
TOWNSHIP OF KING



ZONING BY-LAW 74-53

Originally enacted by Council October 7, 1974
Approved by the Ontario Municipal Board May 31, 1976

*OFFICE CONSOLIDATION**

*THIS VERSION OF THE ZONING BY-LAW CONSISTS OF GENERAL AMENDMENTS CURRENT TO JANUARY, 1998, SITE SPECIFIC AMENDMENTS AND SPECIAL TEXT PROVISIONS AND MAPS 1 THRU 11 OF SCHEDULE "A" TO THE BY-LAW ARE UPDATED TO APRIL, 1991.

THIS VERSION IS NOT CERTIFIED BY THE TOWNSHIP CLERK - CONFIRMATION OF SPECIFIC PROPERTY ZONING AND PROVISIONS SHOULD BE OBTAINED FROM THE TOWNSHIP OF KING.

EXPLANATORY NOTE

The purpose of this Zoning By-law is to implement the Official Plan of the Township of King, Section 6(2) of the approved Official Plan states, that comprehensive restricted area (zoning) by-laws shall be brought into effect in accordance with the provisions of The Planning Act by the Council of the Township of King.

The Official Plan is a general document which establishes overall policy for control of development to insure that the type, location and timing of development is consistent with good planning and the Municipality's ability to provide the necessary services. This document generally indicates or designates sufficient lands in different general categories of use such as Residential, Commercial, Industrial etc., for the time period of the Plan, which is established in the Official Plan as 1975 or until the Plan is replaced or updated.

The zoning by-law implements the Official Plan and all zoning must be in conformity with the Official Plan. This does not mean that the zoning map must be identical with the land use map in the Official Plan; but it does mean that the zoning by-law must ensure the implementation of the Official Plan.

The zoning by-law establishes zones for groups of like uses within the broad categories of the Official Plan whereby the Industrial designation for example may have five or more zones, or groupings of uses which require similar provisions to insure their compatibility within the overall land use pattern.

If the Official Plan is the document which establishes What will be developed, the zoning by-law provides the How or specific provisions governing the use and the When by requiring the change be approved by Council to insure that the development is not premature.

The Official Plan states that "It is not intended that all the land use areas designated will be zoned for such uses immediately by the implementing restricted area by-laws. Certain areas designated for specific land use, may be zoned otherwise under a "Holding" "Development" or other similar type of category in order to delay their development for the designated use until they appear to be ready for such development and until the standards appropriate to the designated use can be satisfied". This by-law establishes a

for this purpose.

When the Council receives an application for a development project in the Transitional" area, which is deemed suitable by Council and which is in accordance with the designation and policies of the

appropriate zoning category by amendment to the by-law.

EXPLANATORY NOTE

A zoning by-law does not freeze land but provides the conditions for changing land use in an orderly and rational manner in accordance with the land use designation and the policies of the Official Plan.

In accordance with the requirements of The Planning Act, the usual procedure for amendment involves the following steps:

1. The person wishing a change makes an application to the Municipality for a rezoning.
2. The Municipality evaluates the application for conformity with the Official Plan, adequacy of services, conformity with provisions for the requested zoning etc. If the application satisfies all requirements the draft zoning amendment is prepared.
3. The Municipality may then at its discretion before adoption of the amending by-law, publicize the draft zoning amendment and/or hold a public meeting.
4. The Municipality then adopts or rejects the zoning amendment and if adopted, submits it for approval to the Ontario Municipal Board, or if rejected the applicant may appeal directly to the Ontario Municipal Board.
5. The Ontario Municipal Board requests that the Municipality circulate the adopted by-law to all interested parties in accordance with their "Rules of Procedure". If objections are received which cannot be resolved by negotiation, the Ontario Municipal Board will call a hearing at which any person may support or object to the amendment.
6. The Ontario Municipal Board then either approves, modifies or rejects the by-law.

The time involved in gaining approval for a zoning amendment usually varies with the complexity of the development proposal, the level of technical evaluation involved, and the necessity for an Ontario Municipal Board hearing. However, to ensure that an application for provides that where a Council refuses or neglects to make a decision may appeal directly to the Ontario Municipal Board.

THE CORPORATION OF THE TOWNSHIP OF KING
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A BY-LAW TO PROHIBIT THE USE OF LAND AND THE ERECTION OR USE OF BUILDINGS OR STRUCTURES EXCEPT FOR CERTAIN PURPOSES; TO REGULATE THE HEIGHT, BULK, LOCATION, SIZE, FLOOR AREA, SPACING, CHARACTER AND USE OF BUILDINGS OR STRUCTURES ERECTED OR USED FOR CERTAIN PURPOSES; AND TO REGULATE THE MAKING OR ESTABLISHMENT OF PITS AND QUARRIES WITHIN DEFINED AREAS OF THE TOWNSHIP OF KING. _____

WHEREAS authority is granted under Section 35 of The Planning Act R.S.O. 1970, subject to the approval of the Ontario Board, to the Council of the Corporation of the Township of King to exercise such powers.

THEREFORE the Council of the Corporation of the

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SITE PLANS (To be added by amendment)

SECTION 1: TITLE

This By-law may be cited as "The Zoning By-law of the Township of King".

SECTION 2; DEFINED AREA

This By-law applies to all land included within the

SECTION 3 - DEFINITIONS

In this By-law unless the context otherwise requires,

3.1 Accessory Building or Structure:

- (i) means a detached building or structure that is not used for human habitation, but the use of which is naturally and formally incidental to, subordinate to or exclusively devoted to a principal use or building and located on the same lot therewith, and
- (ii) includes a detached private garage or a carport.

3.2 **Accessory Use:** means a use naturally and normally incidental to, subordinate to or exclusively devoted to a principal use and located on the same lot therewith.

3.3 **Aerodrome Private:** means land used for the purpose of the landing, storing, taxiing or taking-off of private aircraft, as the primary function or accessory to a residential use, but not an airport under the regulation of The Ministry of Transport.

3.4 **Airfield:** means any land, lot or buildings used for the purpose of landing, storing, taxiing, or taking-off of private or commercial aircraft, pursuant to the regulations of The Ministry of Transport.

3.5 **Alter:** means any alteration 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.

3.6 **Animal Hospital:** means the premises of a veterinary surgeon, where animals, birds or other livestock are treated or kept.

3.7 **Attached:** means a building otherwise complete in itself, which depends for structural support, or complete enclosure, upon a division wall or walls shared in common

3.8 Automobile Service Station:

- (i) means a building or place
 - (1) where gasoline or other motor fuels are kept for vehicle, and

(2) used only for the sale and delivery described in clause (1) of this subparagraph and for the performance of minor running repairs essential to the actual operation of motor vehicles and for the sale to the motoring public of goods usual to the trade, and

(ii) does not include a public garage, motor vehicle sales establishments, or an automobile washing establishment.

3.9 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.

3.10 Basement: means that portion of a building which is partly underground but which has more than one-half of its height from the finished floor to undersides of floor joists of the storey next above, above the adjacent average finished grade level adjacent to the exterior walls of the building and in which the height from finished grade to underside of the floor joists of the storey next above is less than 1.8 metres.

3.11 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 metres 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.

3.12 Block: means the smallest unit of land the boundaries of which consist entirely of public streets, rivers, railroads, public parks and/or any combination thereof.

3.13 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, deemed a building.

Permitted Building shall mean a building that is permitted by the provisions of this By-law or by virtue of the provisions of sub-section 34(9) of the Planning Act, 1983.

3.14 Building Inspector: means the officer or employee of the Township of King from time to time charged by the Corporation with the duty of administering the provisions of the Building By-law.

- 3.15 Building Line; means a line lying in the interior of a lot established by the extension of the exterior wall of a building closest to the lot line of the lot for the purpose of establishing a minimum distance that must exist between a building or structure erected on the lot and a lot line of the lot.
- 3.16 By-law Enforcement Officer: means the officer or employee of the Township of King from time to time charged by the Corporation with the duty of administering the provisions of all municipal By-laws.
- 3.17 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.
- 3.18 Carport: means a building or structure or part thereof, at least 40% of the perimeter of which is open and unobstructed by any wall, door, post or pier, used for the temporary parking or storage of private passenger motor vehicles or commercial vehicles of not more than 0.9 tonnes maximum capacity; and wherein neither servicing nor repairing is carried on for remuneration. For the purposes of this By-law perimeter includes the main wall of the building to which the carport is attached.
- 3.19 Cellar: means that portion of a building which is partly or entirely underground but has more than one-half of its height from finished floor to finished ceiling below the average finished grade level adjacent to the exterior walls of the building.
- 3.20 Cemetery: means a cemetery or columbarium within the meaning of The Cemeteries Act of Ontario, being Chapter 57 of The Revised Statutes of Ontario, 1970, as amended from time to time.
- 3.21 Children's Home: means
- (i) a children's aid society or a receiving home as defined in The Child Welfare Act, R.S.O. 1970, Chapter 64 and as amended.
 - (ii) a children's boarding home as defined in The Children's Boarding Home Act, R.S.O. 1970, Chapter 65
 - (iii) a children's institution as defined in The Children's Institution Act, R.S.O. 1970, Chapter 66 and as amended.

- 3.22 Church: means a building dedicated to religious worship and may include a synagogue, a church hall, church auditorium, Sunday School, convent, monastery or parish hall.
- 3.23 Clinic: means a building or part thereof used by qualified medical practitioners, dentists, osteopaths or other drugless practitioners, having treatment rooms and facilities for more than two practitioners and used for the public or private medical, surgical, physio-therapeutic or other human health purpose except when included within or accessory to a private or public hospital.
- 3.24 Club, Private: means
- (i) a building or part of a building used as a meeting place for members of an organization and
 - (ii) includes a lodge, a fraternity or sorority house and a labour union hall.
- 3.25 Club, Commercial: means any club operated for gain other than a private club, as defined herein.
- 3.26 Committee of Adjustment: means the Committee of Adjustment for the Municipality of the Township of King as constituted by the By-law of the Council pursuant to Section 41 of The Planning Act, being Chapter 349 of the Revised Statutes of Ontario, 1970, as amended from time to time.
- 3.27 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, and the control of which is vested in the Municipality, a local board or agent thereof.
- 3.28 Condominium Unit: means an individual unit under individual ownership in a multiple unit structure with common elements in which:
- (i) the unit comprises not only the space enclosed by the unit boundaries but all material parts of the land
 - (ii) the common elements means all the property except the units;
 - (iii) the common element is owned by all of the owners as
- 3.29 Convenience Retail Store: means a retail store serving the daily or occasional needs of the residents in the immediate area with a variety of goods such

as groceries, meats, beverages, dairy products, patent medicines, sundries, tobacco, stationary, hardware, magazines and newspapers.

- 3.30 Corporation; means the Corporation of the Township of King.
- 3.31 Council: means the Council of the Corporation of the Township of King.
- 3.32 Coverage: means the percentage of lot area covered by all buildings.
- 3.33 Custom Workshop:
- (i) 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
 - (ii) includes upholstering but does not include metal spinning, woodworking or furniture manufacture, or any manufacturing or any shop or factory otherwise classified or defined in this By-law.
- 3.34 Daylighting or Sight Triangle: means an area free of buildings or structures, and which area is to be determined by measuring, from the point of intersection 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 "daylighting triangle".
- 3.35 Day Nursery: means a day nursery within the meaning of the Day Nurseries Act of Ontario.
- 3.36 Dwelling: means a separate building containing one or more dwelling units.
- 3.37 Dwelling Unit:
- (i) means one room or a group of rooms in a building used or designed or intended to be used by only one family as a single, independent and separate housekeeping
 - (1) in which food preparation and sanitary facilities are provided for the use of such family, and
 - (2) which has a private entrance from outside the inside the building, but

(ii) does not mean or include a tent, cabin, trailer, or a room or suite of rooms in a boarding house, in a hotel, motel, motor hotel, or tourist home.

3.38 Dwelling, Apartment:

(i) 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.

(ii) does not mean a boarding or rooming house.

3.39 Dwelling, Boarding or Rooming House:

(i) 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.

(ii) does not mean or include a motel, hotel, public or similar commercial or institutional use, or apartment house•

3.40 Dwelling, Converted: means a building altered to contain a greater number of dwelling units, with each self-contained dwelling unit having a floor space of not less than 54.0 square metres.

3.41 Dwelling, Double Duplex or Fourplex: means a building that consists of two duplex dwellings attached to each other.

3.42 Dwelling, Duplex: means a building that is divided horizontally into two dwelling units each of which has an independent entrance either directly or through a common vestibule.

3.43 Dwelling, Group: means a building which is part of a group of dwellings on the same lot, which group of dwellings is comprised of row-house dwellings, or maisonettes, or apartments, or any combination thereof.

3.44 Dwelling, Maisonette: means a building that is divided into more than three (3) but fewer than seventeen (17) dwelling units, each of which has independent entrances, one to a common corridor and the other directly to the outside yard area adjacent to the said dwelling unit.

- 3.45 Dwelling, Row-House: means a building that is divided vertically into more than three (3) but fewer than nine (9) dwelling units, each of which has independent entrances, to a front and rear yard immediately abutting the front and rear walls of each dwelling unit.
- 3.46 Dwelling, Semi-Detached: 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.
- 3.47 Dwelling, Single Family Detached: means a completely detached dwelling unit.
- 3.48 Dwelling, Split Level: means a dwelling containing two or more sections at different levels where the difference in elevation shall not be less than 0.9 metres nor more than 2.1 metres between any such section and the next horizontally adjoining section and two or more of such sections shall contain one or more habitable rooms.
- 3.49 Dwelling, Triplex: means a building that is divided horizontally into three dwelling units, each of which has an independent entrance either directly or through a common vestibule.
- 3.49A Enlargement: means any alteration or change to an existing structure resulting in an increase in the existing Floor Area and Enlarged shall have a corresponding meaning.
- 3.50 Erect: means to build, construct, reconstruct, alter and 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.
- 3.51 Established Building Line: means the average distance from the street line to existing buildings in any block where more than half the frontage has been built upon, at the date of the final passing of this By-law.
- 3.52 Existing: means existing as of the date of the final passing of this By-law.
- 3.53 Farm: means land used for the growing of trees, grain, vegetables, or fruit crops, the grazing or pasturing of accessory buildings.

3.54 Farm Specialized Use: means land on which the predominant use is for buildings for the intensive raising or keeping of chickens, turkeys or other fowl, rabbits or other fur bearing animals, a broiler plant, the growing of mushrooms, the keeping of animals for medical purposes or the intensive feeding of hogs, sheep, goats or horses or cattle in a confined area.

For the purposes of this definition the following ratio of animals per hectare shall be used in determining the minimum requirement for intensive use:

- (a) seven (7) cattle per hectare
- (b) twelve (12) adult goats per hectare
- (c) twenty-five (25) swine per hectare
- (d) ten (10) horse per hectare
- (e) two hundred and fifty (250) domestic rabbits per
- (f) twelve (12) mink per hectare
- (g) twelve (12) foxes per hectare
- (h) twelve (12) dogs per hectare
- (i) ninety (90) fowl per hectare

3.55 Family: means a person or two (2) or more persons interrelated by bonds of consanguinity, marriage or legal adoption and together with not more than three (3) persons unrelated to such persons living together as a single, independent and separate housekeeping unit in one dwelling unit and for the purpose of this paragraph, the word "family" includes and shall be deemed to include gratuitous guests and bona fide servants employed as such on the premises containing the said dwelling unit.

3.56 Floodplain: means the horizontal area below the high water mark of a watercourse (including a drainage canal) or lake or as defined by The South Lake Simcoe Conservation Authority or The Metropolitan Toronto and Region Conservation Authority or the area within 30.0 metres of the greater. (Definition not approved by O.M.B.).

3.57 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 or cellar, except that where the natural terrain permits a walkout basement 25% of the floor area of the walkout basement may be considered as habitable floor area.

- 3.58 Floor Area, Gross; means the aggregate of the floor areas of all the storeys of a building including the floor area of any basement but not of any cellar which floor areas are measured between the exterior faces of the exterior walls of the building at each floor level but excluding car parking areas within the building; and for the purpose of this clause, the walls of an inner court shall be deemed to be exterior walls.
- 3.59 Floor Area, Maximum Gross: means the maximum gross floor area of all buildings on a lot expressed as a percentage of the lot floor area in each zone shall apply only to that portion of such lot which is located within said zone.
- 3.60 Floor Area, Ground; means the floor area of the lowest storey of a building approximately at or first above the average finished grade level excluding any basement or cellar, which area is measured between the exterior faces of the exterior walls at the floor level of such storey, but
- (i) excludes car parking areas within the building, and
 - (ii) for the purpose of this paragraph the walls of an inner court are and shall be deemed to be exterior walls.
- 3.61 Floor Area, Retail: means the gross floor area of a commercial building devoted to retail purposes.
- 3.62 Garage, Private: means a building or part thereof used for the temporary parking or storage of private passenger motor vehicles or commercial vehicles of not more than 0.9 tonnes maximum capacity and wherein neither servicing or repairing is carried on for remuneration.
- 3.63 Garage, Public Auto Body: 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, washing or cleaning of motor vehicles may be carried on but does not include a car wash.
- 3.64 Garage, Public, Mechanical: means a building or place used for the mechanical repair or

fuels or lubricants is incidental to the main use and where the washing and cleaning of motor vehicles may be carried on but does not include a public garage, auto body, a car wash or an automobile service station.

- 3.65 **Gasoline Bar;** means one or more pump islands, each consisting of one or more gasoline pumps, and shelter having a floor area of not more than 9 square metres, excluding washrooms, which shall not be used for the sale of a product other than liquids and small accessories required for the operation of motor vehicles and shall not be used for repairs, oil changes, or greasing, but this definition shall not include a kiosk on a pump island.
- 3.66 **Golf Course:** means a public or private area operated for the purpose of playing golf and includes a par 3 or larger golf course but does not include driving ranges, miniature golf courses and similar uses.
- 3.67 **Grade Established:** means with reference to a building, the average elevation of the finished surface of the ground where it meets the exterior of the front of such building and when used with reference to a structure shall mean the average elevation of the finished grade of the ground immediately surrounding such structures, exclusive in both cases of any artificial embankment or entrenchment and when used with reference to a street, road or highway established by the Corporation or other designated authority.
- 3.68 **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 greenhouse, but are sold directly from such lot at wholesale or retail.
- 3.69 **Greenhouse, Farm:** means a building for the growing of plants, shrubs, trees and similar vegetation which are necessarily transplanted outdoors on the same lot containing such greenhouse.
- 3.70 **Habitable Room:** means a room in a dwelling used or intended
- 3.71 **Height:** means with reference to a building the vertical distance measured from the average finished grade level at the front elevation of such building to
- (i) the highest point of the roof surface or the parapet,
 - (ii) the deckline of a mansard roof.

- (iii) the mean level between eaves and ridge of a gabled, hip, gambrel roof or other type of pitched roof.
- (iv) the top of the uppermost element of a satellite dish.

In calculating the height of a building, any construction used as an ornament or for the mechanical operation of the building such as a chimney, tower, cupola or steeple shall not be included.

3.72 Home Occupation: means any occupation which is carried on as an accessory use and only by members of the one family residing in a dwelling house or dwelling unit provided that:

- (i) no person, other than a member of the family is engaged in canvassing, delivering or as a go-between in distributing merchandise to customers;
- (ii) there is no display, other than a legal sign, to indicate to persons outside, that any part of the dwelling house, unit or lot is being used for a purpose other than residential;
- (iii) such home occupation is clearly secondary to the main residential use and does not change the residential character of the dwelling house or unit nor create or become a public nuisance, in particular, in regard to noise, noxious odours or emission of smoke, traffic or parking;
- (iv) no more than one (1) person not resident in the dwelling shall be employed;
- (v) such home occupation does not interfere with television or radio reception;
- (vi) there are no goods, wares or merchandise, publicly offered or exposed for sale on the premises;
- (vii) not more than 25% of the gross floor area of the dwelling house or unit is used for the purposes of home occupation uses; and
- (viii) such home occupation uses may include the office of a estate agent, but a beauty parlour, or a barber shop, a clinic, a hospital, a nursing home, a tea room and an animal hospital shall not be deemed to be home occupations.

3.73 Hospital. Private: means a hospital as defined by the Private Hospitals Act being Chapter 361 of

the Revised Statutes of Ontario 1970, as amended from time to time, and a sanitarium as defined by the Private Sanitaria Act, being Chapter 363 of the Revised Statutes of Ontario, 1970, as amended from time to time.

- 3.74 Hospital, Public: means an institution as defined by the Public Hospitals Act being Chapter 378 of the Revised Statutes of Ontario, 1970, as amended from time to time.
- 3.75 Hotel: means
- (i) 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 private cooking facilities.
 - (ii) does not include rooming or boarding houses or apartments or cabins.
- 3.76 Hotel, Apartment: means a hotel except that not more than 50% of the living accommodation therein, according to floor area, may be dwelling units.
- 3.77 Kennel: means a building or structure where animals, birds or other livestock intended or used as domestic household pets are kept or boarded and the operation is registered by the Canadian Kennel Club.
- 3.78 Landscaping: means
- (i) any combination of trees, shrubs, flowers, grass or other horticultural elements, together with decorative stonework, paving, screening or other architectural elements, all of which is designed to enhance the visual amenity of a property and/or to provide a screen to mitigate any objectional adjacent land.
 - (ii) does not include parking areas, patios, walkways, driveways or ramps.
- 3.79 Deleted
- 3.80 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
- (i) is provided for the temporary parking of one materials are being loaded or unloaded from such of sale or display.

- (ii) is suitable for the temporary parking of one commercial motor vehicle.
 - (iii) is not upon or partly upon any street or lane, and
 - (iv) has adequate access to permit ingress and egress of a commercial motor vehicle from a street by means of driveways, aisles, manoeuvring areas or similar areas, no part of which shall be used for the temporary parking or storage of one or more motor vehicles.
- 3.81 **Lot:** means a parcel or tract of land capable of being conveyed as a separate parcel pursuant to the provisions of the Planning Act, 1983, but shall not include a right-of-way, easement or reserve.
- 3.82 **Lot Area:** means the total horizontal area within the lot lines of a lot and in the case of a corner lot having street lines rounding at the corner with a radius of 6.0 metres or less, the lot area of such lot is to be calculated as if the lot lines were projected to this point of intersection, but shall not include any portion of the Lot used as a right-of-way or easement.
- 3.83 **Lot, Corner:** 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•
- 3.84 **Lot Coverage, Maximum:** means that percentage of the lot area, covered by all buildings above ground level, and shall not include that portion of such lot area which is occupied by a building or portion thereof which is completely below ground level, and for the purpose 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.
- 3.85 **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.
- 3.86 **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 metres back from and parallel to the chord of the lot frontage. (For the

straight line joining the two points where the side lot lines intersect the front lot lines).

- 3.87 Lot, Interior: means a lot situated between adjacent lots and having access to one street.
- 3.88 Lot Line: means any boundary of a lot.
- 3.89 Lot Line, Flankage: means a side lot line which abuts the street on a corner lot.
- 3.90 Lot Line, Front:
- (i) the lot line that divides the lot from the street, but
 - (ii)
 - (a) 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;
 - (b) in the case of a corner lot abutting a 0.3 metre reserve, the lot so abutting the 0.3 metre reserve shall be deemed an exterior side lot line and the other line abutting the street shall be deemed the front lot line;
 - (c) in the case of a through lot, the longer boundary 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 the Municipality may designate either street line as the front lot line.
- 3.91 Lot Line, Rear: means the lot line opposite the front lot line.
- 3.92 Lot Line, Side: means the lot line other than a front or rear lot line.
- 3.93 Lot, Reversed Corner: means a corner lot, the flankage of which is substantially a continuation of the front lot line of the lot to its rear.
- 3.94 Lot, Through: means a lot bounded on two opposite sides by streets, provided however, that if any lot qualifies as being both a lot corner and a lot through as for the purpose of this By-law.

- 3.95 Main Building means the building in which is carried on the principal purpose for which the building lot is used.
- 3.96 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 nearer to a lot line than the said exterior wall.
- 3.97 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 sale of marine craft, accessories and/or refreshments.
- 3.97A Mobile Home: means any dwelling that is designed to be made mobile and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer or trailer otherwise designed.
- 3.98 Motel, Motor Hotel: 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•
- 3.99 Motor Vehicle Sales Area: means
- (i) a place comprised of land or a building or both the purpose of which is for the display or sale, or both of new and/or used motor vehicles.
 - (ii) but does not include an automobile wrecking or salvage
- 3.100 Municipality: means the Corporation of the Township of King.
- 3.101 Non-conforming or Non-complying: means that which does not conform or comply with the provisions of this By-law as of the date of the final passing thereof.
- 3.102 Nursing Home: means a nursing home within the meaning of The
- 3.103 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 objectional odours, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other material, but nothing herein shall be deemed to prohibit animal waste disposed of in accordance with normal farming practices.

- 3.104 **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.
- 3.105 **Park, Private:** means a park other than a public park.
- 3.106 **Park, Public:** means a park owned or controlled by a Public Authority or by any Board, Commission or other Authority established under any statutes of the Province of Ontario.
- 3.107 **Parking Lot or Parking Area:** 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:
- (i) comprises all parking spaces of at least the minimum By-law, and all driveways, aisles, manoeuvring areas, entrances, exists, and similar areas used for the purpose of gaining access to or egress from the said parking spaces, and
 - (ii) is provided and maintained in accordance with all applicable provisions of this By-law.
- 3.108 **Parking Space:** means an area of land which is provided and maintained upon the same lot or lots upon which the principal use is located.
- 3.109 **Person:** means an individual, association, firm, partnership, corporation, trust, incorporated company, corporation created under the Condominium Act, organization, trustee or agent, and the heirs executors or other legal representatives of a person to whom the context can apply according to law.
- 3.110 **Pit:** means an opening or excavation in or working of the ground for the purpose of searching for or removal of mineral, soil, rock, quartz, limestone, earth, clay, sand or gravel, and any roast-yard, smelting furnace, mill, work or place, used for in connection with crushing, reducing, smelting, refining, or treating any of the substances listed in this definition and all ways, works, plant, building and premises either below or above the ground and belonging to or used in connection with any activities listed in this

- 3.111 Practitioner. Drugless: means a drugless practitioner within the meaning of The Drugless Practitioners Act,
- 3.112 Practitioner, Medical: means a doctor or dentist.
- 3.113 Public Authority: means any School Board, Public Utility Commission, Transportation Commission, Public Library Board, Board of Parks Management, Board of Health, Board of Commissioners of Police, Planning Committee or other board or commission or committee of the Township of King or the Regional Municipality of York established or exercising any power or authority under any general or special statutes of Ontario with respect to any of the affairs or purposes of the Municipality or a portion thereof, and includes any committee or local authority established by By-law of the Municipality.
- 3.113A Reconstruction: means
- (i) the rebuilding or replacement of more than 50% of an existing building or structure above the footings or foundation walls;
 - (ii) the rebuilding or repair of an existing building or structure that has suffered damage by any cause whatsoever to at least 50% of the building or structure, to the extent that such damage has rendered that portion inoccupiable, unusable or unsafe; or
 - (iii) making structural alterations or changes to more than
- and Reconstructed shall have a corresponding meaning.
- 3.113B Repair or Renovation; means any work to an existing building or structure which improves its condition without structural alterations or changes to more than 50% of the building or structure, but shall not include any Reconstruction or Enlargement, and Repaired or Renovated shall have corresponding meanings.
- 3.113C Region: means the Regional Municipality of York.
- 3.113D Reserve: means a 1 foot or 0.3 m strip of land conveyed to the Municipality, the Region or the Queen in the Right of the Province of Ontario for the purpose of preventing
- 3.114 Restaurant: means a building or structure or part thereof where food is prepared and offered for sale to the public for consumption within the building or structure but does not include a drive-in restaurant

- 3.115 Restaurant, Drive-in: means premises consisting of a building or structure, together with a parking lot, from which food, refreshments, dairy products or beverages are offered for sale or sold to the public for consumption either in automobiles parked on the parking lot or for consumption elsewhere on the premises, but not necessarily within such building or structure, and does not include a building or structure, where food, refreshments, dairy products or beverages are offered for sale or sold to the public only for consumption within the building or structure or off the premises.
- 3.116 Restaurant. Take-out: means a building or facility, 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. In addition no provision is made for in his car, within the building or elsewhere on the site.
- 3.117 Retail Store; 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 at retail.
- 3.117A Retirement Home: means a building or structure used to board and lodge retired persons, with or without minor medical care, and licensed or approved under the provisions of Section 208, subsection 61 of the Municipal Act, R.S.O.1980.
- 3.118 Deleted
- 3.118A Satellite Dish: means a satellite signal broadcast and/or receiving device used or intended to be used to send and/or receive radio waves to or from satellites.
- 3.119 School. Commercial: means a school of seven or more pupils conducted for gain such as a secretarial school, language school, driving school, etc.
- 3.120 School. Private: means a school other than a Public School or Commercial School.
- 3.121 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 at public expense.
- 3.122 Scrap or Salvage Yard: means a lot and/or land for the storage and/or handling of scrap foregoing, shall include waste paper, rags, bones, bottles,

and used bicycles, vehicles, tires, metal and/or other scrap material and salvage.

- 3.123 Service Industries: means a public garage including engine and body repair shop, a printing establishment, a laundry or cleaning establishment, a paint shop, plumbing shop, sheet metal shop and similar uses.
- 3.124 Service Shop, Light: means a shop not otherwise classified or defined in this By-law and whether conducted in conjunction with a retail store or not, for servicing or repairing radio and television receivers, vacuum cleaners, refrigerators, washing machines, sewing machines and other domestic appliances; musical instruments, sound and public address systems, hosiery, shoes, cameras, toys, jewellery, watches, clocks, safes and locks, bicycles, wheel chairs, orthopaedic and prosthetic appliances; and any other like articles; and for fabric mending, window glazing, metal replating, painting and refinishing furniture and other household goods and includes a key shop, hat cleaner's shop, a custom picture framing shop, the business of renting small tools and appliances, costumes, chairs, tables, musical instruments and public address systems and other like articles and equipment, but shall not include the renting of automobiles, trucks, construction equipment or other similar articles.
- 3.125 Service Shop, Heavy: means a shop not otherwise classified or defined in this By-law and whether conducted in conjunction with a retail store or not, for servicing or repairing tires including vulcanizing or retreading, batteries, brakes or radiators, automotive ignition, exhaust or electrical systems, furnace and oil burners, water and air coolers and domestic water heaters; fixtures and equipment and any other like articles, the business of renting automobiles or trucks, light construction or lawn care equipment, and includes the regular place of business of a master electrician or plumber.
- 3.126 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 barber's shop, a ladies hairdressing establishment, a shoe shine shop and other similar services.
- 3.127 Setback: means the distance between the street line and the nearest main wall of any building or structure and
- 3.128 Sewer, Sanitary: means a system of underground pipe or conduits, operated by the Township of King and/or the Regional Municipality of York and/or the Ontario

Ministry of the Environment, which carries sewage to an approved place of treatment.

- 3.129 Sewer, Storm or Drainage; means a system of underground conduits or open ditches operated and/or maintained by the Township of King and/or the Regional Municipality of York, which carries storm surface waters and natural drainage, but excludes sewage, household or industrial wastes.
- 3.130 Shopping Centre: means a group of commercial uses, which have been designed, developed and managed as a unit by a single owner or tenant, or a group of owners or tenants as distinguished form of business area comprising unrelated individual uses.
- 3.131 Sign: means any structure, device, light or natural object including the ground itself, or any part thereof, or any device attached thereto, or painted or represented thereon, which shall be used to identify, advertise, or attract attention to any object, product, place, activity, person, institution, organization, firm, group, commodity, profession, enterprise, industry or business, or which shall display or include any letter, work, model, number, banner, flag, pennant, insignia, device or representation used as an announcement, direction, or advertisement, and which is intended to be seen from off the premises or from a parking lot. The word "sign" shall include signs which are affixed to the inside of windows and glass doors and are intended to be seen from roadways or parking lots. No other indoor sign
- 3.132 Site Plan: means scaled drawing showing the relation between the lot lines and the uses, buildings or structures existing or proposed on a lot, including such details as parking areas, driveways, walkways, landscaped areas, building areas, minimum yards, building heights, floor areas, densities and areas for special uses.
- 3.132a Spa or Resort: means an establishment comprised of a building or buildings designed for the overnight accommodation of guests using facilities for the purpose of health and fitness, but not including the travelling public, 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."
- 3.133 Storey: means that portion of a building between any floor, ceiling or roof next above, provided that any portion of a building partly below grade level shall not be deemed a grade•

Provided also that any portion of a storey exceeding 4.2 metres in height shall be deemed an additional storey for each 4.2 metres or fraction thereof of such excess.

- 3.134 **Storey. Half:** means the portion of a building located wholly or partly within a sloping roof having a floor area of not less than one-third or more than two-thirds of the floor area of the storey next below, sidewalls not less than 1.2 metres in height and a ceiling with a minimum height of 2.2 metres over an area equal to at least fifty (50) percent of its floor area.
- 3.135 **Street, Public:** means any common and public street, laneway, roadway or highway, assumed and maintained on a year around basis by the Municipality, the Region or the Queen in the Right of the Province of Ontario 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, 1983, and the Developer is not in default of its obligations thereunder.
- 3.136 **Street Line:** means the boundary line of a street.
- 3.137 **Structure:** means anything that is erected, built or constructed of parts joined together or any such erection fixed to or supported by the soil and/or any other structure. But for the purposes of this By-law, a fence not exceeding 1.5 metres shall be deemed not to be a structure. Permitted Structure shall mean a structure that is permitted by the provisions of this By-law or by virtue of the provisions of sub-section 34(9) of the Planning Act, 1983.
- 3.138 **Swimming Pool:** means an artificial body of water constructed of cement, plastic, fibreglass, or similar material having a depth greater than 0.6 metres and intended primarily for bathing, swimming and diving but shall not include a natural dug or dammed pond primarily intended for aesthetic or agricultural purposes.
- 3.139 **Tourist or Travel Trailer:** means a tent trailer, truck camper, house trailer, that is used or intended to be used for a short term and is located or parked on a site for a temporary or seasonal period from April through October in any calendar year.
- 3.140 **Tourist Trailer Park:** means an establishment comprising land or premises under single ownership used for the parking of tourist trailers on a temporary or seasonal basis, such as for a day, or a week from April through October

Information Act and The Act respecting the regulations of Tourist Camps.

- 3.141 Use: means the purpose of which any land, building, structure or premises, or part thereof,
- (i) is arranged, designed or intended to be used, or
 - (ii) is or may be occupied or maintained, and the word "used" has a corresponding meaning.
- 3.142 Use. Agricultural: means
- (i) a use of land, buildings or structures for the purpose of animal husbandry/ beekeeping, dairying, fallow field crops, forestry, fruit farming, horticulture, sod farming, market gardening, pasturage, poultry-keeping, or any other farming use, and
 - (ii) includes the growing, raising, packing, treating, storing and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agriculture and which are not obnoxious•
- 3.143 Use, Commercial: means the use of land, buildings or structures for 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.
- 3.144 Use, Institutional: means
- (i) the use of land, buildings or structures for religious, charitable, educational, health or welfare purposes, and
 - (ii) includes churches, place of worship, schools and day nurseries.
- 3.145 Use. Recreational: means
- (i) the use of land for parks, playgrounds, tennis courts, athletic fields, golf courses, picnic areas, swimming pools, day camps, community centres, snow skiing and accessory buildings and structures, but

(ii) does not include a track for the racing of animals, driving range or miniature golf courses.

