Employment *zone*;
- d) Hamlet Rural *zone*; and
- e) Hamlet Institutional *zone*.

Part 7 | Rural and Agricultural Zones

7.1 List of Rural and Agricultural Zones

For convenience purposes, the Rural and Agricultural zones, as defined in Table 5.1, are also shown in Table 7-1.

Table 7-1: Rural and Agricultural Zones

Zone	Zone Symbol
Rural Residential	RR
Rural Estate Residential	RE
Rural Commercial	RC
Rural Employment	RM
Rural Employment Greenbelt	RMG
Rural Mineral Aggregate	RX
Agricultural	A
Agricultural Specialty Crop	AS
Agricultural Related	AR

7.2 Permitted Uses in the Rural Zones

No person shall use any *lot*, *building* or *structure* for any purpose except for one or more of the *uses* as permitted in accordance with Table 7-2. *Uses* permitted in the Rural zones are denoted by the symbol “•” in the column applicable to that *zone* and corresponding with the row for a permitted *use* in Table 7-2.

Table 7-2: Uses Permitted in the Rural Zones

Use	RR	RE	RC	RM	RMG	RX
<i>Agricultural products processing establishment</i>				•		
<i>Agricultural use</i>					•	
<i>Asphalt plant</i> (1)						• (3)
<i>Auction establishment</i>				• (2)		
<i>Automobile body repair garage</i> (1)				• (2)		

Use	RR	RE	RC	RM	RMG	RX
Automobile repair garage (1)				• (2)		
Automobile service station (1)			• (2)			
Automobile sales and service (1)			• (2)			
Automobile washing establishment (1)			• (2)			
Building supply and equipment depot			• (2)	• (2)		
Commercial greenhouse (1)				•		
Clinic			• (2)			
Concrete batching plant						• (3)
Crop storage and distribution (1)				•		
Custom workshop (1)			• (2)	•		
Farm implement sales and service				•		
Farmers' market			• (2)			
Garden centre (1)			• (2)			
Group home	•	•				
Industrial cannabis processing facility (1) (5)				•		
Industrial use, heavy (1)				• (2)		
Industrial use, light (1)				• (2)		
Inn			• (2)			
Legally existing use				• (8)	• (8)	
Light service shop (1)			• (2)			
Manufacturing establishment, heavy (1)				• (2)		
Manufacturing establishment, light (1)				• (2)		

Administrative
Correction
October 12, 2022

Denny Timm
Digitally signed by Denny Timm, DN: cn=Denny Timm, o=Township of King, ou=Clerk's Division, email=denny@king.ca, c=CA
Date: 2022.10.12 15:19:46 -0400

Use	RR	RE	RC	RM	RMG	RX
Medical cannabis production site (1) (5)				•		
Mineral aggregate operation (1)						• (4)
Office			• (2)			
Portable asphalt plant (1)						• (3)
Portable concrete plant (1)						• (3)
Restaurant			• (2)			
Restaurant, take-out (7)			• (2)			
Retail			• (2)			
Service shop, heavy (1)				•		
Service shop, light (1)				•		
Single detached dwelling	•	•				
Storage depot (1)			• (2)			
Truck or bus terminal (1)				• (2)		
Winery, cidery, distillery or micro-brewery				•		
On-farm Diversified Uses						
Agri-tourism use (6)					•	
Agricultural animal clinic (6)					•	
Bed and breakfast (6)					•	
Equine event facility (6)					•	
Farm micro-brewery, cidery, or winery (6)					•	
Farm produce outlet (6)					•	
Home industry (6)					•	
Ground-mounted solar facility (6)					•	
On-farm shop or café (6)					•	
Studio (6)					•	
Specified Accessory Uses						

Use	RR	RE	RC	RM	RMG	RX
<i>Additional residential unit</i> (6)	•	•				
<i>Ancillary retail</i> (6)				•		
<i>Bed and breakfast</i> (6)	•	•				
<i>Commercial patio</i> (6)			•	• (7)(9)		
<i>Home industry</i> (6)	•					
<i>Home occupation</i> (6)	•	•				
<i>Office</i>				•		•
<i>Open product display</i> (6)			•	•		
<i>Open storage</i> (6)			•			
<i>Private home child care</i> (6)	•	•				
<i>Seasonal commercial use</i> (6)			•			
<i>Shipping container</i> (6)				•		•

Special Provisions:

- (1) This *use* or activities associated with this *use* may be subject to restrictions under the provisions of Section 3.47 – Wellhead Protection Areas, where included on Schedule “B-1”.
- (2) Only legally *existing uses* shall be permitted.
- (3) This *use* shall be prohibited within 215.0 m of an abutting residential *use* on the same or adjacent lot or Future Use zone.
- (4) This *use* shall be prohibited within 120.0 m of an abutting residential *use* on the same or adjacent lot or Future Use zone.
- (5) This *use* is subject to a holding symbol (H) in accordance with the provisions of Section 3.21.
- (6) This *use* shall be subject to Section 3 of this By-law.

- (7) This *use* shall have a maximum of 12 seats intended for the *use* of patrons, inclusive of seats provided on a *commercial patio*.
- (8) This *use* shall be subject to the provisions of Section ~~7.8~~ 7.9.
- (9) This *use* shall only be permitted as accessory to a *winery, cidery, distillery or micro-brewery*.

Administrative
Correction
October 12, 2022

Denny
Timm

Digitally signed by Denny Timm
DN: cn=Denny Timm,
o=Township of King, ou=Clerk's
Division, email=dtimm@king.ca,
c=CA
Date: 2022.10.12 15:22:25 -04'00'

7.3 Lot and Building Requirements for the Rural Zones

No person shall within any Rural *zone*, *use* any *lot*, or *erect, alter* or *use* any *building* or *structure* except in accordance with Table 7-3:

Table 7-3: Lot and Building Requirements for the Rural Zones

Requirement	RR	RE	RC	RM	RMG	RX
Minimum <i>Lot Area</i>	As legally <i>existing</i>	As legally <i>existing</i>	As legally <i>existing</i>	As legally <i>existing</i>	As legally <i>existing</i>	As legally <i>existing</i>
Minimum <i>Lot Frontage</i> (m)	As legally <i>existing</i>	As legally <i>existing</i>	30.0	30.0	As legally <i>existing</i>	60.0
Minimum <i>Front Yard</i> (m)	15.0	9.0	7.5	15.0	15.0	30.0 (2)(3)
Minimum <i>Rear Yard</i> (m)	23.0	23.0	7.5	11.0 (1)	23.0 (1)	30.0 (2)(3)
Minimum <i>Interior Side Yard</i> (m)	9.0	4.5	6.0	3.0 (1)	9.0 (1)	30.0 (2)(3)
Minimum <i>Exterior Side</i> <i>Yard</i> (m)	9.0	4.5	6.0	7.5 (1)	9.0 (1)	30.0 (2)(3)
Maximum <i>Lot Coverage</i>	15%	15%	25%	25%	20%	N/A
Maximum <i>Height</i> (m)	11.0	11.0	11.0	11.0	11.0	N/A
Minimum <i>planting strip</i> abutting a road, Future Use zone , or <i>residential use</i> (width in m)	N/A	N/A	3.0	3.0	3.0	6.0 (4)

Special Provisions:

- (1) Where a Rural Employment or Rural Employment Greenbelt zone abuts a *residential use* or **Future Use zone**, the minimum required *yard* where the zone so abuts shall be 30.0 m.
- (2) Where a Rural Mineral Aggregate zone abuts a *residential use* or **Future Use zone**, the minimum distance of a *building, structure* or *open storage* shall be 90.0 m from the abutting *lot line*.
- (3) Where an *interior side yard* or *exterior side yard* abuts a public *street* or road, the minimum required *yard* shall be 60.0 m.
- (4) A required *planting strip* in the Rural Mineral Aggregate zone shall be subject to Section 3.23 of

7.4 Special Provisions for Stables and Barns

- a) In the Rural Residential zone, any *accessory building* or *structure* used to house domesticated animals shall be subject to the following additional requirements:
 - i) The minimum distance between any portion of an *accessory building* or *structure* used to house domesticated animals, except *chicken hens*, shall be 60.0 m from any Residential zone or any *dwelling unit* on an adjacent *lot*.
 - ii) The minimum distance between any portion of an *accessory building* or *structure* used to house domesticated animals, except *backyard hens*, shall be 30.0 m from any *street line*.

7.5 Permitted Uses in the Agricultural Zones

No person shall use any *lot, building* or *structure* for any purpose except for one or more of the *uses* as permitted in accordance with Table 7-4. Uses permitted in the Agricultural zones are denoted by the symbol “●” in the column applicable to that *zone* and corresponding with the row for a permitted *use* in **Table 7-4**.

Table 7-4: Uses Permitted in the Agricultural Zones

Use	A	AS	AR
<i>Abattoir</i>			●
<i>Agricultural cannabis production facility</i> (1) (2) (3)	●		
<i>Agricultural products processing establishment</i>			●
<i>Agricultural research and training facility</i>	●	● (5)	●

Use		A	AS	AR
<i>Agricultural use</i>		•	•	•
<i>Auction establishment</i>				•
<i>Commercial greenhouse</i>	(2)			•
<i>Crop storage</i>			•	
<i>Crop storage and distribution</i>	(2)			•
<i>Equestrian facility</i>		•		
<i>Farm feed and supply store</i>				•
<i>Farm implement sales and service</i>	(2)			•
<i>Farmers market</i>				•
<i>Group home</i>	(1)	•		
<i>Kennel</i>	(1)			•
<i>Manure storage facility</i>				•
<i>Medical cannabis production site</i>	(1) (2) (3)	•		
<i>Mushroom farm</i>	(1)	•	•	•
<i>Single detached dwelling</i>	(5)	•	•	
<i>Winery, cidery, distillery and micro-brewery</i>				•
On-Farm Diversified Uses				
<i>Agri-tourism use</i>	(1)	•		•
<i>Agricultural animal clinic</i>	(1)	•		•
<i>Bed and breakfast</i>	(1)	•		•
<i>Equine event facility</i>	(1)	•		
<i>Farm micro-brewery, cidery, or winery</i>	(1)	•		
<i>Farm produce outlet</i>	(1)	•	•	•
<i>Home industry</i>	(1)	•	•	•
<i>Ground-mounted solar facility</i>	(1)	•	•	•
<i>On-farm shop or café</i>	(1)	•		•
<i>Studio</i>	(1)	•		•
<i>Value-added agricultural use</i>	(1)	•	•	•
Specified Accessory Uses				

Use		A	AS	AR
<i>Additional residential unit</i>	(1)	•		
<i>Commercial patio</i>	(1) (5)	•		•
<i>Home occupation</i>	(1)	•	•	•
<i>Seasonal farm help dwelling</i>	(1)		•	
<i>Shipping container</i>	(1)	•	•	•

Special Provisions:

- (1) This *use* is subject to special provisions under Section 3 of this By-law.
- (2) This *use* or activities associated with this *use* may be subject to restrictions under the provisions of Section 3.47 – Wellhead Protection Areas, where included on Schedule “B-1”.
- (3) This *use* is subject to a holding symbol (H) in accordance with the provisions of Section 3.4.
- (4) This *use* shall only be permitted as an *accessory use* to an *on-farm shop or café* and *farm micro-brewery, cidery, or winery*.
- (5) In the Protected Countryside in the Greenbelt Plan Area, this *use* shall only be permitted on an *existing lot* of record, provided the *lot* was *zoned* for the *use* as of the date the Greenbelt Plan came into effect.

7.6 Lot and Building Requirements for the Agricultural Zones

No person shall within any Agricultural Zone *use* any *lot*, or *erect, alter* or *use* any *building* or *structure* except in accordance with **Table 7-5**.

Table 7-5: Lot and Building Requirements for the Agricultural Zones

Requirement		A	AS	AR
Minimum <i>Lot Area</i>	(1)	40.0 ha.	16.0 ha.	40.0 ha
Minimum <i>Lot Frontage</i>	(1)	180.0 m	57.0 m	180.0 m
Minimum <i>Front Yard</i>		15.0 m	11.0 m (2)	15.0 m
Minimum <i>Rear Yard</i>		23.0 m	12.0 m	23.0 m

Requirement	A	AS	AR
Minimum <i>Interior Side Yard</i>	9.0 m	4.5 m	9.0 m (3)
Minimum <i>Exterior Side Yard</i>	9.0 m	4.5 m	9.0 m (3)
Maximum <i>Lot Coverage</i>	As required by Section 7.7 of this By-law		
Maximum <i>Height</i>	11.0 m	11.0 m	11.0 m

Special Provisions:

- (1) The minimum *lot area* and *lot frontage* requirements shall not apply to use any *lot*, *erect*, *alter* or use any *building* or *structure* as part of *agricultural use*.
- (2) For uses other than a *single detached dwelling* or *commercial greenhouse*, the minimum required *front yard* shall be 15.0 m.
- (3) For uses other than a *single detached dwelling*, the minimum required *interior side yard* and *exterior side yard* shall be 60.0 m.

7.7 Maximum Lot Coverage in the Agricultural Zones

- a) In the Agricultural (A), Agricultural Specialty Crop (AS) and Agriculture Related (AR) zones, the maximum *lot coverage* shall be:
 - i) for *lots* with a *lot area* greater than 20.0 ha, the maximum *lot coverage* shall be 3% or 1.0 ha., whichever is less.
 - ii) for *lots* with a *lot area* greater than 4.0 ha, but equal to or less than 20.0 ha, the maximum *lot coverage* shall be 5%.
 - iii) for *lots* with a *lot area* greater than 1.0 ha, but equal to or less than 4.0, the maximum *lot coverage* shall be 10%.
 - iv) for *lots* with a *lot area* equal to or less than 1.0 ha, the maximum *lot coverage* shall be 15%.

7.8 Undersized Lots in the Agricultural Zones

- a) Notwithstanding Table 7.5, the *use*, *erection* or expansion of a *single detached dwelling* in the Agricultural (A), Agricultural Specialty Crop (AS) and Agriculture Related (AR) zones shall be permitted on an *existing lot* with frontage on a *public street* where the minimum *lot area* is 1,900.0 m² or greater, subject to the following requirements:

- i) the minimum *lot frontage* shall be 30.0 m.
 - ii) the minimum *front yard* shall be 11.0 m.
 - iii) the minimum *rear yard* shall be 12.0 m.
 - iv) the minimum *interior side yard* shall be subject to the following:
 - a) 1.5 m for a *dwelling* with a *height* of 6.0 m or less;
 - b) 1.8 m for a *dwelling* with a *height* greater than 6.0 m but less than 9.5 m; or
 - c) 2.1 m for a *dwelling* with a *height* greater than 9.5 m.
 - vi) the maximum *height* shall be 11.0 m.
 - vii) the minimum *exterior side yard* shall be 4.5 m.
 - viii) the maximum *lot coverage* shall be subject to Section 7.7 of this By-law.
 - viii) for clarity, all other requirements of this By-law shall apply.
- b) Notwithstanding Table 7.5 and 7.7 a) viii), the maximum *gross floor area* of a *dwelling* in the Agricultural Specialty Crop (AS) zone shall be 10% of the total *lot area*, or 500.0 m², whichever is less.

7.9 Rural Employment Greenbelt Zone Provisions

- a) Within the Rural Employment Greenbelt (RMG) zone, nothing in this By-law applies to prevent the *use* of any land, *building* or *structure* prohibited by this By-law, if the land, *building* or *structure* was lawfully *used* for that purpose as of December 16, 2004 and continues to be *used* for that purpose or in accordance with Section 24 (Transition) of the *Greenbelt Act*.
- b) *Legally existing uses* that are not otherwise permitted in the RMG zone shall be limited to the existing *floor area* and the area of any outdoor *parking areas/open storage* areas and any outdoor activities associated with the *legally existing use* shall not be increased.
- c) Expansions to *existing buildings* and *structures*, including *accessory buildings*, *structures* and *uses*, conversions of *uses*, new *buildings*, *structures* and *uses* shall not be permitted without an approval under Sections 34/41 and/or 45 of the Planning Act.

Part 8 | Oak Ridges Moraine Zones

8.1 List of Oak Ridges Moraine Zones

For convenience purposes, the Oak Ridges Moraine zones, as defined in Table 5-1, are also shown in Table 8-1:

Table 8-1: Oak Ridges Moraine Zones

Zone	Zone Symbol
Oak Ridges Moraine Feature Protection	ORF
Oak Ridges Moraine Natural Core and Linkage	ORL
Oak Ridges Moraine Countryside	ORC
Oak Ridges Moraine Aggregate	ORX

8.2 Permitted Uses in the Oak Ridges Moraine Zones

No person shall *use* any *lot*, *building* or *structure* for any purpose except for one or more of the *uses* as permitted in accordance with Table 8.2. *Uses* permitted in the Oak Ridges Moraine *zones* are denoted by the symbol “●” in the column applicable to that *zone* and corresponding with the row for a permitted *use* in Table 8-2:

Table 8-2: Uses Permitted in the Oak Ridges Moraine Zones

Use	ORF	ORL	ORC	ORX
<i>Agricultural use</i> (4)	●	●	●	
<i>Conservation</i> projects and flood and erosion control projects	●	●	●	
<i>Fish, wildlife and forest management</i>	●	●	●	
<i>Low-intensity recreational use</i>	●	●	●	
<i>Mineral aggregate operation</i> (4)				●
<i>Single detached dwelling</i> (1)	●	●	●	●
<i>Transportation, infrastructure, and utilities uses</i>	●	●	●	
<i>Unserviced park</i>		●	●	
On-Farm Diversified Uses				
<i>Agri-tourism use</i> (2)(4)		● (3)	●	

Use		ORF	ORL	ORC	ORX
<i>Agricultural animal clinic</i>	(2)(4)		• (3)	•	
<i>Bed and breakfast</i>	(2)(4)		• (3)	•	
<i>Equine event facility</i>	(2)(4)		• (3)	•	
<i>Farm micro-brewery, cidery, or winery</i>	(2)(4)		• (3)	•	
<i>Farm produce outlet</i>	(2)(4)		• (3)	•	
<i>Home industry</i>	(2)(4)		• (3)	•	
<i>Ground-mounted solar facility</i>	(2)(4)		• (3)	•	
<i>On-farm shop or café</i>	(2)(4)		• (3)	•	
<i>Studio</i>	(2)(4)		• (3)	•	
<i>Value-added agricultural use</i>	(2)(4)		• (3)	•	
Specified Accessory Uses					
<i>Additional residential unit</i>	(2)			•	
<i>Bed and breakfast</i>	(1)(2)(4)	•	•	•	
<i>Home industry</i>	(2)(4)	• (1)	•	•	
<i>Home occupation</i>	(1)(2)(4)	•	•	•	
<i>Shipping container</i>	(2)(4)			•	•

Special Provisions:

- (1) This *use* shall only be permitted subject to Section 8.6 of this By-law.
- (2) This *use* is subject to special provisions under Section 3 of this By-law.
- (3) This *use* shall only be permitted on a *lot* or a portion of a *lot* located within the area shown as prime agricultural as shown on Schedule B-2.
- (4) This *use* shall not be permitted within a *key natural heritage feature*.

8.3 Lot and Building Requirements for the Oak Ridges Moraine Zones

No person shall within any Oak Ridges Moraine zone use any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with Table 8-3.

Table 8-3: Lot and Building Requirements for the Oak Ridges Moraine Zones

Requirement	ORF	ORL	ORC	ORX
Minimum <i>Lot Area</i>	As legally existing	As legally existing	As legally existing	N/A
Minimum <i>Lot Frontage</i>	As legally existing	As legally existing	As legally existing	N/A
Minimum <i>Front Yard</i>	15.0	15.0	15.0	30.0 (1)
Minimum <i>Rear Yard</i>	23.0	23.0	23.0	30.0 (1)
Minimum <i>Side Yard</i>	9.0	9.0	9.0	30.0 (1)
Maximum <i>Lot Coverage</i>	As required by Section 8.4 of this By-law			N/A
Maximum Height	11.0 m	11.0 m	11.0 m	N/A
Minimum <i>planting strip</i> abutting a road, Future Use zone , or residential use (width in m)	N/A	N/A	N/A	6.0 (2)

Special Provisions:

- (1) In the Oak Ridges Moraine Aggregate zone, the minimum required *yard* shall be 60.0 m where a *yard* abuts a *public street* or road and the digging or materials or quarrying of stone shall be prohibited within this required *yard*.
- (2) A required *planting strip* in the Oak Ridges Moraine Aggregate zone shall be subject to Section 3.23 of this By-law.

8.4 Maximum Lot Coverage in the Oak Ridges Moraine Zones

- a) In the Oak Ridges Moraine Countryside (ORC), Oak Ridges Moraine Natural Core and Linkage (ORL) and Oak Ridges Moraine Feature Protection (ORF) zones, the maximum *lot coverage* shall be:
 - i) for *lots* with a *lot area* greater than 20.0 ha, the maximum *lot coverage* shall be 3% or 1.0 ha., whichever is less.

- ii) for *lots* with a *lot area* greater than 4.0 ha, but equal to or less than 20.0 ha, the maximum *lot coverage* shall be 5%.
- iii) for *lots* with a *lot area* greater than 1.0 ha, but equal to or less than 4.0, the maximum *lot coverage* shall be 10%.
- iv) for *lots* with a *lot area* equal to or less than 1.0 ha, the maximum *lot coverage* shall be 15%.

8.5 Oak Ridges Moraine Special Provisions

8.5.1 Undersized Lots in the Oak Ridges Moraine Zones

- a) Notwithstanding Table 8.3, the *use, erection* or expansion of a *single detached dwelling* in the Oak Ridges Moraine Feature Protection (ORF), Oak Ridges Moraine Natural Core and Linkage (ORL) and Oak Ridges Moraine Countryside (ORC) *zones* shall be permitted on an *existing lot* with frontage on a *public street* where the *lot area* is greater than 1,900.0 m² but less than 10.0 ha., subject to the following requirements:
 - i) The minimum *lot frontage* shall be 30.0 m.
 - ii) The minimum *front yard* shall be 11.0 m.
 - iii) The minimum *rear yard* shall be 12.0 m.
 - iv) The minimum *interior side yard* shall be subject to the following:
 - a) 1.5 m for a *dwelling* with a *height* of 6.0m or less;
 - b) 1.8 m for a *dwelling* with a *height* greater than 6.0 m but less than 9.5 m; or
 - c) 2.1 m for a *dwelling* with a *height* greater than 9.5 m.
 - vi) The maximum height shall be 11.0 m.
 - vii) The minimum *exterior side yard* shall be 4.5 m.
 - viii) The maximum *lot coverage* shall be subject to Section 8.4 of this By-law.
 - ix) For clarity, all other requirements of this By-law shall apply.

8.5.2 Oak Ridges Moraine Aggregate Zone Yard Restrictions

- a) Where an Oak Ridges Moraine Aggregate *zone* abuts Residential or **Future Use zone**, the following additional requirements shall apply:
 - i) The extraction of aggregates shall be prohibited within 120.0 m of any abutting Residential *zone*.

- ii) The removal of quarry stone or the processing of aggregate shall be prohibited within 215.0 m of any abutting Residential zone.

8.6 Oak Ridges Moraine Conservation Plan Area Special Provisions

The provisions of this Section shall apply to all lands located within the *Oak Ridges Moraine Conservation Plan Area*.

8.6.1 General, Transition, and Existing Uses

Development in Accordance with the Official Plan

- a) Nothing in this By-law applies to prevent a *use* or the *erection* or location of a *building* or *structure* within the *Oak Ridges Moraine Conservation Plan Area*, as designated in the Township of King Official Plan or its successor, provided:
 - i) The *use, building* or *structure* would have been permitted by the applicable zoning by-law on November 15, 2001, and complies with the permitted *uses* and performance standards of the applicable *zone* in this By-law.
 - ii) The *use, building* or *structure* complies with Section 3.47 (*Wellhead Protection Areas*) of this By-law.
 - iii) *Site Plan* Approval is obtained under Section 41 of the Planning Act if the *use, building* or *structure* is comprised of *major development*, or proposed within a *landform conservation area*, the Oak Ridges Moraine Feature Protection (ORF) zone or the *Area of Influence* demonstrating that the expansion will not adversely affect the ecological integrity of the *Oak Ridges Moraine Conservation Plan Area*.

Previously Authorized Single Detached Dwellings

- b) On lands located within the *Oak Ridges Moraine Conservation Plan Area* nothing in this By-law shall prevent the *use, erection*, or location of a *single detached dwelling* and *accessory buildings* thereto provided:
 - i) The *use, erection* and location would have been permitted by the applicable zoning by-law on November 15, 2001.
 - ii) Where any portion of the *lot* is within a *zone* other than an Oak Ridges Moraine zone, the performance standards of the applicable *zone* shall apply to all *buildings* and *structures*. Where the entire *lot* is zoned ORF, the performance standards of the ORF zone shall apply to all *buildings* and *structures*. The minimum *lot area* and minimum *lot frontage* shall be as they legally existed on November 15, 2001.
 - iii) *Site Plan* Approval is obtained under Section 41 of the Planning Act if the *single detached dwelling* is comprised of *major development* or proposed within an Oak Ridges Moraine Feature Protection (ORF) zone, the *area of influence* or a

landform conservation area demonstrating that, to the extent possible, the *use* will not adversely affect the ecological integrity of the *Oak Ridges Moraine Conservation Plan Area*.

Reconstruction of Existing Buildings and Structures

- c) On lands located within the *Oak Ridges Moraine Conservation Plan Area*, nothing in this By-law shall prevent the reconstruction, within the same location and dimensions, of an *existing building* or *structure* that is damaged or destroyed by causes beyond the owners' control, and the reconstructed *building* or *structure* shall be deemed to be an *existing building* or *structure* if there is no change in *use* and no intensification of the site.

Expansion of Existing Buildings and Structures

- d) Nothing in this By-law applies to prevent the expansion of an *existing building* or *structure* on the same *lot* within the *Oak Ridges Moraine Conservation Plan Area*, provided:
 - i) The *use, building* or *structure* was legally *existing* as of November 15, 2001;
 - ii) The performance standards for the applicable *zone* are met;
 - iii) There is no change in *use*;
 - iv) *Site Plan Approval* is obtained under Section 41 of the Planning Act if the expansion is proposed within the Oak Ridges Moraine Feature Protection (ORF) and in an *area of influence* or *landform conservation area*, or if the proposal comprises *major development* demonstrating that the expansion will not adversely affect the ecological integrity of the Oak Ridges Moraine Conservation Plan Area.

Transition (Building Permits in Progress)

- e) On lands located within the *Oak Ridges Moraine Conservation Plan Area* the provisions of this By-law shall not prevent the *erection* or *use* for a purpose prohibited by this By-law of a *building* or *structure* for which a permit has been issued under subsection 8(2) of the Building Code Act, as amended, on or before November 15, 2001 if:
 - i) The permit has not been revoked under subsection 8(10) of the Building Code Act, 1992, as amended.
 - ii) The *building* or *structure* when *erected* is *used* and continues to be *used* for the purpose for which it was *erected*.

Transition (Applications in Progress)

- f) On lands located within the *Oak Ridges Moraine Conservation Plan Area* nothing in the By-law applies to prevent the *use, erection* and location of a *building or structure* if the *use, erection* or location was authorized by the approval of an application that was commenced before November 17, 2001 and approved after that date or commenced after November 17, 2001 and decided upon in accordance with subsection 17(1) of the Oak Ridges Moraine Conservation Act, as amended.

Continuation of Existing Uses

- g) Within the *Oak Ridges Moraine Conservation Plan Area*, nothing in this By-law applies to prevent the *use* of any land, *building or structure* prohibited by this By-law, if the land, *building or structure* was lawfully *used* for that purpose on November 15, 2001 and continues to be *used* for that purpose.

Existing Institutional Uses

- h) Nothing in this By-law applies to prevent the *expansion* of an existing *institutional use* within the *Oak Ridges Moraine Conservation Plan Area*, provided:
 - i) The performance standards set out in the applicable *zone* are met.
 - ii) There is no change in *use*.
 - iii) *Site Plan* Approval is obtained under Section 41 of the Planning Act if the *expansion* is proposed within the Oak Ridges Moraine Feature Protection (ORF) and in an *area of influence*, a *landform conservation area*, a *wellhead protection area* or an *area of high aquifer vulnerability* or if the proposal comprises *major development* demonstrating that the expansion will not adversely affect the ecological integrity of the *Oak Ridges Moraine Conservation Plan Area*.
 - iv) Where the land is within a *landform conservation area*, a Landform Conservation Plan, prepared in accordance with the Township of King Official Plan or its successor is submitted with the *Site Plan* or Building Permit application.
 - v) For the avoidance of doubt, in this clause, the *expansion* of an *existing institutional use* means that there shall be no change in *use*. Such *expansions* shall be subject to the *zone* provisions.

Public Uses and Infrastructure

- i) Within the *Oak Ridges Moraine Conservation Plan Area*, new *transportation, infrastructure and utilities uses* shall comply with Section 41 of the Oak Ridges Moraine Conservation Plan and corresponding policies of the Township of King Official Plan, as amended.

Interpretation

- j) For the purposes of interpreting the provisions of Section 8.5, notwithstanding the definition of existing as contained in Part 2 of this By-law, existing shall mean lawfully in existence on November 15, 2001 and for greater certainty does not include a *use*, *building* or *structure* that was in existence on that date without being lawful.
- k) For the purposes of interpreting the provisions of Section 8.5 development shall mean the creation of a new *lot*, a change in *use*, or the expansion of *buildings* and *structures* requiring approval under the Planning Act, the Environmental Assessment Act or the Drainage Act, but does not include the construction of facilities for *transportation*, *infrastructure* and *utilities* uses as described in Section 41 of the Planning Act by a public body or for greater certainty, the reconstruction, repair or maintenance of a drain approved under the Drainage Act and in existence on November 15, 2001, or the carrying out of agricultural practices on land that was being used for *agricultural uses* on November 15, 2001.

Major Development (ORMCP)

- l) A *use*, *building* or *structure* with a total combined *ground floor area* greater than 500.0 m² per *lot* and that is proposed on lands within an Oak Ridges Moraine zone shall not be permitted unless it is in accordance with a *site plan* prepared under Section 41 of the Planning Act and approved by *Council*.

8.6.2 Area of Influence (Schedule “C-1”)

- a) No development, *site alteration* or change of *use* shall take place within the Area of Influence boundaries shown on Schedule “C-1” unless it is in accordance with a *site plan* prepared under Section 41 of the Planning Act and approved by *Council*.

8.6.3 Landform Conservation Area Provisions (Schedule “C-2”)

- a) No development, *site alteration* or change of *use* shall take place within the areas shown as Landform Conservation Area (Category 1) and Landform Conservation Area (Category 2) on Schedule “C-2”, as applicable, unless it is in accordance with a *site plan* prepared under Section 41 of the Planning Act and approved by Council. Where development or *site alteration* comprises an *expansion* to an existing *institutional use*, the applicable provisions of subsection 8.5.1 h) shall apply.
 - i) Where development or *site alteration* comprises an *expansion* of a *building* or *structure* the applicable provisions of subsection 8.5.1 d) shall apply.
 - ii) Where development or *site alteration* comprises previously authorized *dwellings* and *accessory buildings* thereto, the applicable provisions of subsection 8.5.1 b) shall apply.

- iii) Where the development, *site alteration* or change of *use* are located within the Countryside designation in the Township of King Official Plan, the provisions of subsection 8.5.1 a) shall apply.
- b) On lands shown as Landform Conservation Area (Category 1), the area of *impervious surface* shall not exceed 15% of the area so identified within the subject property, and the proportion of the area so identified within the subject property that is disturbed through grading or other construction activity shall not exceed 25%.
- c) On lands shown as Landform Conservation Area (Category 2), the area of *impervious surface* shall not exceed 20% of the total of the area so identified within the subject property and the proportion of the area so identified within the subject property that is disturbed through grading or other construction activity shall not exceed 50%.

8.6.4 Areas of High Aquifer Vulnerability (Schedule “C-3”)

- a) Notwithstanding any other provision of this By-law with the exception of the provisions for *existing institutional uses* under subsection 8.5.1 h), the following *uses* are prohibited on lands identified as areas of high aquifer vulnerability on Schedule “C-3”, with the exception of those such *uses* lawfully existing on November 15, 2001 which may continue until the *use* ceases:
 - i) Generation and storage of *hazardous waste* or liquid industrial waste.
 - ii) *Waste disposal facilities*, organic soil conditioning sites, and snow storage and disposal facilities.
 - iii) Underground and above-ground storage tanks that are not equipped with an approved secondary containment device.
 - iv) Storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990 or its successor.

8.6.5 Oak Ridges Moraine Wellhead Protection Areas (Schedule “C-4”)

- a) Notwithstanding any other provision of this By-law with the exception of the provisions for existing *institutional uses* under subsection 8.5.1 h), the following *uses* are prohibited on lands identified as *wellhead protection area* on Schedule “C-4”, with the exception of those such *uses* lawfully existing on November 15, 2001 which may continue until the *use* ceases:
 - i) Storage, except by an individual for personal or family *use*, of:
 - 1. Petroleum fuels;
 - 2. Petroleum solvents and chlorinated solvents;
 - 3. Pesticides, herbicides and fungicides;

4. Construction equipment;
 5. Inorganic fertilizers;
 6. Road salt; and
 7. Contaminants listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario or its successor.
- ii) Generation and storage of *hazardous waste* or liquid industrial waste.
 - iii) Waste disposal sites and facilities, organic soil conditioning sites, and snow storage and disposal facilities.
- d) For the purposes of clarity, the provisions of this subsection shall be in addition to the provisions for *Wellhead Protection Areas* in accordance with the Clean Water Act and the applicable Source Protection Plan, as provided in Section 3.47 of this By-law. Where there is conflict, the more restrictive requirements shall apply.

Part 9 | Other Zones

9.1 List of Other Zones

For convenience purposes, the Other zones, as defined in Table 5-1, are also shown in Table 9-1:

Table 9-1: Other Zones

Zone	Zone Symbol
Future Use	F
Nobleton Village Reserve	NVR
Open Space	OS
Major Recreational	REC
Environmental Protection	EP
Greenbelt Natural Heritage	GNH

9.2 Permitted Uses in the Other Zones

No person shall *use* any *lot*, *building* or *structure* for any purpose except for one or more of the *uses* as permitted in accordance with Table 9.2. *Uses* permitted in the Other zones are denoted by the symbol “•” in the column applicable to that *zone* and corresponding with the row for a permitted *use* in Table 9-2.

Where the symbol “E” is shown in Table 9.2, the *use* shall only be permitted on a *lot* in the corresponding *zone* if the *use* was legally existing and *used* on the *lot* on the effective date of this By-law.

Table 9-2: Permitted Uses in the Other Zones

Use	F	NVR	OS	REC	EP	GNH
<i>Agricultural cannabis production facility</i> (2)(5)(6)						• (8)
<i>Agricultural research and training facility</i>		•				•
<i>Agricultural use</i>	• (1)	•				•
<i>Campground</i>				•		
<i>Cemetery</i>			E			

Use	F	NVR	OS	REC	EP	GNH
Community garden (2)			•			
Conservation use	•		•	•	•	
Equestrian facility		•				•
Golf course				•		
Medical cannabis production site (2)(5)(6)						• (8)
Mushroom farm (2)		•				•
Private park			•	•		
Public park			•	•		
Recreational use			•	•		
Retail				• (4)		
Single detached dwelling	• (1)	• (9)	• (1)		• (1)(3)	• (9)
Ski facility				•		
Tourism information centre				•		
Trail	•		•	•	• (4)	
Unserviced park			•			
On-Farm Diversified Uses						
Agri-tourism use (2)		•				•
Agricultural animal clinic (2)		•				•
Bed and breakfast (2)		•				•
Equine event facility (2)		•				•
Farm micro-brewery, cidery, or winery (2)		•				•
Farm produce outlet (2)		•				•
Ground-mounted solar facility (2)		•				•
On-farm shop or café (2)		•				•
Studio (2)		•				•
Value-added agricultural use (2)		•				•

Use	F	NVR	OS	REC	EP	GNH
Specified Accessory Uses						
<i>Additional residential unit</i> (2)						•
<i>Accessory dwelling unit</i> (2)		•				
<i>Bed and breakfast</i> (2)	• (1)	•	• (1)			
<i>Commercial patio</i> (2)(7)						•
<i>Farm produce outlet</i>	• (1)	•				•
<i>Home industry</i> (2)		•				•
<i>Home occupation</i> (2)	• (1)	•	• (1)			•
<i>Private home child care</i> (2)	• (1)	•	• (1)			•

Special Provisions:

- (1) Only legally *existing uses* are permitted.
- (2) This *use* is subject to special provisions under Section 3 of this By-law.
- (3) Where a *building* or *structure* had previously been legally *erected* and/or land legally *used* at the date of the passing of this By-law, such *buildings* and lands may continue to be used for the same purposes but shall not be *enlarged*. Where these *zones* are regulated by a Conservation Authority, any proposed works may be subject to the applicable regulation as described under Section 3.44.
- (4) This *use* shall only be permitted as *accessory* to a *principal use*.
- (5) This *use* or activities associated with this *use* may be subject to restrictions under the provisions of Section 3.47 – Wellhead Protection Areas, where included on Schedule “B-1”.
- (6) This *use* is subject to a holding symbol (H) in accordance with the provisions of Section 3.4.
- (7) This *use* shall only be permitted as an accessory use to an on-farm shop or café and farm micro-brewery, cidery, or winery.

- (8) This *use* shall be prohibited as shown on Schedule D to this By-law.
- (9) In the Protected Countryside of the Greenbelt Plan Area, this *use* shall only be permitted on an *existing* lot of record, provided the lot was *zoned* for the *use* as of the date the Greenbelt Plan came into effect.

9.3 Lot and Building Requirements for the Other Zones

No person shall within any Other zone *use* any lot, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with Table 9-3:

Table 9-3: Lot and Building Requirements for the Other Zones

Requirement	F	NVR	OS	REC	EP	GNH
Minimum <i>Lot Area</i> (1)	10.0 ha	10.0 ha	As legally existing	10.0 ha	N/A	40.0 ha
Minimum <i>Lot Frontage</i> (m) (1)	180.0	180.0	As legally existing	30.0	N/A	180.0
Minimum <i>Front Yard</i> (m)	15.0	15.0	9.0	9.0	N/A	15.0
Minimum <i>Rear Yard</i> (m)	23.0	23.0	9.0	9.0	N/A	23.0
Minimum <i>Interior Side Yard</i> (m)	9.0	9.0	9.0	9.0	N/A	9.0
Minimum <i>Exterior Side Yard</i> (m)	15.0	15.0	9.0	9.0	N/A	9.0
Maximum <i>Lot Coverage</i>	20%	(2)	20%	20%	N/A	(2)
Maximum <i>Height</i> (m)	11.0	11.0	11.0	11.0	N/A	11.0

Special Provisions:

- (1) The minimum *lot area* and *lot frontage* requirements shall not apply to *use* any lot, *erect*, *alter* or *use* any *building* or *structure* as part of an *agricultural use*.
- (2) Maximum *lot coverage* shall be subject to Section 9.4 of this By-law.

9.4 Maximum Lot Coverage in the NVR and GNH Zones

- a) The maximum *lot coverage* in the Nobleton Village Reserve (NVR) and Greenbelt Natural Heritage (GNH) zones shall be:

- i) for *lots* with a *lot area* greater than 20.0 ha, the maximum *lot coverage* shall be 3%.
- ii) for *lots* with a *lot area* greater than 4.0 ha, but equal to or less than 20.0 ha, the maximum *lot coverage* shall be 5%.
- iii) for *lots* with a *lot area* greater than 1.0 ha, but equal to or less than 4.0, the maximum *lot coverage* shall be 10%.
- iv) for *lots* with a *lot area* equal to or less than 1.0 ha, the maximum *lot coverage* shall be 15%.

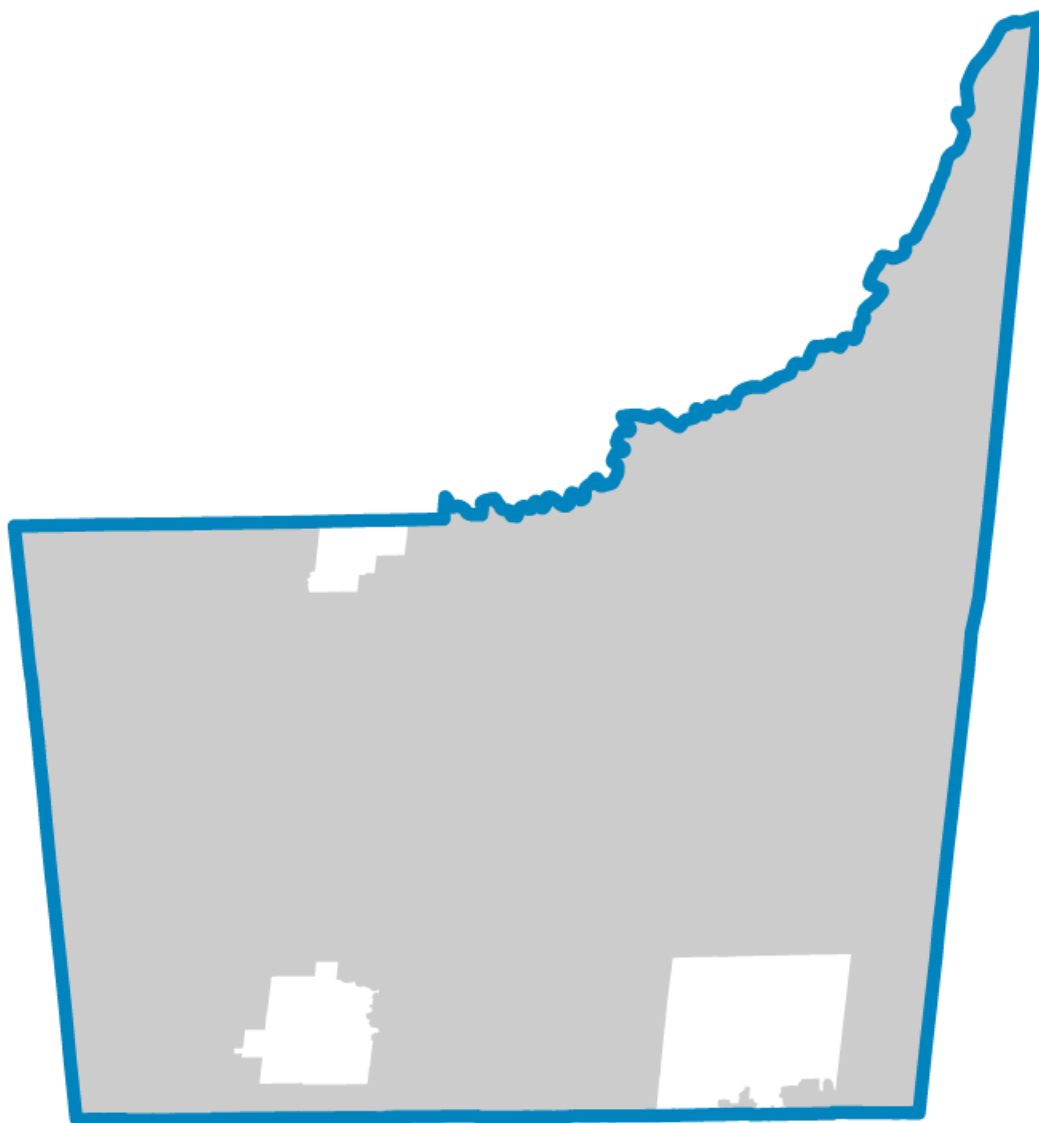
9.5 Undersized Lots in the Nobleton Village Reserve and Greenbelt Natural Heritage Zones

- a) Notwithstanding Table 9.3, the *use*, *erection*, or expansion of a *single detached dwelling* in the Nobleton Village Reserve (NVR) and Greenbelt Natural Heritage (GNH) *zone* shall be permitted on an *existing lot* with frontage on a *public street* where the *lot area* is greater than 1,900.0 m² but less than 10.0 ha, subject to the following requirements:
 - i) The minimum *lot frontage* shall be 30.0 m.
 - ii) The minimum *front yard* shall be 11.0 m.
 - iii) The minimum *rear yard* shall be 12.0 m.
 - iv) The minimum *interior side yard* shall be subject to the following:
 - a) 1.5 m for a *dwelling* with a *height* of 6.0 m or less;
 - b) 1.8 m for a *dwelling* with a *height* greater than 6.0 m but less than 9.5 m; or
 - c) 2.1 m for a *dwelling* with a *height* greater 9.5 m.
 - v) The maximum *lot coverage* shall be subject to Section 9.4 of this By-law.
 - vi) For clarity, all other requirements of this By-law shall apply.

