



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 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)	
Light service shop (1)			• (2)			
Manufacturing establishment, heavy (1)				• (2)		
Manufacturing establishment, light (1)				• (2)		

Use	RR	RE	RC	RM	RMG	RX
<i>Medical cannabis production site</i> (1) (5)				•		
<i>Mineral aggregate operation</i> (1)						• (4)
<i>Office</i>			• (2)			
<i>Portable asphalt plant</i> (1)						• (3)
<i>Portable concrete plant</i> (1)						• (3)
<i>Restaurant</i>			• (2)			
<i>Restaurant, take-out</i> (7)			• (2)			
<i>Retail</i>			• (2)			
<i>Service shop, heavy</i> (1)				•		
<i>Service shop, light</i> (1)				•		
<i>Single detached dwelling</i>	•	•				
<i>Storage depot</i> (1)			• (2)			
<i>Truck or bus terminal</i> (1)				• (2)		
<i>Winery, cidery, distillery or micro-brewery</i>				•		
On-farm Diversified Uses						
<i>Agri-tourism use</i> (6)					•	
<i>Agricultural animal clinic</i> (6)					•	
<i>Bed and breakfast</i> (6)					•	
<i>Equine event facility</i> (6)					•	
<i>Farm micro-brewery, cidery, or winery</i> (6)					•	
<i>Farm produce outlet</i> (6)					•	
<i>Home industry</i> (6)					•	
<i>Ground-mounted solar facility</i> (6)					•	
<i>On-farm shop or café</i> (6)					•	
<i>Studio</i> (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 7.9.
- (9) This *use* shall only be permitted as *accessory* to a *winery, cidery, distillery or micro-brewery*.

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 existing	As legally existing	As legally existing	As legally existing	As legally existing	As legally existing
Minimum <i>Lot Frontage</i> (m)	As legally existing	As legally existing	30.0	30.0	As legally existing	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 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 projects and flood and erosion control projects</i>	•	•	•	
<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.