- 3.146 Use. Residential: means the use of land, buildings or structures for human habitation.
- 3.147 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 all watercourses shown on Schedule "A"^M.
- 3.148 Water Supply: means a distribution system of underground piping and related storage, including pumping and purification appurtenances owned and operated by the Township of King, The Regional Municipality of York and/or The Ontario Ministry of the Environment for public use.
- 3.149 Yard: means an open, uncovered space on a lot appurtenant to a main building (except a court) and unoccupied by buildings or structures except as specifically permitted elsewhere in this By-law. In determining yard measurements the minimum horizontal distance from the respective lot lines shall be used.
- 3.150 Yard. Exterior: means the side yard of a corner lot which side yard extends from the front lot line and the nearest main wall of any building or structure.
- 3.151 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" 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.
- 3.152 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" 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.
- 3.153 Yard, Side: means a yard extending from the front yard to the rear yard of a lot between a side lot line and the nearest wall of any building or structure on the lot; and the "Minimum" 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.
- 3.154 Zone: means a designated area of land use shown on the

3.155 Zoning Administrator: means the officer or employee of the Township of King from time to time charged by the Corporation with the duty of administering the

SECTION 4 - ZONES AND ZONING MAPS

4.1 Zones

For the purpose of this By-law, the Township of King is divided into the following zones, the boundaries of which are

<u>ZONE</u>	<u>SYMBOL</u>
Residential Urban	R1
Residential Hamlet	HR
Residential Estate	ER1
Residential Rural	RR
Commercial General	C1
Commercial Highway	C2
Commercial Local	C3
Commercial Shopping Centre	C4
Commercial Marine	C5
Industrial Restricted	M1
Industrial General	M2
Industrial Extractive	M3
Industrial Storage	M4
Airfield	A
Institutional	I
Rural General	RU1
Rural Intensive	RU2
Rural Specialized	RU3
Transitional	T
Open Space and Conservation	0

4.2 Zoning Maps

The maps attached composing Schedules "A" and "B" may be cited as the "Zoning Maps", and are hereby declared to form part of this By-law.

SCHEDULE "A"

<u>MAP NO.</u>	<u>AREA</u>
1	Township of King (southern part)
2	Township of King
3	King City Area
4	Nobleton Area
5	Schomberg Area
6	Pottageville Area
7	Kettleby Area
8	Sacred Heart Area
9	Snowball Area
10	Laskay Area
11	Ansnorveldt Area

SCHEDULE 'B' (To be added by amendment)

<u>Map No.</u>	<u>AREA</u>
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SECTION 5 - INTERPRETATION

5.1 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.

5.2 Symbols

The symbols used on the Schedules attached hereto, refer to the appropriate zones established by this By-law.

5.3 Defined

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

- (i) Where a zone boundary is indicated as following a street or lane, the boundary shall be the centre line of such street or lane.
- (ii) 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.
- (iii) Where a zone boundary is indicated as passing through undeveloped land, the said zone boundary shall be scaled from the attached Schedules, unless dimension shown in the attached Schedules, provide greater accuracy.
- (iv) Where a street, lane, railroad or railway right-of-way, watercourse is included on the Zoning Maps, they shall unless otherwise indicated be included in the zone of the adjoining property on either side thereof.
- (v) Where a street, lane, railroad or railway right-of-way, electrical transmission line right-of-way, or watercourse is included on the Zoning Maps and serves as a boundary between two or more different zones, a line midway on such street, lane, right-of-way or watercourse and extending in the general direction of the long division thereof shall be considered the otherwise; and

- (vi) Where a zone boundary is indicated as following the limits of the municipality, the limits shall be the boundary.
- (vii) A boundary indicated as following a shore line shall the shore line, the boundary shall be constructed as moving with the actual shore line.

5.5 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.

5.6 Closings

In the event a dedicated street or lane shown on any Schedule forming part of this By-law is closed, the property formerly in such street or lane shall be included within the zone of the adjoining property on either side of such closed street or lane. If a closed street or lane is the boundary between two or more different zones, the new zone boundaries shall be the former centre line of the closed street or lane.

5.7 Conflict

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

SECTION 6 - GENERAL PROVISIONS ALL ZONES

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6.1 Application of By-Law

No person shall within "the defined areas" change the use of any building, structure or land or erect or use any building or structure except in conformity with the provisions of this By-law.

6.2 Accessory Use

Accessory uses, buildings and structures shall be permitted in any zone within the Township of King but shall not:

- (i) Be used for human habitation except where a dwelling is a
- (ii) . Be built closer to the front lot line or side yard line
the main building on the lot;
- (iii) Be built closer to a street than the main building is
- (iv) Be built closer than 1.2 metres to any lot line
 - (a) that common semi-detached garages may be
 - (b) that a boathouse, dock or wharf may be located
approval of any other governmental authority jurisdiction has been obtained and provided that the boathouse, dock or wharf is located not closer than 3.9 metres to the side lot line or does not encroach on adjacent frontage when the lot boundaries are extended into the water.
- (v) Exceed 4.5 metres in height in a Residential or
- (vi) Exceed three (3) percent coverage of the total lot area;
 - (a) Exception re: Part of Lot 33, Concession 9,

Notwithstanding the provisions of Section 6.2(vi), accessory uses shall not exceed a total
- (vii) Be built within 1.8 metres of the main building;

- (viii) Be considered an accessory building if attached to
- (ix) Be considered an accessory structure if located
- (x) Exceed 4.5 metres in height for a satellite dish on
 Hamlet, Residential Estate zone or any Lot within
 any other zone used for residential purposes which
 is 0.8 hectares or less or on any Lot within an
 Institutional or Open Space and Conservation zone
 which is 0.8 hectares or less.
- (xi) Exceed 4.5 metres in height above the height of a
 on a Lot within any other zone not referred to in
 clause (x) hereof.

6.3 Attached Garage Side Yard

Notwithstanding anything else in this By-law in any Residential zone, where a private garage is attached to a single family detached dwelling, a duplex dwelling or a triplex dwelling, then:

- (i) on the side of the dwelling where the garage is
- (ii) on the other side the minimum side yard shall be the greater distance required elsewhere in this By-law.

6.4 Automobile Service Stations and Gas Bars

Where automobile service stations and gas bars are permitted in this By-law, the following provisions shall apply:

	<u>Interior Lot</u>	<u>Corner Lot</u>
(i) Minimum Lot Frontage	33.0 metres	40.0 metres
(ii) Minimum Lot Depth	40.0 metres	40.0 metres
(iii) No portion of any pump island on a service station or from the street line of any street;		
(iv) The minimum distance from the intersection of two street lines to the nearest ingress or egress ramp		

- (v) The maximum width of a curb ramp at the street line shall be not more than 9.0 metres and the minimum width not less than 7.5 metres;
- (vi) The minimum distance between ramps shall not be less than 9.0 metres;
- (vii) The minimum interior angle of a ramp to a street line shall be forty-five (45) degrees and the maximum interior angle of a ramp to a street line shall be ninety (90) degrees;
- (viii) The minimum distance between the property line of the lot at the street line and the nearest ramp shall be 3.0 metres;
- (ix) The area included between ramps or between ramps and law shall not be used for any purpose other than landscaping; and

The following minimum provisions shall apply:

- | | |
|----------------|-------------|
| (a) Front Yard | 18.0 metres |
| (b) Side Yard | 4.5 metres |
| (c) Rear Yard | 7.5 metres |

6.5 Deleted

6.6 Building Permit Issued

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 prior to the date of passing of this By-law been approved by the Building Inspector, so long as the building or structure when erected is used and continues to be used for the purpose for which it was erected and provided the erection of such building or structure is commenced within two years after the date of the passing of this By-law and such building or structure is completed within a reasonable time after the erection thereof is commenced.

6.7 Buildings to be Moved

In all zones, no building, residential or otherwise normally 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 permit from the Building Inspector.

6.8 Conformity with Established Building Line

Notwithstanding any other provisions of this By-law, in any Residential Zone structures built between existing buildings within 60.0 metres on the same block may be built with a setback equal to the average setback of the adjacent buildings but this depth shall not be less than 3.0 metres from the front line and need be no greater than setback regulations prescribed in the zone in which it is situated.

6.9 Change of Use

A use of a lot, building or structure which, under the provisions hereof, is not permissible within the zone in which such lot, building or structure is located shall not be changed except to a use which is so permissible within such zone.

6.10 Deleted

6.11 Continuation of Farming Use

Nothing herein contained shall prevent the continued use of any land, building or structure for farming or farming specialized purposes as permitted in this By-law or any addition or extension of such use provided that any additions or extension of such use shall comply with the requirements of the appropriate Rural Zone as to coverage, yard and height provisions, and all special provisions regarding setbacks and abutting uses.

6.12 Corner Lots in Residential Zones

Notwithstanding any other provisions of this By-law, on a corner lot in a Residential zone, no part of any building or accessory building shall be erected closer to the lot line of the flanking street than the minimum setback required on the flanking street.

6.13 Dwelling Unit Below Grade

No dwelling unit shall in its entirety be located in a cellar. If any portion of the dwelling unit is located in a cellar, such portion of the dwelling unit shall be used as a furnace room, laundry room, storage room, recreation room or for a similar use.

However, a portion of a dwelling unit may be located in a basement or walkout basement provided the finished floor level of such basement is not below the level of any sanitary or storm sewer serving the building or structure in which

level of such basement is not more than 0.6 metres below the adjacent finished grade.

6.14 Dwelling Unit in Non-Residential Building or Lot

No person shall use any lot or erect, alter or use any building or structure for the purpose of a separate dwelling unit on a lot zoned other than for residential purposes except in accordance with the following regulations:

- (i) A one family dwelling unit may be permitted with a private water supply and sewage system having the approval of the Ministry of Environment, as provided in certain zones.
- (ii) A dwelling unit as a separate structure shall have a minimum floor area of 116 square metres or as an apartment within a non-residential building a minimum floor area of 54 square metres.
- (iii) A dwelling unit shall have separate washroom or bathroom and kitchen facilities from those of the non-residential use.
- (iv) Each dwelling unit shall have a separate parking space as provided in the parking requirements hereto.
- (v) The dwelling unit shall have a separate building entrance to that provided for the non-residential use.
- (vi) In a Commercial zone, no dwelling unit shall be located in a non-residential building except on the second storey of such building, or at the rear of such building if on the main floor.
- (vii) The gross floor area of the residential portion of a non-residential building in a Commercial zone shall not exceed fifty (50) percent of the floor area.
- (viii) Notwithstanding the provisions of this By-law, no dwelling unit shall be located in a non-residential or Public Garage, Horse Stable and Barn.

6.15 Existing Buildings

- (i) An existing permitted building or structure on a Lot

exceeding the Height maximum as required by this By-law:

- (a) may be Repaired or Renovated; and
 - (b) may be Enlarged or Reconstructed, provided that all parts of the building or structure being Enlarged or Reconstructed shall comply with all applicable provisions of this By-law, including the required minimum yard Setbacks and Height maximum.
- (ii) An existing permitted building or structure on a Lot having less than the Floor Area Minimum required by this By-law:
- (a) may be Repaired or Renovated; and
 - (b) may be Reconstructed, provided such that complies with the Floor Area Minimum and all other applicable provisions of this By-law.
- (iii) Where on any Lot the Lot Coverage Maximum has been exceeded, an existing permitted building or structure may be Repaired or Renovated but not Reconstructed or Enlarged.
- (iv) An existing permitted building or structure on a Lot having less than the Lot Frontage Minimum required by this By-law may be Repaired or Renovated but shall not be Reconstructed or Enlarged unless:
- (a) the Lot has a Lot Frontage Minimum as provided in Section 6.19 of this By-law, but no Reconstruction or Enlargement shall be permitted on any Lot that derives its Lot Frontage Minimum from a right-of-way unless the Lot and the right-of-way are subject to a site plan development control by-law pursuant to Section 40 of the Planning Act, 1983; and
 - (b) the total Floor Area of the Enlarged building or structure shall not exceed the greater of two times the Floor Area of the building or structure existing on October 7, 1974 or 1.5 times the Floor Area Minimum as required by this
- (v) An existing permitted building or structure on a Lot having less than the Lot Area Minimum required by this By-law may be Repaired, Renovated, Reconstructed or

Enlarged, provided all other applicable provisions of this By-law are complied with.

6.16 Existing Undersized Lots

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 except for a lot in a registered plan deemed not to be a plan under Section 29 of The Planning Act being Chapter 349, R.S.O. 1970, having less than the minimum width and/or 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.

6.17 External Design

The following building materials shall not be used for the exterior vertical facing on any wall of any building or structure within the Township of King:

- (i) building paper or tar paper;
- (ii) roll roofing, or
- (iii) insulated brick siding.

6.18 Flood Plain (Definition was approved by O.M.B. for a 6 month period only from May 31, 1976)

- (i) No person shall use any lot or erect, alter or use any building or structure in a flood plain as defined by Section 3.56 for any purpose except a golf course, a parking lot, a private park, a public use in accordance with the provisions of this By-law or a use permitted in a zone, other than a building.
- (ii) No part of any flood plain shall be used to calculate any of the zone provisions as may be required by this By-law for uses in adjacent zones.
- (iii) No land shall be used for the purpose of a tile field for a sewage disposal system except in conformity with the regulations of the Ministry of Environment or

6.19 Frontage on Road or Street

- (i) In addition to all other provisions of this By-law, no
Enlarge any building or structure on any Lot in any

zone unless the Lot has a Lot Frontage Minimum of 6 metres on a public street.

- (ii) For the purposes of this section, if part of a Lot has been conveyed to the Municipality, the Region or the Queen in the Right of the Province of Ontario for road widening or general municipal 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.
- (iii) For the purposes of Reconstruction or Enlargement, Lot Frontage Minimum on a Public Street shall include a registered right-of-way having a consistent width of not less than 6 metres and providing for the uninterrupted and permanent right of passage for persons and vehicles from the Lot to the public street.
- (iv) Exception Re: Part of Lot 2, Concession 4
(By-law 85-127)

Clause (i) shall not apply to restrict the erection of any building on these lands.

6.20 Greater Restrictions

This By-law shall not be effective to reduce or mitigate any restrictions lawfully imposed by a government authority having jurisdiction to make such restrictions.

6.21 Ground Floor Area Less than Required

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

6.22 Height Exceptions

Notwithstanding the height provisions herein contained alteration or use of the following accessory buildings or structures provided that main use is a use permitted within the zone in which it is located: a church spire, a belfry, windmill, a radio or televisions tower or antenna, an air

conditioner duct, ventilator or skylight, elevator enclosure, drive-in theatre screen, a grain elevator, silo or barn or a radio or television tower or antenna but shall not include a satellite dish.

6.23 Keeping and/or Raising of Animals in Residential Areas

Notwithstanding any other provisions of the By-law and pursuant to The Municipal Act, Chapter 284, Section 354(1) and (II) no person shall keep or raise any bull, cow, ox, sheep, goat, pig or other cattle, horse, pony, mule or donkey, or any poultry, or any reptile or any wild animal including any tamed or domesticated wild animal on any lot used for residential purposes in a Residential Urban, Residential Hamlet or Residential Estate zone or within 15.0 metres of any lot line or within 60.0 metres of any building used for other than agricultural purposes in a Residential Rural zone.

6.24 Land Suitability for Use

Notwithstanding any other provisions of this By-law, no habitable building or structure shall be erected, altered or used on land which, by reason of its rocky, low lying, marshy, or unstable character is unsuitable for the provision of satisfactory water supply, sewage disposal or drainage facilities.

6.25 Licenses, Permits and Other By-laws

Nothing in this By-law shall exempt any person from complying with requirements of The Building By-law or any other By-law in force within the Township or from obtaining any permit, license, permission, authority or approval required by this or any other By-law of the Township of King or by any other law in force from time to time.

6.26 Loading Space Requirements

- (i) The owner or occupant of any lot, building or the receiving, shipping, loading or unloading of persons, animals, goods, wares and merchandise and raw materials, shall provide and maintain at the premises, on the lot occupied by the building or structure and not forming part of any street or lane within the zone in which such use is located, one space for standing, loading and unloading and such shall be at least 3.6 metres by 14.0 metres with a minimum 4.2 metres height clearance. For every 2,800 square metres or fraction excess of 280 square metres, an additional loading

space will be required to a maximum of six (6) loading spaces.

(ii) Access

Access to loading or unloading spaces shall be by within the lot on which the spaces are located within or adjoining the zone in which the use is located.

(iii) Loading Space Surface

The driveways, loading and unloading spaces shall be maintained with a stable surface which is constructed of crushed stone, slag, gravel, crushed brick (or tile), cinders, asphalt, concrete or Portland cement binder, and with provisions for drainage facilities.

(iv) Loading Space Yard

Notwithstanding any other provisions of this By-law, where an off-street loading or unloading space is required by this By-law, the following regulations respecting minimum yard size shall apply to the yard in which the space is located:

- | | |
|----------------|-------------|
| (a) Front Yard | 18.0 metres |
| (b) Rear Yard | 18.0 metres |
| (c) Side Yard | 6.0 metres |

(v) Additions to Buildings

When a building or structure had insufficient loading space 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.

6.27 Lot Depth - Minimum

In all zones, every lot shall have a minimum depth calculated as follows: the minimum lot depth for lots located in any zone shall be the quotient obtained when the minimum lot area the lot, provided that the lot frontage of the lot shall not

be less than the minimum lot frontage established in this By-law for each zone.

6.28 Lots Having Less Area and/or Frontage

Where a lot having a lesser frontage, depth or area than that required by this By-law is created by expropriation or highway widening or other land acquisition by the

Right of Ontario or Canada, 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.

6.29 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, provided that no dwelling shall be located closer than 6.0 metres to any other building on the lot except a building accessory to such dwelling.

6.30 Number of Dwelling Units on One (1) Lot

Not more than one (1) single family detached dwelling shall be erected on any lot except that:

- (i) A group of buildings or a building containing one or more dwelling units may be constructed on a single lot by a Public Authority as permitted in an Institutional or Residential Urban Zone for the purposes of Senior Citizen Housing.
- (ii) An additional single family detached dwelling for the use of persons employed on the property may be permitted in the following locations: (To be added

	<u>BY-LAW NUMBER</u>
(a) Part of Lot 22, Concession 2	75-79
(b) Part of Lot 11, Concession 7	76-62
(c) Part of Lot 20, Concession 3	76-69
(d) Part of Lot 3, Concession 11	76-89
(e) Part of Lots 11, 12, 13, Concession 5	76-87

		<u>BY-LAW NUMBER</u>
(f	Part of Lots 6 & 7, Concession	4 76-113
)		
(g)	Part of Lot 1, Concession 7 Repealed 0	77-64
(h)	Part of Lot 3, Concession 7 4	77-38
(i)	Part of Lot 3 Concession] L0	77-69
(j)	Part of Lots 16 & 17, Concession 6	77-118
(k)	Part of Lot 3, Concession 8 5	77-119
(l)	Part of Lot 2, Concession 3 4	78-63
(m)	Part of Lot 2, Concession 8 5	78-64
(n)	Part of Lot 3, Concession 4 3	78-65
(o)	Part of Lot 1, Concession 10 7	78-88
(P	Part of Lot 1, Concession 3	78-127
)	Kubecka 5	
(q)	Part of Lot 18, Concession 9 Dr. Middleton	79-79
(r	Part of Lot 3, Concession 8	79-97
)	Hulse - only 0 readings 2	
(s)	(i) Part of Lot 11, Concession 2 Crisante	79-133
	(ii) Part of Lot 30, Concession 2	81-49
(t)	Part of Lot 13 Concession 7 Suraski ,	81-72
(u)	Part of Lot 13 Concession 11 Dr. Donald ,	81-105
(v)	Part of Lot 15 Concession 7 Dr. McMartin ,	81-108
(w)	Part of Lot 24 Concession 2 Caron , Repealed by	81-144 83-36

- (x) Part of Lot 25, Concession 8 83-6
(Also see Section 22.18) King Meadow Farms
- (y) Part of Lot 6, Concession 1 83-29
(N.S.) (Also see Section 23.10) Arie-Moor
& Sons
- (z) Part of Lot 21, Concession 8 83-72
(Also see Section 22.30) Wilson
- (27) Part of Lot 7, Concession 2 83-81
(N.S.) (Also see Section 22.11)
Hanemaayer
- (28) Part of Lot 9, Concession 7 83-83
(Also see Section 22.31)
Kreklewich
- (29) Part of Lot 30, Concession 3 83-84
(Also see Section 22.32)
Greenglass
- (30) Part of Lot 35, Concession 3 84-46
(Also see Section 10.23)
Pacione
- (31) Part of Lots 22 & 23 84-99
Concession 2
(Also see Section 22.39)
Ballentine
- (32) Part of Lot 30, Concession 3 84-103
(Also see Section 22.40)
Dunlop
- (33) Part of Lot 1, Plan 254 84-111
(Part Lot 7, Concession 1 (N.S.)
(Also see Section 23.12)
Voorberg
- (34) Part of Lot 30, Concession 2 85-75
(Also see Section 22.44)
Windways Farms (Begg)
- (35) Part of Lot 23, Concession 5 85-110

Simonis

NUMBER

- | | | |
|------|--|--------|
| (36) | Part of Lot 15, Concession 3
(Also see Section 22.47)
Pal | 85-121 |
| (37) | Part of Lot 10, Concession 7
(Also see Section 22.50)
Perry | 85-144 |
| (38) | Part of Lot 25, Concession 7
(Also see Section 22.51)
Lym | 86-8 |
| (39) | Part of Lot 26, Concession 4
(Also see Section 22.52)
King Lewis Farm | 86-9 |
| (40) | Part of Lot 26, Concession 7
(Also see Section 22.53)
Dunn | 86-27 |
| (41) | Part of Lots 19 & 20,
Concession 6
(Also see Section 22.55)
Galassi | 86-71 |
| (42) | Part of Lot 15, Concession 10
(Also see Section 22.58)
Richards | 86-104 |
| (43) | Part of Lot 29, Concession 10
(Also see Section 22.59)
O■Hara | 86-105 |
| (44) | Part of Lots 4 & 5, Concession 8
(Also see Section 22.60)
White | 86-106 |
| (45) | Part of Lot 22, Concession 12
(Also see Section 22.61)
McKinley | 86-107 |
| (46) | Part of Lot 32, Concession 11
(Also see Section 24.9)
Sloan | 86-122 |
| (47) | Part of Lot 23, Concession 5

Simonis | 86-151 |

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|------|---|--------|
| (48) | Part of Lots 24 & 25,
Concession 4
(Also see Sections 22.64 & 22.65)
Arosa Stables | 86-159 |
| (49) | Part of Lot 15, Concession 7
(Also see Section 22.65)
DeToro | 87-5 |
| (50) | Part of Lot 15, Concession 10
(Also see Sections 22.66 & 22.67)
Connell | 87-30 |
| (51) | Part of Lots 19 & 20
Concession 6
(Also see Section 22.70)
McIntyre | 87-60 |
| (52) | Part of Lot 13, Concession 9
(Also see Section 22.71)
Caranci | SI-13 |
| (53) | Part of Lots 24 & 25,
Concession 8
(Also see Section 22.73)
Edwards | 87-120 |
| (54) | Part of Lot 8, Concession 8
(Also see Section 22.74)
Marko | 88-6 |
| (55) | Part of Lot 7, Concession 11
(Also see Section 22.77)
Kramer | 88-29 |
| (56) | Part of Lot 27, Concession 10
(Also see Section 22.78)
Overton | 88-44 |
| (57) | Part of Lot 15, Concession 3
Scott | 88-65 |
| (58) | Part of Lot 8, Concession 2
(N.S.) (Also see Section 23.19)
Munshaw | 88-139 |
| (59) | Part of Lot 8, Concession 5

Cain | 88-148 |

NUMBER

(60)	Part of Lot 24, Concession 9 (Also see Section 22.86) Groombridge	88-149
(61)	Part of Lot 11, Concession 1 (N.S.) (Also see Section 23.20) Huggins	89-37
(62)	Part of Lot 8, Concession 6 (Also see Section 22.89) Day	89-72
(63)	Part of Lot 19, Concession 10 O ^f Hara	89-143
(64)	Part of Lot 12, Concession 8 Beer	89-144
(65)	Part of Lots 33 & 34, Concession 5 Cook	90-4
(66)	Part of Lot 10, Concession 2 (O.S.) Ballard	90-63
(67)	Part of Lot 22, Concession 7 (Also see Section 22.101) Klady	90-101
(68)	Part of Lot 12, Concession 2 (Also see Section 22.103) APCO	91-34

(iii) An additional single family detached dwelling may be constructed as a replacement for an existing single family detached dwelling in any zone,

- (a) only one dwelling may be occupied at any one time;
- (b) the Lot on which the new dwelling will be constructed has been designated as a site plan control area pursuant to Section 4 0 of the Planning Act, 1983;
- (c) a demolition permit is in effect issued pursuant to the By-law of the Municipality, with respect to the demolition of the existing

single family dwelling and an agreement has been entered into with the Owner of the Lot which requires the demolition of the existing single family dwelling within six months from the issuance of an occupancy certificate for the replacement dwelling and, in any event, within 18 months from the date of the issuance of a building permit for the replacement dwelling; and

- (d) all other provisions of this By-law shall apply to the replacement dwelling as if the existing dwelling has been demolished.
- (iv) A single family detached dwelling used for the
- than the Floor Area Minimum required by this By-law is permitted in a Rural General or Residential Rural zone, provided that a building permit has been issued and remains in effect for the construction of a new single family detached dwelling, or the Reconstruction or Enlargement of an existing dwelling on the same lot, provided that: (Also see Section 22.25)
- (a) only one dwelling may be occupied at the same time;
 - (b) the lot has been designated as a site plan control area pursuant to Section 4 0 of the Planning Act, 1983;
 - (c) an agreement has been entered into with the Owner of the lot which requires the removal of the temporary dwelling within six months from the issuance of an occupancy certificate for the new or Reconstructed or Enlarged dwelling and, in any event, within 18 months from the date of the issuance of a building permit for the temporary dwelling;
 - (d) the temporary dwelling is properly serviced by a private well and private sewage disposal
 - (e) the Floor Area Minimum for the temporary dwelling shall be 55 square metres but all other provisions of this By-law shall apply.

- (v) Exception re: Part of Lot 31, Cone. 2,
(By-law Number 85-17)

Notwithstanding the provisions of Section 6.30 (ii) , two dwelling units located within one dwelling shall be permitted provided that one of the dwelling units is used by a person or person and their family if such person is employed on these lands as a full-time caretaker.

- (vi) Exception re: Part of Lot 22, Cone.4
(By-law 85-131)
(Also see Section 22.49)

Notwithstanding the provisions of Section 6.30 (ii), an additional single-family dwelling unit shall be permitted provided that such dwelling unit is located on the second storey of a storage shed existing on the date of passing of this By-law.

- (vii) Exception re: Part of Lots 24, 25, Cone. 4
(Bv-law 86-159)

Notwithstanding the provision of Section 6.30 (ii), a third additional single-family dwelling unit shall be permitted provided that such dwelling unit is located on the second storey of the farm administration building.

- (viii) Exception re: Part of Lot 9, Cone. 7
(By-law 87-96)

Notwithstanding the provisions of Section 6.30 (ii), two (2) dwelling units located within one (1) dwelling shall be permitted provided that one (1) of the dwelling units is used by a person or person and their family if such person is employed as full-time domestic help on these lands and that such dwelling unit shall have a Maximum Floor Area of 95 square metres.

- (ix) Exception re: Part of Lots 2,3,4, Cone. 7

Notwithstanding the provisions of Section 6.30 (ii), two (2) dwelling units located within one (1) structure shall be permitted provided that each of the dwelling units is used by a person or person and their family if such person is employed as full-time farm help on these lands and that each dwelling unit has a Floor Area Minimum of 100

- (xii) Exception re: Part of Lot 16, Concession 9
 (By-law 88-157: Maida)
(Also see Section 22.87)

Notwithstanding the provisions of Section 6.30,
 these lands provided that:

- (a) each dwelling unit shall be used by a person or person and their family if such person is employed on these lands as full-time farm help;
 - (b) two (2) of the three (3) dwelling units shall be located within one dwelling;
 - (c) the third dwelling unit shall be located on the second storey of a four-car garage existing as of November 7th, 1988.
- (xiii) Exception re: Part of Lot 21, Concession 9
 (By-law 88-165:
 Brookdale Treeland Nursery)
(Also see Section 22.88)

Notwithstanding the provisions of Section 6.30, an agricultural service dwelling shall be permitted on these lands provided that such dwelling is used by a maximum of 12 persons employed on these lands as seasonal farm help, between April 1st and November 30th of each year.

- (xiv) Not Assigned

- (xv) Exception re: Part of Lot 8, Concession 6
 (By-law 89-72: Day)
(Also see Section 22.90)

Notwithstanding the provisions of Section 6.30 (ii), a third single-family detached dwelling unit shall be permitted on these lands provided that the third dwelling unit is used by a person or a person and their family if such person is employed on these lands as full-time farm help.

- (xvi) Exception re: Part of Lot 12, Concession 8
 (By-law 89-144)

Notwithstanding the provisions of Section 6.30 (ii), two (2) additional single-family dwelling units

shall be permitted in these lands provided that:

- (a) one (1) of the two (2) additional dwelling family if such person is employed on these lands as full-time caretaker;
- (b) the dwelling unit referred to in clause (a) above shall be a single-family detached dwelling unit;
- (c) the other additional dwelling unit shall be located within the principle residence on these lands and such dwelling unit shall be for the use of a person or person and their family if such person is employed as a full-time domestic help on these lands.

(xvii) Exception re: Part of Lot 11,12, Concession 11
(By-law 90-137)
(Also see Section 22.101)

Notwithstanding the provisions of Section 6.30 (ii), two additional dwelling units shall be permitted on these lands provided that:

- (a) both dwelling units shall be used by a person or person and their family if such person is employed on these lands as a full-time caretaker or domestic help;
- (b) both dwelling units shall be within the same dwelling.

(xviii) Exception re: Part of Lot 21, Concession 8
(By-law 90-154)
(Also see Section 22.102)

Notwithstanding the provisions of Section 6.30 (ii), three additional single-family dwelling units shall be permitted on these lands provided that:

- (a) such dwelling units are used by a person or person and their family if such person is employed on these lands as full-time farm help;
- (b) two of the three dwelling units shall be single-family detached dwelling units;
- (c) only one of the three dwelling units may be located in a building used for the purposes of

6.31 Occupancy of Uncompleted Dwellings

No dwelling shall be used for human habitation before the main side walls and roof have been erected, the external siding and roofing have been completed and kitchen, heating and sanitary conveniences have been installed and rendered useable.

6.32 Parking Area Regulations

Parking spaces and areas are required under this By-law in accordance with the following provisions:

In this By-law a parking space means an area of not less than 18 square metres, measuring 3.0 metres by 6.0 metres exclusive of any aisles or ingress and egress lanes, useable for the temporary parking or storage of motor vehicles, and may include a private garage.

6.33 Parking Space Requirements

The owner of every building or structure erected, or used for any of the purposes hereinafter set forth shall provide and maintain for the sole use of the owner, occupant or other persons entering upon or making use of the said premises from time to time, parking spaces and areas as follows:

<u>Type of Building</u>	<u>Parking Required</u>
1. A building containing (1) dwelling unit one	one (1) parking space, or one (1) garage or one (1) carport.
2. A building containing two or more dwelling units	one and one half (1-1/2) parking spaces for each dwelling unit.
3. A medical, dental or drugless practitioners office of clinic	five (5) parking spaces for each practitioner.
4. Churches, church halls, auditoria, restaurants, theatres, arenas, halls stadia, private clubs and other places of assembly	where there are fixed seats, one (1) parking space for every five (5) seats, or 3.0 metres of bench space. Where there are no fixed seats, one (1) parking space for each 9 square metres of gross floor area or portion thereof devoted

Hospitals, nursing homes and welfare institutions	one (1) parking space for each two (2) beds or each 3 6 square metres of gross floor area whichever is the greater.
Hotels and staff houses	One (1) parking space per suite for the first twenty (20) suites, plus one (1) additional parking space per five (5) suites above twenty (2 0) suites plus one (1) additional parking space for each 5 square metres of gross floor area devoted to public use.
7. Motels and tourist cabins	one (1) parking space per rental unit. One (1) additional parking space for each 9 square metres of gross floor area devoted to public use.
8. Office including a home occupation	one (1) parking space per 2 7 square metres of total office floor area.
9. Animal Hospital	one (1) parking space for each 2 7 square metres of gross floor area of the building.
10. Self service grocery, department store, wholesale or discount business, eating establishments or taverns	one (1) parking space for every 9 square metres of total floor area.
11. Schools - elementary	one and one half (1-1/2) parking spaces for each teaching classroom.
- secondary	four (4) parking spaces for each teaching classroom.
12. Libraries	one (1) parking space for 90 square metres of gross

13. Government Buildings one (1) parking space for each 27 square metres of gross floor area.
14. Funeral Homes one (1) parking space for each five (5) seat capacity of the chapel with a minimum of ten (10) parking spaces.
15. Bowling Alleys and Curling Rinks one (1) parking space for each two (2) persons in the designed capacity of the establishment (designed capacity shall mean six (6) persons per bowling lane and eight (8) persons per curling sheet).
16. Marina one (1) parking space for each 18 square metres of total retail floor area, plus one (1) parking space for each boat slip
17. Golf Courses twenty-four (24) parking spaces for each nine (9) holes of golfing facilities.
18. Private Parks one (1) parking space for each four (4) visitors making up the total shown on the site plan or declared by the owner.
19. Shopping Centre six (6) parking spaces for each 90 square metres of total sales and office floor area.
20. All other Commercial Uses one (1) parking space for each 27 square metres of gross floor area.
21. Industrial Establishment one (1) parking space for gross floor area.

(iii) Ingress and Egress

- (a) Ingress and egress, to and from required parking spaces and areas shall be provided by means of unobstructed driveways or passage ways at least 3.0 metres but not more than 9.0 metres in width;
- (b) The maximum width of any joint ingress and egress driveway ramp measured along the street line shall be 9.0 metres;
- (c) The minimum distance between a driveway and intersection of street lines measured along the street line intersected by such driveway shall be 15.0 metres, except within a Residential Urban (Schomberg) One (R1S-1) or a Residential Urban (Schomberg) Two (R1S-2) zone categories, the minimum distance shall be 8 metres.
- (d) The minimum angle of intersection between a driveway and a street line shall be sixty (60) degrees;
- (e) Entrance and exit ramps for automobile traffic shall not exceed two (2) in number and each such ramp shall be a width of 7.5 metres at both street line and edge of pavement;
- (f) Approaches or driveways to any parking area, other than that required for a single family 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.

(iv) Illumination

Where parking areas are illuminated, lighting fixture shall be more than 9.0 metres above the finished grade of the parking area. Fixtures shall, be so designed and installed that the light is directed downward, and deflected away from adjacent lots, roads and streets.

(v) Buffer Area

- (a) Where a parking area is situated on the boundary between a Commercial zone and a Residential zone

or Open Space zone a strip of land not less than 3 . 0 metres wide and lying in the Commercial zone being along the said boundary shall not be used for any purpose other than landscaping.

(b) Where a parking area is situated in a Residential zone and is designed to accommodate more than six (6) automobiles a strip of land not less than 3.0 metres wide around the periphery of the said parking area and within the lot in which said parking area is located shall not be used for any purpose other than landscaping, but this shall not prevent the provisions of entrances or exits to said parking area across the strip.

(vi) More than One Use on a Lot

When a building or structure accommodates more than one (1) 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 types of use.

(vii) Additions to Buildings

When a building has insufficient parking area 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.

(viii) Use of Parking Spaces and Areas

(a) Any area where off-street parking is permitted

parking purpose than for the parking of operative passenger vehicles and vehicles used in operations incidental to the permitted uses on the lot, all bearing currently valid license plates. Provided that no person shall in any Residential zone use any lot for the parking or storage of any commercial motor vehicle in excess of 0.45 tonnes capacity.

For the purpose of this subsection "Commercial Motor defined in The Highway Traffic Act for Ontario.

(b) A structure, not more than 4.5 metres in height erected in the parking area for the use of attendants in the area.

(c) No gasoline pumps or other service station parking lot.

6.35 Pits and Quarries

The making or establishment of pits or quarries is prohibited or gravel except as expressly provided for in this By-law.

6.36 Planned Width of Street Allowance

For the purpose of applying the provisions of this By-law in the case where a lot abuts a street which is designated on Schedule "A" to have a "planned width of street allowance" greater than 20.0 metres then such provisions shall consider:

- (i) the street line to be located along the limited of the
- (ii) that the portion of the lot lying between the limit of the allowance shall not form part of the lot.

For the purposes of interpreting this subsection, the centreline of the planned width of street allowance shall be the same as the centreline of the existing street allowance.

