

**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

# 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.

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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 addition 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.

## 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) "m<sup>2</sup>" 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;

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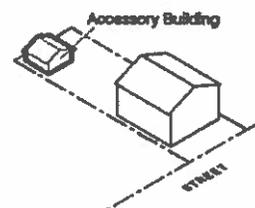
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In this By-law, unless the context otherwise requires,

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

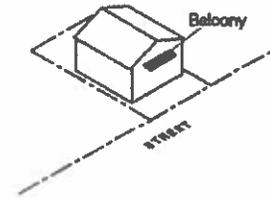
*agricultural uses* including seed, grain, feed, and forage processing, storage, and transport; fruit and vegetable storage and treatment; an egg grading establishment, and a sawmill, but shall not include an *abattoir*.

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.

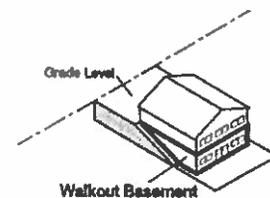
30. **Balcony:** means a platform with or without roofs and without a foundation *attached to*, and extended horizontally from, one or more *main walls* of a *dwelling* with access to the platform exclusively from within the *dwelling unit*.



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*.

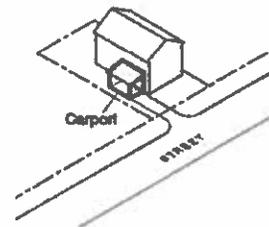
35. **Building Inspector:** means the officer or employee of the *Municipality* from time to time charged by the *Municipality* with the duty of administering the provisions of the Building By-law and/or the Building Code Act, as amended.

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.

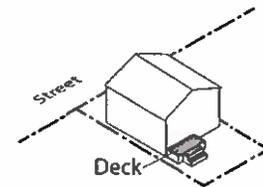
- 53. Cogeneration Facility:** means *premises used* for the generation of electricity or mechanical power and thermal energy (heating or cooling) simultaneously produced from one fuel source in the same facility.
- 54. Commercial Use:** means a *premises* the purpose of buying and selling commodities 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.

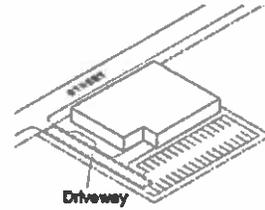
## Part 2 | Definitions

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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 upholstery 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.*

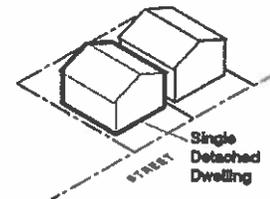


74. **Driveway:** means a vehicular accessway providing access from a street to a *building or property*, a *loading space*, a *parking area* or a *private garage*.



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*.

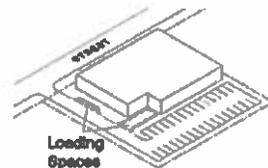
110. **Ground-Mounted Solar Facility:** means *premises* which provides for the collection, storage, and distribution of solar energy for space heating or cooling, electrical generation, or water heating, where the facility is mounted on the ground, and not roof-mounted.
111. **Group Home:** means a *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.

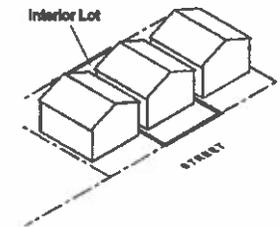
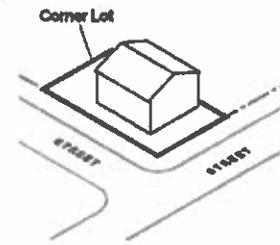
- 130. Landscaping, Soft:** means an uncovered area of land that is permeable and permits the infiltration of water. For the purposes of providing clarity to this definition and without limiting the generality of the foregoing, soft landscaping can include sod, soil, flower, permeable pavers, loose or 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.



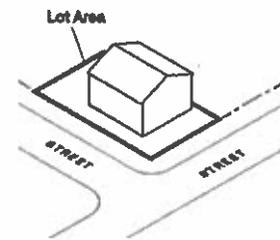
## Part 2 | Definitions

**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.

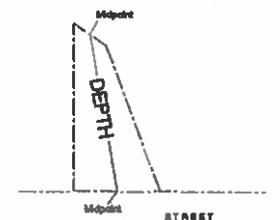


**136. Lot Area:** means the total horizontal area within the *lot lines* of a *lot*.

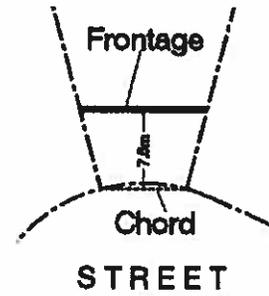


**137. Lot Coverage:** means the percentage of the *lot area*, covered by all *buildings* and *structures* above *grade*, and shall not include the portion of such *lot area* which is occupied by a structure or portion thereof which is completely below *grade*, and for the purposes of this definition, 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*.

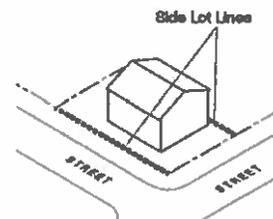
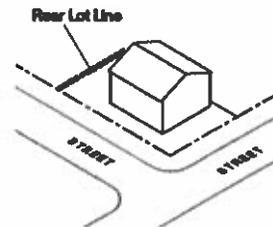
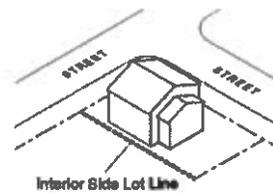
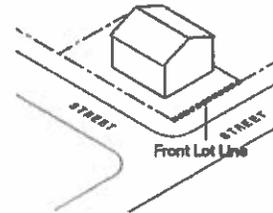
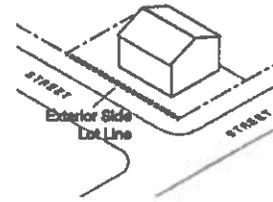


139. **Lot Frontage:** means the horizontal distance between the *side lot lines* measured at right angles but excluding therefrom any distance between the *side lot lines* traversed by a right-of-way or easement or adjacent to or abutting a *reserve*. Where the *front lot line* is not a straight line, 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

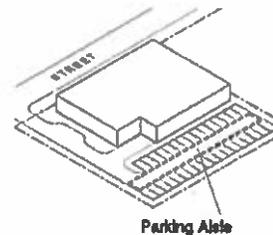
for the fuelling of marine craft and a *building* or *structure* for the retail sale of marine craft, accessories and/or refreshments.

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

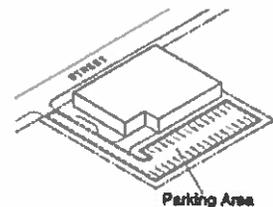
which are associated with the *principal use* of the *lot*. *Parking areas* shall not be considered *open storage* and shall not include a *scrap yard*.

- 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,



## Part 2 | Definitions

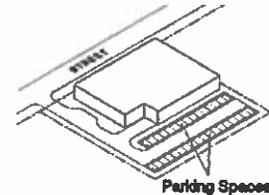
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exists, and similar areas used for the purpose of gaining access to or egress from the said *parking spaces*; and

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.

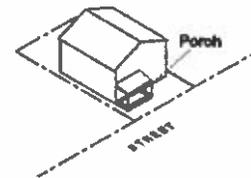
**178. Place of Assembly:** means a *building* or part thereof used for the gathering of persons, and shall include a banquet hall, conference centre, auditorium, assembly hall, and similar *uses*, and which may

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*.

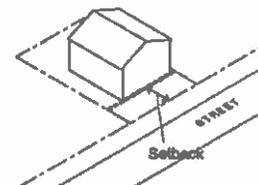
- 185. Premises:** means the land, *buildings* or *structures* occupied, *used* or intended to be occupied or *used*.
- 186. Principal or Main:** means primary, as distinguished from *accessory*, *ancillary*, or incidental.
- 187. Private Garage:** means a *building* or part thereof *accessory* to a 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 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.

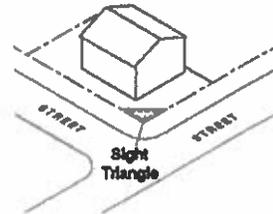
- 203. Retail, Ancillary:** means the part of a *building or structure used* for the accessory *retail* sale of goods or items produced on the *premises* in accordance with the provisions of this By-law.
- 204. Retirement Home:** means a retirement home as defined in the Retirement Homes Act, as amended, 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.



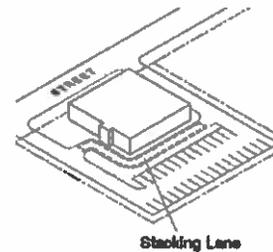
**220. Site Alteration:** means activities which alter the existing grade of land through the removal, placement, relocation, or movement of fill that would change the landform and natural vegetative characteristics of land, in accordance with the Municipality's Site Alteration By-law.

- 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.

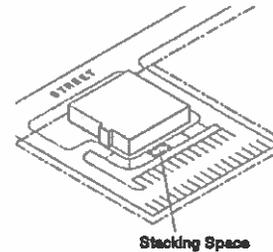
**221. Site Plan:** means a site plan as approved by or subject to approval by the *Municipality* in accordance with its Site Plan Control By-law, as may be amended from time to time.

**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.



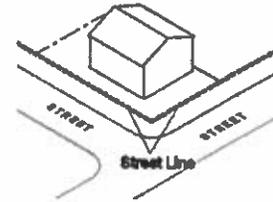
**227. Storm Sewer or Drainage System:** means a collection of underground conduits or open ditches operated and/or maintained by the *Municipality* and/or the *Region*, which carries storm surface waters and natural drainage, but excludes sewage, household or industrial wastes.

**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.

## Part 2 | Definitions

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



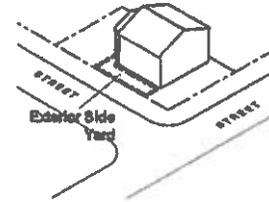
230. **Structure:** means anything that is *erected*, built or constructed of parts joined together or any such *erection* fixed to or structurally supported by the soil and/or any other *structure*, and shall include a *deck*, *porch*, and *balcony*.
231. **Studio:** means a *building* or part thereof 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.

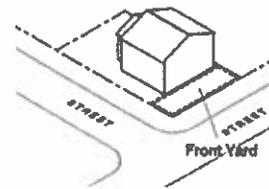
- 241. Use:** when used as a noun, means the purpose for which a *lot* or *building* or *structure* or any combination thereof, is designed, arranged, intended, occupied or maintained and "uses" shall have a corresponding meaning. "Use," when used as a verb, or "to use," shall have corresponding meanings.
- 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 By-law 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 m<sup>2</sup>, 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 m<sup>2</sup>, 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 m<sup>2</sup>, 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 m<sup>2</sup>, 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 m<sup>2</sup>, 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 m<sup>2</sup>, 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 Lot Depth	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 m<sup>2</sup>.
- 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 m<sup>2</sup>.
- d) Notwithstanding Section 3.3.d), the maximum *floor area* of a *farm help dwelling* shall be 182.0 m<sup>2</sup>.
- 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 m<sup>2</sup>.
- 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 m<sup>2</sup>.
- 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 m<sup>2</sup>, 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 7<sup>th</sup>, 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 m<sup>2</sup>) 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 m<sup>2</sup>.
- 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 m<sup>2</sup>, no more than 500.0 m<sup>2</sup> 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) I 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

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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 m<sup>2</sup>.
- c) The maximum *floor area* of a *seasonal farm help dwelling* shall be 80.0 m<sup>2</sup>.

- 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:

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- 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:
- i) in a Residential zone, a *swimming pool* shall not be located closer to any *side lot line* or *street line* than the *principal dwelling*;
  - ii) 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
  - iii) 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"> <li>i) Dry cleaning activities which utilize DNAPLs in the cleaning processes;</li> <li>ii) Automotive sales and service which use degreasers, paints, enamels, cleaners and adhesives containing DNAPLs;</li> <li>iii) Printing, publishing and allied industrial establishments which utilize DNAPLs as part of the printing process;</li> <li>iv) Establishments selling paints, enamels, furniture strippers, paint thinners and lacquers containing DNAPLs;</li> <li>v) Establishments which store, use or sell cleaning supplies and glass cleaners which contain DNAPLs; and</li> <li>vi) Manufacturing and industrial establishments which utilize DNAPLs as part of manufacturing and/or processing.</li> </ul>
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"> <li>i) Waste storage sites and facilities for the landfilling of municipal waste and/or solid non-hazardous industrial or commercial waste;</li> <li>ii) Waste disposal sites where liquid industrial waste is injected into a well;</li> <li>iii) Wastewater treatment plant &amp; disposal facility (includes lagoons, communal/municipal sewage</li> </ul>

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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, 2002</u>);</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"> <li>1. PCB waste;</li> <li>2. Tailings from mines.</li> <li>3. Petroleum refining waste sites and facilities for landfarming; and</li> <li>4. Hazardous waste storage, treatment and disposal sites and facilities.</li> </ol> <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"> <li>1. At or above <i>grade</i> where the storage area is more than 1 ha in area, except in emergency scenarios; and</li> <li>2. Below <i>grade</i> where the storage area is more than 0.01 ha in area.</li> </ol> <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"> <li>1. Permanent or mobile fuel or gasoline <i>retail</i> outlets;</li> <li>2. Automobile service stations;</li> </ol>

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Area (as delineated on Schedule "B-1")	Prohibited Uses and Activities
	<ul style="list-style-type: none"> <li>3. Bulk plants;</li> <li>4. Marinas;</li> <li>5. Private fuel outlets; and</li> <li>6. <i>Agricultural uses.</i></li> </ul> <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> <ul style="list-style-type: none"> <li>1. Automobile sales and service establishments which use degreasers, paints, enamels, cleaners and adhesives containing organic solvents; and</li> <li>2. Establishments which store, use or sell cleaning supplies and glass cleaners which contain organic solvents.</li> </ul> <p>xi) Agricultural storage <i>buildings used</i> for agricultural source material (ASM) which includes but is not limited to the following materials:</p> <ul style="list-style-type: none"> <li>1. Animal manure including bedding materials;</li> <li>2. Milk house wash water;</li> <li>3. Mushroom compost;</li> <li>4. Regulated compost; and</li> <li>5. Animal yard run-off and manure.</li> </ul> <p>xii) Storage of pesticides in facilities:</p> <ul style="list-style-type: none"> <li>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</li> <li>2. Where it is manufactured, processed or wholesaled for <i>retail</i> and extermination where the total mass is more than 2,500 kg.</li> </ul> <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
	xiv) Agricultural outdoor confinement or farm animal yards where the number of confined animals would generate more than 300 nutrient units/ha/year; and xv) Storage facilities for Non-Agricultural Source Material (NASM) – Category 1.

- 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	Front, rear and exterior side yards only	0.9 m, at a maximum width of 3.0 m
iii) <i>Balconies</i>	Front, rear and exterior side yards only	1.8 m

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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 only</i>	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 only</i>	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 only</i>	1.5 m
vii) Air conditioners, heat pumps, swimming pool pumps/filters/heaters	<i>Rear, exterior side and interior side yards only</i>	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 only</i>	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 or 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*.

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- 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
<b>Residential Uses</b>	
<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>
<b>Commercial Uses</b>	
<i>Art Gallery</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Automobile Sales and Service</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i> plus 1.0 spaces per <i>service bay</i>
<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

## Part 4 | Parking and Loading Requirements

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 use in accordance with Section 3.13 of this By-law
<i>Bake Shop</i>	1.0 spaces per 9.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Clinic</i>	1.0 spaces per 18.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Custom Workshop</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Day Spa</i>	1.0 spaces per 22.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Garden Centre</i>	1.0 spaces per 22.0 m <sup>2</sup> of <i>gross floor area</i> devoted to <i>office uses</i> or <i>retail display</i> of materials, and 1.0 spaces per 37.0 m <sup>2</sup> devoted to <i>warehouse 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 <sup>2</sup> of <i>gross floor area</i>
<i>Other Commercial Use</i>	1.0 spaces per 27.0 m <sup>2</sup> 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 <sup>2</sup> of <i>gross floor area</i>
<i>Pet Grooming Establishment</i>	1.0 spaces per 22.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Place of Assembly</i>	1.0 spaces per 18.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Restaurant</i>	1.0 spaces per 9.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Restaurant, Take-out</i>	1.0 spaces per 9.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Retail</i>	1.0 spaces per 22.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Service Shop, Personal</i>	1.0 spaces per 22.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Storage Depot</i>	1.0 spaces per 60.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Studio</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Veterinary Clinic</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Winery, Cidery, Distillery, or Micro-Brewery</i>	1.0 spaces per 27.0 m <sup>2</sup> 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 <sup>2</sup> of <i>gross floor area</i>
<b>Employment Uses</b>	

## Part 4 | Parking and Loading Requirements

Use	Minimum Number of Parking Spaces Required
<i>Asphalt Plant</i>	1.0 spaces per 27.0 m <sup>2</sup> 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 <sup>2</sup> of <i>gross floor area</i>
<i>Concrete Batching Plant</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>accessory office space</i> , otherwise no requirement
<i>Industrial Cannabis Processing Facility</i>	1.0 spaces for every 37.0 m <sup>2</sup> of <i>gross floor area</i> up to 3,000.0 m <sup>2</sup> , plus 1.0 spaces for each additional 100.0 m <sup>2</sup> of <i>gross floor area</i> up to 6,000.0 m <sup>2</sup> , and 1.0 spaces for each 200.0 m <sup>2</sup> over 6,000.0 m <sup>2</sup>
<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 <sup>2</sup> 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 <sup>2</sup> of <i>gross floor area</i> up to 3,000.0 m <sup>2</sup> , plus 1.0 spaces for each additional 100.0 m <sup>2</sup> of <i>gross floor area</i> up to 6,000.0 m <sup>2</sup> , and 1.0 spaces for each 200.0 m <sup>2</sup> over 6,000.0 m <sup>2</sup>
<i>Service Shop, Light</i>	1.0 spaces for every 37.0 m <sup>2</sup> of <i>gross floor area</i> up to 3,000.0 m <sup>2</sup> , plus 1.0 spaces for each additional 100.0 m <sup>2</sup> of <i>gross floor area</i> up to 6,000.0 m <sup>2</sup> , and 1.0 spaces for each 200.0 m <sup>2</sup> over 6,000.0 m <sup>2</sup>
<i>Tourism Information Centre</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Truck or Bus Terminal</i>	1.0 spaces for every 37.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Warehouse</i>	1.0 spaces for every 37.0 m <sup>2</sup> of <i>gross floor area</i> up to 3,000.0 m <sup>2</sup> , plus 1.0 spaces for each additional 100.0 m <sup>2</sup>

## Part 4 | Parking and Loading Requirements

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

## Part 4 | Parking and Loading Requirements

Use	Minimum Number of Parking Spaces Required
<i>Farm Produce Outlet</i>	1.0 spaces per 30.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Farmers Market</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Kennel</i>	1.0 spaces per 30.0 m <sup>2</sup> 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 <sup>2</sup> of <i>gross floor area</i>
<i>Other On-Farm Diversified Use</i>	1.0 spaces per 40.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Value added agricultural use</i>	1.0 spaces per 40.0 m <sup>2</sup> of <i>gross floor area</i> dedicated to any building or structure accessory to the <i>value added agricultural use</i>
<b>Institutional Uses</b>	
<i>Child Care Centre</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Community Centre</i>	1.0 spaces per 27.0 m <sup>2</sup> 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 <sup>2</sup> 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 <i>parking space</i> for every 9.0 m <sup>2</sup> 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 <sup>2</sup> 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

## Part 4 | Parking and Loading Requirements

Use	Minimum Number of Parking Spaces Required
<i>Recreational Use</i>	1.0 spaces per 27.0 m <sup>2</sup> 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 <sup>2</sup> of <i>gross floor area</i>
<i>Other Institutional Use</i>	1.0 spaces per 27.0 m <sup>2</sup> of <i>gross floor area</i>
<b>Other Uses</b>	
<i>Campground</i>	1.0 spaces per campsite, plus 1.0 spaces per 27.0 m <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> of <i>gross floor area</i>
<i>Resource Management</i>	No minimum requirement
<i>Ski Facility</i>	1.0 spaces per 18.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Trail</i>	No minimum requirement
<i>Unserviced Park</i>	No minimum requirement
<b>Specified Accessory Uses</b>	
<i>Ancillary Retail</i>	Minimum required for the <i>principal use</i> , plus 1.0 spaces per 22.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Commercial Patio</i>	1.0 spaces per 9.0 m <sup>2</sup> 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

## Part 4 | Parking and Loading Requirements

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*.