9.6 Greenbelt Natural Heritage Zone Provisions

- a) Within the Greenbelt Natural Heritage (GNH) *zone*, nothing in this By-law applies to prevent the *use* of any land, *building* or *structure* prohibited by this By-law, if the land, *building* or *structure* was lawfully *used* for that purpose as of December 16, 2004 and continues to be *used* for that purpose and continues to be *used* for that purpose or in accordance with Section 24 (Transition) of the *Greenbelt Act*.

- b) For all *uses* except a *golf course*, the maximum area disturbed through development, grading or other construction activity on a *lot* or any portion of a *lot* located within the Greenbelt Natural Heritage (GNH) *zone* shall be 25% of the *net developable area*.
- c) For a *golf course*, the maximum area disturbed through development, grading or other construction activity of a *lot* or any portion on a *lot* located within the Greenbelt Natural Heritage (GNH) *zone* shall be 40% of the *net developable area*.
- e) No development or *site alteration* shall occur within areas shown as “Natural Heritage Features” or “Natural Heritage Features (120 m Buffer)”, as shown on Schedule E, unless it is in accordance with an approved *site plan* under Section 41 of the Planning Act.



Township of King
Zoning By-law for the Countryside

By-law No. 2022-053

Final | September 2022

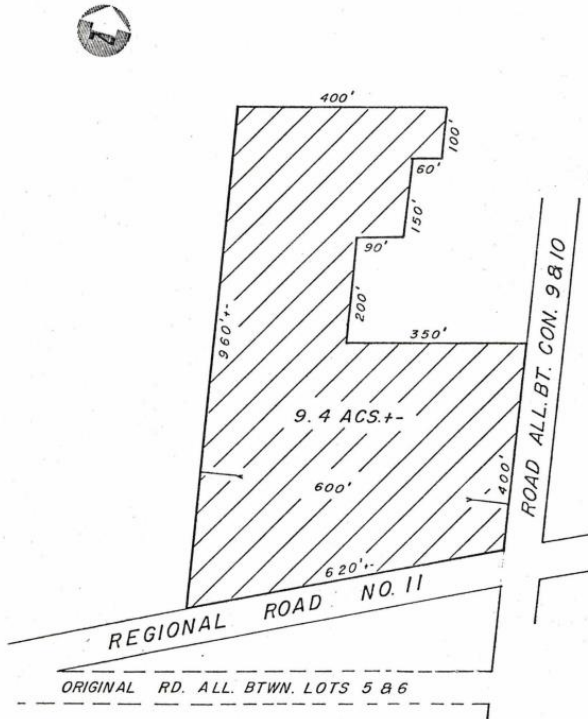
Prepared by WSP for the Township of King

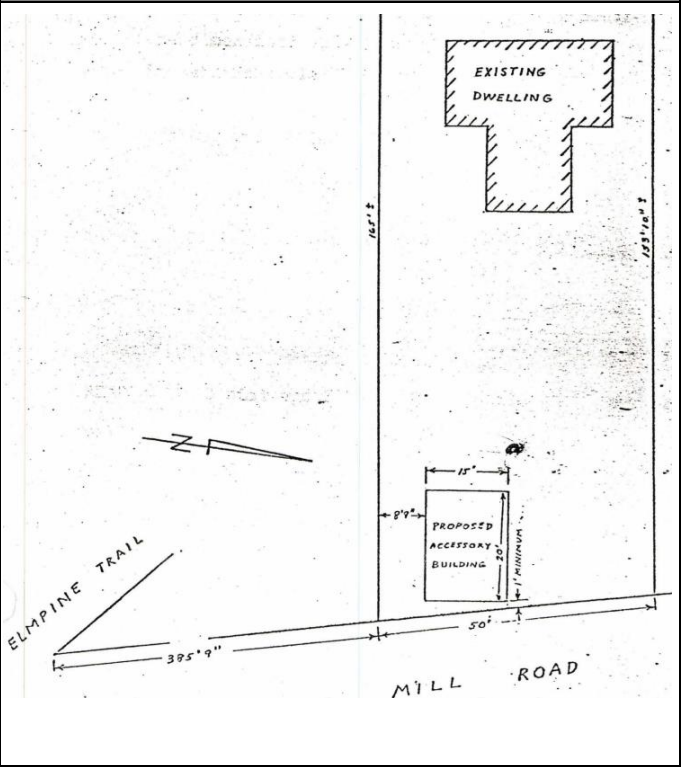
Part 10 | Exception Zones

Notwithstanding any other provision of this By-law, the following special provisions shall apply to lands referenced in this table and delineated on Schedule “A”. Unless otherwise stated in Table 10-1, all other provisions of this By-law shall apply, including the provisions of the parent *zone*.

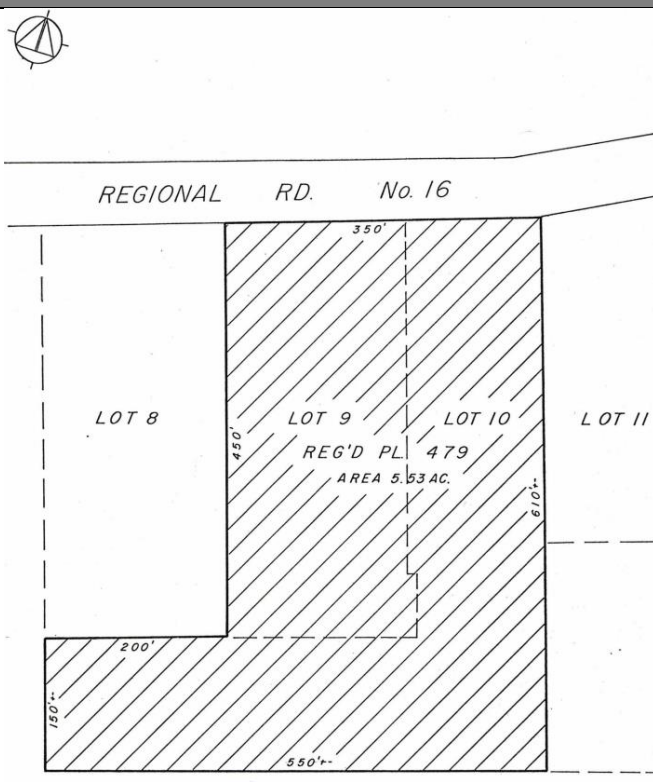
Table 10-1: Exception Zones

No.	Exception (Schedule “A”)	By-law Number(s)	
1	GNH, AS	1975-079	
1. All provisions of the GNH and AS zones shall apply, except that: <ol style="list-style-type: none"> A <i>farm help dwelling</i> shall be permitted, provided that: <ol style="list-style-type: none"> The minimum <i>floor area</i> shall be 140.0 m². The minimum <i>front yard</i> shall be 10.0 m. The minimum <i>rear yard</i> shall be 12.0 m. The minimum <i>side yard</i> shall be 4.5 m. The maximum <i>lot coverage</i> shall be 20%. The maximum <i>height</i> shall be 11.0 m. 			
2	OS, ORF	1976-006	
1. All provisions of the OS and ORF zones shall apply, except that: <ol style="list-style-type: none"> No person shall <i>erect, alter, or use</i> any <i>building or structure</i> within the lands subject to this exception, except for the purpose of flood or erosion control. 			
3	A, ORC, GNH	1976-012	
1. All provisions of the A zone shall apply, except that: <ol style="list-style-type: none"> The minimum <i>lot frontage</i> shall be 120.0 m. 			
4	ORC	1976-069	OMB Order R762328
1. All provisions of the ORC zone shall apply, except that: <ol style="list-style-type: none"> A <i>farm help dwelling</i> shall be permitted, provided that: <ol style="list-style-type: none"> The minimum <i>floor area</i> shall be 116.0 m². 			
5	GNH	1976-079	OMB Order R762257

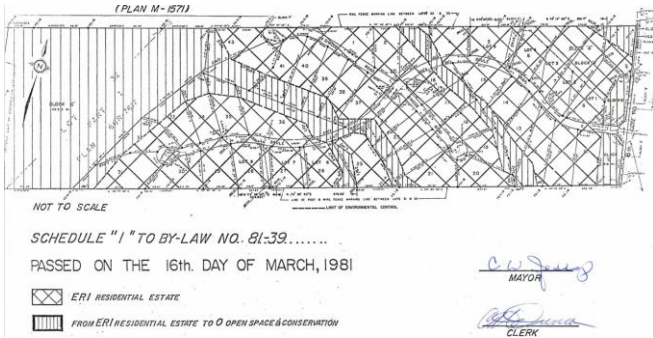
No.	Exception (Schedule "A")	By-law Number(s)	
Provisions			Figures
1.	<p>All provisions of the GNH zone shall apply, except that in the areas shown in Figure 1976-079:</p> <p>a) The permitted <i>uses</i> shall be restricted to one or more of the following:</p> <ul style="list-style-type: none"> i) <i>Farm implement sales and service establishment.</i> ii) <i>Garden centre.</i> iii) The <i>existing retail</i> sales establishment for snowmobiles. iv) <i>Heavy service shop</i> for agricultural equipment. <p>b) The minimum <i>lot area</i> shall be 3.64 ha.</p>	1976-079	
6	RE	1976-093	
1.	<p>All provisions of the RE zone shall apply, except that:</p> <p>a) The <i>existing</i> furniture upholstery business shall be a permitted <i>use</i>.</p>		
7	GNH	1976-096	
Provisions			Figures
1.	<p>All provisions of the GNH zone shall apply, except that:</p> <p>a) Nothing shall prevent the erection of an <i>accessory building</i> in the area shown as "Proposed Accessory Building" on Figure 1976-096.</p>	1976-096	

No.	Exception (Schedule "A")	By-law Number(s)	
			
8	ORL	1976-119	OMB Order R77753
Provisions			Figures
<ol style="list-style-type: none"> 1. All provisions of the ORL zone shall apply, except that: <ol style="list-style-type: none"> a) An <i>accessory building</i> shall be permitted to be erected and to be used as a <i>private garage</i> only on those lands shown as "Proposed Garage" in Figure 1976-119. 			<ol style="list-style-type: none"> 2. Figure 1976-119

No.	Exception (Schedule "A")	By-law Number(s)	
9	HC	1976-120	OMB Order R77754
1. Permitted <i>uses</i> shall include <i>uses</i> permitted in the HC <i>zone</i> and: <ol style="list-style-type: none"> Business <i>office</i>. The lands subject to this exception are subject to an approved <i>site plan</i>. 			
10	ORF, ORL	1977-020	OMB Order R762490
1. All provisions of the ORF and ORL <i>zones</i> shall apply, except that: <ol style="list-style-type: none"> The minimum <i>lot frontage</i> shall be 213.3 m. The minimum <i>setback</i> of all <i>buildings</i> and <i>structures</i> from the existing road allowances of February 23, 1977 of Regional Road No. 54 shall be 112.7 m. 			
11	ORF, RR, HU	1977-028	OMB Order R771600
Provisions			Figures
1. All provisions of the ORF, RR, and HU <i>zones</i> shall apply, except that in the areas shown in hatching on Figure 1977-28: <ol style="list-style-type: none"> The minimum <i>lot area</i> shall be 0.56 ha. 			2. Figure 1977-28

No.	Exception (Schedule "A")	By-law Number(s)	
b)	The minimum <i>lot frontage</i> shall be 45.7 m.		
12	A, GNH, AS	1977-038	
1.	All provisions of the A, GNH, and AS zones shall apply, except that:		
a)	A <i>farm help dwelling</i> shall be permitted, provided that:		
i)	The minimum <i>floor area</i> shall be 116.0 m ² .		
13	GNH	1977-096	OMB Order R772723
1.	All provisions of the GNH zone shall apply, except that:		
a)	A <i>single detached dwelling</i> and permitted <i>uses accessory</i> thereto shall be permitted.		
14	ORF, ORC, ORL	1977-103	OMB Order R781550
Provisions			Figures
1.	Within lands zoned ORC, the following provisions shall apply:		
a)	The permitted <i>uses</i> shall be restricted to a <i>golf course</i> and a clubhouse with restaurant facilities, recreational uses such as tennis courts and <i>swimming pools</i> and <i>uses, buildings</i> and <i>structures accessory</i> to the foregoing <i>uses</i> .		

No.	Exception (Schedule "A")	By-law Number(s)	
	b) Access shall be restricted to Provincial Highway No. 27.		
2.	The use of water from the well(s) servicing the land shall be restricted to the uses of the clubhouse only and shall not be used for the irrigation of the site.		
15	GNH	1977-107	OMB Order R773702
1.	All provisions of GNH zone shall apply, except that:		
	a) The minimum lot area shall be 1.61 ha.		
	b) The minimum lot frontage shall be 91.44 m.		
16	A, GNH	1977-119	OMB Order R78319
1.	All provisions of the A and GNH zones shall apply, except that:		
	a) A farm help dwelling shall be permitted, provided that:		
	i) The minimum floor area shall be 116.0 m ² .		
17	ORF, ORL	1977-126	OMB Order R78101
1.	All provisions of the ORF and ORL zones shall apply, except that:		
	a) The minimum lot frontage shall be 118.8 m.		
18	ORF, ORL	1978-065	
1.	All provisions of the ORF and ORL zones shall apply, except that:		
	a) A farm help dwelling shall be permitted, provided that:		
	i) The maximum floor area shall be 93.0 m ² .		
	ii) The farm help dwelling shall be located above a private garage.		
19	ORF, ORL	1978-088	
1.	All provisions of the ORF and ORL zones shall apply, except that:		
	a) A farm help dwelling shall be a permitted use.		
20	ORF, ORL	1979-079	
1.	All provisions of the ORF and ORL zones shall apply, except that:		
	a) A farm help dwelling shall be a permitted use.		
21	ORC, A	1980-080	

No.	Exception (Schedule "A")	By-law Number(s)	
All provisions of the ORC and A zones shall apply, except that:			
a) A farm help dwelling shall be a permitted use.			
22	ORF, ORC		
1. All provisions of the ORF and ORC zones shall apply, except that:			
a) The lot and building requirements of the RE zone shall apply; and			
b) Only previously authorized dwellings are permitted.			
23	HU, RR	1981-016, 1982-124	
1. All provisions of the HU and RR zones shall apply, except that:			
a) The minimum lot area shall be 5.05 ha.			
24	AS, ORF, ORC, GNH	1981-039	
Provisions			Figures
<p>1. In the area shown as O in Figure 1981-039, all provisions of the ORF, ORC and GNH zones shall apply, except that:</p> <p>a) No person shall erect, alter or use any building or structure.</p> <p>2. In the areas shown as ER1 in Figure 1981-039, all provisions of the AS, GNH, ORC and ORF zones shall apply, except that:</p> <p>a) The lot and building requirements of the RE zone shall apply;</p> <p>b) Only previously authorized dwellings are permitted; and</p> <p>c) No person shall erect, alter or use any building or structure within 30.5 m of those lands shown as vertical lines and labelled O on Figure 1981-39.</p>			<p>3. Figure 1981-039</p> 

No.	Exception (Schedule “A”)	By-law Number(s)	
25	ORF	1981-044	
<p>1. All provisions of ORF zones shall apply, except that:</p> <p>a) All <i>lot</i> and <i>building</i> requirements of the RE zone shall apply except that:</p> <p>i) <i>The minimum lot area</i> shall be 0.74 ha.</p> <p>ii) <i>The minimum lot frontage</i> shall be 21.3 m.</p>			
26	ORC, ORF	1985-075	
<p>1. Within the lands <i>zoned</i> ORC, all provisions of the ORC zone shall apply, except that:</p> <p>a) The following additional <i>uses</i> shall be permitted:</p> <p>i) <i>A farm help dwelling</i>; and</p> <p>ii) <i>Animal rescue and sanctuary facility</i>.</p> <p>b) For the purpose of this exception, an animal rescue and sanctuary facility shall be defined as premises used for the boarding and keeping of canines, farm animals and other domestic pets includes those parts of the property in which they are housed, maintained, trained and groomed, and may include a <i>pet day care</i> and <i>kennel</i>. Animal rehabilitation areas, <i>office uses</i>, and an <i>on-farm shop or café</i> shall also be permitted as <i>accessory uses</i> to an animal rescue and sanctuary facility as defined herein.</p>			
27	HR3	1981-079	
<p>1. All provisions of HR3 zone shall apply, except that:</p> <p>a) <i>The minimum lot area</i> shall be 1850.0 m².</p> <p>b) <i>The minimum lot frontage</i> shall be 26.5 m.</p>			
28	ORL, ORF	1981-108	
Provisions			Figures
<p>1. All provisions of the ORL and ORF zones shall apply, except that:</p> <p>2. <i>A farm help dwelling</i> shall be permitted in the area shown in cross-hatching in Figure 1981-108.</p>			3. Figure 1981-108

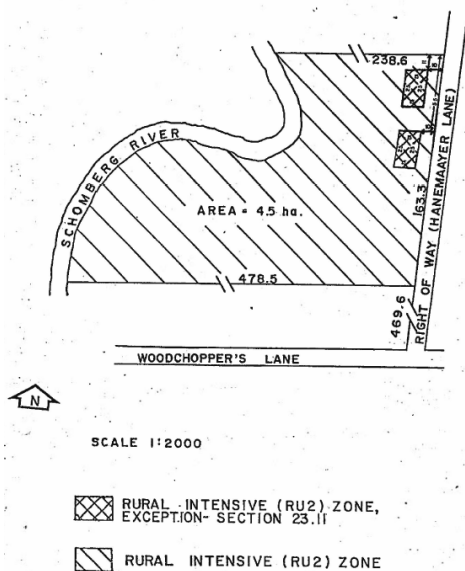
No.	Exception (Schedule "A")	By-law Number(s)	
29	GNH	1981-134	
1.	All provisions of the GNH zone shall apply, except that:		
a)	All <i>lot</i> and <i>building</i> standards of the RC zone shall apply.		
b)	Water shall be used solely for domestic purposes only.		
30	ORC, ORF, ORL	1981-150	
1.	All provisions of the ORC and ORF zones shall apply, except that:		
a)	The minimum <i>rear yard</i> for uses other than a <i>single detached dwelling</i> shall be 11.2 m.		
31	RR, OS	1982-007	
1.	All provisions of the RR zone shall apply, except that:		
a)	No development or redevelopment of any land, <i>building</i> or <i>structure</i> occurs within 25.0 m of lands with the OS zone as shown on this exception.		
32	Various		

No.	Exception (Schedule “A”)	By-law Number(s)	
2.	All provisions of the underlying zone shall apply, except: a) An <i>existing cemetery</i> shall be the only permitted use.		
33	ORF, ORL	1982-041	
1.	All provisions of the ORL and ORF zones shall apply except: a) All <i>lot</i> and <i>building</i> requirements of the RE zone shall apply, except that: i) The minimum <i>lot frontage</i> shall be 54.8 m.		
34	ORF, ORC	1982-075	
1.	All provisions of the ORC and ORF zones shall apply except: a) The minimum <i>lot frontage</i> shall be 150.0 m. b) The minimum <i>side yard</i> shall be 2.0 m. c) A <i>dwelling</i> on the lands shall be a minimum 20.0 m from any stable, barn, shelter, pen, or other <i>building</i> or <i>structure</i> used to house animals or domestic fowl located on an adjacent <i>lot</i> .		
35	ORL, ORF	1982-084, 1990-055	
Provisions			Figures
1.	All provisions of the ORL and ORF zones shall apply except: a) The minimum <i>lot area</i> shall be 2.0 ha. b) A residential <i>building</i> on the lands shall be a minimum 90.0 m from any stable, barn, shelter, pen, or other <i>building</i> or <i>structure</i> used to house animals or domestic fowl located on an adjacent <i>lot</i> . c) In the area shown as Exception – Section 10.48 on Figure 1990-055, a maximum of two <i>home occupations</i> used for a <i>medical practitioner</i> shall be permitted.		2. Figure 1990-055

No.	Exception (Schedule "A")	By-law Number(s)	
36	HI	1982-085	
1. All provisions of the HI zone shall apply.			
37	A	1988-113	
Provisions			Figures
1. All provisions of the A zone shall apply, except that on lands shown as Industrial Restricted (M1) Exception – Section 16.12 on Figure 1988-113, the following provisions shall also apply: <ul style="list-style-type: none"> a) The uses permitted shall be restricted to a <i>manufacturing establishment, light</i> which does not use water for processing, cooling or washing, and is conducted and wholly contained within an enclosed <i>building</i> and is not considered obnoxious or hazardous by reason of sound, odour, inflammability, dust, fumes or smoke and which shall not 			2. 1988-113

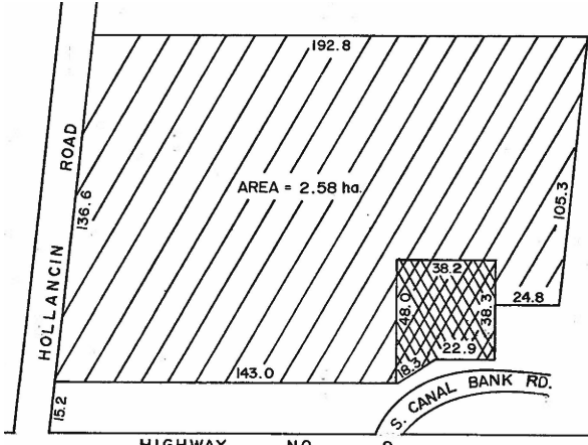
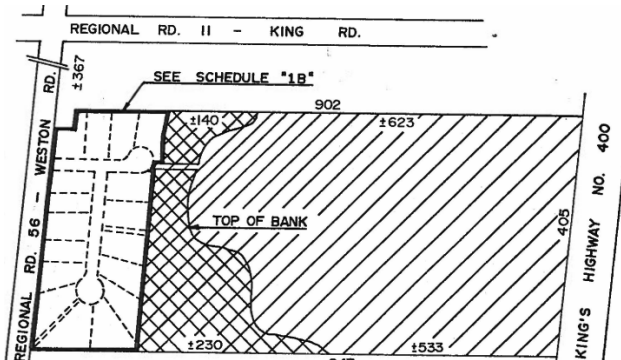
No.	Exception (Schedule "A")	By-law Number(s)	
	<p>be detrimental in appearance or effect to surrounding uses.</p> <p>b) The minimum <i>lot area</i> shall be 4.0 ha.</p> <p>c) The minimum <i>lot frontage</i> shall be 120.0 m.</p> <p>d) The minimum <i>front yard</i> shall be 45.0 m.</p> <p>e) The minimum rear yard shall be 85.0 m.</p> <p>f) The minimum <i>side yard</i> on the east side shall be 30.0 m.</p> <p>g) The minimum <i>side yard</i> on the west side shall be 15.0 m.</p> <p>h) The maximum <i>lot coverage</i> shall be 12.0%.</p> <p>i) The maximum <i>height</i> shall be 11.0 m.</p>		
38	RE	1982-110	
	<p>1. All provisions of the RE zone shall apply, except that:</p> <p>a) The minimum <i>lot area</i> shall be 0.75 ha.</p> <p>b) The minimum <i>lot frontage</i> shall be 52.0 m.</p>		
39	AS	1982-145	
	<p>1. All provisions of the AS zone shall apply, except that:</p> <p>a) No <i>dwelling</i> shall be located closer than 2.0 m to any other <i>building</i> on this <i>lot</i> except a <i>building accessory</i> to such <i>dwelling</i>.</p>		
40	A, ORC, ORF, ORL	1983-006	
Provisions			Figures
<p>1. All provisions of the A, ORC, ORF, and ORL zones shall apply, except that:</p>			<p>3. Figure 1983-006</p>

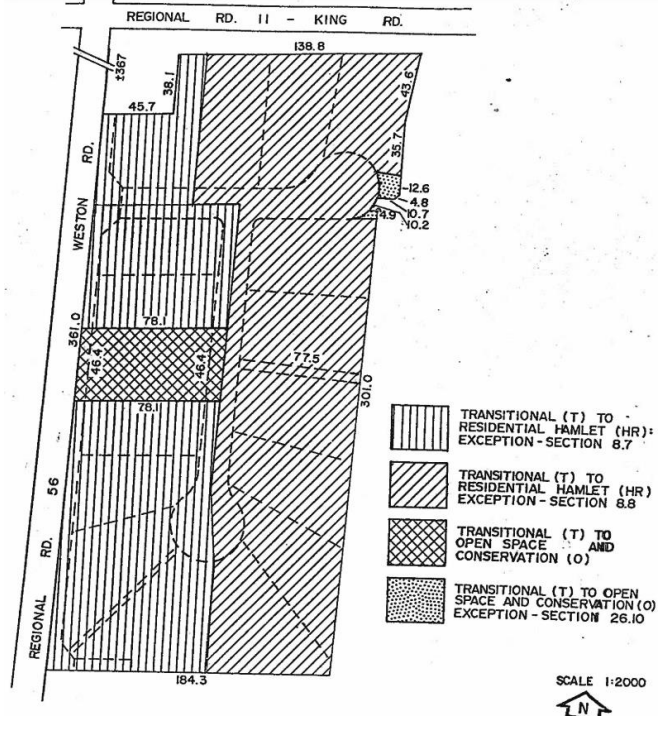
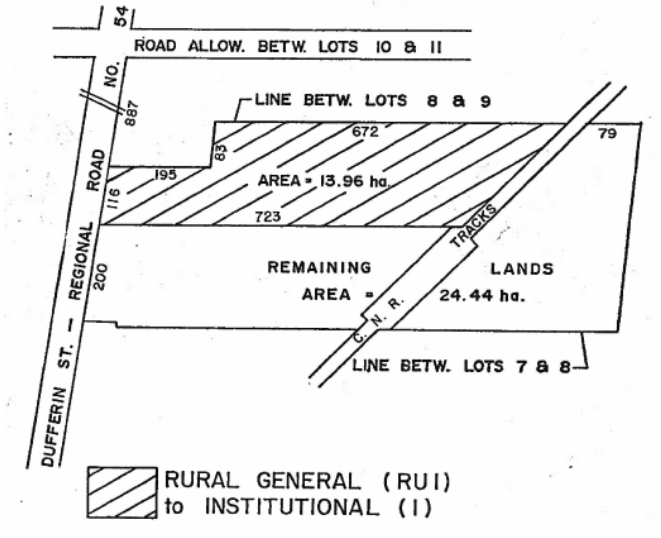
No.	Exception (Schedule "A")	By-law Number(s)	
	<p>a) A <i>farm help dwelling</i> shall be permitted, provided that:</p> <p>i) The minimum <i>floor area</i> shall be 74.0 m².</p> <p>ii) The maximum <i>floor area</i> shall be 140.0 m².</p> <p>2. The <i>farm help dwelling</i> shall only be permitted provided it is constructed on those lands shown in cross-hatching on Figure 1983-006.</p>		
41	ORF, ORL	1983-012	
1.	All provisions of the ORF and ORL zone shall apply, except that:		
a)	The lot and building requirements of the RE zone shall apply.		
42	AS	1983-029	
1.	All provisions of the AS zone shall apply, except that:		
a)	A <i>farm help dwelling</i> shall be permitted, provided that:		
i)	The minimum <i>floor area</i> shall be 90.0 m ² .		
43	AS	1983-081	
Provisions			Figures
1.	All provisions of the AS zone shall apply, except that:		2.
a)	A <i>farm help dwelling</i> shall be permitted, provided that:		Figure 1983-081

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>i) The <i>farm help dwelling</i> is located on those lands shown as RU2 – Section 23.11 on Figure 1983-081.</p> <p>ii) The minimum <i>floor area</i> shall be 116.0 m².</p>		
44	ORL, ORF	1983-083	
	<p>1. All provisions of the ORL and ORF zones shall apply, except that:</p> <p>a) A <i>farm help dwelling</i> shall be permitted.</p>		
45	ORL, ORF	1983-084	
	<p>1. All provisions of the ORL and ORF zones shall apply, except that:</p> <p>a) A <i>farm help dwelling</i> shall be permitted, provided that:</p> <p>i) The minimum <i>floor area</i> shall be 75.0 m².</p>		
46	ORF, ORL	1983-105	
Provisions			Figures
<p>1. All provisions of the ORF and ORL zones shall apply, except that:</p> <p>a) A frame church existing as of August 2nd, 1983 and shown in the area in cross-hatching on Figure 1983-105, shall only be <i>used</i> as an <i>accessory structure</i> to a <i>single detached dwelling</i>; and,</p>			<p>2. Figure 1983-105</p>

No.	Exception (Schedule "A")	By-law Number(s)	
b)	<i>Residential uses</i> are permitted in the area shown in cross-hatching identified as "Exception – Section 22.33" in Figure 1983-105, provided that the minimum <i>lot area</i> shall be 0.3 ha.		
47	GNH	1983-110	
1.	All provisions of the GNH zone shall apply, except that:		
a)	The minimum <i>rear yard</i> shall be 16.0 m.		
48	ORL, ORF	1983-119	
Provisions			Figures
1.	All provisions of the ORL and ORF zones shall apply, except that:		2.
a)	A guyed mast and antenna and <i>accessory structure</i> may be permitted in the area shown in hatching on Figure 1983-119, provided that:		Figure 1983-119
i)	The maximum <i>height</i> of the mast and antenna shall not exceed 70.0 m.		

10-16

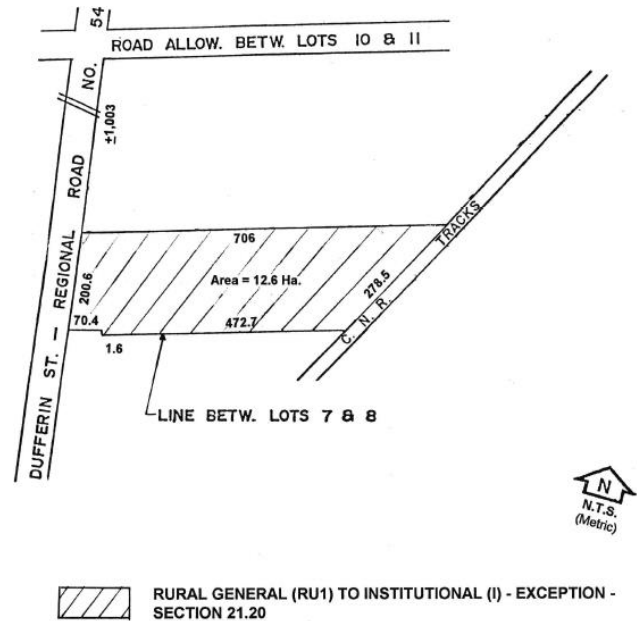
No.	Exception (Schedule "A")	By-law Number(s)	
51	ORF, ORC, ORL	1984-103	
<p>1. All provisions of the ORC, ORL and ORF zones shall apply, except that:</p> <p>a) A <i>farm help dwelling</i> shall be permitted, provided that:</p> <p>i) The minimum <i>floor area</i> shall be 90.0 m².</p>			
52	AS, ORC	1984-111	
Provisions		Figures	
<p>1. All provisions of the AS and ORC zones shall apply, except that:</p> <p>a) A <i>farm help dwelling</i> shall be permitted.</p> <p>b) Such <i>farm help dwelling</i> shall only be permitted in the area shown in cross-hatching on Figure 1984-111.</p>		<p>2. Figure 1984-111</p> 	
53	HR1, A, GNH, OS	1984-118	
Provisions		Figures	
<p>1. In the areas shown as Exception – Section 8.7 on Figure 1984-118B, all provisions of the HR1 zone shall apply, except that:</p> <p>a) The maximum <i>floor area</i> shall be 420.0 m².</p> <p>b) The maximum <i>lot coverage</i> for a <i>dwelling</i> shall be 325.0 m².</p> <p>c) Any <i>structure</i> shall not exceed two (2) <i>storeys</i> at any point above the <i>established grade</i> and for the</p>		<p>5. Figure 1984-118A</p>  <p>6. Figure 1984-118B</p>	

No.	Exception (Schedule "A")	By-law Number(s)	
2.	purpose of this section, a <i>storey</i> shall include a <i>walkout basement</i> .		
54	ORL, ORF	1985-010, 2020-010	
Provisions			Figures
1.	All provisions of the ORL and ORF zones shall apply, except that on lands shown as Institutional (I) on Figure 1985-010, the permitted <i>uses</i> shall also include the following:		<p data-bbox="812 1249 1104 1281">7. Figure 1985-010</p> 

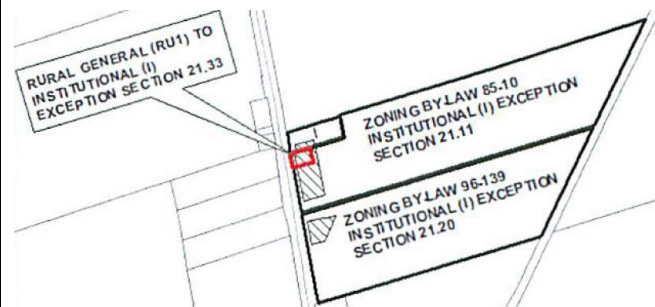
2. All provisions of the ORL and ORF zones shall apply, except that on lands shown as Institutional (I) on Figure 1996-139:

- a) Only the following *uses* shall be permitted:
 - i) Institutional *uses*, specifically an existing *private school*.
 - ii) *Place of assembly*.
 - iii) *Restaurant*, as an *accessory use* only.
 - iv) *Child care centre*.
- b) The minimum *lot area* shall be 12.0 ha.
- c) The minimum *front yard* for all *buildings* and *structures* shall be 60.0 m.
- d) The minimum *front yard* for *parking areas* (i.e., edge of asphalt) shall be 30.0 m.
- e) The minimum *rear yard* for all *uses*, *buildings* and *structures* shall be 30.0 m.
- f) The minimum *side yard* on the south side for all *uses*, *buildings* and *structures* shall be 9.0 m.
- g) The maximum *lot coverage* for all *buildings* and *structures* shall be 10%.
- h) The *height* maximum for any *rear yard* fence shall not exceed 3.0 m.
- i) The following *accessory uses*, and *structures* shall be permitted closer to the *street* than the *main building(s)*:
 - i) Entrance gate/feature not exceeding 1.8 m. in *height* provided such gate/feature maintains a 1.5 m. *setback*

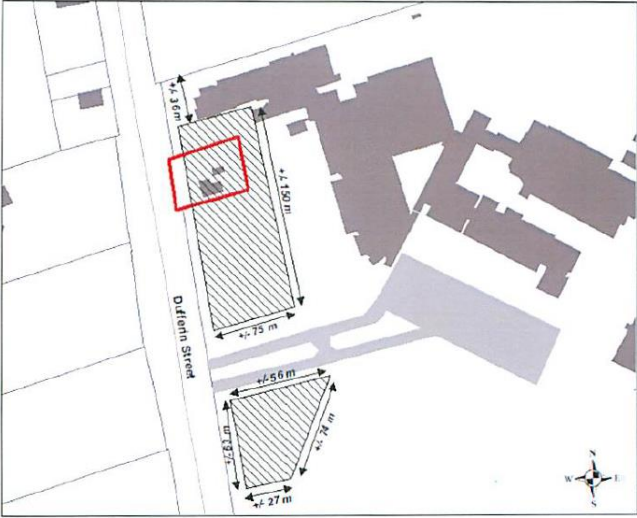
8. Figure 1996-139



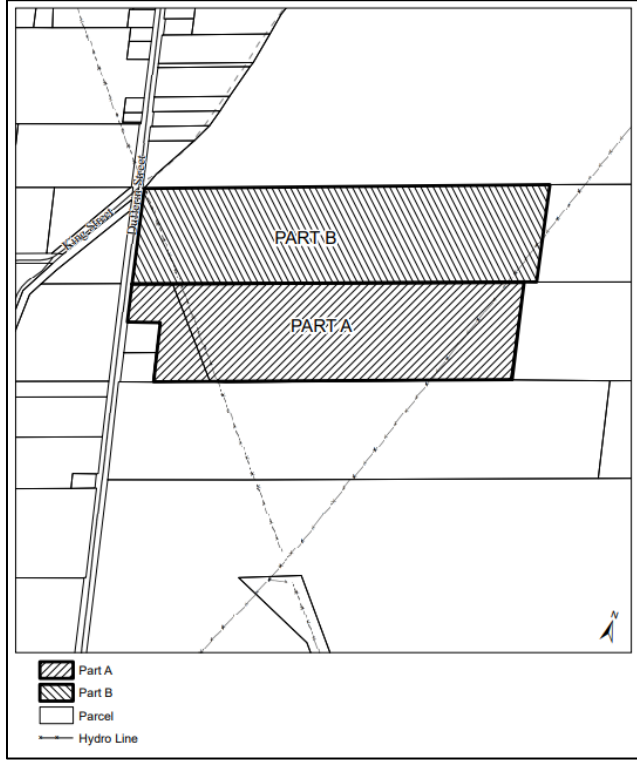
9. Figure 2020-010-A



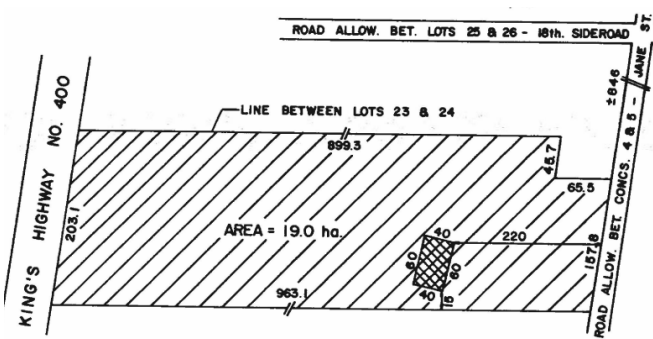
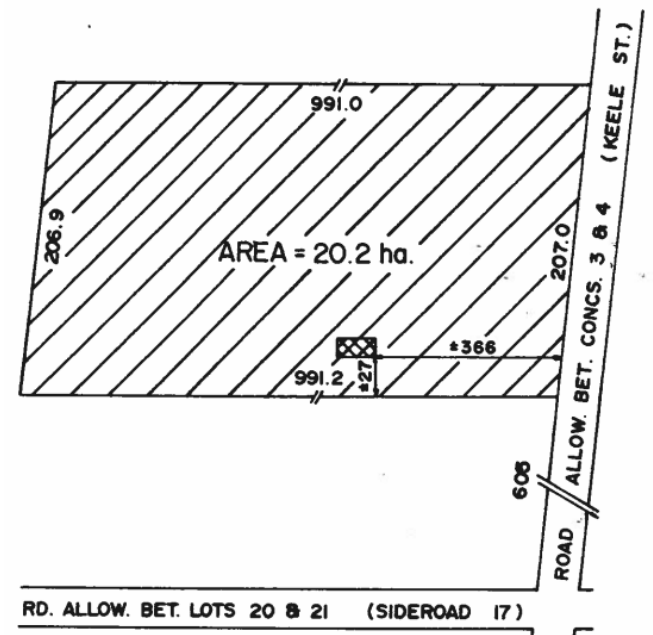
10. Figure 2020-010-B