6.37 Planting Strips

(i) Requirements for Non-Residential Uses

Where a lot is used for a Commercial or Industrial purpose and the interior side or rear lot line abuts a Residential or Transitional Zone, then a strip adjoining

(ii) Width of Planting Strip

Minimum 6.0 metres

(iii) Use

A planting strip shall be used for no other purpose than a continuous unpierced hedge row of evergreens or shrubs, not less than 1.5 metres high, immediately adjoining the lot line or portion thereof along which such planting strip is required herein, provided that no fence or hedge row shall be required or permitted to a height in excess of 0.9 metres closer to a street line than the required yard depth.

(iv) Driveway or Walks

In all cases where ingress and egress driveways or walks extend through a planting strip, it shall be permissible to interrupt the strip within 3.0 metres of the edge of such driveway or within 1.5 metres of the edge of such walk.

(v) Landscaped Open Space

A planting strip referred to in this subsection may form part of any landscaped open space required by this By-law.

6.38 Private Aerodrome

Notwithstanding any other provision of this By-law no person shall use any land or erect, alter or use any building or structure for the purpose of a private aerodrome as defined in this By-law except in accordance with the following

- (i) No lot having less area than 10.0 hectares shall be used for a private aerodrome.
- (ii) No person shall maintain or store more than one (1) aircraft in any zone except as specifically provided for in the appropriate section of this By-law.
- (iii) One accessory building for the purpose of parking or storing an aircraft shall be permitted on a lot, but shall be separate from, and located not less than 30.0 metres from any building used for residential purposes.
- (iv) No lot used for the purpose of a private aerodrome shall be located closer than 600.0 metres of any Residential Zone.
- (v) No land used for the purpose of a private aerodrome shall be located closer than 180.0 metres of a

residential dwelling unit located on an adjacent property held in separate ownership.

- (vi) No residential building or building or structure accessory thereto shall be located closer than 60 metres from the perimeter of any landing strip or runway.

6.39 Public Uses Permitted

- (i) The provisions of this By-law shall not apply to the use of any land or to the erection or use of any building or structure for the purpose of public service by the Corporation of The Township of King, and/or any Public Authority, any department of The Regional

Government of Canada, or Ontario including the Hydro Electric Power Commission of Ontario, or any telephone, telegraph or gas company, provided that where such land, building or structure is located in any zone:

- (a) no goods, material or equipment shall be stored in the open, except as permitted in such zone;
- (b) the lot coverage and yard requirements described for such zones shall be complied with;
- (c) any building erected under the authority of this paragraph shall not be used for the purpose of any office and shall be designed and maintained in general harmony with residential buildings of the type permitted in such area;
- (d) parking and loading requirements as contained in this By-law shall be complied with.

(ii) Installation of Services and Utilities

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 telephone line provided that the location of such main or line has been approved by the Corporation.

- (iii) Notwithstanding any other provision of this By-law, Public Parks as defined in Section 3.106 of this By-law shall be permitted use in any Residential Zone provided they conform to requirements of the Open Space and Conservation Zone.

6.40 Railway Crossing and Sight Distance

Where any road or street crosses a railway at the same grade, no building or structure shall hereafter be erected closer than 45.0 metres to the point of intersection of the centre line of both the railway and the road or street.

6.41 Reduction of Requirements

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.

6.42 Residential Lot

No person shall erect or use any building for residential purposes unless such building is erected upon a lot as defined by this By-law.

6.43 Sight or Daylighting Triangles

On a corner lot, a fence, sign, hedge, shrub, bush or tree, or any other structure or vegetation shall not be erected or permitted to grow to a height greater than 0.9 metres above the grade of the streets that abut the lot within the triangular area included within the street line for a distance of 6.0 metres from their point of intersection.

6.44 Signs

The provisions of this By-law shall not apply to prevent the erection, alteration or use of any sign provided such sign complies with the By-laws of the Corporation regulating signs.

6.45 Swimming Pools

(i) Permitted in Side Yard

A swimming pool erected in any Residential zone shall be permitted in the side yard of any lot provided that:

(a) no part of such pool shall be located closer to

located on such lot;

(b) the maximum height of such pool shall be 1.5 metres above the average finished grade level of the ground both adjoining and within 4.5 metres of such pool; and

(c) any building or structure, other than the main building, required for changing closing 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.

(ii) Permitted in Rear Yard

A swimming pool as an accessory use to a permitted residential or rural use shall be permitted in the rear yard of any lot provided that no part of such pool shall be located closer to any lot line or street line than the minimum distance required for an accessory building located on such lot.

(iii) Swimming Pool Fence

Every swimming pool erected in any zone shall comply with the provisions of the Municipality By-law governing swimming pool fences.

6.46 Temporary Construction Uses Permitted

Nothing in this By-law shall prevent uses incidental to construction such as a construction camp or other such temporary work camp, 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.

6.47 Through Lot

Where a lot which is not a corner lot has frontage on more than one (1) street, the setback and front yard requirements contained herein shall apply on each street in accordance with the provisions of the zone or zones in which such lot is situated.

6.48 Trailer or Boat Storage

In any Residential Urban, Hamlet or Estate Zone, the owner or occupant of any lot shall not store any boat, tourist in any yard except that two (2) such vehicles may be stored

in any side or rear yard provided that in the case of a boat, said boat shall not exceed 6.0 metres in length and in the case of a tourist trailer, mobile home, truck camper or similar vehicle, said vehicle shall not exceed 7.5 metres and provided such vehicle is not used for human habitation.

6.49 Truck, Bus and Coach Bodies

No truck, bus, coach or street car body, or structure of any kind other than a dwelling unit erected and used in accordance with this and all other by-laws of the Corporation shall be used for human habitation within the Municipality of the Township of King, whether or not the same is mounted on wheels.

6.50 Use for Hazardous Purposes

No land, building or structure shall be used for such commercial or industrial purpose as is likely to create danger to health or danger from fire or explosion except in accordance with the provisions of any regulations under The Gasoline Handling Act, R.S.O. 1970, Chapter 189.

6 . 51 Uses Prohibited

Notwithstanding any other provisions contained in this By-law, the following uses are prohibited in the Township of King:

- (i) - Blood Boiling
 - Bone Boiling
 - Extracting oil from fish or animal matter
 - Storing hides
 - Soap Melting
 - 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

- (ii) The use of any land or lot for the purpose of a tourist trailer park or the use of a tourist trailer, or mobile

home for human habitation except as specifically provided by this By-law.

- (iii) 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 except by a club or organization which is licensed by the Municipality for such uses.
- (iv) The use of any land or lot for the purpose of a scrap or salvage yard except as specifically provided by this By-law.
- (v) The use of any land or lot for the purpose of a waste disposal area, landfill site, or dump except for public landfill sites owned and/or operated by the

6.52 Uses Restricted

Notwithstanding any other provision contained in this By-law, the following uses are prohibited within 600.0 metres of any Residential Zone.

- (i) The manufacturing or storage of fertilizers from human or animal wastes.
- (ii) The slaughtering of animals.

6.53 Vacant Lot - Storage

Notwithstanding any other provision of this By-law, on any lot in a Residential Zone on which a main building has not been erected, the storage or parking of a motor vehicle, boat, tourist trailer or other similar vehicle shall not be permitted unless:

- (i) the said motor vehicle boat, tourist trailer or other similar vehicle is located on the rear half of the lot; and
- (ii) the lot is owned by the owner of the adjacent lot.

6.54 Yard Exception Terrain Unsuitability

Where in this By-law a front, side or rear yard is required, and part of the area of the lot is usually covered by water or marsh or swale or is beyond the rim of a river bank or water course or between the top and toe of a cliff or embankment having a slope of thirty (30) degrees or more from the nearest main wall of the main building or structure on

the lot to the edge of said area covered by water or marsh, or to the rim of said river bank or watercourse, or to the top of the said cliff or embankment if such area is closer than the lot line.

6.55 Yard and Setback Encroachments Permitted

- (i) 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, however, that the structures listed in the following table shall be permitted to project into the minimum yards indicated for the distances specified:

<u>Structure</u>	<u>Project into the</u>		No part of any Building shall than:
	<u>Yard</u>	<u>Rear Yard</u> more	
Sills, belt, courses, cornices, chimneys, pilasters, parapets or canopies	Any Yard		0.6 metres
Window bays	front, rear and exterior yards only		0.9 metres and a maximum width of 3.0 metres
Balconies	front, rear and exterior yards only for single family semi-detached, duplex and triplex dwellings, and yard for other residential buildings		1.8 metres
Open, Roofed porches not exceeding (1) storey in height; uncovered terraces	front, rear and exterior yards only		2.4 metres including eaves and cornices

- (ii) Notwithstanding the yard and setback provisions of this flag poles, garden trellises, fences, retaining walls, with the provisions of the By-law regulating signs

shall be permitted in any required yard or in the area between the road or street line and the required setback.

6.56 Exception re: Part of Lot 7, Concession 8
By-law 81-84

Relief from Provisions of Section 6.37.

6.57 Residential Dwellings on or Adjacent to an Airfield or
Private Aerodrome

In addition to any other provisions contained in this By-law, the following provisions shall apply to any building or structure erected or used for a residential use or a use accessory to a residential use on or adjacent to a lot used as an airfield or private aerodrome:

- (i) A residential building or building or structure metres from any land, building or structure used for the purpose of an airfield and 60 metres from any land, building or structure used for the purpose of a private aerodrome, if such airfield or private aerodrome is fully located on a lot under separate ownership.
- (ii) No person shall erect or use any building or structure for a residential use or use accessory thereto on a lot used as an airfield or part of an airfield, except as follows:
 - (a) If the use of any lot as an airfield is limited to the storing, maintaining or operating for not more than two aircraft at any one time, then a residential building or a building or structure accessory thereto may be permitted on such lot, provided such residential building or building or structure accessory thereto shall be located not closer than 60 metres from the perimeter of any landing strip or runway.
 - (b) If the use of any lot as an airfield is not limited to two aircraft as referred to in sub-section (ii) (a) of this section, then no residential building or buildings or structures accessory thereto shall be permitted on such lot and the use of any building or structure for residential uses or uses accessory thereto shall
 - (c) If any lot is used in conjunction with one or more other lots under separate ownership as an

airfield, then notwithstanding the provisions of sub-section (ii) (b) of this section, one residential building and buildings or structures accessory thereto may be permitted on such lot provided that the provisions of sub-paragraph (ii) (a) of this section are complied with and the aggregate total number of residential buildings permitted on all lots shall not exceed six.

6.58 Mobile Homes Permitted: A Mobile Home shall be permitted in any zone permitting a single-family detached dwelling, provided that:

- (i) the Mobile Home shall constitute a single-family detached dwelling and all of the provisions of this By-law applicable thereto shall apply, including zone requirements, the number of dwelling units permitted on any lot and the Minimum Floor Area;
- (ii) the Mobile Home has been erected on a permanent foundation and is serviced by a private well or municipal water system and a sewage disposal system for which a certificate of use, or equivalent thereof, has been issued pursuant to the Environmental Protection Act, and regulations made thereunder;
- (iii) a building permit has been issued for the Mobile Home and all of the provisions of the Building Code Act, and regulations made thereunder have been complied with.

6.59 Existing Mobile Home: Notwithstanding any other provision of this By-law, an existing Mobile Home shall be permitted to remain on any lot as a single-family detached dwelling if:

- (i) it is located in any zone other than a Residential Urban (R1) zone, Residential Hamlet (HR) zone, or Residential Estate (ER1) zone and was erected on the lot prior to June 1, 1977; or
- (ii) it is serviced by a private well or a municipal water system and by a private sewage disposal system for which a certificate of use or the equivalent thereof has been issued pursuant to the Environmental Protection Act, and the regulations made thereunder;
- (iii) it is erected on a permanent foundation in accordance regulations made thereunder.

SECTION 7 - RESIDENTIAL URBAN (R1) ZONE

7.1 Uses Permitted

No person shall within the Residential Urban (R1) zone use any lot, or erect, alter or use any building or structure for any purpose except one or more than the following uses:

a single family detached dwelling and permitted uses accessory thereto

a home occupation

7.2 Zone Requirements

No person shall within the Residential Urban (R1) zone use any in accordance with the following provisions:

(i)	Lot Area Minimum with municipal water supply only	1.4 00 square metres
(ii)	Lot Frontage Minimum supply only	24.0 metres
(iii)	Front Yard Minimum	7.5 metres
(iv)	Rear Yard Minimum (v)	7.5 metres
	Side Yard Minimum on - (a) One Side	7.5 metres
	- One (1) storey	1.2 metres
	- One and one-half (1-1/2) storeys	1.5 metres
	- Two (2) storeys or more	1.8 metres or 1/2 height of building whichever is the greater
	(b) Other Side (vi)	3.6 metres
	Floor Area Minimum (vii) Lot	116 square metres
	Coverage Maximum (viii) Height	30%
	Maximum	11.0 metres

7.3 Senior Citizen Housing

Notwithstanding the provisions of the Residential Urban (R1) zone, a senior citizen's housing project erected by or under the auspices of the Ontario Housing Corporation shall be permitted in the Residential Urban (R1) zone in accordance with the following provisions:

- (i) Building Type
 - (a) an apartment dwelling
 - (b) a masoned, rowhouse or townhouse dwelling
 - (c) a building or structure accessory to the foregoing permitted use
- (ii) Lot Frontage Minimum Lot 3 0.0 metres
- (iii) Area Minimum Density 1,900 square metres
- (iv) Maximum
 - (a) Sewers and Water one (1) dwelling unit per 8 0 square metres of lot area
 - (b) Water only one (1) dwelling unit per 700
- (v) Lot Coverage Maximum Front 50%
- (vi) Yard Minimum 7.5 metres
- (vii) Side Yard Minimum but not less than 1/2 height of main building 4.5 metres
- (viii) Rear Yard Minimum 7.5 metres
- (ix) Height Maximum 11.0 metres
- (x) Floor Area per Dwelling
 - (a) Bachelor Unit 42 square metres
 - (b) One Bedroom Unit 42 square metres
 - (c) Two or more Bedroom Units 63 square metres

- (xi) A minimum landscaped area of twenty-five (25) percent of the lot area shall be provided which shall include a 1.5 metre planting strip abutting all lot lines.
- (xii) Parking shall be provided on the basis of one (1) parking space for every four (4) dwelling units or portions thereof.

7.4 General Provisions all Zones

All special provisions of Section 6 "General Provisions all Zones" where applicable to any land, lot, building, structure or use within the Residential Urban (R1) zone shall apply.

- 7.5 Exception re: Part of Lot 5, Concession 9
(By-law 80-70) - Superseded by By-law 85-104

- 7.6a Exception re: Part of Lots 7 & 8, Concession 4
(By-law #81-37)

Notwithstanding the provisions of Section 7.2(iv) the Rear Yard Minimum is 23 metres.

- 7.6b Exception re: Part of Lot 30, Registered Plan 85
(being in Part of Lot 5, Concession 3)
(By-law 81-145: Also see Section 26.6)

Notwithstanding the provisions of Sections 7.2 (i) and (ii) :

- (i) Lot Area Minimum with municipal water supply only 1,170 square metres;
- (ii) Lot Frontage Minimum with municipal water supply only 22.8 metres.

- 7.7 Exception re: Part of Lot 6, Concession 3
(By-law 82-8)

Notwithstanding the provisions of Section 7.2 (ii), the Lot Frontage Minimum with municipal water supply is 16.7 metres.

- 7.8 Exception re: Lot 52, Registered Plan 85
(being in Part of Lot 6, Concession 3)
(By-law 82-141)

Notwithstanding the provisions of Section 7.2 (ii) and 7.2 (v) (a) , the Lot Frontage Minimum (with municipal water supply Minimum on one side of the two (2) storey dwelling shall not be less than 1.5 metres.

7.9 Exception re: Part of Lot 6, Concession 9
(By-law 83-70) - Refused by O.M.B

7.10 Exception re: Lot 85, Registered Plan 502
(being in Part of Lot 4, Concession 3)
(By-law 83-101)

The provisions of Section 6.2 (iv) shall not apply to a frame shed existing as of July 18th, 1983.

7.11 Exception re: Part of Lot 8, Concession 3
(By-law 83-149)

Notwithstanding the provisions of Section 7.2 (i), the Lot Area Minimum shall not be less than 1,831 square metres.

7.12 Exception re: Part of Lot 45, Registered Plan 87
(being in Part of Lot 34, Concession 9)
(By-law 84-33)

Notwithstanding the applicable regulations of Section 7 pertaining to Lot Area, Lot Frontage, Front Yard, Side Yard, Floor Area, Lot Coverage and Height, the dwelling existing on March 19th, 1984, shall be permitted but all other provisions of the By-law shall apply.

7.13 Exception re: Part of Lot 6, Concession 8
(By-law 84-78)

Notwithstanding the provisions of Section 7.2 (i), the Lot Area Minimum with Municipal Water Supply shall be 0.4 hectares.

7.14 Exception re: Part of Lots 2, 3 and 4, Concession 4
(By-law 85-74)

Notwithstanding the provisions of Sections 7.2 (i) , (ii), shall apply:

(i) The Lot Area Minimum with municipal water supply only shall be 3,100 square metres;

(ii) The Lot Frontage Minimum with municipal water supply

(iii) The Front Yard Minimum shall be 10.0 metres;

(iv) The Rear Yard Minimum shall be 20.0 metres;

(v) The Side Yard Minimum shall be 5.0 metres;

(vi) The Floor Area Minimum shall be 170 square metres;

(vii) The Lot Coverage Maximum shall be 15%.

7.15 Exception re: Part of Lots 2, 3 and 4, Concession 4
By-law 85-74)

Notwithstanding the provisions of Section 7.2 (i) , (iii) (iv), (v), (vi) and (vii) the following standards shall apply:

(i) The Lot Area Minimum with municipal water supply only shall be 6,800 square metres;

(ii) The Lot Frontage Minimum with municipal water supply only shall be 4 0.0 metres;

(iii) The Front Yard Minimum shall be 15.0 metres;

(iv) The Rear Yard Minimum shall be 20.0 metres;

(v) The Side Yard Minimum shall be 7.5 metres;

(vi) The Floor Area Minimum shall be 170 square metres;

(vii) The Lot Coverage Maximum shall be 15%.

7.16 Exception re: Part of Lot 6, Concession 3
By-law 85-139)

Notwithstanding the provisions of Section 7.2(i): (i)

The Lot Area Minimum shall be 1,000 square metres; (ii)

The Maximum Floor Area shall be 140 square metres.

7.17 Exception re: Part of Lot 7, Concession 9
(Bv-law 86-131)

Notwithstanding the provisions of Section 7.1:

(i) An art gallery shall be a permitted use;

(ii) The art gallery shall be subject to the provisions of Section 3.72,

7.17A Exception re: Block "F", Registered Plan M-13,

Notwithstanding the provisions of Section 7.2 (vii), the Lot Coverage Maximum is 2 0%.

- 7.18 Exception re: Part of Lot 14, Registered Plan 19
(being in Part of Lot 6, Concession 9)
and Part of Lot 7, Concession 9
(By-law 86-160)

Notwithstanding the provisions of Section 7.2 (ii), the Lot Frontage Minimum with municipal water supply only, shall be 3 0.0 metres.

- 7.18A Exception re: Part of Lots 8, 9, Concession 3
(Bv-law 88-15)

Notwithstanding the provisions of Section 7.2 (i) , the Lot Area Minimum with Municipal Water Supply shall be 2,700 square metres.

- 7.19 Exception re: Part of Lot 14, Registered Plan 19,
(being in Part of Lot 6, Concession 9) and
Part of Lot 7, Concession 9
(Bv-law 86-160)

Notwithstanding the provisions of Section 7.2 (i) and (ii) :

- (i) The Lot Area Minimum with municipal water supply only shall be 5,2 90 square metres.
- (ii) The Lot Frontage Minimum with municipal water supply only shall be 127.4 metres.

- 7.19A Exception re: Part of Lots 8, 9, Concession 3
(Bv-law 88-15)

Notwithstanding the provisions of Sections 22.1 (i) to (v) inclusive and (vii) the lands delineated as a Residential Urban (R1) zone and shown as "Exception - Section 7.19" on Schedule "A" of this By-law, being in Part of Lots 8 and 9, Concession 3, Township of King, may be used for Residential Urban (R1) purposes provided that:

- (i) the Lot Area Minimum with Municipal Water Supply shall be 3,500 square metres;
- (ii) the Lot Frontage Minimum with Municipal Water Supply
- (iii) the Front Yard Minimum shall be 10.0 metres;
- (iv) the Rear Yard Minimum shall be 20.0 metres;
- (v) the Side Yard Minimum shall be 5.0 metres;
- (vi) the Lot Coverage Maximum shall be 2 0%.

- 7.20 Exception re: Part of Lot 14, Registered Plan 19
(being in Part of Lot 6, Concession 9) and
Part of Lot 7, Concession 9
(Bv-law 86-160)

Notwithstanding the provisions of Sections 7.2 (ii) and (iv):

- (i) The Rear Yard Minimum for a fence shall be NIL.
- (ii) The Maximum Height of a fence constructed as per clause (i) above shall be 1.8 metres.
- (iii) The Lot Frontage Minimum with municipal water supply only shall be 30.0 metres.

- 7.21 Exception re: Part of Lot 86, Plan 87
(being in Part of Lot 32, Concession 9)
(By-law 89-74 1st and 2nd readings only)

Notwithstanding the provisions of Sections 10.2 (i) and (11) :

- (a) the Lot Area Minimum shall be 1.1 hectares;
- (b) the Lot Frontage Minimum shall be 100 metres;

- 7.22 Exception re: Part of Lot 5_f Concession 4
(By-law 90-25)
(Also see Sections 7.23,7.24,7.25,7.26,7.27,
25.11,25.12,26.25)

Notwithstanding the provisions of Section 7.2 (i), the Lot Area Minimum for lots supplied with the municipal water

- 7.23 Exception re: Part of Lot 51, Concession 4
(By-law 90-25)
(Also see Sections 7.22,7.24,7.25,7.26,7.27,
25.11,25.12,26.25)

Notwithstanding the provisions of Sections 7.2 (i) to (vii) inclusive:

- (i) the Lot Area Minimum for lots supplied with the municipal water supply shall be 2,380 square metres;
- (ii) the Lot Frontage Minimum for lots supplied with the municipal water supply shall be 34.0 metres;
- (iii) the Front Yard Minimum shall be 10.0 metres;

(iv) the Rear Yard Minimum shall be 20.0 metres; (v) the Side Yard Minimum shall be 5.0 metres; (vi) the Floor Area Minimum shall be 170 square metres; (vii) the Lot Coverage Maximum shall be 15%.

7.24 Exception re: Part of Lot 5, Concession 4
 (By-law 90-25)
 (Also see Sections 7.22, 7.23, 7.25, 7.26, 7.27, 25.11, 25.12, 26.25)

Notwithstanding the provisions of Sections 7.2(i), (vi) and (viii):

- (i) the Lot Area Minimum for lots supplied with the municipal water supply shall be 1,900 square metres;
- (ii) the Maximum Floor Area shall be 223 square metres;
- (iii) the Height Maximum shall be 7.5 metres;
- (iv) any single-family detached dwelling shall not exceed one (1) storey at any point above the proposed or finished ground adjoining the building at all exterior walls and for the purposes of this section, a storey shall include a walk-out basement.

7.25 Exception re: Part of Lot 5, Concession 4
 (By-law 90-25)
 (Also see Sections 7.22, 7.23, 7.24, 7.26, 7.27, 25.11, 25.12, 26.25)

Notwithstanding the provisions of Sections 7.2(i), (vi) and (viii) :

- (i) the Lot Area Minimum for lots supplied with the municipal water supply shall be 1,900 square metres;
- (ii) the Maximum Floor Area shall be 2 88 square metres;
- (iii) the Height Maximum shall be 7.5 metres;
- (iv) any single-family detached dwelling shall not exceed finished ground adjoining the building at all exterior shall include a walk-out basement.

- 7.26 Exception re: Part of Lot 5, Concession 4
(By-law 90-25)
(Also see Sections 7.22,7.23,7.24,7.25,7.27,
25.11,25.12,26.25)
-

Notwithstanding the provisions of Sections 7.2(i), (vi) and (viii):

- (i) the Lot Area Minimum for lots supplied with the municipal water supply shall be 1,900 square metres;
- (ii) the Maximum Floor Area shall be 3 61 square metres;
- (iii) any single-family detached dwelling shall not exceed two (2) storeys at any point above the proposed or finished ground adjoining the building at all exterior walls and for the purposes of this section, a storey shall include a walk-out basement.

- 7.2 7 Exception re: Part of Lot 5, Concession 4
(By-law 90-25)
(Also see Sections 7.22,7.23,7.24,7.25,7.26,
25.11,25.12,26.25)
-

Notwithstanding the provisions of Section 7.2 (i), the Lot Area Minimum for lots supplied with the municipal water supply shall be 1,668 square metres.

- 7.28 Exception re: Part of Lots 6 and 7, Concession 3
(By-law 90-60) (Also see Sections
-

Notwithstanding the provisions of Sections 7.2 (i) to (vii) inclusive:

- (i) the Lot Area Minimum for lots supplied with the municipal water supply shall be 2,400 square metres;
- (ii) the Lot Frontage Minimum for lots supplied with the
- (iii) the Front Yard Minimum shall be 7.5 metres;
- (iv) the Rear Yard Minimum shall be 20.0 metres;
- (v) the Side Yard Minimum shall be 5.0 metres;

- (vi) the Floor Area Minimum shall be 170 square metres;
- (vii) the Lot Coverage Maximum shall be 15%.

7.2 9 Exception re: Part of Lots 6 and 7, Concession 3
 (By-law 90-60) (Also see Sections
 7.28, 25.13 and 26.26)

Notwithstanding the provisions of Section 7.2 (i) to (vii) inclusive:

- (i) the Lot Area Minimum for lots supplied with the municipal water supply shall be 2,400 square metres;
- (ii) the Lot Frontage Minimum for lots supplied with the municipal water supply shall be 26.0 metres;
- (iii) the Front Yard Minimum shall be 7.5 metres;
- (iv) the Rear Yard Minimum shall be 20.0 metres;
- (v) the Side Yard Minimum shall be 3 .0 metres on one side and 3.6 metres on the opposite side;
- (vi) the Floor Area Minimum shall be 170 square metres;
- (vii) the Lot Coverage Maximum shall be 15%.

7.30 Exception re: Part of Block "A", Plan M-60
 (Part of Lot 32, Concession 9)
 (By-law 91-53)
 (Also see Section 26.30)

Notwithstanding the provisions of Section 6.18(ii), 6.30 (i), 6.34(i) (c) 1 and 3, 6.34(iii) (b), 6.34(v), (b) and (e), 6.54 and 7.3 of this By-law, the lands delineated as a Residential Urban (R1) zone and shown as "Exception - Section 7.30, on Schedule "A" of this By-law, may be used for a non-profit and sanitary sewers, in accordance with the following

- (i) Building Type:
 - (a) an apartment dwelling
 - (b) buildings or structures accessory to the foregoing permitted use;
- (ii) Lot Frontage Minimum: 10 0.0 metres;

- (iii) Lot Area Minimum: 5,700 square metres;
- (iv) Density Maximum: one (1) dwelling unit per 180 square metres of lot area, but in no instance shall the number of dwelling units exceed 32;
- (v) Lot Coverage maximum: 50%;
- (vi) Front Yard Minimum: 7.5 metres;
- (vii) Side Yard Minimum: 5.5 metres;
- (viii) Rear Yard Minimum: 7.5 metres;
- (ix) Height Maximum: 11.0 metres;
- (x) Floor Area per Dwelling Unit Minimum:
 - (a) Bachelor Unit: 42 square metres
 - (b) One Bedroom Unit: 48 square metres
 - (c) Two or more Bedroom Units: 63 square metres;
- (xi) a minimum landscaped area of twenty-five (25) percent of the lot area provided;
- (xii) parking shall be provided on the basis of one (1) parking space for every two (2) dwelling units or portions thereof, for residents, employees and
- (xiii) that for the purpose of calculating the requirements for the Lot Area Minimum of this By-law, abutting lands in the Open Space and Conservation (O) zone which are under the same ownership as those which are subject to this Exception - Section 7.3 0 may be used in any calculation to satisfy these requirements;
- (xiv) the provisions of Section 6.34(i)(c)1 shall not apply to any Front Yard;
- (xv) the parking area shall be located not less than 1.2 metres from any side or rear lot line, except when the parking area is constructed as a contiguous and integral part of a parking area on an abutting lot;
- (xvi) one (1) joint ingress and egress driveway ramp shall be a maximum of 19.0 metres in width, measured along the streetline;

- (xvii) entrance and exit ramps for automobile traffic from Roselena Drive shall not exceed two (2) in number and shall not exceed a width of 7.5 metres at the streetline except as otherwise provided in (xvi) above;
- (xviii) a buffer area is not required around the periphery of parking areas;
- (xix) all buildings shall have a setback minimum of 9

SECTION 7A - RESIDENTIAL URBAN (SCHOMBERG) ONE (R1S-1) ZONE7A.1 Uses Permitted

No person shall within the Residential Urban (Schomberg) One (R1S-1) zone use any lot, or erect, alter or use any building or structure for any purpose except one or more than the following uses:

- a single detached dwelling unit and uses accessory thereto
- a home occupation

7A.2 Zone Requirements

No person shall within the Residential Urban (Schomberg) One (R1S-1) zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (i) the Lot Area Minimum with municipal water and sanitary sewer servicing shall be 450 square metres;
- (ii) the Lot Frontage Minimum with municipal water and sanitary sewer servicing shall be 15 metres except in the case of a corner lot, the Lot Frontage Minimum shall be 18 metres;
- (iii) the Front Yard Minimum shall be 4.5 metres,
 - provided that the Front Yard Minimum to a Private Garage which faces a Street shall be 6.4 metres;
- (iv) the Rear Yard Minimum shall be 7.5 metres;
- (v) notwithstanding Section 6.3 of this By-law, the Side Yard Minimum shall be 1.2 metres except where a single detached dwelling is erected without an Minimum requirement of one Yard be 4.5 metres;
- (vi) notwithstanding Section 6.12 of this By-law, the Exterior Side yard Minimum shall be 4.5 metres;
- (vii) the Lot Coverage Maximum shall be 40%;
- (viii) the Height Maximum shall be 9.5 metres;
- (ix) the maximum width of an attached Private Garage

- (x) an attached Private Garage shall not project more than the first or second storey, whichever of the main front walls projects furthest towards the Front Lot Line.

7A.3 General Provisions All Zones

All special provisions of Section 6 "General Provisions All Zones" where applicable to any land, lot, building, structure or use within the Residential Urban (Schomberg) One (R1S-1) zone shall apply.

SECTION 7B - RESIDENTIAL URBAN (SCHOMBERG) TWO (R1S-2) ZONE7B.1 Uses Permitted

No person shall within the Residential Urban (Schomberg) Two (R1S-2) zone use any lot, or erect, alter or use any building or structure for any purpose except one or more than the following uses:

- a single detached dwelling unit and uses accessory thereto
- a home occupation

7B.2 Zone Requirements

No person shall within the Residential Urban (Schomberg) Two (R1S-2) zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (i) the Lot Area Minimum with municipal water and sanitary sewer servicing shall be 360 square metres;
- (ii) the Lot Frontage Minimum with municipal water and sanitary sewer servicing shall be 12 metres, except in the case of a corner lot, in which case the Lot Frontage Minimum shall be 15 metres;
- (iii) the Front Yard Minimum shall be 4.5 metres,
 - provided that the Front Yard Minimum setback to a Private Garage which faces a lot line shall be 6.4 metres;
- (iv) the Rear Yard Minimum shall be 7.5 metres;
- (v) notwithstanding Section 6 .3 of this By-law, the Side Yard Minimum shall be 1.2 metres except where a single detached dwelling is erected without an attached Private Garage or Carport, the Side Yard Minimum requirements of one yard be 4.5 metres;
- (vi) notwithstanding Section 6.12 of this By-law, the
 - faces a Lot Line shall be 6.4 metres;
- (vii) the Lot Coverage Maximum shall be 40%;
- (viii) the Height Maximum shall be 9.5 metres;

- (ix) the maximum width of an attached Private Garage shall not exceed 6.25 metres;
- (x) an attached Private Garage shall not project more than the first or second storey, whichever of the main front walls projects furthest towards the Front Lot Line.

7B.3 General Provisions All Zones

All special provisions of Section 6 "General Provisions All Zones" where applicable to any land, lot, building, structure or use within the Residential Urban (Schomberg) Two (R1S-2) zone shall apply.

SECTION 8 - RESIDENTIAL HAMLET (HR) ZONE8.1 Uses Permitted

No person shall within the Residential Hamlet (HR) Zone use any lot, or erect, or alter or use any building or structure for any purpose except one or more of the following uses:

a single family detached dwelling and permitted uses accessory thereto

a home occupation

8.2 Zone Requirements

No person shall within the Residential Hamlet (HR) zone use any lot or erect, alter or use any building or structure or

- | | | |
|-------|--------------------------------------|---|
| (i) | Lot Area Minimum | |
| | (a) With municipal water supply only | 1,400 square metres |
| | (b) Private well and septic tank | 1,900 square metres |
| (ii) | Lot Frontage Minimum | |
| | (a) With municipal water supply only | 24.0 metres |
| | (b) Private well and septic tank | 30.0 metres |
| (iii) | Front Yard Minimum | 7.5 metres |
| (iv) | Rear Yard Minimum | 7.5 metres |
| (v) | Side Yard Minimum | |
| | (a) One side | |
| | - one (1) storey | 1.2 metres |
| | - one and one-half (1-1/2) storeys | 1.5 metres |
| | - two (2) storeys or more | 1.8 metres or 1/2 the height of building whichever is the greater |

	(b) Other side	3.6 metres
(vi)	Floor Area Minimum	12 0 square metres
(vii)	Lot Coverage Maximum	30%
(viii)	Height Maximum	11.0 metres

8.3 General Provisions all Zones

All special provisions of Section 6 (General Provisions All Zones) where applicable to any land, lot building, structure, or use within the Residential Hamlet (HR) zone shall apply.

8.4 Exception re: Part of Lot 28, Concession 6 (By-law 81-79)

Notwithstanding the provisions of Section 8.2 (i) (b) and 8.2 (ii) (b):

(i)	Lot Area Minimum	1,850 square metres
(ii)	Lot Frontage Minimum	26.5 metres

8.5 Exception re: Part of Lot 26, Concession 6 (Bv-law 81-115)

Notwithstanding the provisions of Section 8.2 (i) (b):

Lot Area Minimum with private well and septic tank - 0.38

8.6 Exception re: Part of Lot 16, Concession 5 (Bv-law 82-89)

Notwithstanding the provisions of Section 8.2(i):

The Lot Area Minimum shall not be less than 1.6 hectares.

8.7 Exception re: Part of Lot 4, Concession 5 (By-law 84-118)

Notwithstanding the provisions of Section 8.2 (vii): (i)

The Maximum Floor Area shall be 420 square metres.

(ii) The Lot Coverage Maximum for a dwelling shall be 32 5 square metres; and

(iii) Any structure shall not exceed 2 storeys at any adjoining the building at all exterior walls and for

the purpose of this section a storey shall include a walkout basement.

- 8.8 Exception re: Part of Lot 4, Concession 5
(By-law 84-118)

Notwithstanding the provisions of Section 8.2 (vii), the Lot Coverage Maximum for a dwelling shall be 560 square metres.

- 8.9 Exception re: Part of Lot 16, Concession 5
(Bv-law 84-31)

Notwithstanding the provisions of Sections 8.2 (i) (b) and 6.23:

- (i) The Lot Area Minimum shall not be less than 1.1 hectares.
- (ii) A building or structure may be used for the keeping or raising of pigeons provided that such structure is not located within 3.0 metres of any side or rear lot line or 60 metres of any residential dwelling on an adjacent lot and the number of pigeons does not exceed 45.

- 8.10 Exception re: Part of Lot 26, Concession 7
(Bv-law 87-9)

Notwithstanding the provisions of Section 8.2 (vi):

- (i) The Floor Area Minimum for a single-family detached dwelling shall be 55 square metres.
- (ii) A dwelling unit erected in accordance with sub-section (i) above shall be permitted for a period not exceeding (Jan.5, 1987).

- 8.11 Exception re: Part of Lot 14, Registered Plan 159
 (being in Part of Lot 27, Concession 6)
(Bv-law 88-18)

Notwithstanding the provisions of Section 8.2 (v), the Side Yard Minimum on the north side of said lands for any building or structure shall be 10.0 metres.