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- 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
<b>Office and Clinics</b>	
Less than 2,000.0 m <sup>2</sup> of gross floor area	None
2,000.0 m <sup>2</sup> of gross floor area up to and including 10,000.0 m <sup>2</sup> of gross floor area	1
More than 10,000.0 m <sup>2</sup> of gross floor area	2
<b>Other Commercial, Institutional, Employment, and Agriculture Related Uses</b>	
Less than 250.0 m <sup>2</sup> of gross floor area	None
250.0 m <sup>2</sup> of gross floor area up to or equal to 2,000.0 m <sup>2</sup> of gross floor area	1
More than 2,000.0 m <sup>2</sup>	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
<b>a) Hamlet Commercial Zone</b>	
i) Any Commercial and Employment Use	1.0 spaces per 200.0 m <sup>2</sup> of <i>gross floor area</i>
ii) Restaurant or Take-Out Restaurant or Bake Shop	1.0 spaces per 100.0 m <sup>2</sup> of <i>gross floor area</i>
<b>b) Hamlet Employment Zone</b>	
i) Any Commercial and Employment Use	1.0 spaces per 100.0 m <sup>2</sup> of <i>gross floor area</i>
<b>c) Hamlet Institutional Zone</b>	
i) Public School or Private School	1.0 spaces per 10 students of design capacity and 1.0 spaces per 35 employees
<b>d) Agricultural Zones</b>	
i) Agri-Tourism Use, On Farm Shop or Café, winery, cidery, distillery and	4.0 spaces or 1.0 spaces per 100.0 m <sup>2</sup> of <i>gross floor area</i>

## Part 4 | Parking and Loading Requirements

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

## Part 5 | Zone Classifications and Zone Maps

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.
<b>c) Rural and Agricultural Zones</b>		
i) Rural Residential	RR	Permits <i>single detached dwellings</i> on lots with a minimum lot frontage of 120.0 m.
ii) Rural Estate Residential	RE	Permits <i>single detached dwellings</i> on lots with a minimum lot frontage 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 existing 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> .
<b>d) Oak Ridges Moraine Zones</b>		
i) Oak Ridges Moraine Feature Protection	ORF	Supports the conservation of natural heritage features on the Oak Ridges Moraine while permitting a limited

## Part 5 | Zone Classifications and Zone Maps

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.
<b>e) Other Zones</b>		
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
<b>Residential Uses</b>					
<i>Group home</i>	• (1)				
<i>Single detached dwelling</i>	• (1)	• (1)		• (5)	
<b>Other Uses</b>					
<i>Agricultural use</i>				•	

Part 6 | Hamlet Zones

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>					•

Part 6 | Hamlet Zones

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)		
<b>On-Farm Diversified Uses</b>					
<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)				•	
<b>Specified Accessory Uses</b>					
<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 m<sup>2</sup> 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:

Part 6 | Hamlet Zones

**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%

## Part 6 | Hamlet Zones

Requirement	HR1	HR2	HR3	HR4	HR5	HC	HM	HU	HI
Maximum Height (m)	9.5	9.5	9.5	9.5	9.5	11.0	11.0	9.5	11.0
Minimum planting strip abutting a residential use (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)		

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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)		

Part 7 | Rural and Agricultural Zones

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>				•		
<b>On-farm Diversified Uses</b>						
<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)					•	
<b>Specified Accessory Uses</b>						

Part 7 | Rural and Agricultural Zones

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.
- (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 Lot Area	As legally existing					
Minimum Lot Frontage (m)	As legally existing	As legally existing	30.0	30.0	As legally existing	60.0
Minimum Front Yard (m)	15.0	9.0	7.5	15.0	15.0	30.0 (2)(3)
Minimum Rear Yard (m)	23.0	23.0	7.5	11.0 (1)	23.0 (1)	30.0 (2)(3)
Minimum Interior Side Yard (m)	9.0	4.5	6.0	3.0 (1)	9.0 (1)	30.0 (2)(3)
Minimum Exterior Side Yard (m)	9.0	4.5	6.0	7.5 (1)	9.0 (1)	30.0 (2)(3)
Maximum Lot Coverage	15%	15%	25%	25%	20%	N/A
Maximum Height (m)	11.0	11.0	11.0	11.0	11.0	N/A
Minimum planting strip abutting a road, Future Use zone, or residential use (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
Abattoir			•
Agricultural cannabis production facility (1) (2) (3)	•		
Agricultural products processing establishment			•
Agricultural research and training facility	•	• (5)	•

## Part 7 | Rural and Agricultural Zones

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>			•
<b>On-Farm Diversified Uses</b>			
<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)	•	•	•
<b>Specified Accessory Uses</b>			

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
<i>Minimum Lot Area</i>	(1)	40.0 ha.	16.0 ha.	40.0 ha
<i>Minimum Lot Frontage</i>	(1)	180.0 m	57.0 m	180.0 m
<i>Minimum Front Yard</i>		15.0 m	11.0 m (2)	15.0 m
<i>Minimum 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 m<sup>2</sup> 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.
  - v) the maximum *height* shall be 11.0 m.
  - vi) the minimum *exterior side yard* shall be 4.5 m.
  - vii) 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 m<sup>2</sup>, 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>		•	•	
<b>On-Farm Diversified Uses</b>				
<i>Agri-tourism use</i> (2)(4)		• (3)	•	

Part 8 | Oak Ridges Moraine Zones

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)	•	
<b>Specified Accessory Uses</b>					
<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 m<sup>2</sup> 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 m<sup>2</sup> 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			

Part 9 | Other Zones

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			•			
<b>On-Farm Diversified Uses</b>						
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
<b>Specified Accessory Uses</b>							
<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 Lot Area (1)	10.0 ha	10.0 ha	As legally existing	10.0 ha	N/A	40.0 ha
Minimum Lot Frontage (m) (1)	180.0	180.0	As legally existing	30.0	N/A	180.0
Minimum Front Yard (m)	15.0	15.0	9.0	9.0	N/A	15.0
Minimum Rear Yard (m)	23.0	23.0	9.0	9.0	N/A	23.0
Minimum Interior Side Yard (m)	9.0	9.0	9.0	9.0	N/A	9.0
Minimum Exterior Side Yard (m)	15.0	15.0	9.0	9.0	N/A	9.0
Maximum Lot Coverage	20%	(2)	20%	20%	N/A	(2)
Maximum Height (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 m<sup>2</sup> 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 than 11.0 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.

## Part 9 | Other Zones

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- 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.

# Part 10 | Exception Zones

[Refer to Separate Document]

## 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.

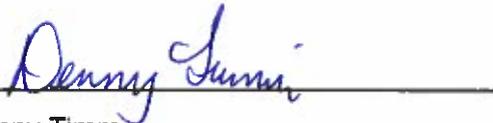
**READ a FIRST and SECOND time** this 26<sup>th</sup> day of September, 2022.

**READ a THIRD time and FINALLY PASSED** this 26<sup>th</sup> day of September, 2022.



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Steve Pellegrini  
Mayor



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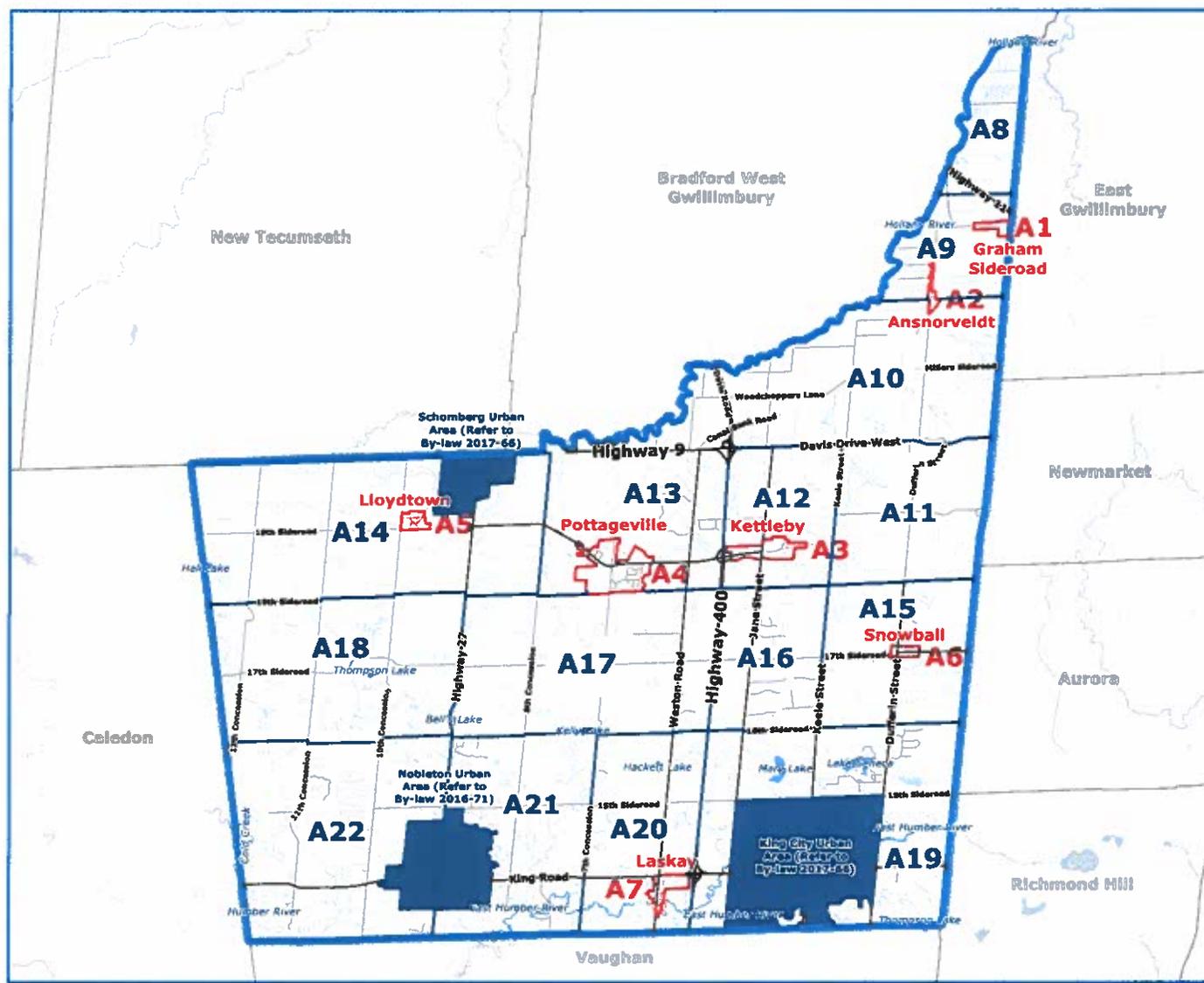
Denny Timm  
Clerk



# Township of King Zoning By-law for the Countryside

## Schedule A Index

- Legend**
- Township of King Boundary
  - Hamlet Boundary



September 2022

Source:  
Base Data: Midland, York Region and  
Township of King  
Projection: NAD 83 UTM Zone 17N



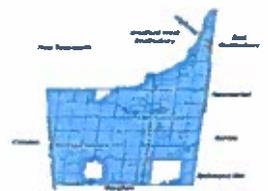
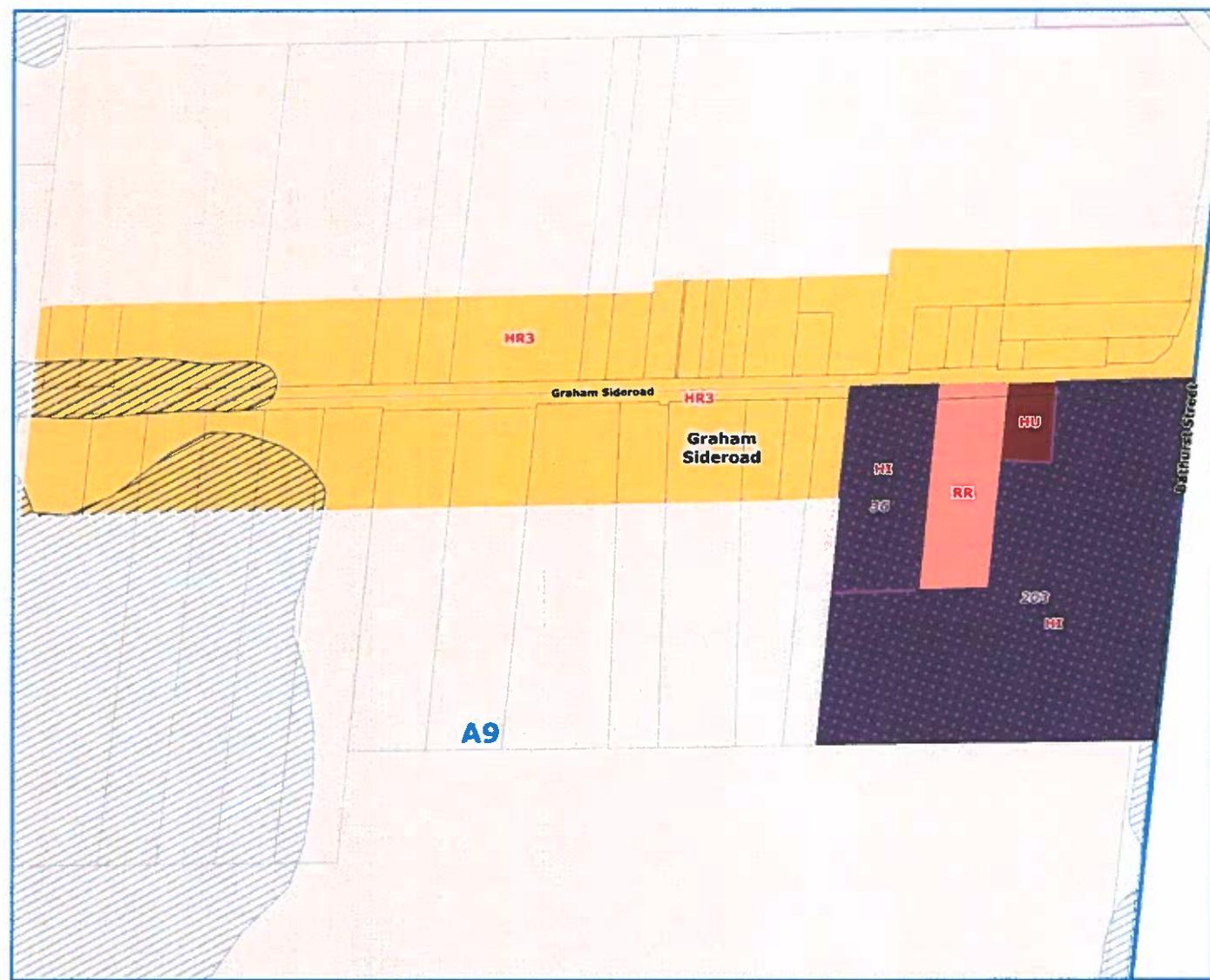


# Township of King Zoning By-law for the Countryside

## Schedule A1

### Legend

- Oak Ridge Moraine Conservation Plan Area
- Exception Zone
- Conservation Authority Regulated Area
- Lake Simcoe Region Conservation Authority
- Hamlet Residential Zones**
- HR3 - Hamlet Residential 3
- Hamlet Commercial, Employment, Institutional and Rural Zones**
- MI - Hamlet Institutional
- MU - Hamlet Rural
- Rural and Agricultural Zones**
- RR - Rural Residential
- GRN - Greenbelt Natural Heritage



Sources:  
Base Data: PDS/OSM/ York Region and  
Township of King  
Projection: NAD 1983 UTM Zone 17N

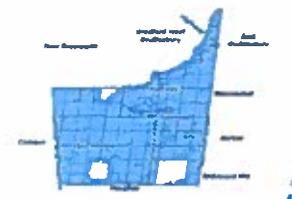
September 2022



**Township of King  
Zoning By-law  
for the Countryside  
Schedule A2**

**Legend**

- Oak Ridge Heritage Conservation Plan Area
- Exception Zones
- Conservation Authority Regulated Area
- Lake Simcoe Region Conservation Authority
- Hamlet Residential Zones**
  - HR2 - Hamlet Residential 2
  - HR3 - Hamlet Residential 3
  - HR4 - Hamlet Residential 4
- Hamlet Commercial, Employment, Institutional and Rural Zones**
  - HC - Hamlet Commercial
  - HI - Hamlet Institutional
- Rural and Agricultural Zones**
  - A - Agricultural
  - AS - Agriculture Specialty Crop
  - GWH - Greenbelt Natural Heritage
- Other Zones**
  - F - Future Use
  - OS - Open Space



0 45 90 180 270 Metres

September 2022







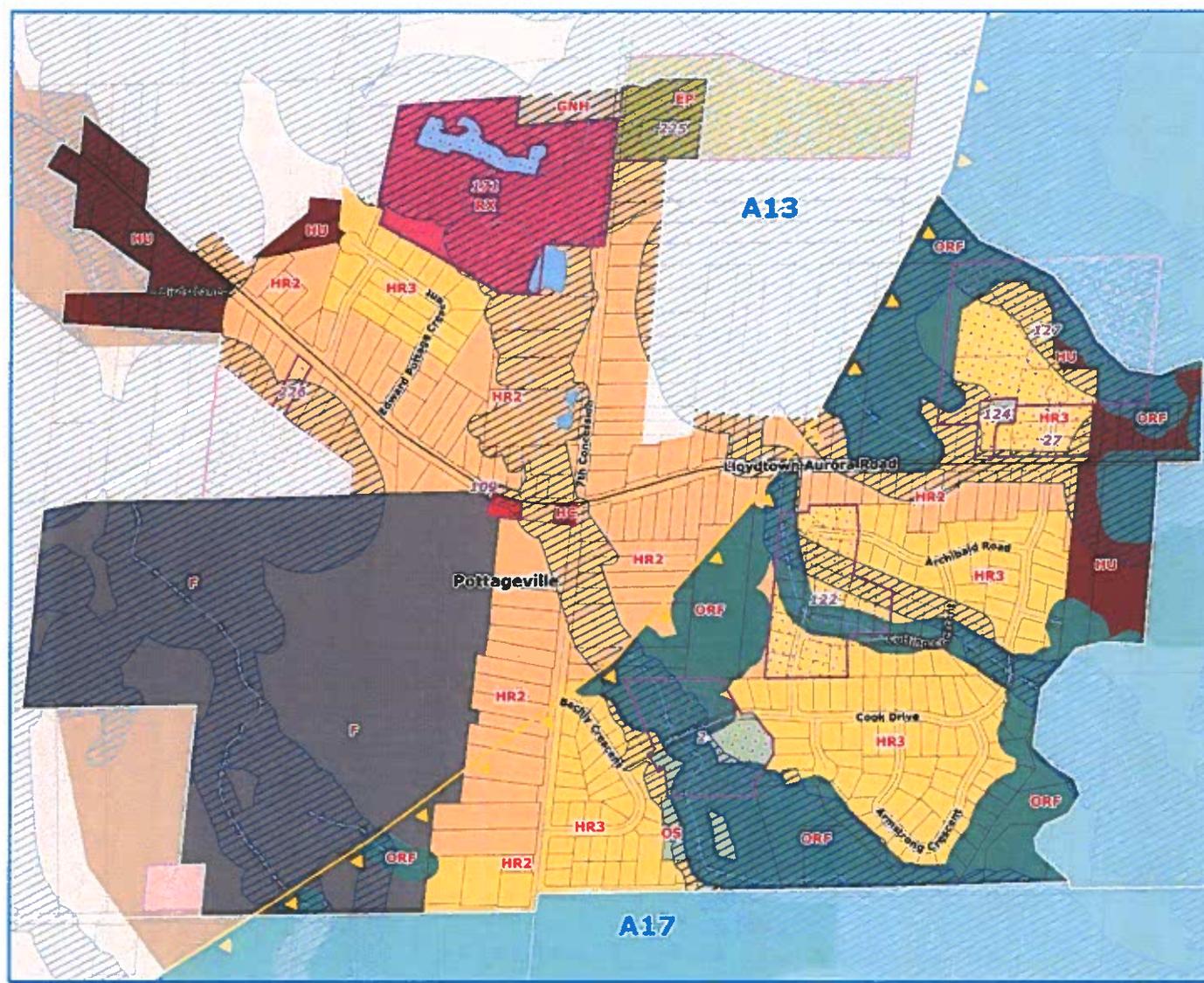
**Township of King  
Zoning By-law  
for the Countryside  
Schedule A4**

**Legend**

- Oak Ridge Moraine Conservation Plan Area
- Exception Zones
- Conservation Authority Regulated Area
- Lake Simcoe Region Conservation Authority
- Hamlet Residential Zones**
- HR1 - Hamlet Residential 1
- HR2 - Hamlet Residential 2
- HR3 - Hamlet Residential 3
- Hamlet Commercial, Employment, Institutional and Rural Zones**
- MC - Hamlet Commercial
- MU - Hamlet Rural
- Rural and Agricultural Zones**
- RR - Rural Residential
- RZ - Rural Mineral Aggregate
- A - Agricultural
- GNH - Greenbelt Natural Heritage
- Oak Ridge Moraine Zones**
- ORF - Oak Ridge Moraine Pasture Protection
- ORL - Oak Ridge Moraine Natural Core and Linkage
- ORC - Oak Ridge Moraine Countryside
- Other Zones**
- F - Pasture Use
- OS - Open Space
- EP - Environmental Protection