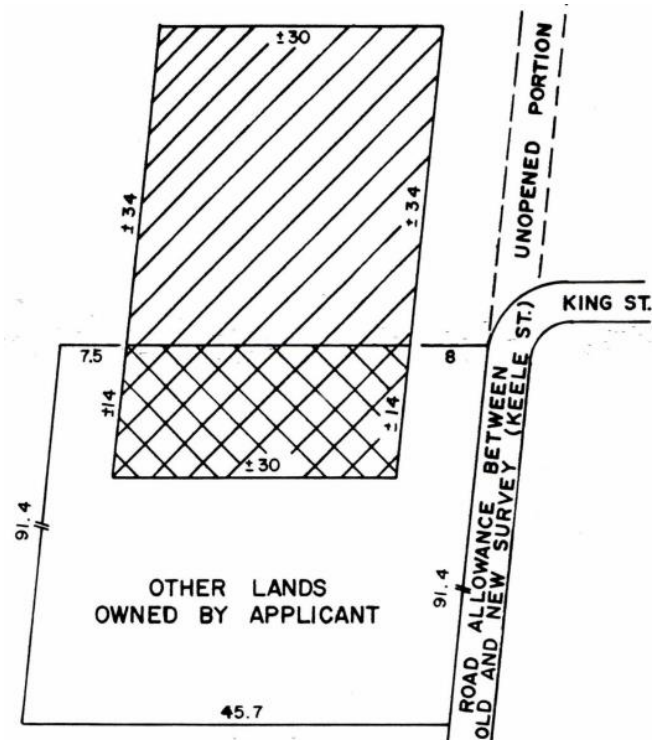
<p>from the planned road width of Dufferin Street;</p> <ol style="list-style-type: none"> 3. Bleachers, sports fields and associated fencing provided the same maintain a minimum <i>front yard</i> of 11.0 m. 4. On <i>lands</i> zoned ORL, all provisions of the ORL zone shall apply, except that: <ol style="list-style-type: none"> a) The following additional <i>uses</i> shall be permitted: <ol style="list-style-type: none"> i) <i>Private school</i>. ii) <i>Place of assembly</i>. iii) <i>Public parking lot</i>. 5. All provisions of the ORL zone shall apply, except that on lands shown as Exception 21.33 on Figure 2020-010-A: <ol style="list-style-type: none"> a) The <i>uses</i> permitted shall be for one or more of the following: <ol style="list-style-type: none"> i) <i>Public or private schools</i>; ii) <i>Parking areas</i> incidental to the above <i>uses</i>; iii) <i>Uses, buildings, and structures</i> accessory to the foregoing <i>uses</i>; b) The minimum <i>front yard</i> shall be 5.0 m. for <i>parking areas</i>; c) The minimum <i>front yard</i> for all <i>structures</i> and <i>buildings</i> across the Subject Lands shall be 5.0 m. measured from Dufferin Street; and d) The minimum <i>parking space</i> dimension shall be 2.7 m. by 6.0 m. and the minimum barrier-free <i>parking space</i> dimension shall measure 3.9 m. by 6.0 m. (inclusive of the aisle). 6. All provisions of the ORL zone shall apply, except that on lands hatched and shown as Exception 21.34 on Figure 2020-010-B: 	 <p>13425 DUFFERIN STREET "RURAL GENERAL (RU1) TO INSTITUTIONAL (I) - EXCEPTION SECTION 21.33"</p> <p>INSTITUTIONAL EXCEPTION SECTION 21.34</p>
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<div><div>a)</div><div>The minimum <i>front yard</i> shall be 5.0 m for <i>parking areas</i>.</div></div> <div><div>b)</div><div>The minimum <i>front yard</i> for all <i>structures</i> and <i>buildings</i> across the Subject Lands shall be 5.0 m. measured from Dufferin Street.</div></div> <div><div>c)</div><div>The minimum <i>parking space</i> dimension shall be 2.7 m. by 6.0 m. and the minimum barrier-free <i>parking space</i> dimension shall measure 3.9 m. by 6.0 m. (inclusive of the aisle).</div></div>	
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No.	Exception (Schedule "A")	By-law Number(s)	
55	GNH, A		OMB Order PL130352
Provisions			Figures
<p>1. On lands zoned GNH and A, all provisions of the GNH and A zones shall apply, except that:</p> <p>a) That the following <i>uses, accessory</i> to any permitted power generation facility shall be permitted on the lands identified as Part B on Figure PL130352 (18815 Dufferin Street), subject to an approved <i>site plan</i>:</p> <ul style="list-style-type: none"> i) <i>Ancillary</i> services; ii) Temporary construction <i>uses</i> related solely to plant facilities for lands shown in Part A on Figure PL130352; iii) Underground earthing (grounding) and services; iv) <i>Parking lot</i>; v) Storage shed(s) and warehouse(s) or maintenance <i>building(s)</i>; vi) <i>Offices</i>; vii) On-site black start generations; and viii) Energy Storage facilities. <p>b) That the following <i>uses</i> shall be permitted on lands within Part B, subject to completion of all regulatory requirements prescribed under the <u>Ontario Environmental Assessment Act</u>, R.S.O. 1990, c. E.18, including the Environmental Screening Process as defined in O.</p>			<p>3. Figure PL130352</p> 

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>Reg. 116/01, Electricity Projects, and subject to an approved <i>site plan</i>:</p> <ul style="list-style-type: none"> i) Power generation facility, not including a facility utilizing the following fuels: nuclear, liquid industrial or hazardous waste, municipal solid waste, coal, oil, or landfill gas; ii) Cogeneration facility iii) Renewable energy facility; iv) Alternative energy facility. <p>2. Lands identified as Part A on Figure PL130352 (18781 Dufferin Street and 18765 Dufferin Street) as described in Ontario Regulation 305/10, which are exempt from the <u>Planning Act</u>, are not subject to the provisions of this Zoning By-law but are identified for descriptive purposes.</p>		
56	ORF, ORC	1985-088	
Provisions			Figures
1.	<p>All provisions of the ORC and ORF zones shall apply, except that:</p> <ul style="list-style-type: none"> a) A commercially operated communications receiving antenna shall be permitted, provided that: <ul style="list-style-type: none"> i) The maximum <i>height</i> of such antenna shall not exceed 10.0 m. ii) Such antenna shall only be permitted in the area shown in cross-hatching on Figure 1985-088. 		<p>2. Figure 1985-088</p>

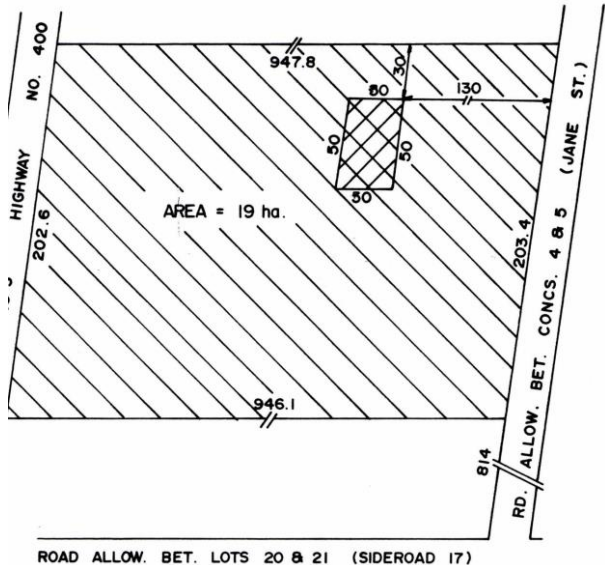
No.	Exception (Schedule "A")	By-law Number(s)	
57	ORC, ORF	1985-110	
Provisions			Figures
<p>1. All provisions of the ORF and ORC zones shall apply, except that:</p> <p>a) A <i>farm help dwelling</i> shall be permitted, provided that:</p> <p>i) Such <i>farm help dwelling</i> shall only be permitted in the area shown in cross-hatching on Figure 1985-110.</p>			<p>2. Figure 1985-110</p> 
58	ORL, ORF	1985-131	
Provisions			Figures
<p>1. All provisions of the ORF and ORL zones shall apply, except that:</p> <p>a) A <i>farm help dwelling</i> shall be permitted, provided that:</p> <p>i) Such <i>dwelling unit</i> is located on the second storey of an existing storage shed.</p> <p>b) Such <i>farm help dwelling</i> shall only be permitted in the area shown in crosshatching on Figure 1985-131.</p>			<p>2. Figure 1985-131</p> 
59	ORF, ORL	1985-144	
<p>1. All provisions of the ORF and ORC zones shall apply, except that:</p>			

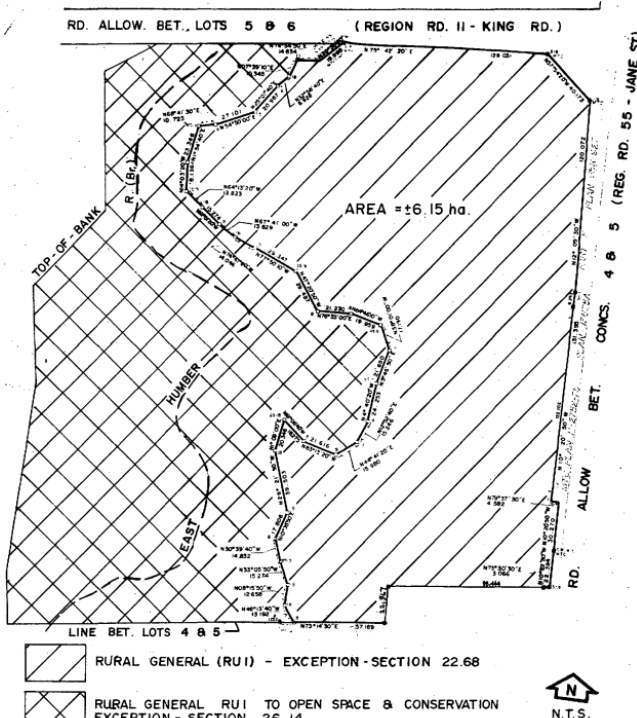
No.	Exception (Schedule "A")	By-law Number(s)	
	a) A <i>farm help dwelling</i> shall be permitted, provided that: i) The minimum <i>floor area</i> shall be 90.0 m ² .		
60	A, GNH, ORC, ORL, ORF	1986-008	
	1. All provisions of the A, GNH, ORC, ORL, and ORF zones shall apply, except that: a) A <i>farm help dwelling</i> shall be permitted, provided that: i) The minimum <i>floor area</i> shall be 110.0 m ² .		
61	AS	1986-016	
Provisions			Figures
1. All provisions of the AS zone shall apply, except that on lands shown in hatching on Figure 1986-016: a) The minimum <i>front yard</i> shall be 8.0 m. b) The minimum <i>side yard</i> shall be 0.0 m. 2. All provisions of the AS zone shall apply, except that on lands shown in cross-hatching on Figure 1986-016: a) The minimum <i>front yard</i> shall be 8.0 m. b) The minimum <i>rear yard</i> shall be 7.5 m. c) The minimum <i>side yard</i> shall be 0.0 m.			3. Figure 1986-016 
62	ORC, ORL, ORF, GNH	1986-032	
Provisions			Figures

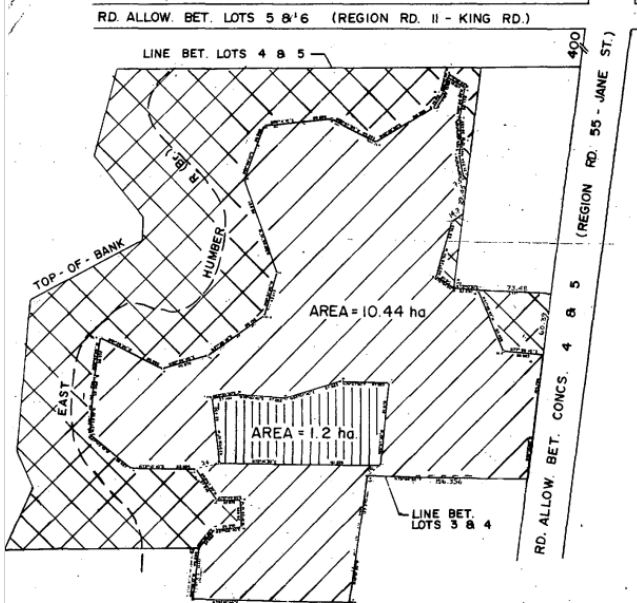
No.	Exception (Schedule "A")	By-law Number(s)	
1.	All provisions of the ORC, ORL, ORF, and GNH zones shall apply, except that on lands shown in hatching on Figure 1986-032:		3. Figure 1986-032
	<p>a) The minimum <i>lot area</i> shall be 5.7 ha.</p> <p>b) For the purpose of calculating the requirements for minimum <i>lot frontage</i> and minimum <i>lot area</i>, abutting lands which are under the same ownership as those which are subject to this exception may be used in any calculation to satisfy these requirements.</p>		<p>ROAD ALLOWANCE BETWEEN LOTS 10 & 11</p> <p>624.7'</p> <p>403.4'</p> <p>655.9'</p> <p>232.4'</p> <p>37.6'</p> <p>LINE BETWEEN LOTS 9 & 10</p> <p>WATERCOURSE</p> <p>ALLOW. BET. CONCS. 10 & 11</p> <p>ORC</p> <p> RURAL GENERAL (RU1) ZONE TO A RESIDENTIAL RURAL (RR) ZONE - EXCEPTION-SECTION 10.28 RURAL GENERAL (RU1) ZONE TO AN OPEN SPACE AND CONSERVATION (O) ZONE - EXCEPTION-SECTION 26.13 </p>
63	GNH, AS	1986-072	
1.	All provisions of the AS and GNH zones shall apply, except that:		
	a) The minimum <i>lot area</i> shall be 7.7 ha.		
64	ORC, ORL, ORF		
1.	Within the lands zoned ORL and ORC, all provisions of the ORL and ORC zone shall apply, except that:		
	<p>a) The following additional use shall be permitted:</p> <p>i) Animal hospital.</p> <p>b) For the purposes of this exception, an animal hospital shall be defined as premises where both farm animals and domesticated animals are given on-site medical or surgical treatment by a veterinary surgeon accredited by the College of Veterinarians of Ontario and may include overnight or long-term veterinary medical treatment. A <i>kennel</i>, <i>pet day care</i>, <i>office uses</i>, laboratory, and/or mobile veterinary services shall also be permitted as accessory to an animal hospital as defined herein.</p>		

No.	Exception (Schedule "A")	By-law Number(s)	
65	GNH, NVR	1986-106	
<p>1. All provisions of the GNH and NVR zones shall apply, except that:</p> <p>a) A <i>farm help dwelling</i> shall be permitted, provided that:</p> <p>i) The minimum <i>floor area</i> shall be 112.0 m².</p>			
66	ORL		
<p>1. All provisions of the ORL zone shall apply, except that:</p> <p>a) The following <i>on-farm diversified use</i> shall be permitted:</p> <p>i) <i>Farm micro-brewery, cidery or winery</i>, specifically a fruit based spirit distillery that is accessory to the <i>principal agricultural use</i>;</p> <p>b) The provisions of Section 3.29 b), c) and e) of this By-law shall not apply.</p> <p>c) The maximum <i>floor area</i> of a <i>farm micro-brewery, cidery or winery</i> shall be 1846.0 m².</p> <p>d) The maximum <i>floor area</i> of a retail sales area accessory to the farm micro-brewery, cidery or winery shall be 140.0 m².</p> <p>e) Notwithstanding the requirements of Table 4.1 of this By-law, a minimum of 28 <i>parking spaces</i> shall be provided.</p> <p>f) Notwithstanding the requirements of Table 4.2 of this By-law, a minimum of 2 <i>parking spaces</i> shall be designated as accessible.</p> <p>g) For additional clarity, notwithstanding the definition of <i>farm micro-brewery, cidery or winery</i>, all distilled spirits produced on-site shall be made from agricultural produce grown, crushed and fermented on-site, and shall be distilled, blended, aged and bottled on-site.</p>			
67	GNH	1986-125	
<p>1. All provisions of the GNH zone shall apply, except that:</p> <p>a) A butcher shop shall be a permitted <i>use</i>.</p> <p>b) The minimum <i>rear yard</i> shall be 7.8 m for a <i>building existing</i> as of September 2, 1986.</p> <p>c) The minimum <i>side yard</i> shall be 2.1 m for a <i>building existing</i> as of September 2, 1986.</p>			
68	ORC, ORL, ORF	1986-132	
<p>1. All provisions of the ORC, ORL and ORF zones shall apply, except that:</p>			

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>a) A religious retreat shall be the only permitted use.</p> <p>b) The minimum <i>rear yard</i> shall be 7.5 m.</p> <p>c) The minimum <i>side yard</i> for a <i>principal building</i> or <i>structure</i> shall be 5.4 m.</p> <p>d) The maximum <i>floor area</i> for all <i>buildings</i> and <i>structures</i> used for <i>residential uses</i> shall be 2,200.0 m².</p> <p>e) The minimum <i>side yard</i> for the <i>existing garage</i> shall be 0.9 m.</p> <p>f) For the purposes of calculating <i>lot frontage</i>, abutting lands which are under the same ownership as those which are subject to this exception may be <i>used</i> in any calculation to satisfy this requirement.</p> <p>2. For the purpose of this exception, religious retreat shall mean <i>premises</i> for the principal purpose of providing a temporary place of retreat for religious groups, and may include overnight accommodations and <i>place of assembly, place of worship</i>, as well as <i>accessory office uses</i>, but shall not include <i>inn, hotel, motel, or major recreational uses</i>.</p>		
69	AS	1986-133	
Provisions			Figures
<p>1. On lands shown as Exception – Section 23.16 on Figure 1986-133, all provisions of the AS zone shall apply, except that:</p> <p>a) The minimum <i>lot frontage</i> shall be 38.0 m.</p> <p>2. On lands shown as Exception - Section 23.17 on Figure 1986-133, all provisions of the AS zone shall apply, except that:</p> <p>a) The minimum <i>front yard</i> shall be 7.3 m.</p>			<p>3. Figure 1986-133</p>
70	[Reserved for Future Use]		

No.	Exception (Schedule "A")	By-law Number(s)	
71	ORF	1986-144	
1. All provisions of the ORF zone shall apply, except that: a) The minimum <i>side yard</i> for any <i>building</i> or <i>structure</i> , on the west side only, shall be 30.0 m.			
72	ORC, ORF	1986-151	
Provisions		Figures	
1. All provisions of the ORC and ORF zones shall apply, except that: a) A <i>farm help dwelling</i> shall be permitted, provided that: A <i>farm help dwelling</i> shall only be permitted in the area shown in cross-hatching on Figure 1986-151.		2. Figure 1986-151 	
73	[Reserved for Future Use]		
74	AS	1987-023	
1. All provisions of the AS zone shall apply, except that: a) The minimum <i>lot area</i> shall be 1.0 ha. b) The minimum <i>front yard</i> shall be 5.0 m. c) The minimum <i>rear yard</i> shall be 1.5 m. d) The minimum <i>side yard</i> shall be 1.2 m.			

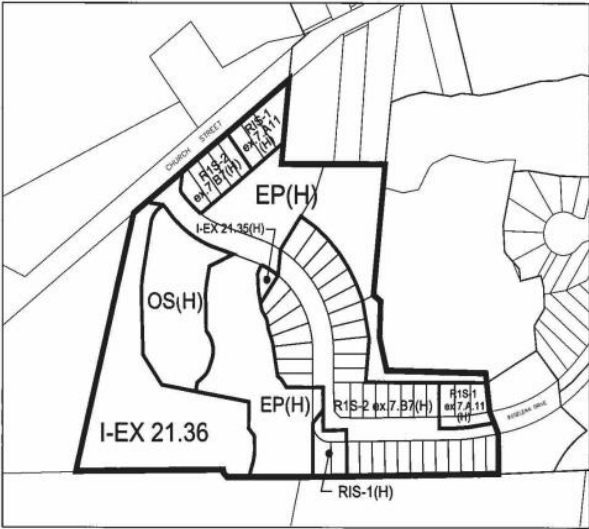
No.	Exception (Schedule "A")	By-law Number(s)	
75	ORC, ORL, ORF	1987-030	
<p>1. All provisions of the ORC, ORL and ORF zones shall apply, except that:</p> <p>a) A <i>farm help dwelling</i> shall be a permitted use provided that:</p> <p>i) The minimum <i>floor area</i> shall be 104.0 m².</p>			
76	ORL, GNH	1987-041	
Provisions		Figures	
<p>1. In areas shown as Exception – Section 22.68 on Figures 1987-041A and 1987-041B, all provisions of the GNH zone shall apply, except that:</p> <p>a) The following additional <i>uses</i> shall be permitted:</p> <p>i) <i>Spa or Resort</i>; and</p> <p>ii) <i>Place of Assembly</i>;</p> <p>b) The following specified <i>accessory uses</i> shall be permitted:</p> <p>i) Innovation Hub and Living Lab; and</p> <p>ii) Eco- and Wellness-Retreat;</p> <p>c) For the purpose of this exception:</p> <p>i) Innovation Hub and Living Lab means a facility providing immersive learning experiences and experimental and research-based pilot projects and infrastructure pertaining to such matters as sustainable food and agriculture, renewable energy production and distribution, water and waste water, and climate change mitigation solutions.</p>		<p>4. Figure 1987-041A</p>  <p>5. Figure 1987-041B</p>	

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>ii) Eco- and Wellness-Retreat means the <i>use</i> of the existing facilities to support eco-tourism, agri-tourism, and other local tourism attractions, all of which shall be designed and developed to showcase environmental sustainability, agriculture, arts and culture, and health.</p> <p>d) The <i>lot</i> and <i>building</i> requirements shall be subject to the following provisions:</p> <p>i) The minimum <i>lot area</i> shall be 10.0 ha.</p> <p>ii) The minimum <i>lot frontage</i> shall be 180.0 m.</p> <p>iii) The minimum <i>side yard</i> shall be 15.0 m.</p> <p>iv) The minimum <i>rear yard</i> shall be 15.0 m.</p> <p>v) The maximum <i>height</i> shall be 12.5 m.</p> <p>vi) The maximum <i>gross floor area</i> including <i>accessory buildings</i> and <i>structures</i> shall be 18,750.0 m².</p> <p>vii) Only those <i>uses, buildings</i> and <i>structures</i> which are <i>accessory</i> to the <i>principal uses</i> shall be permitted on that Part of Lot 5, Concession 5, Township of King.</p> <p>viii) <i>Open storage</i> shall not be permitted.</p> <p>ix) The minimum number of <i>parking spaces</i> shall be 150.</p>		 <p>RD. ALLOW. BET. LOTS 5 & 6 (REGION RD. II - KING RD.)</p> <p>LINE BET. LOTS 4 & 5</p> <p>TOP-OF-BANK</p> <p>HUNTER</p> <p>AREA = 10.44 ha</p> <p>AREA = 1.2 ha</p> <p>LINE BET. LOTS 5 & 4</p> <p>RD. ALLOW. BET. CONCS. 4 & 5 (REGION RD. 55 - JANE ST.)</p> <p>400</p> <p>LEGEND:</p> <ul style="list-style-type: none"> RURAL GENERAL (RU1) - EXCEPTION - SECTION 22.68 RURAL GENERAL (RU1) TO OPEN SPACE & CONSERVATION EXCEPTION - SECTION 26.14 RURAL GENERAL (RU1) TO OPEN SPACE & CONSERVATION EXCEPTION - SECTION 26.15 <p>N.T.S.</p>

No.	Exception (Schedule "A")	By-law Number(s)	
	<ul style="list-style-type: none"> x) The minimum <i>gross floor area</i> of the indoor health and fitness facilities shall be 2650.0 m² xi) The maximum number of rooms for overnight accommodation of guests shall be 124. 		
2.	In areas shown as Exception – Section 26.14 on Figures 1987-041A and 1987-041B, all provisions of the OS zone shall apply, except that: <ul style="list-style-type: none"> a) No person shall <i>erect, alter</i> or <i>use</i> any land, <i>building</i> or <i>structure</i> within this area except for flood and erosion control, vehicular and pedestrian bridges, an enclosed running facility and tennis courts. 		
3.	In areas shown as Exception – Section 26.15 on Figure 1987-041B, all provisions of the OS zone shall apply, except that: <ul style="list-style-type: none"> a) No person shall <i>erect, alter</i> or <i>use</i> any <i>land, building</i> or <i>structure</i> within this area except for flood and erosion control and vehicular <i>parking area</i>. 		
77	[Reserved for Future Use]		
78	ORL, ORF	1987-096	
1.	All provisions of the ORL and ORF zones shall apply, except that: <ul style="list-style-type: none"> a) A <i>farm help dwelling</i> shall be permitted, provided that: <ul style="list-style-type: none"> i) The minimum <i>floor area</i> shall be 95.0 m². 		
79	ORC	1987-120	
1.	All provisions of the ORC zone shall apply, except that:		

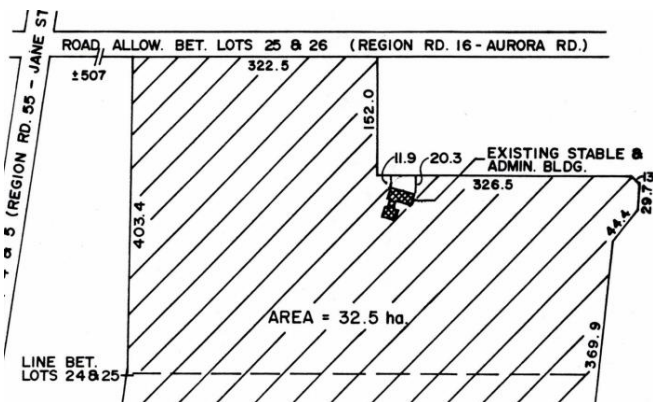
No.	Exception (Schedule "A")	By-law Number(s)	
	a)	A <i>farm help dwelling</i> shall be permitted.	
80	ORC, ORL, ORF	1987-140	
1.	All provisions of the ORC, ORL and ORF zones shall apply, except that:		
a)	The following additional <i>uses</i> shall be permitted:		
i)	<i>Golf course.</i>		
ii)	<i>Agricultural use.</i>		
iii)	<i>Existing single detached dwelling.</i>		
iv)	<i>Existing accessory buildings, structures and uses.</i>		
b)	A <i>golf course</i> shall be permitted only on lands <i>zoned</i> ORC.		
c)	A <i>mushroom farm</i> shall be prohibited.		
d)	An <i>equestrian facility</i> shall be prohibited.		
e)	The minimum <i>front yard</i> for a <i>building</i> or <i>structure</i> related to the <i>golf course</i> shall be 300.0 m.		
f)	The minimum <i>front yard</i> for a <i>single detached dwelling</i> or <i>building</i> or <i>structure</i> related to the <i>agricultural use</i> shall be 30.0 m.		
g)	The minimum <i>side yard</i> and minimum <i>rear yard</i> for a <i>single detached dwelling</i> or <i>agricultural building</i> or <i>structure</i> shall be 15.0 m.		
h)	The minimum <i>rear yard</i> for a <i>building</i> or <i>structure</i> associated with the <i>golf course use</i> shall be 100.0 m.		
i)	The maximum <i>lot coverage</i> shall be 0.5%.		
j)	A <i>building</i> or <i>structure</i> used to house livestock or manure storage shall be prohibited within 60.0 m of any <i>lot</i> with a <i>residential use</i> .		
81	[Reserved for Future Use]		
82	GNH, A	1988-029	
1.	All provisions of the GNH and A zones shall apply, except that:		
a)	A <i>farm help dwelling</i> shall be permitted.		
83	ORC, ORL, ORF	1988-044	

No.	Exception (Schedule "A")	By-law Number(s)	
1.	All provisions of the ORC, ORL, and ORF zones shall apply, except that: <ul style="list-style-type: none"> a) A <i>farm help dwelling</i> shall be permitted, provided that: <ul style="list-style-type: none"> i) The minimum <i>floor area</i> shall be 120.0 m². 		
84	ORL, ORF	1988-074	
1.	All provisions of the ORL and ORF zones shall apply, except that: <ul style="list-style-type: none"> a) Only the following <i>uses</i> shall be permitted: <ul style="list-style-type: none"> i) <i>Place of worship</i>. ii) <i>Accessory uses</i> normal and incidental to a <i>place of worship</i>. b) The minimum <i>lot area</i> shall be 2.0 ha. c) The minimum <i>lot frontage</i> shall be 100.0 m. d) The minimum <i>front yard</i> shall be 60.0 m. e) The minimum <i>rear yard</i> shall be 90.0 m. f) The minimum <i>side yard</i> on the north side shall be 25.0 m. g) The minimum <i>side yard</i> on the south side shall be 35.0 m. h) The <i>gross floor area</i> shall be 620.0 m². i) The maximum <i>lot coverage</i> shall be 3.2%. j) The maximum <i>height</i> shall be 11.0 m. 		
85	GNH	2021-004	
Provisions			Figures
1.	On lands shown as I-EX 21.36 on Figure 2021-004, a <i>retirement home</i> as defined in the <u>Retirement Homes Act</u> , 2010, as amended, and <i>uses, buildings, and structures accessory</i> thereto, shall be permitted provided that: <ul style="list-style-type: none"> a) The minimum <i>lot area</i> shall be 1.5 ha. b) The minimum <i>lot frontage</i> shall be 20.0 m. 		3. Figure 2021-004

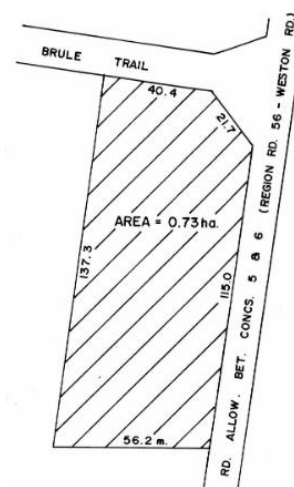
No.	Exception (Schedule "A")	By-law Number(s)	
c)	The minimum <i>front yard</i> for a <i>principal building or structure</i> shall be 130.0 m.		 <p>THIS IS SCHEDULE "1" TO ZONING BY-LAW No. 2021-004 BEING A BY-LAW TO AMEND ZONING BY-LAW 74-53 PASSED ON THIS ____ DAY OF ____, 20__</p> <p>STEVE PELLEGRINI, MAYOR</p> <p>KATHRYN MOYLE DIRECTOR OF CORPORATE SERVICES TOWNSHIP CLERK</p> <p>— SUBJECT LANDS</p>
d)	The minimum <i>rear yard</i> for a <i>principal building or structure</i> shall be 35.0 m.		
e)	The minimum <i>side yard</i> for a <i>principal building or structure</i> on the west side only shall be 3.0 m.		
f)	The minimum <i>side yard</i> for a <i>principal building or structure</i> , on the east side only, shall be 20.0 m.		
g)	The maximum <i>floor area</i> for a <i>principal building or structure</i> shall be 1,400.0 m ² .		
h)	The maximum <i>lot coverage</i> shall be 850.0 m ² .		
i)	The maximum <i>height</i> shall be 11.0 m.		
j)	The maximum number of units or suites shall be 20.		
k)	Each habitable suite shall have a private bathroom.		
l)	<i>Accessory buildings or structures</i> may be located closer to the front and side lot lines than a <i>principal building or structure</i> , provided that:		
	i) The minimum <i>front yard</i> shall be 75.0 m.		
	ii) The minimum <i>rear yard</i> shall be 15.0 m.		
	iii) The minimum <i>side yard</i> shall be 10.0 m.		
m)	Habitable <i>buildings or structures</i> shall be prohibited within 9.0 m. from the top-of-bank or 15.0 m. measured		

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>horizontally, whichever is the greater, from the edge of any watercourse or body of water.</p> <p>n) The minimum number of <i>parking spaces</i> shall be 34.</p> <p>2. For the purpose of this exception zone, the following definitions shall apply:</p> <p>a) Height shall mean the vertical distance measured from the <i>established grade</i> to:</p> <p>i) The highest point of the roof surface of the parapet, whichever is the greater, of a flat roof;</p> <p>ii) The deckline of a mansard roof; or</p> <p>iii) The mean level between eaves and ridge of a gabled, hip, gambrel roof or other type of pitched roof.</p> <p>Where a lot abuts an EP or A zone, and the average finished grade level at the <i>rear yard</i> elevation of the <i>building</i> is lower than the average finished <i>grade</i> level at the <i>front yard</i> elevation of the <i>building</i>, the <i>building height</i> shall be measured from average finished <i>grade</i> level at the <i>front yard</i> elevation of such <i>building</i> to:</p> <p>iv) The highest point of the roof surface or the parapet, whichever is the greater, of a flat roof;</p> <p>v) The deckline of a mansard roof; or</p>		

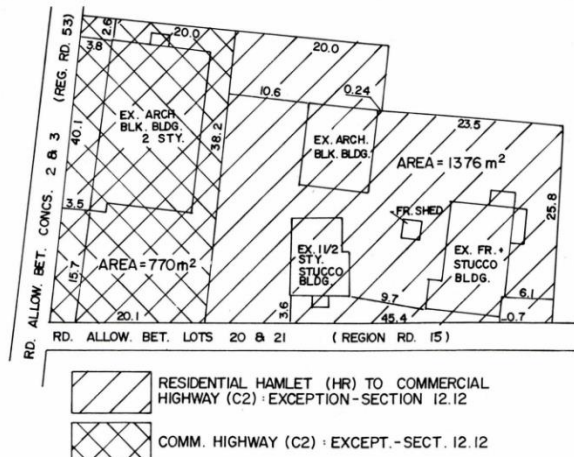
No.	Exception (Schedule “A”)	By-law Number(s)	
	<p>vi) The mean level between eaves and ridges of a gabled, hip, gambrel roof or other type of pitched roof.</p> <p>b) Lot coverage shall mean the percentage of the <i>lot area</i>, covered by all buildings and structure above <i>grade</i>, excluding <i>decks</i>, porches and loggias, and shall not include the portion of the <i>lot area</i> which is occupied by a <i>structure</i> or portion thereof which is completely below <i>grade</i>, and for the purposes of this definition, the <i>lot coverage</i> in each <i>zone</i> shall be deemed to apply only to that portion of such <i>lot</i> which is located with said <i>zone</i>.</p>		
86	ORL, ORF	1986-159	
Provisions			Figures

No.	Exception (Schedule "A")	By-law Number(s)	
1.	<p>All provisions of the ORF and ORL zones shall apply, except that:</p> <p>a) A maximum of two (2) <i>farm help dwelling</i> shall be permitted.</p> <p>i) One (1) of the two (2) <i>farm help dwelling units</i> shall be located on the second storey of the farm administration building existing as of November 17, 1986.</p> <p>ii) One (1) of the two (2) <i>farm help dwelling units</i> shall be a <i>single family dwelling</i> located within the area shown in cross-hatching on Figure 1986-159.</p>		<p>2. Figure 1986-159</p> 
87	AS	1988-139	
1.	<p>All provisions of the AS zone shall apply, except that:</p> <p>a) A <i>farm help dwelling</i> shall be permitted, provided that:</p> <p>i) The minimum <i>floor area</i> shall be 85.0 m².</p> <p>ii) The maximum <i>floor area</i> shall be 140.0 m².</p> <p>b) The minimum <i>floor area</i> for the <i>principal dwelling</i> shall be 130.0 m².</p>		
88	ORC, ORF, GNH, A	1988-148	
1.	All provisions of the A, ORC, ORF and GNH zones shall apply, except that:		

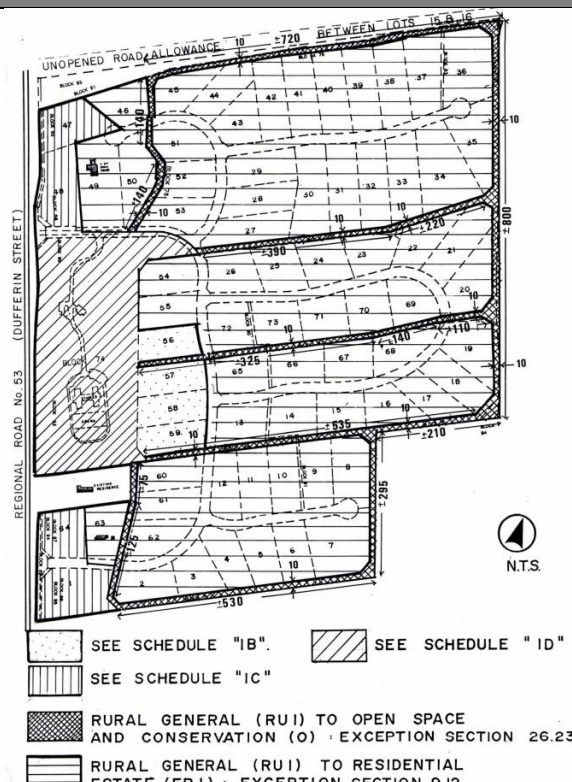
No.	Exception (Schedule "A")	By-law Number(s)	
	a) A <i>farm help dwelling</i> shall be permitted, provided that: i) The minimum <i>floor area</i> shall be 78.0 m ² .		
89	ORC, ORF	1988-149	
	1. All provisions of the ORC and ORF zones shall apply, except that: a) A <i>farm help dwelling</i> shall be permitted.		
90	GNH	1988-153	
	1. All provisions of the GNH zone shall apply, except that: a) All <i>lot</i> and <i>building</i> standards of the RC zone shall apply. b) The minimum <i>lot area</i> shall be 0.7 ha. c) The minimum <i>lot frontage</i> shall be 100.0 m. d) The minimum <i>front yard</i> shall be: i) 6.0 m for a <i>building existing</i> as of October 17 th , 1988. ii) 15.0 m for any <i>building</i> or <i>structure erected</i> after October 17 th , 1988, except those <i>buildings</i> or <i>structures</i> referred to in clause (c)(iii) below. iii) 50.0 m for a bulk fuel storage tank and <i>accessory</i> loading racks. e) The minimum <i>rear yard</i> shall be: i) 11.0 m for any <i>building</i> or <i>structure</i> except those <i>buildings</i> and <i>structures</i> referred to in clause (d)(ii) below. ii) 15.0 m for a bulk fuel storage tank and <i>accessory</i> loading racks. f) The minimum <i>side yard</i> shall be: i) 2.0 m for any <i>building existing</i> as of October 17 th , 1988. ii) 3.0 m for any <i>building</i> or <i>structure erected</i> after October 17 th , 1988, except those <i>buildings</i> and <i>structures</i> referred to in clause (e)(iii) below. iii) 15.0 m for an existing bulk fuel storage tank and <i>accessory</i> loading racks. g) The maximum <i>lot coverage</i> shall be 25%. h) The maximum <i>height</i> shall be 11.0 m.		
91	ORC, ORF	1988-165	
	1. All provisions of the ORC zone shall apply, except that:		

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>a) A <i>seasonal farm help dwelling</i> shall be permitted provided that:</p> <ul style="list-style-type: none"> i) Such <i>dwelling</i> shall be attached to a steel clad pole barn existing as of November 7th, 1988. ii) The minimum <i>side yard</i> shall be 15.0 m. iii) The maximum <i>floor area</i> of this dwelling shall be 140.0 m². iv) The maximum <i>height</i> shall be 4.0 m. v) The minimum <i>floor area</i> of a bedroom shall be 6.0 m² per person for bedrooms with 1 or 2 persons. vi) The minimum <i>floor area</i> of a bedroom shall be 5.0 m² per person for bedrooms with 3 or 4 persons. vii) The minimum <i>floor area</i> of a bedroom shall be 4.0 m² per person for bedrooms with 5 or more persons. 		
92	ORC, ORF	1989-013	
Provisions			Figures
<p>1. In the area shown in Figure 1989-013A, all provisions of the ORC zone shall apply, except that:</p> <ul style="list-style-type: none"> a) The only permitted <i>uses</i> shall be a <i>golf course</i> or <i>conservation use</i> and shall not include any <i>principal</i> or <i>accessory dwellings</i> or <i>structures</i> for either <i>use</i>. <p>2. In the area shown in Figure 1989-013B, all provisions of the ORC and ORF zones shall apply, except that:</p> <ul style="list-style-type: none"> a) Land may only be <i>used</i> for <i>conservation uses</i> and shall not include any <i>buildings</i> or <i>structures</i> except those for the purposes of flood and erosion control. 			<p>3. Figure 1989-013A</p>  <p>4. Figure 1989-013B</p>

No.	Exception (Schedule "A")	By-law Number(s)	
93	GNH	1989-055	
1.	<p>All provisions of the GNH zone shall apply, except that:</p> <ol style="list-style-type: none"> The permitted <i>uses</i> shall be limited to a <i>place of worship</i> and <i>uses</i> incidental and <i>accessory</i> thereto including a <i>single detached dwelling</i> for a member of the clergy of said <i>place of worship</i>; The minimum <i>lot area</i> shall be 1.9 ha. The minimum <i>lot frontage</i> shall be 56.0 m. The minimum <i>front yard</i> shall be 30.0 m. The minimum <i>rear yard</i> shall be 90.0 m. The minimum <i>side yard</i> shall be: <ol style="list-style-type: none"> North side: 4.5 m. South side: 20.0 m. The maximum <i>gross floor area</i> shall be 800.0 m². The maximum <i>lot coverage</i> shall be 4.0%. The maximum <i>height</i> shall be 11.0 m. The minimum <i>front yard</i> for a <i>parking area</i> shall be 30.0 m. 		
94	ORC, ORF	1999-145	
1.	<p>All provisions of the ORC and ORF zones shall apply, provided that all <i>buildings</i> used for primary <i>agricultural uses</i> including any area or facility <i>used</i> for manure storage shall be located in accordance with the following:</p> <ol style="list-style-type: none"> The minimum <i>setback</i> from Dufferin Street shall be 550.0 m. 		

No.	Exception (Schedule "A")	By-law Number(s)		
	b) The minimum <i>setback</i> from the Aurora-Lloydtown Road shall be 150.0 m.			
	c) The minimum <i>setback</i> from the southerly <i>lot line</i> shall be 100.0 m.			
	d) The minimum <i>setback</i> from the westerly <i>lot line</i> shall be 250.0 m.			
95	ORC, ORF	1989-106		
1.	All provisions of the ORC and ORF <i>zones</i> shall apply, except that:			
a)	Only that <i>building existing</i> as of June 5 th , 1989, which is <i>used</i> for or intended to be <i>used</i> for <i>uses accessory</i> to a permitted <i>residential use</i> , may be located closer to the <i>street</i> than the <i>main building</i> is to that <i>street</i> , provided that such <i>building</i> does not exceed a maximum <i>gross floor area</i> of 202.0 m ² .			
96	HC, ORF	1989-108		
Provisions		Figures		
1.	All provisions of the HC <i>zone</i> shall apply, except that:		2.	Figure 1989-108
a)	The maximum <i>lot area</i> shall be 0.2 ha.			
b)	All existing <i>buildings</i> or <i>structures</i> shall be permitted as identified in Figure 1989-108, but any <i>additions</i> or <i>alterations</i> to <i>existing buildings</i> or <i>structures</i> must fully comply with the provisions of this By-law			
c)	A gasoline pump island shall have a minimum setback of 4.0 m from any <i>street line</i> ;			
d)	The minimum distance from the intersection of two <i>street lines</i> to the nearest ingress or egress ramp shall not be less than 7.0 m.			
e)	The provisions of Section 3.6 shall not apply;			
f)	The minimum <i>front yard setback</i> shall be 4.5 m.			