- 8.12 Exception re: Part of Lot 14, Registered Plan 159
 (being in Part of Lot 27, Concession 6)
(Bv-law 88-18)

Notwithstanding the provisions of Sections 6.2(iv) and 8.2 for any building or structure shall be 10.0 metres.

SECTION 9 - RESIDENTIAL ESTATE (ER1) ZONE

9.1 Uses Permitted

No person shall within the Residential Estate (ER1) zone use any lot, or erect, alter or use any building or structure for any purpose except one of the following uses:

a single family detached dwelling, and permitted accessory uses thereto.

.,2 Zone Requirements

No person shall within the Residential Estate (ER1) zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions or any applicable paragraph of Section 27 - Special Provisions.

(i)	Lot Area Minimum	0.8 hectares
(ii)	Lot Frontage Minimum	60.0 metres
(iii)	Front Yard Minimum	9.0 metres
(iv)	Rear Yard Minimum	23.0 metres
(v)	Side Yard Minimum	4.5 metres
(vi)	Floor Area Minimum	170 square metres
(vii)	Lot Coverage Maximum	15%
(viii)	Height Maximum	11.0 metres

9.3 Road Access

Access shall be only from an assumed and maintained Township road and where possible access to individual lots shall be from internal roads and not from existing or unopened concession roads, regional roads or provincial highways.

9.4 General Provisions All Zones

All special provisions of Section 6 "General Provisions All Zones" where applicable to any land, lot, building, shall apply.

9.5 Exception re: Part of Lots 13, 14, 15, Concession 8
(Bv-law 81-44)

Notwithstanding the provisions of Section 9.2 (i) and (ii):

- (i) Lot Area Minimum 0.74 hectares
- (ii) Lot Frontage Minimum 21.3 metres

9.6 Exception re: Registered Plan M-1571
(being in Part of Lot 32, Concession 6)
(By-law 81-39: Also see Section 26.7)

Notwithstanding the provisions of Section 9.1, no person 30.5 metres of those lands zoned Open Space and Conservation (O) .

9.6A Exception re: Part of Lot 17, Concession 4
(By-law 82-41)

Notwithstanding the provisions of Section 9.2 (ii):

Lot Frontage Minimum 54.8 metres

9.7 Exception re: Part of Lot 2, Concession 9
(Bv-law 82-110)

Notwithstanding the provisions of Sections 9.2 (i) and (ii) :

- (1) The Lot Area Minimum shall not be less than 0.75 hectares.
- (ii) The Lot Frontage Minimum shall not be less than 52 metres.

9.8 Exception re: Part of Lot 17, Concession 4
(By-law 82-125 - repealed by By-law 83-12)

9.9 Exception re: Part of Lot 2, Concession 4
(Bv-law 85-127)

Notwithstanding the provisions of Section 9.3, access onto

9.10 Exception re: Part of Lot 2, Concession 4
(Bv-law 86-13)

Notwithstanding the provisions of Section 9.2 (ii), the Lot Frontage Minimum shall not be less than 41 metres.

- 9.11 Exception re: Lot 1, Plan 510
 (being in Part of Lot 2, Concession 9)
 (By-law 86-108)
-

Notwithstanding the provisions of Section 9, the existing accessory structure (August 5, 1986) may be used for storing and warehousing tropical plants for commercial use.

- 9.12 Exception re: Part of Lots 13,14,15, Concession 2
 (By-law 89-182)
 (Also see Sections 9.13,9.14,22.95,26.23)
-

Notwithstanding the provisions of Sections 6.2(iv) and 9.2 (v) :

- (i) the Side Yard Minimum for all buildings and structures on lots abutting an Open Space and Conservation (O) zone shall be 9 metres;
- (ii) the Rear Yard Minimum for all accessory buildings or structures on lots abutting an Open Space and Conservation (O) zone shall be 9 metres;
- (iii) Notwithstanding any other setback or separation requirements of this By-law, a residential building shall not be located within 180 metres or the distance calculated from the Minimum Distance Separation Formula as established by the Agricultural Code of Practice for the Province of Ontario, of any manure storage building, whichever is the greater.

- 9.13 Exception re: Part of Lots 13,14,15, Concession 2
 (By-law 89-182)
 (Also see Sections 9.12,9.14,22.95,26.23)
-

Notwithstanding the provisions of Sections 6.2(iv),9.2(iv) and (v) :

- (i) the Rear Yard Minimum shall be 50 metres;
- (ii) the Side Yard Minimum for all buildings and structures on lots abutting an Open Space and Conservation (O) zone shall be 9 metres;
- (iii) the Rear Yard Minimum for all accessory buildings or Conservation (O) zone shall be 9 metres;
- (iv) Notwithstanding any other setback or separation shall not be located within 180 metres or the distance calculated from the Minimum Distance Separation

Formula as established by the Agricultural Code of Practice for the Province of Ontario, of any manure storage building, whichever is the greater.

- 9.14 Exception re: Part of Lots 13,14,15, Concession 2
 (By-law 89-182)
(Also see Sections 9.12,9.13,22.95,26.23)

Notwithstanding the provisions of Sections 6.2(vi),

- (i) the Side Yard Minimum for all buildings and structures on lots abutting an Open Space and Conservation (0) zone shall be 9 metres;
- (ii) the Rear Yard Minimum for all accessory buildings or structures on lots abutting an Open Space and Conservation (0) zone shall be 9 metres;
- (iii) notwithstanding any other set-back or separation requirements of this By-law, a residential building shall not be located within 180 metres or the distance calculated from the Minimum Distance Separation Formula as established by the Agricultural Code of Practice for the Province of Ontario, of any manure storage building, whichever is the greater.
- (iv) the Side Yard Minimum from Regional Road No. 53 (Dufferin Street) shall be 23 metres;
- (v) any building or structure shall not exceed one storey at any point above the proposed or finished ground adjoining the building at all exterior walls, and, for the purposes of this section, a storey shall include a walkout basement;
- (vi) the Height Maximum for all buildings and structures shall be 7.5 metres.

- 9.15 Exception re: Part of Lot 8, Concession 4
 (By-law 89-190)
(Also see Section 26.24)

- (i) Notwithstanding the applicable provisions of Section 9, no buildings, structures or paved areas shall be located within 10 metres of the Regional Floodline as Conservation Authority.
- (ii) Notwithstanding the provisions of Section 9.2 (ii), the lot Frontage Minimum shall be 35 metres.

SECTION 10 - RESIDENTIAL RURAL (RR) ZONE

10.1 Uses Permitted

No person shall use land or erect, alter or use any building or structure in a Residential Rural (RR) zone except for one of the following uses:

a single family detached dwelling on a lot created by the Committee of Adjustment or Regional Land Division Committee,

permitted buildings and uses accessory thereto.

10.2 Zone Requirements

No person shall within the Residential Rural (RR) zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions or any applicable paragraph of Section 27 Special Provisions:

- | | | |
|--------|----------------------|-----------------|
| (i) | Lot Area Minimum | 6.0 hectares |
| (ii) | Lot Frontage Minimum | 120.0 metres |
| (iii) | Front Yard Minimum | 15.0 metres |
| (iv) | Rear Yard Minimum | 23.0 metres |
| (v) | Side Yard Minimum or | |
| | (a) One side | 9.0 metres |
| | (b) Other side | 9.0 metres |
| (iv) | Floor Area Minimum | 14 0 sq. metres |
| (vii) | Lot Coverage Maximum | 5% |
| (viii) | Height Maximum | 11.0 metres |

10.3 General Provisions All Zones

All special provisions of Section 6 "General Provisions all Zones" where applicable to any land, lot, building, structure or use within the Residential Rural (RR) zone shall apply.

10.4 Uses Permitted on Lots Created by the Regional Land Division Committee for Residential Infilling Purposes

No person shall use land or erect, alter or use any building

Committee for residential infilling purposes except for a single family detached dwelling and uses accessory thereto and except in accordance with the following provisions or any applicable paragraph of Section 27 - Special Provisions.

(i)	Lot Area Minimum	0.8 hectares
(ii)	Lot Frontage Minimum	60.0 metres
(iii)	Front Yard Minimum	15.0 metres
(iv)	Rear Yard Minimum	23.0 metres
(v)	Side Yard Minimum	
	(a) One Side	9.0 metres
	(b) Other Side	9.0 metres
(vi)	Floor Area Minimum	14 0 square metres
(vii)	Lot Coverage Maximum	15%
(viii)	Height Maximum	11.0 metres

10.5 Special Provisions Stables and Barns

Notwithstanding any other provision of this by-law, a stable, barn, shelter, pen, or other building or structure used to house animals or domestic fowl may be permitted on lots in

- (i) 60.0 metres of any Residential Urban or Residential Hamlet zone or residential building on an adjacent lot.
- (ii) 30.0 metres from any streetline.

10.6 Exception re: Part of Lot 24, Concession 10

Notwithstanding the provisions of Sections 10.2 (i) and (ii) :

(i)	Lot Area Minimum	3.62 hectares
(ii)	Lot Frontage Minimum	99.1 metres

10.7 Not assigned.

- 10.8 Exception re: Part of Lot 21, Concession 4

 Notwithstanding the provisions of Section 10.4 (ii):
 Lot Frontage Minimum 55.0 metres
- 10.9 Exception re: Part of Lot 31, Concession 9

 Notwithstanding the provisions of Sections 10.4 (iii), 10.4 (iv) and 10.4 (v), no development or redevelopment of any the Open Space and Conservation (O) zone.
- 10.10 Exception re: Part of Lots 13, 14, Registered Plan 155

 (By-law 82-35)

 Not withstanding the provisions of Section 10.4 (ii):
 Lot Frontage Minimum 50.0 metres
- 10.11 Exception re: Part of Lot 21, Concession 10 -

- 10.12 Exception re: Part of Lot 21, Concession 5

 Notwithstanding the provisions of Sections 10.4 (iii):
 Front Yard Minimum 53.3 metres
- 10.13 Exception re: Part of Lot 20, Concession 4

 Notwithstanding the provisions of Sections 10.4 (i) and 10.5:
- (i) The Lot Area Minimum shall not be less than 2.0 hectares.
 - (ii) A residential building on these lands shall not be less than 90 metres from any stable, barn, shelter, pen, or other building or structure used to house animals or domestic fowl located on an adjacent lot.
- 10.14 Exception re: Part of Lot 26, Concession 5

 Notwithstanding the provisions of Section 10.4 (i) , the Lot

- 10.22 Exception re: Part of Lots 31, 32, Concession 7
(By-law 84-7)

Notwithstanding the provisions of Section 10.4 (i) the Lot Area Minimum shall not be less than 4.0 hectares.

- 10.23 Exception re: Part of Lot 35, Concession 3
(By-law 84-46: Also see Section 6.30 (ii) (30))

Notwithstanding the provisions of Sections 6.3 0 (ii) and 10.2 (vi), an additional single-family detached dwelling shall only be permitted provided that:

- (i) the additional dwelling is for the use of a person or person and their family, if such person is employed on these lands as a full-time caretaker.
- (ii) the Floor Area Minimum shall not be less than 116 square metres and not more than 140 square metres.

- 10.24 Exception re: Part of Lot 16, Concession 4
(By-law 84-98)

Notwithstanding the provisions of Section 10.4 (i) and (ii) :

- (i) the Lot Area Minimum shall be 4.0 hectares, (ii) the Lot Frontage Minimum shall be 100.0 metres.

- 10.25 Exception re: Part of Lot 35, Concession 7
(By-law 84-150)

Notwithstanding the provisions of Section 10.2 (ii), the Lot Frontage Minimum shall be 197.0 metres.

- 10.26 Exception re: Part of Lot 15, Concession 2
(By-law 85-32)

Notwithstanding the provisions of Section 10.4 (i) , the Lot Area Minimum shall be 2.0 hectares.

- 10.27 Exception re: Part of Lot 34, Concession 7

Notwithstanding the provisions of Section 10.4 (ii), (iii) and (v):

- (i) the Lot Frontage Minimum shall be 50.0 metres;
- (ii) the Front Yard Minimum shall be 13.7 metres;
- (iii) the Side Yard Minimum shall be 8.1 metres.

- 10.28 Exception re: Part of Lot 10, Concession 11
(By-law 86-32: Also see Section 26,13)

Notwithstanding the provisions of Sections 10.2 (i) and (ii) , the Lot Area Minimum shall be 5.7 hectares and for the purposes of calculating the requirements of these sections, abutting lands which are under the same ownership as those of this Exception may be used in any such calculation.

- 10.29 Exception re: Part of Lot 26, Concession 6
(By-law 86-102)

Notwithstanding the provisions of Section 10.2 (i), the Lot Area Minimum shall be 3.5 hectares.

- 10.30 Exception re: Part of Lot 26, Concession 6
(By-law 86-102)

Notwithstanding the provisions of Section 10.2 (i) and (v) :

- (i) the Lot Area Minimum shall be 3.5 hectares;
- (ii) the Side Yard Minimum for a single-family detached dwelling, on the east side only shall be 95 metres.

- 10.3 0A Exception re: Part of Lot 15, Concession 3
(By-law 86-144)

Notwithstanding the provisions of Section 10.2 (v) (a), the Side Yard Minimum on the west side only shall be 3 0 metres.

- 10.31 Exception re: Part of Lot 15, Concession 8
(By-law 86-148)

Notwithstanding the provisions of Section 10.2 (i) , the Lot Area Minimum shall be 4 hectares.

- 10.32 Exception re: Part of Lot 16, Concession 11

Notwithstanding the provisions of Sections 10.4 (i) and (ii) :

- (i) the Lot Area Minimum shall be 4.8 hectares;
- (ii) the Lot Frontage Minimum shall be 120 metres.

10.33 Exception re: Part of Lot 19, Concession 2, (O.S.)

(i) the Lot Area Minimum shall be 2.0 hectares;

(ii) the Lot Frontage Minimum shall be 56 metres.

10.34 Exception re: Part of Lot 16, Concession 5

Notwithstanding the provisions of Section 10.4 (i) the Lot Area Minimum shall be 3 hectares.

10.35 Exception re: Lots 14, 15, Plan 162 -
 (being in Part of Lot 22, Concession 6)
 _____ (By-law 87-74) _____

Notwithstanding the provisions of Section 10.4 (ii) , the Lot Frontage Minimum shall be 50 metres.

10.36 Exception re: Part of Lot 20, Concession 9

Notwithstanding the provisions of Sections 10.2 (iii) and (v) :

(i) the Front Yard Minimum shall be 170 metres;

(ii) the Side Yard Minimum shall be 10 metres.

10.37 Exception re: Part of Lot 26, Concession 2

Notwithstanding the provisions of Section 10.4 (i) , the Lot Area Minimum shall be 4.0 hectares.

10.38 Exception re: Lots 17, 18, 19, Registered Plan 151,
 (being in Part of Lot 19, Concession 4)
 _____ (By-law 88-7) _____

Notwithstanding the provisions of Section 10.4 (i) , the Lot Area Minimum shall be 1.9 hectares.

10.39 Exception re: Part of Lot 28, Concession 5

Notwithstanding the provisions of Section 10.4 (i) , the Lot

10.40 Exception re: Part of Lot 31, Concession 2

Notwithstanding the provisions of Section 10.4 (i) , the Lot Area Minimum shall be 2.0 hectares.

10.41 Exception re: Part of Lot 16, Concession 3

Notwithstanding the provisions of Sections 10.4 (i) and (iii) :

(i) the Lot Area Minimum shall be 2.0 hectares;

(ii) the Front Yard Minimum shall be 182 metres.

10.42 Exception re: Part of Lot 15, Concession 11

Notwithstanding the provisions of Sections 10.4 (i) and (ii) :

(i) for the purposes of calculating the requirements under same ownership may be used to satisfy these requirements;

(ii) the Lot Area Minimum shall be 4.5 hectares.

10.43 Exception re: Part of Lot 15, Concession 4

Notwithstanding the provisions of Sections 10.4 (i) and (ii) :

(i) the Lot Area Minimum shall be 4.8 hectares; (ii)

the Lot Frontage Minimum shall be 22 0 metres.

10.44 Exception re: Part of Lot 30, Concession 3
(Bv-law 89-4)

- permitting additional residence for full-time farm help

10.45 Exception re: Part of Lot 8, Concession 6
(By-law 89-71)

Notwithstanding the provisions of Section 10.4 (i) & (ii) :

(i) that for the purpose of calculating the requirements

abutting lands which are under the same ownership as 10.45 may be used in any calculation to satisfy these requirements;

(ii) the Lot Area Minimum shall be 16 hectares; (iii) the Lot Frontage Minimum shall be 200 metres.

10.46 Exception re: Part of Lot 16, Concession 10
(By-law 89-74 1st and 2nd readings only)
Repealed by O.M.B.

Notwithstanding the provisions of Sections 10.2 (i) and (ii) :

(a) the Lot Area Minimum shall be 1.1 hectares;
(b) the Lot Frontage Minimum shall be 100 metres.

10.47 Exception re: Lots 9 & 10, Plan 161 (being in Part Lot 22,
Cone. 4) (By-law 90-9)

Notwithstanding the provisions of Sections 10.4 (i) and 10.4(ii) :

(i) the Lot Area Minimum shall be 1.9 hectares; (ii) the Lot Frontage Minimum shall be 90 metres.

10.48 Exception re: Part of Lot 20, Concession 4
(By-law 90-55)

Notwithstanding the provisions of Section 10.1, offices for not more than two (2) psychotherapists may be permitted as a home

10.4 9 Exception re: Part of Lot 20, Concession 4
(By-law 90-56)

Notwithstanding the provisions of Section 10.4 (i), the Lot Area Minimum shall be 2.0 hectares.

- 10.50 Exception re: Part of Lot 35, Concession 2 and
Part of Lot 1, Concession 2, (O.S.)
(By-law 90-122)
(Also see Section 10.51)
-

Notwithstanding the provisions of Sections 6.2 (iii) and (iv) , 6.12 and 10.4 (iii) and (iv) :

- (i) the Front Yard Minimum shall be 11.3 metres;
 - (ii) the Rear Yard Minimum shall be 28.0 metres and the south side of the lands which abut Highway No. 9 shall be deemed to be the Rear Yard.
- 10.51 Exception re: Part of Lot 35, Concession 2, and
Part of Lot 1, Concession 2, (O.S.)
(By-law 90-122)
(Also see Section 10.50)
-

Notwithstanding the provisions of Sections 3.90 (c), 6.2(iii) and (iv), 6.54 and 10.4(iv) of this By-law:

- (i) the Rear Yard Minimum shall be 28.0 metres and the south side of these lands which abut Highway No. 9 shall be deemed to be the Rear Yard;
 - (ii) the Side Yard Minimum shall be:
 - (a) West side - 9.0 metres
 - (b) East side - 55.0 metres
 - (iii) no building or structure shall be located within 9.0
 - (iv) the Floor Area Maximum for a single-family detached dwelling shall be 465 square metres.
- 10.52 Exception re: Part of Lot 31, Concession 9
(By-law 90-152)
(Also see Section 26.29)
-

Notwithstanding the provisions of Section 10.4(ii):

- (i) for the purpose of calculating the requirements under 10.4 (i) and (ii) of this By-law, abutting lands in the Open Space and Conservation (0) zone which are under

Exception - Section 10.52 may be used in any calculation to satisfy these requirements;

(ii) the Lot Frontage Minimum shall be 54 metres.

10.53 Exception re: Part of Lot 15, Concession 4
By-law 91-17)

Notwithstanding the provisions of Sections 10.4 (i) and 10.4 (ii) :

(i) the Lot Area Minimum shall be 4.0 hectares;

(ii) the Lot Frontage Minimum shall be 180 metres.

SECTION 11 - COMMERCIAL GENERAL (CD ZONE)11.1 Uses Permitted

No person shall within the Commercial General (C1) zone use any lot or erect, alter or use any building or structure except for one of the following uses:

Commercial

automobile service stations
banks or other financial establishments
business or professional offices
commercial schools
custom workshops
a dwelling unit in accordance with the provisions of Section 6.14 (By-law 82-111)
farm implement dealers
hotels
institutional uses
medical or dental clinics
motor vehicle sales areas
parking lots, garages or structures
private clubs and institutions
private nursing homes
public garages, mechanical
printing shops
restaurants and take-out restaurants
retail stores
service shops, light
service shops, personal
studios

taxi and bus stations

undertaking establishments

a wholesale establishment which conducts retail sales on the same premises

11.2 Zone Requirements

No person shall within the Commercial General (C1) zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions or in accordance with the provisions of any applicable paragraph of Section 27 Special Provisions:

- | | | |
|-------|----------------------------------|----------------------|
| (i) | Lot Area Minimum | |
| | (a) Municipal water supply | 70 0 square metres |
| | (b) Private well and septic tank | 14 0 0 square metres |
| (ii) | Lot Frontage Minimum | |
| | (a) Municipal water supply | 18.0 metres |
| | (b) Private well and septic tank | 24.0 metres |
| (iii) | Front Yard Minimum | 9.0 metres |
| (iv) | Rear Yard Minimum | |
| | (a) Municipal water supply | 7.5 metres |
| | (b) Private well and septic tank | 9.0 metres |
| (v) | Side Yard Minimum | |
| | (a) One side | 3.0 metres |
| | (b) Other side | 1.5 metres |
| (vi) | Lot Coverage Maximum | 50% |
| (vii) | Height Maximum | 11.0 metres |

11.3 General Provisions All Zones

All special provisions of Section 6 "General Provisions All Zones" where applicable to any land, lot, building, structure, or use within the Commercial General (C1) zone

11.4 Exception re: Part of Lot 6, Concession 8
(By-law 80-74)

- (i) Notwithstanding the provisions of Section 11.1, any not be permitted and any inside storage of goods, material and machinery shall only be permitted if such inside storage is incidental or accessory to a permitted use.
- (ii) Notwithstanding the provisions of Section 11, no change may be made in the type of use established unless an occupancy permit has been issued by the Municipality with respect to such change and such change shall be prohibited unless:
- (a) such use complies with the provisions of Section 11;
- (b) the approval of the Medical Officer of Health for the Regional Municipality of York has been obtained for such change in the type of use with respect to the suitability of the proposed private sewage disposal system to accommodate such change in the type of use.

11.5 Exception re: Part of Lot 6, Concession 8
(By-law 82-60)

Extension of a legal non-conforming industrial use permitted in a C1 zone subject to Section 11.2 (vii).

11.6 Exception re: Lot 31, Plan 85
(being in Part of Lot 5, Concession 3)
(Bv-law 83-131)

Notwithstanding the provisions of Section 11.1, 11.2 (iii), 6.34 (v) (a) and 6.37 (ii):

- (i) the uses shall be restricted to those commercial uses which use water solely for domestic purposes and not for any commercial purpose. In addition, the following uses shall not be permitted:
- automobile service stations
 - farm implement dealers
 - hotels
 - institutional uses
 - motor vehicle sales area
 - parking lots, garages or structures
 - private nursing homes
 - public garages, mechanical

- restaurants
- taxi and bus stations

- (ii) the Front Yard Minimum shall not be less than 7.4 metres.
- (iii) the buffer area between the parking area and the abutting Residential Zone to the south shall not be less than 2.6 metres.
- (iv) the width of the Planting Strip on the interior side which abuts the Residential Zone to the east shall not be less than 5.6 metres.

11.7 Exception re: Part of Lot 45, Registered Plan 87
 (being in Part of Lot 34, Concession 9)
(By-law 84-33)

Notwithstanding the applicable regulations of Section 11 pertaining to Lot Area, Front Yard, Side Yard, Lot Coverage and Height, the buildings or structures on these lands and existing as of March 19, 1984, shall be permitted, but all other provisions of this by-law shall apply.

11.8 Exception re: Part of Lot 5, Concession 9
(Bv-law 85-54)

Notwithstanding the provisions of Sections 6.4 (iii), (v) , (viii), 6.55 (i), 11.1 and 11.2 (iii), (iv) (a) :

- (i) a Gas Bar and accessory uses, buildings and structures thereto, shall be a permitted use within a Commercial
- (ii) the Front Yard Minimum shall be 4.8 metres;
- (iii) the Rear Yard Minimum shall be 5.4 metres;
- (iv) the minimum setback for any gas pump island from any street line shall be 4.0 metres;
- (v) the maximum width of a curb ramp at the street line shall be 10.0 metres;
- (vi) the minimum distance between the property line of the lot at the street line and the nearest curb ramp shall be NIL;
- (vii) any canopy shall have a maximum projection of 3.6

- 11.9 Exception re: Part of Lot 5, Concession 9
(By-law 85-104)

Notwithstanding the provisions of Section 11.2 (iii), the Front Yard Minimum shall not be less than 8.0 metres.

- 11.10 Exception re: Part of Lot 6, Concession 3
(Bv-law 85-132)

Notwithstanding the provisions of Sections 6.32 and 6.33 (4) :

- (i) each parking space shall not be less than 2.7 metres in width;
- (ii) the minimum number of parking spaces for a restaurant shall be 23.

- 11.11 Exception re: Part of Lot 18, Plan 85
 (being in Part of Lot 5 Concession 3)
(By-law 87-112)

Notwithstanding the provisions of Sections 6.34 (i) (a), 11.2 (iii) and (iv):

- (i) vehicular parking associated with these lands shall be permitted to locate in an Open Space and Conservation (0) zone within 90.0 metres;
- (ii) the Front Yard Minimum shall be 4.1 metres;
- (iii) the Rear Yard Minimum shall be 6.9 metres.

- 11.12 Exception re: Lot 37, Registered Plan 85 and Part of Lot 6,
 Concession 3
(By-law 87-139)

Notwithstanding the provisions of Section 11.1:

- (i) a dwelling unit shall not be permitted;
- (ii) only those commercial uses which use water solely for domestic purposes shall be permitted.

- 11.13 Exception re: Part of Lot 1, Plan 84
 (being in Part of Lot 5, Concession 4)
(By-law 88-158)

Notwithstanding the provisions of Sections 6.26, 6.32, 6.33, 6.34(i) (b), (iii) (e), 11.1, and 11.2 (iii), (iv) (a), (v) (b) :

- (i) the permitted uses shall be restricted to those

consumption of water for the domestic use of their employees, but shall not include an office or clinic for a medical, dental or drugless practitioner;

- (ii) the Front Yard Minimum shall be 0 metres;
- (iii) the Rear Yard Minimum shall be 7.0 metres;
- (iv) the Side Yard Minimum on the south side shall be 5.4 metres;
- (v) the Side Yard Minimum on the north side shall be:
 - (a) 2.5 metres at the north-easterly corner of the lands;
 - (b) 0.15 metres at the north-westerly corner of the lands, and;
any building or structure erected on these lands shall be constructed with a wall on the north side which is perpendicular to the streetline;
- (vi) the requirements to provide Loading Spaces (Section 6.26) shall not apply;
- (vii) Parking Area Requirements:
 - (a) each parking space shall measure 2.7 metres by 6.0 metres;
 - (b) parking spaces shall be provided on the basis of one space for each 48 square metres of gross floor area;
 - (c) the requirements to provide an area for snow storage (Section 6.34 (i) (b)) shall not apply;
 - (d) the width of an automobile ramp at both the streetline and edge of pavement shall be a minimum of 5.4 metres and a maximum of 7.5 metres.

11.14 Exception re: Lot 23, Registered Plan 457
 (being in Part of Lot 6, Concession 8)
 (Bv-law 88-164)

Notwithstanding the provisions of Section 11.1, the lands may only be used for a business or professional office provided that such use shall be restricted to those which require not for any commercial purpose, and such use may be

11.15 Exception re: Part of Lot 5, Concession 8
(By-law 89-39)

Notwithstanding the provisions of Sections 6.2(vi), 6.29, 6.37(ii), 11.1, and 11.2(v) (a) :

- (i) the use of these lands and any building or structure erected thereon shall be restricted to a single-family dwelling unit, a business or professional office and uses and buildings or structures accessory thereto;
- (ii) the Side Yard Minimum shall be 0 . 6 metres on the south side;
- (iii) a business or professional office shall have a Maximum Floor Area of. 21 square metres;
- (iv) a building or structure accessory to a permitted business or professional office shall have a lot Coverage Maximum of 6.3%;
- (v) a building or structure accessory to a permitted closer than 1.8 metres to a dwelling unit located on these lands;
- (vi) the Minimum Width of a Planting Strip on the Yard which abuts a Residential or Transitional zone shall be:
 - (a) 0.6 metres on the south side of these lands;
 - (b) 1.8 metres on the north side of these lands.

11.16 Exception re: Lot 8, Plan 85
(being in Part of Lot 6, Concession 3)
(By-law 90-113)

Notwithstanding the provisions of Section 11.1, only those and not for any commercial uses shall be permitted.

SECTION 12 - COMMERCIAL HIGHWAY (C2) ZONE12.1 Uses Permitted

No person shall within the Commercial Highway(C2) zone use any lot or erect, alter or use any building or structure except for one of the following uses:

a dwelling unit in accordance with the provisions of

animal hospitals

antique shops

automobile sales and service establishments

automobile service stations including retailing of non-automobile goods as an accessory use

automobile washing establishments

automobile accessory stores

banks

gasoline bars

garden and nursery sales and supply establishments

farm implement sales and supply establishments

hotels and motels

parking lot

public garages mechanical

restaurants and take-out restaurants

retail lumber and building supply sales establishments

retail sales establishments for snowmobiles, tourist trailers and mobile homes and boats

service shops, heavy taxi

and bus station tourist

information centre

undertaking establishments

12.2 Zone Requirements

No person shall within the Commercial Highway (C2) zone use any lot or erect, alter or use any building or structure accordance with the provisions of any applicable paragraph of Section 27 - Special Provisions:

- (i) Lot Area Minimum 1,4 00 square metres
- (ii) Lot Front Minimum 30.0 metres
- (iii) Front Yard Minimum 7.5 metres
- (iv) Rear Yard Minimum
 - (a) Municipal water supply 7.5 metres
 - (b) Private well and septic tank 9.0metres
- (v) Side Yard Minimum 6.0 metres
- (vi) Lot Coverage Maximum 3 0%
- (vii) Height Maximum 11.0 metres

12.3 Setback Adjacent to Public Streets

Notwithstanding any other provision of this by-law where a Commercial Highway (C2) zone abuts a public street, then a 7.5 metre yard shall be required on the side that so abuts.

12.4 Outside Storage

Where a Highway Commercial (C2) zone abuts a Residential zone, then the outside storage of goods and materials shall not be permitted on the side that so abuts.

12.5 Lot Area Exception

Notwithstanding any other provisions in this by-law where a dwelling unit is established in the same building as a Commercial Highway (C2) use, the minimum lot area of each commercial use shall be as follows:

Lot Area Minimum 1900 square metres

12.6 Location Restricted

Commercial Highway (C2) uses shall not be permitted on in accordance with Section 3(7) (b) of the Official Plan, by

Site Plan Amendment of this by-law, on application to the Council, on such terms as to publication and notice as Council may determine.

12.7 General Provisions all Zones

All special provisions of Section 6 "General Provisions all Zones" where applicable to any land, lot, building, structure or use within the Commercial Highway (C2) zone shall apply.

12.8 Exception re: Part of Lot 17, Concession 2 (O.S.)
(By-law 81-134)

Notwithstanding the provisions of Section 12, the lands may be used for Highway Commercial (C2) purposes provided that the use of water shall be restricted to domestic uses only.

12.9 Exception re: Part of Lot 7, Concession 8
(Bv-law 84-75)

Notwithstanding the provisions of Section 12.1, a private school shall be a permitted use.

12.10 Exception re: Part of Lot 5, Concession 3
(By-law 85-90)

Notwithstanding the provisions of Section 12.1, 12.2 (iv) (b) and 12.2 (v):

- (i) the use of such lands shall be restricted to an automobile service station, a restaurant and a dwelling unit (in accordance with the provisions of Section 6.14);
- (ii) the Rear Yard Minimum shall be 9.1 metres;
- (iii) the Side Yard Minimum shall be 0.4 metres.

12.11 Exception re: Part of Lot 17, Concession 2 (O.S.)

Notwithstanding the provisions of Sections 12.1, 12.2 (iv) (b) and (v):

- (i) a butcher shop shall be a permitted use;
- (ii) Rear Yard Minimum shall be 7.8 metres for a building existing as of September 2, 1985;
- (iii) Side Yard Minimum shall be 2.1 metres for a building

12.12 Exception re: Part of Lot 21, Concession 2

Notwithstanding the provisions of Sections 6.4 (iii), (iv) and (ix) (a), 6.33, 6.34(b), 6.55(i), 12.1, 12.2(iii), (iv) and (v) and 12.3:

(i) the uses permitted shall be limited to one or more of the

- one single family dwelling unit in accordance with the provisions of Section 6.14;
- antique shops;
- automobile service stations including retailing of non-automobile goods as an accessory use;
- automobile accessory stores;
- banks
- gasoline bar;
- public garage (mechanical);
- service shops (light);
- service shops (personal);
- tourist information centre;
- printing shops;
- **business or professional offices, but shall not include an office or clinic for a medical, dental or drugless practitioner;**
- custom workshop;
- retail stores;

however, notwithstanding the uses listed above, only those uses which use water for domestic purposes only shall be permitted, except that a donut shop or a take-out restaurant not exceeding 12 0 square metres in Gross Floor Area shall be permitted in the existing two (2) storey architectural block building located on the west part of said lands.

(ii) the Lot Area Maximum shall be 0.2 hectares;

(iii) all buildings or structures existing as of the date of additions or alterations to existing buildings or structures must fully comply with the provisions of By-law #74-53, as amended;

(iv) a gasoline pump island shall have a Minimum Set-back of 4.0 metres from any street-line;

(v) the Minimum distance from the intersection of two street-lines to the nearest ingress or egress ramp

- (vi) the provisions of Sections 6.4(ix)(a) and 6.34(b) shall not apply;
- (vii) the Front Yard Minimum shall be 4.5 metres;
- (viii) any canopy shall have a Maximum projection of 4.5 metres into the Front Yard;
- (ix) One (1) parking space shall be required for each 40.5 square metres of office or commercial floor area.

12.13 Exception re: Part of Lot 7, Concession 8

Repeals By-law #84-75.

Notwithstanding the provisions of Section 12.1, Retail Stores and Offices shall also be permitted uses.

SECTION 13 - COMMERCIAL LOCAL (C3) ZONE

13.1 Uses Permitted

No person shall within the Commercial Local (C3) zone use any lot or erect, alter or use any building or structure except for one or more of the following uses:

service shops, personal

retail stores, not exceeding 190 square metres in sales area for each store

a dwelling unit in accordance with the provision of subsection 6.14

automobile service station

13.2 Zone Requirements

No person shall within the Commercial Local (C3) zone use any lot, erect, alter or use any building or structure for any applicable paragraph of Section 27 - Special Provisions.

(i) Lot Area Minimum

(a) Municipal water supply 700 square metres

(b) Private well and septic tank 1,400 square metres

(ii) Lot Frontage Minimum

(a) Municipal water supply 18.0 metres

(b) Private well and septic tank 24.0 metres

(iii) Front Yard Minimum 9.0 metres

(iv) Rear Yard Minimum 7.5 metres
except where:

(a) building contains residential unit, then rear yards shall be 9.0 metres.

(b) yard abuts a residential or open space zone, then rear yard shall be 11.0 metres.

- (v) Side Yard Minimum 3.0 metres on each side except on corner lots or where yard abuts a residential zone in which case the yard so abutting shall be a minimum of 7.5 metres
- (vi) Lot Coverage Maximum 50%
- (vii) Height Maximum 13.3 11.0 metres

Lot Area Exception

Notwithstanding any other provision of this by-law, where a dwelling unit or units are established in the same building as a Commercial Local (C3) use, the minimum lot area of each commercial use shall be as follows:

- (i) Lot Area Minimum
- (a) Municipal water supply 950 square metres
- (b) Private well and septic tank 1,900 square metres

13.4 Parking for Single Stores in Residential Areas

Notwithstanding the Parking Space Requirements as set out in subsection 6.33 of this by-law, where a single store having a maximum floor area of 90 sq. m is located in a residential area and does not form part of a group or string of stores, there shall be provided on the same lot a minimum of two (2) off-street parking spaces.

13.5 Vehicle Storage

In any Commercial Local (C3) zone, a commercial establishment which has a vehicle or vehicles stored on the premises shall provide and use for the storage of such vehicles an enclosed building.

13.6 General Provisions all Zones

All special provisions of Section 6 "General Provisions all apply.