Source: Base Data: 1980/1987 Post-Register and Township of King  
 Prepared: NAG 1/83, LTR Zon 1/76  
 September 2022

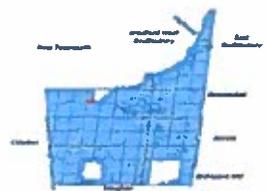
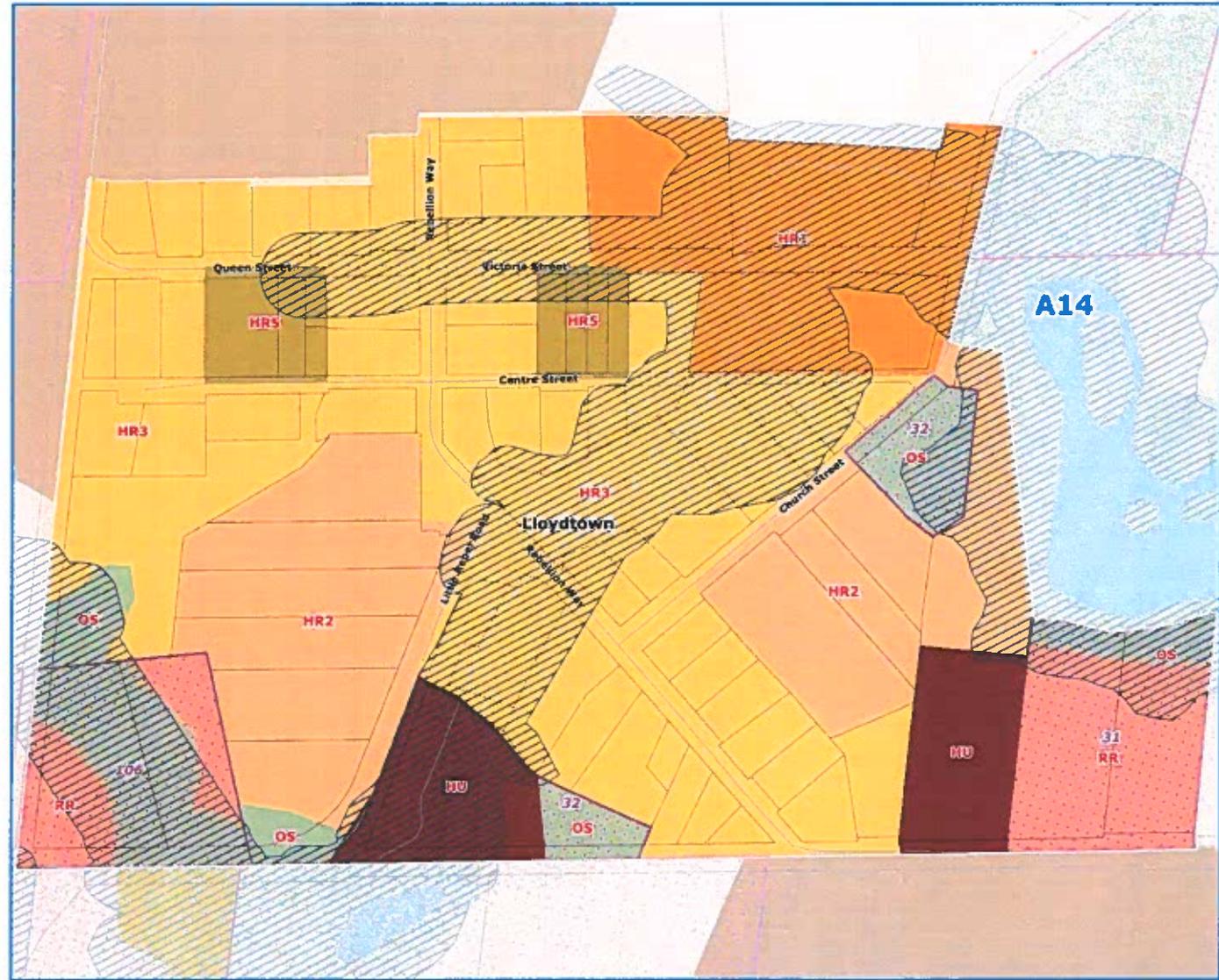




**Township of King  
Zoning By-law  
for the Countryside  
Schedule A5**

**Legend**

- Oak Ridges Moraine Conservation Plan Area
- Exception Zones
- Conservation Authority Regulated Area**
- Lake Simcoe Region Conservation Authority
- Hamlet Residential Zones**
- HR1 - Hamlet Residential 1
- HR2 - Hamlet Residential 2
- HR3 - Hamlet Residential 3
- HRS - Hamlet Residential 4
- Hamlet Commercial, Employment, Institutional and Rural Zones**
- MU - Hamlet Rural
- Rural and Agricultural Zones**
- RR - Rural Residential
- A - Agricultural
- GHY - Greenbelt Natural Heritage
- Other Zones**
- OS - Open Space



Sources:  
Base Data: MRC2010/11, King Region and  
Township of King  
Proposed: 642, 1983 & 1992 Zoning By-law  
September 2022

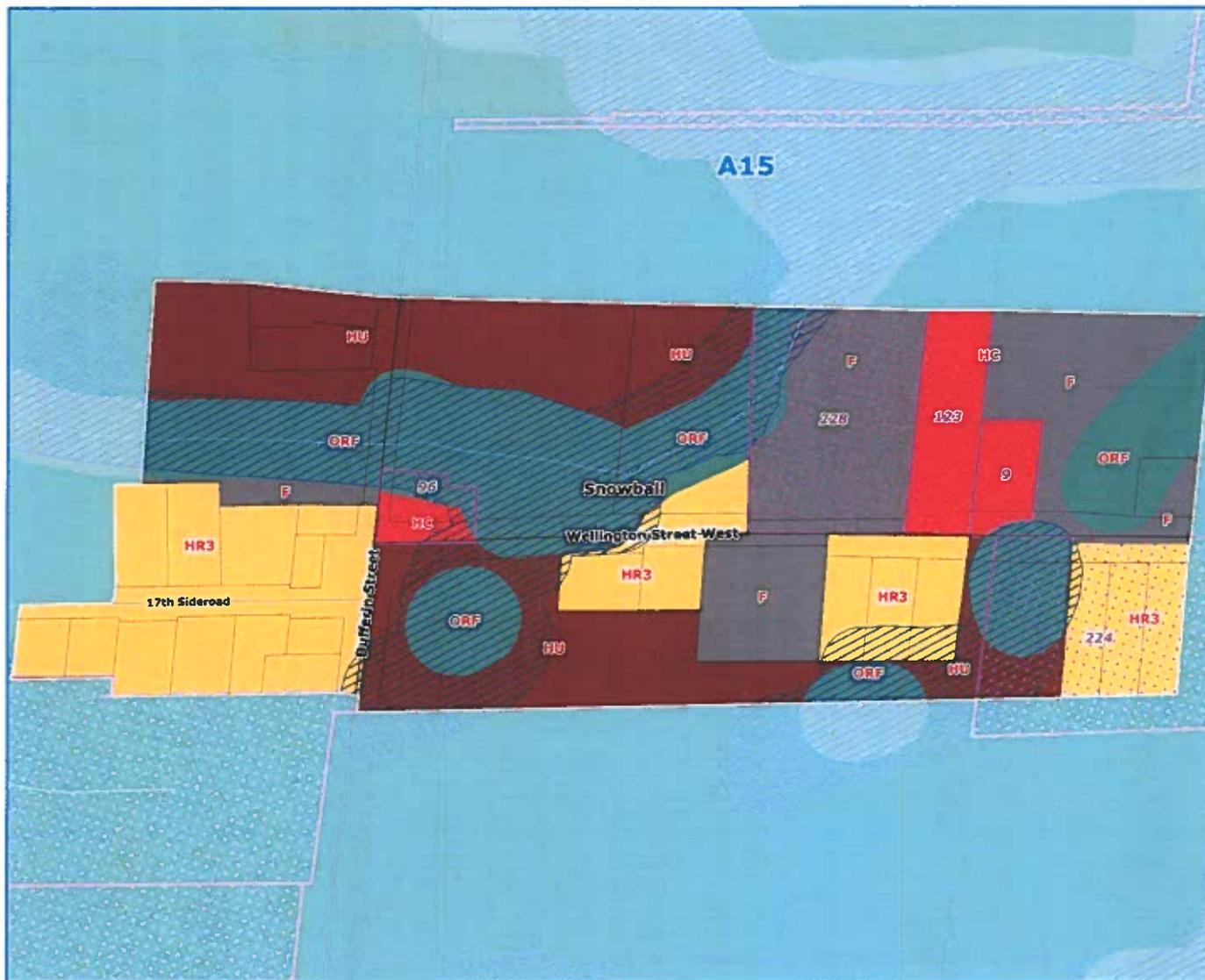


# Township of King Zoning By-law for the Countryside

## Schedule A6

### Legend

- Oak Ridge Merise Conservation Plan Area
- Exception Zones
- Conservation Authority Regulated Area
- Lake Simcoe Region Conservation Authority
- Market Residential Zones**
- HR3 - Market Residential 3
- Market Commercial, Employment, Institutional and Rural Zones**
- MC - Market Commercial
- MU - Market Rural
- Oak Ridge Merise Zones**
- ORF - Oak Ridge Merise Pasture Protection
- ORL - Oak Ridge Merise Natural Core and Linkage
- OBC - Oak Ridge Merise Countryside
- Other Zones**
- F - Future Use

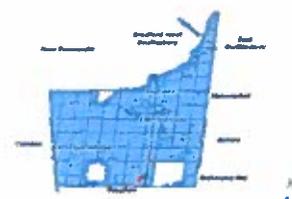
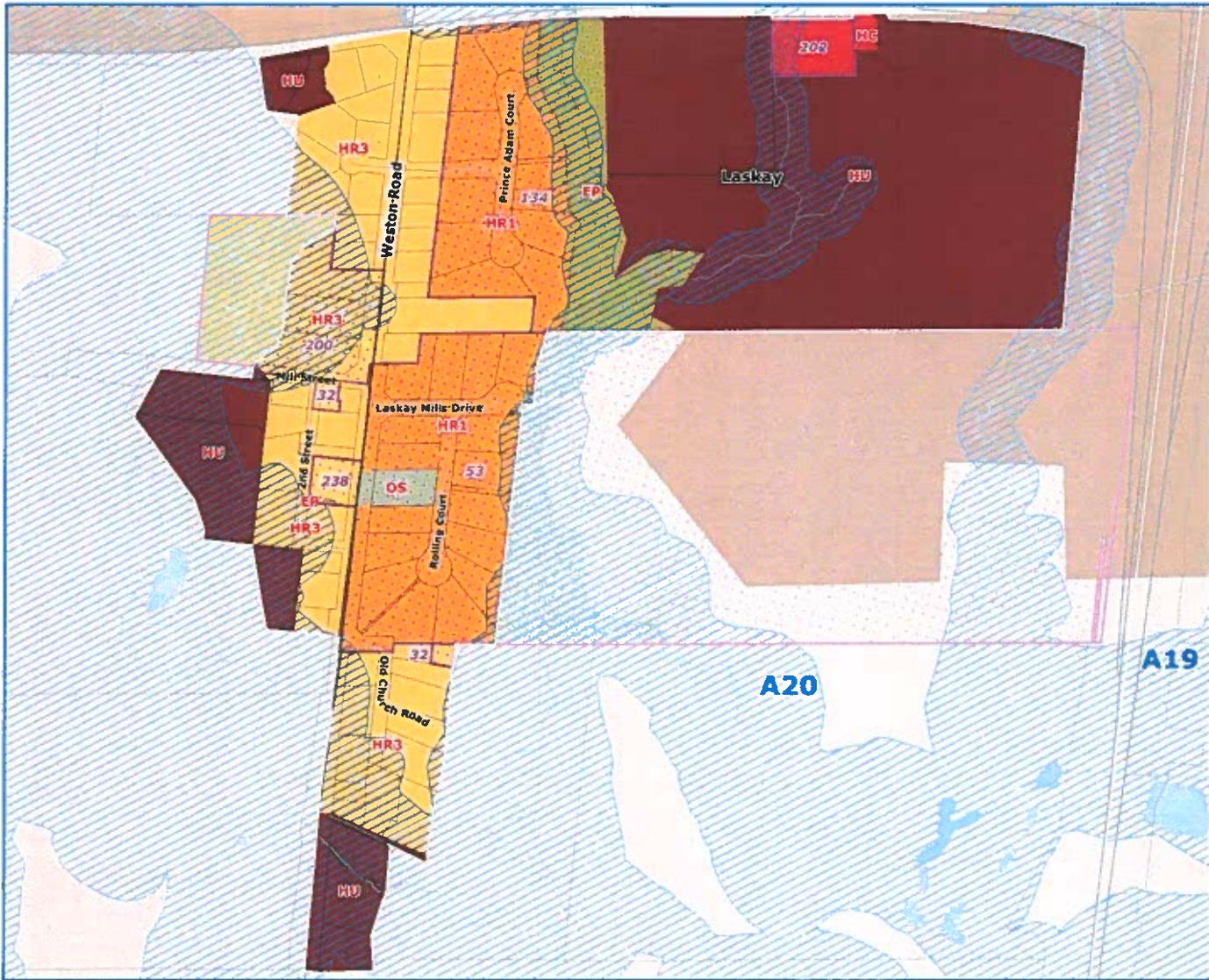


Source: Base Data: HydroCorp, Oak Ridge and Township of King  
 Preparation: MAY 1984 LTR Zone 17a  
 September 2022

# KING

## Township of King Zoning By-law for the Countryside Schedule A7

- Legend**
- Oak Ridge Horise Conservation Plan Area
  - Exception Zones
  - Conservation Authority Regulated Area
  - Toronto and Region Conservation Authority
  - Hamlet Residential Zones**
    - HR1 - Hamlet Residential 1
    - HR2 - Hamlet Residential 2
    - HR3 - Hamlet Residential 3
  - Hamlet Commercial, Employment, Institutional and Rural Zones**
    - HC - Hamlet Commercial
    - HU - Hamlet Rural
  - Rural and Agricultural Zones**
    - A - Agricultural
    - GRN - Greenbelt Rural Heritage
  - Other Zones**
    - F - Future Use
    - OS - Open Space
    - EP - Environmental Protection



Source: Street Centre, 2020/2021; York Region and Township of King  
Proposed: 2021/2022 6TH Zone (7)
September 2022

# KING

## Township of King Zoning By-law for the Countryside Schedule A8

- Legend**
- Oak Bluffs Moraine Conservation Plan Area
  - Exception Zones
  - Conservation Authority Regulated Area
  - Lake Simcoe Region Conservation Authority
  - Rural and Agricultural Zones**
    - AC - Rural Commercial
    - A - Agricultural
    - AS - Agriculture Specialty Crop
    - GNH - Greenbelt Natural Heritage
  - Other Zones**
    - EP - Environmental Protection



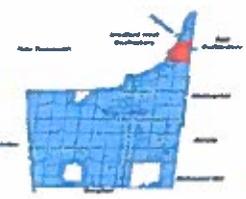
Source: Base Data: 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# KING

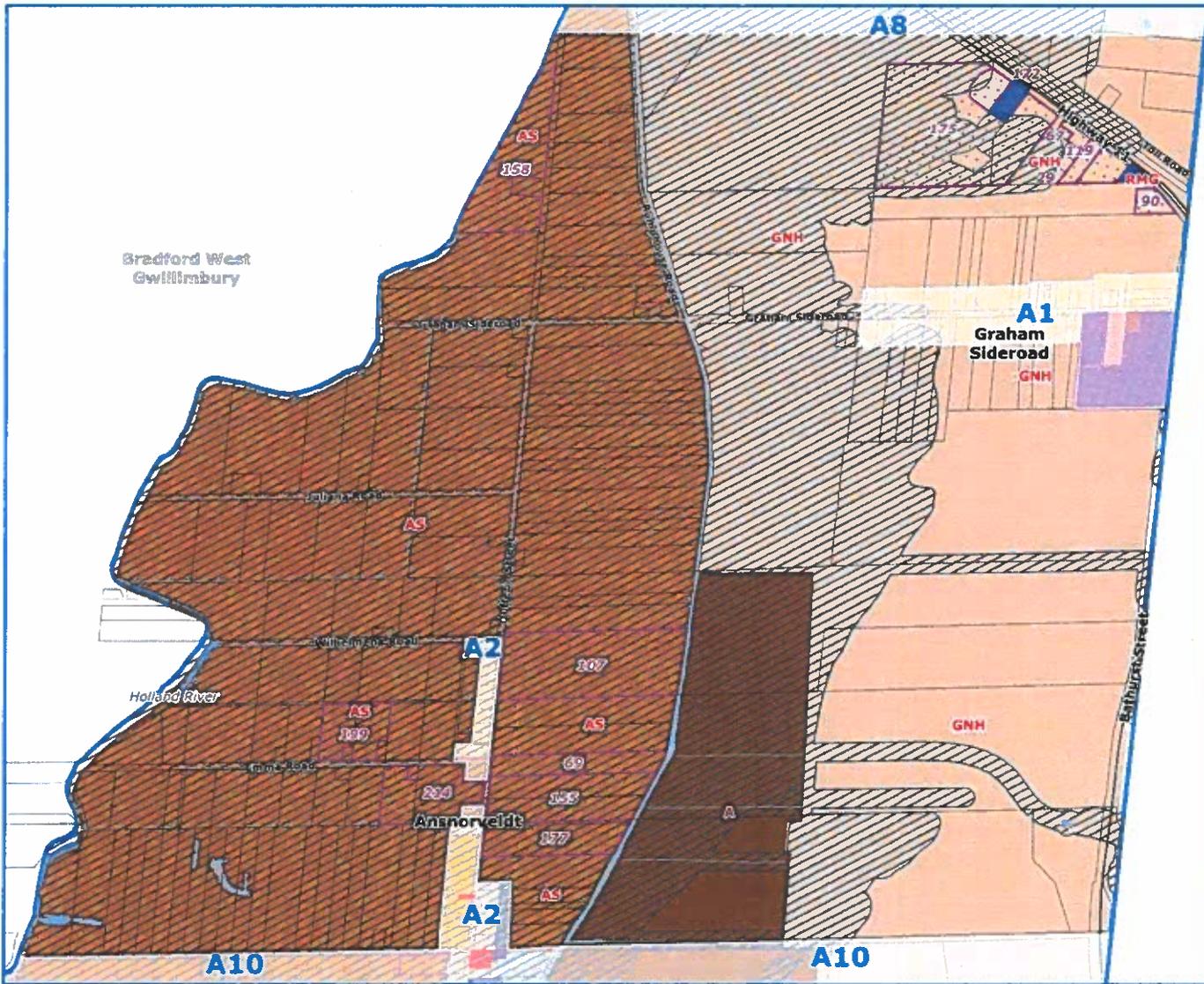
## Township of King Zoning By-law for the Countryside

### Schedule A9

- Legend**
- Oak Ridge Moraine Conservation Plan Area
  - Exception Zones
  - Conservation Authority Regulated Area
  - Lake Simcoe Region Conservation Authority
  - Hamlet Residential Zones**
    - HR2 - Hamlet Residential 2
    - HR3 - Hamlet Residential 3
    - HR4 - Hamlet Residential 4
  - Hamlet Commercial, Employment, Institutional and Rural Zones**
    - HI - Hamlet Institutional
  - Rural and Agricultural Zones**
    - RME - Rural Employment Greenbelt
    - A - Agricultural
    - AS - Agriculture Specialty Crop
    - GNH - Greenbelt Natural Heritage



Sources:  
 From Colin McKeown, York Region and  
 Township of King  
 Prepared: M4D 1000 (TR) Zero 176  
 September 2022