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>g) Any weather canopy shall have a maximum projection of 4.5 m into the <i>front yard</i>;</p> <p>h) One (1) <i>parking space</i> shall be required for each 40.5 m² of <i>office</i> or <i>retail floor area</i>.</p>		
97	ORF, ORL	1989-144	
<p>1. All provisions of the ORF and ORL <i>zones</i> shall apply, except that:</p> <p>a) A <i>farm help dwelling</i> shall be permitted, provided that:</p> <p>i) It is located within the <i>principal dwelling</i>.</p> <p>ii) The minimum <i>floor area</i> shall be 80.0m².</p> <p>iii) The maximum <i>floor area</i> shall be 140.0m².</p>			
98	ORF, ORL	1989-182	
Provisions			Figures
<p>1. In areas shown as Exception – Section 9.12 on Figure 1989-182A, all provisions of the RE <i>zone</i> shall apply, except that:</p> <p>a) The minimum <i>side yard</i> for all <i>buildings</i> and <i>structures</i> on <i>lots</i> abutting areas shown as Exception 26.23 shall be 9.0 m.</p> <p>b) The minimum <i>rear yard</i> for all <i>accessory buildings</i> or <i>structures</i> on <i>lots</i> abutting areas shown as Exception 26.23 shall be 9.0 m.</p> <p>2. In areas shown as Exception – Section 9.13 on Figure 1989-182B, all provisions of the RE <i>zone</i> shall apply, except that:</p> <p>a) The minimum <i>rear yard</i> shall be 50.0 m.</p> <p>b) The minimum <i>side yard</i> for all <i>buildings</i> and <i>structures</i> on <i>lots</i></p>			<p>8. Figure 1989-182A</p>

No.	Exception (Schedule "A")	By-law Number(s)
	<p>abutting areas shown as Exception 26.23 shall be 9.0 m.</p> <p>c) The minimum <i>rear yard</i> for all <i>accessory buildings</i> or <i>structures</i> on abutting areas shown as Exception 26.23 shall be 9.0 m.</p> <p>3. In areas shown as Exception – Section 9.14 on Figure 1989-182C, all provisions of the RE zone shall apply, except that:</p> <p>a) The minimum <i>side yard</i> for all <i>buildings</i> and <i>structures</i> on <i>lots</i> abutting areas shown as Exception 26.23 shall be 9.0 m.</p> <p>b) The minimum <i>rear yard</i> for all <i>accessory buildings</i> or <i>structures</i> on <i>lots</i> abutting areas shown as Exception 26.23 shall be 9.0 m.</p> <p>c) The minimum <i>side yard</i> from Regional Road No. 53 (Dufferin Street) shall be 23.0 m.</p> <p>d) Any <i>building</i> or <i>structure</i> shall not exceed one <i>storey</i> at any point above the <i>established grade</i>, and for the purposes of this section a <i>storey</i> shall include a <i>walkout basement</i>;</p> <p>e) The maximum <i>height</i> for all <i>buildings</i> and <i>structures</i> shall be 7.5 m.</p> <p>4. In areas shown as Exception – Section 22.95 on Figure 1989-182D, all provisions of the ORF and ORL zones shall apply, except that:</p> <p>a) The <i>uses</i> permitted shall be limited to one or more of the following:</p> <p>i) An <i>equestrian facility</i>, including a barn having a maximum of 32 stalls and an indoor riding arena.</p>	 <p>9. Figure 1989-182B</p>

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>ii) A tennis facility, including a pavilion having change rooms, lockers and lounge.</p> <p>iii) A maximum of one <i>single detached dwelling</i>.</p> <p>iv) A maximum of two <i>farm help dwellings</i>.</p> <p>v) <i>Uses, buildings and structures accessory to the principal uses.</i></p> <p>b) The minimum <i>lot area</i> shall be 10.0 ha.</p> <p>c) The minimum <i>lot frontage</i> shall be 180.0 m.</p> <p>d) For agricultural <i>buildings and structures</i> except for a manure storage building:</p> <p>i) The minimum <i>front yard</i> shall be 80.0 m.</p> <p>ii) The minimum <i>rear yard</i> shall be 80.0 m.</p> <p>iii) The minimum <i>side yard</i> shall be 50.0 m.</p> <p>iv) The maximum <i>lot coverage</i> shall be 5%.</p> <p>v) The maximum <i>height</i> shall be 11.0 m.</p> <p>e) Manure shall only be stored in an enclosed <i>building</i> and such <i>building</i> shall not be located closer than 180.0 m to any residential <i>building</i> on an adjoining <i>lot</i>;</p> <p>f) For a manure storage <i>building</i>:</p> <p>i) The minimum <i>front yard</i> shall be 310.0 m.</p>		<p>10. Figure 1989-182C</p>

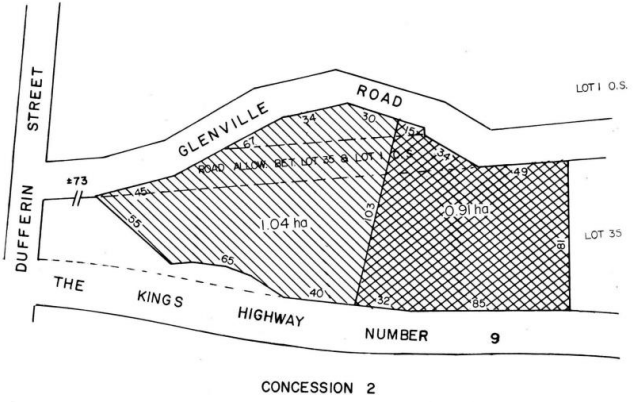
No.	Exception (Schedule "A")	By-law Number(s)	
	<p>ii) The minimum <i>rear yard</i> shall be 155.0 m.</p> <p>iii) The minimum west <i>side yard</i> shall be 70.0 m.</p> <p>iv) The minimum east <i>side yard</i> shall be 130.0 m.</p> <p>v) The maximum <i>height</i> shall be 11.0 m.</p> <p>g) For tennis facilities:</p> <p>i) The minimum <i>front yard</i> shall be 60.0 m.</p> <p>ii) The minimum <i>rear yard</i> shall be 60.0 m.</p> <p>iii) The minimum <i>side yard</i> shall be 30.0 m.</p> <p>iv) The maximum <i>lot coverage</i> shall be 10%.</p> <p>v) The maximum <i>floor area</i> shall be 282.0 m².</p> <p>vi) the maximum <i>height</i> shall be 11.0 m and any <i>building</i> or <i>structure</i> shall not exceed two <i>storeys</i> at any point above the <i>established grade</i> and for the purpose of this section a <i>storey</i> shall include a <i>walkout basement</i>.</p> <p>h) For <i>dwelling units</i>:</p> <p>i) The minimum <i>front yard</i> shall be 60.0 m.</p> <p>ii) The minimum <i>rear yard</i> shall be 80.0 m.</p> <p>iii) The minimum east <i>side yard</i> shall be 30.0 m.</p>		<p>11. Figure 1989-182D</p> <p>12. Figure 2003-114</p>

No.	Exception (Schedule "A")	By-law Number(s)	
	<ul style="list-style-type: none"> iv) The minimum west <i>side yard</i> shall be 23.0 m. v) The maximum <i>height</i> shall be 7.5 m. vi) The maximum <i>gross floor area</i> for a coach house shall be 180.0 m². vii) The maximum <i>gross floor area</i> for a staff house shall be 180.0 m². viii) The maximum <i>gross floor area</i> for a gate house shall be 80.0 m². ix) Any <i>building</i> or <i>structure</i> shall not exceed one <i>storey</i> at any point above the <i>established grade</i>, and for the purposes of this section, a <i>storey</i> shall include a <i>walkout basement</i>. i) One <i>accessory building</i> which is <i>used</i> for or intended to be <i>used</i> for <i>uses accessory</i> to a permitted <i>equestrian facility use</i>, but shall not be used for human habitation, may be located closer to the <i>street</i> than the <i>main building</i> is to that <i>street</i>, provided that: <ul style="list-style-type: none"> i) The minimum <i>front yard</i> is 3.0 m. ii) The minimum <i>side yard</i> is 110.0 m. iii) The minimum <i>rear yard</i> is 450.0 m. iv) The maximum <i>floor area</i> is 20.0 m². v) The maximum <i>height</i> is 4.5 m. 		

No.	Exception (Schedule “A”)	By-law Number(s)	
	<p>j) A 3.0 m <i>planting strip</i> shall be required and used for no other purpose than a continuous unpierced hedge row of evergreens or shrubs or a suitable coniferous tree screen, not less than 1.4 m in <i>height</i>, immediately adjoining lot used for residential purposes, provided that within 9 m of the <i>street line</i> no <i>planting strip</i> shall be required or permitted to a <i>height</i> in excess of 0.9 m.</p> <p>k) All <i>parking areas</i> and <i>driveways</i> shall be <i>setback</i> a minimum of 30.0 m from any abutting <i>lot</i> used for residential purposes.</p>		
5.	<p>In areas shown as Exception – Section 26.23 on Figure 1989-182A, all provisions of the ORF and ORL <i>zones</i> shall apply, except that:</p> <p>a) The lands shall only be <i>used</i> for the purposes of horseback riding, horse drawn carriages, walking, running and cross-country skiing, but not by any motorized vehicles except for maintenance purposes and in accordance with the following provisions:</p> <p>i) The minimum <i>trail</i> width shall be 10.0 m.</p> <p>b) No person shall <i>erect, alter</i> or <i>use</i> any <i>building</i> or <i>structures</i> within these lands except for flood and erosion protection.</p>		
6.	<p>In areas shown as Exception Section 9.18 on Figure 2003-114, all provisions of the ORL and ORF <i>zones</i> shall apply, except that:</p>		

No.	Exception (Schedule "A")	By-law Number(s)	
	<ul style="list-style-type: none"> a) The minimum <i>lot area</i> shall be 5.0 ha. b) The minimum <i>side yard</i> for all <i>buildings</i> and <i>structures</i> on lots abutting an Open Space (OS) zone shall be 9.0 m. c) The minimum <i>rear yard</i> for all <i>accessory buildings</i> or <i>structures</i> on <i>lots</i> abutting an Open Space (OS) zone shall be 9.0 m. d) Notwithstanding any other setback or separation requirements of this By-law, a residential <i>building</i> shall not be located within 100.0 m or the distance calculated from the Minimum Distance Separation Formula as established by the Agricultural Code of Practice for the <i>Province of Ontario</i>, of any manure storage building, whichever is the greater. e) The minimum <i>yard</i> setback from Regional Road No. 53 (Dufferin Street) shall be 23.0 m. f) For the area of the lands within 100 m of Dufferin Street, any <i>building</i> or <i>structure</i> shall not exceed one (1) storey at any point above the <i>established grade</i>, and for the purposes of this section, a <i>storey</i> shall include a walkout basement, and the maximum <i>height</i> for all <i>buildings</i> and <i>structures</i> shall be 7.5 m. g) For the purposes of calculating the minimum <i>lot area</i> required by this By-law, the provisions of Section 6.28 shall apply in the event of land acquisition by the Municipality for the 		

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>purposes of stormwater management and control.</p> <p>h) Notwithstanding the provisions noted above and any other provision of this By-law to the contrary, the location, <i>height</i> and <i>use</i> of an <i>accessory buildings/driveshed existing</i> as of the date of this By-law shall be permitted.</p> <p>7. In the areas shown as Exception Section 9.19 on Figure 2003-114, all provisions of the ORL and ORF <i>zones</i> shall apply, except that:</p> <p>a) The minimum <i>lot area</i> shall be 0.9 ha.</p> <p>b) The minimum <i>side yard</i> for all <i>buildings</i> and <i>structures</i> on <i>lots</i> abutting an Open Space (O) <i>zone</i> shown on Figure 1989-182A shall be 9.0 m.</p> <p>c) The minimum <i>rear yard</i> for all <i>accessory buildings</i> or <i>structures</i> on <i>lots</i> abutting an Open Space (O) <i>zone</i> shown on Figure 1989-182A <i>zone</i> shall be 9.0 m.</p> <p>d) Notwithstanding any other setback or separation requirement of this By-law, a residential <i>building</i> shall not be located within 100.0 m or the distance calculated from the Minimum Distance Separation Formula as established by the Agricultural Code of Practice for the <i>Province of Ontario</i>, of any manure storage building, whichever is the greater.</p>		

No.	Exception (Schedule "A")	By-law Number(s)	
99	[Reserved for Future Use]		
100	[Reserved for Future Use]		
101	[Reserved for Future Use]		
102	[Reserved for Future Use]		
103	GNH	1990-114	
<p>1. All provisions of the GNH zone shall apply, except that:</p> <p>a) The minimum <i>lot area</i> shall be 12.5 ha.</p> <p>b) The minimum <i>lot frontage</i> shall be 140.0 m.</p>			
104	ORF, ORL	1990-122	
Provisions		Figures	
<p>1. All provisions of the ORF and ORL zones shall apply, except that:</p> <p>a) The minimum <i>front yard</i> for any <i>building</i> or <i>structure</i> shall be 11.3 m.</p> <p>b) The minimum <i>rear yard</i> on the south side of the lands which abut Highway No. 9 for any <i>building</i> or <i>structure</i> shall be 28.0 m.</p> <p>c) In areas shown in cross-hatching on Figure 1990-122, the minimum <i>side yard</i> shall be:</p> <p>i) 9.0 m on the west side.</p> <p>ii) 55.0 m on the east side.</p>		<p>2. Figure 1990-122</p> 	

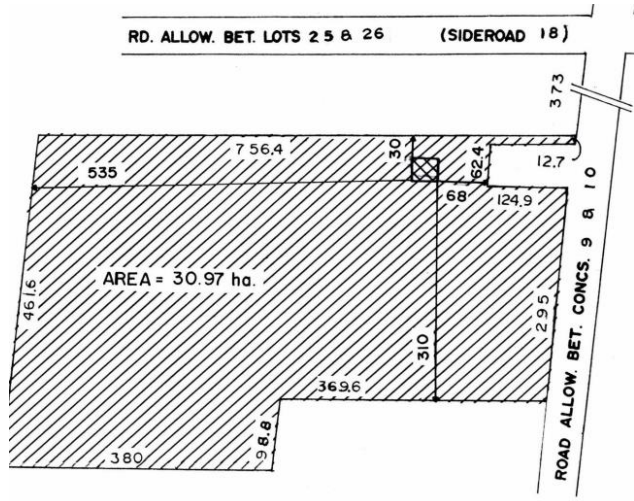
No.	Exception (Schedule "A")	By-law Number(s)	
	<p>d) Notwithstanding the <i>setback</i> requirements for any <i>yard</i>, in areas shown in cross-hatching on Figure 1990-122, no <i>building</i> or <i>structure</i> shall be located within 9.0 m of any pond or other area of standing water.</p> <p>e) In areas shown in cross-hatching on Figure 1990-122, the maximum <i>floor area</i> for a <i>single detached dwelling</i> shall be 465.0 m².</p>		
105	ORF, ORC	1990-124	
Provisions			Figures
<p>1. In the areas shown as Exception – Section 26.29 on Figure 1990-124, all provisions of the ORF and ORC zones shall apply, except that:</p> <p>a) The <i>uses</i> permitted shall be limited to one or more of the following <i>uses</i>:</p> <ul style="list-style-type: none"> i) <i>Existing single detached dwelling</i>. ii) <i>Conservation use</i>. iii) <i>Cross-country skiing</i>. iv) <i>Golf course</i>. <p>b) The minimum <i>lot area</i> shall be 98.0 ha.</p> <p>c) The minimum <i>front yard</i> shall be:</p> <ul style="list-style-type: none"> i) 15.0 m for a <i>single detached dwelling</i>. ii) 3.5 m for any <i>building</i> or <i>structure</i> associated with a miniature golf-course. iii) 7.5 m for all <i>parking areas</i>. iv) 130.0 m for all other <i>buildings</i> and <i>structures</i>. 			<p>3. Figure 1990-124</p> <p>Legend:</p> <ul style="list-style-type: none"> Rural General (RUI) to Open Space and Conservation (O): Exception-Section 26.29 Rural General (RUI) to Open Space and Conservation (O): Exception-Section 26.30

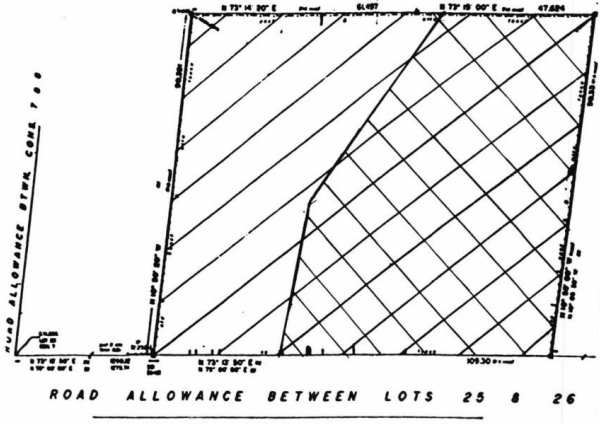
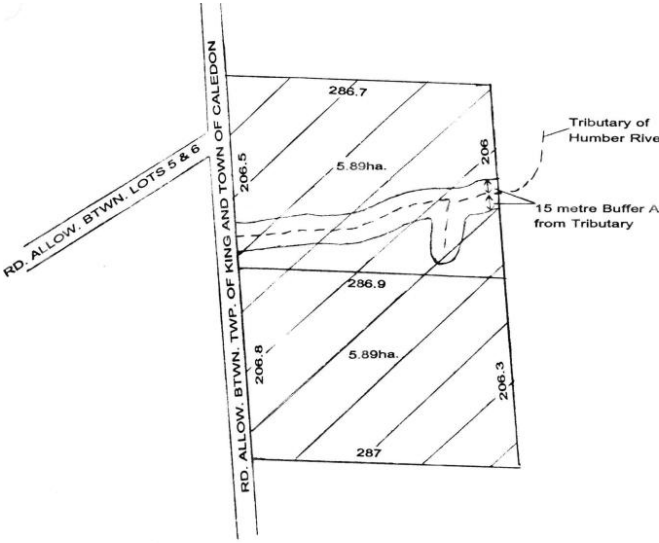
No.	Exception (Schedule "A")	By-law Number(s)	
	<ul style="list-style-type: none"> d) The minimum <i>rear yard</i> for all <i>buildings</i> or <i>structures</i> shall be 17.0 m. e) The minimum <i>side yard</i> for all <i>buildings</i> or <i>structures</i> shall be 100.0 m. f) The maximum <i>lot coverage</i> for all <i>buildings</i> and <i>structures</i> shall be 0.5%. g) The maximum <i>height</i> shall be: <ul style="list-style-type: none"> i) 11.0 m for a <i>principal building</i> or <i>structure</i>. ii) 4.5 m for all <i>accessory buildings</i> or <i>structures</i>. h) All <i>buildings</i> or <i>structures</i> or <i>golf course</i> or <i>miniature golf course uses</i> shall be located a minimum of 15.0 m from any watercourse located on these lands. i) A maximum of one <i>driveway</i> access shall be permitted onto Provincial Highway No. 9. 		
2.	<p>In the areas shown as Exception – Section 26.30 on Figure 1990-152, all provisions of the ORC and ORF <i>zones</i> shall apply, except that:</p> <ul style="list-style-type: none"> a) These lands shall be maintained and left undisturbed in their natural state as an environmental constraint area and that no <i>buildings</i> or <i>structures</i> shall be permitted in this area. 		
106	RR, OS	1990-152	
1.	<p>On lands zoned RR, all provisions of the RR <i>zone</i> shall apply, except that:</p> <ul style="list-style-type: none"> a) For the purpose of calculating the minimum <i>lot area</i> and <i>lot frontage</i> requirements, abutting lands in the Open Space (OS) <i>zone</i> which are under the same ownership may be used in any calculation to satisfy these requirements. 		

No.	Exception (Schedule "A")	By-law Number(s)	
	b) The minimum <i>lot frontage</i> shall be 54.0 m. 2. On lands zoned OS, all provisions of OS zone apply, except that: a) No person shall <i>erect, alter</i> or <i>use</i> any <i>building</i> or <i>structure</i> except for flood and erosion control projects.		
107	AS	1991-048	
	1. All provisions of the AS zone shall apply, except that: a) The maximum <i>floor area</i> for a <i>single detached dwelling</i> shall be 190.0 m ² .		
108	[Reserved for Future Use]		
109	HC	1991-096	
	1. All provisions of the HC zone shall apply, except that: a) Only those <i>commercial uses</i> which use water solely for domestic purposes shall be permitted. b) The minimum <i>rear yard</i> shall be 4.5 m. c) The minimum <i>side yard</i> shall be 4.5 m.		
110	A, GNH, AS	1991-140	
	1. All provisions of the A, GNH, and AS zones shall apply, except that: a) A <i>farm help dwelling</i> shall be permitted. i) The maximum <i>floor area</i> shall be 112.0 m ² .		
111	ORC, ORF	1992-014	

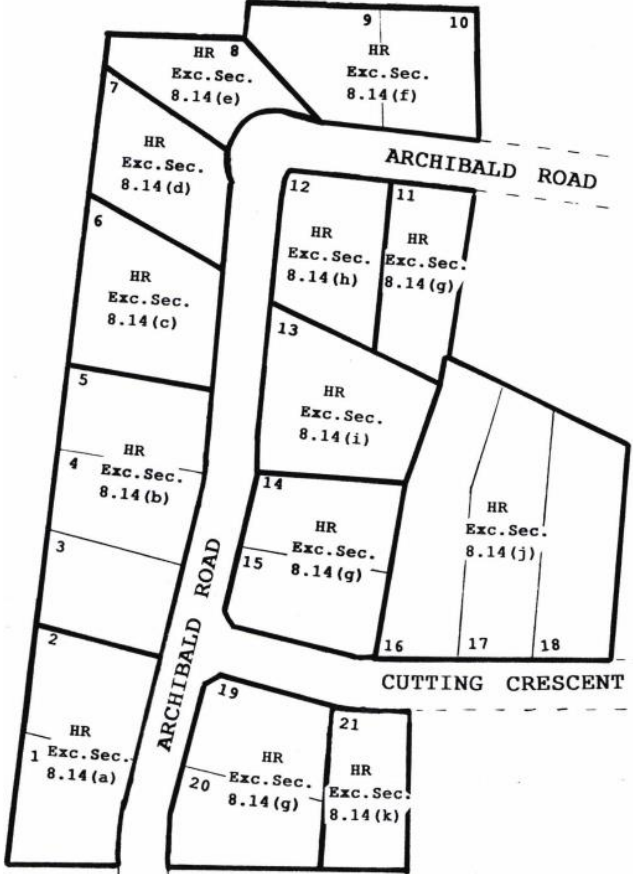
No.	Exception (Schedule "A")	By-law Number(s)	
1.	<p>All provisions of the ORC and ORF zones shall apply, except that:</p> <p>a) On lands identified in Figure 1992-014 as Exception Section 22.108, the following provisions shall apply:</p> <p>i) The minimum <i>lot frontage</i> shall be 95.0 m.</p> <p>ii) For the purpose of calculating the minimum <i>lot frontage</i>, abutting lands within this exception zone may be used in any calculation to satisfy these requirements</p> <p>b) On lands identified in Figure 1992-014 as Exception Section 10.57, the following provisions shall apply:</p> <p>i) The minimum <i>side yard</i> on the south side shall be 29.0 m.</p> <p>c) On lands identified in Figure 1992-014 as Exception Section 26.33, no person shall <i>erect, alter</i> or <i>use</i> any <i>building</i> or <i>structure</i> except for those <i>uses</i> permitted in the Open Space (OS) zone.</p>	1992-040	<p>2. Figure 1992-014</p>
112	ORC, ORF, ORL	1992-040	<p>1. All provisions of ORC, ORF, and ORL zones shall apply, except that:</p> <p>a) Only the following <i>uses</i> shall be permitted:</p> <p>i) <i>Agricultural use.</i></p> <p>ii) <i>Conservation use.</i></p> <p>iii) <i>Golf course.</i></p> <p>b) The minimum <i>lot area</i> shall be 54.0 ha.</p> <p>c) The minimum <i>lot frontage</i> shall be 400.0 m.</p> <p>d) The minimum <i>front yard</i> shall be:</p>

No.	Exception (Schedule "A")	By-law Number(s)	
	<ul style="list-style-type: none"> i) 300.0 m for a <i>parking area</i>, maintenance <i>building</i> and freestanding pro-shop snack bar. ii) 197.5 m for a clubhouse. iii) 20.0 m for any <i>accessory building</i> or <i>structure</i>. <p>e) The minimum <i>side yard</i> shall be:</p> <ul style="list-style-type: none"> i) 90.0 m on the north side for a clubhouse. ii) 430.0 m on the south side for a clubhouse. iii) 9.0 m for all other <i>buildings</i> or <i>structures</i>. <p>f) The minimum <i>rear yard</i> shall be 9.0 m.</p> <p>g) Notwithstanding the minimum <i>yard</i> requirements of this exception zone, no <i>building</i> or <i>structure</i> or driving range shall be located within 15.0 m of any watercourse located on these lands.</p> <p>h) Within 15.0 m of any watercourse, a buffer strip of undisturbed natural vegetation shall be provided and maintained.</p> <p>i) The maximum <i>height</i> shall be:</p> <ul style="list-style-type: none"> i) 6.0 m for a clubhouse. ii) 4.5 m for all other <i>buildings</i> and <i>structures</i>. <p>j) The maximum <i>lot coverage</i> for all <i>buildings</i> and <i>structures</i> excluding the clubhouse shall be 1200.0 m².</p> <p>k) <i>Accessory buildings</i> and <i>structures</i> may be located closer to the road than the clubhouse (for the purpose of this By-law, the clubhouse is considered the <i>principal building</i>) provided they do not exceed 17.0 m² in <i>gross floor area</i>, and that such <i>accessory buildings</i> and <i>structures</i> are not located closer than 20.0 m to the <i>street</i>.</p> <p>l) Golf cart storage and golf cart parking stalls shall be located no closer to Bathurst Street than the clubhouse.</p> <p>m) The number of <i>driveways</i> onto Bathurst Street shall be restricted to one and shall be established a minimum of 114.0 m south of the <i>lot line</i> between Lots 17 and 18.</p> <p>n) The <i>gross floor area</i> of the clubhouse shall not exceed 1,858.0 m².</p>		
113	ORL, ORF	1992-044	
Provisions			Figures

No.	Exception (Schedule "A")	By-law Number(s)	
1.	All provisions of the ORF and ORL zones shall apply, except that: <ol style="list-style-type: none"> A <i>farm help dwelling</i> shall be permitted, provided that: <ol style="list-style-type: none"> The maximum <i>floor area</i> shall be 110.0 m². Such <i>farm help dwelling</i> shall only be permitted in the area shown in cross hatching on Figure 1992-044. The minimum <i>lot area</i> shall be 29.6 ha. 	2.	Figure 1992-044 
114	ORL, ORF	1992-56	
1.	All provisions of the ORF and ORL zones shall apply, except that: <ol style="list-style-type: none"> A <i>farm help dwelling</i> shall be permitted, provided that: <ol style="list-style-type: none"> The maximum <i>floor area</i> shall be 110.0 m². 		
115	ORC, ORF	1992-059	
1.	All provisions of the ORC and ORF zones shall apply, except that: <ol style="list-style-type: none"> A maximum of two <i>farm help dwellings</i> shall be permitted, provided that: <ol style="list-style-type: none"> One <i>farm help dwelling</i> shall be located on the second storey of an existing barn and the maximum <i>floor area</i> shall be 80.0 m². One <i>farm help dwelling</i> shall be a <i>single detached dwelling</i>. 		
116	HR5, ORF	1992-060	
1.	All provisions of the HR5 and ORF zones shall apply, except that: <ol style="list-style-type: none"> The minimum <i>front yard</i> shall be 0.8 m. 		
117	RR	1992-116	
1.	On the westerly portion of the lands, shown in hatching in Figure 1992-116, all	3.	Figure 1992-116

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>provisions of RR zone shall apply, except that:</p> <ol style="list-style-type: none"> The minimum <i>lot area</i> shall be 0.4 ha. The minimum <i>lot frontage</i> shall be 38.0 m. <p>2. On the easterly portion of the lands, shown in cross-hatching in Figure 1992-116, all provisions of RR zone shall apply, except that:</p> <ol style="list-style-type: none"> The minimum <i>lot area</i> shall be 0.5 ha. The minimum westerly <i>side yard</i> shall be 3.0 m. 		
118	GNH	1993-035	
Provisions			Figures
	<ol style="list-style-type: none"> All provisions of the RC zone shall apply, except that: <ol style="list-style-type: none"> The minimum <i>lot area</i> shall be 5.89 ha. The minimum <i>lot frontage</i> shall be 137.0 m. No <i>building, driveway, septic system</i> or well shall be constructed within the area shown as "15 metre Buffer Area from Tributary" on Figure 1993-035. No grading or removal of natural vegetation or alteration of the existing watercourse shall be permitted within the area shown as "15 metre Buffer Area from Tributary" on Figure 1993-035. 		<ol style="list-style-type: none"> Figure 1993-035 
119	GNH	1993-60	

No.	Exception (Schedule "A")	By-law Number(s)	
<p>1. All provisions of the GNH zone shall apply, except that:</p> <ul style="list-style-type: none"> a) All <i>lot</i> and <i>building</i> standards of the RC zone shall apply. b) The permitted <i>uses</i> shall be restricted to <i>uses</i> that use water for domestic purposes only and excludes <i>inns</i>, <i>hotels</i> and <i>motels</i>; c) A <i>loading space</i> shall not be required for an <i>automobile sales establishment</i>; d) A <i>planting strip</i> of land not less than 6.0 m wide adjacent to Highway 11 be used for no other purpose than landscaping, but this shall not prevent the provision of a combined entrance and exit to <i>parking areas</i> across the <i>planting strip</i>; e) The minimum <i>side yard</i> for an <i>accessory structure</i> existing as of June 1, 1993 shall be 2.5 m on the west side. 			
120	ORF, ORL, A, GNH	1993-106	
<p>1. All provisions of the ORF, ORL, A and GNH zones shall apply, except that:</p> <ul style="list-style-type: none"> a) A <i>farm help dwelling</i> shall be permitted; and, <ul style="list-style-type: none"> i) The minimum <i>front yard</i> shall be 150.0 m. ii) The minimum northerly <i>interior side yard</i> shall be 150.0 m. 			
121	GNH	1993-121	
<p>1. All provisions of the GNH zone shall apply, except that:</p> <ul style="list-style-type: none"> a) The minimum <i>lot area</i> shall be 9.0 ha. b) No <i>buildings</i> or <i>structures</i> shall be located within 15.0 m of any watercourse or body of water. 			
122	ORF, HR3	1994-037	
Provisions			Figures
<p>1. All provisions of the HR3 zone shall apply to <i>Lots 1 and 2</i>, Registered Plan 65M-2933 as shown on Figure 1994-037, except that:</p> <ul style="list-style-type: none"> a) The minimum <i>rear yard</i> for a <i>single detached dwelling</i> shall be 25.0 m. 			<p>13. Figure 1994-037</p>

No.	Exception (Schedule "A")	By-law Number(s)	
<p>b) The minimum <i>side yard</i> for a <i>single detached dwelling</i> on the north side shall be:</p> <p>i) Lot 1: 10.0 m.</p> <p>ii) Lot 2: 6.0 m.</p> <p>c) The minimum <i>side yard</i> for a <i>single detached dwelling</i> on the south side shall be 3.6 m.</p> <p>d) The maximum floor area of a <i>single detached dwelling</i> shall be 230.0 m².</p> <p>e) The maximum <i>lot coverage</i> for a <i>single detached dwelling</i> shall be 15%.</p> <p>f) <i>Accessory buildings, structures, and swimming pools</i> are prohibited.</p> <p>2. All provisions of the HR3 and ORF zones shall apply to Lots 3 – 5, Registered Plan 65M-2933, as shown on Figure 1994-037, except that:</p> <p>a) The minimum <i>lot area</i> shall be 1,803.0 m².</p> <p>b) The minimum <i>rear yard</i> for all <i>buildings, structures and uses</i> shall be:</p> <p>i) Lot 3: 27.0 m.</p> <p>ii) Lot 4: 35.0 m.</p> <p>iii) Lot 5: 38.0 m.</p> <p>c) The minimum <i>side yard</i> for a <i>single detached dwelling</i> on the north side shall be 3.0 m.</p> <p>d) The minimum <i>side yard</i> for a <i>single detached dwelling</i> on the south side shall be 3.6 m.</p> <p>e) The maximum floor area of a <i>single detached dwelling</i> shall be 230.0 m².</p>			

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>f) The maximum <i>lot coverage</i> for a <i>single detached dwelling</i> shall be 15%.</p> <p>g) Addition(s) to a <i>single detached dwelling, accessory buildings, structures, uses</i> and amenity area shall be permitted only in the northerly <i>side yard</i>.</p>		
3.	<p>All provisions of the HR3 and ORF zones shall apply to <i>Lot 6</i>, Registered Plan 65M-2933, as shown on Figure 1994-037, except that:</p> <p>a) The minimum <i>rear yard</i> for a <i>single detached dwelling</i> shall be 38.0 m.</p> <p>b) The minimum <i>rear yard</i> for <i>accessory buildings, structures</i> and <i>uses</i> shall be 3.0 m.</p> <p>c) The minimum <i>side yard</i> for a <i>single detached dwelling</i> on the south side shall be 3.6 m.</p> <p>d) The maximum <i>floor area</i> of a <i>single detached dwelling</i> shall be 325.0 m².</p> <p>e) Addition(s) to a <i>single detached dwelling, accessory buildings, structures, uses</i> or amenity area shall be permitted in the northerly <i>side yard</i> and <i>rear yard</i> provided that all <i>accessory buildings, structures, uses</i> or amenity area in the northerly <i>rear yard</i> shall have a maximum <i>setback</i> of 15 m from the north <i>lot line</i>.</p>		
4.	<p>All provisions of the HR3 and ORF zones shall apply to <i>Lot 7</i>, Registered Plan 65M-2933, as shown on Figure 1994-037, except that:</p> <p>a) The minimum <i>lot area</i> shall be 1,593.0 m².</p>		

No.	Exception (Schedule "A")	By-law Number(s)	
	<ul style="list-style-type: none"> b) The minimum <i>rear yard</i> for all <i>buildings, structures</i> and <i>uses</i> shall be 10.0 m. c) The minimum <i>side yard</i> for all <i>buildings, structures</i> and <i>uses</i> on the south side shall be 10.0 m. d) The minimum <i>side yard</i> for all <i>buildings, structures</i> and <i>uses</i> on the north side shall be 19.0 m. e) The maximum floor area for a <i>single detached dwelling</i> shall be 190.0 m². f) The maximum <i>lot coverage</i> for a <i>single detached dwelling</i> shall be 15%. g) Addition(s) to a <i>single detached dwelling, accessory buildings, structures, uses</i> or amenity area shall be permitted only in the <i>rear yard</i>. 		
5.	<p>All provisions of the HR3 and ORF <i>zones</i> shall apply to <i>Lot 8</i>, Registered Plan 65M-2933, as shown on Figure 1994-037, except that:</p> <ul style="list-style-type: none"> a) The minimum <i>lot area</i> shall be 1,638.0 m². b) The minimum <i>rear yard</i> for all <i>buildings, structures</i> and <i>uses</i> shall be 10.0 m. c) The minimum <i>side yard</i> for a <i>single detached dwelling</i> on the south side shall be 20.0 m. d) The minimum <i>side yard</i> for <i>accessory buildings, structures</i> or <i>uses</i> on the south side shall be 24.0 m. 		

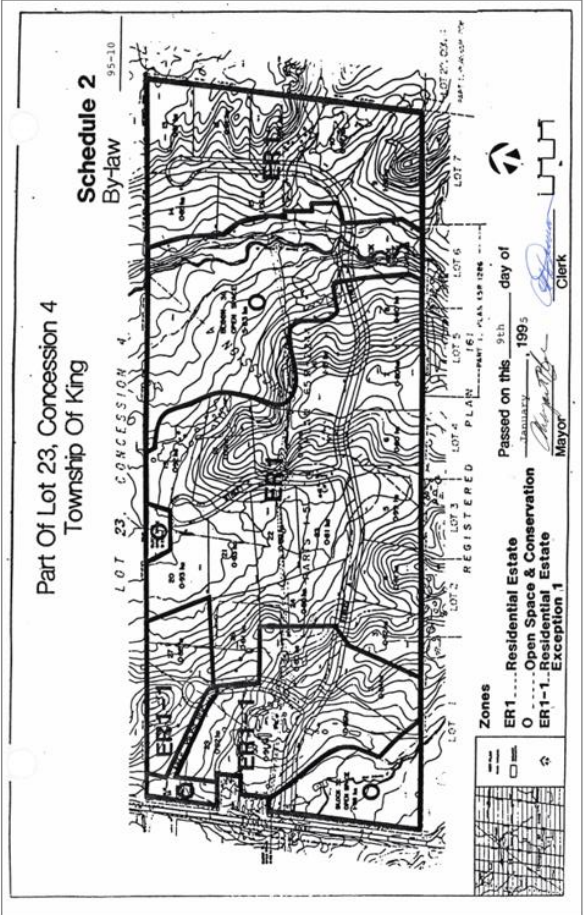
No.	Exception (Schedule "A")	By-law Number(s)	
6.	<p>e) The minimum <i>side yard</i> for all <i>buildings, structures</i> and <i>uses</i> on the north side shall be 3.0 m.</p> <p>f) The maximum floor area for a <i>single detached dwelling</i> shall be 190.0 m².</p> <p>g) The maximum <i>lot coverage</i> for a <i>single detached dwelling</i> shall be 15%.</p> <p>h) Addition(s) to a <i>single detached dwelling, accessory buildings, structures, uses</i> or amenity area shall be permitted only in the northerly <i>side yard</i>.</p> <p>All provisions of the HR3 zone shall apply to <i>Lots 9 and 10</i>, Registered Plan 65M-2933, as shown on Figure 1994-037, except that:</p> <p>a) The minimum <i>lot area</i> shall be 1,724.0 m².</p> <p>b) The minimum <i>front yard</i> for all <i>buildings, structures</i> and <i>uses</i> shall be:</p> <p>i) <i>Lot 9</i>: 24.0 m</p> <p>ii) <i>Lot 10</i>: 27.0 m</p> <p>c) The minimum <i>rear yard</i> for all <i>buildings, structures</i> and <i>uses</i> shall be 9.0 m.</p> <p>d) The maximum floor area for a <i>single detached dwelling</i> shall be 190.0 m².</p> <p>e) The maximum <i>lot coverage</i> for a <i>single detached dwelling</i> shall be 15%;</p> <p>f) <i>Accessory buildings, structures, uses</i> or amenity area shall be permitted only in the westerly <i>side yard</i> of <i>Lot 9</i>;</p>		

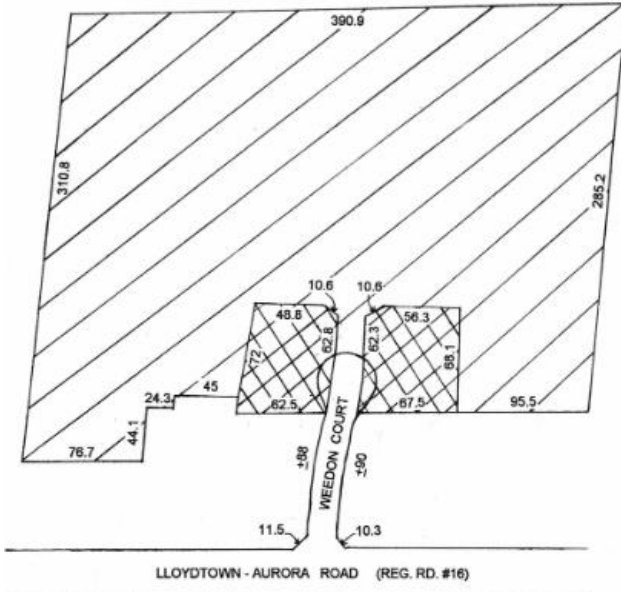
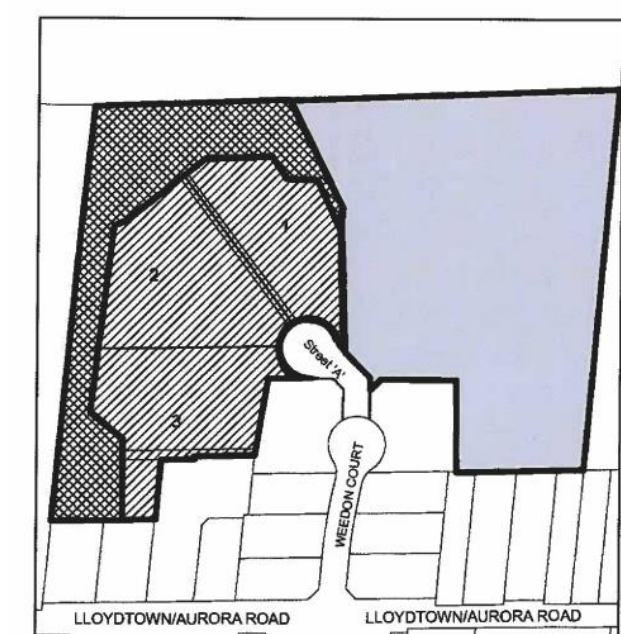
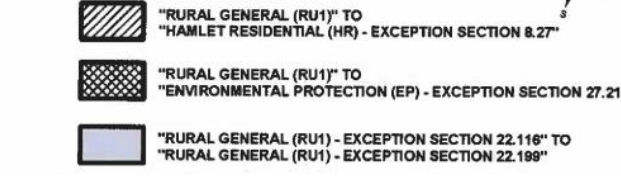
No.	Exception (Schedule "A")	By-law Number(s)	
<p>g) Addition(s) to a <i>single detached dwelling</i> unit, <i>accessory buildings, structures, uses</i> or amenity area shall be permitted only in the westerly <i>side yard</i> of Lot 10.</p> <p>7. All provisions of the HR 3 and ORF zones shall apply to <i>Lots</i> 11, 14, 15, 16 and 20, Registered Plan 65M-2933, as shown on Figure 1994-037, except that:</p> <p>a) The minimum <i>rear yard</i> for all <i>buildings, structures</i> and <i>uses</i> shall be:</p> <p>i) Lot 11: 45.0 m</p> <p>ii) Lot 14: 38.0 m</p> <p>iii) Lot 15: 38.0 m</p> <p>iv) Lot 19: 32.0 m</p> <p>v) Lot 20: 38.0 m</p> <p>b) The maximum floor area for a <i>single detached dwelling</i> shall be 200.2 m².</p> <p>c) The maximum <i>lot coverage</i> for a <i>single detached dwelling</i> shall be 15%.</p> <p>d) The minimum <i>side yard</i> on the north side of Lot 15 shall be 1.2 m.</p> <p>e) Addition(s) to a <i>single detached dwelling, accessory buildings, structures, uses</i> or amenity area shall be permitted only in the <i>interior side yard</i>.</p> <p>8. All provisions of the HR3 zone shall apply to Lot 12, Registered Plan 65M-2933, as shown on Figure 1994-037, except that:</p> <p>a) The minimum <i>side yard</i> for a <i>single detached dwelling</i> on the north side shall be 29.0 m.</p>			