13.7 Exception re: Part of Lot 21, Concession 2
(By-law 90-57)

Notwithstanding the provisions of Section 13.1, the only permitted uses shall be:

- (i) service shops, personal;
- (ii) banks and financial institutions;
- (iii) retail stores, not exceeding 325 metres in sales area for each store;
- (iv) a dwelling unit in accordance with the provisions of
- (v) an automobile service station.

Such uses shall only be permitted provided that they require for any commercial purposes.

SECTION 14 - SHOPPING CENTRE COMMERCIAL (C4) ZONE

14.1 Uses Permitted

No person shall use any land, lot or erect, alter or use any building or structure in a Shopping Centre Commercial (C4) zone, except for one or more of the following uses:

Shopping centres which may include the following:

banks
 business offices
 commercial schools
 institutional uses
 medical clinics private
 clubs printing
 establishments
 restaurants retail
 stores service shops,
 light service shops,
 personal

14.2 Zone Requirements

No person shall within the Shopping Centre Commercial (C4) zone use any lot, erect, alter or use any building or structure for any purpose except in accordance with the following provisions, or in accordance with the provisions of

(i)	Lot Area Minimum	Nil
(ii)	Lot Frontage Minimum	60.0 minimum
(iii)	Front Yard Minimum	7.5 metres
(iv)	Rear Yard Minimum	15.0 metres
(v)	Side Yard Minimum	7.5 metres

- | | | |
|-------|----------------------|-------------|
| (vi) | Lot Coverage Maximum | 3 5% |
| (vii) | Height Maximum | 11.0 metres |

14.3 Yard Exception Buffering

Notwithstanding any other yard requirements in this by-law, where a Commercial Shopping Centre (C4) zone abuts a public street, or a Residential or Open Space zone, then there shall be a minimum 15.0 m yard on the side that so abuts, used for no other purpose than landscaping.

14.4 Yard Exception Servicing

Notwithstanding any other yard requirements in this by-law, where a Commercial Shopping Centre (C4) use is serviced by a private well and/or private sewage disposal system, the yard requirement for the yard which contains the private sewage disposal system shall be a minimum of 30.0 m.

14.5 General Provisions all Zones

All special provisions of Section 6, "General Provisions all Zones" where applicable to any land, lot, building, structure, or use within the Commercial Shopping Centre (C4) zone shall apply.

14.6 Exception re: Part of Lot 7, Concession 8, (Bv-law 80-69)

- (i) Notwithstanding the provisions of Section 14.1, with the exception of those buildings or structures existing at the date of passage of By-law 80-69, (August 5, 1980) may be used for commercial purposes but the uses shall be restricted to those which use water for domestic purposes only.
- (ii) Notwithstanding the provisions of Section 14.1, any outside storage of goods, material and machinery shall not be permitted and any inside storage of goods, material and machinery shall only be permitted if such inside storage is incidental or accessory to a permitted use.
- (iii) Notwithstanding the provisions of Section 14, no change may be made in the type of use established unless an occupancy permit has been issued by the municipality prohibited unless:
 - (a) such use complies with the provisions of Section

- (b) the approval of the Medical Officer of Health for the Regional Municipality of York has been obtained for such change in the type of use with respect to the suitability of the proposed such change in the type of use.

14.7 Exception re: Part of Lot 7, Concession 8
(By-law 81-84)

Notwithstanding the provisions of Section 14.2 (v):

- Side Yard Minimum - (a) One Side 7.5 metres
 (b) Other Side 6.1 metres

14.8 Exception re: Part of Lot 34, Concession 9
 (By-law 90-89)

Notwithstanding the provisions of Section 14.2(v), the Side Yard Minimum on the south side only shall be 0.15 metres.

14.9 Exception re: Part of Lot 34, Concession 9
 (By-law 91-9)

- (a) Notwithstanding the provisions of Sections 3.2, 6.2(vi), 6.32, 6.33, 6.34 (iii) (b) , 6.37(iii) and 14.3:
- (i) any yard which abuts a future road allowance, or a road allowance, or a public street shall be a minimum of 3.5 metres in width and shall be only used as a landscape strip;
 - (ii) any joint ingress and egress driveway ramp shall be a maximum of 13.0 metres in width, measured along the streetline;
 - (iii) a building supply centre shall be a permitted use;
 - (iv) an open storage compound shall be permitted as an accessory use to an existing on-site building supply centre, provided that the size of the open storage compound shall be limited to 1.5 times the ground floor area of the building supply centre, to a maximum of 1,980 square metres, and for the purposes of this calculation, only a building or structure for the storage of building materials shall be considered part of the

building supply centre and that such open storage compound shall be fenced;

- (v) the location of any building or structure for the storage of building materials shall be in accordance with the provisions of Section 6.2 of this By-law and Clause (vi) below;
 - (vi) the maximum lot coverage for an accessory building or structure to the building supply centre shall be 6%;
 - (vii) the height of any required continuous hedgerow of evergreens or shrubs, or combination of berm and hedgerow, shall be 2.0 metres;
 - (viii) the provisions of Section 6.37 shall not apply to any Rear Yard;
 - (ix) that any unshielded rear or exterior Side Yard of an Open Storage Compound shall be adequately screened in accordance with Clause (vi) above.
- (b) (i) Notwithstanding any other provision of this by-law, where a Holding Symbol denoted by an "H" is shown as a suffix to the zone symbol for the Commercial Shopping Centre (C4) zone, no person shall use such lands, buildings or structures except for such purposes existing as of the date of the passing of this By-law, and furthermore, no person shall use any land, erect, alter or use any buildings or structures for any other purpose until such time as the Holding Symbol is removed by an amendment to this By-law passed pursuant to Section 35 of the Planning Act, 1983, as amended.
- (ii) Council for the Municipality may amend this By-law, or part thereof, to permit the development of these lands, or part thereof, in accordance with the provisions of sub-section (a) above, at such time as:
1. a Site Plan Development Agreement respecting the development of and use of these lands has been executed between the owner(s) and encumbrancer(s), if any, of these lands and the Municipality, and that such Agreement is
 2. an Agreement respecting the provision and installation of a sanitary sewer, service

connections and appurtenances thereto, to the subject lands has been executed between the owner (s) and encumbrancer (s) , if any, of these lands and the Municipality, and that such Agreement is registered on the title of these lands; and

3. a Contract has been awarded by the Municipality respecting the provision and installation of a sanitary sewer service connections and appurtenances thereto to the

SECTION 15 - COMMERCIAL MARINE (C5) ZONE

15.1 Uses Permitted

No person shall within the Commercial Marine (C5) zone use any lot or erect, alter or use any building or structure except for one or more of the following uses:

marinas, and

ancillary retail or service establishment not exceeding floor area of 190 square metres

boat building or storage establishments

commercial fishing outfitting and service stations

marine or boat liveries

marine passenger service terminals

marine retail outlets

motels, hotels or tourist homes

parking areas for motorized vehicles associated with a marina or boat liveries

sail makers

ship's chandlers

snowmobile sales and service establishments

15.2 Zone Requirements

No person shall within the Commercial Marine (C5) zone use any lot, erect, alter or use any building or structure for any purpose except in accordance with the following provisions, or in accordance with the provisions of any

- | | | |
|-------|---|-------------|
| (i) | Lot Area Minimum | Nil |
| (ii) | Lot Frontage Minimum | 60.0 metres |
| (iii) | (a) Minimum length of water boundary | 60.0 metres |
| | (b) Minimum setback from water boundary | 23.0 metres |

SECTION 16 - RESTRICTED INDUSTRIAL (M1) ZONE16.1 Uses Permitted

No person shall use any land, lot or erect, alter or use any building or structure in an Industrial Restricted (M1) zone except for one or more of the following uses:

any manufacturing or industrial undertaking that is conducted and wholly contained within an enclosed building and is not considered obnoxious or hazardous by reason of sound, odour, inflammability, dust, fumes or smoke and which shall not be detrimental in appearance of effect to surrounding uses

a commercial use incidental to manufacturing including warehousing and storage

any activity connected with the automotive trade other than an automotive scrap yard

business and professional office

private clubs service industries

service shops, heavy

16.2 Zone Requirements

No person shall within the Industrial Restricted (M1) zone use any land, or erect, alter or use any building or

graph of Section 27 - Special Provisions:

(i)	Lot Area Minimum	
	(a) Municipal water supply	1,4 00 square metres
	(b) Private well and septic tank	1,900 square metres
(ii)	Lot Frontage Minimum	30.0 metres
(iii)	Front Yard Minimum	15.0 metres
(iv)	Rear Yard Minimum	11.0 metres
(v)	Side Yard Minimum	6.0 metres

(vi)	Lot Coverage Maximum	(vii)	50%
Height Maximum	16.3	<u>No Outside</u>	11.0 metres

Storage

Notwithstanding any other provision of Section 16, the storage of goods, material or machinery, shall not be permitted other than in a wholly enclosed building.

16.4 Parking Restricted

Notwithstanding any other provision in this By-law, the parking of automobiles or trucks, or the provision of required off-street loading spaces in an Industrial Restricted (M1) zone as required by this by-law shall not be permitted in:

- (a) the required front yard;
- (b) the required side yard when such a yard abuts a public

16.5 Industrial Plaza Permitted

Notwithstanding any other provision of this By-law, an held in single ownership or condominium ownership may be erected in an Industrial Restricted (M1) zone subject to the same minimum requirements for a single Industrial Restricted (M1) use, and in accordance with all applicable provisions of Section 6 "General Provisions for all Zones" regarding parking and loading requirements, etc. for each use within the building.

16.6 Yard Abutting Residential or Transitional Zone

Notwithstanding any other yard requirement in this By-law where an Industrial Restricted (M1) zone abuts a Residential or Transitional zone or is separated from a Residential or Transitional zone by a street, highway or lane only, then a yard of 30.0m minimum shall be provided where the zones so abut, of which not less than 6.0 metres shall be provided and maintained as landscaped open space in accordance with the requirements of Section 6.37 "Planting Strips".

16.7 Residential Use Prohibited

Notwithstanding any other provision of the By-law, no building shall be erected, altered or used for residential

building was used for that purpose at the date of passing of this By-law.

16.8 General Provisions All Zones

All special provisions of Section 6 "General Provisions All Zones" where applicable to any land, lot, building, structure or use within the Industrial Restricted (M1) zone shall apply.

16.9 Exception re: Part of Lot 35, Concession 8
(By-law 80-87)

- (i) Notwithstanding the provisions of Section 16.1, only those uses which use water for domestic purposes only shall be permitted.
- (ii) Notwithstanding any of the provisions of Section 16 of this By-law, no change may be made in the type of any use existing or hereafter established on any part of those lands in a Restricted Industrial (M1) zone or with respect to any part of the buildings or structures now or hereafter erected on those lands, and shown as "See Exception - Section 16.9", unless a certificate of occupancy has been issued by the municipality with respect to such change in the type and use, and such change in use shall be prohibited unless:
 - (a) such use complies with all of the provisions of Section 16;
 - (b) the approval of the Medical Officer of Health for the Regional Municipality of York has been obtained for such change in the type of use with respect to the suitability of the approved existing or proposed private sewage disposal use.

16.10 Exception re: Part of Lots 32, 33, Concession 8

Notwithstanding the provisions of Sections 16.2 (iii) and 16.6:

- (i) the Front Yard Minimum shall not be less than 7.5 metres;
- (ii) the yard abutting a Transitional zone shall not be less than 9.0 metres.

16.11 Exception re: Part of Lot 4, Registered Plan M-2027
 (being in Part of Lot 35, Concession 8)
 (By-law 86-67)

Notwithstanding the provisions of Sections 6.33 (21), 16.2 (iii) and 16.2 (iv):

- (i) the minimum number of parking spaces shall be 17;
- (ii) the Front Yard Minimum shall be 18.9 metres;
- (iii) the Rear Yard Minimum shall be 10 metres;

16.12 Exception re: Part of Lot 35, Concession 10,
 (By-law 88-113)
 (Also see Section 24.10)

Notwithstanding the provisions of Section 16.1 and 16.2:

- (i) the uses permitted shall be restricted to light manufacturing which does not use water for processing, cooling or washing, and is conducted and wholly contained within an enclosed building and is not considered obnoxious by reason of sound, odour, inflammability, dust, fumes or smoke and which shall not be detrimental in appearance or effect to surrounding uses;
- (ii) for the purposes of calculating the requirements lands which are under the same ownership as those which are subject to this "Exception-Section 16.12", may be used to satisfy these requirements;
- (iii) the Lot Area Minimum shall be 4 hectares;
- (iv) the Lot Frontage Minimum shall be 12 0 metres;
- (v) the Front Yard Minimum shall be 45 metres;
- (vi) the Rear Yard Minimum shall be 85 metres;
- (vii) the Side Yard Minimum on the east side only shall be 3 0 metres;
- (viii) the Side Yard Minimum on the west side only shall be 15 metres;
- (ix) the Lot Coverage Maximum shall be 12%;
- (x) the Height Maximum shall be 11 metres."

16.13 Exception re: Part of Lot 4, Plan M-10
(being in Part of Lot 35, Concession 8)
(By-law 91-5)
(Also see Section 16.14)

Notwithstanding the provisions of Sections 16.1, 16.5 and 16.33 (21) :

- (i) the use of the lands, buildings or structures shall be limited to one of those uses permitted in Section 16.1 of By-law Number 74-53, as amended;
- (ii) a minimum of 61 parking spaces are provided based upon a ratio of 1 parking space for each 24 square metres of Gross Floor Area for a permitted industrial use referred to in Clause (i) above, up to a maximum of 1,462 square metres and at a ratio of 1 parking space for each 27 square metres of Gross Floor Area thereafter.

16.14 Exception re: Part of Lot 4, Plan M-10
(being in Part of Lot 35, Concession 8)
(By-law 91-5)
(Also see Section 16.13)

Notwithstanding the provisions of Sections 16.1, 16.5,

- (i) the use of the lands, buildings or structures shall be limited to one of those uses permitted in Section 16.1 of By-law Number 74-53, as amended;
- (ii) the Side Yard Minimum on the west side only shall be 1.8 metres;
- (iii) a minimum of 55 parking spaces are provided based upon a ratio of 1 parking space for each 40 square metres of Gross Floor Area for a permitted industrial use referred to in Clause (i) above, up to a maximum of 2,200 square metres and at a ratio of 1 parking space for

SECTION 17 - GENERAL INDUSTRIAL (M2) ZONE 17.1Uses Permitted

No person shall use any land, lot or erect, alter or use any building or structure in a General Industrial (M2) zone except for one or more of the following uses:

- all uses permitted in an Industrial Restricted (M1) zone
- any manufacturing or industrial establishment
- boat and marine supply, storage, repair and sales establishments
- building supply and equipment depots
- bulk fuel storage establishments
- commercial undertakings incidental to manufacturing contractor or tradesmen shops
- farm implement dealers
- farm produce storage areas
- feed mills
- fertilizer mixing plants
- food processing plants
- garages, public, autobody
- machine or welding shops
- railway trackage and loading facilities
- sawmills
- seed cleaning plants
- service shops, heavy
- storage, open, of goods and materials
- truck or bus storage areas or terminals
- warehouses

except that

an obnoxious use as defined in subsection 3.103 of this By-law shall not be allowed.

17.2 Zone Requirements

No person shall within the Industrial General (M2) zone use any land, lot or erect, alter or use any building or or in accordance with the provisions of any applicable paragraph of Section 27 - Special Provisions:

- | | | |
|-------|----------------------------------|---------------------|
| (i) | Lot Area Minimum | |
| | (a) Municipal water supply | 1,400 square metres |
| | (b) Private well and septic tank | 1,900 square metres |
| (ii) | Lot Frontage Minimum | 30.0 metres |
| (iii) | Front Yard Minimum | 15.0 metres |
| (iv) | Rear Yard Minimum | 11.0 metres |
| (v) | Side Yard Minimum | 3.0 metres |
| (vi) | Lot Coverage Maximum | 50% |
| (vii) | Height Maximum | 11.0 metres |

17.3 Commercial Use in Industrial General Zone

Where a commercial use is established as part of and incidental to an industrial establishment permitted in an Industrial General (M2) zone, then the following requirements shall apply:

- (i) Not more than fifty (50) percent of the gross floor area of the main building and accessory buildings shall be used for commercial purposes.
- (ii) Parking shall be provided according to the Parking Requirements in subsections 6.32, 6.33, 6.34 based on used floor area.

17.4 Gate House

Notwithstanding the yard and setback provisions of this By-law to the contrary, in an Industrial General (M2) zone, a gate house shall be permitted in a front or side yard or in the area between the street line and the required setback.

17.5 Yard Abutting Residential or Transitional Zone

Notwithstanding any other yard requirement in this By-law where a General Industrial (M2) zone abuts a Residential or Transitional zone or is separated from a Residential or Transitional zone by a street, highway or land only, then a yard of 30.0 m minimum shall be provided and maintained as landscaped open space in accordance with the requirements of Section 6.37 "Planting Strips".

17.6 Residential Uses Prohibited

Notwithstanding any other provision of this By-law no building shall be erected, altered or used for residential purposes in an Industrial General (M2) zone unless such building was used for that purpose at the date of passing of this By-law.

17.7 General Provisions All Zones

All special provisions of Section 6 "General Provisions All Zones" where applicable to any land, lot, building, structure or use within the Industrial General (M2) zone shall apply.

17.8 Exception re: Part of Lot 2, Concession 5
(By-law 87-21)

Notwithstanding the provisions of Section 17.1 and 17.3, the yard including open storage of equipment and material.

17.9 Exception re: Part of Lot 16, Concession 2, O.S.
(Bv-law 88-153)

Notwithstanding the provisions of Section 17.2: (i) the Lot Area Minimum shall be 0.7 hectares; (ii) the Lot Frontage Minimum shall be 100 metres; (iii) the Front Yard Minimum shall be:

- (a) 6.0 metres for a building existing as of October

- (b) 15.0 metres for any building or structure erected after October 17th, 1988, except those buildings or structures referred to in clause (iii) (c) below;
 - (c) 50.0 metres for a bulk fuel storage tank and accessory loading racks;
- (iv) the Rear Yard Minimum shall be:
- (a) 11.0 metres for any building or structure except those buildings or structures referred to in clause (iv)(b) below;
 - (b) 15.0 metres for a bulk fuel storage tank and accessory loading racks;
- (v) the Side Yard Minimum shall be:
- (a) 2.0 metres for any buildings existing as of October 17th, 1988;
 - (b) 3.0 metres for any building or structure erected after October 17th, 1988, except those buildings or structures referred to in clause (v) (c) below;
 - (c) 15.0 metres for a bulk fuel storage tank and
- (vi) the Lot Coverage Maximum shall be 25%;
- (vii) the Height Maximum shall be 11.0 metres.

SECTION 18 - INDUSTRIAL EXTRACTIVE (M3) ZONE

18.1 Uses Permitted

No person shall within the Industrial Extractive (M3) zone use any land, lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- manufacture of concrete blocks or concrete products
- concrete batching or asphalt plants and
- sand, gravel or rock processing, washing, sorting, screening or crushing operations
- one dwelling unit in conformity with the regulations for a Hamlet Residential (HR) zone for a caretaker or person employed in the main operation on the same property.

18.2 Zone Requirements

No person shall within the Industrial Extractive (M3) zone use any land, lot or erect, alter or use any building or structure, except in accordance with the following provisions, or in accordance with the provisions of any applicable paragraph in Section 27 - Special Provisions.

- | | | |
|-------|----------------------|--------------|
| (i) | Lot Area Minimum | Nil |
| (ii) | Lot Frontage Minimum | Nil |
| (iii) | Front Yard Minimum | 30.0 metres |
| (iv) | Rear Yard Minimum | 3 0.0 metres |
| (v) | Side Yard Minimum | 30.0 metres |

18.3 Yard Abutting Public Road

Notwithstanding any other yard requirements in this By-law, where an Industrial Extractive (M3) zone abuts a public street or road, then on the yard that so abuts there shall be a yard of 60.0 metres in which no digging of materials or

18.4 Yard Abutting Residential or Transitional Zone

Notwithstanding any other provisions of this By-law, where an Industrial Extractive (M3) zone abuts a Residential or Transitional zone:

- (i) the removal of sand and gravel shall be prohibited within 120.0 metres of the abutting Residential zone,
- (ii) the removal of quarry stone or the processing of sand, gravel or stone at the extraction area shall be prohibited within 215.0 metres of the abutting Residential zone.

18.5 Yard Exception Building and Storage

No building, plant or product stock pile of a pit or quarry shall be located on the pit or quarry property with:

- (i) 30.0 metres of the boundary of the pit or quarry property or
- (ii) 90.0 metres of any abutting Residential or

18.6 Fencing Required

Every owner or operator of an Industrial Extractive (M3) use, pit or quarry, shall erect and maintain a fence of heavy duty farm or legal fencing at least 1.5 m in height which shall follow the contours of the survey of the ground along the perimeter of the lot or area of the lot to be used for a pit or quarry operation.

18.7 Buffer Screen Required

Notwithstanding any other requirement of this By-law a buffer screen unbroken except for entrances and exits, consisting of coniferous or deciduous trees and numbering a minimum of 250 trees per hectare, and having a minimum height at planting of 1.8 metres and which will attain a minimum height of 6.0 metres shall be provided and maintained within the required front, side and rear yard and located a minimum of 15.0 metres from any property line abutting a public street or highway and 15.0 metres of any land in a Residential or Transitional zone, except that a buffer screen may be supplemented or replaced by an earthen berm, high enough to interrupt the view of the pit or quarry from adjoining lands and in all cases at least 1.8 metres in required location as a buffer screen consisting of trees.

18.8 General Provisions All Zones

All special provisions of Section 6 "General Provisions All Zones" where applicable to any land, lot, building, structure or use within the Industrial Extractive (M3) zone

SECTION 19 - INDUSTRIAL STORAGE (M4) ZONE

19.1 Uses Permitted

No person shall within the Industrial Storage (M4) zone use any land, lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

automobile scrap yards, and junk or scrap yards in existence at the date of passing of this By-law.

storage depots

19.2 Zone Requirements

No person shall within the Industrial Storage (M4) zone use any land, lot or erect, alter or use any building or structure except in accordance with the following provisions, or in accordance with the provisions of any applicable paragraph of Section 27 - Special Provisions.

(i)	Lot Area Minimum	Nil
(ii)	Lot Frontage Minimum	30.0 metres
(iii)	Front Yard Minimum	15.0 metres
(iv)	Rear Yard Minimum	11.0 metres
(v)	Side Yard Minimum	6.0 metres
(vi)	Lot Coverage Maximum	65%
(vii)	Height Maximum	11.0 metres

19.3 Screening of Yards

Where an automobile wrecking yard, junk yard or scrap yard is established or used in an Industrial Storage (M4) zone, the use shall be surrounded on all sides by a fence or wall

- (i) not less than 2.4 metres in height, or such height as to provide adequate screening,
- (ii) constructed of permanent opaque materials that
- (iii) located at least 4.5 metres from the rear and side lot lines and 7.5 metres from the front lot line.

19.4 Landscaping

Where a fence is located around an automobile wrecking yard or scrap yard, the area located between the fence and the lot lines shall be used and maintained for no other purpose than landscaping.

19.5 Yard Abutting Residential Zone

Notwithstanding any other provision of this By-law, an Industrial Storage (M4) use shall not be located closer than 600.0 metres of any Residential zone.

19.6 General Provisions All Zones

All special provisions of Section 6 "General Provisions All Zones" where applicable to any land, lot building, structure

- - -

SECTION 20 - AIRFIELD (A) ZONE20.1 Uses Permitted

No person shall within the Airfield (A) zone use any land, lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

an airfield

a detached single family dwelling in accordance with the provisions for a (HR) zone, if occupied by a caretaker, watchman or other similar person employed full time on the lot on which such dwelling house is located and his family.

20.2 Zone Requirements

No person shall within the Airfield (A) zone use any land, lot or erect, alter or use any building or structure except in accordance with the following provisions or in accordance with the provisions of any applicable paragraph of Section 2 7 - Special Provisions

- | | | |
|-------|----------------------|-------------|
| (i) | Lot Area Minimum | Nil |
| (ii) | Lot Frontage Minimum | Nil |
| (iii) | Front Yard Minimum | 60.0 metres |
| (iv) | Rear Yard Minimum | 60.0 metres |
| (v) | Side Yard Minimum | 60.0 metres |

20.3 Yard Abutting Residential Zone or Use

Notwithstanding any other provision of this By-law, an Airfield (A) use shall not be located closer than:

- (i) 600.0 metres of any Residential zone,
- (ii) 180.0 metres of a residential dwelling unit located

20.4 General Provisions All Zones

All special provisions of Section 6 "General Provisions All structure or use within the Airfield (A) zone shall apply.

SECTION 21 - INSTITUTIONAL (I) ZONE21.1 Uses Permitted

No person shall within the Institutional (I) zone use any lot, land or erect, alter or use any building or structure for any purpose except one or more of the following uses:

armouries

auditoriums or meeting halls

cemeteries

children's homes

churches

colleges or universities

college or university residences

eating establishments or parking lot incidental to an institutional use

hospitals

institutional uses

libraries

convalescent nursing homes or senior citizen homes or housing

day nurseries

public or private schools

public uses in accordance with the provisions of Section 6.39 of this By-law.

religious retreats or conference centres

21.2 Zone Requirements

No person shall within the Institutional (I) zone use any lot, land or erect, alter or use any building or structure except in accordance with the following provisions, or in accordance with the provisions of any applicable paragraph

(i) Lot Area Minimum 1,900 square metres

- (ii) Lot Frontage Minimum 30.0 metres
- (iii) Front Yard Minimum 11.0 metres
- (iv) Rear Yard Minimum 15.0 metres
- (v) Side Yard Minimum on
 - (a) One side 1/2 height of main building but not less than 4.5 metres
 - (b) Other side 1/2 height of main building but not less than 4.5 metres
- (vi) Floor Area Minimum Nil
- (vii) Lot Coverage Maximum 30%
- (viii) Height Maximum 11.0 metres

21.3 University or College Residences Permitted

Notwithstanding any other provisions of this By-law, university or college residences shall be permitted in an Institutional (I) zone in accordance with the following requirements:

- (i) any residence shall form an integral part of the university or college;
- (ii) any residence shall only be occupied by staff, students, or employees of the university or college;
- (iii) any habitable room in a residence shall have a minimum floor area of 9 square metres per student;
- (iv) any residence comprising individual dwelling units shall have a minimum floor area of 70 square metres per dwelling unit;
- (v) any residence shall have a maximum height of 11.0

21.4 Commercial Use Permitted

A commercial use accessory to a permitted college or university, religion, retreat or conference centre, a public having a maximum floor area of 75 square metres for the

purpose of a tuck shop, book store or convenience retail store, but shall not:

- (i) have any sign for the purpose of external
- (ii) have any open storage or external display of goods or merchandise.

21.5 General Provisions All Zones

All special provisions of Section 6 "General Provisions All Zones" where applicable to any land, lot, building, structure or use within the Institutional (I) zone shall apply.

21.6 Exception re: Part of Lot 30, Concession 10
(Bv-law 80-56)

Notwithstanding the provisions of Section 21.1, the permitted uses shall be restricted to a church and uses, buildings and structures accessory to the foregoing use.

21.7 Exception re: Part of Lot 5, Concession 8
(Bv-law 80-79)

Notwithstanding the provisions of Section 21.1, a private day nursery shall be a permitted use.

21.8 Exception re: Part of Lot 15, Concession 2, (O.S.)
(Bv-law 82-85)

Notwithstanding the provisions of Section 21.1, a private day nursery shall be a permitted use.

21.9 Exception re: Lot 52, Plan 85
(being in Part of Lot 6, Concession 3)
(By-law 82-141)

Notwithstanding the provisions of Section 21.2 (ii) the Lot Frontage Minimum shall not be less than 15.0 metres.

21.10 Exception re: Part of Lot 5, Concession 3
(Bv-law 84-116)

Notwithstanding the provisions of Section 21.1, a dwelling shall be permitted.

21.11 Exception re: Part of Lot 8, Concession 2

Notwithstanding the provisions of Section 21.1, the uses shall be limited to:

- (i) public or private school;
- (ii) a dwelling unit in accordance with the provisions is occupied by a caretaker or other person or person and their family who is employed on these lands on a full-time basis;
- (iii) uses, buildings and structures accessory to the

21.12 Exception re: Part of Lot 22, Concession 3

Notwithstanding the provisions of Section 21.2 (ii), (iv), (v), (vii) and 6.2 (ii):

- (i) the use of these lands shall be limited to a Religious Retreat;
- (ii) Rear Yard Minimum shall be 7.5 metres;
- (iii) Side Yard Minimum for a principle building or
- (iv) Maximum Floor Area for all buildings and structures metres;
- (v) Side Yard Minimum for a garage existing as of
- (vi) for the purpose of calculating the requirement under Section 21.2 (ii) abutting lands which are under the same ownership as those which are subject to this exception may be used to satisfy this requirement.

21.13 Exception re: Part of Lots 26 and 32, Plan 87
(being in Part of Lot 34, Concession 9,

Notwithstanding the provisions of Sections 6.39, 21.1, 21.2 (i) to (v) inclusive, 21.3 and 21.4 of the By-law, the

lands may be used for Institutional (I) purposes provided that:

- (i) the uses permitted shall include a sewage pumping accessory thereto;
- (ii) for the purposes of calculating the requirements under Sections 21.2 (i) and (ii) , the By-law Number 74-53, as amended, abutting lands which are under the same ownership as the subject lands, may be requirements
- (iii) the Lot Area Minimum shall be 1,800 square metres;
- (iv) the Front Yard Minimum shall be 5.0 metres;
- (v) the Rear Yard Minimum shall be 4.5 metres;
- (vi) the Side Yard Minimum shall be 3.0 metres.

21.14 Exception re: Part of Lot 15, Concession 2
(Bv-law 88-74)

Notwithstanding the provisions of Section 21 of this By-law, the lands may be used for Institutional (I) purposes provided:

- (i) the uses permitted shall be limited to a church and accessory uses thereto;
- (ii) the Lot Area Minimum shall be 2.0 hectares;
- (iii) the Lot Frontage Minimum shall be 100 metres;
- (iv) the Front Yard Minimum shall be 60 metres;
- (v) the Rear Yard Minimum shall be 90 metres;
- (vi) the Side Yard Minimum shall be:
 - (a) north side - 25 metres;
 - (b) south side - 35 metres;
- (vii) the Gross Floor Area shall be 62 0 square metres;
- (viii) the Lot Coverage Maximum shall be 3.2%; (ix) the Maximum Height shall be 11 metres.

21.15 Exception re: Part of Lot 32, Concession 9,
(By-law 88-86)
(Also see Sections 3.117A and 26.19)

Notwithstanding the provisions of Sections 6.2 (ii), (iii) and (vi) , 6.33 and 21 of this By-law, a Retirement Home and uses, buildings and structures accessory thereto, shall be permitted provided that:

- (i) the Lot Area Minimum shall be 6.8 hectares; the
- (ii) Lot Frontage Minimum shall be 18 0 metres;
- (iii) the Front Yard Minimum for a principle building or structure shall be 13 0 metres;
- (iv) the Rear Yard Minimum for a principle building or structure shall be 35 metres;
- (v) the Side Yard Minimum for a principle building or structure on the west side only, shall be 3.0 metres;
- (vi) the Side Yard Minimum for a principle building or structure, on the east side only, shall be 2 00 metres;
- (vii) the Floor Area Maximum for a principle building or structure shall be 1,400 square metres;
- (viii) the Lot Coverage Maximum shall be 850 square metres;
- (ix) the Height Maximum for all buildings and structures shall be 11 metres;
- (x) the maximum number of persons boarded and lodged shall be 32;
- (xi) each habitable suite shall have a Floor Area Minimum of 18 square metres and each habitable suite shall provide a Minimum Floor Area of 9
- (xii) notwithstanding subsections (iii), (iv), (v) and (vi) above, accessory buildings or structures may be located closer to the Front and Side Lot lines than a principle building or structure provided
 - (a) the Front Yard Minimum shall be 75 metres;

- (b) the Rear Yard Minimum shall be 15 metres;
- (c) the Side Yard Minimum shall be 10 metres.
- (xiii) Notwithstanding subsections (iii), (iv), (v), (vi) and (xii) above, no habitable buildings or structures, shall be located within 9 metres from the top-of-bank or 15 metres measured horizontally, whichever is the greater, from the edge of any
- (xiv) the minimum number of parking spaces shall be 34.

21.16 Exception re: Part of Lot 10, Concession 9
(Bv-law 89-54)

Notwithstanding the provisions of Section 21:

- (i) the uses permitted shall be limited to a public or private school, day nursery;
- (ii) the Lot Area Minimum shall be 3.9 hectares;
- (iii) the Lot Frontage Minimum shall be 200 metres;
- (iv) the Front Yard Minimum shall be 21 metres;
- (v) the Rear Yard Minimum shall be 80 metres;
- (vi) the Side Yard Minimum shall be:
 - (a) east side - 4.5 metres
 - (b) west side - 30 metres
- (vii) the Maximum Gross Floor Area shall be 1,000 square metres;
- (viii) the Lot Coverage Maximum shall be 2.0%;
- (ix) the Maximum Height shall be 11 metres;
- (x) no vehicular parking areas or "drop-off" or delivery areas shall be located closer to the street than the principle building or structure is located to that street.

21.17 Exception re: Part of Lot 19, Concession 2 (O.S.)
(By-law 89-55)

Notwithstanding the provisions of Section 21:

- (i) the uses permitted shall be limited to a church and uses incidental and accessory thereto including a single-family detached dwelling unit for a member of the clergy or member of the clergy and his or her family of said church;
- (ii) the Lot Area Minimum shall be 1.9 hectares;
- (iii) the Lot Frontage Minimum shall be 56 metres;
- (iv) the Front Yard Minimum shall be 3 0 metres;
- (v) the Rear Yard Minimum shall be 90 metres;
- (vi) the Side Yard Minimum shall be:
 - (a) north side - 4.5 metres
 - (b) south side - 20.0 metres
- (vii) the Maximum Gross Floor Area shall be 800 square metres;
- (viii) the Lot Coverage Maximum shall be 4%;
- (ix) the Maximum Height shall be 11 metres;
- (x) the Minimum Front Yard for a vehicular parking area

SECTION 22 - RURAL GENERAL (RU1) ZONE

22.1 Agricultural Uses Permitted

No person shall within a Rural General (RU1) zone change the use of any building, structure or land or erect and use any building or structure except in conformity with the following uses:

agricultural produce storage facilities;

animal hospitals, kennels, riding and/or boarding stables;

nurseries or commercial greenhouses;

an agricultural or forestry use but not a specialized farm use, together with residential accommodation for the owner or resident staff;

uses, buildings and structures accessory to the foregoing uses.

22.2 Agricultural Use Requirements

In a Rural General (RU1) zone, no person shall erect or use sub-section 22.1 of this By-law except in conformity with the following provisions:

(i)	Lot Area Minimum	(ii)	Lot	10.0 hectares
	Frontage Minimum			180.0 metres
(iii)	Front Yard Minimum:			15.0 metres
	(a) Detached Dwelling			18.0 metres
	(b) Other Uses			23.0 metres
(iv)	Rear Yard Minimum	(v)		9.0 metres
	Side Yard Minimum			140 sq. metres Nil
(vi)	Floor Area Minimum			
	(a) Detached Dwelling			
	(b) Other Uses			
(vii)	Lot Coverage Maximum:			
	(a) Greenhouses			
	(b) Other Uses			11.0 metres
(viii)	Height Maximum			

22.3 Lot Frontage (repealed by By-law 88-162)

22.4 Lot Area Exception - Kennels

Notwithstanding any other provision of this By-law, a lot in a Rural General (RU1) zone, existing as of October 7th, 1974, shall have a Lot Area Minimum of 6 hectares for the purpose of a kennel.

22.5 Special Provisions Stables and Barns

Notwithstanding any other provision of this By-law, no stable, barn, shelter, pen, cage, kennel or other building or structure used to house animals or domestic fowl, and no feed lot area or manure storage shall be located within:

- (i) 60.0 metres of any Residential Urban or Residential Hamlet zone or residential building on an adjacent lot; or
- (ii) 30.0 metres from any street line.