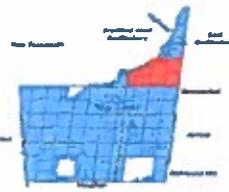




**Township of King  
Zoning By-law  
for the Countryside  
Schedule A10**

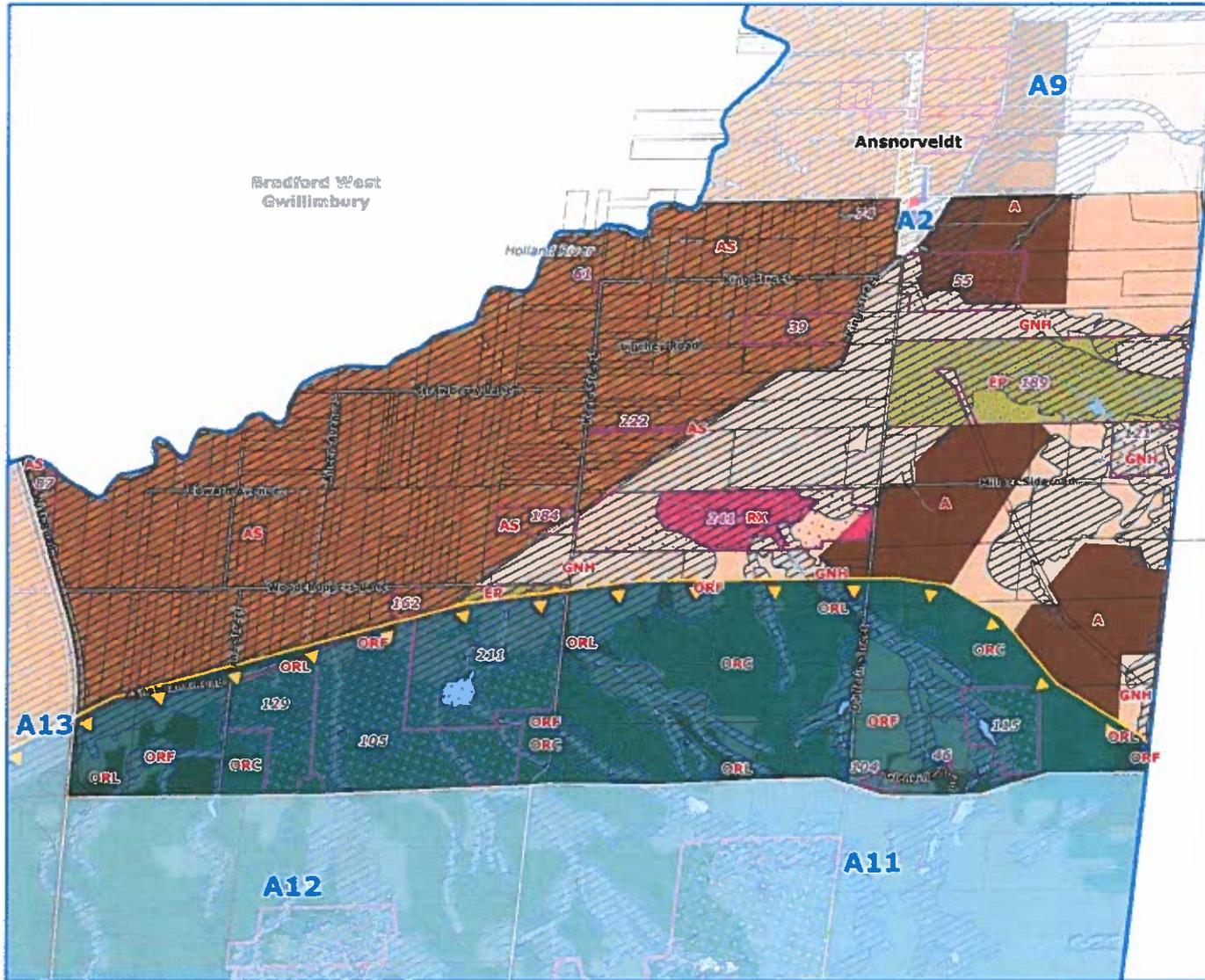
**Legend**

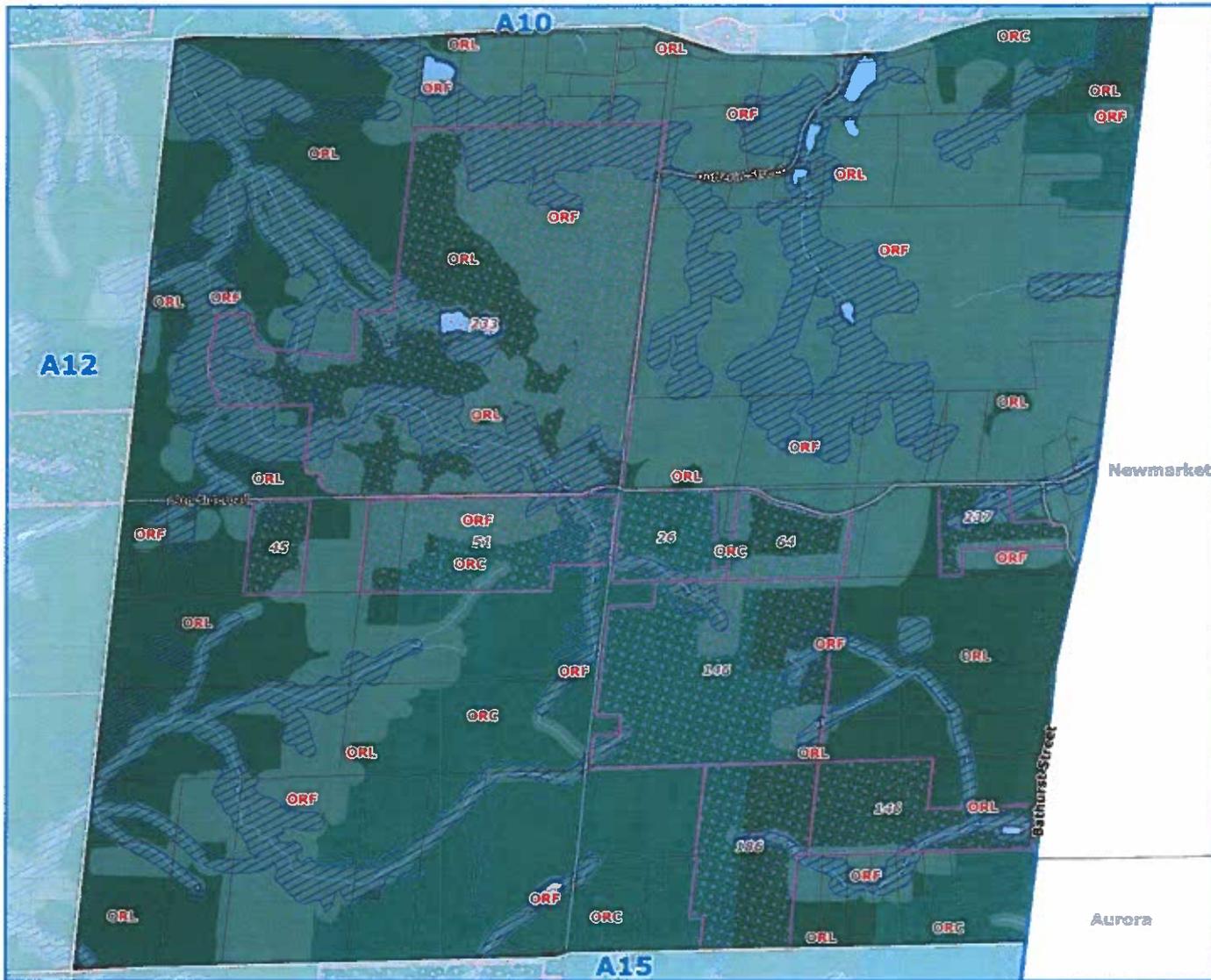
- Oak Ridge Moraine Conservation Plan Area
- Exception Zones
- Conservation Authority Regulated Area
- Lake Simcoe Region Conservation Authority
- Hamlet Residential Zones**
- HR3 - Hamlet Residential 3
- HR4 - Hamlet Residential 4
- Rural and Agricultural Zones**
- RA - Rural Mineral Aggregate
- A - Agricultural
- AS - Agriculture Specialty Crop
- GNH - Greenbelt Natural Heritage
- Oak Ridge Moraine Zones**
- ORF - Oak Ridge Moraine Feature Protection
- ORL - Oak Ridge Moraine Rural Core and Linkage
- ORC - Oak Ridge Moraine Countryside
- Other Zones**
- F - Future Use
- OS - Open Space
- EP - Environmental Protection



0 225 450 900 1,350 Metres

Source: Base Data: PROSIMAP Inc. Region and Township of King  
Population: RAD 1996 LTH Zone 1.7h  
September 2022





# KING

## Township of King Zoning By-law for the Countryside Schedule A11

- Legend**
- Oak Ridges Moreau Conservation Plan Area
  - Exception Zones
  - Conservation Authority Regulated Area
  - Lake Simcoe Region Conservation Authority
  - Oak Ridges Moreau Zones**
  - ORF - Oak Ridges Moreau Feature Protection
  - ORL - Oak Ridges Moreau Natural Core and Linkage
  - ORC - Oak Ridges Moreau Countryside



0 140 280 560 840 Metres

Source: Geo Data, 10/2010; 104 Region and Township of King  
 Prepared: NAD 1984 UTM Zone 18E  
 September 2022 **wsp**



# Township of King Zoning By-law for the Countryside Schedule A12

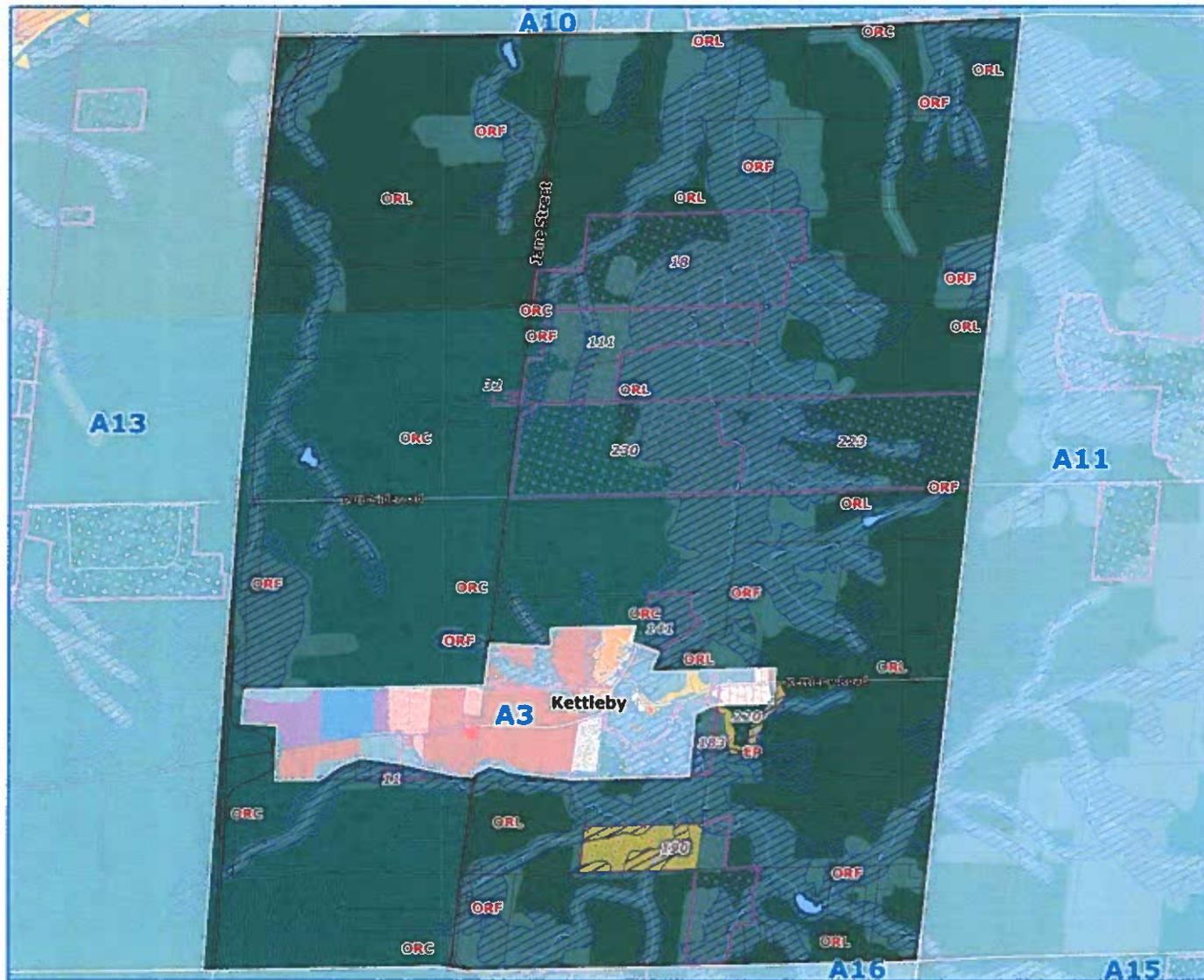
## Legend

- Oak Ridges Moraine Conservation Plan Area
- Exception Zones
- Conservation Authority Regulated Area**
- Lake Simcoe Region Conservation Authority
- Hamlet Residential Zones**
- HR1 - Hamlet Residential 1
- HR2 - Hamlet Residential 2
- Hamlet Commercial, Employment, Institutional and Rural Zones**
- HI - Hamlet Institutional
- HU - Hamlet Rural
- Oak Ridges Moraine Zones**
- ORP - Oak Ridges Moraine Pasture Protection
- ORL - Oak Ridges Moraine Natural Core and Linkage
- ORC - Oak Ridges Moraine Countryside
- Other Zones**
- OS - Open Space



0 140 280 560 840 Metres

Source: Base Data: 2020/09/07 10:43 AM and Township of King  
Prepared: 10/10/2022 1:29:24 PM  
September 2022



# KING

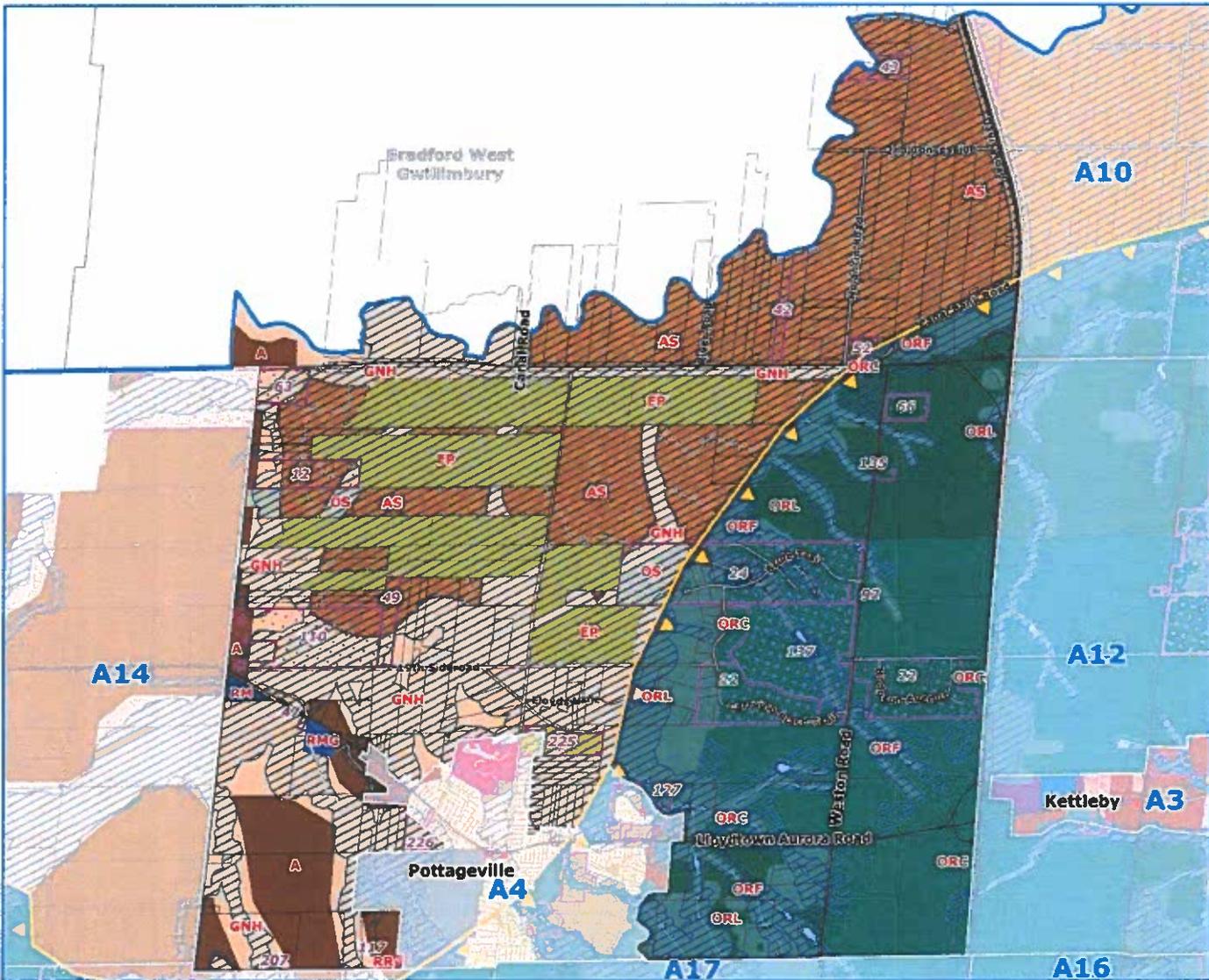
## Township of King Zoning By-law for the Countryside Schedule A13

### Legend

- Oak Ridges Moraine Conservation Plan Area
- Exception Zones
- Conservation Authority Regulated Area
- Lake Simcoe Region Conservation Authority
- Hamlet Residential Zones**
  - HR2 - Hamlet Residential 2
  - HR3 - Hamlet Residential 3
- Hamlet Commercial, Employment, Institutional and Rural Zones**
  - RR - Hamlet Rural
- Rural and Agricultural Zones**
  - RR - Rural Residential
  - RM - Rural Employment
  - RMG - Rural Employment Greenbelt
  - RX - Rural Mineral Aggregate
  - A - Agricultural
  - AS - Agriculture Specialty Crop
  - GNH - Greenbelt Natural Heritage
- Oak Ridges Moraine Zones**
  - ORF - Oak Ridges Moraine Feature Protection
  - ORL - Oak Ridges Moraine Natural Core and Linkage
  - ORC - Oak Ridges Moraine Countryside
- Other Zones**
  - F - Future Use
  - OS - Open Space
  - EP - Environmental Protection



Source:  
Base Data: PROGRESS York Region and  
Township of King  
Projection: NAD 1983 UTM Zone 17N  
September 2022