No.	Exception (Schedule “A”)	By-law Number(s)	
	<p>b) The minimum <i>side yard</i> for <i>accessory buildings, structures</i> and <i>uses</i> on the north side shall be 36.0 m.</p> <p>c) The minimum <i>side yard</i> for all <i>buildings, structures</i> and <i>uses</i> on the south side shall be 12.0 m.</p> <p>d) The maximum floor area of a <i>single detached dwelling</i> shall be 230.0 m².</p> <p>e) The maximum <i>lot coverage</i> for a <i>single detached dwelling</i> shall be 15%.</p> <p>f) Addition(s) to a <i>single detached dwelling, accessory buildings, structures, uses</i> or amenity areas shall be permitted only in the <i>rear yard</i>.</p>		
9.	<p>All provisions of the HR3 and ORF <i>zones</i> shall apply to <i>Lot 13</i>, Registered Plan 65M-2933, as shown on Figure 1994-037, except that:</p> <p>a) The minimum <i>rear yard</i> for a <i>single detached dwelling</i> shall be 34.0 m.</p> <p>b) The maximum floor area for a <i>single detached dwelling</i> shall be 280.0 m².</p> <p>c) Addition(s) to a <i>single detached dwelling, accessory buildings, structures, uses</i> or amenity areas shall be permitted in the northerly <i>side yard</i> and <i>rear yards</i> provided that all <i>accessory buildings, structures, uses</i> or amenity areas in the northerly <i>rear yard</i> shall have a maximum <i>setback</i> of 10.0 m from the north <i>lot line</i>.</p>		
10.	<p>All provisions of the HR3 and ORF <i>zones</i> shall apply to <i>Lots 16, 17, 18</i>, Registered</p>		

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>Plan 65M-2933, as shown on Figure 1994-037, except that:</p> <ul style="list-style-type: none"> a) The minimum <i>rear yard</i> for all <i>buildings, structures</i> and <i>uses</i> shall be 10.0 m. b) The maximum floor area for a <i>single detached dwelling</i> shall be 325.0 m². c) The maximum <i>lot coverage</i> for a <i>single detached dwelling</i> shall be 20%. <p>11. All provisions of the HR zone shall apply to <i>Lot 21</i>, Registered Plan 65M-2933, as shown on Figure 1994-037, except that:</p> <ul style="list-style-type: none"> a) The minimum <i>lot area</i> shall be 1,574.0 m². b) The minimum <i>lot frontage</i> shall be 26.0 m. c) The minimum <i>rear yard</i> shall be 40.0 m. d) The minimum <i>side yard</i> on the west side shall be 7.0 m. e) The minimum <i>side yard</i> on the east side shall be 3.6 m. f) The maximum floor area for a <i>single detached dwelling</i> shall be 190.0 m². g) The maximum <i>lot coverage</i> for a <i>single detached dwelling</i> shall be 15%. h) <i>Accessory buildings, structures</i>, or <i>swimming pool</i> amenity areas are prohibited. <p>12. For the purposes of this By-law only, floor area shall be defined as "the total habitable floor area excluding a <i>private garage</i> and basement except that where the natural terrain permits a walkout basement, 50% of the floor area of the</p>		

No.	Exception (Schedule "A")	By-law Number(s)	
	walkout basement shall be considered as habitable floor area."		
123	HC	1994-041	
<p>1. All provisions of the HC zone shall apply, except that:</p> <p>a) Permitted <i>uses</i> shall include <i>uses</i> permitted in the HC zone and:</p> <p>i) <i>Financial establishment.</i></p> <p>ii) <i>Garden Centre.</i></p> <p>iii) <i>Personal service shop.</i></p> <p>iv) <i>Retail</i>, not exceeding 325.0 m² in sales area for each store.</p> <p>v) <i>An accessory dwelling unit.</i></p> <p>b) The minimum <i>front yard setback</i> for an outdoor trellised display <i>structure</i> shall be 6.0 m.</p> <p>c) Notwithstanding Sections 3.30 and 3.31, <i>open storage</i> and an <i>open product display</i> area related to the <i>garden centre</i> shall be permitted subject to the following provisions:</p> <p>i) The minimum <i>front yard setback</i> shall be 17.0 m.</p> <p>ii) The maximum <i>lot coverage</i> shall be 10%.</p> <p>d) <i>Open storage</i> and/or sale of equipment, vehicles, machinery and items not associated with the <i>garden centre retail</i> store shall not be permitted.</p>			
124	HR3, OS	1994-045	
<p>1. On lands that are <i>zoned</i> HR3, all provisions of the HR3 zone shall apply, except that:</p> <p>a) The maximum <i>lot coverage</i> for all <i>accessory buildings, structures</i> and <i>uses</i> shall be 6%;</p> <p>b) The minimum <i>rear yard</i> and westerly <i>side yard</i> for an <i>accessory building</i> located in the northwest corner of the subject lands and <i>existing</i> on the date of the passing of this By-law shall be 1.36 m from the north and west <i>lot lines</i>.</p> <p>2. On lands that are <i>zoned</i> OS, all provisions of the OS zone shall apply, except that:</p> <p>a) No person shall <i>erect, alter</i> or construct any <i>building</i> or <i>structure</i> except for the purposes of maintaining stormwater management functions or flood and erosion control.</p>			
125	[Reserved for Future Use]		
126	ORL, ORF	1995-010	

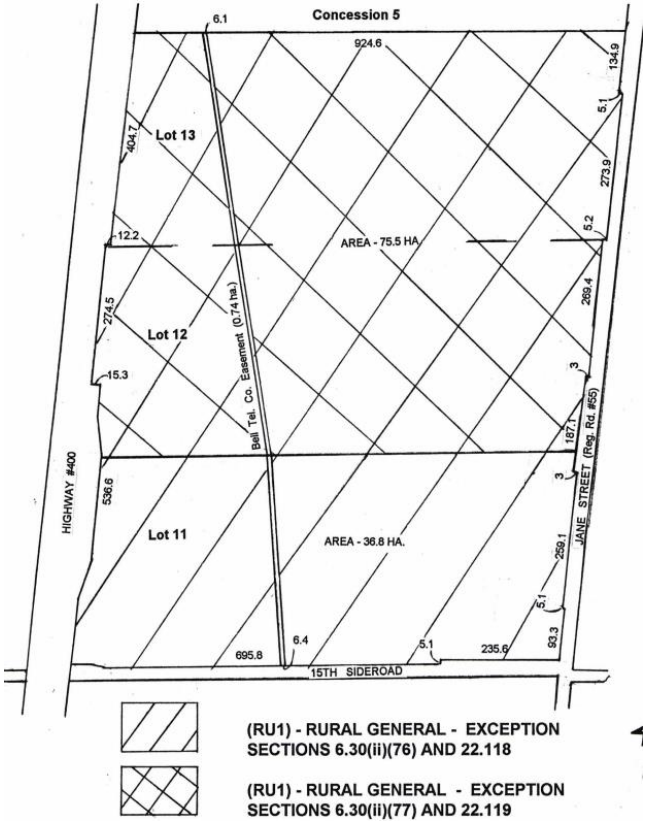
No.	Exception (Schedule "A")	By-law Number(s)	
1.	<p>All provisions of the ORL and ORF zones shall apply, except that:</p> <p>a) In the areas shown as ER-1 on Figure 1995-010, and more specifically identified as Lots 1, 2, 16, 18, 19, 20 and 21 of Plan 65M-3805, all provisions of the RE zone shall apply, except that:</p> <p>i) Only single storey buildings shall be permitted.</p>	2.	<p>3. Figure 1995-010</p> 
127	ORF, HR3, HU, EP	1995-041 (amended by 2014-79)	
Provisions			Figures
1.	<p>In the areas shown in hatching on Figure 1995-041, all provisions of the ORF and HU zones shall apply, except that:</p> <p>a) The minimum lot frontage shall be 20.0 m, notwithstanding the reserve shown as Part 4, Plan 65R-17594.</p>	6.	<p>Figure 1995-041</p>

No.	Exception (Schedule "A")	By-law Number(s)	
2.	In areas shown in cross-hatching on Figure 1995-041, all provisions of the HR3 zone shall apply, except that:		
a)	The minimum <i>lot area</i> shall be 4000.0 m ² .		
3.	On lands shown as Exception Section 22.199 on Figure 2014-079, all provisions of the ORF and HU zones shall apply, except that:		
a)	The minimum <i>lot area</i> shall be 4.7 ha.		
b)	The minimum <i>lot frontage</i> shall be 40.0 m.		
4.	On lands shown as Exception Section 8.27 on Figure 2014-079, all provisions of the HR3 zone shall apply, except that:		<p>1. Figure 2014-079</p>  <p>LLOYDTOWN - AURORA ROAD (REG. RD. #16)</p>
a)	The minimum <i>lot area</i> shall be 0.81 ha.		
b)	The minimum <i>lot frontage</i> shall be 22.0 m.		
c)	The <i>lot</i> identified as Lot Number 1 on Draft Plan of Subdivision 19T-11-K02, shall have the following standards:		
i)	The minimum <i>front yard</i> shall be 7.5 m.		
ii)	The maximum <i>front yard</i> shall be 20.0 m.		
5.	On lands shown as Exception Section 27.21 on Figure 2014-079, all provisions of the EP zone shall apply, except that:		 <p>LLOYDTOWN/AURORA ROAD LLOYDTOWN/AURORA ROAD</p> <p>WEEDON COURT</p> <p>Sheet "A"</p> <p>Legend:</p> <ul style="list-style-type: none"> "RURAL GENERAL (RU1)" TO "HAMLET RESIDENTIAL (HR) - EXCEPTION SECTION 8.27" "RURAL GENERAL (RU1)" TO "ENVIRONMENTAL PROTECTION (EP) - EXCEPTION SECTION 27.21" "RURAL GENERAL (RU1) - EXCEPTION SECTION 22.116" TO "RURAL GENERAL (RU1) - EXCEPTION SECTION 22.199"
a)	<i>Forest management</i> shall be a permitted use.		

No.	Exception (Schedule "A")	By-law Number(s)	
128	[Reserved for Future Use]		
129	ORC, ORF	1995-057	
Provisions			Figures
<p>1. All provisions of the ORC and ORF zones shall apply, except that on lands shown as Open Space and Conservation (O) Exception 26.37 on Figure 1995-057:</p> <p>a) The permitted <i>uses</i> of shall be limited to one or more of the following <i>uses</i>:</p> <p>i) <i>Golf course</i>;</p> <p>ii) <i>Retail</i> associated with the <i>golf course use</i> and <i>snack shop</i>.</p> <p>iii) <i>Conservation use</i>.</p> <p>iv) <i>Cross-country skiing</i>.</p> <p>b) The minimum <i>lot area</i> shall be 36.6 ha.</p> <p>c) The minimum <i>front yard</i> shall be:</p> <p>i) 70.0 m for all <i>buildings</i> or <i>structures</i>.</p> <p>ii) 7.5 m for all <i>parking areas</i>.</p> <p>d) The minimum <i>side yard</i> shall be:</p> <p>i) 15 m for all <i>buildings</i> and <i>structures</i>.</p> <p>ii) 6.0 m for all <i>parking areas</i>.</p> <p>e) The maximum combined <i>floor area</i> of a <i>retail use</i> and a <i>snack shop</i> shall be 186.0 m².</p> <p>f) The maximum <i>lot coverage</i> for all <i>buildings</i> and <i>structures</i> shall be 0.5%.</p>			<p>4. Figure 1995-057</p> <p>AREA = 39.7 ha.</p> <p>RD. ALLOW. BETWEEN LOTS 10 & 11 (N.S.)</p> <p>HOLLAND MARSH DRAINAGE CANAL</p> <p>THE KING'S HIGHWAY NO. 9</p> <p>Legend:</p> <ul style="list-style-type: none"> RURAL INTENSIVE (RU2) EXCEPTION SECTION 23.22 OPEN SPACE AND CONSERVATION (O) EXCEPTION SECTION 26.37 OPEN SPACE AND CONSERVATION (O) EXCEPTION SECTION 23.38

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>g) The maximum <i>height</i> shall be:</p> <p>i) 7.5 m for the <i>principal building</i> or <i>structure</i>.</p> <p>ii) 6.0 m for all <i>accessory buildings</i> or <i>structures</i>.</p> <p>h) A <i>building</i> or <i>structure</i> shall be prohibited within 15.0 m of any watercourse located on these lands with the exception of bridges or other water crossing features permitted pursuant to an Agreement under Section 41 of the <u>Planning Act</u>.</p> <p>i) Only one commercial <i>driveway</i> access shall be permitted onto the 5th Concession Road (Jane Street).</p> <p>2. All provisions of the ORC and ORF <i>zones</i> shall apply, except that on lands shown as Open Space and Conservation (O) Exception 26.38 on Figure 1995-057:</p> <p>a) These lands shall be maintained and left undisturbed in their natural state as an environment constraint area and that no <i>buildings</i> or <i>structures</i> shall be permitted.</p> <p>3. All provisions of the ORC and ORF <i>zones</i> shall apply, except that on lands shown as Rural Intensive (RU2) Exception 23.22 on Figure 1995-057:</p> <p>a) A maximum of two <i>single detached dwellings</i> occupied by persons employed on the farm or the golf course shall be permitted.</p> <p>b) <i>Accessory structures</i> including a barn and <i>farm greenhouse</i> shall be permitted.</p>		
130	ORF, ORL	1995-070	

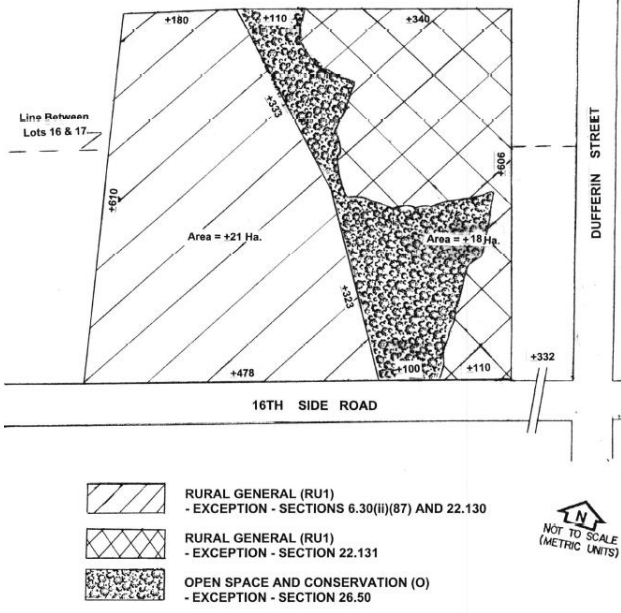
No.	Exception (Schedule "A")	By-law Number(s)	
Provisions			Figures
<p>1. All provisions of the ORF zone shall apply on lands identified as Exception Section 26.39 in Figure 1995-070, except that:</p> <ul style="list-style-type: none"> a) Lands shall be maintained and left undisturbed in their natural state as an Environment Constraint Area – Nobleton Wetland Complex. b) No <i>buildings, structures, grading or site alteration</i> shall be permitted within this area. <p>2. All provisions of the ORF and ORL zones shall apply on lands identified as Exception Section 10.67 in Figure 1995-070, except that:</p> <ul style="list-style-type: none"> a) The lands may be <i>used for single detached residential</i> purposes, provided that: <ul style="list-style-type: none"> i) The minimum <i>lot area</i> shall be 6.0 ha. ii) No <i>buildings, structures, or grading</i> shall be permitted within 30.0 m of the area identified as Exception Section 26.39 unless provided for pursuant to an approved application pursuant to Section 41 of the Planning Act, provided that nothing herein shall prohibit the continuation of agricultural activities within this 30.0 m strip. 			<p>3. Figure 1995-070</p> <p>NOT TO SCALE all numerical values in metres</p> <p> RURAL GENERAL (RU1) TO RESIDENTIAL RURAL (RR) EXCEPTION SECTION 10.67 RURAL GENERAL (RU1) TO OPEN SPACE & CONSERVATION (O) EXCEPTION SECTION 26.39 </p>
131	ORC, ORL, ORF, GNH	1995-122	
Provisions			Figures

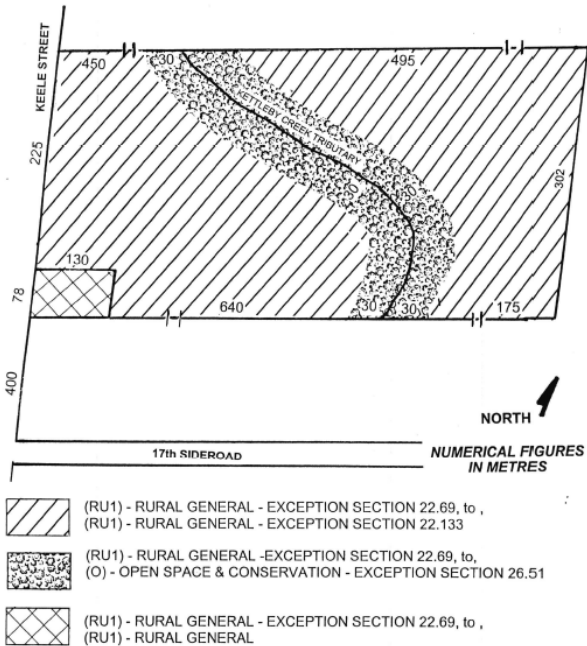
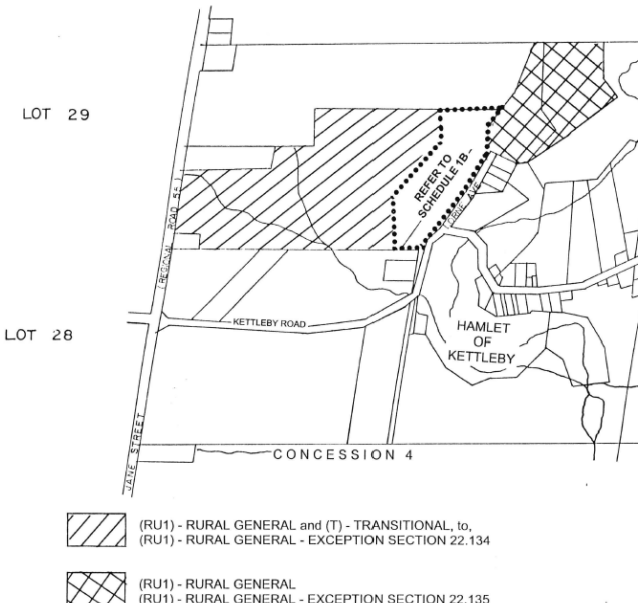
No.	Exception (Schedule "A")	By-law Number(s)	
1.	<p>All provisions of the ORC, ORF, ORL and GNH zones shall apply except that on lands shown as Exception 22.118 on Figure 1995-122:</p> <p>a) One detached block of row-houses containing no more than four <i>farm help dwellings</i> shall be permitted, provided that:</p> <p>i) The minimum <i>floor area</i> of a <i>dwelling unit</i> shall be 93.0 m².</p> <p>ii) The maximum <i>floor area</i> of a <i>dwelling unit</i> shall be 100.0 m².</p>	2.	<p>3. Figure 1995-122</p> 
132	GNH	1995-127	
1.	<p>All provisions of GNH zone shall apply, except that:</p> <p>a) An <i>accessory dwelling unit</i> not exceeding a maximum <i>floor area</i> of 100.0 m² shall be permitted provided that such <i>dwelling unit</i> is attached to the existing <i>principal single detached dwelling</i>.</p> <p>b) The minimum <i>lot area</i> shall be 2.0 ha.</p> <p>c) The minimum <i>lot frontage</i> shall be 56.0 m.</p>		
133	ORF, ORL	1996-075	
1.	<p>All provisions of the ORF and ORL zones shall apply, except that:</p> <p>a) A <i>farm help dwelling</i> shall be permitted.</p> <p>i) The maximum <i>floor area</i> shall be 140.0 m².</p>		

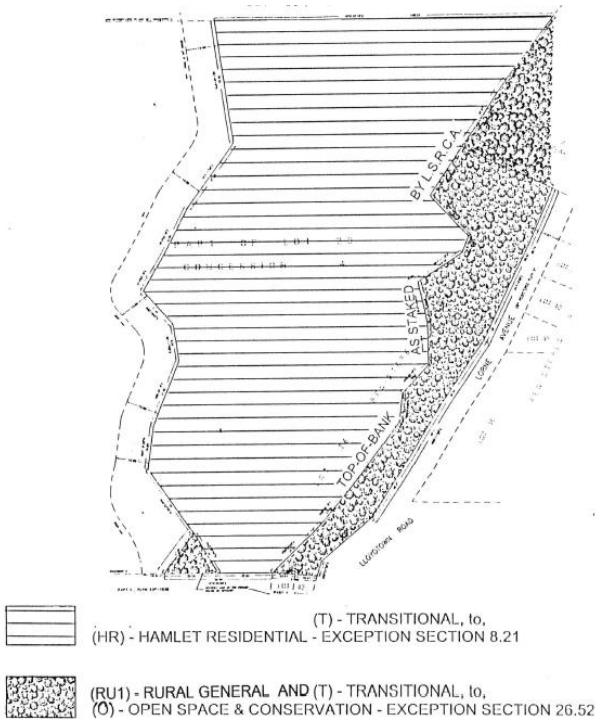
No.	Exception (Schedule "A")	By-law Number(s)	
134	EP, HR1	1996-096	
Provisions			Figures
<p>1. In the areas shown as Exception Section 26.44 on Figure 1996-096, all provision of the EP zone shall apply, except that the permitted <i>uses</i> are limited to the following:</p> <ul style="list-style-type: none"> a) <i>Public parks</i> and walking trails; b) An area for the protection of an environmental hazard such as land liable to flood or subject to very high water table, steep slopes, gullies or lands subject to wind or water erosion; c) A conservation area primarily for the location of flood control, bank stabilization or erosion protection; d) No <i>building</i> or <i>structure</i> shall be permitted in conjunction with those <i>uses</i> listed above, except those required for flood and erosion control. <p>2. In the areas shown as Exception Section 8.20 on Figure 1996-096, all provisions of the HR1 zone shall apply, except that:</p> <ul style="list-style-type: none"> a) The minimum <i>lot area</i> shall be 4,000.0 m². b) The minimum <i>rear yard</i> or <i>side yard setback</i> for any <i>structures</i> shall be 10.0 m for <i>lots</i> that abut those lands shown as Exception Section 22.44. c) The maximum <i>height</i> of any fence shall be 1.8 m, except where lands are adjacent to York Regional Road #11 (King Road) such fence shall not exceed 2.0 m in <i>height</i>. 			<p>5. Figure 1996-096</p> <p> (T) TRANSITIONAL and (RU1) RURAL GENERAL, to, (O) OPEN SPACE AND CONSERVATION - EXCEPTION SECTION 26.44. (T) TRANSITIONAL and (RU1) RURAL GENERAL, to, (HR) RESIDENTIAL HAMLET - EXCEPTION SECTION 8.20. (T) TRANSITIONAL and (RU1) RURAL GENERAL, to, (O) OPEN SPACE AND CONSERVATION - EXCEPTION SECTION 22.44. </p>

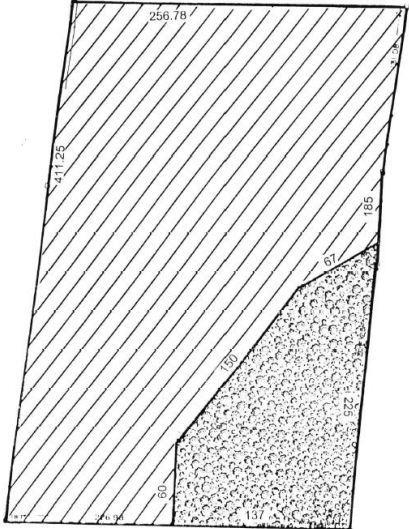
No.	Exception (Schedule "A")	By-law Number(s)	
	<p>d) Residential <i>uses</i> on Lot 2, as shown on Draft Approved Plan 19T-87045, shall be limited to one <i>storey</i>, to a maximum <i>height</i> of 7.5 m.</p> <p>3. In the areas shown as Exception – Section 22.45, permitted <i>uses</i> shall include uses permitted in the OS <i>zone</i> and:</p> <p>a) Continuation of <i>existing agricultural uses</i>.</p> <p>b) <i>Agricultural</i> and <i>forestry uses</i> but not specialized farm <i>uses</i>.</p> <p>c) <i>Public park</i> and <i>private park</i> excluding tourist trailer camps, playgrounds, <i>golf courses</i> and <i>major recreational uses</i>.</p> <p>4. <i>Buildings</i> and <i>structures</i> are specifically prohibited.</p>		
135	ORL	1996-100	
	<p>1. All provisions of the ORL <i>zone</i> shall apply, except that:</p> <p>a) The minimum <i>side yard</i> for a <i>dwelling</i> shall be 14.4 m on the south side.</p>		
136	GNH, OS, A	1996-133	
	<p>1. On lands zoned GNH and A, all provisions of the GNH and A <i>zones</i> shall apply, except that:</p> <p>a) The minimum <i>lot area</i> shall be 3.7 ha.</p> <p>b) The minimum <i>lot frontage</i> shall be 175.0 m.</p> <p>c) For the purposes of calculating the requirements under clauses (a) and (b) above, abutting lands in the Open Space (OS) <i>zone</i> which are under the same ownership as those which are subject to this exception may be used in any calculation to satisfy these requirements.</p> <p>2. On lands zoned OS, all provisions of the OS <i>zone</i> shall apply, except that:</p> <p>a) No person shall <i>erect, alter</i> or <i>use</i> any <i>building</i> or <i>structure</i> except for flood and erosion control projects within those lands zoned.</p>		
137	ORC, ORF		

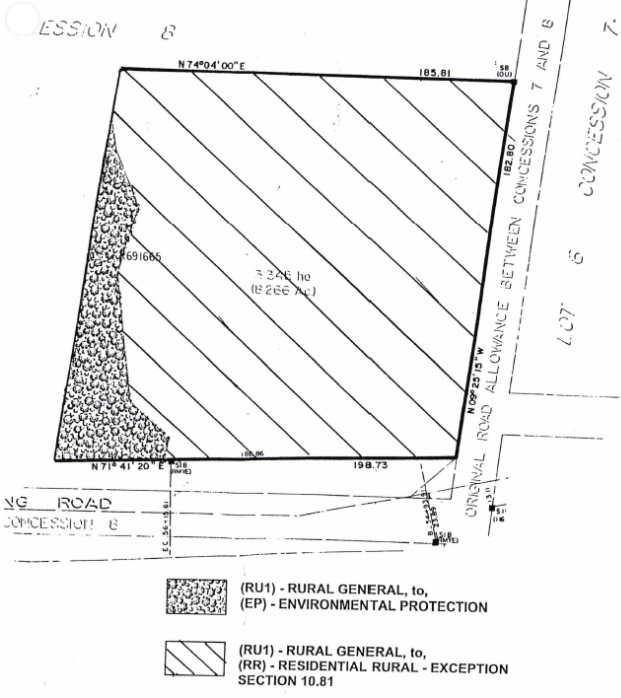
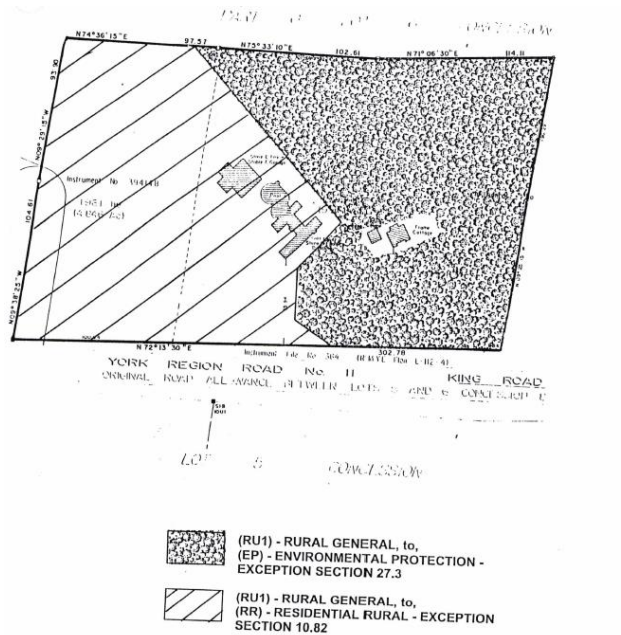
No.	Exception (Schedule "A")	By-law Number(s)	
3.	All provisions of the ORC and ORF zones shall apply, except that: <ul style="list-style-type: none"> a) The permitted <i>uses</i> of shall be limited to one or more of the following <i>uses</i>: <ul style="list-style-type: none"> i) <i>Golf course</i>; ii) <i>Retail</i> associated with the <i>golf course use</i> and snack shop. iii) <i>Conservation use</i>. 		
138	ORF, ORL	1996-144	
1.	All provisions of the ORF and ORL zones shall apply, except that: <ul style="list-style-type: none"> a) A maximum of four <i>farm help dwellings</i> shall be permitted, subject to the following provisions: <ul style="list-style-type: none"> i) Three (3) of the four (4) <i>farm help dwellings</i> shall be single detached dwellings. ii) One (1) of the four (4) <i>farm help dwellings</i> may be located on the second <i>storey</i> of an <i>existing</i> riding arena. iii) The minimum <i>floor area</i> for a detached <i>farm help dwelling</i> shall be 74.0 m². iv) The minimum <i>floor area</i> for a <i>farm help dwelling</i> located on the second <i>storey</i> of a non-residential <i>building</i> shall be 65.0 m². 		
139	ORL, ORF, ORC	1997-069	
Provisions			Figures
1.	All provisions of the ORC, ORF, and ORL zones shall apply except that on lands shown as Exception 22.130 on Figure 1997-069: <ul style="list-style-type: none"> a) A <i>farm help dwelling</i> shall be permitted, provided that: <ul style="list-style-type: none"> i) The maximum <i>floor area</i> shall be 140.0 m². 		4. Figure 1997-069
2.	All provisions of the ORC, ORF, and ORL zones shall apply except that on lands shown as Exception 22.131 on Figure 1997-069: <ul style="list-style-type: none"> a) The minimum <i>lot area</i> shall be 18.0 ha. 		

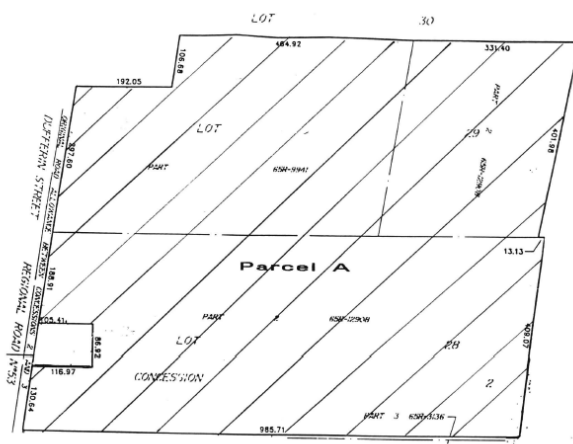
No.	Exception (Schedule "A")	By-law Number(s)	
	<p>b) The minimum <i>lot frontage</i> shall be 210.0 m.</p> <p>c) For the purposes of calculating (a) and (b) above, abutting lands which are under the same ownership as those which are subject to this exception may be used in any calculation to satisfy these requirements;</p> <p>d) The minimum <i>front yard</i> shall be 72.0 m.</p> <p>e) All <i>buildings and structures</i> shall maintain a 30.0 m <i>setback</i> from those lands shown as Exception 26.50 on Figure 1997-069.</p> <p>3. All provisions of the ORC, ORF, and ORL zones shall apply except that on lands shown as Exception 26.50 on Figure 1997-069:</p> <p>a) These lands shall be maintained and left undisturbed in their natural state as an environmental constraint area and no <i>buildings or structures</i> shall be permitted within these lands.</p>		 <p>Line Between Lots 16 & 17</p> <p>Area = +21 Ha.</p> <p>Area = +18 Ha.</p> <p>16TH SIDE ROAD</p> <p>DUFFERIN STREET</p> <p>RURAL GENERAL (RU1) - EXCEPTION - SECTIONS 6.30(ii)(87) AND 22.130</p> <p>RURAL GENERAL (RU1) - EXCEPTION - SECTION 22.131</p> <p>OPEN SPACE AND CONSERVATION (O) - EXCEPTION - SECTION 26.50</p> <p>NOT TO SCALE (METRIC UNITS)</p>
140	ORC, ORL, ORF	1997-088	
Provisions			Figures
<p>1. All provisions of the ORC and ORL zones shall apply except that on lands shown as Exception Section 22.133 on Figure 1997-088:</p> <p>a) A <i>garden centre</i> shall be a permitted use.</p> <p>b) <i>Open product display accessory</i> to a <i>garden centre</i> shall be permitted.</p> <p>c) The minimum <i>front yard</i> for the <i>open product display</i> shall be 200.0 m.</p>			<p>3. Figure 1997-088</p>

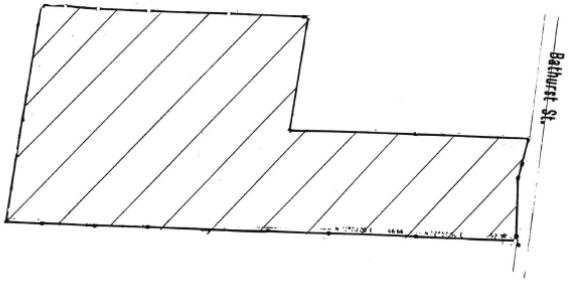
No.	Exception (Schedule "A")	By-law Number(s)	
	<p>d) The minimum <i>side yard</i> for the <i>open product display area</i> shall be 120.0 m.</p> <p>e) The maximum <i>floor area</i> of a <i>retail use</i> shall be 35.0 m².</p> <p>f) The maximum area for an <i>open product display</i> shall be 140.0 m².</p> <p>2. All provisions of the ORF zone shall apply, except that on lands shown as Exception Section 26.51 on Figure 1997-088:</p> <p>a) The lands shall be maintained and left undisturbed in their natural state as an environmental constraint area and no <i>buildings</i> or <i>structures</i> shall be permitted.</p>		
141	ORC, ORF, HR1, A, OS, HU	1997-106	
Provisions			Figures
<p>1. On lands zoned HR1, all provisions of the HR1 zone shall apply, except that on lands shown as Exception Section 8.21 on Figure 1997-106B:</p> <p>a) The minimum <i>lot area</i> shall be 8000.0 m².</p> <p>b) The minimum <i>lot frontage</i> shall be 30.0 m.</p> <p>c) The minimum <i>setback</i> for all <i>buildings</i> and <i>structures</i> from an Open Space (OS) zone shall be 7.5 m.</p> <p>2. On lands zoned OS, all provisions of the OS zone shall apply, except that on lands shown as Exception Section 26.52 on Figure 1997-106B:</p>			<p>5. Figure 1997-106A</p> 

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>a) No <i>buildings</i> or <i>structures</i> shall be permitted in this area, except:</p> <p>i) A private <i>driveway</i> and slope stabilization features and <i>structures</i> provided for in a <i>site plan</i> approved by the <i>Municipality</i>.</p> <p>3. On lands <i>zoned</i> HU, ORC and ORF, all provisions of the HU, ORC and ORF <i>zones</i> shall apply, except that on lands shown as RU1 – Exception Section 22.134 on Figure 1997-106A:</p> <p>a) The minimum <i>lot area</i> shall be 9.0 ha.</p> <p>4. On lands <i>zoned</i> A, ORC and ORF, all provisions of the A, ORC and ORF <i>zones</i> shall apply, except that except that on lands shown as Exception Section 22.135 on Figure 1997-106A:</p> <p>a) The minimum <i>lot area</i> shall be 4.5 ha.</p>		<p>1. Figure 1997-106B</p> 
142	ORL, ORF	1997-116	
Provisions			Figures
<p>1. All provisions of the ORL and ORF <i>zones</i> shall apply, except that on lands shown as Exception Section 10.80 on Figure 1997-116:</p> <p>a) The minimum <i>lot area</i> shall be 5.0 ha.</p> <p>2. All provisions of the ORF <i>zone</i> shall apply, except that on lands shown as Exception Section 26.53 on Figure 1997-116:</p> <p>a) These lands are to be maintained and left undisturbed in their natural state as an environmental constraint area and no <i>buildings</i> or <i>structures</i> shall be permitted.</p>			<p>3. Figure 1997-116</p>

No.	Exception (Schedule "A")	By-law Number(s)	
			<p>16th SIDEROAD (GREEN LANE) - Road Allowance Between Lots 15 & 16</p>  <p>Numerical Figures Indicate Metres</p> <p>NOT TO SCALE</p> <p>(RU1) - RURAL GENERAL - EXCEPTION SECTION 22.81, to , (RR) - RESIDENTIAL RURAL - EXCEPTION SECTION 10.80</p> <p>(RU1) - RURAL GENERAL - EXCEPTION SECTION 22.81, to , (O) - OPEN SPACE & CONSERVATION - EXCEPTION SECTION 26.53</p>
143	RR, EP	1997-128	
Provisions			Figures
<ol style="list-style-type: none"> All provisions of the RR zone shall apply, except that on lands shown as Exception Section 10.81 on Figure 1997-128A: <ol style="list-style-type: none"> The minimum <i>lot area</i> shall be 2.8 ha. All provisions of the RR zone shall apply, except that on lands shown as RR – Exception Section 10.82 on Figure 1997-128B: <ol style="list-style-type: none"> The minimum <i>lot area</i> shall be 5.8 ha. All provisions of the EP zone shall apply, except that on lands shown as Exception Section 27.3 on Figure 1997-128B: <ol style="list-style-type: none"> The <i>existing structure</i> on these lands may continue to be used for <i>home</i> 			<ol style="list-style-type: none"> Figure 1997-128A

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>occupation purposes, subject to the following:</p> <ul style="list-style-type: none"> i) The maximum <i>floor area</i> shall be 100.0 m². ii) <i>Residential uses</i> shall be permitted within the <i>existing structure</i>; however, any reconstruction or replacement for such <i>use</i> shall be prohibited. 		 <p>5. Figure 1997-128B</p> 
144	GNH, NVR	1998-010	
<p>1. All provisions of the GNH and NVR zones shall apply, except that:</p>			

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>a) A <i>farm help dwelling</i> shall be permitted, provided:</p> <p>i) A <i>farm help dwelling</i> is located within a multi-use agricultural <i>building</i>.</p> <p>ii) The maximum <i>floor area</i> shall be 168.0 m².</p>		
145	ORL and ORF	1998-024	
	<p>1. All provisions of the ORL and ORF <i>zones</i> shall apply, except that:</p> <p>a) A <i>farm help dwelling</i> shall be permitted, provided that:</p> <p>i) The maximum <i>floor area</i> for the <i>farm help dwelling</i> shall be 140.0 m².</p>		
146	ORF, ORL, ORC	1998-036	
Provisions			Figures
<p>1. All provisions of the ORF, ORL, ORC <i>zones</i> shall apply, except that:</p> <p>a) A <i>farm help dwelling</i> shall be permitted, provided that:</p> <p>i) On lands shown as Exception 22.139 on Figure 1998-036A, the maximum <i>floor area</i> for the <i>farm help dwelling</i> shall be 110.0 m².</p> <p>ii) On lands shown as Exception 22.139 on Figure 1998-036B, the maximum <i>floor area</i> for the <i>farm help dwelling</i> shall be 150.0 m².</p>			<p>2. Figure 1998-036A</p>  <p>3. Figure 1998-036B</p>

No.	Exception (Schedule "A")	By-law Number(s)	
			 <p>(RU1) - RURAL GENERAL, to, (RU1) - RURAL GENERAL - EXCEPTION 6.30 (91) & SECTION 22.139</p>
147	[Reserved for Future Use]		
148	A, GNH	1998-056	
	<p>1. All provisions of the A zone shall apply, except that:</p> <p>a) Two <i>farm help dwellings</i> shall be permitted, provided that:</p> <p>i) The minimum <i>floor area</i> of one <i>farm help dwelling</i> shall be 65.0 m².</p>		
149	ORL	1998-057	
	<p>1. All provisions of the ORL zone shall apply, except that:</p> <p>a) <i>Parking area</i> and <i>recreational uses accessory</i> to an <i>existing private school</i> on adjacent land shall be the only permitted <i>use</i>.</p> <p>b) The maximum <i>lot area</i> shall be 2.0 ha.</p> <p>c) The minimum <i>front yard</i> for all <i>parking areas, structures</i> and <i>driveways</i> shall be 5.0 m.</p> <p>d) The minimum <i>side yard</i> for all <i>parking areas, structures</i> and <i>driveways</i> shall be 5.0 m.</p> <p>e) All areas of the <i>lot</i> which are not utilized for <i>driveways</i> and <i>parking areas</i> shall be <i>landscaped</i>.</p> <p>f) The minimum <i>rear yard</i> for all permitted <i>uses</i> shall be 3.0 m.</p>		
150	[Reserved for Future Use]		

No.	Exception (Schedule "A")	By-law Number(s)	
151	ORF, ORL	1998-085	
<p>1. All provisions of the ORF and ORL zones shall apply, except that:</p> <p>a) A maximum of two (2) <i>farm help dwellings</i> shall be permitted, provided that:</p> <p>i) The maximum <i>floor area</i> for one <i>farm help dwelling</i> shall be 140.0 m². The minimum front yard setback shall be 125.0 m.</p> <p>ii) The second <i>farm help dwelling</i> may be located on the second <i>storey</i> of a detached <i>accessory building</i> with a maximum <i>floor area</i> of 112.0 m².</p> <p>b) The <i>rear yard setback</i> for all <i>buildings, structures</i>, and grading shall be 66.0 m.</p>			
152	ORF, ORL	1998-170	
<p>1. All provisions of the ORF and ORL zones shall apply, except that:</p> <p>a) A <i>farm help dwelling</i> shall be permitted, provided that:</p> <p>i) The maximum <i>floor area</i> shall be 100.0 m².</p> <p>ii) The <i>farm help dwelling</i> shall be located within or attached to an agricultural <i>building</i> not closer than 75.0 m from the <i>front lot line</i>.</p>			
153	ORC	1998-193	
<p>1. All provisions of the ORC zone shall apply, except that:</p> <p>a) More than one <i>single detached dwelling</i> and/or one semi-detached dwelling and/or one manor house dwelling shall be permitted on a lot provided such <i>dwelling units</i> are condominium units. For the purposes of this exception, a condominium unit shall mean an individual unit under individual ownership with common elements regardless of whether the individual unit is detached, semi-detached or in a multiple unit <i>structure</i>.</p> <p>b) No person shall use any lot, or <i>erect, alter</i> or use any <i>building</i> or <i>structure</i> for any purpose except one or more of the following <i>uses</i>:</p> <p>i) <i>Single detached dwelling</i>;</p> <p>ii) <i>Semi-detached dwelling</i>;</p> <p>iii) <i>Manor house dwelling</i>;</p> <p>iv) <i>Residential amenity space</i>;</p> <p>v) <i>Overnight accommodation uses</i>;</p> <p>vi) <i>Private servicing works</i>;</p> <p>vii) <i>Uses, buildings and structures accessory to permitted uses</i>;</p>			

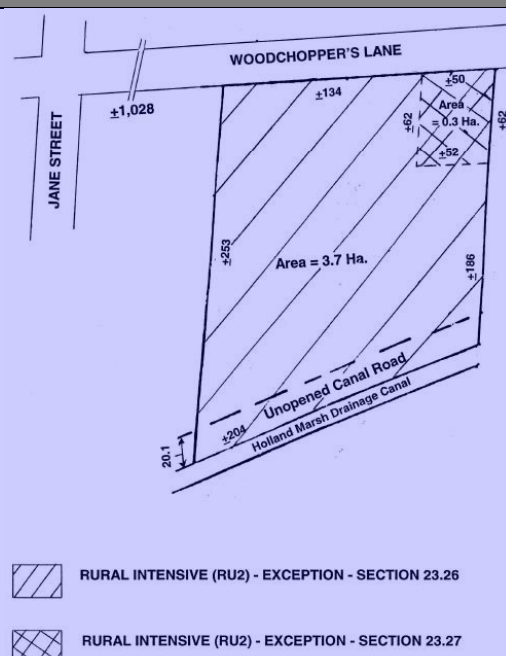
No.	Exception (Schedule “A”)	By-law Number(s)	
	<ul style="list-style-type: none"> viii) <i>Golf course</i> ix) Driveway serving a <i>golf course</i>. c) Definitions; <ul style="list-style-type: none"> i) Lot: notwithstanding the definition of the term “lot” of this By-law, the lands subject to this exception shall be considered one <i>lot</i>. ii) Setback: notwithstanding the definition of the term “setback” of this By-law, for the purposes of this exception, setback means the distance between a <i>street line</i>, or a <i>lot line</i> and the nearest <i>main wall</i> of any <i>building</i> or <i>structure</i> and/or the edge of any <i>parking area</i> and extending the full width or length of the lot. iii) Height: notwithstanding the definition of the term “height” of this By-law, for the purposes of this exception, height means the vertical distance measured from the average finished grade level at the front elevation of such <i>building</i> to the highest point of the roof excluding cupolas, towers, skylights and chimneys. iv) Residential Amenity Space: means a private <i>building</i> or <i>structure</i> or use which is intended to satisfy the recreational or social needs of residents, and may include a <i>swimming pool</i>, tennis courts, a <i>community centre</i>, meeting rooms, and other similar <i>uses</i>. d) No person shall <i>use</i> any lot, or <i>erect</i>, <i>alter</i> or <i>use</i> any <i>building</i> or <i>structure</i> except in accordance with the following provisions: <ul style="list-style-type: none"> i) The maximum <i>lot coverage</i> shall be 23%. ii) The maximum number of <i>dwelling units</i> shall be 60 where a minimum of five are <i>overnight accommodation units</i>. iii) A maximum of 55 dwelling units will be single detached dwellings. iv) The minimum setback from Dufferin Street to any <i>building</i>, <i>structure</i> or <i>parking area</i> shall be 140.0 m. v) The maximum setback from Dufferin Street to any <i>building</i>, <i>structure</i> or <i>parking area</i> shall be 510.0 m. vi) The minimum setback from the north <i>lot line</i> to any <i>building</i>, <i>structure</i> or <i>parking area</i> shall be 10.5 m. vii) The maximum setback from the north <i>lot line</i> to any <i>building</i>, <i>structure</i> or <i>parking area</i> shall be 300.0 m. viii) No <i>buildings</i>, <i>structures</i>, grading or other <i>alteration</i> shall be permitted within an area a minimum of 8.0 m from the north <i>lot line</i>. However, additional trees may be planted in that area. 		