22.6 Existing Lots and Dwellings Permitted

In a Rural General (RU1) zone, the following residential uses are permitted:

- (i) A dwelling existing at the date of passing of By-law Number 74-53 and enlargement but not conversion thereof, and uses, buildings and structures accessory thereto.
- (ii) The erection of a single-family dwelling and uses accessory thereto on a lot registered in the Registry Office of the Division of York #65 prior to the date of passing of By-law Number 74-53 on October 7, 1974.
- (iii) The erection of a single-family dwelling and uses accessory thereto on a lot that was registered in the Registry Office of the Division of York #65 prior to the date of passing of By-law Number 74-53, on October 7, 1974, but whose boundaries have been altered by the addition of property from adjacent land owners or the deletion of property that was conveyed to adjacent land owners, resulting from a consent pursuant to Section 29 of The Planning Act, R.S.O. 1970.

22.7 Zone Requirements for Residential Uses as Permitted in Section 22.6 (i) (ii) and (iii)

In a Rural General (RU1) zone, no person shall erect or use

- (i) , (ii) and (iii) except in conformity with the following

		Existing Dwelling	New Dwelling
(i)	Lot Area Minimum	1,900 m ²	1,900 m ²
(ii)	Lot Frontage Minimum	30.0 metres	30.0 metres
(iii)	Front Yard Minimum	11.0 metres	11.0 metres
(iv)	Rear Yard Minimum	12.0 metres	12.0 metres
	one (1) storey	1.5 metres	1.5 metres
	(1-1/2) storey	1.8 metres	1.8 metres or (1/2) height of main building, whichever is the greater.
	or more	2.1 metres	2.1 metres or 1/2 height of building, whichever is the greater.
	(b) Other side	3.6 metres	3.6 metres
(vi)	Floor Area Minimum		140 m ²
(vii)	Lot Coverage Maximum	20%	15%
(viii)	Height Maximum	11.0 metres	11.0 metres

22 .8

Lots Created by Committee of Adjustment for Farm Residential Use

In a Rural General (RU1) zone, the following farm

- (i) The erection of a single-family detached dwelling and uses accessory thereto on a lot created for farm

residential purposes in accordance with the provisions of Section 6.4 (x) of the Official Plan of the Township of King Planning Area and resulting from a consent pursuant to Section 2 9 of The Planning Act, R.S.O. 1970.

22.9 Zone Requirements for Farm Residential Uses as Permitted in Section 22.8

In a Rural General (RU1) zone, no person shall erect or use a building or structure permitted pursuant to Section 22.8 except in conformity with the following provisions:

	Existing Dwelling	New Dwelling
	0.4 ha.	0.4 ha.
(i) Lot Area Minimum	4 6.0 metres	46.0 metres
(ii) Lot Frontage Minimum		15.0 metres
(iii) Front Yard Minimum	23.0 metres	23.0 metres
(iv) Rear Yard Minimum	9.0 metres	9.0 metres
(v) Side Yard Minimum	20%	
(vi) Floor Area Minimum		116.0 sq. m
(vii) Lot Coverage Maximum	11.0 metres	20%
(viii) Height Maximum		11.0 metres

22.10 Lots Created by Committee of Adjustment for Residential Infilling Purposes

Deleted by By-law 75-57: See Section 10.4

22.11 Home Occupation Use Permitted

Notwithstanding any other provision of this By-law, a home occupation use shall be permitted in all areas of the Rural General (RU1) zone.

22.12 General Provisions All Zones

All special provisions of Section 6 "General Provisions All Zones" where applicable to any land, lot, building,

- 22.13 Exception re: Part of Lot 28, Concession 5
(Bv-law 81-16, 82-124)

Notwithstanding the provisions of Section 22.2 (i) , the Lot Area Minimum shall be 5.05 hectares.

- 22.14 Exception re: Part of Lots 4, 5, Concession 3, (O.S.)
(Bv-law 81-50)

Notwithstanding the provisions of Section 22.2 (ii), the Lot Frontage Minimum shall be 131.0 metres.

- 22.15 Repealed by By-law 83-26

- 22.16 Exception re: Part of Lot 21, Concession 8
(Bv-law 81-150)

Notwithstanding the provisions of Section 22.2 (iv), the Rear Yard Minimum for a use other than a detached dwelling is 11.2 metres.

- 22.17 Exception re: Part of Lot 5, Concession 8
(By-law 82-47)

Notwithstanding the provisions of Sections 22.5 and 22.7 (iv) :

(i) No residential building shall be located within 12.8 metres of any stable, barn, shelter, pen, cage, kennel or other building or structure used to house animals or domestic fowl which is located on an adjacent lot;

(ii) Rear Yard Minimum - 3 metres.

- 22.18 Exception re: Part of Lot 25, Concession 8
(By-law 82-68: Also see Section 6.30 (ii) (x))

Notwithstanding the provisions of Section 22.2 (vi), the Floor Area Minimum for a detached dwelling is 74 square

- 22.19 Exception re: Part of Lot 23, Concession 2
(Bv-law 82-75)

Notwithstanding the provisions of Sections 22.2 (ii), (v) and 22.5:

(i) the Lot Frontage Minimum shall not be less than 150

(ii) the Side Yard Minimum shall not be less than 2 metres;

(iii) a residential building on the lands shall not be less than 20 metres from any stable, barn, shelter, pen, or other building or structure used to house animals or domestic fowl located on an adjacent lot.

22.2 0 Exception re: Part of Lot 26, Concession 8
(By-law 82-81)

Notwithstanding the provisions of Section 22.7 (i) , the Lot Area Minimum shall be 1,660 square metres.

22.21 Exception re: Part of Lot 26, Concession 8
(By-law 82-81)

Notwithstanding the applicable regulations of Section 22 pertaining to lot area, lot frontage, front yard, rear yard, side yard, floor area, lot coverage and height, the buildings or structures on the lands and existing on the 17th day of May 1982, shall be permitted, but all other provisions of this By-law shall apply.

22.22 Exception re: Part of Lot 16, Concession 9
(By-law 82-90)

Notwithstanding the provisions of Section 22.2 (i) , the Lot Area Minimum shall be 8 hectares.

22.23 Exception re: Part of Lot 23, Concession 3
(By-law 82-94)

Notwithstanding the provisions of Section 22.2 (ii), the Lot Frontage Minimum shall be 96 metres.

22.24 Exception re: Part of Lot 27, Concession 5
(By-law 83-9)

Notwithstanding the provisions of Section 22.2 (i) , the Lot Area Minimum shall be 7.6 hectares.

22.25 Repealed by By-law 88-21.

22.2 6 Exception re: Part of Lot 30, Concession 3

Notwithstanding the provisions of Section 6.19 (i), one accessory building or structure shall only be permitted if such building or structure is constructed within the "defined" area as shown on Schedule "1" of the By-law 83-35.

22.27 Exception re: Part of Lot 17, Concession 4

Notwithstanding the provisions of Section 22.2 (ii), the Lot Frontage Minimum shall be 102 metres.

22.28 Exception re: Part of Lot 16, Concession 12

The provisions of Section 22.5 (i) shall not apply to a barn existing on these lands as of April 13th, 1983.

22.29 Special Provisions for Ginseng Farms
(By-law 82-111)

Notwithstanding any other provisions of this By-law, as

- | | | |
|--------|--|---------------|
| (i) | Lot Area Minimum | 10.0 hectares |
| (ii) | Lot Frontage Minimum | 180.0 metres |
| (iii) | Front Yard Minimum | 60.0 metres |
| (iv) | Rear Yard Minimum | 60.0 metres |
| (v) | Side Yard Minimum | 60.0 metres |
| (vi) | Lot Coverage Maximum | 60% |
| (vii) | Height Maximum | 10.0 metres |
| (viii) | Minimum setback from a residential dwelling unit on a lot under separate ownership | 180.0 metres |
| (ix) | Minimum setback from any Residential Residential Estate zone | 600.0 metres |

22.30 Exception re: Part of Lot 21, Concession 8

Notwithstanding the provisions of Section 6.30 (ii) , an additional single family detached dwelling shall be permitted on these lands provided that one of the dwellings if for the use of a person or person and their family, if such person is employed on these lands as full-time farm

- (i) the height maximum of the mast and antenna shall not exceed 70 metres;
- (ii) the base of the mast shall be located not less than 70 metres from any property limit;
- (iii) the Floor Area Maximum for an accessory structure shall not exceed 10 square metres.

22.3 7 Exception re: Part of Lot 5, Concession 2
(Bv-law 83-154)

The extension or enlargement of the existing structures on these lands shall be permitted provided that such extension or enlargement is confined to the areas defined on the schedules attached by By-law 83-154.

22.38 Exception re: Part of Lots 14, 15, Concession 2
(By-law 84-37)

Notwithstanding the provisions of Section 22.2 (ii), the Lot Frontage Minimum shall be 115 metres.

22.3 9 Exception re: Part of Lot 22, 23, Concession 2
(Bv-law 84-99: Also see Section 6.30 (ii) (3D))

Notwithstanding the provisions of Section 6.3 0 (ii) and 22.2 (vi) , an additional single-family detached dwelling shall only be permitted on these lands provided that:

- (i) such dwelling is constructed within the cross-hatched area shown on Schedule "1" to By-law 84-99;
- (ii) such dwelling is for the use of a person or person and their family, if such person is employed on these lands as full-time farm help;
- (iii) the Floor Area Minimum for such dwelling is 115 square metres.

22.4 0 Exception re: Part of Lot 30, Concession 3
(Bv-law 84-103: Also see Section 6.30 (ii) (32))

Notwithstanding the provisions of Sections 6.30 (ii) and 22.2 (vi) , an additional single-family detached dwelling shall only be permitted on these lands provided that:

- (i) such dwelling is for the use of a person or person and lands as full-time farm help;

(ii) the Floor Area Minimum for such dwelling is 90 square

22.41 Exception re: Part of Lot 21, Concession 2

Notwithstanding the provisions of Section 22.2 (i) and (ii): (i) the Lot Area Minimum shall be 2.6 hectares;

(ii) the Lot Frontage Minimum shall be 100 metres;

(iii) that for the purposes of calculating the requirements the same ownership, may be used in any calculation to satisfy these requirements.

22.42 Exception re: Part of Lot 20, Concession 5

Notwithstanding the provisions of Section 22.2 (ii), the Lot Frontage Minimum shall not be less than 90.0 metres.

22.43 By-law not passed.

22.44 Exception re: Part of Lot 30, Concession 2

Notwithstanding the provisions of Section 6.30 (ii), an additional single-family detached dwelling shall only be permitted on these lands provided that such dwelling is for the use of a person or person and their family, if such person is employed on these lands as full-time farm help.

22.45 Exception re: Part of Lot 22, Concession 9
(By-law 85-88: Also see Section 6.30(ii)35))

Notwithstanding the provisions of Sections 22.1 and 22.2 (viii), a commercially operated communications receiving antenna shall be permitted provided that the Height Maximum does not exceed 10.0 metres and that it is located within the cross-hatched area shown on Schedule "1" attached to By-law 85-88.

22.46 Exception re: Part of Lot 23, Concession 5

Notwithstanding the provisions of Section 6.30 (ii) , an additional single-family detached dwelling shall only be permitted on these lands provided that such dwelling is

"1" attached to By-law 85-110 and that it is used by a

person or person and their family, if such person is employed on these lands as full-time farm help.

- 22.4 7 Exception re: Part of Lot 15, Concession 3
(By-law 85-121: Also see Section 6.30 (ii) (36))

Notwithstanding the provisions of Section 6.30 (ii) and 22.2 (vi) , an additional single-family detached dwelling shall only be permitted provided:

- (i) that such dwelling is for the use of a person or person and their family, if such person is employed on these lands as a full-time caretaker;
- (ii) such dwelling has a Floor Area Minimum of 70 square metres.

- 22.48 Exception re: Part of Lot 15, Concession 3
(By-law 85-122)

Notwithstanding the provisions of Section 22.2 (ii), the Lot Frontage Minimum shall be 120 metres.

- 22.4 9 Exception re: Part of Lot 22, Concession 4
(By-law 85-131: Also see Section 6.30(vi))

Notwithstanding the provisions of Sections 6.30 (ii), 22.2 (iii), (iv) and (v) , an additional single-family dwelling unit shall only be permitted provided that:

- (i) such dwelling unit is for the use of a person or person and their family, if such person is employed on these lands as full-time farm help;
- (ii) such dwelling unit is constructed within the area shown in cross-hatching on Schedule "1" of By-law 85-131;
- (iii) such dwelling unit is constructed in accordance with the provisions of Section 6.14.

- 22.50 Exception re: Part of Lot 10, Concession 7
(By-law 85-144: Also see Section 6.30 (ii) (37))

Notwithstanding the provisions of Sections 6.30 (ii) and 22.2 (vi), an additional single-family detached dwelling

- (i) such dwelling is for the use of a person or person and lands as full-time farm help;

(ii) the Floor Area Minimum of such dwelling shall be 90 square metres.

22.51 Exception re: Part of Lot 25, Concession 7
(By-law 86-8: Also see Section 6.30 (ii) (38))

Notwithstanding the provisions of Sections 6.30 (ii) and 22.2 (vi) , an additional single-family detached dwelling shall be permitted provided that:

- (i) such dwelling is for the use of a person or person and their family, if such person is employed on these lands as full-time farm help;
- (ii) the Floor Area Minimum of such dwelling shall be 110 square metres.

22.52 Repealed by By-law 91-81.

22.53 Exception re: Part of Lot 26, Concession 7
(By-law 86-27: Also see Section 6.30 (ii) (40))

Notwithstanding the provisions of Sections 6.30 (ii) and 22.2 (vi), an additional single-family detached dwelling shall be permitted provided that:

- (i) such dwelling is for the use of a person or person and their family if such person is employed on these lands as full-time farm help;
- (ii) such dwelling has a Floor Area Minimum of 109 square metres for a period of three (3) years from the date of passing of this By-law (March 3, 1986) ;
- (iii) as of March 4th, 1989, a dwelling unit erected in accordance with subsection (i) above shall have a Floor Area Minimum of 140 square metres.

22.54 Exception re: Part of Lot 20, Concession 11
(By-law 86-58)

Notwithstanding the provisions of Section 22.2 (vi) of this By-law:

- (i) the Floor Area Minimum for a single-family detached dwelling shall be 63 square metres;
- (ii) a dwelling unit erected on these lands in accordance period not exceeding one (1) year from the date of passing of this By-law (May 5, 1986).

- 22.55 Exception re: Part of Lots 19, 20, Concession 6
(By-law 86-71: Also see Section 6.30) (ii) (41))

Notwithstanding . the provisions of Sections 6.30 (ii) and 22.2 (vi), an additional single-family detached dwelling shall only be permitted provided that:

- (i) such dwelling is for the use of a person or person and their family, if such person is employed on these lands as a full-time caretaker;
- (ii) the Floor Area Minimum of such dwelling shall be 80 square metres.

- 22.56 Exception re: Part of Lot 35, Concession 7
(By-law 86-72)

Notwithstanding the provisions of Section 22.2 (i) , the Lot Area Minimum shall be 7.7 hectares.

- 22.57 Exception re: Part of Lot 26, Concession 10
(Bv-law 86-73)

Notwithstanding the provisions of Section 22.2 (vi):

- (i) the Floor Area Minimum for a single-family detached dwelling shall be 69 square metres;
- (ii) a dwelling unit erected on these lands in accordance with subsection (i) above, shall be permitted for a period not exceeding one (1) year from the date of passing of this By-law (June 2, 1986).

- 22.58 Exception Re: Part of Lot 15, Concession 10
(By-law 86-104: Also see Section 6.30 (ii) (42))

Notwithstanding the provisions of Sections 6.30 (ii) and 22.2 (vi) an additional single-family detached dwelling shall only be permitted provided that:

- (i) such dwelling is for the use of a person or person and their family if such person is employed on these lands as full-time farm help;
- (ii) the Floor Area Minimum of such dwelling shall be 60 square metres for a period of 3 years from the date of
- (iii) as of August 6, 1989, a dwelling unit erected in Floor Area Minimum of 14 0 square metres.

22.59 Exception re: Part of Lot 29, Concession 10
(By-law 86-105: Also see Section 6.30(ii) (43))

Notwithstanding the provisions of Sections 6.30 (ii) and 22.2 (vi), an additional single-family detached dwelling shall only be permitted provided that:

- (i) such dwelling is for the use of a person or person and their family, if such person is employed on these lands as full-time farm help;
- (ii) the Floor Area Minimum of such dwelling shall be 66 square metres.
- (iii) a dwelling unit erected in accordance with subsections (i) and (ii) above shall be permitted for a period not exceeding 3 years from the date of passing of this By-law (August 5, 1986).

22.60 Exception re: Part of Lots 4, 5, Concession 3
(By-law 86-106: Also see Section 6.30 (ii) (44))

Notwithstanding the provisions of Sections 6.30 (ii) and 22.2 (vi), an additional single-family detached dwelling shall only be permitted provided that:

- (i) such dwelling is for the use of a person or person and their family, if such person is employed on these lands as full-time farm help/caretaker;
- (ii) the Floor Area Minimum of such dwelling shall be 112 square metres.

22.61 Exception re: Part of Lot 22, Concession 12
(By-law 86-107: Also see Section 6.30 (ii) (45))

Notwithstanding the provisions of Sections 6.30 (ii) and 22.2 (vi), an additional single-family detached dwelling shall only be permitted provided that:

- (i) such dwelling is for the use of a person or person and their family, if such person is employed on these lands as full-time farm help;
- (ii) the Floor Area Minimum of such dwelling shall be 64 square metres;
- (iii) a dwelling erected in accordance with sub-sections (i)

this By-law (August 5, 1986).

22.62 Exception re: Part of Lot 5, Concession 9
(By-law 86-124 - Not yet approved by O.M.B.)

Notwithstanding the provision of Section 22.1:

- (i) The buildings existing as of September 2nd, 1986, may be enlarged and their use extended for the purpose of storing construction equipment and the assembly of concrete forms;
- (ii) The enlargement of the buildings is restricted to the area shown in cross-hatching on Schedule "1" of By-law Number 86-124 and that such building shall have a Maximum Floor Area of 822 square metres;
- (iii) Such expansion be limited to a period not exceeding three (3) years from the date of passing of this By-law.

22.63 Exception re: Part of Lot 23, Concession 5
(By-law 86-151: Also see Section 6.30 (ii) (47))

Notwithstanding the provisions of Section 6.30 (ii), an additional single-family detached dwelling shall only be permitted on these lands provided that such dwelling is constructed within the defined area and that it is used by a person or person and their family, if such person is employed on these lands as full-time farm help and caretaker.

22.64 Exception re: Part of Lots 24, 25, Concession 4
 (By-law 86-159:
Also see Sections 6.30 (ii) , 6.30(vii) ,22.65)

Notwithstanding the provisions of Sections 6.14 (viii), 6.30 (vii) and 22.2 (vi), an additional single-family dwelling unit shall be permitted provided that:

- (i) such dwelling unit is for the use of a person or person and his or her family, if such person is employed on these lands as full-time farm help;
- (ii) such dwelling unit is constructed within the cross-hatched area shown on Schedule "1" attached to By-law 86-159;
- (iii) such dwelling unit is constructed in accordance with

- 22.65 Exception re: Part of Lots 24, 25, Concession 4
 (By-law 86-159:
 Also see Section 6.30 (ii) (48), 6.30 (vii),
 22.64))

Notwithstanding the provisions of Section 6.30 (ii) an additional single-family detached dwelling unit shall be permitted provided that one of the single-family detached dwellings is for the use of a person or person and his or her family if such person is employed on these lands as full-time farm help.

- 22.65A Exception re: Part of Lot 15, Concession 7
 _____ (Bv-law 87-5)

Notwithstanding the provisions of Sections 6.30 (ii) and 22.2 (vi), an additional single-family detached dwelling shall be permitted provided that:

- (i) such dwelling is for the use of a person or person and their family;
- (ii) the Floor Area Minimum is 94 square metres;
- (iii) such dwelling shall be permitted for a period not exceeding three (3) years from the date of passing of this By-law (January 5, 1987).

- 22.66 Exception re: Part of Lot 15, Concession 10
 (By-law 87-30:
 _____ Also see Sections 6.30 (ii) (50) , 22.67))

Notwithstanding the provisions of Section 6.30 (ii) and 22.2 (vi) , an additional single-family detached dwelling shall only be permitted provided that:

- (i) such dwelling is for the use of a person or person and their family, if such person is employed on these lands as full-time farm help;
- (ii) such dwelling has a Floor Area Minimum of 104 square

- 22.67 Exception re: Part of Lot 15, Concession 10
 (By-law 87-30:
 _____ Also see Sections 6.30 (ii) (50) , 22.66))

Notwithstanding the provisions of Sections 6.30 and 22, no accordance with sub-section 22.8.

22.68 Exception re: Part of Lots 3, 4 and 5, Concession 5
(By-law 87-41: Also see Sections 3.132a,
26.14, 26,15)

Notwithstanding the provisions of Sections 6.2 (iii), (iv), (vi) and (vii), 6.33 and 22, a Spa or Resort and uses, buildings and structures accessory thereto shall be permitted provided that:

- (i) the Lot Area Minimum shall be 10 hectares;
- (ii) the Lot Frontage Minimum shall be 18 0 metres;
- (iii) the Front Yard Minimum shall be 180 metres;
- (iv) the Side Yard Minimum shall be 15 metres;
- (v) the Rear Yard Minimum shall be 15 metres;
- (vi) the Maximum Height shall be 12.5 metres;
- (vii) the Gross Floor Area including accessory buildings and structures shall not exceed 17,500 square metres;
- (viii) only those uses, buildings and structures which are accessory to the principal uses shall be permitted on that Part of Lot 5, Concession 5, Township of King;
- (ix) the outside storage of goods, material or machinery shall not be permitted other than in a wholly enclosed building;
- (x) the minimum number of parking spaces shall be 150;
- (xi) those provisions of Sections 6.2 and 22 of this By-law as they pertain to Yard Set Backs and location shall not apply to any buildings or structures, including fencing, used in conjunction with any utility to service these lands, except that such buildings or structures shall not be located closer than 1.2 metres from any property line;
- (xii) for the purposes of calculating the requirements of this By-law, abutting lands which are under the same ownership as those lands which are subject to calculation to satisfy these requirements.

22.69 Exception re: Part of Lot 22, Concession 3
(By-law 87-42)

Notwithstanding the provisions of Sections 22.1 and 22.2, these lands may be used for the display and sale of products and materials which are accessory to a nursery provided that:

- (i) the Front Yard Minimum for the display and sales area shall be 2 00 metres;
- (ii) the Side Yard Minimum for the display and sales area shall be 12 0 metres;
- (iii) the Maximum Floor Area of a sales building shall be 35 square metres;
- (iv) the Maximum Area for a display and sales area shall be 14 0 square metres.

22.70 Exception re: Part of Lot 19, 20, Concession 6
(Bv-law 87-60: Also see Section 6.30 (ii) (51))

Notwithstanding the provisions of Section 6.30 (ii), an additional single-family detached dwelling shall only be permitted provided that such dwelling is for the use of a person or person and their family, if such person is employed on these lands as full-time caretaker.

22.71 Exception re: Part of Lot 13, Concession 9
(By-law 87-73: Also see Section 6.30 (ii) (52))

Notwithstanding the provisions of Sections 6.30 (ii) and 22.2 (vi), an additional single-family detached dwelling shall be permitted provided that:

- (i) such dwelling is for the use of a person or person and their family, if such person is employed as full-time
- (ii) such dwelling has a Floor Area Minimum of 84 square metres;
- (iii) a dwelling erected in accordance with clauses (i) and (ii) above shall be permitted for a period not
 By-law (June 1, 1987).

- 22.72 Exception re: Part of Lot 26, Concession 7
(By-law 87-95)

Notwithstanding the provisions of Section 22.2 (vi), the Floor Area Minimum for a single-family detached dwelling shall be 93 square metres and such dwelling shall be permitted for a period not exceeding one (1) year from the date of passing of this By-law (July 6, 1987) .

- 22.73 Exception re: Part of Lot 24, 25, Concession 8
(Bv-law 87-120: Also see Section 6.30 (ii) (53))

Notwithstanding the provisions of Section 6.30 (ii), an additional single-family detached dwelling shall be permitted provided that such dwelling is for the use of a person or person and their family employed on these land as full-time farm help.

- 22.74 Exception re: Part of Lot 8, Concession 8
(By-law 88-6: Also see Section 6.30 (ii) (54))

Notwithstanding the provisions of Sections 6.30 (ii) and 22.2 (vi), an additional single-family detached dwelling shall be permitted provided that such dwelling is for the use of a person or person and their family employed on these lands as full-time farm help and that such dwelling has a Floor Area Minimum of 87 square metres.

- 22.75 Exception re: Part of Lot 28, Concession 5
(By-law 88-13)

Notwithstanding the provisions of Section 22.2 (i) and (ii), the Lot Area Minimum shall be 2.8 hectares and the Lot Frontage Minimum shall be 165 metres.

- 22.76 Exception re: Part of Lot 24, Concession 6
(By-law 88-21: Also see Section 6.30(x))

Notwithstanding the provisions of Sections 6.14 (viii), 6.30 (ii) and 22.2 (vi), 5 additional dwelling units shall be permitted provided that:

(i) such dwelling units are for the use of a person or person and their family if such person is employed on these lands as full-time farm help;

(ii) the Floor Area Minimum for a single-family detached

(iii) the Floor Area Minimum for a dwelling unit located on the second storey of a non-residential building shall be 65 square metres.

22.77 Exception re: Part of Lot 7, Concession 11
(By-law 88-29: Also see Section 6,30 (ii) (55))

Notwithstanding the provisions of Section 6.30 (ii), an additional single-family detached dwelling shall be permitted provided that such dwelling is for the use of a person or person and their family if such person is employed on these lands as full-time farm help and caretaker.

22.78 Exception re: Part of Lot 27, Concession 10
(By-law 88-44: Also see Section 6.30 (ii) (56))

Notwithstanding the provisions of Sections 6.30 (ii) and 22.2 (vi) an additional single-family detached dwelling shall only be permitted provided that such dwelling is for the use of a person or person and their family if such person is employed on these lands as full-time farm help and that such dwelling has a Floor Area Minimum of 12 0 square metres.

22.79 Exception re: Part of Lots 21, 22, Concession 10
(Bv-law 88-50)

Notwithstanding the provisions of Section 22.2 (vi), the Floor Area Minimum for a single-family detached dwelling shall be 46 square metres and such dwelling shall be permitted for a period not exceeding one (1) year from the date of passing of this By-law (April 5, 1988).

22.80 Exception re: Part of Lots 18, 19, Concession 9
(By-law 88-60: Also see Section 6.30(xi))

Notwithstanding the provisions of Sections 6.3 0 (ii) and 22.2 (vi), 5 additional single-family dwelling units shall be permitted provided that:

- (i) 4 of the 5 dwelling units are for the use of a person or person and their family, if such person is employed on these lands as full-time farm help;
- (ii) 1 of the dwelling units is for the use of a person or person and their family if such person is employed on these lands as full-time domestic help;

(iii) the Floor Area Minimum for a single-family detached

(iv) the Floor Area Minimum for a dwelling unit located within another dwelling shall be 80 square metres and the Floor Area Maximum shall be 140 square metres.

22.81 Exception re: Part of Lot 15, Concession 3
(By-law 88-65)

Notwithstanding the provisions of Sections 6.3 0 (ii) and 22.2 (v) and (vii):

- (i) an additional single-family detached dwelling shall only be permitted for the use of a person or person and their family if such person is employed on these lands as a full-time caretaker;
- (ii) the dwelling referred to in clause (i) shall have a Floor Area Minimum of 100 square metres;
- (iii) the side yard minimum for any single-family detached dwelling shall be 24 metres.

22.82 Exception re: Part of Lot 15, Concession 4
(Bv-law 88-72)

Notwithstanding the provisions of Section 22.2 (i) , the Lot Area Minimum shall be 8.5 hectares.

22.83 Exception re: Part of Lot 10, Concession 9
(By-law 88-92)

Notwithstanding the provisions of Section 22.2 (vi), the Floor Area Minimum for a single-family detached dwelling shall be 4 0 square metres and that such dwelling shall be permitted for a period not exceeding one (1) year from the date of passing of this By-law (June 20, 1988).

22.84 Exception re: Part of Lots 24,25, Concession 4
(By-law 88-134)
(Also see Sections 6.30(vii), 22.64, 22.65)

Notwithstanding the provisions of Section 22.2(vi), a third additional single-family dwelling unit shall only be permitted provided that:

- (i) such dwelling unit shall be for the use of a person or person and their family if such person is employed on these lands as full-time farm help;
- (ii) such dwelling unit shall have a Floor Area Minimum of

(iii) a dwelling unit erected in accordance with clauses (i) and (ii) above, shall be permitted for a period not exceeding three (3) years from the date of passing of By-law number 88-134 (September 19, 1988).

22.85 Exception re: Part of Lot 8, Concession 5
 (By-law 88-148)
(Also see Section 6.30 (ii) (59))

Notwithstanding the provisions of Sections 6.30(ii) and 22.2(vi), an additional single-family detached dwelling shall only be permitted provided that:

- (i) such dwelling is for the use of a person or person and their family, if such person is employed on the lands as full-time farm help;
- (ii) such dwelling has a Floor Area Minimum of 78 square metres.

22.86 Exception re: Part of Lot 24, Concession 9
 (By-law 88-149)
(Also see Section 6.30 (ii) (60))

Notwithstanding the provisions of Section 6.30(ii), an additional single-family detached dwelling shall only be permitted provided that such dwelling is for the use of such person or person and their family, if such person is

22.87 Exception re: Part of Lot 16, Concession 9
 (By-law 88-157)
(Also see Section 6.30 (xii))

Notwithstanding the provisions of Sections 6.30 and 22:

- (i) a maximum of three (3) dwelling units and uses accessory thereto shall be permitted;
- (ii) each of the dwelling units referred to in clause (i) above shall be used by a person or person and their family, if such person is employed on these lands as full-time farm help;
- (iii) the Lot Area Minimum shall be 2 0 hectares;
- (iv) the Lot Frontage Minimum shall be 151 metres;
- (v) the Front Yard Minimum shall be 180 metres;
- (vi) the Rear Yard Minimum shall be 90 metres;

(b) 5 square metres per person for bedrooms with 3 or 4 persons;

(c) 4 square metres per person for bedrooms with 5 or more persons;

(vii) the Maximum Floor Area of this dwelling shall be 140 square metres;

(viii) the Maximum Height shall be 4 metres

22.89 Exception re: Part of Lot 8, Concession 6
 (By-law 89-72)
 _____ (Also see Section 6,30(xv))

Notwithstanding the provisions of Section 6.30 (ii), an additional single-family detached dwelling shall only be permitted provided that such dwelling is for the use of a person or person and their family, if such person is

22.90 Exception re: Part of Lot 8, Concession 6
 (By-law 89-72)
 _____ (Also see Section 6.30(xv))

Notwithstanding the provisions of Section 6.30 and 22.2(vi), a third single-family detached dwelling shall only be permitted provided that:

(i) such dwelling is for the use of a person or person and their family, if such person is employed on these lands as full-time farm help;

(ii) such dwelling has a Floor Area Minimum of 82 square metres;

(iii) a dwelling erected in accordance with clauses (i) and (ii) above shall be permitted for a period not exceeding three (3) years from the date of passing of this By-law (April 17,1989).

22.91 Exception re: Part of Lot 18, Concession 2
 _____ (Bv-law 89-93)

Notwithstanding the provisions of Section 22.2 (i), the Lot Area Minimum shall be 16.5 hectares.

22.92 Exception re: Part of Lot 20, Concession 3
 _____ (Bv-law 89-106)

Notwithstanding the provisions of Section 6.2 (iii) and (iv) , only that building existing as of the date of passing of

this By-law, June 5, 1989, which is used for or intended to be used for uses accessory to a permitted residential use, may be located closer to that street, than the main building is to that street, provided that such building does not exceed a Gross Floor Area Maximum of 202 square metres.

22.93 Exception re: Part of Lot 19, Concession 10

Notwithstanding the provisions of Sections 6.30 (ii) and 22.2(vi), an additional single-family detached dwelling shall only be permitted provided that:

- (i) such dwelling is for the use of a person, or person lands as full-time caretaker; and
- (ii) that such dwelling has a Floor Area Minimum of 116 metres.

22.94 Exception re: Part of Lot 12, Concession 8
(By-law 89-144)
(Also see Section 6.30(xvll))

Notwithstanding the provisions of Section 6.30 (ii) and 22.2(vi), two (2) additional single-family units shall only be permitted provided that:

- (i) one (1) of the two (2) dwelling units is for the use is employed on these lands as a full-time caretaker;
- (ii) the Floor Area Minimum for the single-family detached square metres;
- (iii) the other dwelling unit is for the use of a person or dwelling unit is:
 - (a) located within the principle residence on these lands;
 - (b) has a Floor Area Minimum of 80 square metres;
 - (c) has a Floor Area maximum of 14 0 square metres

22.95 Exception re: Part of Lots 13,14,15, Concession 2
(By-law 89-182)
(Also see Sections 9.12,9.13,9.14,26.23)

Notwithstanding the provisions of Sections 6.2 (ii) and (iii), 6.30, 22.2 and 22.5:

- (i) the uses permitted shall be restricted to:
 - an equestrian centre, including a barn having a maximum of 32 stalls and an indoor riding arena;
 - a tennis facility, including a pavilion having change rooms, lockers and lounge;
 - not more than three (3) single family detached dwelling units, at least two of which are for the use of persons or persons or persons and their families employed on these lands as full-time farm help;
 - uses, buildings and structures accessory to the foregoing uses.
- (ii) Lot Area Minimum - 10 hectares
- (iii) Lot Frontage Minimum - 180 metres
- (iv) Requirements for Agricultural Buildings and
 - a) Front Yard Minimum - 80 m
 - b) Rear Yard Minimum - 80 m
 - c) Side Yard Minimum - 50 m
 - d) Lot Coverage Maximum - 5%
 - e) Height Maximum - 11 m
- (v) Manure shall only be stored in an enclosed building and such building shall not be located closer than adjoining lot.
- (vi) Requirements for a Manure Storage Building:
 - a) Front Yard Minimum - 310 m
 - b) Rear Yard Minimum - 155 m

- c) West Side Yard Minimum - 70 m
 - d) East Side Yard Minimum - 13 0 m
 - e) Height Maximum - 11 m
- (vii) Requirements for Tennis Facilities:
- a) Front Yard Minimum - 60 m
 - b) Rear Yard Minimum - 60 m
 - c) Side Yard Minimum - 30 m
 - d) Lot Coverage - 10%
 - e) Floor Area Maximum - 2 82 sq. m.
 - f) Height Maximum - 11 m and any building or structure shall not exceed two (2) storeys at any point above the proposed or finished ground adjoining the building at all exterior walls and for the purpose of this section a storey shall include a walkout basement.
- (viii) Requirements for Dwelling Units:
- a) Front Yard Minimum - 60 m
 - b) Rear Yard Minimum - 80 m
 - c) East Side Yard Minimum - 30 m
 - d) West Side Minimum - 23 m
 - e) Height Maximum - 7.5 m
 - f) Gross Floor Area Maximum:
 - 1. Coach House - 18 0 m
 - 2. Staff House - 180 sq. m
 - 3. Gate House - 8 0 sq. m
 - g) Any building or structure shall not exceed finished ground adjoining the building at all section, a storey shall include a walkout basement.

- (ix) One (1) accessory building which is used for or intended to be used for uses accessory to a permitted equestrian centre use, but shall not be used for human habitation, may be located closer to the street than the main building is to that street, provided that:
- a) Front Yard Minimum - 3 m
 - b) Side Yard Minimum - 110 m
 - c) Rear Yard Minimum - 450 m
 - d) Maximum Floor Area - 2 0 sq. m
 - e) Height Maximum - 4.5 m
- (x) A three (3) metre landscaped planting strip shall be required and used for no other purpose than a continuous unpierced hedge row of evergreens or shrubs or a suitable coniferous tree screen, not less than 1.4 metres in height, immediately adjoining lot used for residential purposes, provided that within 9 metres of the streetline no planting strip shall be required or permitted to a height in excess of 0.9 metres.
- (xi) All parking areas and driveways shall be setback a minimum of 3 0 metres from any abutting lot used for residential purposes.