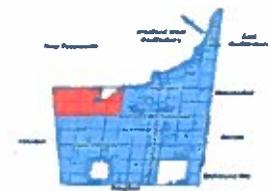




**Township of King  
Zoning By-law  
for the Countryside  
Schedule A14**

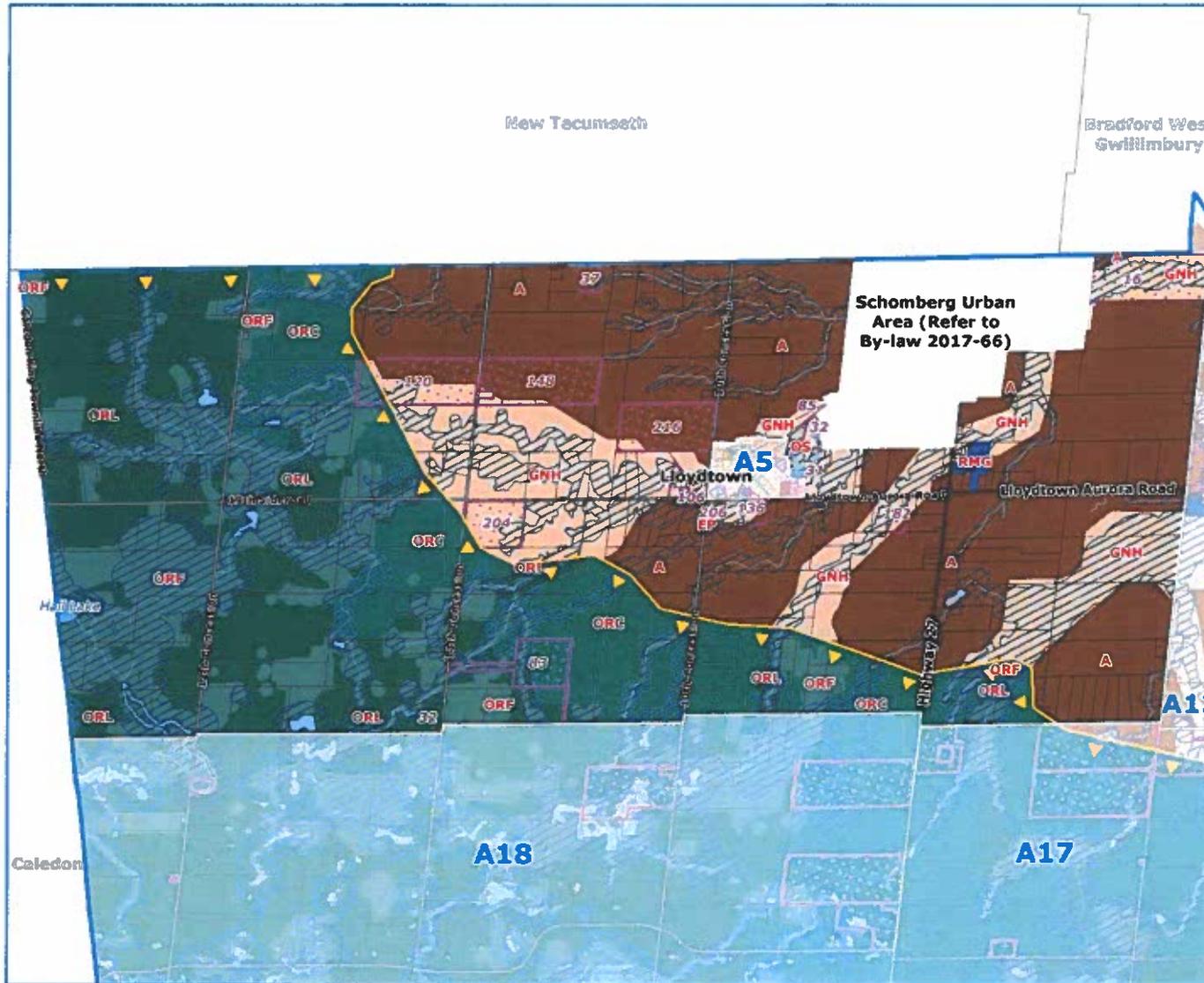
**Legend**

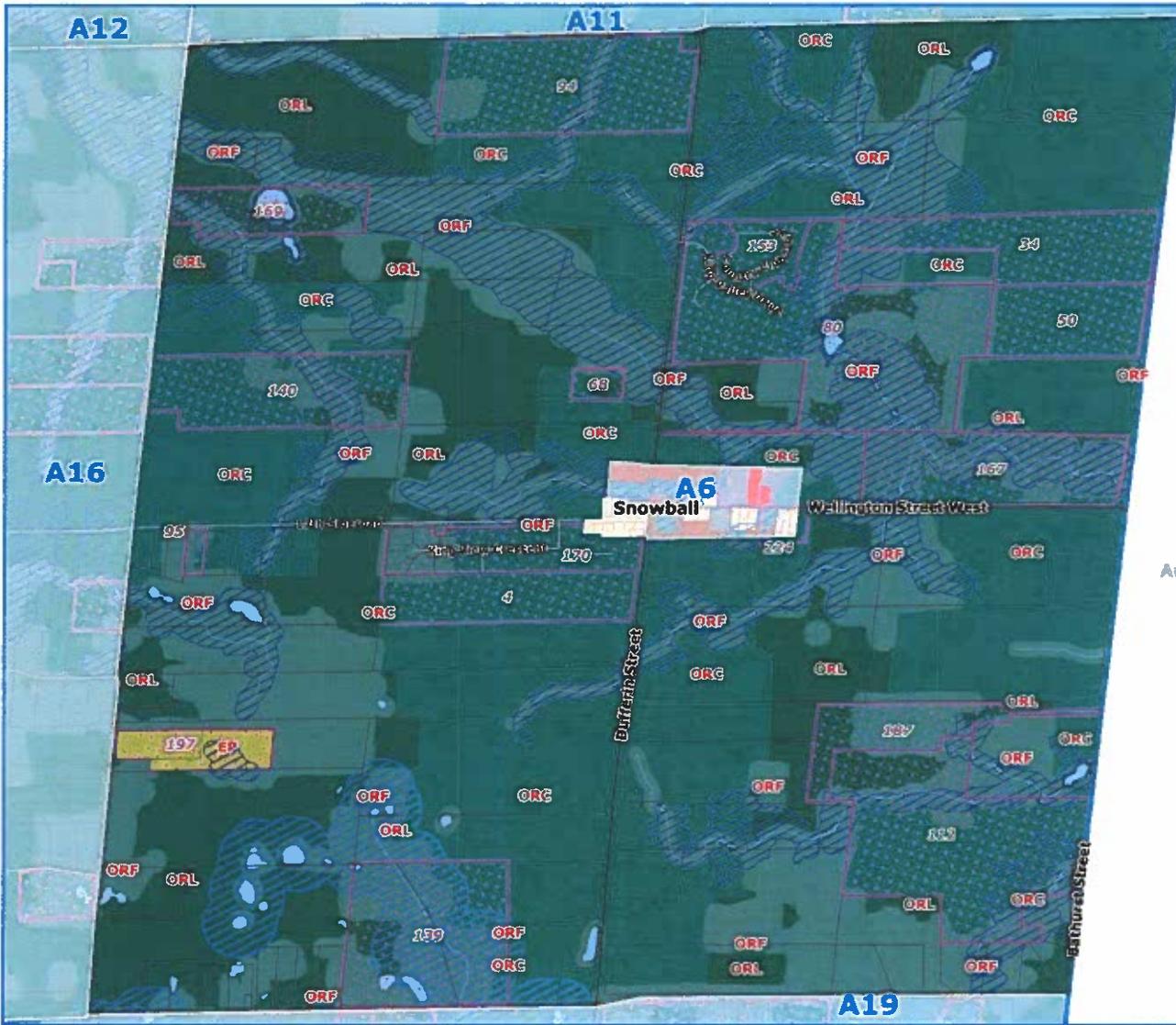
- Oak Ridge Moraine Conservation Plan Area
- Exception Zones
- Conservation Authority Regulated Area
- Lake Simcoe Region Conservation Authority
- Toronto and Region Conservation Authority
- Hamlet Residential Zones**
- HR1 - Hamlet Residential 1
- HR2 - Hamlet Residential 2
- HR3 - Hamlet Residential 3
- Rural and Agricultural Zones**
- RR - Rural Residential
- RM - Rural Employment
- RME - Rural Employment Greenbelt
- A - Agricultural
- GRH - Greenbelt Natural Heritage
- Oak Ridge Moraine Zones**
- ORP - Oak Ridge Moraine Pasture Protection
- ORL - Oak Ridge Moraine Natural Core and Linkage
- ORC - Oak Ridge Moraine Countryside
- Other Zones**
- OS - Open Space



0 280 560 1,120 1,680 Metres

Source: Base Data: AURORA's Data Base and Township of King  
Projection: NAD 83 UTM Zone 18N  
September 2022





**Township of King  
Zoning By-law  
for the Countryside  
Schedule A15**

**Legend**

- Oak Ridge Moraine Conservation Plan Area
- Exception Zones
- Conservation Authority Regulated Area
- Lake Simcoe Region Conservation Authority
- Toronto and Region Conservation Authority
- Hamlet Residential Zones**
- HR2 - Hamlet Residential 2
- Hamlet Commercial, Employment, Institutional and Rural Zones**
- HC - Hamlet Commercial
- HU - Hamlet Rural
- Oak Ridge Moraine Zones**
- ORF - Oak Ridge Moraine Pasture Protection
- ORL - Oak Ridge Moraine Natural Core and Linkage
- ORC - Oak Ridge Moraine Countryside
- Other Zones**
- P - Pasture Use
- EP - Environmental Protection

Aurora



Source: Base Data: FMB/2017 Topography and Township of King Projection: NAD 1983 (TR Zone 17)  
September 2022

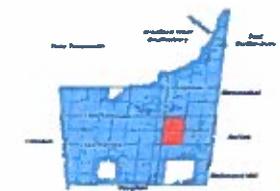
# KING

## Township of King Zoning By-law for the Countryside

### Schedule A16

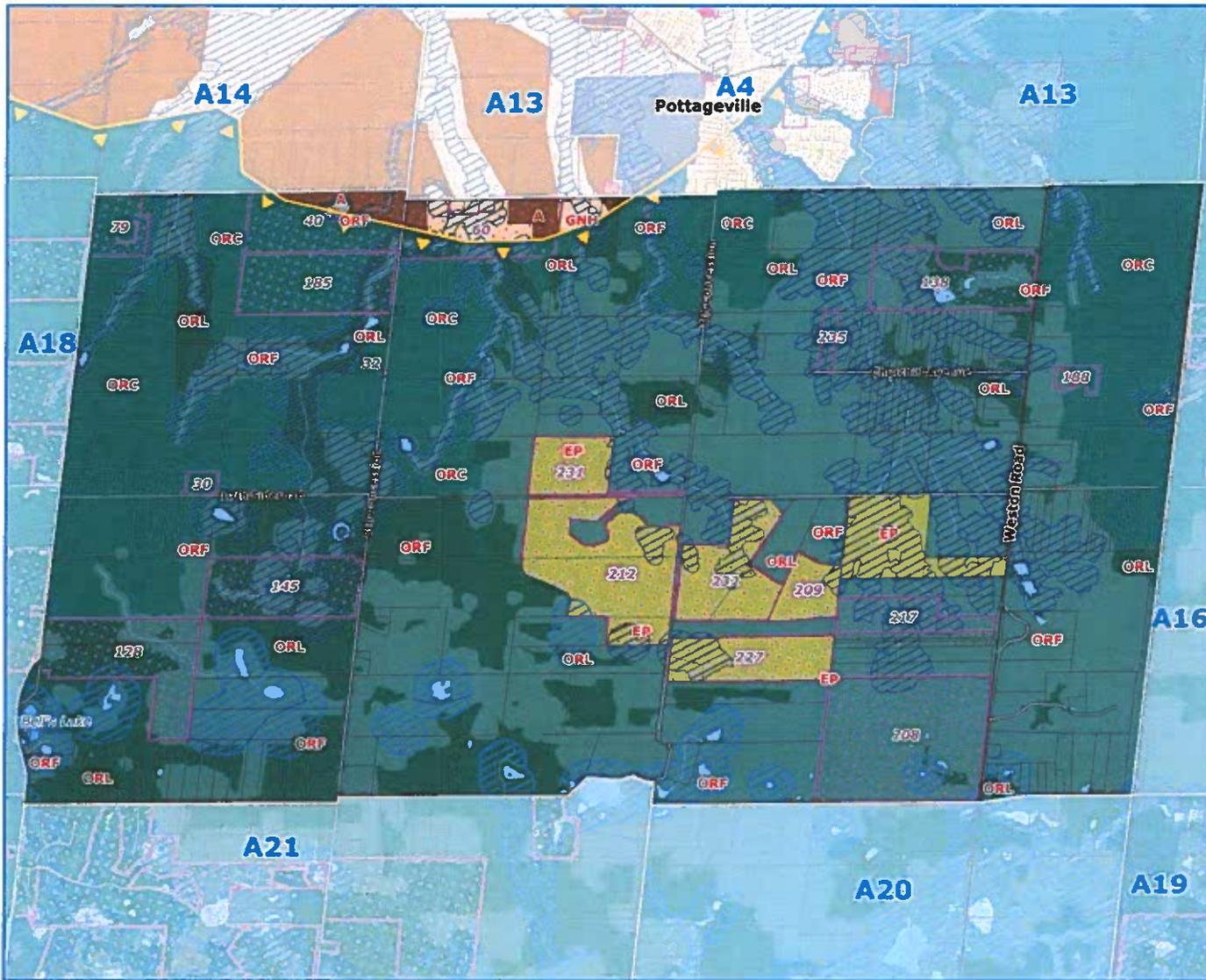
#### Legend

-  Oak Ridges Moraine Conservation Plan Area
-  Exception Zones
-  Conservation Authority Regulated Area
-  Lake Simcoe Region Conservation Authority
-  Toronto and Region Conservation Authority
- Rural and Agricultural Zones**
-  A - Agricultural
- Oak Ridges Moraine Zones**
-  ORP - Oak Ridges Moraine Pasture Protection
-  ORL - Oak Ridges Moraine Natural Core and Linkage
-  ORC - Oak Ridges Moraine Countryside



September 2022 





**Township of King  
Zoning By-law  
for the Countryside  
Schedule A17**

**Legend**

- Oak Ridge Moraine Conservation Plan Area
- Exception Zones
- Conservation Authority Regulated Area**
  - Lake Simcoe Region Conservation Authority
  - Toronto and Region Conservation Authority
- Hamlet Residential Zones**
  - HR3 - Hamlet Residential 3
- Rural and Agricultural Zones**
  - A - Agricultural
  - GNH - Greenbelt Natural Heritage
- Oak Ridge Moraine Zones**
  - ORF - Oak Ridge Moraine Pasture Protection
  - ORL - Oak Ridge Moraine Natural Core and Linkage
  - ORC - Oak Ridge Moraine Countryside
- Other Zones**
  - EP - Environmental Protection



0 215 430 860 1,290 Metres

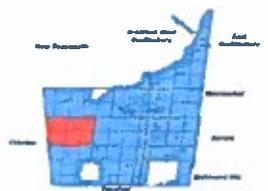
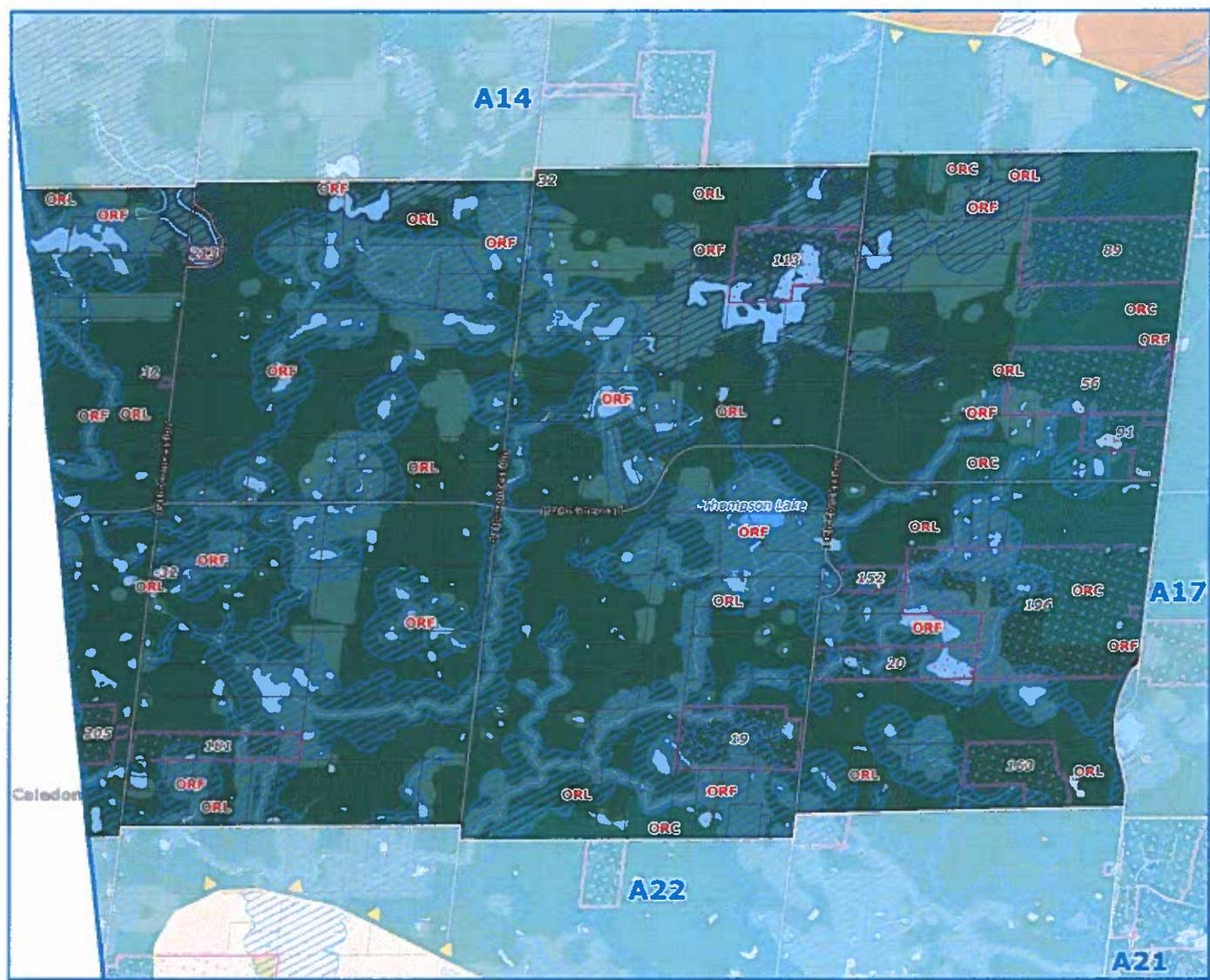
Source: Street Data: PROSPECT Inc. Features and Boundaries of King: September 2022



**Township of King  
Zoning By-law  
for the Countryside  
Schedule A18**

**Legend**

- Oak Ridge Moraine Conservation Plan Area
- Exception Zone
- Conservation Authority Regulated Area
- Lake Simcoe Region Conservation Authority
- Toronto and Region Conservation Authority
- Oak Ridge Moraine Zones**
- ORP - Oak Ridge Moraine Pasture Protection
- ORL - Oak Ridge Moraine Natural Core and Linkage
- ORC - Oak Ridge Moraine Countryside



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Bates & Bates, 4800 Sheppard Ave. E., Suite 200, Scarborough, Ontario M1S 1T6  
Prepared by: WSP | September 2022

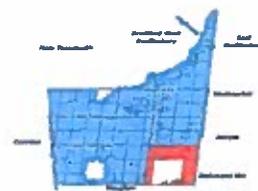




# Township of King Zoning By-law for the Countryside Schedule A19

## Legend

- Oak Ridge Merino Conservation Plan Area
- Exception Zones
- Conservation Authority Regulated Area
- Lake Simcoe Region Conservation Authority
- Toronto and Region Conservation Authority
- Rural and Agricultural Zones**
- A - Agricultural
- GNH - Greenbelt Natural Heritage
- Oak Ridge Merino Zones**
- ORF - Oak Ridge Merino Feature Protection
- ORL - Oak Ridge Merino Natural Core and Linkage
- ORC - Oak Ridge Merino Countryside
- Other Zones**
- EP - Environmental Protection



September 2022



**Township of King  
Zoning By-law  
for the Countryside  
Schedule A20**

**Legend**

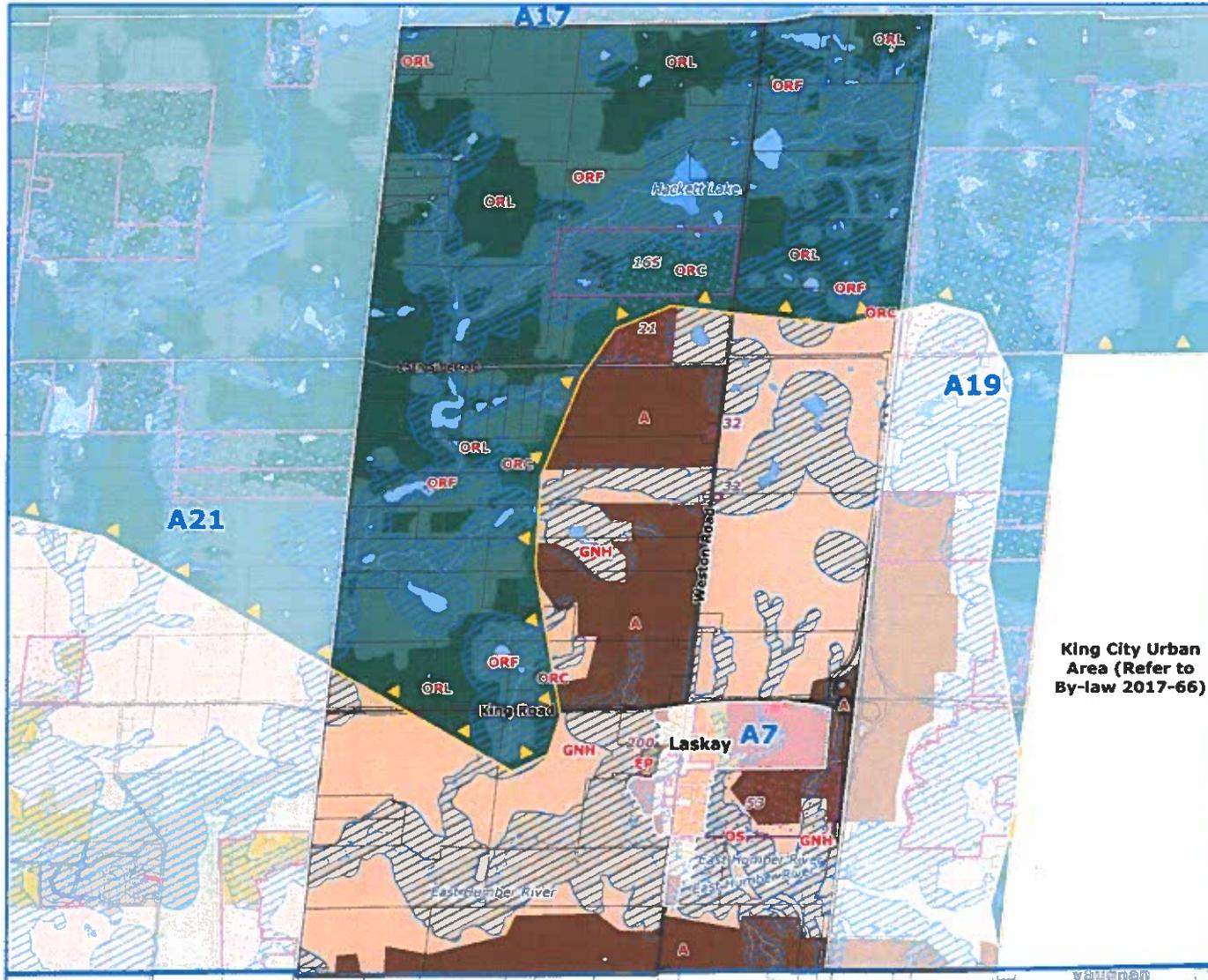
- Oak Ridges Moraine Conservation Plan Area
- Exemption Zones
- Conservation Authority Regulated Area
- Toronto and Region Conservation Authority
- Hamlet Residential Zones**
- HR1 - Hamlet Residential 1
- HR2 - Hamlet Residential 2
- Hamlet Commercial, Employment, Institutional and Rural Zones**
- HU - Hamlet Rural
- Rural and Agricultural Zones**
- A - Agricultural
- GNH - Greenbelt Natural Heritage
- Oak Ridges Moraine Zones**
- ORF - Oak Ridges Moraine Feature Protection
- ORL - Oak Ridges Moraine Natural Core and Linkage
- ORC - Oak Ridges Moraine Countryside
- Other Zones**
- F - Future Use
- OS - Open Space
- EP - Environmental Protection