No.	Exception (Schedule “A”)	By-law Number(s)	
	<ul style="list-style-type: none"> ix) The maximum height shall be 10.7 m provided that <i>manor house dwellings</i> and <i>overnight accommodation use buildings</i> shall be no more than a storey and a half in height. However, provided that the maximum <i>height</i> limit is not exceeded, the height limits in the definitions of storey of this By-law shall not apply. x) For the purposes of this subsection the definition of <i>floor area</i> shall include a <i>private garage</i>. xi) All areas of the <i>lot</i> which are not utilized for <i>buildings</i>, <i>structures</i>, private streets, <i>driveways</i>, and <i>parking areas</i> shall be <i>landscaped</i>. e) An <i>office building</i>, including conference and educational facilities, related to the operation of a permitted <i>golf course</i>, other <i>golf courses</i>, golf related activities and recreational & resort activities shall be permitted as an <i>accessory use</i> provided that no person shall <i>erect</i>, <i>alter</i> or <i>use</i> any <i>office building</i> except in accordance with the following provisions: <ul style="list-style-type: none"> i) The maximum <i>floor area</i> shall be 5574.0 m². ii) The minimum <i>setback</i> from Dufferin Street to any <i>office buildings</i>, or <i>buildings</i> or <i>structures</i> <i>accessory</i> only to the <i>office building</i> shall be 48.0 m. iii) The maximum <i>setback</i> from Dufferin Street to any <i>office buildings</i>, or <i>buildings</i> or <i>structures</i> <i>accessory</i> only to the <i>office building</i> shall be 135.0 m. iv) The minimum <i>setback</i> from Dufferin Street to any <i>parking area</i> <i>accessory</i> only to the <i>office building</i> shall be 30.0 m. v) The minimum <i>setback</i> from the <i>lot line</i> between Lot 23 and 24, Concession 2, Township of King, to any <i>office building</i>, or <i>buildings</i> or <i>structures</i> or <i>parking areas</i> <i>accessory</i> only to the <i>office building</i> shall be 125.0 m. vi) The minimum <i>setback</i> from the south <i>lot line</i> to any <i>office building</i>, or <i>buildings</i> or <i>structures</i> or <i>parking areas</i> <i>accessory</i> only to the <i>office building</i> shall be 140.0 m. vii) The maximum <i>height</i> shall be 11.0 m. viii) All the lands in the <i>setback</i> from Dufferin Street to any <i>parking area</i>, <i>building</i> or <i>structure</i> shall be <i>landscaped</i>. f) For the purposes of this exception, <i>setback</i> means the distance between a <i>street line</i>, or a <i>lot line</i> and the nearest <i>main wall</i> of any <i>building</i> or <i>structure</i> and/or the edge of any <i>parking area</i> and extending the full width or length of the <i>building</i>, <i>structure</i>, or <i>parking area</i>. g) A Holding Symbol denoted by an “H” shall be deemed to apply to that portion of the exception as defined by the <i>setbacks</i> above which is applicable to the permitted <i>office use</i>. No person shall use such lands, <i>buildings</i> or <i>structures</i> except for such purposes as listed below, and furthermore, no person shall use any land, erect or alter or use any buildings or structure for any other purpose until such time as the Holding Symbol is 		

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>removed by an amendment to this by-law passed pursuant to Section 36 of the <u>Planning Act</u>, R.S.O. 1990 as amended.</p> <p>i) A <i>golf course</i>, including a practice range, and <i>uses accessory</i> thereto;</p> <p>ii) A permanent <i>office building</i> and any <i>accessory uses, buildings or structures</i> existing at the date of passing of this By-law and temporary <i>office trailers</i>;</p> <p>iii) Private servicing works and a <i>driveway</i> servicing the residential <i>uses</i>.</p> <p>h) Council of the <i>Municipality</i> may amend this By-law to remove the Holding Symbol from the <i>office use</i>, or part thereof, to permit the development of the <i>office use</i>, or part thereof, in accordance with the provisions of this subsection, at such time as:</p> <p>i) For a maximum of 3656.0 m² of <i>office space</i> to be serviced by the existing in-ground wastewater treatment system, where a certificate of approval has been granted by the Ministry of Environment with a one year use limitation from the granting of the occupancy permit in the certificate of Approval and provided that no occupancy permit shall be issued until such time as the <i>Region of York</i> has entered into a Responsibility Agreement with respect to the provision of a communal wastewater treatment system.</p> <p>ii) For a maximum of 5574.0 m² of <i>office space</i> to be serviced by a communal wastewater treatment system, at such time as a Certificate of Approval has been granted by the Ministry of Environment, and the <i>Region of York</i> has entered into a Responsibility Agreement(s) with respect to the system.</p>		
154	[Reserved for Future Use]		
155	AS	1999-017	
Provisions			Figures
1.	<p>All provisions of the AS zone shall apply except that on lands shown as Exception 23.23 on Figure 1999-017:</p> <p>a) <i>Residential uses</i> shall not be a permitted <i>use</i>;</p> <p>b) The minimum <i>lot area</i> shall be 3.6 ha.</p>		3. Figure 1999-017

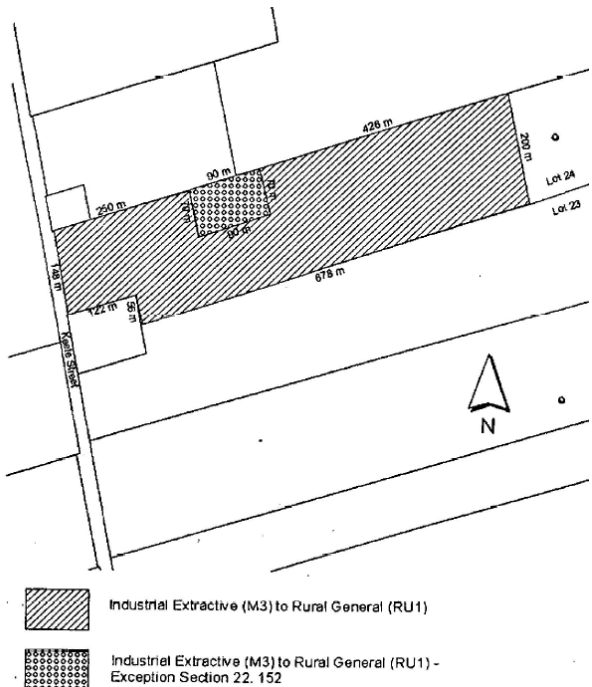
No.	Exception (Schedule "A")	By-law Number(s)	
2.	<p>All provisions of the AS zone shall apply except that on lands shown as Exception 23.24 on Figure 1999-017:</p> <p>a) The minimum <i>lot area</i> shall be 3.6 ha.</p>		
156	ORF, ORL	1999-076	
1.	<p>All provisions of the ORL and ORF zones shall apply, except that:</p> <p>a) A <i>farm help dwelling</i> is a permitted use, provided that:</p> <p>i) A <i>farm help dwelling</i> shall be located within an <i>agricultural building</i>.</p> <p>ii) The maximum <i>floor area</i> for a <i>farm help dwelling</i> shall be 110.0 m².</p> <p>b) The minimum <i>rear yard setback</i> for all <i>buildings, structures</i> and grading shall be 67.0 m. from the most easterly <i>rear lot line</i>.</p>		
157	RC, EP	1999-092	
1.	<p>All provisions of RC zone shall apply, except that:</p> <p>a) <i>Uses</i> involving water for more than domestic purposes, including but not limited to <i>restaurants, inns, motel and hotels, automobile washing establishments</i> and undertaking establishments, are prohibited;</p> <p>b) The minimum <i>front yard setback</i> for <i>open storage</i> and <i>open product display</i> shall be 6.0 m from the planned width of any <i>regional street</i> and 3.0 m from the planned width of any existing or future municipal <i>street</i>, and, in no case shall the open storage of aggregate or fill material be located within 105.0 m of the planned width for Highway 11;</p> <p>c) A fence not exceeding 1.8 m in <i>height</i> shall be deemed not to be a <i>structure</i>.</p>		
158	AS	1999-118	

No.	Exception (Schedule "A")	By-law Number(s)	
1.	All provisions of the AS zone shall apply, except that:		
a)	<i>Residential uses</i> shall not be permitted.		
159			
160	ORF, ORL	1979-099	
1.	All provisions of the ORF and ORL zones shall apply, except that:		
a)	An <i>abattoir</i> shall be a permitted use, provided that:		
i)	The minimum <i>lot area</i> shall be 10.0 ha.		
ii)	The minimum <i>lot frontage</i> shall be 182.8 m.		
iii)	The minimum <i>front yard</i> shall be 15.2 m.		
iv)	The minimum <i>rear yard</i> shall be 22.9 m.		
v)	The minimum <i>side yard</i> shall be 9.0 m.		
vi)	The maximum <i>floor area</i> shall be 185.5 m ² .		
vii)	The maximum <i>height</i> shall be 4.6 m.		
b)	An <i>abattoir</i> shall be prohibited within 182.8 m of any <i>residential use</i> on an adjacent <i>lot</i> held in separate ownership.		
c)	An <i>abattoir</i> shall be subject to an approved <i>site plan</i> .		
161	GNH	1980-085	
1.	All provisions of the GNH zone shall apply, except that:		
a)	The permitted <i>uses</i> shall be limited to a <i>place of worship</i> , and <i>buildings, structures</i> and <i>uses accessory</i> to the <i>place of worship</i> .		
162	AS	1999-176	
Provisions			Figures
1.	All provisions of the AS zone shall apply, except that on lands shown as Exception 23.26 on Figure 1999-176:		3. Figure 1999-176
a)	<i>Residential uses</i> shall not be permitted.		

No.	Exception (Schedule "A")	By-law Number(s)	
2.	<p>All provisions of the AS zone shall apply, except that on lands shown as Exception 23.27 on Figure 1999-176:</p> <p>a) The minimum <i>front yard</i> for the <i>existing dwelling</i> shall be 5.9 m.</p>		 <p>WOODCHOPPER'S LANE</p> <p>JANE STREET</p> <p>Area = 3.7 Ha.</p> <p>Area = 0.3 Ha.</p> <p>Unopened Canal Road</p> <p>Holland Marsh Drainage Canal</p> <p>RURAL INTENSIVE (RU2) - EXCEPTION - SECTION 23.26</p> <p>RURAL INTENSIVE (RU2) - EXCEPTION - SECTION 23.27</p>
163	ORL	2000-029	
1.	<p>All provisions of the ORL zone shall apply, except that a maximum of three (3) <i>farm help dwellings</i> and <i>uses accessory</i> thereto shall be permitted, provided that:</p> <p>a) The minimum <i>lot area</i> shall be 18.0 ha.</p> <p>b) The minimum <i>lot frontage</i> shall be 240.0 m.</p> <p>c) The minimum <i>front yard</i> shall be 180.0 m.</p> <p>d) The minimum <i>rear yard</i> shall be 90.0 m.</p> <p>e) The minimum <i>side yard</i> shall be:</p> <p>i) East side – 50.0 m.</p> <p>ii) West side – 375.0 m.</p> <p>f) One of the <i>farm help dwellings</i> shall be located on the second <i>storey</i> of the four-car garage existing on November 7th, 1988, and shall have:</p> <p>i) A minimum <i>floor area</i> of 66.0 m².</p> <p>ii) A maximum <i>floor area</i> of 90.0 m².</p> <p>g) Each of the other two (2) <i>farm help dwellings</i> shall be located within a <i>dwelling</i> containing more than one <i>dwelling unit</i> and shall have:</p> <p>i) A minimum <i>floor area</i> of 102.0 m².</p>		

No.	Exception (Schedule "A")	By-law Number(s)	
	ii) A maximum <i>floor area</i> of 140.0 m ² .		
	h) The maximum <i>height</i> shall be 11.0 m.		
164	ORC, ORL, ORF	2000-115, 2000-139	
1.	All provisions of the ORC, ORL and ORC <i>zones</i> shall apply, except that on lands zoned ORC:		
a)	The permitted <i>uses</i> shall be limited to a <i>golf course</i> , integrated with the lands to the north;		
b)	A minimum 3.0 m <i>planting strip</i> shall be maintained along the south and west lot lines which shall be used for no other purpose but <i>landscaping</i> .		
165	ORC, ORL, ORF	2000-140	
1.	All provisions of the ORC, ORL and ORF <i>zones</i> shall apply, except that:		
a)	A <i>farm help dwelling</i> shall be a permitted <i>use</i> .		
b)	The minimum <i>lot area</i> shall be 40.0 ha.		
c)	The maximum <i>floor area</i> for a <i>farm help dwelling</i> shall be 190.0 m ² .		
166	ORL, ORF	2000-156	
1.	All provisions of the ORL and ORF <i>zones</i> shall apply, except that:		
a)	The minimum <i>lot area</i> shall be 1.2 ha.		
b)	The minimum <i>lot frontage</i> shall be 103.0 m.		
c)	A detached garage <i>existing</i> as of September 18, 2000 shall be permitted to be located closer to Dearbourne Avenue than the <i>existing dwelling</i> .		
167	ORC, ORL, ORF	2000-157	
1.	All provisions of the ORC, ORL and ORF <i>zones</i> shall apply, except that:		
a)	One <i>single detached</i> dwelling shall be permitted.		
b)	A maximum of two (2) <i>farm help dwellings</i> shall be permitted.		
c)	The minimum <i>lot area</i> shall be 32.0 ha.		
d)	For the purposes of calculating the requirements of subsection (a) above, abutting lands in the Oak Ridges Moraine Feature Protection (ORF), and Oak Ridges Moraine Natural Core and Linkage (ORL) <i>zones</i> which are under the same ownership as those which are <i>zoned</i> Oak Ridges Moraine Countryside (ORC) <i>zone</i> and subject to this exception may be used in any calculation to satisfy this requirement;		

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>e) The existing <i>farm help dwelling</i> located in the westerly half of the property shall be subject to the following provisions:</p> <ul style="list-style-type: none"> i) The minimum easterly <i>side yard</i> shall be 725.0 m. ii) The minimum westerly <i>side yard</i> shall be 310.0 m. iii) The minimum <i>rear yard</i> (northerly <i>lot line</i>) shall be 260.0 m. iv) The maximum <i>floor area</i> shall be 200.0 m². <p>f) The existing <i>farm help dwelling</i> located in the easterly half of the property shall be subject to the following provisions:</p> <ul style="list-style-type: none"> i) the minimum <i>front yard</i> shall be 55.0 m. ii) The minimum easterly yard shall be 320.0 m. iii) The minimum westerly <i>side yard</i> shall be 710.0 m. iv) The minimum <i>rear yard</i> (northerly <i>lot line</i>) shall be 205.0 m. v) The maximum <i>floor area</i> shall be 380.0 m². 		
168	A, AS, EP, GNH	2010-085	
Provisions			Figure
<p>1. All provisions of the A, AS, and GNH zones shall apply in the area shown as Exception 22.190 on Figure 2010-085, except that:</p> <ul style="list-style-type: none"> a) The minimum <i>front yard</i> for all agricultural <i>structures</i> constructed after July 12, 2010 shall be 39.0 m. b) The minimum northerly <i>side yard</i> shall be 21.0 m. c) No permanent <i>buildings</i> or <i>structures</i> may be located within 7.0 m of the pipeline right-of-way. <i>Accessory structures</i> shall have a minimum setback of at least 3.0 m from the limit of the right-of-way. No <i>building</i> or <i>structure</i> shall be permitted within 3.0 m of the right-of-way. 			<p>2. Figure 2010-085</p>

No.	Exception (Schedule "A")	By-law Number(s)	
169	ORL, ORF	2001-040	
Provisions			Figure
<p>1. All provisions of the ORL and ORF zones shall apply, except that on lands shown as Exception 22.152 on Figure 2001-040:</p> <p>a) The following additional <i>uses</i> shall be permitted:</p> <ul style="list-style-type: none"> i) Storage of aggregate materials not extracted on the property in accordance with a license or permit issued pursuant to the <i>Aggregate Resources Act</i>. ii) Crushing, screening and washing of aggregate materials. iii) Portable asphalt plants for a <i>public authority</i> contract. 			<p>2. Figure 2001-040</p> 
170	ORF		
<p>1. All provisions of the ORF zone shall apply, except that:</p> <p>a) The <i>lot</i> and <i>building</i> requirements of the RE zone shall apply.</p>			
171	RX	2001-068	
<p>1. All provisions of the RX zone shall apply, except that:</p> <p>a) The <i>uses</i> permitted may include and are limited to one or more of the following:</p> <ul style="list-style-type: none"> i) Pits, licensed pursuant to the <i>Aggregate Resources Act</i>. ii) Quarries, licensed pursuant to the <i>Aggregate Resources Act</i>. iii) <i>Concrete batching plants</i>, only in conjunction with a licensed pit or quarry or licensed <i>wayside pit</i> or quarry located on-site. iv) Permanent asphalt plants, only in conjunction with a licensed pit or quarry, or licensed <i>wayside pit</i> or quarry located on-site. 			

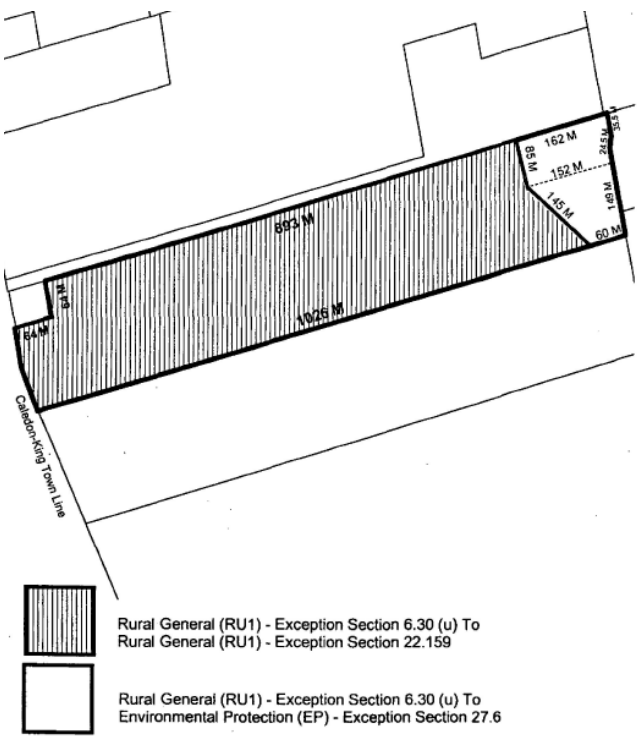
No.	Exception (Schedule "A")	By-law Number(s)	
	<ul style="list-style-type: none"> v) Portable asphalt plant, only in conjunction with a licensed pit or quarry or licensed <i>wayside pit</i> or quarry located on-site and only for the duration of a public authority construction project. vi) <i>Wayside pits</i> and quarries, licensed pursuant to the <i>Aggregate Resources Act</i>. vii) <i>Agricultural uses</i>, in accordance with the provisions of the Agricultural (A) zone. viii) Crushing, screening, and washing of aggregate materials extracted on-site. ix) Stockpiling and storage of aggregate material extracted on-site. x) Flood control, bank stabilization, erosion protection or environmental hazard structures or projects. xi) Lands owned by, or under the control of, a Conservation Authority. xii) Public or private recreation centres, <i>public</i> or <i>private parks</i> or public or private recreational trails (excluding golf courses), but not including any <i>principal buildings</i> of <i>structures</i>, in accordance with the provisions of the Open Space (OS) zone. xiii) Wildlife, woodlot and <i>forest management</i>, in accordance with the provisions of the Environmental Protection (EP) zone. xiv) One <i>accessory dwelling unit</i> in conformity with the regulations for a Hamlet Residential (HR) zone, for a caretaker person employed in the main permitted use. xv) <i>Offices accessory</i> to the main permitted use. xvi) Public uses. 		
2.	<p>All provisions of the RX zone shall apply, except that the following special performance standards and provisions shall apply:</p> <ul style="list-style-type: none"> a) The <i>yard</i> abutting a public road shall be 30.0 m. and there shall be no digging of materials or quarrying of stone within this <i>yard</i>. b) Extractive activities, including the procession of aggregate materials, shall be prohibited: <ul style="list-style-type: none"> i) Within 30.0 m of abutting lands which are <i>zoned</i> in a residential zone category. ii) Within 30.0 m of abutting lands which contain a residential <i>dwelling</i>. iii) Within 30.0 m of abutting lands which are <i>zoned</i> in a Future Use (F) zone. iv) Within 0.0 m of abutting lands <i>zoned</i> in a Rural Mineral Aggregate (RX) zone. v) Within 15.0 m of abutting lands <i>zoned</i> in any other zone category of this By-law. 		
172	GNH	2001-085	
1.	All provisions of the GNH zone shall apply, except that:		

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>a) All lot and building standards of the RC zone shall apply.</p> <p>b) The <i>uses</i> permitted shall include and are limited to one or more of the following:</p> <ul style="list-style-type: none"> i) A <i>dwelling unit</i> contained within the <i>building existing</i> as of the date of this By-law. ii) Animal hospitals. iii) Antique shops. iv) Automobile sales and service; v) <i>Automobile service stations</i> including retailing of non-automobile goods as an <i>accessory use</i>; vi) Automobile <i>accessory</i> stores; vii) <i>Financial establishments</i>; viii) <i>Garden centre and commercial greenhouse</i>; ix) <i>Farm implement sales and service establishments</i>; x) <i>Parking lot</i>; xi) Public <i>parking garages</i> (mechanical); xii) <i>Restaurants and take-out restaurants</i>; xiii) Retail lumber and building supply and equipment depot; xiv) <i>Retail</i> sales establishments for snowmobiles, tourist trailers and <i>mobile homes</i> and boats; xv) <i>Service shops, heavy</i>; xvi) <i>Taxi station</i> and bus station; xvii) <i>Tourism information centre</i>; and xviii) Warehousing and storage wholly contained within the <i>building existing</i> as of the date of this By-law. <p>c) The minimum <i>lot area</i> shall be 9,000.0 m².</p>		
173	A, GNH	2001-106	
Provisions			Figure
1.	All provisions of the A and GNH zones shall apply, except that:		3. Figure 2001-106
a)	One of the two (2) <i>dwelling units</i> located on these lands is confined to		

No.	Exception (Schedule "A")	By-law Number(s)	
2.	the existing heritage <i>dwelling unit</i> situated on Part 9, Plan 65R-478; b) The minimum <i>lot area</i> shall be 31.0 ha. For the purposes of calculating the requirement of clause (b) above, abutting lands in the EP zone shown in Figure 2001-106, which are under the same ownership as the lands which are subject to this exception may be used in any calculation to satisfy the requirement.		<p>RURAL GENERAL (RU1) TO RURAL GENERAL (RU1) - EXCEPTION - SECTION 22.154</p> <p>RURAL GENERAL (RU1) TO ENVIRONMENTAL PROTECTION (EP)</p>
174	GNH, EP	2001-125	
1.	On lands zoned GNH, all provisions of the GNH zone shall apply, except that:		
a)	A maximum of four (4) <i>dwelling units</i> and uses accessory thereto shall be permitted.		
b)	Two of the four <i>dwellings units</i> as per subsection (a) above are required to be located in one <i>building</i> and shall be farm help dwellings.		
c)	Each of the two <i>dwelling units</i> located within one <i>building</i> , as per subsection (b) above, shall have a minimum floor area of 100.0 m ² and a maximum floor area of 116.0 m.		
d)	The minimum lot area shall be 42.0 ha.		
e)	For the purpose of calculating the requirement of subsection (d) above, abutting lands in the Environmental Protection (EP) zone which are under the same ownership as the lands which are zoned Greenbelt Natural Heritage (GNH) and the subject of this may be used in any calculation to satisfy this requirement.		
175	GNH	2001-160	
1.	In the areas shown as Exception 12.20 on Figure 2001-160, all the provisions of the GNH zone shall apply, except that:		
a)	All lot and building standards of the RC zone shall apply.		
3.	Figure 2001-160		

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>b) The <i>uses</i> permitted shall be limited to self-service storage facilities and <i>uses, buildings, and structures</i> accessory thereto.</p> <p>c) For the purpose of this By-law, a "self-service storage facility" shall be defined as a <i>building</i> consisting of individual, small, self-contained units that are rented, leased, or owned for the storage of business and household goods or contractors supplies.</p> <p>d) The minimum <i>lot area</i> shall be 3.1 ha.</p> <p>e) The minimum <i>lot frontage</i> shall be 120.0 m.</p> <p>f) For the purpose of calculating the requirement of subsection (d) above, abutting lands in the Greenbelt Natural Heritage (GNH) <i>zone</i> which are under the same ownership as the lands which are subject to this exception, may be <i>used</i> in any calculation to satisfy the minimum <i>lot area</i> requirement.</p> <p>g) A fence not exceeding 1.8 m. in <i>height</i> shall be deemed not to be a <i>structure</i>.</p> <p>h) The minimum <i>parking space</i> requirement shall be a total of nine (9) <i>parking spaces</i>.</p> <p>2. In the areas shown as Exception 25.14 on Figure 2001-160, all provisions of the GNH zone shall apply, except that:</p> <p>a) The minimum <i>lot frontage</i> shall be 30.0 m.</p>		
176	[Reserved for Future Use]		

No.	Exception (Schedule "A")	By-law Number(s)	
177	AS	2002-017	
<p>1. All provisions of the AS <i>zone</i> shall apply, except that:</p> <p>a) Crop production and access to irrigation pump/equipment shall be permitted <i>uses</i>.</p>			
178	GNH, EP	2002-020	
<p>1. All provisions of the EP and GNH <i>zones</i> apply, except that:</p> <p>a) A maximum of two <i>single detached dwellings</i> shall be permitted.</p> <p>b) The minimum <i>lot area</i> shall be 13.0 ha.</p> <p>c) For the purposes of calculating the requirements of subsection (b) above, the abutting lands in the Environmental Protection (EP) <i>zone</i> which are under the same ownership as those which are <i>zoned</i> Greenbelt Natural Heritage (GNH) and subject to this exception, may be used in any calculation to satisfy this requirement.</p> <p>d) One of the <i>single detached dwellings</i> as identified in subsection (a) shall be for the use of a person or person and their family, if such person is employed on these lands as full-time caretaker.</p> <p>e) The maximum <i>floor area</i> for a <i>single detached dwelling</i> as per clause (d) above shall be 140.0 m².</p> <p>f) The boundary between the Greenbelt Natural Heritage (GNH) <i>zone</i> and the Environmental Protection (EP) <i>zone</i> shall be defined as those lands within 10.0 m from the top of bank of the valley corridor confirmed by the Toronto and Region Conservation Authority and schematically defined as follows:</p> <p>i) 10.0 m <i>setback</i> on the west side of the pond.</p> <p>ii) 25.0 m <i>setback</i> on the north side of the watercourse downstream of the driveway crossing.</p> <p>iii) 25.0 m <i>setback</i> on the west side of the watercourse, upstream of the pond.</p> <p>iv) All lands to the east of the watercourse/pond and south of the driveway crossing, to the eastern property and southern property lines, shall be included in the Environmental Protection (EP) <i>zone</i>.</p>			
179	ORC, GNH, EP	2002-086	
<p>1. On lands zoned EP, all provisions of the EP shall apply, except that on lands</p>			<p>4. Figure 2002-086</p>

No.	Exception (Schedule "A")	By-law Number(s)	
2.	<p>shown as Exception 27.6 on Figure 2002-086:</p> <p>a) The permitted <i>uses</i> shall also include:</p> <ul style="list-style-type: none"> i) Reforestation and environmental naturalization or restoration; ii) A passive walking <i>trail</i> located above/outside the top of valley bank, as defined by the Toronto and Region Conservation Authority; and iii) A gazebo/open viewing structure located above/outside the top of valley bank, as defined by the Toronto and Region Conservation Authority. <p>b) For the purposes of this By-law, a gazebo/open viewing structure shall be defined as a freestanding, roofed accessory structure which is not enclosed, except for screening or glass and which is utilized for the purposes of nature/scenic viewing or relaxation in conjunction with the residential or Religious Monastery, Nunnery or Convent uses but shall not include any other use or activity otherwise defined or classified by this By-law.</p>		 <p>Calder-King Town Line</p> <p>Rural General (RU1) - Exception Section 6.30 (u) To Rural General (RU1) - Exception Section 22.159</p> <p>Rural General (RU1) - Exception Section 6.30 (u) To Environmental Protection (EP) - Exception Section 27.6</p>

No.	Exception (Schedule "A")	By-law Number(s)	
	<p><i>worship uses accessory thereto; and</i></p> <p>ii) A licensed cemetery for the internment of monastics only, accessory to a religious monastery, nunnery or convent, not exceeding a maximum area of 1,000.0 m².</p> <p>b) The minimum <i>lot frontage</i> shall be 140.0 m.</p> <p>c) The minimum <i>lot area</i> shall be 19.0 ha.</p> <p>d) Abutting lands in the Environmental Protection (EP) <i>zone</i> which are under the same ownership as the lands subject to this exception may be used in any minimum lot area calculations.</p> <p>e) The following shall apply for non-agricultural <i>building(s)</i> or <i>structure(s)</i>, excluding any accessory <i>building(s)</i> or <i>structure(s)</i> as permitted by this By-law and any <i>building(s)</i> or <i>structure(s)</i> legally existing at the date of the passing of this By-law but shall include the principal existing monastery and <i>place of worship/chapel building(s)</i> or <i>structure(s)</i>:</p> <p>i) The minimum <i>front yard</i> shall be 480.0 m.</p> <p>ii) The minimum <i>rear yard</i> shall be 490.0 m, measured from the rear lot line.</p> <p>iii) The minimum northerly <i>side yard</i> shall be 25.0 m.</p>		

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>iv) The minimum southerly <i>side yard</i> shall be 100.0 m.</p> <p>v) The maximum <i>lot coverage</i> shall be 2%.</p> <p>vi) The maximum <i>height</i> shall be 11.0 m including any church/chapel spire, belfry, bell tower or any other similar <i>structure</i>.</p> <p>f) The maximum occupancy and <i>use</i> of the lands, <i>building(s)</i> or <i>structure(s)</i> shall be limited to a daily aggregate sewage effluent of 4500 litres and in no case shall exceed a total of three overnight guests, and a weekly average of thirty place of worship/chapel visitors daily or a total of 210 place of worship/chapel visitors over a one-week period.</p> <p>g) That any <i>building(s)</i> or <i>structure(s)</i> or part thereof <i>used</i> as a <i>place of worship</i>/chapel or devoted to public assembly or to public use shall be limited to a maximum <i>gross floor area</i> and capacity of that which exists at the date of the passing of this By-law being 205.0 m². and no other <i>building(s)</i> or <i>structure(s)</i> or parts thereof shall be <i>used</i> as a <i>place of worship</i>/chapel.</p> <p>h) An additional <i>dwelling unit</i> existing on the date of the passing of this By-law is permitted provided it is used for the temporary overnight accommodation of visitors/guests of the religious monastery, nunnery or convent or as a <i>farm help dwelling</i>, and that the <i>dwelling</i> to be used for this purpose is limited to that which</p>		

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>exists on the date of the passing of this By-law.</p> <p>i) For the purposes of this By-law, a fence/gate along the property frontage which does not exceed two (2.0) m in <i>height</i> shall not be considered to be a <i>structure</i>.</p> <p>j) The minimum parking area requirement shall be thirty (30) <i>parking spaces</i> and the maximum <i>parking area</i> requirement shall be forty (40) <i>parking spaces</i>, excluding an adjacent overflow <i>parking area</i>, which shall remain grassed/<i>landscaped</i>, with an additional maximum capacity of forty (40) <i>parking spaces</i>. The required parking shall:</p> <p>i) Be constructed of a stable surface of crushed stone, gravel, asphalt or other similar surface but may be permitted to continue on a grassed area for a period not to exceed three (3) years from the date of the passing of this By-law or as provided by a site plan development agreement between the Township of King and the Owner pursuant to Section 41 of the <u>Planning Act</u>; and</p> <p>ii) Be subject to the following:</p> <p>1) The minimum <i>front yard</i> shall be 350.0 m.</p> <p>2) The minimum <i>rear yard</i> shall be 580.0 m.</p>		

No.	Exception (Schedule "A")	By-law Number(s)	
3.	<p>3) The minimum southerly <i>side yard</i> shall be 60.0 m.</p> <p>4) <i>The</i> minimum northerly <i>side yard</i> shall be 90.0 m.</p> <p>For the purposes of this exception, a religious monastery, nunnery or convent shall mean the use of land or an establishment comprised of a <i>building(s)</i> or <i>structure</i> or parts thereof, designed, adapted or used for the principal purpose of providing permanent residential accommodation of persons devoted to spiritual pursuit, operated as a single housekeeping unit on a not for gain or profit basis, and may include:</p> <ul style="list-style-type: none"> a) Programs, activities and facilities together with uses ancillary, subordinate or accessory thereto, including the use of land, <i>building(s)</i> or <i>structure(s)</i> related thereto; b) including a <i>place of worship</i>/chapel excluding religious services such as weddings, baptisms and funerals except for monastic purposes, but not a regular parish church; c) limited short term overnight accommodation for guests; d) small scale craft/hobby/artisan work rooms for the exclusive use of the principal residents and not devoted to public use/assembly in any way, where religious items are made; e) a boutique, not exceeding ten (10) m² in <i>gross floor area</i> where religious items are displayed and available for incidental use; and 		

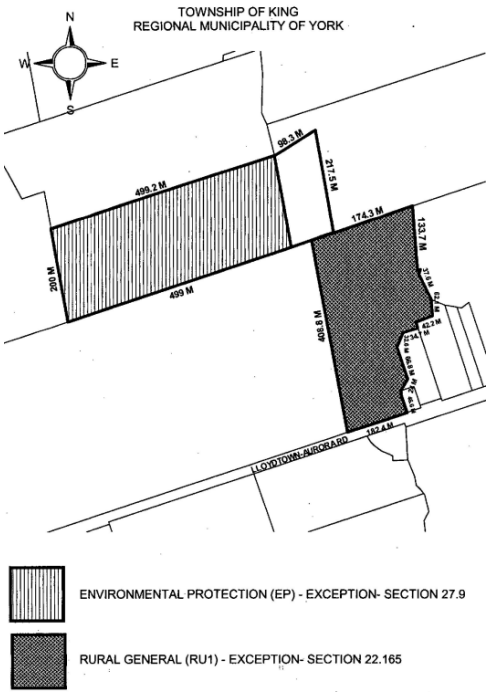
No.	Exception (Schedule "A")	By-law Number(s)	
	f) without limiting the generality of the foregoing, include the <i>use</i> of land, <i>building(s)</i> , or <i>structure(s)</i> or parts thereof for study room, reading room, exercise room, storage and supply room, archive, administration office and meeting room for the principal residents and monastery/nunnery guests only.		
180	ORF, GNH	2002-125	
<p>1. All provisions of the ORF and GNH zones shall apply, except that:</p> <p>a) These lands shall be maintained and left undisturbed in their natural state as an environmental constraint area and <i>no buildings</i> or <i>structures</i> shall be permitted in this area, with the exception of an existing <i>single detached dwelling</i> and frame barn existing as of the date of this By-law, in addition to forest management activity in accordance with the <i>Region of York Tree By-law</i>.</p>			
181	ORL, ORF	2002-132	
Provisions			Figure
<p>1. All provisions of the ORL zone shall apply, except that:</p> <p>a) The minimum <i>lot area</i> shall be 17.5 ha.</p> <p>b) The minimum <i>lot frontage</i> shall be 180.0 m.</p> <p>c) A <i>farm help dwelling</i> shall be a permitted <i>use</i>, provided that;</p> <p>i) The maximum <i>floor area</i> shall be 160.0 m².</p> <p>d) Lands within the ORF zone which are under the same ownership as the lands within this exception zone may be used in any minimum <i>lot area</i> calculation.</p>			<p>2. Figure 2002-132</p>

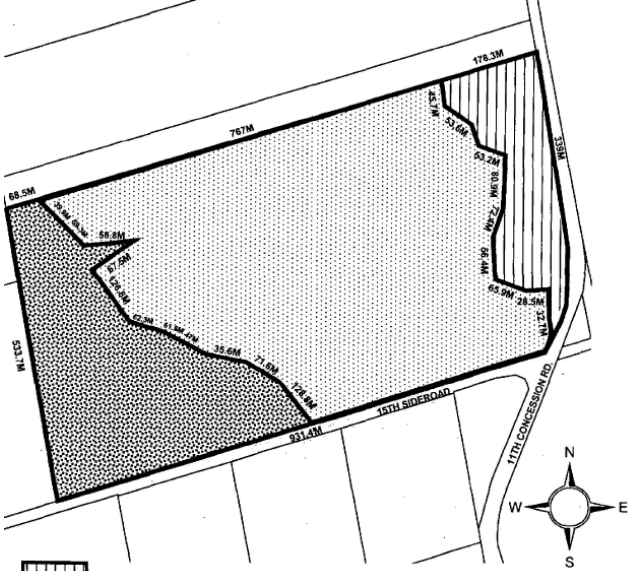
No.	Exception (Schedule "A")	By-law Number(s)	
	e) No <i>buildings</i> or <i>structures</i> shall be permitted in the area shown as Exception Section 27.7 on Figure 2002-132.		
182	GNH, A	2002-151	
<p>1. All provisions of the GNH zone shall apply, except that:</p> <p>a) An <i>equestrian facility</i> is a permitted <i>agricultural use</i> on the subject lands subject to subsections (b) and (c) below.</p> <p>b) That subsection (a) shall apply only to the <i>existing equestrian facilities</i> in accordance with the following provisions:</p> <p>i) The maximum horses shall be 25.</p> <p>ii) The minimum <i>lot area</i> shall be 4.6 ha.</p> <p>iii) The minimum <i>lot frontage</i> shall be 150.0 m.</p> <p>iv) The minimum <i>front yard</i> shall be 190.0 m.</p> <p>v) The minimum <i>rear yard</i> shall be 23.0 m.</p> <p>vi) The minimum <i>side yard</i> shall be 9.0 m.</p> <p>vii) The maximum <i>lot coverage</i> shall be 5%.</p> <p>viii) The maximum <i>height</i> shall be 8.0 m.</p> <p>ix) The minimum distance to a <i>dwelling</i> on an adjacent <i>lot</i> shall be 110.0 m.</p> <p>c) The following provisions shall apply to the manure storage facility/area as <i>accessory</i> to the principal <i>use</i> as set out in subsection (a):</p> <p>i) The minimum distance to a residential <i>dwelling</i> on an adjacent <i>lot</i> shall be 123.0 m.</p> <p>ii) The minimum <i>rear yard</i> shall be 6.0 m.</p> <p>iii) The minimum westerly <i>side yard</i> shall be 60.0 m.</p>			
183	OS, ORF, ORL	2003-002	
<p>1. All provisions of the OS, ORL, and ORF zones shall apply, except that:</p> <p>a) The minimum <i>lot area</i> shall be 11.0 ha.</p> <p>b) A <i>farm help dwelling</i> shall be permitted, provided that:</p> <p>i) The maximum <i>floor area</i> shall be 140.0 m².</p>			

No.	Exception (Schedule "A")	By-law Number(s)	
184	AS, GNH	2003-003	
1. All provisions of the AS and GNH zones shall apply, except that: <ol style="list-style-type: none"> The minimum <i>lot area</i> shall be 9.3 ha. A <i>farm help dwelling</i> is permitted. 			
185	ORC, ORL, ORF	2003-011	
1. All provisions of the ORC, ORL and ORF zones shall apply, except that: <ol style="list-style-type: none"> Two <i>farm help dwellings</i> shall be permitted, provided that: <ol style="list-style-type: none"> One of the <i>farm help dwellings</i> shall be located within an agricultural <i>building</i> and shall have a maximum <i>floor area</i> of 190.0 m². The second <i>farm help dwelling</i> shall have a maximum <i>floor area</i> of 140.0 m². 			
186	ORC, ORL, ORF	2003-023	
1. All provisions of the ORC, ORL, and ORF zones shall apply, except that: <ol style="list-style-type: none"> The minimum <i>lot area</i> shall be 36.0 ha. The minimum <i>lot frontage</i> shall be 370.0 m. A <i>farm help dwelling</i> shall be permitted, provided that: <ol style="list-style-type: none"> The maximum <i>floor area</i> shall be 279.0 m². 			
187	ORC, ORL, ORF	2003-042	
1. All provisions of the ORC, ORL and ORF zones shall apply, except that: <ol style="list-style-type: none"> A <i>farm help dwelling</i> shall be permitted, provided that: <ol style="list-style-type: none"> The maximum <i>floor area</i> shall be 185.0 m². The minimum <i>lot area</i> shall be 16.5 ha. The minimum <i>lot frontage</i> shall be 19.0 m. 			
188	ORC, ORF	2003-057 99-137	
1. All provisions of the ORC and ORF zones shall apply, except that: <ol style="list-style-type: none"> A <i>farm help dwelling</i> shall be permitted, provided that: <ol style="list-style-type: none"> The maximum <i>floor area</i> shall be 100.0 m². 			