22.96 Exception re: Part of Lots 33,34, Concession 5
 (By-law 90-4)
(Also see Section 6.30 (ii) (65))

Notwithstanding the provisions of Sections 6.3 0 and 22.2, an additional single-family detached dwelling shall only be

- (i) such dwelling is for the use of a person or person and their family, if such person is employed on these lands as full-time farm help;
- (ii) such dwelling has a Floor Area Maximum of 2 90 square metres;
- (iii) The Front Yard Minimum for any single-family detached dwelling shall be 60 metres;
- (iv) The Side Yard Minimum for any single-family detached

22.97 Repealed by By-law #93-30

22.98 Exception re: Part of Lot 25, Concession 7

Notwithstanding the provisions of Section 22.2 (i), the Lot Area Minimum shall be 18.6 hectares.

22.99 Exception re: Part of Lot 22, Concession 7
 (By-law 90-101)
 (Also see Section 6.30 (ii) (67))

Notwithstanding the provisions of Sections 6.30(ii) and 22.2 (ii), (v) and (vi), an additional single-family detached dwelling shall only be permitted provided that:

(i) such dwelling is for the use of a person or person

(ii) the Floor Area for the dwelling referred to in

(a) Minimum - 8 0 square metres;

(b) Maximum - 14 0 square metres;

(iii) the Yard Minimums for the principal dwelling and shall be:

(a) Front Yard - 68 0 metres;

(b) Side Yard - 60 metres;

(iv) notwithstanding the provisions of Sections 22.2 and 22.5 of By-law 74-53, as amended, and Clause (iii) above in regards to the Yard Minimums, all buildings or structures shall be a Minimum of 15 metres from any watercourse.

22.100 Exception re: Part of Lot 3, Concession 11

Notwithstanding the provisions of Sections 22.2 (i) and (ii) , the subject lands may be used for Rural General purposes

(i) the Lot Area Minimum shall be 12.5 hectares;

(ii) the Lot Frontage Minimum shall be 140 metres.

22.101 Exception re: Part of Lot 11 and 12, Concession 11
 (By-law 90-137)
(Also see Section 6,30(xvii))

Notwithstanding the provisions of Sections 22.2 (iii) and (vi) :

- (i) two (2) additional dwelling units shall be permitted in accordance with the provisions of Section 6.30(xvii) and the following:
 - (a) the Front Yard Minimum shall be 60 metres;
 - (b) the Floor Area Minimum for each dwelling unit shall be 4 9 square metres;
 - (c) the Floor Area Maximum for each dwelling unit shall be 14 0 square metres and shall include one-half of the habitable floor area referred to in clause (d);
 - (d) a habitable floor area not less than 90 square metres shall be provided within the same dwelling for the joint use of both dwelling units.

22.102 Exception re: Part of Lot 21, Concession 8
 (By-law 90-154)
(Also see Section 6.30(xviii))

Notwithstanding the provisions of Section 6.30 (i), additional single-family dwelling units shall only be

- (i) such dwelling units are for the use of a person or person and their family, if such person is employed on these lands as full-time farm help;
- (ii) the Floor Area Maximum for a single-family dwelling unit as per clause (i) shall be 280 square metres.

22.103 Exception re: Part of Lot 12, Concession 2
 (By-law 91-34)
(Also see Section 6.30 (ii) (68))

Notwithstanding the provisions of Sections 6.30 (ii) and 22.2(v) of this By-law:

- (i) an additional single-family detached dwelling shall only be permitted for the use of a person or person lands as a full-time caretaker;

(ii) the south Side Yard Minimum for any single-family

SECTION 23 - RURAL INTENSIVE (RU2) ZONE

23.1 Agricultural Uses Permitted

No person shall within a Rural Intensive (RU2) zone change the use of any building, structure or land or erect and use any building or structure except in conformity with the following uses:

agricultural produce storage facilities

nurseries or commercial greenhouses

market garden farms together with farm greenhouses, buildings and uses accessory thereto, including

seasonal fruit, vegetable, flower or farm produce sales outlets provided such produce is a product of the farm on which such sales outlets are located

agricultural or forestry uses but not a specialized use farm together with residential accommodation for the

23.2 Agricultural Use Requirements

In a Rural Intensive (RU2) zone, no person shall erect or use a building or structure for agricultural purposes except in conformity with the following provisions:

		<u>Detached Dwelling</u>	<u>Commercial Greenhouse</u>	<u>Farm Greenhouse</u>	<u>Other Uses</u>
(i)	Lot Area Minimum	2.0 ha.	Nil	Nil	Nil
(ii)	Lot Frontage Minimum	57.0 m	Nil	Nil	Nil
(iii)	Front Yard Minimum	11.0 m	15.0 m	11.0 m	15.0 m
(iv)	Rear Yard Minimum	12.0 m	12.0 m	12 .0 m	12.0 m
(v)	Side Yard Minimum	4.5 m	4.5 m	4.5 m	4.5 m

		<u>Detached Dwelling</u>	<u>Commercial Greenhouse</u>	<u>Farm Greenhouse</u>	<u>Other Uses</u>
(vi)	Floor Area Minimum	140 sq. m	Nil	Nil	Nil
(vii)	Lot Coverage Maximum	20%	60%	20%	20%

23.3 Special Provisions - Stables and Barns

Notwithstanding any other provisions of this By-law, no stable, barn, shelter, pen, cage, kennel or other building or structure used to house animals or domestic fowl, and no feed lot area or manure storage area shall be located within:

- (i) 60.0 metres of any Residential Urban or Residential Hamlet zone or residential building on an adjacent lot;
- or (ii) 30.0 metres from any street line.

23.4 Residential Uses Permitted

In a Rural Intensive (RU2) zone, the following farm residential uses are permitted:

- (i) The erection of a single-family detached dwelling and uses accessory thereto on a lot created for farm residential purposes in accordance with the provisions of Section 6.4(x) of the Official Plan of the Township of King Planning Area and resulting from a consent

23.5 Zone Requirements for Farm Residential Uses as Permitted in Section 23.4

No person shall within a Rural Intensive (RU2) zone use any land purposes except in conformity with the following requirements:

- (i) Lot Area Minimum 1,900 square metres
- (ii) Lot Frontage Minimum 30.0 metres
- (iii) Front Yard Minimum 11.0 metres
- (iv) Rear Yard Minimum 12.0 metres

(v)	Side Yard Minimum on	
	(a) One side	
	one (1) storey	1.5 metres
	one and one-half (1 1/2) storey	1.8 metres
	two (2) storeys or more	2.1 metres or 1/2 height of main building whichever is the greater.
	(b) Other side	3.6 metres
(vi)	Floor Area Minimum	140.0 square metres
(vii)	Lot Coverage Maximum	15%
(viii)	Height Maximum	11.0 metres

23 . 6 Agricultural Service Dwelling

No person shall use any lot or erect, alter or use any building or travel trailer or structure for the purpose of an agricultural service dwelling except in accordance with the

(a) Setback:

Minimum distance from a centre line of:

a Provincial Highway	27.0 metres
a County Road	25.0 metres
a Township Road	22.0 metres

(b) Yards:

No agricultural service dwelling shall be located closer than 6.0 metres to any building or structure.

(c) Sleeping Area:

Minimum floor space per sleeping room

2 workers per room	6.0 sq. m. per worker
3 or 4 workers per room	5.0 sq. m. per worker
5 or more workers per room	4.0 sq. m. per worker

(d) Parking:

In accordance with the provisions of Section 6 hereof.

(e) Special Provisions:

No agricultural service dwelling shall be used for residential purposes between the last day of October and the first day of May.

23.7 Home Occupation Uses Permitted

Notwithstanding any other provision of this By-law a Home Occupation Use shall be permitted in all areas of the Rural Intensive (RU2) zone.

23.8 General Provisions All Zones

All special provisions of Section 6 "General Provisions All Zones" where applicable to any land, lot, building, structure or use within the Rural Intensive (RU2) zone shall apply, but sub-section (i) of Section 6.19 shall not apply to any use in a Rural Intensive (RU2) zone, other than residential uses.

23.9 Exception re: Part of Lot 8, Concession 3, (O.S.)
(By-law 82-145)

Notwithstanding the provisions of Section 6.29, no dwelling shall be located closer than 2.0 metres to any other building on this lot except a building accessory to such dwelling.

23.10 Exception re: Part of Lot 6, Concession 1 (N.S.)
(By-law 83-29: Also see Section 6.30 (ii) (y))

Notwithstanding the provisions of Section 23.2 (vi), the Floor Area Minimum for a detached dwelling shall be 90 square metres.

23.11 Exception re: Part of Lot 7, Concession 2 (N.S.)

Notwithstanding the provisions of Sections 6.19 (i) , 6.30 (ii) and 23.2 (vi), an additional single-family detached dwelling shall be permitted on these lands provided that such dwelling is constructed on those lands within either of the areas shown in cross-hatching on Schedule "1" and that the Floor Area Minimum shall be 116 square metres.

- 23.12 Exception re: Part of Lot 1, Plan 254
 (being in Part of Lot 7, Concession 1 (N.S.))
 (By-law 84-111:
Also see Section 6.30 (ii) (33))

Notwithstanding the provisions of Section 6.30 (ii) , an additional single-family detached dwelling shall only be permitted on these lands provided that:

- (i) such dwelling is constructed within the cross-hatched area;
- (ii) such dwelling is for the use of a person or person and their family, if such person is employed on these lands as full-time farm help.

- 23.13 Exception re: Part of Lot 9, Concession 2 (O.S.)
(By-law 85-120)

Notwithstanding the provisions of Section 23.2 (vi):

- (i) the Floor Area Minimum for a single-family detached dwelling shall be 55 square metres.
- (ii) such dwelling shall be permitted for a period of 3 years from the date of passing of this By-law (October 7, 1985) .

- 23.14 Exception re: Part of Lot 3, Plan 292
(By-law 86-16: Also see Section 23.15)

Notwithstanding the provisions of Sections 23.2 (iii) and (v):

- (i) the Front Yard Minimum shall be 8 metres;
- (ii) the Side Yard Minimum shall be NIL.

- 23.15 Exception re: Part of Lot 3, Plan 2 92
 (being in Part of Lot 14, Concession 3, (N.S.))

Notwithstanding the provisions of Sections 23.2 (iii), (iv) and (v) :

- (i) the Front Yard Minimum shall be 8 metres;
- (ii) the Rear Yard Minimum shall be 7.5 metres;
- (iii) the Side Yard Minimum shall be NIL.

- 23.16 Exception re: Part of Lot 12, Concession 2 (O.S.)
(Bv-law 86-133)

Notwithstanding the provisions o'f Section 23.2 (ii) , the Lot Frontage Minimum shall be 38 metres.

- 23.17 Exception re: Part of Lot 12, Concession 2, (O.S.)
(By-law 86-133)

Notwithstanding the provisions of Section 23.5 (iii), the Front Yard Minimum shall be 7.3 metres.

- 23.18 Exception re: Part of Lots 1 and 2, Plan 245
(being in Part of Lot 10, Concession 3, (O.S.))
(By-law 87-23)

Notwithstanding the provisions of Sections 23.2 (i) , (iii), (iv) and (v), buildings and structures existing as of February 2, 1987 may be used for Rural Intensive (RU2) purposes provided that:

- (i) the Lot Area Minimum shall be 1 hectare;
- (ii) the Front Yard Minimum shall be 5 metres;
- (iii) the Rear Yard Minimum shall be 1.5 metres;
- (iv) the Side Yard Minimum shall be 1.2 metres.

- 23.19 Exception re: Part of Lot 8, Concession 2 (O.S.)
(Bv-law 88-139: Also see Section 6.30(58))

Notwithstanding the provisions of Sections 6.30 (ii) and

- (i) an additional single-family detached dwelling shall be permitted on these lands if such dwelling is for the use of a person, or person and their family, if such person
- (ii) the Floor Area Minimum for a dwelling constructed in accordance with clause (i) above shall be 85 square metres;
- (iii) the Floor Area Maximum for a dwelling constructed in accordance with clause (i) above shall be 14 0 square metres;
- (iv) the Floor Area Minimum for the principle dwelling shall be 13 0 square metres.

23.20 Exception re: Part of Lot 11, Concession 1 (N.S.)
(By-law 89-37)
(Also see Section 6.3 0(xiv))

Notwithstanding the provisions of Sections 6.30, 23.1 and 23.2, an additional single-family detached dwelling shall only be permitted provided that:

- (i) such dwelling is for the use of a person or person and their family, if such person is employed on these lands as full-time farm help;
- (ii) the Floor Area Maximum for the additional dwelling shall be 23 3 square metres;
- (iii) the additional dwelling shall not be located closer to

23.21 Exception re: Part of Lot 13, Concession 2 (O.S.)

Notwithstanding the provisions of Section 23.2, the Maximum Floor Area for a detached dwelling shall be 190 square metres.

SECTION 24 - RURAL SPECIALIZED (RU3) ZONE24.1 Uses Permitted

No person shall within a Rural Specialized (RU3) zone change the use of any building, structure or land, or erect and use any building or structure except in conformity with the following uses:

a specialized use farm as defined by Section 3.54 of this By-law, together with residential accommodation for the owner or residential staff.

24.2 Zone Reauirements

In a Rural Specialized (RU3) zone, no person shall erect, or use accordance with the following provisions or any applicable paragraph of Section 27 - Special Provisions:

	4.0 ha.	4.0 ha
(i) Lot Area Minimum	120.0 m	120.0 m
(ii) Lot Frontage Minimum	15.0 m	60.0 m
(iii) Front Yard Minimum	23.0 m	60.0 m
(iv) Rear Yard Minimum	9.0 m	60.0 m
(v) Side Yard Minimum		
(vi) Floor Area Minimum	140.0 sq.m	20%
(vii) Lot Coverage Maximum	Nil 11.0 m	11.0 m
(viii) Height Maximum		

24.3 Yard Abutting Residential Zone or Use

Notwithstanding any other provision of this By-law, a than;

- (i) 600.0 metres of any Residential zone, or
- (ii) 180.0 metres of any residential use on an adjacent property held in separate ownership.

24.4 General Provisions All Zones

All special provisions of Section 6 "General Provisions All Zones" where applicable to any land, lot building or structure or use within the Rural Specialized (RU3) zone shall apply.

24.5 Exception re: Part of Lot 9, Concession 7
(Bv-law 81-73)

Notwithstanding the provisions of Sections 24.2 (ii), (iii) and (iv) for the purposes of calculating the requirements under these sections, abutting lands which are under the same ownership as the subject lands may be used in any calculation to satisfy these requirements.

24.6 Repealed by By-law 86-30

24.7 Exception re: Part of Lot 15, Concession 2 (O.S.)
(Bv-law 86-30)

Notwithstanding the provisions of Section 24.2 (v):

- (i) the Side Yard Minimum on the east side of the lands for a building or structure used for agricultural purposes shall be 22.8 metres;
- (ii) the Side Yard Minimum on the west side of the lands for a building or structure used for agricultural purposes shall be 1.5 metres.

24.8 Exception re: Part of Lot 16, Concession 2 (O.S.)
(By-law 86-94)

Notwithstanding the provisions of Sections 24.1 and 24.2 (vii), these lands may be used for the growing of mushrooms provided that:

- (i) the buildings used in conjunction with the mushroom growing operation shall be restricted to the 2 existing
- (ii) the mushroom growing operation shall be permitted for a passing of this By-law (July 7, 1986) .

24.9 Exception re: Part of Lot 32, Concession 11

Notwithstanding the provisions of Sections 6.3 0 (ii) and 24.2 (vi), an additional single-family detached dwelling shall be permitted on these lands provided that:

(i) such dwelling is for the use of a person or person and

(ii) such dwelling has a Floor Area Minimum of 66 square

(iii) above shall be permitted for a period not exceeding three (3) years from the date of passing of this By-law (September 2, 1986).

24.10 Exception re: Part of Lot 35, Concession 10

16.12

SECTION 25 - TRANSITIONAL (T) ZONE

25.1 Lands within the Transitional (T) zone may upon application to the Corporation be rezoned to a specific zone in conformity with the Official Plan. Until such time as the lands are rezoned to a specific zone no person shall change the use of any building, structure or land, or erect and use any building or structure except in conformity with the provisions of this By-law.

25.2 Existing Uses to Continue

Where a building and structure had previously been erected and/or land used at the date of the passing of this By-law, such uses may continue to be used for the same purposes and may be enlarged, reconstructed, repaired or renovated provided that such enlargement, reconstruction, repair or renovation does not contravene the minimum requirements for that use in the appropriate zone.

25.3 Uses Permitted

No person shall within the Transitional (T) zone use land or erect or use any building or structure except for one or more of the following uses:

agricultural and forestry uses but not specialized uses
farms, public or private parks excluding tourist trailer
camps, playgrounds, golf courses, public or private

25.4 Zone Requirements

No person shall within the Transitional (T) zone, alter or use following provisions or in accordance with the provisions of any applicable paragraph of Section 27 - Special Provisions.

(i)	Lot Area Minimum	10.0 ha.
(ii)	Lot Frontage Minimum	180.0 m
(iii)	Front Yard Minimum	15.0 m
(iv)	Rear Yard Minimum	23.0 m
(v)	Side Yard Minimum	9.0 m
(vi)	Floor Area Minimum	140.0 sq.m
(vii)	Lot Coverage Maximum	-----
(viii)	Height Maximum	11.0 m

25.5 General Provisions All Zones

All special provisions of Section 6 "General Provisions All Zones" where applicable to any land, lot, building, structure, or use within the Transitional (T) zone shall apply.

25.6 Repealed by By-law 84-60

25.7 Repealed by By-law 86-85

25.8 Exception re: Part of Lot 2, Concession 4
(Bv-law 85-127)

Notwithstanding the provisions of Sections 25.2 and 25.4, the use of the land shall be restricted to the existing uses, being a single family residence, a barn and arena for the raising, keeping and training of a maximum 14 horses, and the existing agricultural buildings shall not be further enlarged.

The zone requirements shall be as follows:

(i)	Lot Area Minimum	1.7 ha.
(ii)	Lot Frontage Minimum	60 m
(iii)	Front Yard Minimum	9 m
(iv)	Rear Yard Minimum	23 m
(v)	Side Yard Minimum	1.5m
(vi)	Floor Area Minimum	170 sq. m
(vii)	Height Maximum	11 m

25.9 Exception re: Part of Lot 31, Concession 9
(Bv-law 86-85)

Notwithstanding the provisions of Section 25.4 (i) , the Lot Area Minimum shall be 4.9 hectares.

25.10 Exception re: Part of Lot 7, Registered Plan 457
(being in Part of Lot 6, Concession 8)
(By-law 88-20)

Notwithstanding the provisions of Sections 25.3 and 25.4, the lands may be used for an office for the sale of new homes

(i) such sales office shall be permitted for a period not exceeding 18 months from the date of passing of this By-law (February 1, 1988);

(ii) such building or structure shall be erected in

(a) Lot Area Minimum 0.38 hectares

(b)	Lot frontage Minimum	30 metres
(c)	Front Yard Minimum	15 metres
(d)	Rear Yard Minimum	2 0 metres
(e)	Side Yard Minimum	9 metres
(f)	Floor Area Minimum	70 square metres
(g)	Floor Area Maximum	100 square metres
(h)	Height Maximum	11 metres

25.11 Exception re: Part of Lot 5, Concession 4
 (By-law 90-25)
 (Also see Sections 7.22,7.23,7.24,7.25,7.26,
 7.27,25.12,26.25)

Notwithstanding the provisions of Sections 25.1 and 25.3:

- (i) Section 2 5.1 of By-law Number 74-53, as amended, is further amended by adding the words "which may include schools" following the words "Official Plan" in the first sentence of that paragraph.
- (ii) The uses permitted on an interim basis until the provisions of clause (i) above have been satisfied include playgrounds, playfields, and walking trails but does not include any buildings or structures for or related to these uses.

25.12 Exception re: Part of Lot 5, Concession 4
 (By-law 90-25)
 (Also see Sections 7.22,7.23,7.24,7.25,7.26,
 7.27,25.11,26.25)

Notwithstanding the provisions of Sections 25.1 and 25.3:

- (i) Section 25.1 of By-law Number 74-53, as amended, is further amended by adding the words "which may include single-family residential lots, senior citizen housing, parks, schools, churches or other institutional type uses which are considered necessary to serve the residential community" following the words "Official Plan" in the
- (ii) The uses permitted on an interim basis until the playgrounds, playfields, and walking trails but does not

include any buildings or structures for or related to these uses.

25.13 Exception re: Part of Lots 6,7, Concession 3
(By-law 90-60) (Also see Sections
7.28,7.29,26.26)

Notwithstanding the provisions of Sections 25.1 and 25.3:

- (i) Section 2 5.1 of By-law Number 74-53, as amended, is further amended by adding the words "which may include single-family residential lots, senior citizen housing, parks, schools, churches or other institutional type uses which are considered necessary to serve the residential community" following the words "Official Plan" in the first sentence of that paragraph;
- (ii) The uses permitted on an interim basis until the playgrounds, playfields, and walking trails but does not these uses.

SECTION 26 - OPEN SPACE AND CONSERVATION (O) ZONE26.1 Uses Permitted

No person shall within an Open Space and Conservation (O) zone, change the use of any building, structure or land or erect and use any building or structure except in conformity with the following uses:

bird or animal sanctuaries

cemeteries

golf courses

market gardens or general agricultural uses

nurseries

pavilions, band shells and museums

public and private recreation centres and parks

buildings and structures accessory to the foregoing including a refreshment booth or pavilion

walking trails

club houses

parking lots incidental to open space uses

lands owned by or under the control of a conservation authority established by or under The Conservation Authorities Act, 1968, or a predecessor of this Act

an area for the protection of an environmental hazard such as lands liable to flood or subject to very high water table, steep slopes, gullies, or lands subject to wind or water erosion

a conservation area primarily for the location of flood control, bank stabilization or erosion protection structures or projects.

26.2 Zone Requirements

No person shall within the Open Space and Conservation (O) zone use any land, lot or erect, alter or use any building or structure except in accordance with the following provisions, or in accordance with the provisions of any applicable paragraph of

- (i) Any building erected in an Open Space and Conservation (O) zone shall be setback a minimum of 9.0 metres from any lot line and shall not exceed twenty (20) percent lot coverage.

26.3 Residence for Owner or Caretaker

Notwithstanding any other provision of this By-law, a single family detached dwelling in conformity with the provision of a Hamlet Residential (HR) zone may be permitted in the Open Space and Conservation (O) zone for the owner or caretaker subject to all provisions of Section 6 relating to building siting and location and subject to the approval of any site by the Medical Officer of Health or the Ministry of the Environment for provision of adequate water supply and sewage facilities.

26.4 General Provisions All Zones

All special provisions of Section 6 "General Provisions All Zones" where applicable to any land, lot, building, structure or use within the Open Space and Conservation (O) zone shall apply.

26.5 Exception re: Part of Lot 28, Concession 4
(By-law 80-83)

Notwithstanding the provisions of Section 26.1, a private day school shall be a permitted use.

26.6 Exception re: Part of Lot 7, Concession 4
(By-law 81-37: Also see Section 7.6)

Notwithstanding the provisions of Section 26.1, no person shall erect, alter or use any building or structure within these lands.

26.7 Exception re: Registered Plan M-1571,
(being in Part of Lot 32, Concession 6)
(By-law 81-39: Also see Section 9.6)

Notwithstanding the provisions of Section 26.1, no person shall erect, alter or use any building or structure within these lands except for the purposes of flood and erosion control.

26.8 Exception re: Part of Lot 5, Concession 8

Notwithstanding the provisions of Section 26.2 (i), the minimum setback from any lot line shall be 2.80 metres.

2 6.9 Exception re: Part of Lot 30, Concession 11
(Bv-law 81-125)

Notwithstanding the provisions of Section 26.1, no person shall erect, alter or use any building or structure within these lands.

26.10 Exception re: West Part of Lot 4, Concession 5
(Bv-law 84-118)

Notwithstanding the provisions of Section 26.1, no person shall erect, alter or use any building or structure within these lands.

2 6.11 Exception re: Part of Lots 7, 8, Concession 3
(By-law 84-47)

Notwithstanding the provisions of Section 26.1, no person shall:

- (i) erect, alter or use any building or structures except for the purposes of flood or erosion control;
- (ii) use any land except for conservation purposes, which may include flood and erosion control projects and pedestrian trails.

26.12 Exception re: Part of Lots 2, 3 and 4, Concession 4
(By-law 85-74)

Notwithstanding the provisions of Section 26.1, no person shall:

- (i) erect, alter or use any buildings or structures except for the purposes of flood or erosion control;
- (ii) use any land except for conservation purposes, which may include flood and erosion control projects and pedestrian trails.

26.13 Exception re: Part of Lot 10, Concession 11

Notwithstanding the provisions of Section 26.1, no person shall erect, alter, or use any building or structure within these lands.

2 6.14 Exception re: Part of Lots, 3,4,5, Concession 5
(By-law 87-41:
Also see Sections 3.132a, 22.68, 26.15)

Notwithstanding the provisions of Section 26.1, the lands may be used for Open Space and Conservation (O) purposes provided that no person shall erect, alter or use any land, building or

structure within this area except for flood and erosion control, vehicular and pedestrian bridges, an enclosed running facility and tennis courts.

- 2 6.15 Exception re: Part of Lots 3, 4 and 5, Concession 5
 (By-law 87-41:
Also see Sections 3.123a, 22.68, 26.14)

Notwithstanding the provisions of Section 26.1, the lands may be used for Open Space and Conservation purposes provided that no person shall erect, alter or use any land, building or structure within this area except for flood and erosion control and vehicular parking area.

- 26.16 Exception re: Part of Lot 12, Registered Plan 85
 (being in Part of Lot 5, Concession 3)
(Bv-law 87-141)

Notwithstanding the provisions of Sections 26.1 and 26.2 (i):

- (i) the use shall be limited to a tennis clubhouse;
- (ii) the minimum yard setback to any lot line shall be 0.6 metres.

- 26.17 Exception re: Part of Lots 21, 22, 23, Concession 2
 (By-law 87-140)
(Also see Section 26.28)

Notwithstanding the provisions of Sections 2 6.1, 26.2 and 6.2 (iii) :

- (i) The permitted uses shall be limited to a golf course, including a practice range, clubhouse, dining facilities for the use of club patrons and guests and uses accessory thereto. In addition, agricultural, dwelling shall be permitted but not a mushroom growing house or a commercial equestrian riding facility;
- (ii) The Front Yard Minimum for the clubhouse, parking areas, tennis courts, swimming pool and accessory buildings and structures thereto, shall be 3 00 metres;
- (iii) The Side Yard and Rear Yard Minimums for the buildings and structures referred to in clause (ii) above shall be 100 metres.
- (iv) Notwithstanding clause (ii) above, a barn existing at the date of passing of this By-law, may be used as a course;

- (v) The Lot Coverage Maximum for all buildings and structures shall be 0.5%;
- (vi) The Front Yard Minimum for a single-family detached dwelling or an agricultural building or structure shall be 3 0 metres;
- (vii) The Side Yard and Rear Yard Minimums for buildings or structures referred to in clause (vi) above shall be 15 metres;
- (viii) Notwithstanding clauses (vi) and (vii) above, no building or structure used to stable or house animals, domestic fowl or manure storage shall be located within 60 metres of any Residential Urban (R1) or Residential Hamlet (HR) zone or Residential building on an adjacent lot.

26.18 Exception re: Part of Lot 15, Concession 11
(By-law 88-58: Also see Section 10.42)

Notwithstanding the provisions of Section 26.1, no person shall erect, alter or use any building or structure except for flood and erosion control projects.

26.19 Exception re: Part of Lot 32, Concession 9
(By-law 88-86: Also see Section 21.15)

Notwithstanding the provisions of Sections 26.1, 26.2 and 26.3, no person shall erect, alter or use any building or structure except for flood and erosion control.

26.20 Exception re: Block "C", Registered Plan M-1571
being in Part of Lot 32, Concession 6)
(By-law 89-13)

Notwithstanding the provisions of Section 26, these lands may be used as a golf course or for conservation purposes, but not including any principle or accessory building or structures for either use.

26.21 Exception re: Block 39, Registered Plan 65M-2245
(being in Part of Lot 30, Concession 6)
(Bv-law 89-13)

Notwithstanding the provisions of Section 26, these lands may be used for the following uses subject to the following development s t andards:

- (i) conservation, but not including any buildings or erosion control;

(ii) one accessory building to be used for the storage and maintenance of materials and equipment used in connection with a golf course situate on Blocks 36, 37 and 38 Registered Plan 65M-2245, provided the registered owner of Blocks 36, 37, 38 and 39 Registered Plan 65M-2245 is the same person, but the outside storage of any materials and equipment shall be strictly prohibited;

(iii) any building or structure erected in accordance with clauses (i) and (ii) above shall:

- (a) have a Minimum Yard Setback of 9.0 metres from any property line;
- (b) have a Maximum Lot Coverage of 18%;
- (c) not exceed 4.5 metres in height;

26.22 Exception re: Part of Lot 8, Concession 6
 (By-law 89-71)
(Also see Section 10.45)

Notwithstanding the provisions of Sections 26.1, 26.3 and 26.4, no person shall erect, alter or use any land, building or structure except for flood and erosion control projects within these lands.

26.23 Exception re: Part of Lots 13,14,15, Concession 2
 (By-law 89-182)
(Also see Sections 9.12,9.13,9.14,22.94)

Notwithstanding the provisions of Sections 26.1 and 26.3, the lands shall only be used for the purposes of horseback riding, horse drawn carriages, walking, running, cross-country-skiing, but not by any motorized vehicles except for maintenance purposes in accordance with the following provisions:

- (i) Minimum trail width - 10 metres;
- (ii) No person shall erect, alter, or use any building or structure except for flood and erosion control.

2 6.24 Exception re: Part of Lot 8, Concession 4
 (By-law 89-190)

Notwithstanding the provisions of Sections 26.1 and 26.3, no person shall erect, alter or use any building or structure

26.25 Exception re: Part of Lot 5, Concession 4
 (By-law 90-25)
 (Also see Sections 7.22,7.23,7.24,7.25,7.26,
 7.27,25.11,25.12)

Notwithstanding the provisions of Sections 26.1 and 26.3:

- (i) that the uses are limited to:
- public parks;
 - walking trails;
 - an area for the protection of an environmental hazard such as lands liable to flood or subject to very high water table, steep slopes, gullies, or lands subject to wind or water erosion;
 - a conservation area primarily for the location of flood control, bank stabilization or erosion protection;
- (ii) no building or structures shall be permitted in conjunction with those uses listed in clause (i) above except those required for flood or erosion control.

2 6.26 Exception re: Part of Lots 6 & 7, Concession 3
 (Also see Sections 7.28,7.29,25.13)
 (Bv-law 90-60)

Notwithstanding the provisions of Sections 26.1 and 26.3:

- (i) the permitted uses are limited to:
- public parks;
 - walking trails;
 - an area for the protection of an environment hazard such as lands liable to flood or subject to very high water table, steep slopes, gullies, or lands subject to wind or water erosion;
 - a conservation area primarily for the location of flood
- (ii) no buildings or structures shall be permitted in except those required for flood or erosion control.

2 6.27 Not assigned.

26.28 Exception re: Part of Lots 21,22 and 23, Concession 2
 (By-law 90-98)
 (Also see Section 26.17)

Notwithstanding the provisions of Section 26.17(ii):

- (i) the Front Yard Minimum for a temporary parking area shall be 41 metres;
- (ii) the temporary parking area referred to in clause (i) shall be permitted for a period not exceeding 2 years from the date of passing of this By-law.

26.2 9a Exception re: Part of Lot 31, Concession 9
 (By-law 90-152)
 (Also see Section 10.52)

Notwithstanding the provisions of Sections 26.1 and 26.3 of this By-law, no person shall erect, alter or use any building or structure except for flood and erosion control projects within those lands zoned Open Space and Conservation (O).

26.29b Exception re: Part of Lots 12,13,14, Concession 1 (N.S.)
 (By-law 90-124)
 (Also see Section 26.30)

Notwithstanding the provisions of Section 6.2(iv) and (v) , 26.1, 26.2, 26.3 and 26.4:

- (i) The uses permitted shall be limited to one or more of the following uses:
 - golf course;
 - clubhouse;
 - banquet hall;
 - pro-shop;
 - miniature golf course;
 - driving range;
 - one (1) single family detached dwelling for the use of the owner or caretaker;
 - cross-country skiing;
- (ii) The Lot Area Minimum shall be 98 hectares;
- (iii) The Front Yard Minimum shall be:
 - (a) 13 0 metres for all buildings or structures,
 - (b) 15 metres for a single-family detached dwelling;

- (c) 3.5 metres for any building or structure associated with a miniature golf-course;
- (d) 7.5 metres for all vehicular parking areas;
- (iv) The Rear Yard Minimum for all buildings or structures shall be 17 metres;
- (v) The Side Yard Minimum for all buildings or structures shall be 100 metres;
- (vi) The Lot Coverage Maximum for all buildings and
- (vii) The Maximum Height shall be:
 - (a) 11.0 metres for a principal or main building or structure;
 - (b) 4.5 metres for all accessory buildings or structures;
- (viii) Notwithstanding the Yard Set-back provisions in Clauses (iii) , (iv) and (v) above, no building or structure or golf course or miniature golf course use shall be located within 15 metres of any watercourse located on these lands;
- (ix) Only one (1) driveway access shall be permitted onto Provincial Highway No. 9.

26.30 Exception re: Part of Lots 12,13,14, Concession 1, N.S.
 (By-law 90-124)
(Also see Section 26.29)

Notwithstanding the provisions of Section 26.1 and 26.3, these lands shall be maintained and left undisturbed in their natural state as an environmental constraint area and no buildings shall be permitted in this area.

26.31 Exception re: Part of Block A, Registered Plan M-60
 (being in Part of Lot 32, Concession 9)
 (By-law 91-53)
(Also see Section 7.30)

Notwithstanding the provisions of Section 26.1 and 26.3 of this By-law, no person shall erect, alter or use any building or structure except for flood and erosion control projects and or playground equipment within these lands.

SECTION 27 - ENVIRONMENTAL PROTECTION (EP) ZONE 2

7.1 USES PERMITTED

No person shall within an Environmental Protection (EP) zone, change the use of land, building or structure or erect and use any building or structure except in accordance with the following uses:

an area for the protection of an environmental hazard such as lands liable to flood or subject to high water table, steep slopes, ravines or valley systems or lands subject to wind or water erosion;

buildings and structures required for flood control, bank stabilization or erosion protection;

wildlife, woodlot and forest management.

27.2 EXISTING USES TO CONTINUE

Where a building or structure had previously been erected and/or land used at the date of the passing of this By-law, such purposes, but may not be reconstructed or enlarged.

SECTION 2 8 - ADMINISTRATION

28.1 Zoning Administration

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

28.2 Certificate of Occupancy

The issuance of Certificates of Occupancy is hereby established and hereafter in the areas designated by this By-law, no change may be made in the type of use of any land or of any building or structure on any such land unless a Certificate of Occupancy is obtained from the Municipality.

28.3 Applications and Plans

A Certificate of Occupancy shall be applied for coincident with every application for a Building Permit.

- (i) Every application for a Certificate of Occupancy shall be accompanied by plans, in duplicate, drawn to an or other designated official of the Township based upon an actual survey by an Ontario Land Surveyor showing:
 - (a) the true shape and dimensions of the lot to be used, and upon which it is proposed to erect any building or structure;
 - (b) the proposed location, height and dimensions of the building, structure or work in respect of which the permit is applied for;
 - (c) the location of every building or structure already erected on or partly on such lot, and the location of every building upon contiguous lots;
 - (d) the proposed location of parking spaces, loading spaces, driveways and landscaping areas, and
 - (e) 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.
- (ii) 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 Township, and every 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.

28.4 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 such contravention may be restrained by action at the instance of any ratepayer or of the Township of King pursuant to the provisions of The Planning Act in that behalf.

28.5 Validity

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

28.6 Inspection of Land, Buildings and Structures

The Building Inspector is hereby authorized to enter at all reasonable hours for the purposes of inspection upon any property or premises.