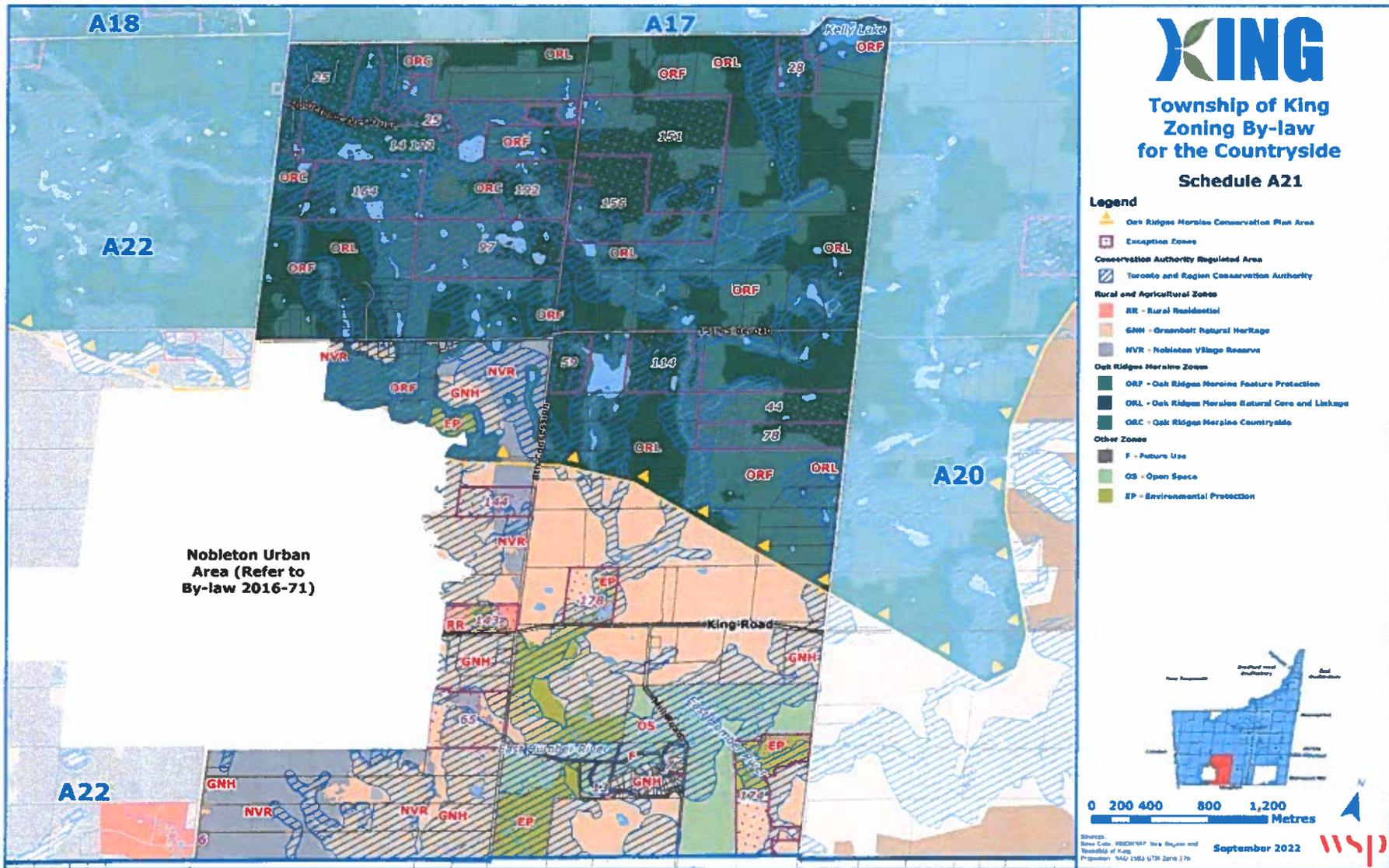
**King City Urban  
Area (Refer to  
By-law 2017-66)**

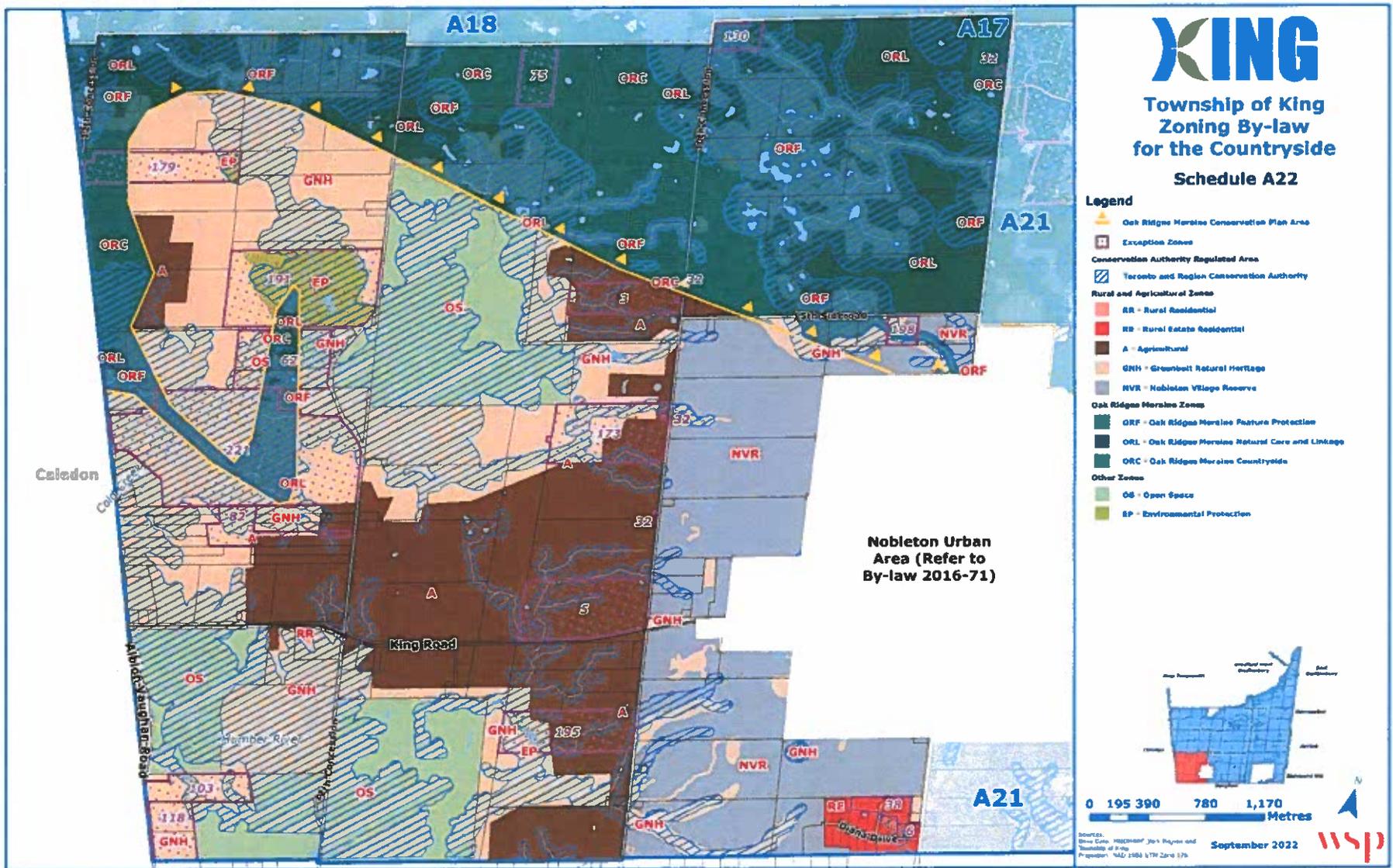


0 195 390 780 1,170 Metres

Source:  
Base Data: AURORA for a Project and  
Township of King  
Prepared: HALLIBRO UTR Zone 176  
September 2022









# Township of King Zoning By-law for the Countryside Schedule B-1 Wellhead Protection Area

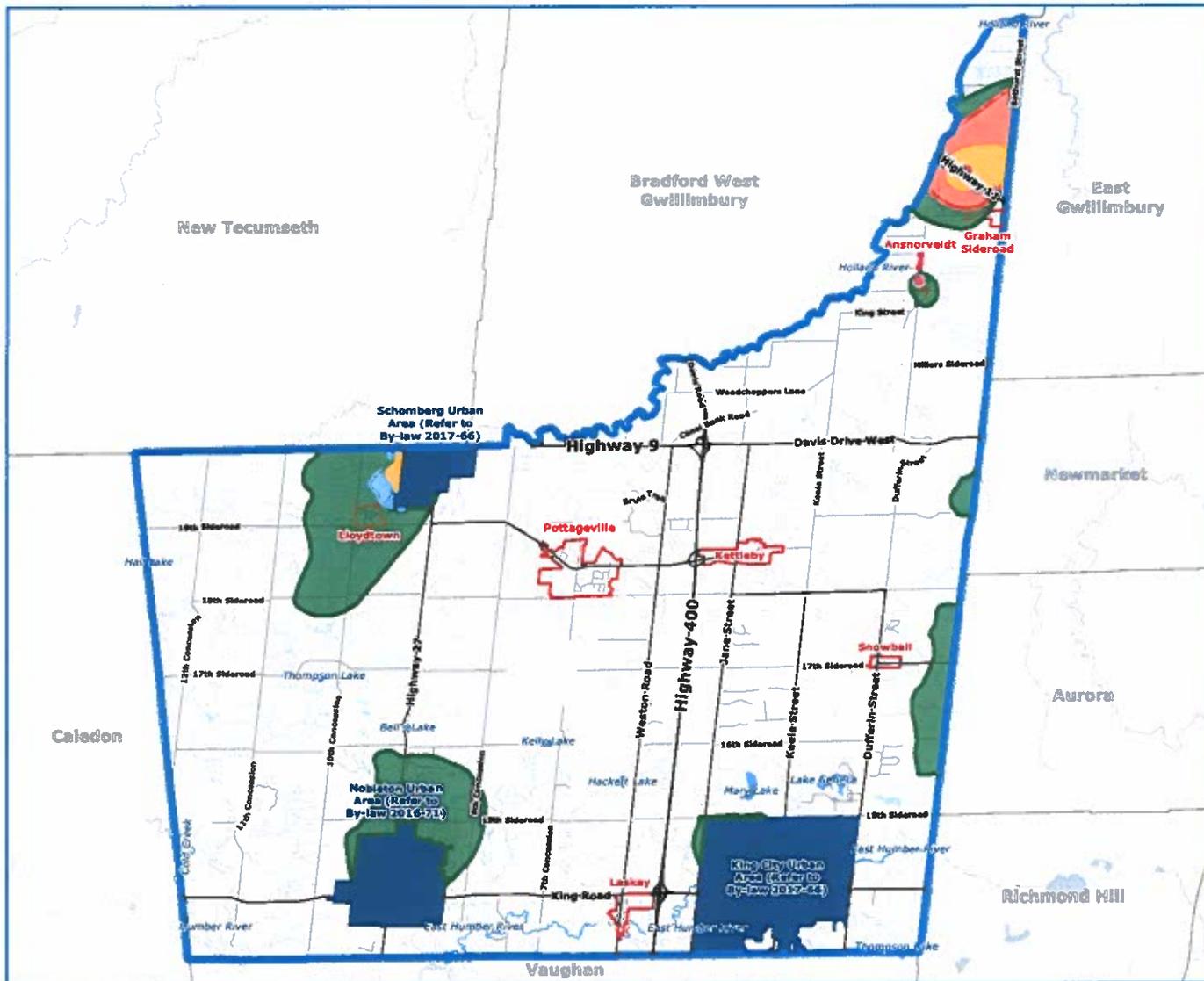
### Legend

- Township of King Boundary
- Hamlet Boundary
- Wellhead Protection Area
  - WHPA-A
  - WHPA-B
  - WHPA-C
  - WHPA-C1
  - WHPA-D



September 2022

Source:  
Base Data: MapInfo, York Region and  
Township of King  
Projection: NAD 1983 UTM Zone 17N



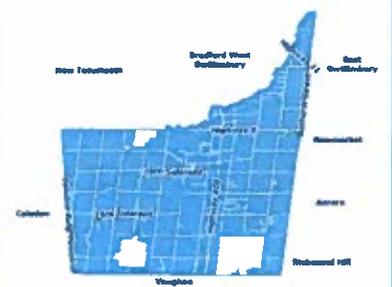
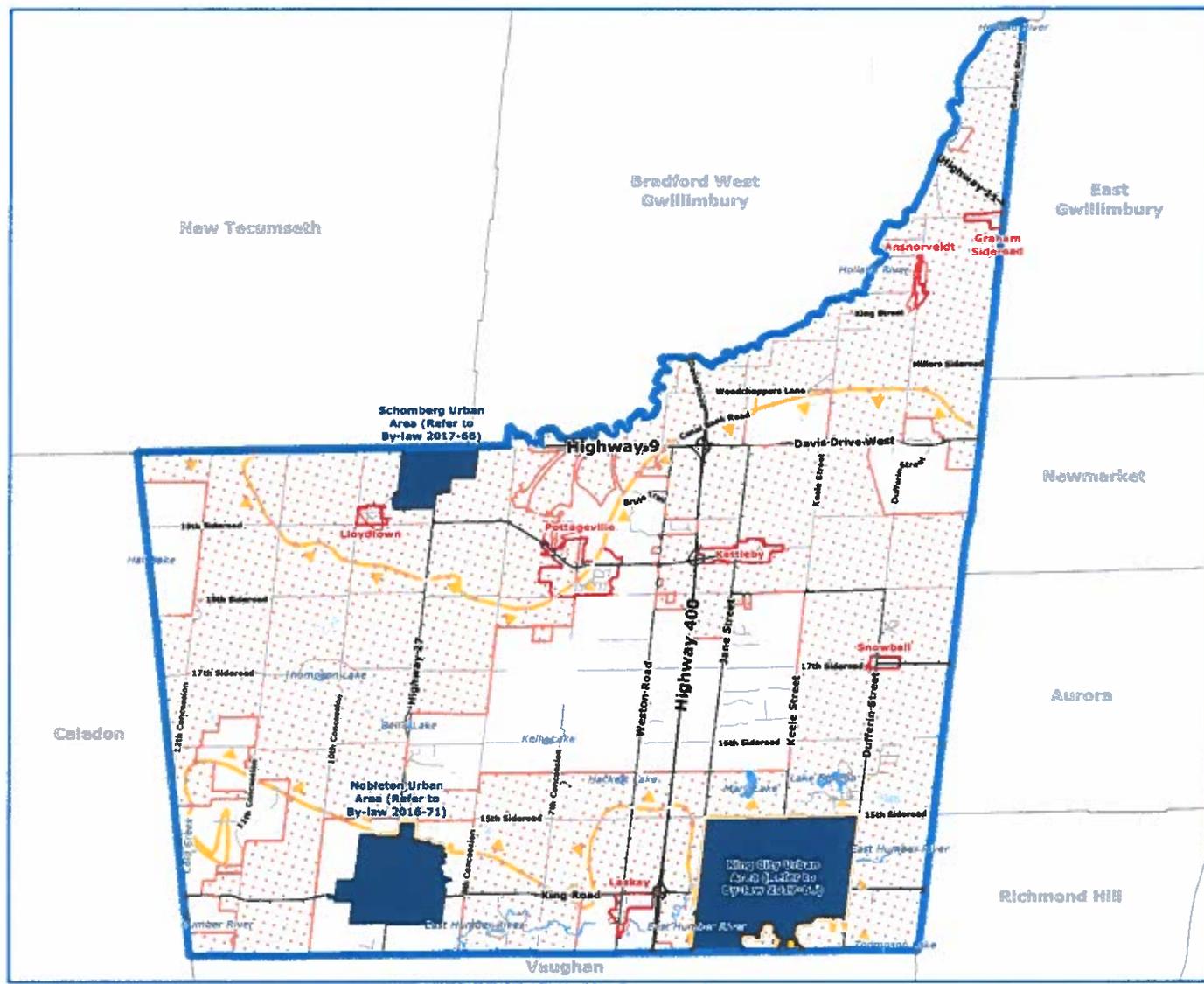


### Township of King Zoning By-law for the Countryside

### Schedule B-2 Prime Agricultural Area in the Countryside Areas

#### Legend

- Township of King Boundary
- Oak Ridges Moraine Conservation Plan Area
- Hamlet Boundary
- Prime Agricultural Area



September 2022  
Source: AECOM, 2022  
Township of King  
Project No. 2022-010 (27th June 2022)





## Township of King Zoning By-law for the Countryside

### Schedule C-1 Oak Ridges Moraine Area of Influence

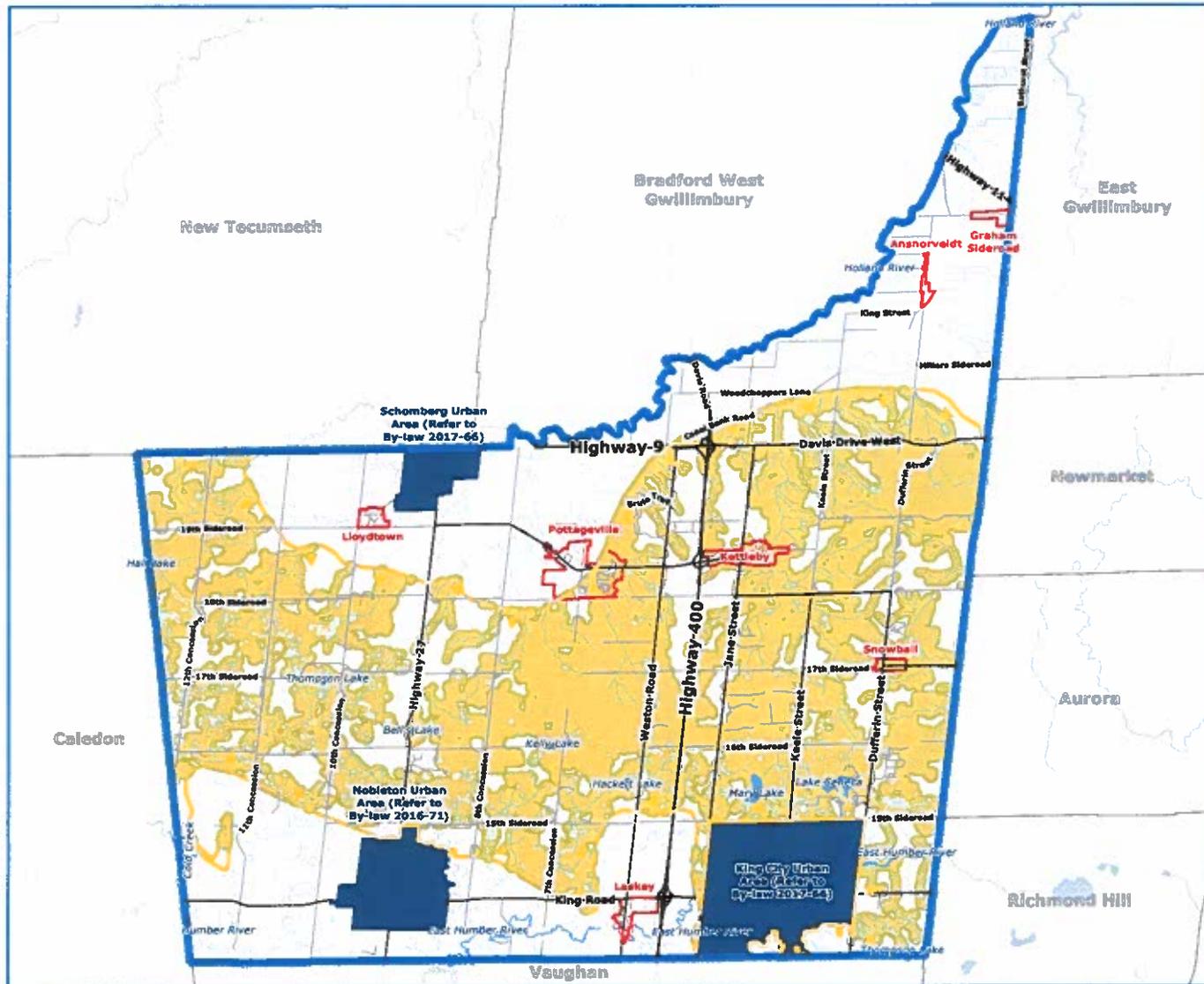
#### Legend

- Township of King Boundary
- Oak Ridges Moraine Conservation Plan Area
- Hamlet Boundary
- Area of Influence