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>b) The <i>existing single detached dwelling</i> and herb farm operation and related <i>ancillary uses</i> shall be permitted <i>uses</i>;</p> <p>c) The herb farm operation shall provide for limited processing and packaging of agricultural products the source of which is grown and or cultivated on the subject lands and shall permit related educational programming;</p> <p>d) A <i>retail</i> store is not permitted; and</p> <p>e) An <i>accessory building</i> not exceeding 200.0 m² shall be permitted in conjunction with the herb farm operation.</p>		
189	GNH, EP	2003-074	
Provisions		Figures	
1.	<p>On lands shown as Environmental Protection (EP) – Exception – Section 27.8 on Figure 2003-074, all provisions of the GNH zone shall apply, except that:</p> <p>a) The minimum <i>lot area</i> shall be 107.0 ha.</p> <p>b) The permitted <i>uses</i> within the EP zone shall also include:</p> <p>i) Environmental education.</p> <p>ii) A related <i>office</i> for the purpose of environmental education, environmental research and <i>conservation uses</i> on the property, and other properties, in accordance with (c) below.</p> <p>iii) A <i>dwelling</i> in accordance with (d) below.</p> <p>iv) <i>Agricultural uses</i>.</p> <p>v) <i>Walking trails</i>.</p> <p>vi) <i>Commercial greenhouses</i>.</p> <p>vii) <i>Uses, buildings and structures accessory to the foregoing uses</i>.</p>	3.	<p>Figure 2003-074</p> <p>TOWNSHIP OF KING REGIONAL MUNICIPALITY OF YORK</p> <p>BATHURST STREET 28.2 M</p> <p>1527.4 M</p> <p>302.1 M</p> <p>202.2 M</p> <p>643.7 M</p> <p>1442.6 M</p> <p>MILLER SIDEROAD</p> <p>AREA = +/- 107 HA</p> <p>AREA = +/- 11 HA</p> <p>ENVIRONMENTAL PROTECTION (EP) - EXCEPTION- SECTION 27.8</p> <p>RURAL GENERAL (RU1) - EXCEPTION- SECTION 22.164 & 6.30 (ii) (106)</p>

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>c) The conversion of an existing <i>single detached dwelling</i> (constructed approximately 1972) to an <i>office/education</i> centre with a maximum <i>floor area</i> of 610.0 m² is permitted, and such <i>building</i> may be repaired or reconstructed if accidentally destroyed.</p> <p>d) An existing <i>single detached dwelling</i> (constructed approximately 1965) in conformity with the <i>lot</i> and <i>building</i> requirements of the Agricultural (A) <i>zone</i> may be permitted in the Environmental Protection (EP) <i>zone</i> for the owner or caretaker/property manager subject to all provisions of this By-law.</p> <p>2. In areas shown as Rural General (RU1) Exception – Section 22.164 on Figure 2003-074, all provisions of the GNH <i>zone</i> shall apply, except that:</p> <p>a) The two existing <i>single detached dwelling</i> are recognized as permitted <i>buildings</i> for the purposes of this By-law and such <i>building</i> may be repaired or reconstructed if accidentally damaged or destroyed by fire or another hazard.</p>		
190	ORL, ORF, EP	2003-083	
Provisions		Figures	
1.	In areas shows as Rural General (RU1) – Exception – Section 22.165 on Figure 2003-083, all provisions of the ORL and ORF <i>zones</i> shall apply, except that:	3.	Figure 2003-083
	<p>a) The minimum <i>lot area</i> shall be 9.0 ha.</p> <p>2. In the areas shown as Environmental Protection (EP) – Exception – Section 27.9</p>		

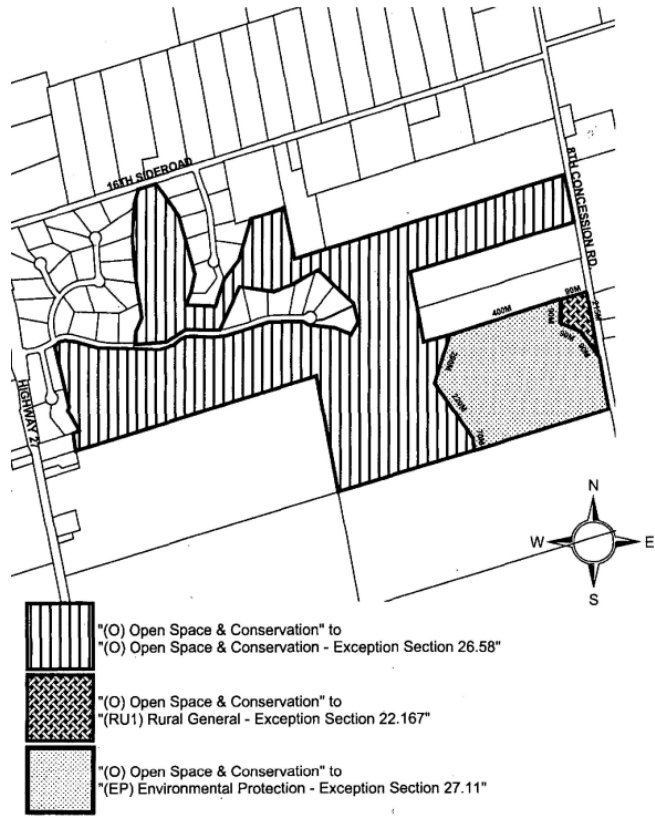
No.	Exception (Schedule "A")	By-law Number(s)	
	<p>on Figure 2003-083, <i>uses</i> permitted include <i>uses</i> permitted in the ORF zone and:</p> <p>a) <i>Low-intensity recreational uses</i> by the owner.</p>		 <p>TOWNSHIP OF KING REGIONAL MUNICIPALITY OF YORK</p> <p>ENVIRONMENTAL PROTECTION (EP) - EXCEPTION- SECTION 27.9</p> <p>RURAL GENERAL (RU1) - EXCEPTION- SECTION 22.165</p>
191	GNH, EP	2003-108	
1.	<p>All provisions of the GNH zones shall apply, except that:</p> <p>a) A total of two <i>farm help dwellings</i> shall be permitted.</p> <p>b) The <i>principal dwelling</i> shall be a <i>dwelling existing</i> as of October 20, 2003 and shall be limited to a maximum <i>floor area</i> of that which exists as of October 20, 2003, but may be repaired, renovated, or reconstructed, but not enlarged, within the same location and dimensions if damaged or destroyed by causes beyond the owner's control, provided all other provisions of this by-law are complied with;</p> <p>c) One of the <i>farm help dwellings</i> shall be used for the residential accommodation of a person or</p>		5. Figure 2003-108

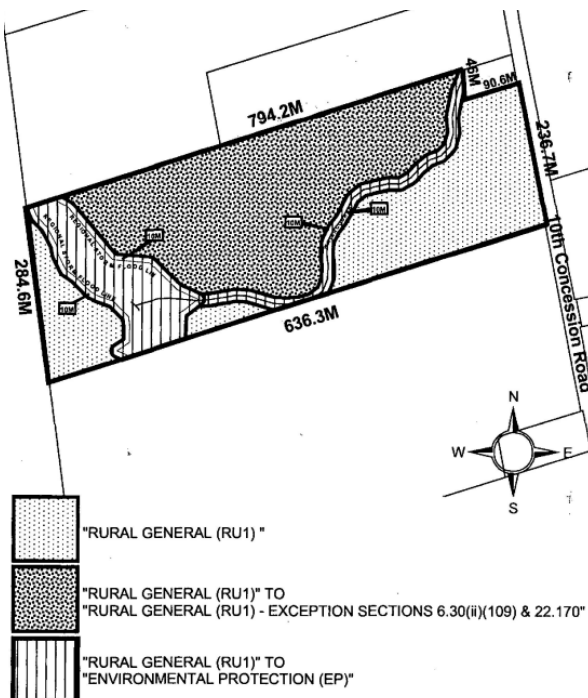
No.	Exception (Schedule "A")	By-law Number(s)	
	<p>persons and their family, if such person is employed on the lands as a full-time property caretaker/manager or full-time domestic help or full-time farm help, and shall be limited to a dwelling existing as of October 20, 2003 which shall have a maximum <i>floor area</i> of that which exists as of October 20, 2003 but may be repaired, renovated, or reconstructed within the same location and dimensions if damaged or destroyed by causes beyond the owner's control, provided all other provisions of this by-law are complied with;</p> <p>d) The other <i>farm help dwelling</i> shall be used for the residential accommodation of a person or persons and their family, if such person is employed on the lands as a full-time property caretaker or domestic help.</p> <p>2. All provisions of the EP zone shall apply, except that on lands shown as Exception Section 27.10 on Figure 2003-108:</p> <p>a) The permitted <i>uses</i> shall also include:</p> <p>i) Legally existing <i>uses, buildings</i> and <i>structures</i> as of October 20, 2003 which may be repaired, renovated, or reconstructed, but not enlarged, within the same location and dimensions if damaged or destroyed by causes beyond the owner's control, provided all other</p>		 <p>Map showing land parcels with dimensions and zoning designations. The map includes a north arrow and a legend.</p> <p>Legend:</p> <ul style="list-style-type: none"> RURAL GENERAL (RU1) - EXCEPTION SECTION 22.101, 6.30(xvii) TO RURAL GENERAL (RU1) - EXCEPTION SECTIONS 6.30(ii)(107) AND 22.166 RURAL GENERAL (RU1) - EXCEPTION SECTION 22.101, 6.30(xvii) TO RURAL GENERAL (RU1) - EXCEPTION- SECTIONS 22.166 RURAL GENERAL (RU1) - EXCEPTION SECTION 22.101, 6.30(xvii) TO ENVIRONMENTAL PROTECTION (EP) - EXCEPTION SECTION 6.30(ii)(107) AND 27.10

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>provisions of this by-law are complied with.</p> <p>ii) <i>A farm help dwelling</i> which shall be used for the residential accommodation of a person or persons and their family, if such person is employed on the lands as a full-time property caretaker/manager or full-time domestic help or full-time farm help;</p> <p>iii) <i>Low-intensity recreational uses and trails.</i></p> <p>b) A minimum <i>setback</i> of 10.0 m from and external to any <i>use, building, and structure</i>, excluding a private septic system reserve field and any legally <i>existing use, building, and structure</i> as of October 20, 2003.</p> <p>c) The boundary between those lands shown as Exception Section 22.166 shall reflect the Surveyor's Sketch, prepared by Lloyd & Purcell Ltd., job no. 98-250/03-048, File No. K1-X1-11-1, dated June 30, 1998, revised January 6, 2003.</p> <p>3. All provisions of the GNH zone shall apply, except that on lands shown as Exception Section 22.166 on Figure 2003-108:</p> <p>a) The permitted <i>uses</i> shall also include:</p> <p>i) <i>An additional residential unit</i> which shall be used for the residential accommodation of a person or persons and their family, if such person is employed on the lands as a full-time property</p>		

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>caretaker/manager or full-time domestic help or full-time farm help or as an executive retreat/guest house, in accordance with an approved site plan.</p> <p>b) An <i>additional residential unit</i> permitted by subsection (a) above shall be subject to the following:</p> <p>i) The maximum <i>floor area</i> shall be 960.0 m².</p> <p>ii) The maximum <i>height</i> shall be 6.0 m.</p> <p>iii) The front <i>lot line</i> shall be the southerly property line;</p> <p>iv) The minimum <i>front yard</i> shall be 140.0 m.</p> <p>v) The minimum <i>rear yard</i> shall be 260.0 m.</p> <p>vi) The minimum easterly <i>side yard</i> shall be 50.0 m.</p> <p>vii) The minimum westerly <i>side yard</i> shall be 850.0 m.</p> <p>viii) The required <i>yards</i> shall be measured from the applicable <i>lot line</i>;</p> <p>ix) The minimum parking requirement shall be 12 <i>parking spaces</i> and the maximum shall be 21 <i>parking spaces</i>.</p> <p>x) The minimum <i>lot frontage</i> shall be 900.0 m.</p> <p>xi) The minimum <i>lot area</i> shall be 50.0 ha.</p>		

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>xii) A minimum <i>setback</i> of 10.0 m from, and external to, an Environmental Protection (EP) <i>zone</i> shall apply for any <i>use</i>, <i>building</i>, and <i>structure</i>, excluding a private septic system reserve field and any legally existing <i>use</i>, <i>building</i>, or <i>structure</i> as of the date of this By-law;</p> <p>c) Abutting lands as shown as Exception 27.10 on Figure 2003-108 which are under the same ownership as the lands subject to this exception may be <i>used</i> in any minimum <i>lot area</i> and minimum <i>lot frontage</i> calculations.</p> <p>4. For the purposes of this exception, executive retreat/guest house shall mean a single <i>dwelling unit</i> for the use of the owner and/or for the short-term residential accommodation of non-paying guests and/or employees of the owner for personal or executive/corporate/business meeting and retreat purposes in relation to a <i>principal</i> business/corporation located off-site and may include an <i>accessory</i> meeting room in the same <i>building</i> subject to a <i>floor area</i> maximum of 100.0 m² and a maximum seating capacity of 20 persons for the meeting room, together and in conjunction with the <i>principal</i> residential and rural/<i>conservation use</i> of the property by the owner, residents, and property caretaker/manager and domestic help, but shall not be <i>used</i> for any <i>commercial uses</i> such as a <i>bed and breakfast</i>, <i>inn</i>, <i>hotel</i>, <i>motel</i>, conference centre, training centre or any other similar <i>use</i>.</p>		
192	ORC, ORF, ORL	2003-113	
Provisions			Figures

No.	Exception (Schedule “A”)	By-law Number(s)	
1.	In the areas shown as Exception Section 26.56 on Figure 2003-113, all provisions of the ORC, ORF and ORL zones shall apply, except that <i>residential uses are prohibited</i> .		
2.	In the areas shown as Exception Section 22.167 on Figure 2003-113, all provisions of the ORL zone shall apply, except that: a) The following <i>uses</i> shall not be permitted: i) <i>Veterinary clinic</i> . ii) <i>Agricultural animal clinic</i> . iii) <i>Kennel</i> . b) Adjoining lands under the same title and ownership within the Environmental Protection (EP) zone may be used for the purposes of calculating minimum <i>lot area</i> and minimum <i>lot frontage</i> requirements. c) The maximum <i>lot coverage</i> for all permitted <i>buildings, structures and uses</i> shall be 500.0 m ² .		
3.	In the areas shown as Exception Section 27.11 on Figure 2003-113, all provisions of the ORC, ORL, and ORF zones shall apply, except that: a) No development or <i>site alteration</i> is permitted with the exception of <i>low intensity recreational use</i> (non-motorized) for the personal use purposes of the owner. b) Permitted <i>uses</i> shall be limited to the continued <i>use</i> of land, <i>buildings</i> and <i>structures</i> for agricultural activities and <i>uses</i> as they existed on November 15, 2001, including the reconstruction, renovation and repair		
4.	Figure 2003-113		 <p>“(O) Open Space & Conservation” to “(O) Open Space & Conservation - Exception Section 26.56”</p> <p>“(O) Open Space & Conservation” to “(RU1) Rural General - Exception Section 22.167”</p> <p>“(O) Open Space & Conservation” to “(EP) Environmental Protection - Exception Section 27.11”</p>

No.	Exception (Schedule "A")	By-law Number(s)	
	of such agricultural <i>buildings</i> or <i>structures</i> .		
193	[Reserved for Future Use]		
194	[Reserved for Future Use]		
195	A, EP, GNH	2003-122	
Provisions		Figures	
<p>1. In the areas shown as Rural General (RU1) Exception Section 22.170 on Figure 2003-122, all provisions of the A and GNH zones shall apply, except that:</p> <p>a) A <i>farm help dwelling</i> is permitted, provided that:</p> <p>i) The maximum <i>floor area</i> for the <i>farm help dwelling</i> shall be 150.0 m².</p> <p>b) The minimum <i>lot area</i> shall be 24.0 ha.</p> <p>2. Abutting lands shown as Environmental Protection (EP) zone on Figure 2003-122 which are under the same ownership as the lands shown as Rural General (RU1) Exception Section 22.170 on Figure 2003-122, may be used in any minimum <i>lot area</i> calculation.</p>		<p>3. Figure 2003-122</p> 	
196	ORC, ORL, ORF	2004-075	
Provisions		Figures	
<p>1. In the areas shown as Rural General (RU1) – Exception Section 22.171 on Figure 2004-075, all provisions of the</p>		<p>3. Figure 2004-075</p>	

No.	Exception (Schedule "A")	By-law Number(s)	
	<ul style="list-style-type: none"> i) The maximum <i>floor area</i> shall be 190.0 m². b) The minimum <i>lot area</i> shall be 4.0 ha. c) The minimum <i>rear yard</i> shall be 17.0 m. 		
197	ORC, ORF	2005-025	
1.	All provisions of the ORC and ORF zones shall apply, except that: <ul style="list-style-type: none"> a) The minimum <i>lot area</i> shall be 4.21 ha. b) The minimum <i>lot frontage</i> shall be 121.93 m. 		
198	GNH, ORF, NVR	2005-029	
Provisions			Figures
1.	<p>In the areas shown as Exception – Section 21.22 on Figure 2005-029, all provisions of the GNH, ORF, and NVR zones shall apply, except that:</p> <ul style="list-style-type: none"> a) The <i>uses permitted</i> shall be limited to the following: <ul style="list-style-type: none"> i) A <i>public school</i>; ii) A <i>private school</i>; and iii) A <i>child care centre</i>. b) The minimum <i>lot area</i> shall be 3.9 ha. c) Abutting lands in areas shown as Environmental Protection (EP) on Figure 2005-029 which are under the same ownership as the lands subject to Exception – Section 21.22 may be used in any minimum <i>lot area</i> calculation. d) The minimum <i>lot frontage</i> shall be 200.0 m. 		
3.	<p>Figure 2005-029</p>		

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>e) The minimum <i>front yard</i> shall be 21.0 m.</p> <p>f) The minimum <i>side yard</i> on the west side shall be 130.0 m.</p> <p>g) The minimum <i>side yard</i> on the east side shall be 4.5 m.</p> <p>h) The minimum <i>rear yard</i> shall be 80.0 m.</p> <p>i) Notwithstanding the minimum <i>rear yard</i> requirement, an additional minimum setback of 10.0 m shall be provided for any <i>buildings</i> or <i>structures</i>, or the <i>erection</i> or <i>alteration</i> thereof, from the boundary of an area shown as Environmental Protection (EP) <i>zone</i> on Figure 2005-029;</p> <p>j) The maximum <i>lot coverage</i> shall be 6%.</p> <p>k) The maximum <i>floor area</i> for the aggregate of all <i>buildings</i> or <i>structures</i> shall be 2670.0 m² which may include a maximum <i>floor area</i> devoted to teaching classrooms which shall be 1,140.0 m².</p> <p>l) A minimum of sixty-five (65) <i>parking spaces</i> shall be required.</p>		
2.	<p>The boundary between the Institutional (I) Exception – Section 21.22 <i>zone</i> and the Environmental Protection (EP) <i>zone</i> shall be defined as shown on Figure 2005-029, and more specifically shown on the site plan, prepared by Natale Architect Inc., Project No. 02-40, Drawing No. A-1a, dated October 21, 2004, and incorporated within a Site Plan Development Agreement between the Township of King and the Owner pursuant to Section 41 of the <u>Planning Act</u>.</p>		

No.	Exception (Schedule "A")	By-law Number(s)	
199	AS	2005-038	
Provisions			Figures
<p>1. All provisions of the AS zone shall apply to lands shown on Figure 2005-038 and being identified as "Rural Intensive (RU2) – Exception" – Section 23.30, except that:</p> <ul style="list-style-type: none"> a) A <i>single detached dwelling</i> and <i>accessory structures</i> shall be prohibited. b) The minimum <i>front yard</i> for the <i>buildings existing</i> as of the date of passing of By-law 2005-038 shall be: <ul style="list-style-type: none"> i) The minimum <i>front yard</i> of the <i>westerly building</i> shall be 10.3 m. ii) The minimum <i>front yard</i> of the <i>central building</i> shall be 8.0 m. iii) The minimum <i>front yard</i> of the <i>easterly building</i> shall be 13.8 m. <p>2. All provisions of the AS zone shall apply to lands shown on Figure 2005-038 and being identified as "Rural Intensive (RU2) – Exception" – Section 23.31, except that:</p> <ul style="list-style-type: none"> a) The minimum <i>front yard</i> for the <i>existing single detached dwelling</i> shall be 4.0 m. b) The minimum <i>side yard</i> for the <i>existing detached garage</i> shall be 1.3 m. 			<p>3. Figure 2005-038</p> <p>Emma Road</p> <p> "Rural Intensive (RU2)" to "Rural Intensive (RU2) - Exception" - Section 23.30 "Rural Intensive (RU2)" to "Rural Intensive (RU2) - Exception" - Section 23.31 </p>
200	HR3	2005-058	
<p>1. All provisions of the HR3 zone shall apply, except that:</p> <ul style="list-style-type: none"> a) The minimum <i>lot area</i> shall be 0.5 ha. b) The minimum <i>lot frontage</i> shall be 40.0 m. 			

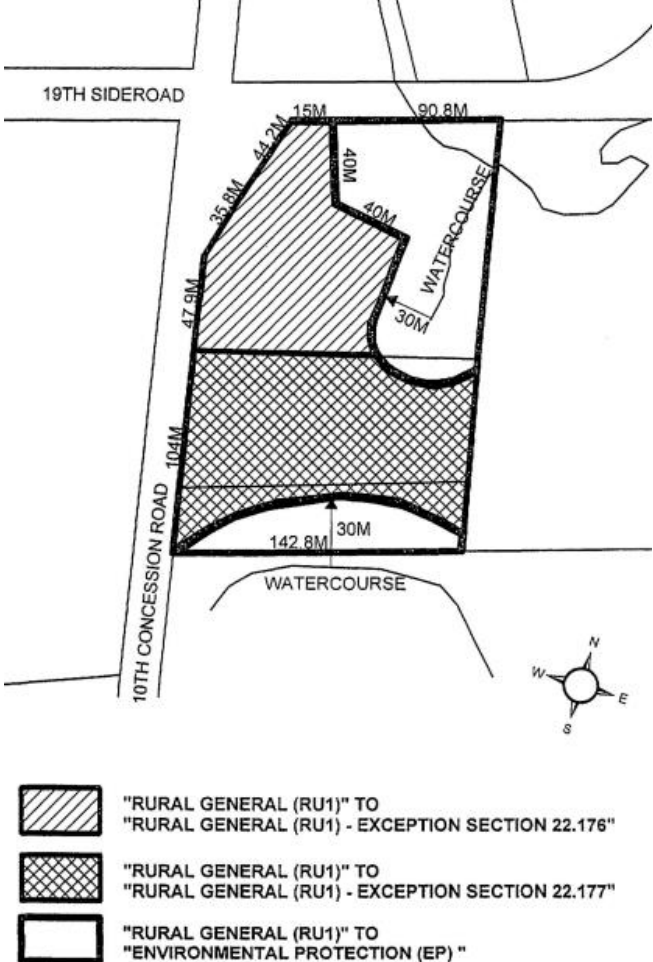
No.	Exception (Schedule "A")	By-law Number(s)	
	<p>c) The maximum <i>front yard</i> shall be 30.0 m.</p> <p>d) In the case of a <i>corner lot</i>, a <i>lot line</i> that abuts a Regional road or highway shall be deemed to be the <i>front lot line</i>;</p> <p>e) The maximum <i>floor area</i> shall be 279.0 m².</p> <p>f) For the purposes of this By-law, maximum <i>floor area</i> shall not include a <i>walkout basement</i>;</p> <p>g) The maximum <i>lot coverage</i> shall be 5.5%.</p>		
201	GNH	2005-106	
Provisions			Figures
<p>1. In the areas shown as General Industrial (M2) Exception Section 17.12 on Figure 2005-106, all provisions of the GNH zone shall apply, except that:</p> <p>a) The permitted <i>uses</i> shall be limited to:</p> <ul style="list-style-type: none"> i) Any industrial <i>use</i>; ii) Boat and marine supply, storage, repair and sales establishments; iii) <i>Ancillary retail</i>; iv) Contractor or tradesperson shops; v) Farm produce storage areas; vi) Food processing plants; vii) <i>Open storage</i>; and viii) Warehouses. <p>b) The following <i>uses</i> shall be prohibited:</p> <ul style="list-style-type: none"> i) Any activity connected with <i>automobile sales and services</i>; ii) Service industries; and iii) <i>Heavy service shops</i>. 			<p>Figure 2005-106</p>

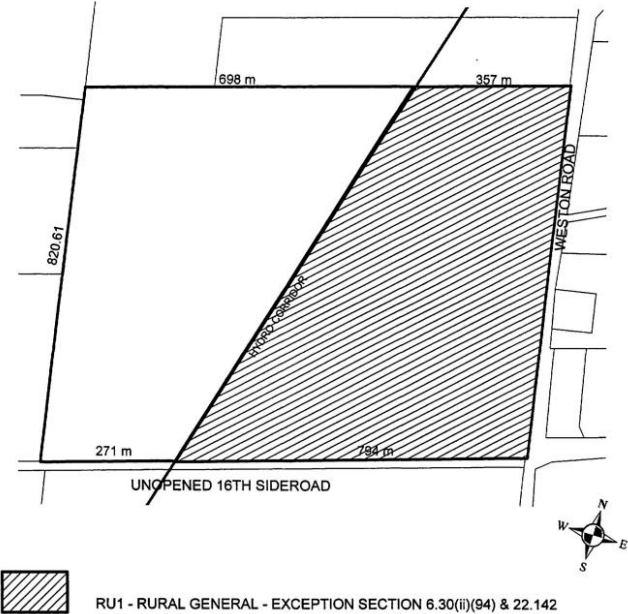
No.	Exception (Schedule "A")	By-law Number(s)	
2.	In the areas shown as Rural Intensive (RU2) Exception Section 23.32 on Figure 2005-106, all provisions of the GNH zone shall apply, except that: a) The minimum <i>side yard</i> shall be 2.4 m.		
202	HC	2005-107	
1.	All provisions of the HC zone shall apply, except that: a) The <i>uses</i> permitted shall be limited to: i) <i>Service shop, light.</i> ii) Business or professional <i>offices.</i> iii) <i>Retail</i> stores, not exceeding 190.0 m ² in <i>floor area.</i> b) The <i>gross floor area</i> of the aggregate of <i>commercial uses</i> shall not exceed 1023.0 m ² . c) <i>Open storage</i> and <i>open product display</i> shall be prohibited; d) Thirty-five (35) <i>parking spaces</i> shall be required on-site for all permitted <i>uses.</i>		
203	HI	2006-063	
1.	All provisions of the HI zone shall apply, except that: a) One the following <i>uses</i> shall be permitted: i) <i>Public school;</i> ii) <i>Private school;</i> iii) <i>Community uses;</i> and iv) <i>Accessory uses</i> and <i>structures.</i> b) The minimum <i>lot area</i> shall be 6.2 ha. c) The maximum <i>height</i> shall be 2 <i>storeys;</i> d) The minimum <i>planting strip</i> width on the northern <i>lot line</i> shall be 3.0 m. e) The minimum <i>planting strip</i> width on the eastern <i>lot line</i> of 3.0 m. from Graham Sideroad along Bathurst Street for a distance of approximately 130.0 m; f) The minimum <i>planting strip</i> width on the western <i>lot line</i> from Graham Sideroad to approximately 220.0 m shall be 6.0 m.		

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>g) That a Holding (H) provision be placed on the subject property until <i>site plan</i> approval has been granted by Council. The <i>site plan</i> will incorporate the following principal issues:</p> <ul style="list-style-type: none"> i) Site servicing (water and sewage); ii) Issuance of a Certificate of Approval from the Ministry of the Environment for the on-site sewage system; iii) Location of the school; iv) Grading and drainage; v) Landscaping; vi) Noise; vii) Entrances; viii) Lighting; ix) Location of playing fields and playgrounds; x) Parking; xi) Access/egress; and xii) Garbage enclosure(s). 		
204	GNH	2006-120	
	<p>1. All provisions of the GNH zone shall apply, except that:</p> <ul style="list-style-type: none"> a) A maximum of two <i>farm help dwellings</i> shall be permitted. b) The maximum <i>floor area</i> of each <i>farm help dwelling</i> shall be 250.0 m². 		
205	ORL	2007-100	OMB Decision No. 1930
Provisions			Figures
	<p>1. All provisions of the ORL zone shall apply to the area shown in hatching as Exception Section 22.178 on Figure 2007-100, except that:</p> <ul style="list-style-type: none"> a) Only the following <i>uses</i> shall be permitted: <ul style="list-style-type: none"> i) <i>Agricultural use</i> including an <i>equestrian facility</i>; 		<p>3. Figure 2007-100</p>

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>vii) The maximum <i>height</i> shall be 11.0 m.</p> <p>viii) The maximum <i>floor area</i> shall be 800.0 m².</p> <p>c) <i>Open product display</i> and <i>open storage</i> of goods and materials shall be in accordance with the following provisions:</p> <p>i) <i>Open product display</i> and <i>open storage</i> shall not be located closer to the front <i>lot line</i> than the main <i>building</i>, nor within 6.0 m of the side <i>lot line</i> or 9.0 m of the rear <i>lot line</i>;</p> <p>ii) <i>Open product display</i> and <i>open storage</i> areas shall be screened on all sides in accordance with approved site plan pursuant to Section 41 of the <u>Planning Act</u>, R.S.O., 1990. Such screening shall consist of either opaque fencing or landscaping or a combination of both, or other equivalent site screening as detailed in an approved site plan;</p> <p>iii) The area of the <i>lot</i> lying to the east of the front wall of the main <i>building</i> and excluding the main <i>building</i> within 6.0 m of the side and 9.0 m of the rear property lines shall be used for no other purpose than <i>landscaping</i> and/or fencing, except for those areas required for on-site parking and ingress/egress as may be defined and set forth in a site</p>		

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>plan agreement with the <i>Municipality</i> pursuant to the <u>Planning Act</u>, R.S.O., 1990;</p> <p>iv) Any fence surrounding an <i>open product display</i> or <i>open storage</i> area shall not exceed a maximum <i>height</i> of 1.83 m;</p> <p>v) Such <i>open product display</i> and <i>open storage</i> areas shall not exceed a <i>lot coverage</i> maximum of 30%.</p> <p>vi) Notwithstanding the provisions above, <i>open product display</i>, and <i>open storage</i> may be provided along an existing or proposed public <i>street</i> subject to a minimum <i>setback</i> of 6.0 m measured from the extent of the planned road width and in no case shall such display area exceed a maximum <i>lot coverage</i> of 20%.</p> <p>2. A minimum of 8 <i>parking spaces</i> shall be required.</p>		
206	GNH	2007-104	
Provisions			Figures
1.	<p>All provisions of the GNH zone shall apply to lands shown on Figure 2007-104 and being identified as "Rural General (RU1) – Exception Section 22.176", except that:</p> <p>a) The minimum <i>lot area</i> shall be 1.56 ha.</p> <p>b) The minimum <i>lot frontage</i> flanking 10th Concession Road shall be 130.0 m.</p>		3. Figure 2007-104

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>c) The minimum <i>lot frontage</i> flanking 19th Sideroad shall be 105.8 m.</p> <p>d) For the purposes of calculating the requirements of clauses (a), (b) and (c) above, abutting lands in the shown as Environmental Protection (EP) zone on Figure 2007-104 are under the same ownership as those which are <i>zoned</i> GNH may be used in any calculation to satisfy these requirements.</p> <p>2. All provisions of the GNH zone shall apply to lands shown on Figure 2007-104 and being identified as "Rural General (RU1) – Exception Section 22.177", except that:</p> <p>a) The minimum <i>lot area</i> shall be 1.43 ha.</p> <p>b) The minimum <i>lot frontage</i> shall be 104.0 m.</p> <p>c) For the purposes of calculating the requirements of clauses (a) and (b) above, abutting lands shown as Environmental Protection (EP) on Figure 2007-104 which are under the same ownership as those which are <i>zoned</i> GNH may be used in any calculation to satisfy these requirements.</p>		
207	A, GNH	2008-033	
	<p>1. All provisions of the A and GNH zones shall apply, except that:</p> <p>a) The minimum <i>lot area</i> shall be 329.0 m².</p> <p>b) The minimum <i>front yard</i> shall be 0.0 m for the <i>existing structure</i>.</p> <p>c) The minimum <i>rear yard</i> shall be 1.35 m for the <i>existing structure</i>.</p> <p>d) The maximum <i>lot coverage</i> shall be 21%.</p>		

No.	Exception (Schedule "A")	By-law Number(s)	
208	ORF, ORL	1998-079, 2008-037	
Provisions			Figures
<p>1. All provisions of the ORF and ORL zones shall apply to the area identified in hatching as Exception Section 22.142 on Figure 2008-037, except that:</p> <ul style="list-style-type: none"> a) A <i>farm help dwelling</i> shall be permitted. b) A <i>farm help dwelling</i> as permitted in subsection (a) shall be subject to the following provisions: <ul style="list-style-type: none"> i) The maximum <i>ground floor area</i> shall be 134.0 m². ii) The maximum <i>gross floor area</i> shall be 233.0 m². iii) The minimum <i>front yard</i> shall be 172.0 m. iv) The minimum <i>side yard</i> on the north side shall be 390.0 m. v) The minimum <i>side yard</i> on the south side shall be 411.0 m. vi) The minimum <i>rear yard</i> shall be 870.0 m. c) The <i>existing log cabin structures</i> are recognized as <i>accessory structures</i> and shall be permitted to located closer to the <i>street</i> than the main <i>building</i>. <p>2. The <i>existing log cabin structures</i> shall not be used for human habitation.</p>			<p>3. Figure 2008-037</p> 
209	EP	2008-071	
<p>1. All provisions of the EP zone shall apply, except that:</p>			

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>a) Only the following <i>uses</i> shall be permitted:</p> <ul style="list-style-type: none"> i) Fish, wildlife and <i>forest management</i>; ii) Conservation projects and flood and erosion control projects in conformity with the Oak Ridges Moraine Conservation Plan; and iii) <i>Transportation, infrastructure and utilities</i> in conformity with the Oak Ridges Moraine Conservation Plan. <p>b) The minimum <i>lot frontage</i> shall be 0.0 m.</p>		
210	EP, ORL, ORF	2008-110	
	<p>1. All provisions of the ORL and ORF <i>zones</i> shall apply, except that:</p> <p>a) A <i>farm help dwelling</i> shall be permitted <i>use</i>, provided that:</p> <ul style="list-style-type: none"> i) The maximum <i>floor area</i> shall be 223.0 m². ii) The minimum <i>side yard</i> shall be 6.4 m. iii) The minimum <i>side yard</i> for the attached <i>deck</i> shall be 3.58 m. 		
211	ORF, ORC, EP	2008-129	
Provisions			Figures
<p>1. In the areas shown as Exception – Section 29.2 on Figure 2008-129, all provisions of the ORF <i>zone</i> shall apply, except that:</p> <p>a) Only the following <i>uses</i> shall be permitted:</p> <ul style="list-style-type: none"> i) Fish, wildlife and <i>forest management</i>; ii) Conservation projects and flood and erosion control projects in conformity with the Oak Ridges Moraine Conservation Plan; iii) <i>Transportation, infrastructure and utilities</i> in conformity with the Oak Ridges Moraine Conservation Plan; 			<p>5. Figure 2008-129</p> <p>Legend:</p> <ul style="list-style-type: none"> ■ "Exception 29.2 " Rural General (RU1)" and "Industrial Extractive (M3)" to "Oak Ridges Moraine Feature Protection - By-law Exception" - Section 29.2 ■ "Exception 29.3 " Rural General (RU1)" and "Industrial Extractive (M3)" to "Oak Ridges Moraine Feature Protection - By-law Exception" - Section 29.3 ■ "Exception 29.4 " Rural General (RU1)" and "Industrial Extractive (M3)" to "Oak Ridges Moraine Countryside - By-law Exception" - Section 29.4 □ "Exception 27.15 " Rural General (RU1) to "Environmental Protection"

No.	Exception (Schedule “A”)	By-law Number(s)	
<p>2.</p>	<p>iv) Limited cart paths as identified in a Site Plan Development Agreement registered on title;</p> <p>v) <i>Uses accessory</i> to the <i>uses</i> as set out above.</p> <p>In the areas shown as Exception – Section 29.3 on Figure 2008-129, all provisions of the ORC <i>zone</i> shall apply, except that:</p> <p>a) Only the following <i>uses</i> shall be permitted:</p> <p>i) Fish, wildlife and <i>forest management</i>;</p> <p>ii) Conservation projects and flood and erosion control projects in conformity with the Oak Ridges Moraine Conservation Plan;</p> <p>iii) <i>Golf Course uses</i> including tees, fairways, greens and water crossings to a maximum of 11% of the total area of the Minimum Vegetation Protection Zone;</p> <p>iv) <i>Transportation, infrastructure and utilities</i> in conformity with the Oak Ridges Moraine Conservation Plan</p> <p>v) Limited cart paths as identified in a Site Plan Development Agreement registered on title; and</p> <p>vi) <i>Uses accessory</i> to the <i>uses</i> as set out above.</p>		
<p>3.</p>	<p>In the areas shown as Exception – Section 29.4 on Figure 2008-129, all provisions of ORC <i>zone</i> shall apply, except that:</p>		

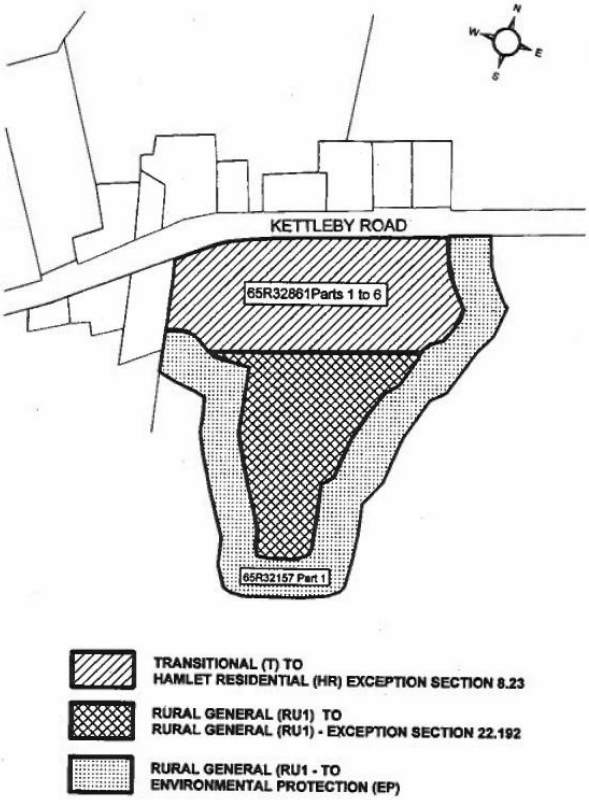
No.	Exception (Schedule “A”)	By-law Number(s)	
	<p>a) The <i>uses</i> permitted shall be limited to one or more of the following <i>uses</i>:</p> <ul style="list-style-type: none"> i) <i>Golf course.</i> ii) <i>Place of assembly.</i> iii) One (1) <i>single detached dwelling</i> for the use of the owner. iv) <i>Conservation use.</i> v) <i>Accessory uses</i> to the foregoing including a cart storage shed and storage barn. <p>b) The minimum <i>lot area</i> shall be 57.0 ha.</p> <p>c) The minimum <i>front yard</i> shall be:</p> <ul style="list-style-type: none"> i) 400.0 m for all <i>buildings</i> or <i>structures</i>, except those listed below. ii) 12.0 m for a <i>single detached dwelling</i>. iii) 60.0 m for a storage barn. iv) 350.0 m for all <i>parking areas</i>. <p>d) The minimum <i>rear yard</i> for all <i>buildings</i> or <i>structure</i> shall be 10.0 m.</p> <p>e) The minimum <i>side yard</i> for all <i>buildings</i> or <i>structures</i> shall be 30.0 m, except for those listed below:</p> <ul style="list-style-type: none"> i) 7.0 m for a <i>single detached dwelling</i>. <p>f) The maximum <i>lot coverage</i> for all <i>buildings</i> and <i>structures</i> shall be 0.5%.</p> <p>g) The maximum <i>height</i> shall be:</p>		