September 2022

Source:  
Base Data: 4430467, 10th Report and  
Township of King  
Projection: NAD 1983 UTM Zone 17N



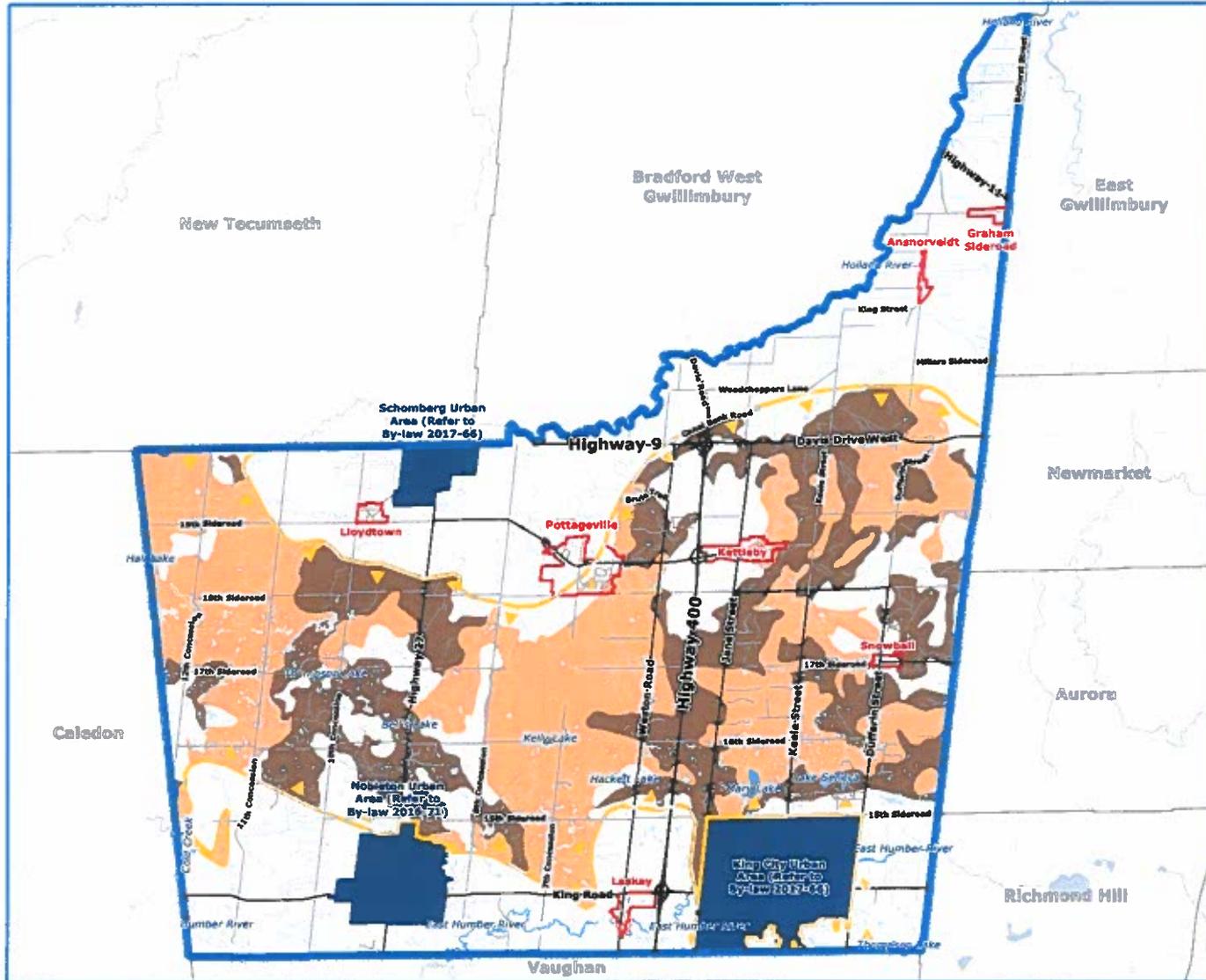


# Township of King Zoning By-law for the Countryside

## Schedule C-2 Oak Ridges Moraine Landform Conservation Area

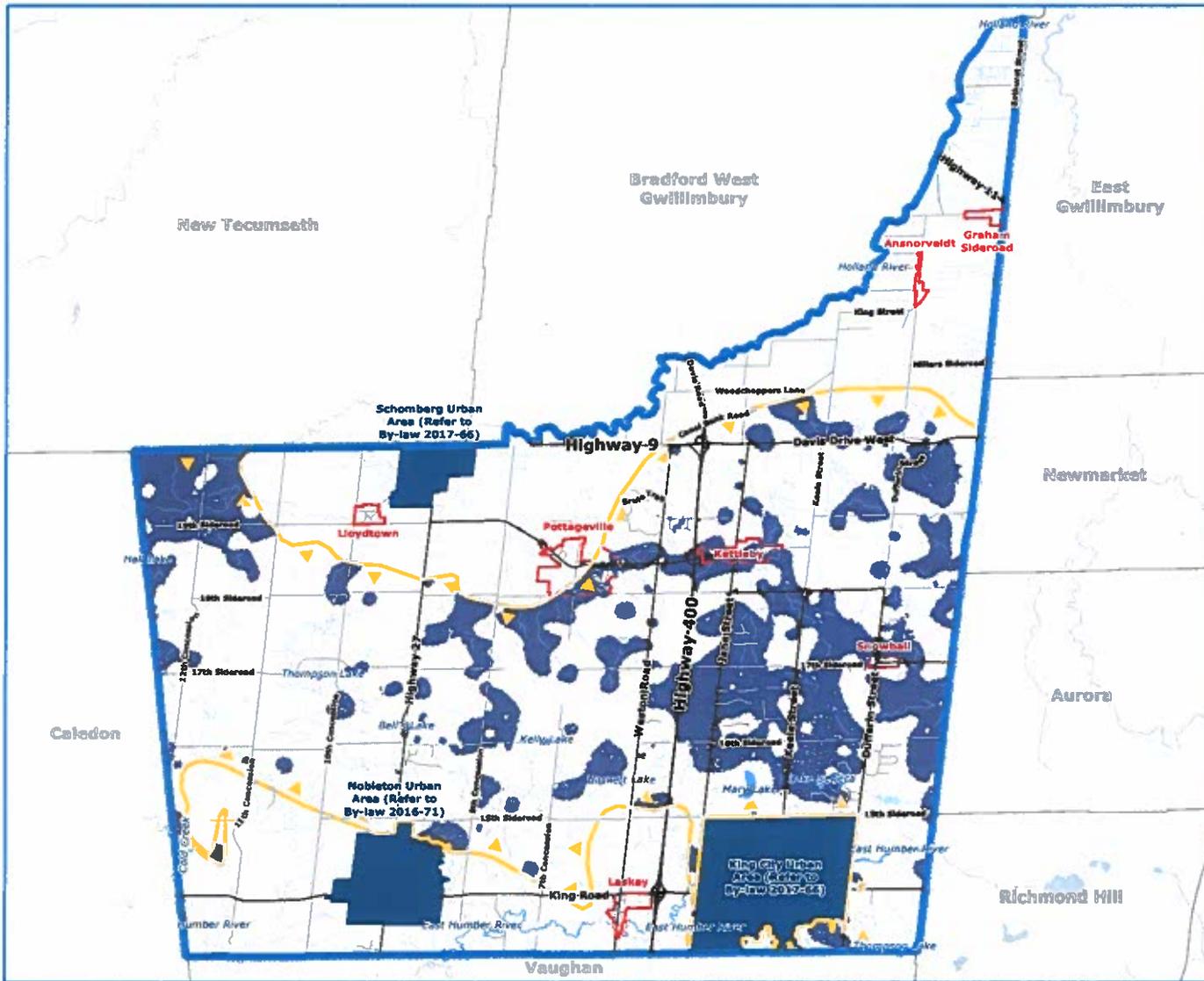
### Legend

- Township of King Boundary
- Oak Ridges Moraine Conservation Plan Area
- Hamlet Boundary
- Landform Conservation Area**
  - Landform Conservation Area Category 1
  - Landform Conservation Area Category 2



September 2022  
 Source: Survey of Natural Resources, York Region and Township of King  
 Project: NAD 83 UTM Zone 17N





**Township of King  
Zoning By-law  
for the Countryside**

**Schedule C-3  
Oak Ridges Moraine  
Areas of High Aquifer  
Vulnerability**

**Legend**

- Township of King Boundary
- Oak Ridges Moraine Conservation Plan Area
- Hamlet Boundary
- Areas of High Aquifer Vulnerability



September 2022

Source:  
Map Data: HEC/Geomatics, York Region and  
Township of King  
Projection: NAD 1983 UTM Zone 17N





**Township of King  
Zoning By-law  
for the Countryside**  
**Schedule C-4  
Oak Ridges Moraine  
Wellhead Protection Area**

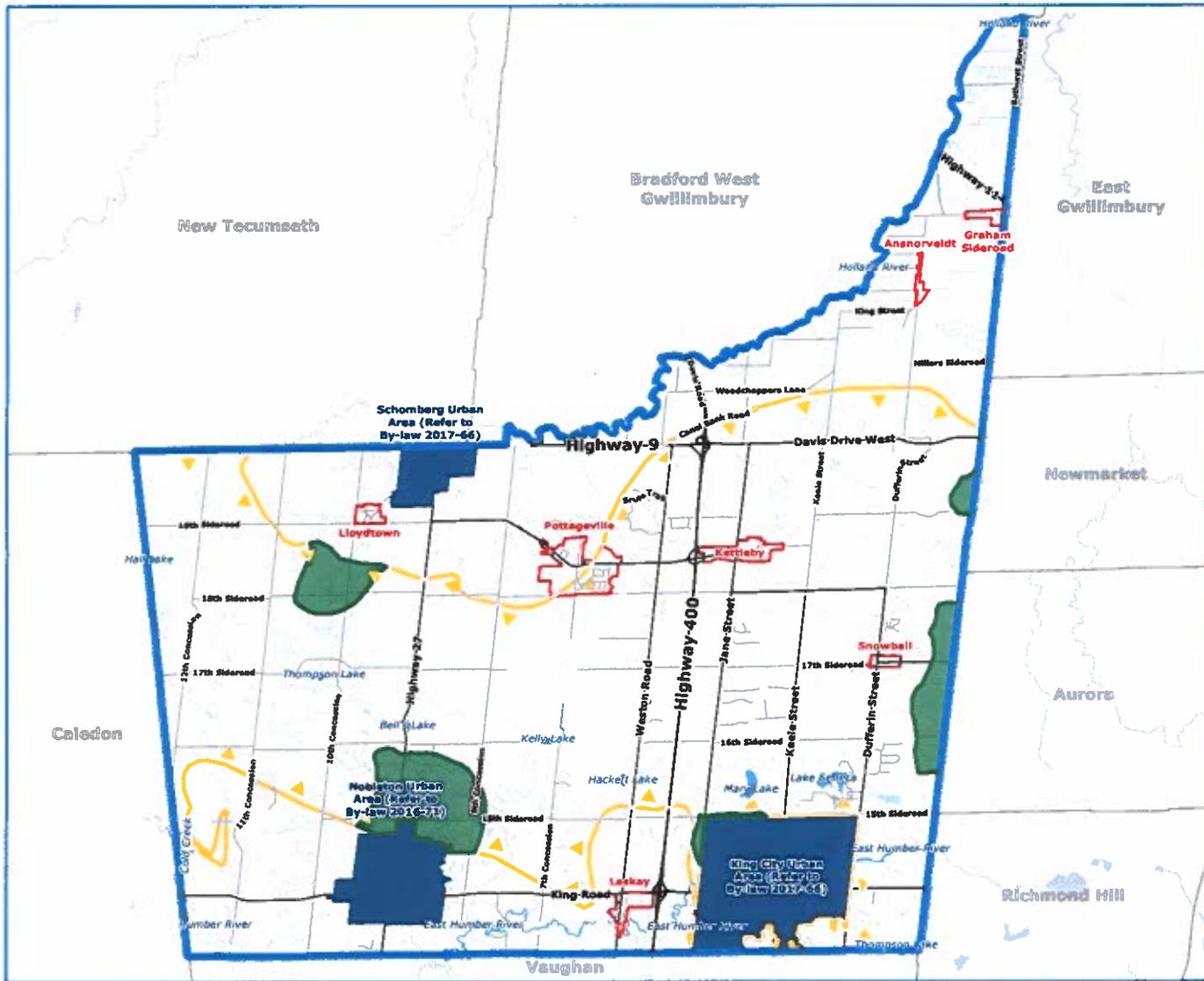
**Legend**

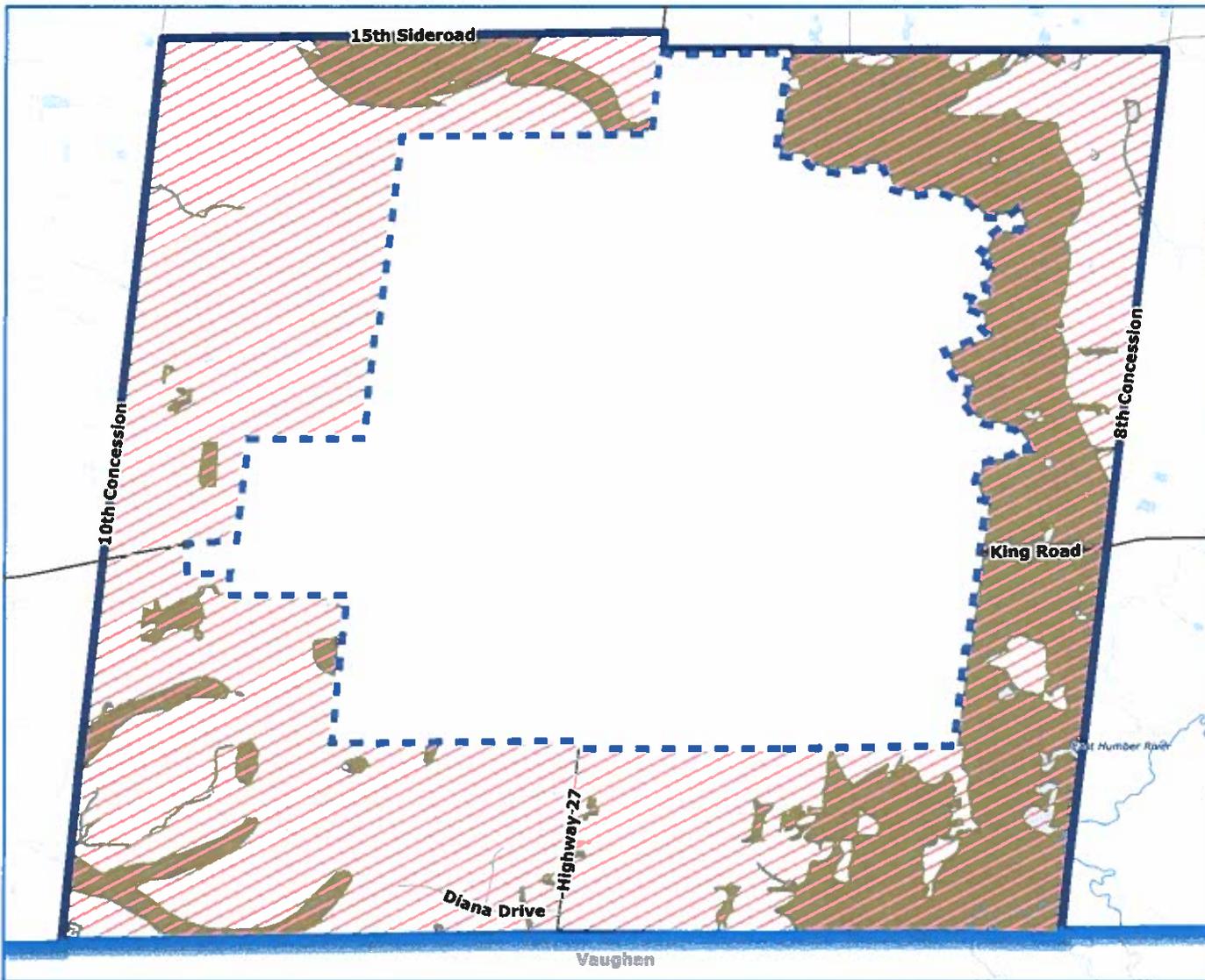
- Township of King Boundary
- Oak Ridges Moraine Conservation Plan Area
- Hamlet Boundary
- Oak Ridges Moraine Wellhead Protection Area



September 2022

Source: Best Data, reprojected, York Region and  
Municipality of King  
Projection: NAD 1983 UTM Zone 17N



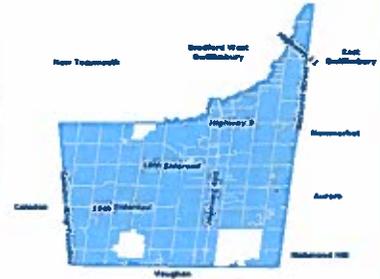


**Township of King  
Zoning By-law  
for the Countryside**

**Schedule D  
Restriction of Cannabis Uses  
in the Nobleton Village  
Reserve Area**

**Legend**

-  Township of King Boundary
-  Nobleton Village Boundary
-  Nobleton Urban Area
-  Agricultural Cannabis Production Facility and Medical Cannabis Production Site Prohibited
-  Nobleton Natural Heritage System



September 2022

Source: Base Data: MAPSWAY, 1:63,000; and  
Township of King  
Projection: NAD 1983 UTM Zone 17N

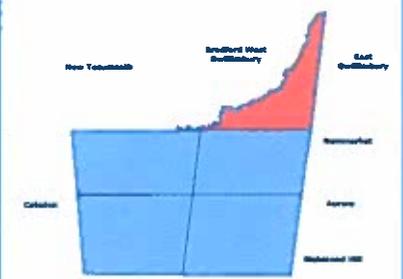




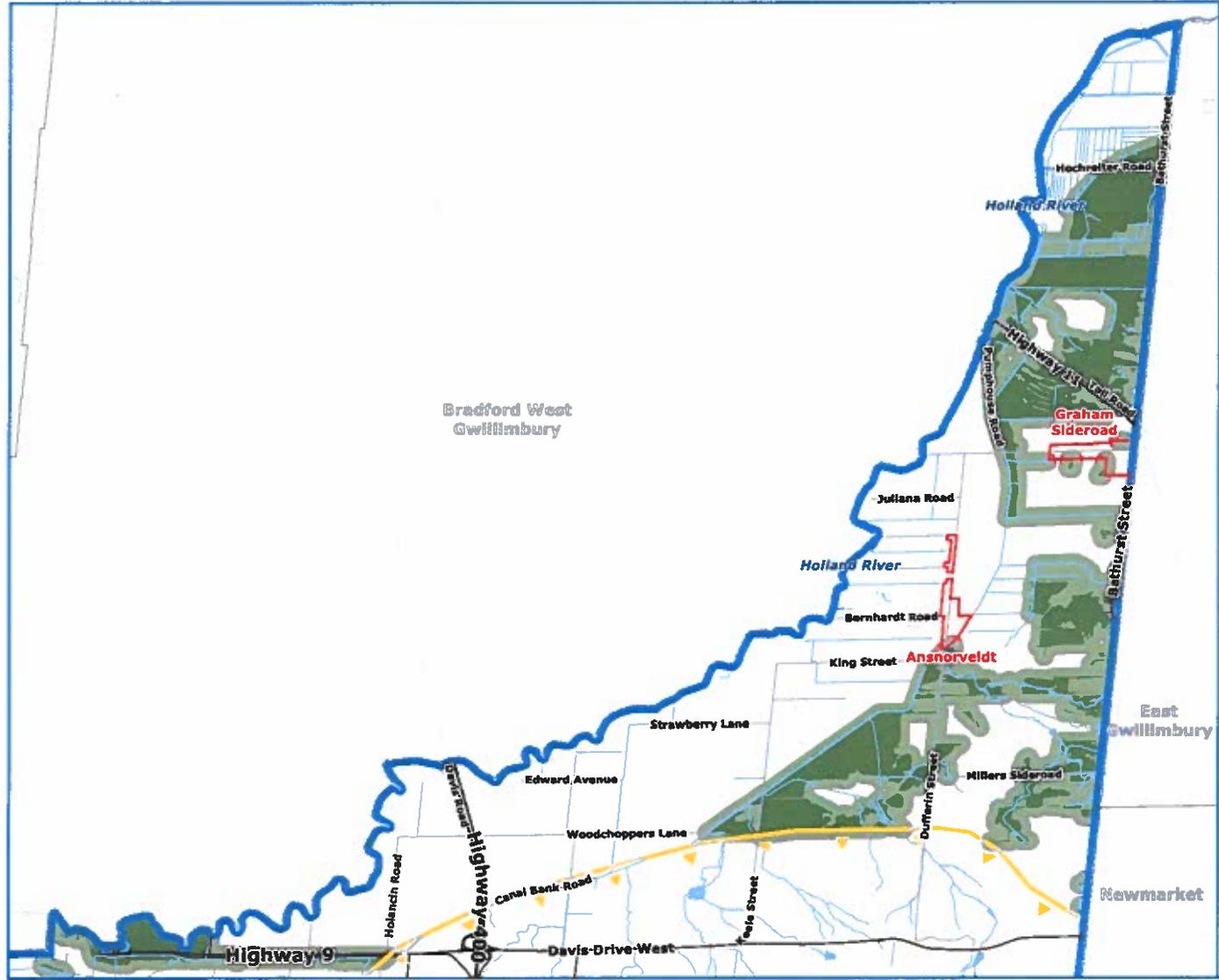
# Township of King Zoning By-law for the Countryside

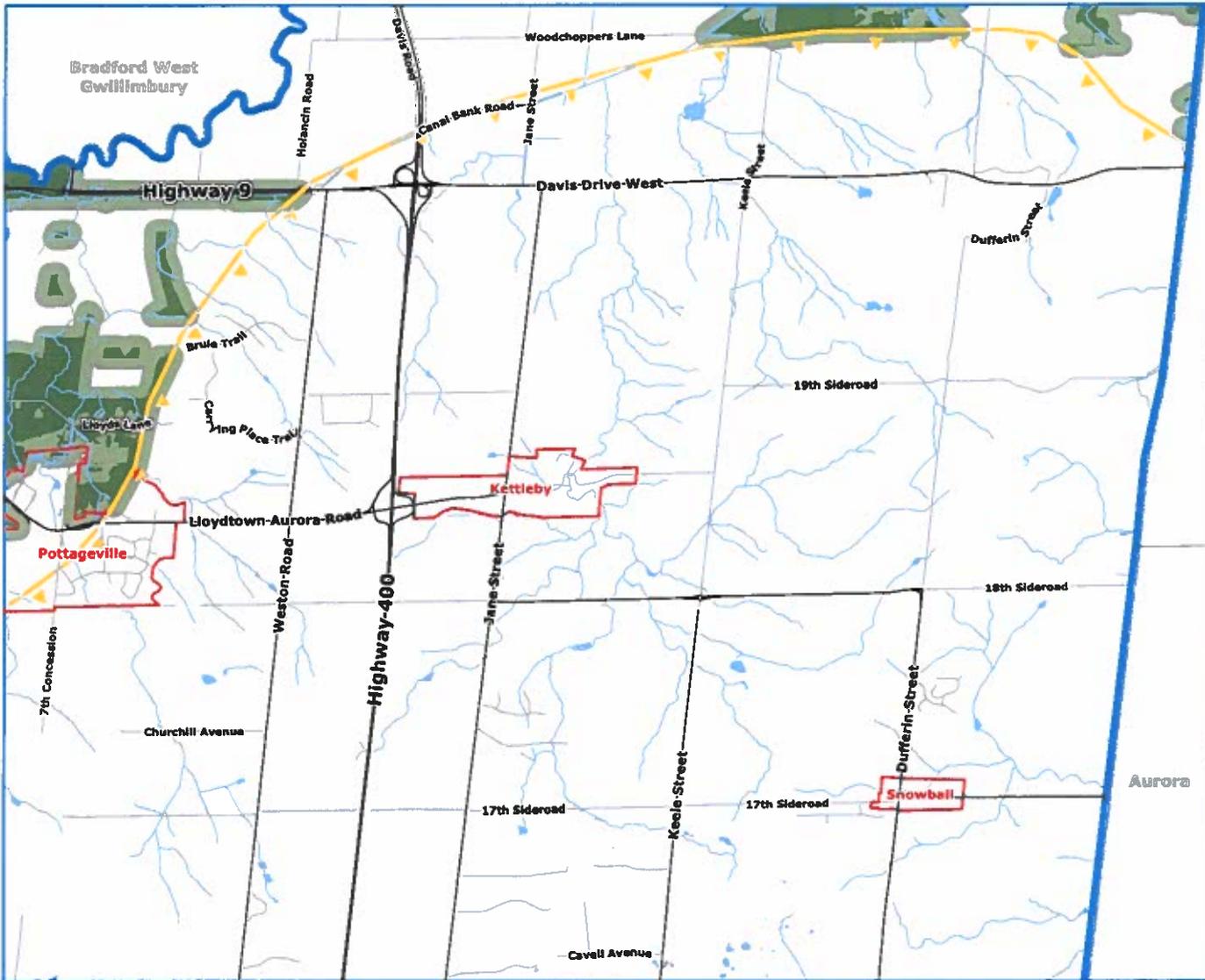
## Schedule E-1 Natural Heritage Features

- Legend**
- Township of King Boundary
  - Oak Ridges Moraine Conservation Plan Area
  - Hamlet Boundary
  - Natural Heritage Features
  - Natural Heritage Features (120 m Buffer)



September 2022  
Source: Base Data: MRC/MSO, York Region and Township of King  
Projection: NAD 1983 UTM Zone 17N

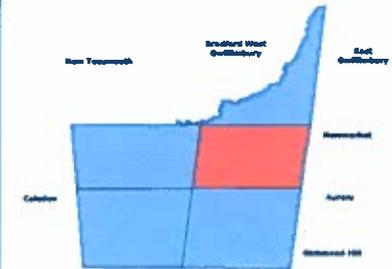




**Township of King  
Zoning By-law  
for the Countryside  
Schedule E-2  
Natural Heritage Features**

**Legend**

- Township of King Boundary
- Oak Ridges Moraine Conservation Plan Area
- Hamlet Boundary
- Natural Heritage Features
- Natural Heritage Features (120 m Buffer)



September 2022  
Source: Esri, DeLorme, NAVTEQ, TMC, Swire, and others  
Base Data: MIDWEST, York Region and  
Township of King  
Projection: NAD 1983 UTM Zone 17N

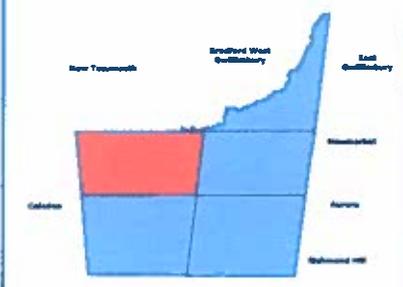
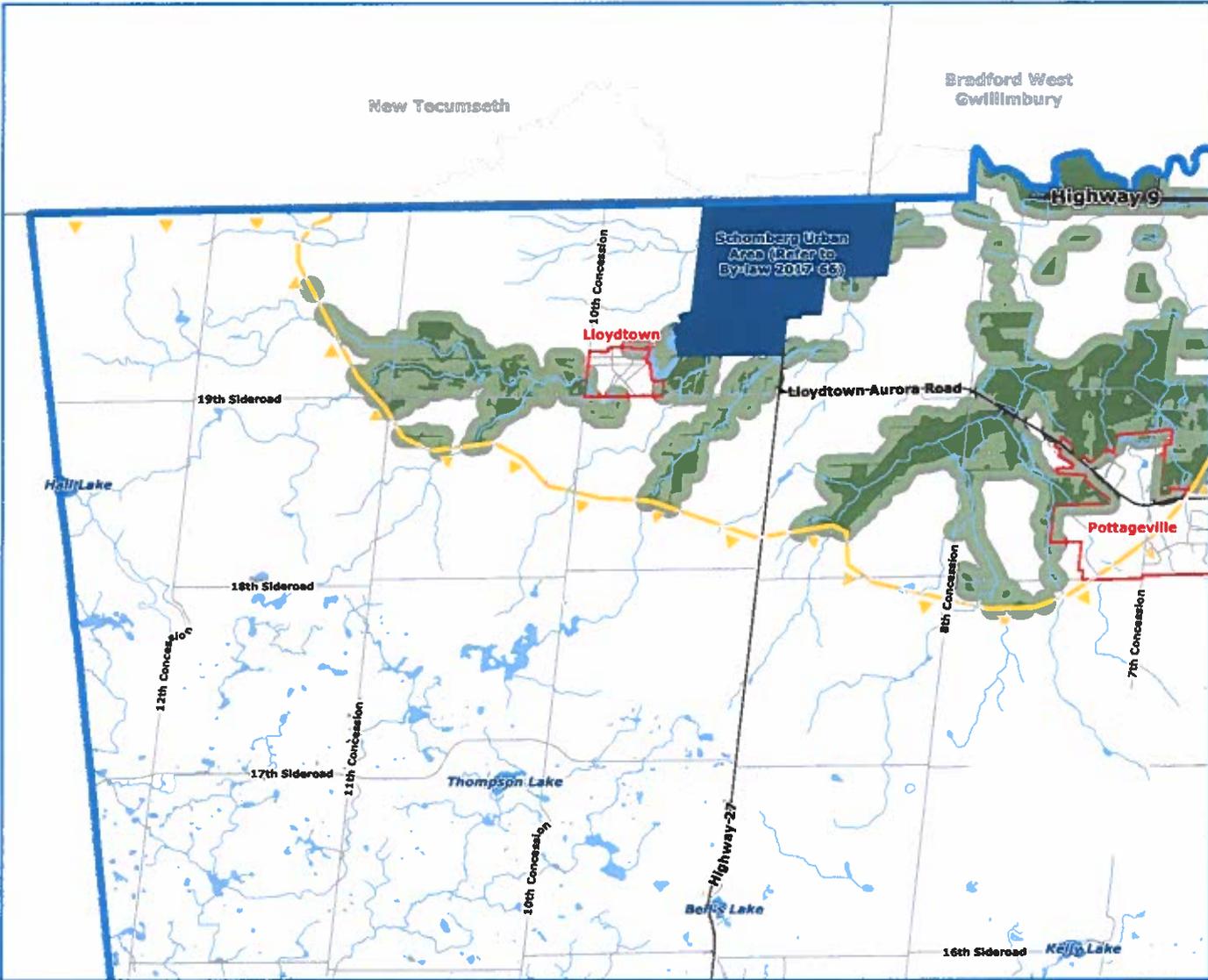




### Township of King Zoning By-law for the Countryside Schedule E-3 Natural Heritage Features

#### Legend

- Township of King Boundary
- Oak Ridges Moraine Conservation Plan Area
- Hamlet Boundary
- Natural Heritage Features
- Natural Heritage Features (120 m Buffer)



September 2022

Source: Base Data: MRC/MPW, York Region and Township of King  
Projection: NAD 1983 UTM Zone 17N

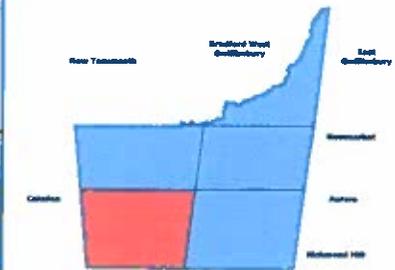




# Township of King Zoning By-law for the Countryside Schedule E-4 Natural Heritage Features

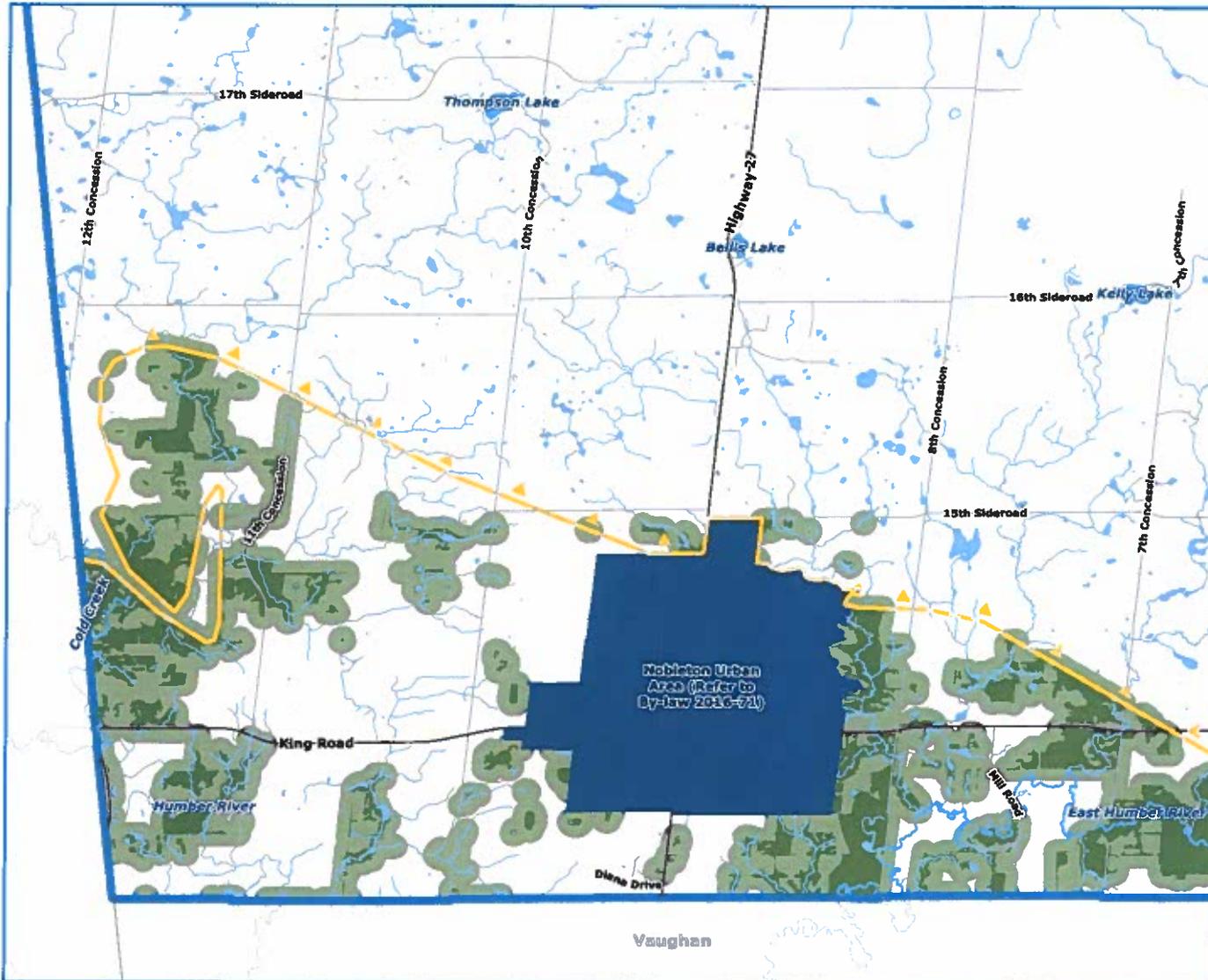
### Legend

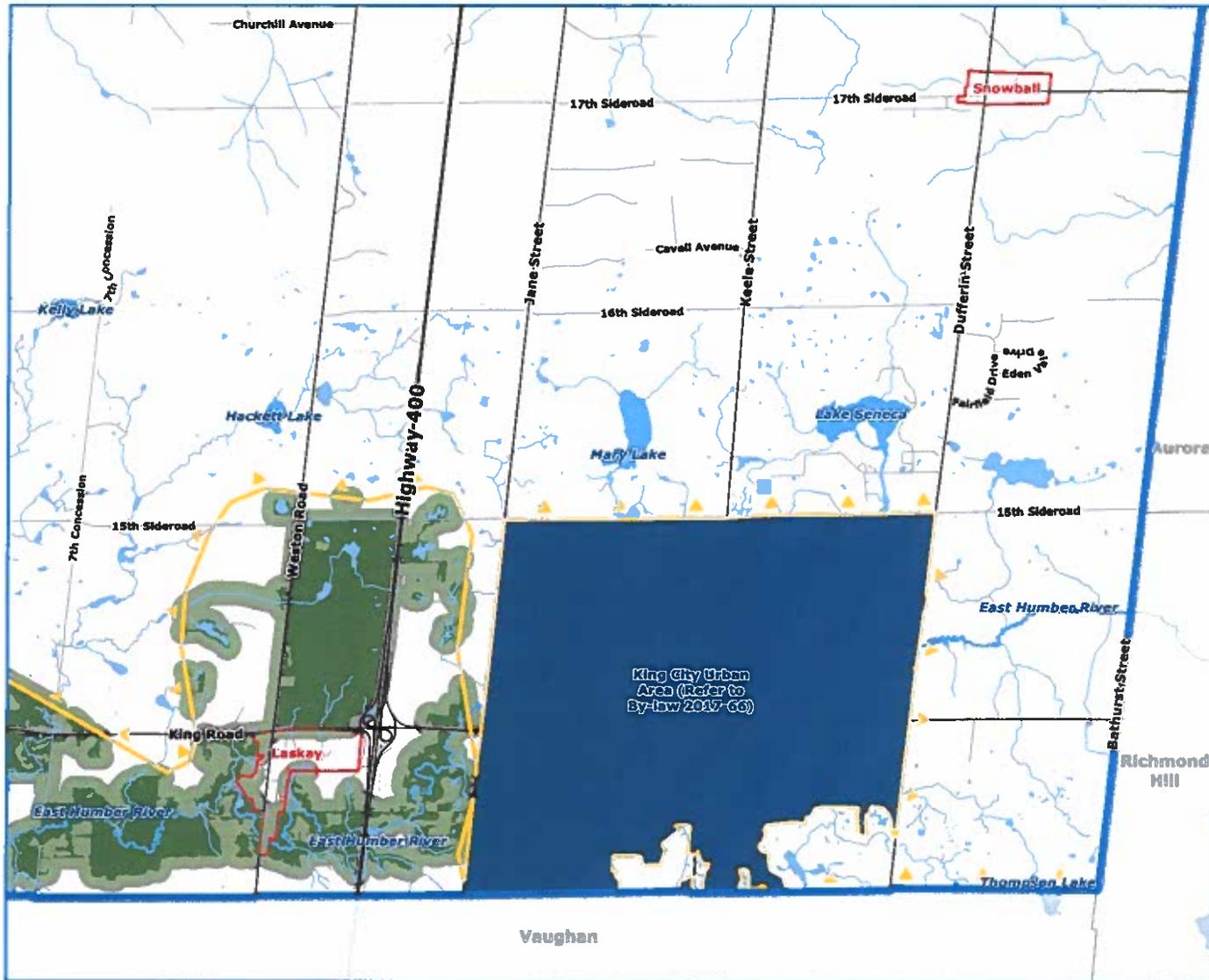
- Township of King Boundary
- Oak Ridges Moraine Conservation Plan Area
- Namlet Boundary
- Natural Heritage Features
- Natural Heritage Features (120 m Buffer)



September 2022

Source:  
Base Data: MRCGIS, York Region and  
Township of King  
Projection: NAD 1983 UTM Zone 17N

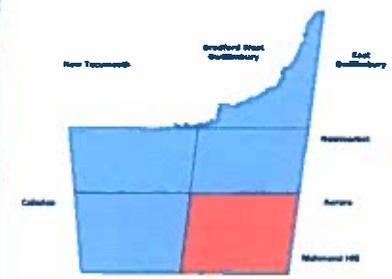




**Township of King  
Zoning By-law  
for the Countryside  
Schedule E-5  
Natural Heritage Features**

**Legend**

- Township of King Boundary
- Oak Ridges Moraine Conservation Plan Area
- Hamlet Boundary
- Natural Heritage Features
- Natural Heritage Features (120 m Buffer)



September 2022

Source:  
Base Data: WGS84, York Region and  
Township of King  
Projection: NAD 1983 UTM Zone 17N