No.	Exception (Schedule "A")	By-law Number(s)	
4.	<p>i) 9.0 m for a <i>principal</i> or main <i>building</i> or <i>structure</i>.</p> <p>ii) 4.5 m for all <i>accessory buildings</i> or <i>structures</i>, except for the storage barn shall be 12.0 m.</p> <p>h) Only one (1) <i>driveway</i> access shall be permitted onto Keele Street.</p> <p>In the areas shown as Exception 27.15 on Figure 2008-129, all provisions of the EP zone shall apply, except that:</p> <p>a) The <i>uses</i> permitted shall be limited to one or more of the following <i>uses</i>:</p> <p>i) Fish, wildlife and <i>forest management</i>;</p> <p>ii) Conservation projects and flood and erosion control projects; and</p> <p>iii) <i>Transportation, infrastructure and utilities</i> in conformity with the Oak Ridges Moraine Conservation Plan;</p> <p>b) No <i>buildings</i> or <i>structures</i> shall be permitted in this area.</p>		
212	EP	2009-009	
1.	<p>All provisions of the EP zone shall apply, except that:</p> <p>a) No person shall change the <i>use</i> of any land, <i>building</i> or <i>structure</i> or <i>erect</i> or <i>use</i> any <i>building</i> or <i>structure</i> except in accordance with the following <i>uses</i>:</p> <p>i) Fish, wildlife and <i>forest management</i>;</p> <p>ii) Conservation projects and flood and erosion control projects in conformity with the Oak Ridges Moraine Conservation Plan;</p> <p>iii) <i>Transportation, infrastructure and utilities</i> in conformity with the Oak Ridges Moraine Conservation Plan; and</p> <p>iv) <i>Uses accessory</i> to the <i>uses</i> set out in paragraphs i) to iii).</p>		

No.	Exception (Schedule “A”)	By-law Number(s)	
213	ORF	2009-066	
<div>1. All provisions of the ORF <i>zone</i> shall apply, except that:<div>a) Only the following <i>uses</i> shall be permitted:<div>i) Fish, wildlife and <i>forest management</i>;</div><div>ii) Conservation projects and flood and erosion control projects in conformity with the Oak Ridges Moraine Conservation Plan; and</div><div>iii) Transportation, infrastructure and utilities in conformity with the Oak Ridges Moraine Conservation Plan.</div></div></div>			
214	AS	2009-094	
<div>1. All provisions of the AS <i>zone</i> shall apply, except that:<div>a) A <i>single detached dwelling</i> and buildings, structures, and uses accessory thereto shall be prohibited.</div><div>b) The minimum <i>lot area</i> shall be 5.6 ha.</div></div>			
215	[Reserved for Future Use]		
216	A, GNH	2010-035	
<div>1. All provisions of the A and GNH <i>zones</i> shall apply, except that:<div>a) A <i>farm help dwelling</i> shall be permitted.</div><div>b) The maximum <i>floor area</i> of a <i>farm help dwelling</i> shall be 170.0 m².</div><div>c) The minimum <i>front yard</i> for a <i>farm help dwelling</i> shall be 240.0 m.</div></div>			
217	ORF	2010-064	
Provisions			Figures
<div>1. All provisions of the ORF <i>zone</i> apply, except that:<div>a) On lands shown as Exception – Section 22.186 on Figure 2010-064, only the following <i>uses</i> shall be permitted:</div></div>			<div>2. Figure 2010-064</div>





No.	Exception (Schedule "A")	By-law Number(s)	
	<p>i) Fish, wildlife and <i>forest management</i>.</p> <p>ii) Conservation projects and flood and erosion control projects in conformity with the Oak Ridges Moraine Conservation Plan.</p> <p>iii) <i>Transportation, infrastructure and utilities</i> in conformity with the Oak Ridges Moraine Conservation Plan.</p> <p>b) On lands shown as Exception – Section 22.187 on Figure 2010-064:</p> <p>i) The minimum <i>lot area</i> shall be 3.3 ha.</p> <p>ii) The minimum <i>lot frontage</i> shall be 102.0 m.</p> <p>c) An existing <i>kennel</i> identified on Plan 65R32321 and bisecting Parts 2 and 3 shall be permitted.</p>		
218	ORF, ORL	2010-070	
Provisions			Figures
<p>1. In the areas shown as Exception – Section 10.92 on Figure 2010-070, all provisions of the ORL and ORF <i>zones</i> shall apply, except that:</p> <p>a) The minimum <i>lot area</i> shall be 5.72 ha.</p> <p>2. In the areas shown as Exception – Section 22.188 on Figure 2010-070, all provisions of the ORL and ORF <i>zones</i> shall apply, except that:</p> <p>a) The minimum <i>lot frontage</i> shall be 64.9 m.</p>			3. Figure 2010-070

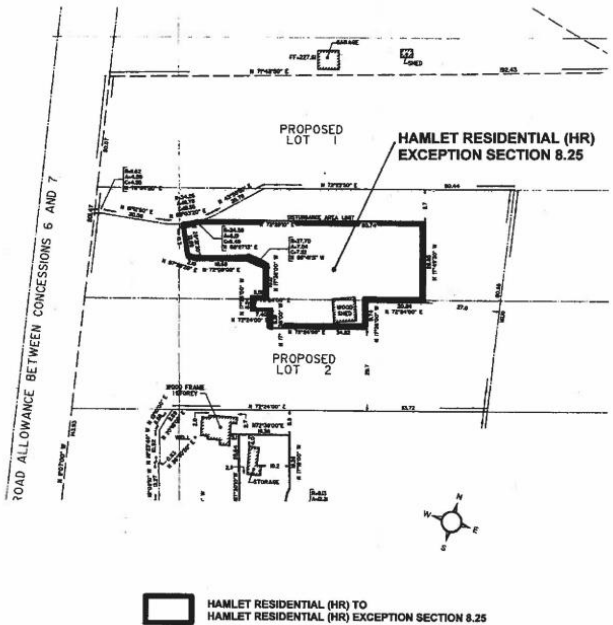
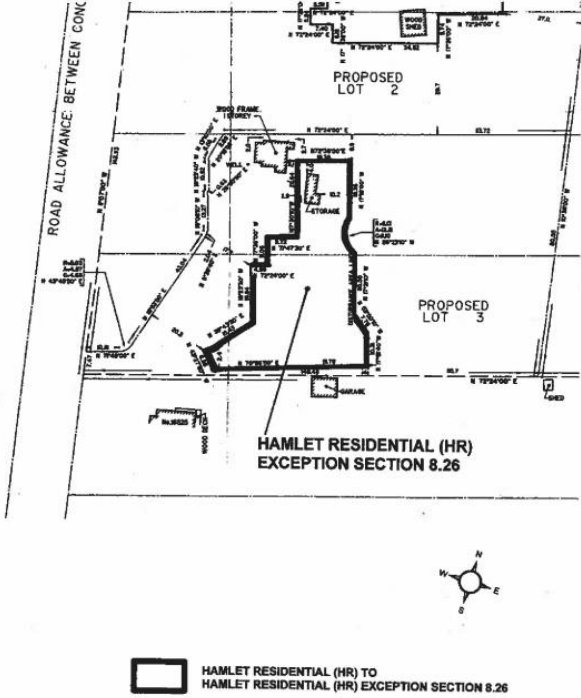
No.	Exception (Schedule "A")	By-law Number(s)	
	b) The minimum <i>front yard</i> for a <i>single detached dwelling</i> and other uses shall be 200.0 m.		
219	HR3	2010-119	
	1. All provisions of the HR3 zone shall apply, except that: a) The minimum <i>lot area</i> shall be 4400.0 m ² .		
220	HR2, ORF, ORL	2011-052	
	1. All provisions of the HR2 zone shall apply, except that: a) The minimum <i>front yard</i> shall be 4.5 m with no more than two adjacent <i>dwellings</i> having the same <i>front yard setback</i> . b) The maximum <i>gross floor area</i> shall be 325.0 m ² . c) The maximum <i>lot coverage</i> shall be 15%. d) The maximum <i>height</i> shall be 9.5 m. e) An attached <i>private garage</i> shall only be permitted to protrude a maximum of 1.5 m beyond the front		3. Figure 2011-052

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>wall of a <i>dwelling</i> from the <i>street line</i> when a wrap or covered <i>porch</i> is incorporated and extends from the <i>private garage</i> as part of the design of the <i>single detached dwelling</i>;</p> <p>f) For the purpose of this exception zone, the front wall of a <i>single detached dwelling</i> shall mean any part of the <i>single detached dwelling</i> at the ground floor level which faces the <i>front lot line</i>;</p> <p>2. All provisions of the ORL zone shall apply in the area identified as Exception Section 22.192 in Figure 2011-052, except that:</p> <p>a) A <i>dwelling</i> shall not be permitted; and</p> <p>b) A private sewage disposal system shall not be constructed.</p>		 <p>KETTLEBY ROAD</p> <p>65R32861 Parts 1 to 6</p> <p>65R32157 Part 1</p> <p>TRANSITIONAL (T) TO HAMLET RESIDENTIAL (HR) EXCEPTION SECTION 8.23</p> <p>RURAL GENERAL (RU1) TO RURAL GENERAL (RU1) - EXCEPTION SECTION 22.192</p> <p>RURAL GENERAL (RU1) - TO ENVIRONMENTAL PROTECTION (EP)</p>
221	GNH, ORF, ORL	2012-002	
1.	<p>All provisions of the ORF, ORL, and GNH zones shall apply, except that:</p> <p>a) One or more of the following <i>institutional uses</i> shall be permitted:</p> <p>i) Auditoriums or Meeting Halls;</p> <p>ii) Children's Homes;</p>		

No.	Exception (Schedule "A")	By-law Number(s)	
	<ul style="list-style-type: none"> iii) <i>Places of worship;</i> iv) Colleges or Universities; v) College or University Residences; vi) Hospitals; vii) <i>Institutional uses;</i> viii) Libraries; ix) <i>Child care centre;</i> x) <i>Public or Private schools;</i> xi) Religious Retreats or Conference Centres; xii) Market Garden Farms and General <i>Agricultural Uses</i> but not a specialized farm use; xiii) A Caretakers Residence provided that such a <i>dwelling</i> is for the use of a caretaker and his or her family who is employed on these lands on a full-time basis; and xiv) <i>Uses accessory</i> to an <i>institutional use</i>, including a <i>restaurant</i> or <i>parking lot</i>. <p>b) A caretakers residence shall only be permitted in the GNH zone and subject to the following provisions:</p> <ul style="list-style-type: none"> i) The minimum <i>lot area</i> shall be 107.5 ha. ii) The minimum <i>lot frontage</i> measured along the 11th Concession Road shall be 646.0 m. iii) The Caretakers Residence shall be located closer to the street (11th Concessions Road) than the <i>main building</i> provided that the minimum <i>front yard</i> shall be 56.0 m. iv) The Caretakers Residence shall have a maximum <i>floor area</i> measuring 230.0 m². v) The minimum <i>side yard</i> from the south <i>lot line</i> for the Caretakers Residence shall be 120.0 m. <p>c) For the purpose of this exception, a caretaker residence shall mean a <i>dwelling</i> that is <i>accessory</i> to a non-residential use.</p> <p>d) For the purpose of this exception, overnight accommodation shall mean a <i>building</i> or <i>buildings</i> that are intended for the short-term accommodation of the travelling public but is not a <i>hotel</i> or <i>motel</i>.</p>		
222	AS	2012-048	
1. All provisions of the AS zone shall apply, except that:			

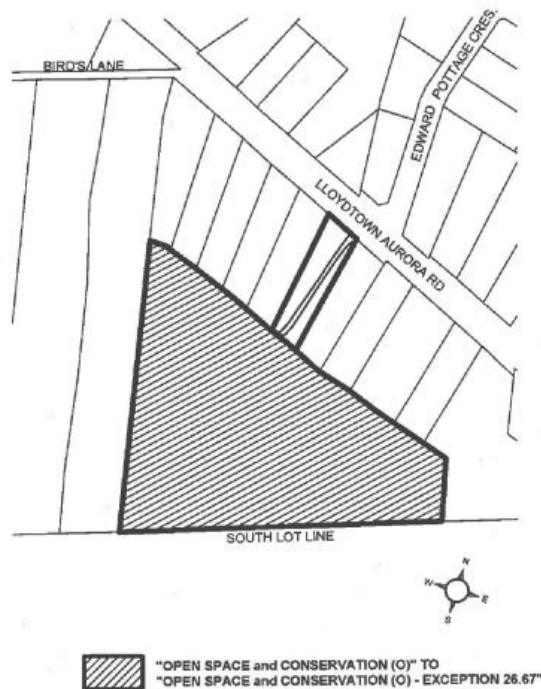
No.	Exception (Schedule "A")	By-law Number(s)	
	<ul style="list-style-type: none"> a) A <i>farm help dwelling</i> shall be permitted. b) A <i>farm help dwelling</i> shall only be permitted within an <i>existing building</i>. c) The minimum <i>floor area</i> of the <i>farm help dwelling</i> shall be 83.0 m². d) The maximum <i>floor area</i> of the <i>farm help dwelling</i> shall be 235.0 m². e) The minimum <i>side yard</i> of the <i>farm help dwelling</i> shall be 4.0 m. 		
223	ORF, ORL	2012-064	
1.	<p>All provisions of the ORF and ORL zone shall apply, except that:</p> <ul style="list-style-type: none"> a) A maximum of one <i>single detached dwelling</i> shall be permitted. b) In addition to the <i>single detached dwelling</i>, a maximum of one <i>farm help dwelling</i> shall be permitted, provided that: <ul style="list-style-type: none"> i) The maximum <i>floor area</i> shall be 200.0 m². ii) The <i>farm help dwelling</i> shall not be permitted within the ORF zone. 		
224	HR3, HU, ORF, ORC	2012-091	
Provisions			Figures
1.	<p>On lands shown as Exception Section 8.24 on Figure 2012-091, all provisions of the HR3 zone shall apply, except that:</p> <ul style="list-style-type: none"> a) The minimum <i>lot frontage</i> shall be 29.0 m. b) The minimum <i>lot area</i> shall be 2900.0 m². <p>2. On lands shown as Exception Section 21.195 on Figure 2012-091, all provisions of the HU and ORC zones shall apply, except that:</p> <ul style="list-style-type: none"> a) No person shall change the <i>use</i> of any land, <i>building</i> or <i>structure</i> or <i>erect</i> or <i>use</i> any land, <i>building</i> or <i>structure</i> except in accordance with the following <i>uses</i>: <ul style="list-style-type: none"> i) <i>Agricultural uses</i> provided that a residential <i>dwelling</i> and/or 		
4.	Figure 2012-091		

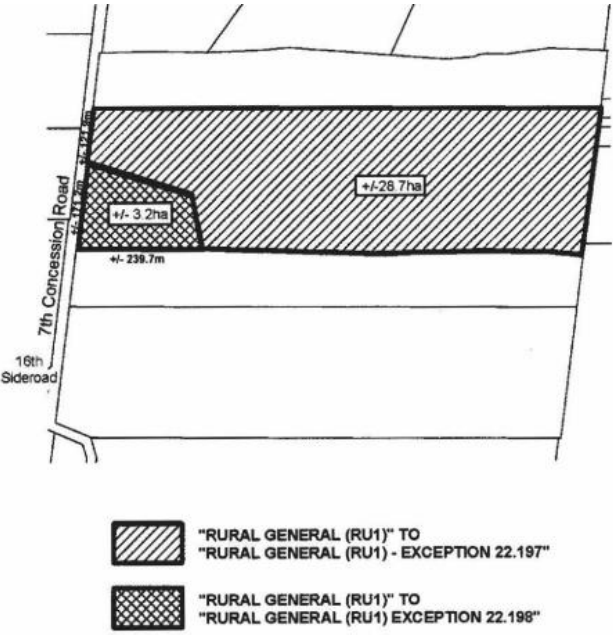
No.	Exception (Schedule "A")	By-law Number(s)	
3.	<p>septic system are not permitted;</p> <p>ii) Any <i>use</i> of the lands that may inhibit Nitrate Attenuation through natural infiltration only, shall be prohibited.</p> <p>On lands shown as Exception Section 28.3.4 on Figure 2012-091, all provisions of the ORF zone shall apply, except that:</p> <p>a) No person shall change the <i>use</i> of any land, <i>building</i> or <i>structure</i> or <i>erect</i> or <i>use</i> any <i>building</i> or <i>structure</i> except in accordance with the following <i>uses</i>:</p> <p>i) Fish and wildlife management;</p> <p>ii) Conservation projects and floor and erosion control projects in conformity with the Oak Ridges Moraine Conservation Plan;</p> <p>iii) Transportation, infrastructure and utilities in conformity with the Oak Ridges Moraine Conservation Plan;</p> <p>iv) Uses <i>accessory</i> to the <i>uses</i> set out in clauses (i) to (iii); and</p> <p>v) Attenuation of nitrate through natural infiltration only.</p>		 <p>The map shows a parcel bounded by Wellington Street West to the north. The parcel is divided into three distinct zones: a cross-hatched area (Hamlet Residential) measuring 58.9m by 87.0m, a dotted area (Rural General) measuring 100.0m by 48.0m, and a hatched area (Oak Ridges Moraine Feature Protection) measuring 150.0m by 48.0m. A north arrow is located in the bottom right corner of the map area.</p> <p>  Hamlet Residential (HR) Exception Section 8.24  Rural General (RU1) Exception Section 22.195  Oak Ridges Moraine Feature Protection (ORMFP) Exception 28.3.4 </p>
225	EP	2012-097	
Provisions			Figures
1.	On lands shown as Exception Section 8.25 on Figure 2012-097A, all provisions of the HR2 zone shall apply, except that:		5. Figure 2012-097A

No.	Exception (Schedule "A")	By-law Number(s)	
2.	<p>a) The minimum <i>lot area</i> shall be 1.35 ha.</p> <p>b) The minimum <i>setback</i> from the Environmental Protection (EP) <i>zone</i> shall be 5.0 m.</p> <p>c) For the purpose of calculating the requirements for maximum <i>lot coverage</i>, abutting lands in the EP <i>zone</i> which are under the same ownership may be used in the calculation.</p>		
	<p>a) The minimum <i>lot area</i> shall be 0.98 ha.</p> <p>b) The minimum <i>lot frontage</i> shall be 6.6 m.</p> <p>c) The minimum <i>setback</i> from the Environmental Protection (EP) <i>zone</i> shall be 5.0 m.</p> <p>d) For the purpose of calculating the requirements for minimum <i>lot area</i>, abutting lands in the EP <i>zone</i> which are under the same ownership may be used in the calculation;</p> <p>e) For the purpose of calculating the requirements for maximum <i>lot coverage</i>, abutting lands in the EP <i>zone</i> which are under the same ownership may be used in the calculation.</p>		<p>6. Figure 2012-097B</p>  <p>7. Figure 2012-097C</p>

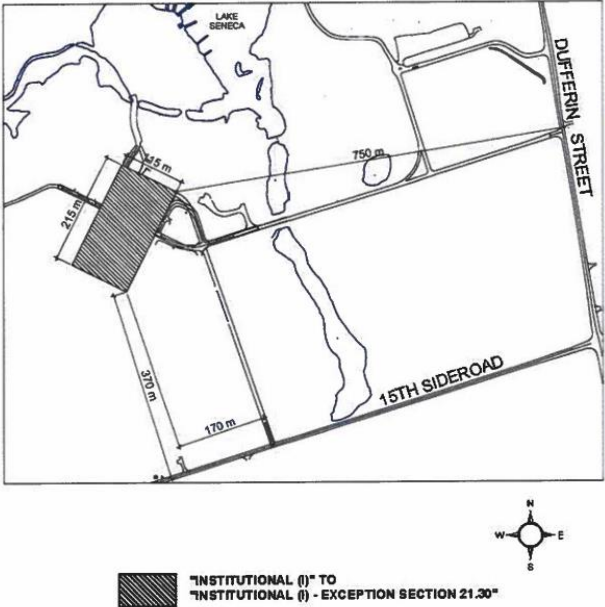
No.	Exception (Schedule "A")	By-law Number(s)	
	<p>a) The minimum <i>lot area</i> shall be 7.0 ha.</p> <p>b) The minimum <i>lot frontage</i> shall be 50.0 m.</p> <p>c) The minimum <i>setback</i> from the Environmental Protection (EP) <i>zone</i> shall be 5.0 m.</p> <p>d) For the purposes of calculating the requirements for minimum <i>lot area</i> and <i>lot coverage</i>, abutting lands in the EP <i>zone</i> which are under the same ownership may be used in the calculation.</p>		
4.	<p>On lands shown as Exception Section 22.70 on Figure 2012-097D, all provisions of the EP <i>zone</i> shall apply, except that:</p> <p>a) The <i>driveways existing</i> on the day of the passing of this By-law are permitted together with maintenance and improvements thereto within the EP <i>zone</i>.</p>		<p>8. Figure 2012-097D</p>
226	OS, HR2	2013-027	
Provisions			Figures

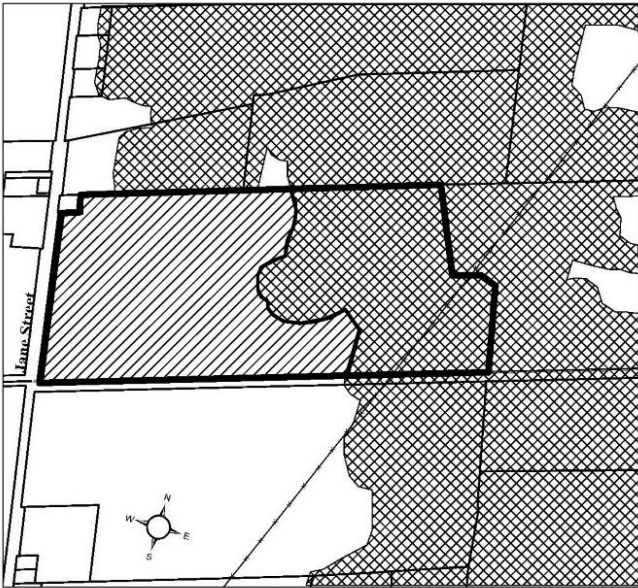
No.	Exception (Schedule "A")	By-law Number(s)	
1.	On lands shown as Exception 26.67 on Figure 2013-027, all provisions of the OS zone shall apply, except that: <ul style="list-style-type: none"> a) The following additional <i>uses</i> shall be permitted: <ul style="list-style-type: none"> i) <i>Garden centre</i>; ii) <i>Café</i>, as an <i>accessory use</i> and provided it is located within the existing <i>building used as a garden centre</i>. iii) <i>Commercial patio</i>, as an <i>accessory use</i>. iv) <i>Existing accessory structures and buildings</i>. b) The maximum <i>floor area</i> of the <i>existing accessory café</i> shall be 45.0 m². c) The maximum area of the <i>existing accessory commercial patio</i> shall be 145.0 m². 		4. Figure 2013-027
2.	On lands <i>zoned</i> HR2, all provisions of the HR2 zone shall apply, except that: <ul style="list-style-type: none"> a) A <i>parking area</i> accessory to the <i>garden centre</i> shall be permitted. b) A <i>parking area</i> shall be within 170.0 m of the <i>use</i> for which it is required. 		
3.	For the purposes of providing a <i>parking area</i> under this exception zone, lands that are <i>zoned</i> HR2 and under the same ownership as lands <i>zoned</i> GNH may be used to satisfy this requirement.		
227	EP	2013-085	
Provisions			Figures




No.	Exception (Schedule "A")	By-law Number(s)	
1.	<p>On lands shown as Exception 22.197 on Figure 2013-085, all provisions of the EP zone shall apply, except that:</p> <p>a) Only the following <i>uses</i> shall be permitted:</p> <p>i) Fish, wildlife and <i>forest management</i>.</p> <p>ii) Conservation projects and flood and erosion control projects in conformity with the Oak Ridges Moraine Conservation Plan.</p> <p>iii) <i>Transportation, infrastructure and utilities</i> in conformity with the Oak Ridges Moraine Conservation Plan.</p> <p>b) The minimum <i>lot frontage</i> shall be 120.0 m.</p>		<p>3. Figure 2013-085</p> 
228	F, ORF		
1.	<p>All provisions of the F and ORF zones shall apply, except that:</p> <p>a) The permitted <i>uses</i> within the F zone shall be limited to:</p> <p>i) An aggregate storage and distribution yard, including <i>open storage</i> of aggregate materials and similar materials in bins; and</p> <p>ii) The <i>existing single detached dwelling</i>.</p> <p>b) Notwithstanding any other provision in this By-law, a single storage <i>building</i> in association with the use permitted in 1.a)i. above shall be permitted to a maximum <i>gross floor area</i> of 2382.0 m²;</p>		

No.	Exception (Schedule "A")	By-law Number(s)	
	<ul style="list-style-type: none"> c) The maximum <i>gross floor area</i> of the <i>existing single detached dwelling</i> shall be 260.0 m²; d) The minimum <i>front yard</i> shall be 40.0 metres; e) Notwithstanding 1.d), the minimum <i>front yard</i> for the <i>existing single detached dwelling</i> and <i>porch</i> shall be 0.0 metres; f) <i>Open storage</i> of aggregate and similar materials shall be restricted to storage bins with a maximum <i>height</i> of 3.0 m; g) Notwithstanding 3.31 (b) of this By-law, the <i>open storage</i> of aggregate and similar materials shall be restricted to bins with a minimum <i>front yard</i> of 2.0 m and a minimum <i>side yard</i> of 1.0 m; h) Notwithstanding any other <i>yard</i> requirement in this By-law, where Exception 228 abuts any Hamlet Residential <i>zone</i> or other Future Use <i>zone</i> or is separated by from any Hamlet Residential or other Future Use <i>zones</i> by a street, highway or land only, then a <i>yard</i> of 29.0 m shall be provided and maintained as <i>planting strip</i>; i) For lands within the ORF <i>zone</i> the permitted uses shall be limited to: <ul style="list-style-type: none"> i) Fish and wildlife management and conservation projects in conformity with the ORMCP and for greater certainty, this shall include stormwater management works in conformity with the ORMCP. 		
229	ORC	2014-103	
Provisions			Figures
1.	<p>On lands zoned ORL and ORC, all provisions of the ORL and ORC <i>zones</i> shall apply, except that:</p> <ul style="list-style-type: none"> a) The following additional <i>uses</i> shall be permitted: <ul style="list-style-type: none"> i) College. ii) Recreational <i>uses accessory</i> to a College <i>use</i>. iii) <i>Place of assembly</i>, with <i>accessory</i> overnight accommodation, spa, restaurant, indoor event space, or outdoor event space. iv) Public recreational <i>use</i>. 		5. Figure 2014-103

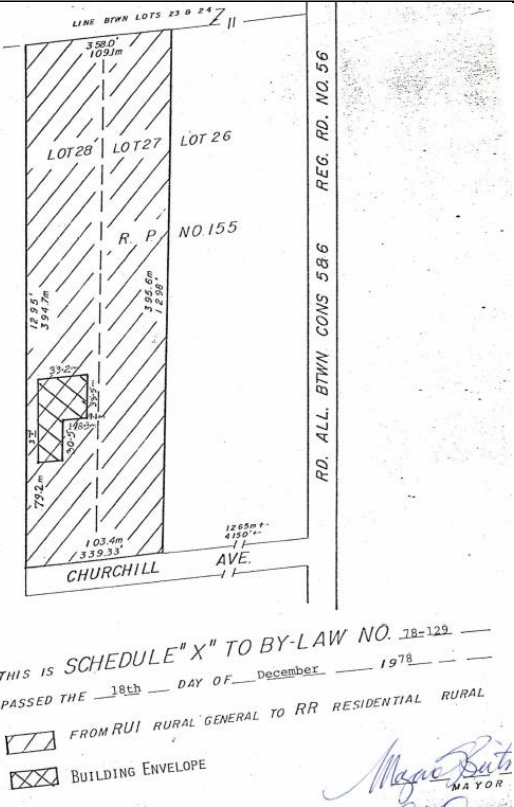
No.	Exception (Schedule "A")	By-law Number(s)	
	<p>v) Public <i>parking lot</i>.</p> <p>vi) Residence.</p> <p>vii) <i>Accessory uses</i> normal and incidental to a college.</p>		
2.	For the purpose of this exception, college shall mean <i>premises used</i> for the academic teaching of applied arts and technology that is established and maintained by a <i>public authority</i> and may include administrative and <i>recreational uses</i> .		
3.	For the purpose of this exception, residence shall mean a <i>building</i> or group of <i>buildings</i> containing living quarters primarily intended to house individual students or groups of students who are attending a college located on the same <i>premises</i> .		
4.	On lands shown as Exception 21.30 on Figure 2014-103, all provisions of the ORC zone shall apply, except that: <p>a) The following additional <i>uses</i> shall be permitted:</p> <p>i) <i>Public school</i>, including a technical school, college or university.</p> <p>ii) <i>Uses accessory</i> to a permitted <i>principal use</i>.</p> <p>b) The maximum <i>height</i> shall be 30.0 m.</p> <p>c) A maximum of two <i>buildings</i> shall be permitted.</p>		
230	ORC, ORL, ORF	2015-066	
Provisions			Figures
1.	On lands shown as Exception Section 22.200 on Figure 2015-066, all provisions		2. Figure 2015-066

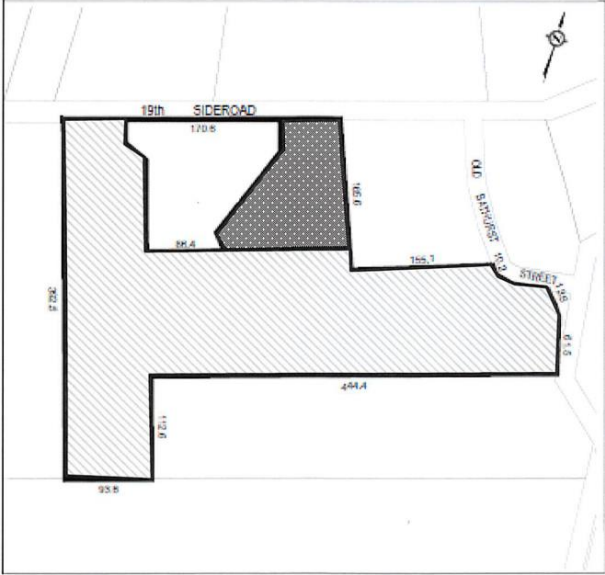



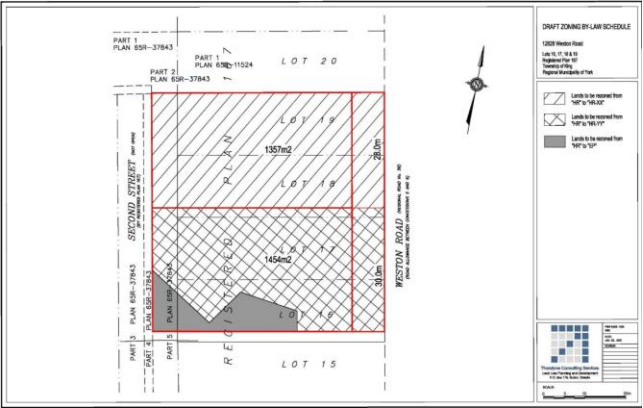
No.	Exception (Schedule "A")	By-law Number(s)	
	<p>of the ORC and ORL zones shall apply, except that:</p> <p>a) Two <i>dwelling</i>s shall be permitted, provided that one <i>dwelling</i> shall be used as a <i>farm help dwelling</i> and subject to the following provisions:</p> <p>i) The maximum <i>floor area</i> for a <i>farm help dwelling</i> shall be 300.0 m².</p> <p>b) The <i>farm help dwelling</i> shall not be permitted within the Oak Ridges Moraine Feature Protection (ORF) zone as shown in cross-hatching on Figure 2015-066 attached hereto.</p>		 <p>Legend:</p> <ul style="list-style-type: none"> Subject Lands Rural General (RU1) Exception Section 6.30(ii)(116) AND 22.200 " Oak Ridges Moraine Feature Protection Zone (ORMFP)
231	EP	2015-108	
	<p>1. All provisions of the EP zone apply, except that:</p> <p>a) No person shall change the <i>use</i> of any land, <i>building</i> or <i>structure</i> or <i>erect</i> or <i>use</i> any <i>building</i> or <i>structure</i> except in accordance with the following <i>uses</i>:</p> <p>i) Fish, wildlife and <i>forest management</i>.</p> <p>ii) Conservation projects and flood and erosion control projects in conformity with the Oak Ridges Moraine Conservation Plan.</p> <p>iii) <i>Transportation, infrastructure and utilities</i> in conformity with the Oak Ridges Moraine Conservation Plan; and</p> <p>iv) Uses accessory to the uses set out in paragraphs i) to iii).</p> <p>b) The minimum <i>lot frontage</i> shall be 15.0 m.</p>		
232	EP	2016-104	
	<p>1. All provisions of the EP zone shall apply, except that:</p>		

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>a) No person shall change the <i>use</i> of any land, <i>building</i> or <i>structure</i> or <i>erect</i> or <i>use</i> any <i>building</i> or <i>structure</i> except in accordance with the following <i>uses</i>:</p> <p>i) Fish, wildlife and <i>forest management</i>.</p> <p>ii) Conservation projects and flood and erosion control projects in conformity with the Oak Ridges Moraine Conservation Plan.</p> <p>iii) <i>Transportation, infrastructure and utilities</i> in conformity with the Oak Ridges Moraine Conservation Plan; and</p> <p>iv) <i>Uses accessory</i> to the <i>uses</i> set out in paragraphs i) to iii).</p>		
233	ORL, ORF	2018-056	
Provisions			Figures
<p>1. On lands shown as Exception Section 22.202 on Figure 2018-056A, all provisions of the ORL and ORF zones shall apply, except that:</p> <p>a) <i>Accessory uses, buildings and structures</i> as located within the development envelope shall be permitted to be <i>used</i> for overnight accommodation on those lands zoned Agricultural (A) and shown as Exception Section 22.202 on Figure 2018-056B;</p> <p>b) The maximum number of <i>single detached dwellings</i> permitted shall be five (5);</p> <p>c) <i>Conservation uses</i>, including <i>accessory assembly facilities</i>, <i>education facilities</i>, <i>research facilities</i> and <i>overnight accommodation facilities</i>, shall be permitted.</p> <p>d) All <i>buildings and structures existing</i> as of the date of the passing of By-law 2018-056 shall be permitted.</p>			<p>4. Figure 2018-056A</p>  <p>5. Figure 2018-056B</p>

10-147

No.	Exception (Schedule "A")	By-law Number(s)	
	<p>purposes of the Building Code Act, 1992, or successor legislation, shall be permitted on those lands shown as Exception – Section 27.25 on Figure 2018-056A as required to support <i>conservation use</i> research activities;</p> <p>c) All <i>uses</i> existing as of the date of the passing of By-law 2018-056 shall be permitted;</p> <p>d) All <i>buildings</i> and <i>structures</i> existing as of the date of the passing of By-law 2018-056, can be reconstructed, expanded and/or modified up to a maximum <i>gross floor area</i> of 5% larger than the <i>existing building</i> and <i>structure</i> sizes without amendment to the By-law;</p> <p>3. On lands shown on Figure 2018-056C, all provisions of the ORL and ORF <i>zones</i> shall apply except that all <i>dwellings</i> existing as of the date of the passing of By-law 2018-056 can be reconstructed, expanded and/or modified up to a maximum <i>gross floor area</i> of 5% larger than the <i>existing dwelling</i> sizes as shown on Figure 2018-056C without amendment to the By-law.</p>		
234	[Reserved for Future Use]		
235	ORF	1978-129	
Provisions			Figures
1.	<p>All provisions of the ORF <i>zone</i> shall apply, except that:</p> <p>a) No person shall erect, alter, or <i>use</i> any <i>building</i> or <i>structure</i> except on</p>		2. Figure 1978-129

No.	Exception (Schedule "A")	By-law Number(s)	
	the lands shown as "Building Envelope" on Figure 1978-129.		
236	[Reserved for Future Use]		
237	A, EP	2021-032	
Provisions			Figures
<p>1. All provisions of the ORF, ORL, and EP zones shall apply except that:</p> <p>a) A single detached dwelling and uses accessory thereto shall not be permitted and cannot be constructed on lands identified as 'Exception Section 22.203' on Figure 2021-032.</p>			<p>2. Figure 2021-032</p>

No.	Exception (Schedule "A")	By-law Number(s)	
			 <p data-bbox="816 905 1357 1066">  Rural General (RU1) to Rural General Exception Section 22.203 (RU1-203)  Rural General (RU1) to Environmental Protection (EP)  Rural General (RU1) </p>
238	HR	2021-107	
<p data-bbox="159 1178 789 1276">1. All provisions of the HR zone shall apply to the area shown in hatching on Figure 2021-107, except that:</p> <p data-bbox="232 1293 789 1612">a) The minimum <i>lot area</i> shall be 1357.0 m².</p> <p data-bbox="232 1388 789 1612">b) An additional <i>dwelling unit</i> shall be permitted within an <i>accessory structure</i> provided such <i>dwelling</i> comprises not more than one (1) bedroom and does not exceed a maximum <i>floor area</i> of 120.0 m².</p> <p data-bbox="159 1633 789 1732">2. All provisions of the HR zone shall apply to the area shown in cross-hatching on Figure 2021-107, except that:</p> <p data-bbox="232 1749 789 1822">a) The minimum <i>lot area</i> shall be 1454.0 m².</p>			<p data-bbox="816 1178 1114 1209">3. Figure 2021-107:</p> 

No.	Exception (Schedule "A")	By-law Number(s)	
	b) The minimum <i>front yard setback</i> shall be 5.0 m measured from the planned road width for Weston Road. c) No <i>buildings</i> or <i>structures</i> may be located within 10.0 m of the area <i>zoned</i> EP and shown in dark shading on Figure 2021-107.		
239	[Reserved for Future Use]		
240	[Reserved for Future Use]		
241	GNH, RX		
1.	All provisions of the GNH and RX <i>zone</i> shall apply, except that: <ol style="list-style-type: none"> The following additional <i>uses</i> shall be permitted: <ol style="list-style-type: none"> Watersport facility. <i>Private park</i>. <i>Single detached dwelling</i> For the purpose of this exception, watersport facility shall mean <i>premises used</i> for the recreational enjoyment of all season water-based activities, including swimming, fishing, ice skating, general leisure, and without limiting the generality of the foregoing, surface water sports such as water skiing, wakeboarding, and wake surfing. A watersport facility may also include a recreational day camp and <i>accessory uses, buildings, and structures</i>, such as a refreshment booth or pavilion. A <i>watersport facility</i> shall not include <i>major recreational use</i>. For the purpose of this exception, where a <i>single detached dwelling</i> is permitted in accordance with sub-section a) above, it shall be subject to the <i>lot</i> and <i>building</i> requirements of the Hamlet Residential 1 (HR1) <i>zone</i>. 		
242	[Reserved for Future Use]		

No.	Exception (Schedule "A")	By-law Number(s)	
243	ORF, ORL, ORC		
<p>1. On lands zoned ORF, ORL and ORC, all provisions of the ORF, ORL and ORC zones shall apply, except that:</p> <p>a) The following additional uses shall be permitted:</p> <ul style="list-style-type: none"> i) <i>Place of assembly.</i> ii) <i>Place of worship.</i> iii) <i>Place of retreat.</i> iv) <i>Public parking lot.</i> v) <i>Accessory uses normal and incidental to a place of worship or place of retreat.</i> <p>b) For the purpose of this exception, place of retreat shall mean premises used in conjunction with a place of worship for similar religious or spiritual purposes, and that may include temporary overnight accommodations, but shall not include an <i>inn, hotel, or motel.</i></p>			
244	[Reserved for Future Use]		
245	ORF, ORC, ORL		
<p>1. On lands zoned ORC, all provisions of the ORC zone shall apply, except that:</p> <p>a) The following additional uses shall be permitted:</p> <ul style="list-style-type: none"> i) <i>Private school.</i> ii) <i>Place of assembly.</i> iii) <i>Public parking lot.</i> 			
246	ORC		
<p>1. On lands zoned ORC, all provisions of the ORC zone shall apply except that:</p> <p>a) The following additional uses shall be permitted:</p> <ul style="list-style-type: none"> i) <i>Major recreational use;</i> ii) <i>Recreational use;</i> iii) <i>A building used as a community centre, with a maximum gross floor area of 11,580.0 m²; and</i> 			

No.	Exception (Schedule “A”)	By-law Number(s)	
	<ul style="list-style-type: none"> iv) <i>Uses, buildings and structures accessory to a principal use.</i> b) The maximum <i>lot coverage</i> shall be 9.7%. c) The minimum number of required <i>parking spaces</i> shall be 299, as follows: <ul style="list-style-type: none"> i) 282 <i>parking spaces</i>; ii) 14 accessible <i>parking spaces</i>; and iii) 3 parent and child <i>parking spaces</i>. d) For the purposes of this exception, a parent and child <i>parking space</i> shall mean a <i>parking space</i> that is devoted to and <i>used</i> exclusively by parents with children and shall be maintained as such. 		

Part 11 | Effective Date

Save and except to give effect to the transition clauses established in Section 1.17 of this By-law, all existing Zoning By-laws adopted under the Planning Act, as amended, as they apply to any part of the defined area, are hereby repealed.

11.1 Effective Date

The By-law shall come into force on the date of its final passing.

READ a FIRST and SECOND time this 26th day of September, 2022.

READ a THIRD time and FINALLY PASSED this 26th day of September, 2022.



Steve Pellegrini
Mayor



Denny Timm
Clerk