28.7 Penalty

(i) Every person who uses any lands or lot, or erects or
or lot, in a manner contrary to any requirement of this By-law or who causes or permits such use or erection, or who contravenes any of the provisions of this By-law, or causes or permits a contravention, is guilty of an offence and on conviction is liable:

(a) on a first conviction to a fine of not more than \$20,000.00; and

(b) on a subsequent conviction to a fine of not more than \$10,000.00 for each day or part thereof

the day on which he was first convicted.

- (ii) Where a corporation is convicted under sub-section (i) , the maximum penalty that may be imposed is:
- (a) on a first conviction to a fine of not more than \$50,000.00; and
 - (b) on a subsequent conviction to a fine of not more than \$25,000.00 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted; and not as provided in subsection (i).
- (iii) Where a conviction is entered under sub-section (i), in the court in which the conviction has been entered and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person convicted.

28.8 By-laws Repealed

All existing Restricted Area (Zoning) By-laws adopted under The Planning Act of Ontario, applying to any part of the Township of King are hereby repealed.

READ a FIRST and SECOND time this 2nd day of July 1974.

Margaret Britnell Mayor

C. H. Duncan Deputy-Clerk

READ a THIRD time and FINALLY PASSED this 7th day of

Margaret Britnell Mayor

C.H. Duncan Deputy-Clerk

APPROVED BY THE ONTARIO MUNICIPAL BOARD MAY 31, 1976

SITE SPECIFIC
SITE PLAN CONTROL AREAS

* - Site Plan Development Agreement Executed

LOCATION	BY-LAW #	<u>NAME</u>
<i>CONCESSION2</i>		
Pt. Lot 12	90-20	Apco Consultants Ltd.
Pt. Lot 16	80-85	Rozenberg
Pt Lot 16	◆96-140	Avery
Pt. Lot 16-18	◆92-41	Granada Investments
Pt.Lot19	◆98-126	1240171 Ont. Ltd. (Sifton)
Pt.Lot20	*87-8	Ferrante/Cantalini
Pt. Lots 21-23	◆89-53	Calverly/King Valley Golf
Pt.Lot25	83-39	Muschkat
Pt.Lot30	◆85-76	Windways Farms
Pt.Lot30	◆86-121	Corrigan
Pt. Lots 34 & 35	83-122	Mortimer
Pt.Lot35	90-131	Howes
<i>CONCESSIONS</i>		
Pt. Lot 3 (Lot 50, PL 65M-2250)	R85-96	173 Burton Grove
Pt. Lot 5 (Lot 31, PL 85)	◆83-71	Bullock
Pt. Lot 6 (Lts. 38 & 39, PL 337)	90-100	Nawrocki
Pt. Lot 15	97-81	Corbo/Scott
Pt. Lot 15	98-45	Legge/Millson
Pt.Lot16&17	◆91-67	Quinn
Pt. Lot 19	89-157	Tamburino
Pt. Lot 20	89-107	Brandle
PL Lot 21	◆82-21	Ferrante/Castellan
Pt. Lot 22	89-158	Zafir
Pt. Lot 30	84-104 & 89-5	Dunlap
Pt. Lot 35	91-113	Townsend
PL Lot 35 (PL Lts. 1 & 2, PL 295)	◆90-20 & 93-118	Hains
Pt. Lot 2 (Lts. 8-10,17 & 21, PL M-1579)	91-26	Various Owners
Pt.Lot2	◆86-14	Collard
Pt. Lot 3	91-152	Romita
Pt. Lot 6	◆90-20 & 94-91	Schincariol
Pt. Lot 6 & 7	90-20	Fasthuber
Pt. Lot 9 (Lot 9, PL 151)	81-67	Lovisotto
Pt. Lot 10	89-88	Macri, P&M
PL Lot 15	◆85-89	Sacred Heart Church
Pt. Lot 15	94-104	Rolph, A.P

CONCESSION 4 cont'd...

Pt. Lot15	98-134	Houlding
Pt. Lot 17 (Lts. 10 & 11, PL 490)	97-147	Britnell
Pt Lot 17 (Lts. 13 & 14, PL 490)	97-26	Bowman
PL Lot 18	82-147	Liscombe Holdings Ltd.
PL Lot 18 (PL LL9, PL 152)	*98-111	Trotta
Pt. Lot 18 (Lts. 20 & 21, PL 152)	95-134	DeBuono
PL Lot 19 (LL 16, PL 151)	85-33	Corbo
Pt. Lot 20	90-45	Blassnig
Pt. Lot 22	90-10	Scott
Pt. Lot23	83-132	Gentile
Pt. Lots 24 & 25	86-166	Arosa Stables Ltd.
Pt. Lots24&25	88-138	Schemmer
Pt. Lot26	86-11	King Lewis Farms
PL Lot 29 & (PL Lot 36, PL 51)	97-119	Loopstra/Kooistra
Pt. Lot33	92-2	Barron

CONCESSIONS

Pt. Lots 3-5	*88-71	King Ranch
PL Lot 5	*98-127	Crossroads-Sales Trailer
Pt. Lot 15	*81-104	Sinopoli
PL Lot 15	82-139	Minicucci
Pt. Lot 16	82-129	Hylton
Pt. Lots 20 (Lot 13, PL 154)	94-62	Grey
Pt. Lot 22	90-20	Britnell - Brown
Pt. Lots 22, 24-29	*84-28	Chen-Fu Ginseng Farms
Pt. Lots 34	90-5	Cook
Pt. Lot34&35	89-69 &*98-135	Dalewood / Schickedanz

Pt. Lot 6	95-136	Tory Estate
Pt. Lot 6	*96-92	Dobson
PL Lot 8	89-70	Hawthorn (Saunderson)
Pt. Lot 8	89-73	Day
PL Lot 11	*80-67	Crisante
Pt. Lots 12-15	97-61; 97-62 & 97-63	Thornmark / Bain
Pt. Lot 16 & 17	98-115	Fidani
Pt. Lot 24	83-11	Hodgson
Pt. Lot 24	98-44	Stojko
Pt. Lot 25	*98-108	Gingl
Pt. Lot 26	81-112	Bachly
Pt. Lot 27 (Lts. 20 & 21, PL 159)	84-135	Bachly
Pt. Lot 27 (Lts. 18 & 19, PL 159)	86-135	Wise
Pt. Lots 27 & 28 (Lts. 11-17, PL 159 &	R82-48	General (Bachly)
Pt. Lots 27 & 28 (Lts. 11-?7, PL 159)	86-130	General (Bachly)
Pt. Lot 28	*84-28	Chen-Fu Ginseng Farms
Pt. Lot 28	95-49	Jemron/Rolnab

CONCESSION6 cont'd...

Pt. Lot 30	*90-20 & 93-84	Carbone Lewis,
Pt. Lot 30 (153 Carrying Place Trail) Pt.	94-53 97-51	Mac Lewis, Mac
Lot 30 (380 Lloyd's Lane) Pt Lots 30-32	88-136	Carrying Place Golf
(Bit 39, PL 65M-2245; Bit C, PLM-1571& Bit 9, PL M-2152) Pt. Lot 32		
(Lts. 2, 10,17, 29, 34, 35, 38	90-123	Carrying Place Golf
&43,PLM-1571&Lts. 2&5,		
PL M-2152)		

CONCESSION 7

Pt.Lot6 Pt.	90-20	St. Christopher Farms Inc
Lot 6 Pt. Lot	91-129 & 93-76	DiRocco/Nurock
10 Pt Lot 11	90-20	
Pt. Lot 13	*84-71	Webb
	R81-74	Suraski
Pt. Lot 13 & 14	-	
Pt.Lot22	98-83	Rumble
Pt.Lot25	90-20	Klady
Pt. Lot 26	*86-10	Lym
Pt.Lot26	*86-28	V. Dunn
Pt.Lot26	87-10	Weston
Pt.Lot26	93-95	Right Tone Homes
Pt.Lot27	◆98-131	Anchetta
Pt. Lot 30	83-123	549296 Ontario Ltd.
	◆82-112	Janetta
Pt. Lots 4 & 5	86-110	White
Pt. Lot 5	80-101	Nobleton Collision
Pt.Lot6	◆80-68	Circosta
PL Lot 7	◆80-58	Nobleton Plaza
Pt. Lot 7 (Lts. 3-8; Blk. 52, PL 65M-2148)	84-42	Nobleton Meadows
Pt. Lot 8	98-47	Busch
Pt. Lot 8	◆98-78	Stritzl Stables Inc.
Pt Lot 11	89-89	Finch
PL Lots 14 & 15 (Lts. 4, 33,41,42, PL M-2047)	◆81-135	Hallsport Investments
Pt Lots 14 & 15 (Lts. 1 3 5-11 14 16 25 27 28	88-67	Nobleton Lakes
32,35-37 & 44, PL M-2047)		
Pt Lot 16	◆90-20 & 92-109	Luisi
PL Lot 19	90-20	Tamburino
PL Lot 19	98-46	Broad
PL Lot 21	◆83-73	Wilson
Pt Lot 21 Withdrawn	89-156	Hadley (Linblasco)
Pt. Lot 24 & 25	87-128	Edwards
Pt. Lot 25	◆83-7 & 85-44	King Meadows Farms
Pt Lot 28	87-113	Stong/Rhys-Williams

CONCESSION 8 cont'd...

Pt.Lot35(Pl.M-10)	*80-54	Sch. Industrial Pk. Phi
Pt.Lot35(Pl.M-2027)	80-89	Sch. Industrial Pk.Ph.II
Pt.Lot2	84-5	Narduzzi
Pt.Lot2(Lot1,Pl. 510)	*96-88	Friscic
Pt.Lot5	82-93	Smith
<u>Pt. Lot 5 (Lts. 16-18, 34, 38, 39, Pl. 65M-2690)</u>	89-46	Captain Dev. Ltd.
Pt.Lot5	98-122	Ron Wilson Const. Ltd.
Pt. Lot 6	81-53	Wallabee
Pt. Lot 6 & 7 (Lts. 1-3, PL 65M-2595)	88-76	Vroom Corp. (Grayburn)
Pt. Lot 10	88-93	Colalillo
Pt. Lot 14	*90-20&93-110	DiPadre
Pt.Lot15	*95-99	McDonald, Harold
Pt. Lot 16	♦82-127	Rice
Pt. Lot 16	88-160	Maida
Pt.Lot16	90-20	Patiy
Pt.Lots18&19	88-61	Schickedanz
Pt.Lot20	87-147	Ceh
Pt.Lot21	88-163	Brookdale Treeland
Pt. Lot 31 (Pt. Lts. 57 & 58, Pl. 8)	92-117	Brooker
Pt. Lot 32 (Lts. 55-57,61-65, PL M-60)	85-23	Sycamore Developments
Pt. Lot 33 (Lts. 75 & 92, PL 87)	*81-51	Brown
Pt. Lot 33 (Lot 9, PL 87)	*92-122	Moore
Pt. Lot 35	97-96	Wray

CONCESSION 10

Pt.Lot15	*87-16	Connell
Pt. Lot 15	*90-20 & 90-77	Richards
Pt. Lot 16	*82-108	Holly Park
Pt. Lot 16	89-68	Facciolo
Pt.Lot19	89-148	O'Hara
Pt.Lot21	R82-40	Micallef
Pt.Lot24	90-20	McGuire, Paul
Pt. Lot 26	*86-75	D. Findley
Pt.Lot29	86-109	O'Hara
Pt.Lot30	80-57	Hayhoe
Pt. Lot 33	98-55	O'Hara

CONCESSION II

Pt. Lot 2	88-137	M.T.R.C.A.
Pt. Lot 10	*85-119	Peter James (in trust)
Pt.Lots11&12	90-138	Schad

CONCESSION 11 cont'd...

Pt. Lot 16	82-128	Costello
Pt. Lot 20	*86-74	G. Sivell
Pt. Lot 32	86-123	Sloan

CONCESSION 12

Pt. Lot 22 Pt. Lot 30	86-111 *97-66	McKinley Matson
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CONCESSION 2 (O.S.)

Pt. Lot 1	*85-108	Pearson
Pt. Lot 1	90-131	Howes
Pt. Lots 1 & 2	90-20	Leow
Pt. Lot 6	93-6	Larkin
PL Lot 9	*85-135	Hovius
Pt. Lot 10	90-20	Ballard
Pt. Lot 17	*93-63	Flieschaker
Pt. Lots 18 & 19	♦81-41	Turturicci

CONCESSIONS (O.S.)

PL Lot 8	81-54	Crawford
Pt. Lot 10 (Lot 10, PL 251)	♦81-64	Cho
Pt. Lot 10 (Lot 24, PL 251)	♦90-20 & 92-69	Milleman
Pt. Lot 11 (Pt. Lot 1, & Pt. Lot G, PL 250)	♦90-20 & 90-120	Mathewson

CONCESSION 1 (N.S.)

Pt. Lot 6 PL	♦82-42	Rupke
Lot 11 Pt. Lot	♦93-49	Cardinal Golf Course Ex.
12-14	♦89-52	Cardinal Golf Course Ex.

CONCESSION 2 (N.S.)

Pt. Lot 10	♦97-58	Van Hart
Pt. Lot 12	♦87-179	Dyriw

Updated to By-Law #98-13 5

AMENDMENTS TO BY-LAW 74-53 - CROSS REFERENCE

CONCESSIONII

<u>LOT*</u>	<u>BY-LAW</u>	<u>PURPOSE</u>
2		
3		
4		
5	76-119	"RUP- To Permit an Accessoiy Building
5	83-154	"RUP- Exception -Section 22.37
6		
7		
8	85-10	•RUPtoT-Exceptkm-Section21.11
9		
10	76-92	"M2"to*RUP
11		
12	91-34	"RU1" - Additional Residence Exception -Sections 22.103, 6.30 (ii) (68)
13,14,15	89-182	"RUP to "0" - Exception - Section 26.23 "RUP to "ERP - Exception - Sections 9.12,9.13,9.14 "RUP -Exception-Section22.95
14,15	84-37	"RU1" to "RR" - Exception - Section 22.38
15	85-32	"RUP to "RR" - Exception 10.26
15	88-74	"RR" to T - Exception - Section 21.14
16	79-85	•RUPto"RR"
16	79-87	"RUPto"RR"
16	86-31	"RUPto"RR"
16	91-59	"RUP to "RR" - Exception 10.54
16,17	76-8	"RUP to"RR"
16,17,18	92-40	"RUP to "O" • Exception • Section 26.34
18	89-93	"RUP - Exception - Section 22.91
19		
20	76-120	•RUP&-HR"to"C3"
21		
21	77-19 (Repealed 75-90)	"MI" • To Permit oil storage facilities
21	84-130	"RUP • Exception - Section 22.41; and T"to"HR"
21 21	87-61	"RUPto"M2'
	89-108	"HR" to "C2" - Exception • Section 12.12
21		"C2" • Exception • Section 12.12
21	90-57	"C3" • Exception • Section 13.7
21,22,23	94-41 (Repealed 90-57)	"C3" - Exception - Section 13.8
21,22,23	87-140	"RUP to "O" - Exception • Section 26.17
22	90-98	"O" • Exception- Section 26.28
22&23		
23	84-99	"RUP • Exception - Section 22.39
24		
24	82-75	"RUP - Exception - Section 22.19
25		
26	87-160	"RUP to "RR" • Exception - Section 10.37
27		
	79-89(Repealed 79-66)	"RUITV Tower"to"RUP
28 29		

CONCESSION II cont'd

<u>LOT#</u>	<u>BY-LAW</u>	<u>PURPOSE</u>
30	85-75 (repealed 81-49)	"RU1* • Additional Residence •RU1" -
31	85-17	Exception-Section6.30(v) "RU1"
31	88-45	to"RR" -Exception-Section 10.40
32		
33		
34,35	83-104	•RUPto-RR*
35	90-122	"RU1" to "RR" - Exception - Sections 10.50 & 10.51

<u>LOT*</u>	BY-LAW	PURPOSE
2	82-101	•Rto-Ri"
3	83-101	"R1" - Exception - Section 7.10
4 (Lot 85, PL 502)	75-81	•Rrto-cr
5 (Lot 28, PL 85)	78-29	"O"to"CI"
5 (PL Lt 29, PL 85)	81-145	"RI" - Exception Section 7.6
5 (Pt Lt 30, PL 85)	83-131	"RI" to "Cr - Exception • Section 11.6
5 (Pt U31, PL 85)	84-116	■RUI" to "I" • Exception - Section 22.41
5	85-90	"RUI" to "C2"-Exception - Section 12.10
5	87-112	"C* - Exception - Section 11.11
5 (Lot 18, PL 85)	87-141	•O"-Exception 26.16
5 (PL U12, PL 85)	92-115	"RUI" -TemporaryResidence- Exception • Section 22.107
5	76-11	"RURto"M2"
6	76-38	"RU"to"CI"
6	76-82(amends 76-11)	"RUI"to"M2"
6	82-8	"RI" - Exception -Section 7.7
6	82-141	T to "RI" - Exception • Section 21.9, and "RI" - Exception • Section 7.8
6 (PL Us. 31,32,35 & U 36, PL 337)	85-132	"CI" - Exception • Section 11.10
6 (Lot 52, PL 85)	85-139	"RI" -Exception7.16
6	87-139	T to "CI" - Exception Section 11.12
6	90-113	"RI" to "CI" - Exception - Section 11.16
6 (Lot 37, PL 85) 6 (Lot 38, PL 85) 6 (PL U40, PL 85) 7,8	94-130	"CI" -ExceptionSection 11.19
	84-47	"RUI" to "O" an "RI" - Exception •Section 26.11
	81-87	"RUI"to"RR"
	83-149	"RURto"RI" -Exception-Section7.11
	88-15	"RUI" to "RI"-Exception -Sec 7.18,
8	and"RUI"to"O"	
8	91-92	"RUI"to"RI"-Exception -Section7.31
8,9		"RUI" to "O" - Exception - Section 26.32
7.19		
10		
II		
12		
13		
14		
15	78-127	"RUI" • Additional Residence
15	85-121	"RUI" - Exception - Section 22.47
15	85-122	"RUI" -Exception -Section22.48
15	86-144	"RUI" to "RR" - Exception - Section 10.30
15	88-65	"RUI" • Additional Residence Exception • Section 22.81
16 16	78-94	"RUI"to-RR"
16,17	88-49	"RUI" to "RR" - Exception - Section 10.41
	91-65	"RUI" -Additional Residence - • Exception • Section 22.104.6.30 (ii) (69)
17		
18		
19		
20	76-69	"RUI" • Additional Residence

A:\74-53UP2WPD

CONCESSION III confd

<u>LOT#</u>	<u>BY-LAW</u>	<u>PURPOSE</u>
20	89-106	■RU1" - Exception • Section 22.92 •RU1"
20	92-88 (Repealed 91-143)	to "RR" - Exception - Section 10.56 "RU1* -Exception-Section22.106 T to-HR "
21	82-34	•RU1" to T-Exception-Section 21.12
22	86-132	*RUr - Exception- Section 22.69
22	87-42	"RU1" -Exception-Section22.23
23	82-94	■RU1" - Additional Residence
24	78-63	
25		
26		
27		
28		
29		
30	76-61	"RUrto-RR*
30	83-84	"RU1" - Additional Residence • Exception Section 22.32
30	84-103 & 89-4 89-	"RU1" -Exception-Section22.40
30	9	"RU1-to'W
31		
32		
33		
34		
35	76-10	"RUrto-RR"
35	84-46	"RR* -AdditionalResidence - Exception - Section 10.23

LOT#

	BY-LAW	PURPOSE
2	85-127	T" TO "ERP - Exception
2		Section 9.9; "T - Exception - Section 25.8; and T" to "ERP
2.3,&4	86-13	T" to "ERP; and "T to "ERP Exception • Section 9.10
3	85-74	"RUP to -RI" - Exception - Section 7.14 "T" to "RP -Exception- Section 7.14;and •RUP to *RP - Exception - Section 7.15
4	80-60 (repealed 79-84)	Tto-RP and 'O"
5	88-158 90-25	•CP - Exception - Section 11.13 T* to "RP - Exceotion - Sections 7.22. 7.24,7.25,7.26,7.27
5 7.23		T to "O" - Exception - Section 26.25 "T" - Exception - Section 25.12 •RUPto"RP and"O*
6	76-39	"RUP - Additional Residence
6,7	76-113	"ERP to "O"
7	76-7	"RUP to "RR" • Exception - Section 10.6
7	80-96	"RI' - Exception - Section 7.6, "O" • Exception • Section 26.6
7,8	81-37 (repealed 80-109)	T" to "ERP - Exception - Section 9.15 9.16
8	89-190	T" to "O" - Exception - Section 26.24 •RUP to "ERP - Exception - Section 9.15, 9.16 •RUP to •Of - Exeption - Section 26.24 •ERP to TIP
9	82-83	
10		
11		
12		
13		
14	84-30	T" and "RUP to "HR' *RU1 * • Exception • Section 22.82 •RUP to "RR* • Exception • Section 10.43 •RUP to "RR" • Exception • Section 10.53 "RUP to "RR" - Exception • Section 10.64 "RUP to "RR" - Exception • Section 10.24
15	88-72	
15	91-17	
15	94-6	
15	84-98	
16	76-47	
17	77-20	"RUPto"RR"
17	82-41	"ERP • Exception • Section 9.6
17	83-38	•RU1 * • Exception • Section 22.27
17	83-12 (repealed 82-125)	"RUP to "ERP
18	76-71	"RUPto"RR"
19		

AA74-JBUW.WPD

CONCESSION IV cont'd

LOT#

BY-LAW

PURPOSE

19	79-119	■RUPto-RR"
19	84-8	"RUI"to"RR"
19	88-7	"RUI" to "RR" - Exception - Section 10.38
20	82-84	"RR" - Exception - Section 10.3 "RR" -
20	90-55 & 82-84	Exception - Sections 10.13,10.48 •RUI" to
20	90-56	"RR" - Exception - Section 10.49
21	81-86	"RUI"to"RR" -Exception-Section 10.8
22	85-131	"RUI" -Exception • Sections 6.30(vi),
22 (Lots 9,10, Plan 161)	90-9	22.49 •RUI" to "RR" - Exception - Section
23	83-119	10.47 "RUI" - Exception - Section 22.3
23	95-10	"RUI" to "ER1" & "O" - Exception-
24	77-17	Section 9.16 "RUI"to"RR"
24,25	88-134(amends 86-159)	"RUI" • Additional Residences
25	77-17	Exception • Sections 6.30(vii), 22.64,
25	77-112	22.65 A 22.84 "RUI"to"RR"
26	77-135	"RUrto"RR" "RUI"to"RR"
26	86-9	"RUI" • Exception • Section 22.52 "RUI"
26	91-81	to "RR" - Exception - Section 10.55
28	76-9	"T"to"HR"
28	80-83	"O" - Exception • Section 26.5
28,29	92-60	"C3" to "HR" - Exception - Section 8.13
32	92-14	"RUI" to "RR" - Exception - Section 10.57
33	78-65	"RUI" to "O" - Exception - Section 26.33
35	78-66	"RUI" -Exception-Section22.108
		"RUI" • Additional Residence
		"RUI"to"RR"

CONCESSION V

<u>LOT#</u>	<u>BY-LAW</u>	<u>PURPOSE</u>
2	87-21 84-	"M2" - Exception - Section 17.8
3	118	T to "O" T" to "HR" - Exception - Sections 8.7 & 8.8
4	87-41	"T to "O" - Exception Section 26.10 •RUP Exception - Section 22.35 ■RUP to "O" - Exception - Section 26.10 ■RUP -Exception-Section22.68 ■RUP to "O" Exception- Sections 26.14 and 26.15
3.4.A5		
5		
6	88-148	"RU1" - Additional Residence - Exception Section 22.85
7		
8	76-87	"RUP - Additional Residence
9	81-97 82-	T to-HR"
10	138 84-34	"RUP to "RR" - Exception - Section 10.15
11,12,13	82-89	"T"to"HR" ■RUP to "RR" and *T" to "HR" - Exception - Section 8.6 T* to "HR" - Exception - Section 8.9
14	84-31 77-	
15		
IS	29	"RUPto-RR"
15		
16	85-16 93-	
16	114 77-	"RUP - Exception - Section 22.42 "RUP to "RR" • Exception - Section 10.63 "RUP - Amends Section 22.2(ii) "RUP to "RR" - Exception - Section 10.12
17	126 82-57	
18	85-110 86-	
19	151	"RUP - Exception - Section 22.46 •RUP - Exception - Section 22.63
20		
20		
21	81-127	"RUPto"RR"
21	82-91	"RUP to "RR" - Exception • Section 10.14
22	83-9	"RUP to "RR" - Exception - Section 22.24
23	77-28 (amended by 78-123)	"RUPto"RR"
23	81-16 (amended by 82-124)	•RUP to "RR" and "RUP - Exception - Section 22.13 "RUP to "RR" - Exception - Section 10.39 and "RUP Exception • Section 22.75
24		
25	88-13	■RUPto"RR" ■RUPto-RR"
26		
26		
27	76-68	
28	75-87	
28		
28	90-4	"RUP - Additional Residence - Exception- Section 22.96
29		
30 31		
32		
33,34		
34		
35		

AA74-J3UP2.WFD

CONCESSIONM

<u>LOT*</u>	<u>BY-LAW</u>	<u>PURPOSE</u>
2		
3		
4		
5	89-71	"RU1" to "RR" - Exception - Section 10.45
6		•RUP to "O" - Exception - Section 26.22
7	89-72	"RUP • Additional Residence- Exception • Sections 6.30 (xv), 22.89.22.90
8	83-118	"RUP to "RR" • Exception • Section 10.21
8	79-133 (amended by 80-80)	"RUP • Additional Residence "RUP -
	93-105	Additional Residence Exception
9		S.6.30(xxii)&22.114 "RUP - Additional
10	77-118	Residence
11		
12,13,14,15	86-71 87-60	"RUP - Exception - Section 22.55 "RUP - Exception • Section 22.70
16,17		
18		
19		
19,20		
19.20		
21		
22	77-9	"RUPto"RR"
22 (Lots 14 & 15, Plan 162)	87-74	"RUP to "RR" - Exception -
		Section 10.35
23 (Lots 27,28, Plan 155)	78-84 & 78-129	"RUPto"RR"
23 (Lots 24,25, Plan 155)	78-106	"RUPto"RR*
23 (Lots 13,14, Plan 155)	82-35	"RUP to "RR" • Exception • Section 10.10
23 (Lots 22,23, Plan 155)	83-82	"RUP to "RR" Exception • Section 10.20
24	88-21	"RUP • Additional Residence
		Exception - Sections 6.30 (x) and 22.76
25	76-112	"RUPto"RR"
26	76-6	"O" • Building Restriction
26	81-115	•RUP to "O"
		"RUP & "HR" to "HR* • Exception S. 8.5
		"HR"to"O"
26	86-102	"RUP to "RR" - Exception S. 10.29
		and S. 10.30
27	76-95	"RUP -To Permit a concrete plant
27	94-37 (repealed 84-18 & 88-18)	"HR" -ExceptionSection8.14(a)to(k)
28	78-18 & 78-122	•RUPto"RR"
28	81-79	"RUP to "HR" - Exception -Section 8.4
28	94-45	"RUPto"HR" & "O"-Exception-
		Sections 8.15 & 26.36
29 30(Blk.39,P1.65M- 2245)	89-13(repealed 88-156)	"O" - Exception- Section 26.21
30,31	78-125	"RUPto"ERPand"O"
31		

CONCESSION VI cont'd

LOT#

BY-LAW

PURPOSE

32

76-4

•ERI*to"O"

32

81-39 (repealed 76-4)

"ER1" to "0" - Exception - Section 26.7

32(Blk.C,PLM-1571)

89-13(repealed 88-156)

"O" • Exception-Section 26.20

33

34

35

CONCESSION VII

<u>LOT#</u>	<u>BY-LAW</u>	<u>PURPOSE</u>
2 3 3 2,3,4, 5 6	75-83 76-96 77-96 87-105	•0-to-Rur "RU1" - To permit an accessoiy building •RU1" • To permit a dwelling •O" - Additional Residence Exception - Section 6.30 (be)
7	92-136	•RUr - Additional Residence Exception S. 6.30 (xxi) A 22.112
8 8	84-89 92- 67	•RUI'to-RR" •RU1" to "RR" & "O" Exception Sections 10.58 & 26.35
9 9	81-73 83- 83 87-96	•RU1" to "RU3" • Exception Section 24.5 "RU1" • Additional Residence Exception - Section 22.31 •RU 1" - Additional Residence Exception - Section 6.30 (viii)
10 10	85-144 92- 56 76-62 81-	"RU1 * • Exception • Section 22.50 "RU1* • Additional Residence Exception Section 6.30 (ii) (72) & 22.110 "RU1" • Additional Residence
11 12 13 14 15 IS 15 16&17 17 18 19 20 21 22	72 77-16 81-108 87-5 C.OA 17-A-77	"RU1" -AdditionalResidence •RUI-to-RR" •RU1" - Additional Residence *RU1" • Exception Section 22.65A •RUI' - Additional Residence
23 24 25 25	86-8 90-66	•RU1" • Exception - Section 22.51 ■RUrto-RR' ■RUr - Exception • Section 22.98 ■RU1" • Exception • Section 22.53
26 26 26 26	86-27 87- 9 87-95 92-116 78-87 91-96	"HR" • Exception - Section 8.10 "RUI" - Exception - Section 22.72 ■RU1" to "RR" - Exception - Sections 10.59 & 10.60 •T"to"HR* ■HR" to "C2" Exception Section 12.14
27 27		
28 29		

<u>LOT#</u>	<u>BV-Ld</u>	<u>PURPOSE</u>
30	81-77	"RUrto"RR"
30	83-110	"RU1" - Exception Section 22.34 •RU1" -
31	91-140	Additional Residence Exception S. 22.105
31,32	84-7	& 6.30 (UX70) "RU1" to "RR" - Exception - Section 10.22
34	77-38	"RU1" • Additional Residence
34	85-37	"RU1" to "RR*" - Exception Section 10.27 & "RU1" to "O"
35	84-150	•RU1" to "RR# - Exception - Section 10.25
35	86-72	"RUr to "RR*"; "RU1" - Exception Section 22.56; and "RU1" to "O"

LOT#

	BY-LAW	PURPOSE
2		
3		
4		
4	84-143	T to "RUI"
4		
4		
4&5	86-134	"RUPtoTU"
5	86-106	"RUI" - Exception - Section 22.60
5	87-84	T"to"RP
5	86-106	•RUP -Exception22.60
5	75-82	T t o MP
5	77-58	"RUP to "MI"
5	78-126 & 79-39	"RUP to "MI"
5	80-79	T-Permits Day Nursery
6 (Lot 34, PL 457)	81-52	"O" • Exception • Section 26.8
6	82-47	"RUP -ExceptionSection22.17
6	89-39	T to "CP - Exception - Section 11.15
6	76-94	"RUPto'CP
	78-128 (repealed 78-89)	T"to"CP; and "RP
	80-74	T to "CP - Exception Section 11.4
	82-60 (replaced 81-109 A	"CI" - Exception - Section 11.5
	-	
6(Lt7,P1.457)	84-78	"RUI" to "RP and "O" - Exception Section 7.13
6(Lt23,PL457)		
7	88-20	
7		
7	88-164	Section 25.10
7	80-69	"RP to "CP - Exception-Section 11.14
8	81-84	*C4" • Exception - Section 14.6
	90-153 (repealed 84-75)	"C4" - Exception - Sections 6.56 and 14.7
9 10	88-6	"C2" - Exception - Section 12.13
1112		•RUP - Additional Residence Exception • Section 22.74
13		
13,14	82-69	"RUPto"C2"
13-15	89-144	"RUP • Additional Residences Exception - Sections 6.3O(xvii) & 22.94
15		
15	77-103	"RUP to "O"
16		
17	81-44 (repealed 80-63 & 80-71)	•O" and "RUP to "ERP - Exception Section 9.5 and "RUI" to "O"
18	77-103	"RUP to "O"
19	86-148	"RUP to "RR" - Exception-Section 10.31
20		
21		
21		
	77-39 "RURto-RR" "RURto-RR"	
	78-95	

CONCESSION VIII Cont'd

LOT*

BY-LAW

PURPOSE

21	81-150	•RUI" - Exception - Section 22.16
21	94-132 (repealed 90-154)	"RUI" to "RR" - Exception Section 10.65 "M3" to "RUr
22 23		
24,25	75-84	•RUI" - Additional Residence Exception • Section 22.73
25	87-120	"RUI" to "RU3"
25	78-8A 78-71	•RUI" Additional Residence
25	78-64	■RUI" .Additional Residence Exception Section 22.18
26	83-6 (repealed 78-64 A 82-68)	"RU1" Exception-Sections 22.20 and 22.21
27		
28	82-81	
29		
30		
31		*Pto "M2"
32		
32,33	79-128	"RUI" to "MI" • Exception-Section 16.10
33		
34	84-88	
35		"MI" - Prohibits Industrial Water Users
35		"RUI" • Additional Residence
35	76-5	"MI" - Use Restrictions
35	77-119	"MI" • Use Restrictions
35	79-24	T and "RUI" to "Mr
35	79-70	"Mr-Exception-Section 16.11
35	80-87	"MI" - Exception - Sections 16.13 & 16.14
35	86-67	
35	91-5	

CONCESSIONS

<u>LOT*</u>	<u>BY-LAW PURPOSE</u>	
2	76-93	"RUI"to"ERI"
2	82-110	T to "ER1" - Exception - Section 9.7
2	86-108	"ER1* - Exception - Section 9.11
3		
4	80-70	"RI" • Exception • Section 7.9
5		
5	82-92	"RUrtoTU"
5	85-54	"CI"-Exception-Section 11.9
5	85-104	•RI" to "Cr-Exception-Section 11.8
S(Blk.F.,PLM-13)	87-36	"RP-Exception-Section 7.17
6 (Lots 1-3.PL 19)	77-110	Tto'Cr
6	83-70 (refused by OMB)	"RI" -Exception-Section7.5
6	92-83	■RI" to "CI" - Exception Section 11.17
6	92-84	"RI" to "Cr-Exception Section 11.18
6,7	86-160	"RI"-Exception- Sections 7.18,7.19,
7.20,		and "RI" to "O", and "RI" to T
6,7	87-43	•rtoTU"
7 7	86-131	"RI" • Exception - Section 7.17
8	86-160	"RI"to T
	90-60	T to TU" - Exception - Section 7.28,7.29
8		"T" to "O" - Exception - Section 26.26
9	92-91	"T" - Exception - Section 25.13
10		"T" to T - Exception - Section 21.18
10	88-92	
10		<hr/> KUP - Temporary Residences
11	89-54	Exception - Section 22.83
12		"RUP to T-Exception-Section 21.16
13	76-37	"RUPtoTRR"
13		
14	87-73	"RUP -Execeptka- Section 22.71
IS	87-83	"RUPto"RR"
16	82-90	■RUP to "RR"; "RU1" - Exception
16	85-58	Section 22.22
16	88-157	"RUrto"RR"
17 18		"RU1" - Additional Residences
18,19		<hr/> Exception • Sections 6.30(xii), 22.87
	79-79	"RU1" - Additional Residence
19	88-60	<hr/> "RU1" - Additional Residence
20		Exception - Section 6.30(xi), 22.80
21	82-6	"RUrtoTRR"
21	87-129	"RU1" to "RR" - Reception - Section 10.36
21	79-47	"RU1"to"RR"
	82-24	"RUPtoTIR"
22	88-165	"RU1" - Additional Residences
23		Exception - Sections 6.30(xiii), 22.88
24	85-88	"RU1" - Exception - Secticm 22.45
24	79-99	"RUP Amends Section 22.1
	88-149	"RUP - Additional Residence
		Exception - Section 22.86

CONCESSION IX confd

<u>LOT#</u>	<u>BY-LAW</u>	<u>PURPOSE</u>
25		
26		
27		
28		
29		
30	76-46	•RUrto-RR
30	78-117	"RU1" to "CI" - Restricted Uses
31	76-48	"O"to"HR"
31	79-96 & 79-147	"RUrto"HR"and"O"
31	81-151	"T"to"HR"
31	82-7	"RUr to "RR" - Exception - Section 10.9 and"RU1"to"O"
31	86-85 (repealed 84-60)	T to "HR" & "T" - Exception-Section 25.9
31	90-152	"RU1" to •RR" - Exception - Section 10.52 "RU1 * to "O" - Exception - Section 26.29 "RI"to"O"
32	78-31	•RUrto-HR-and-O"
32	79-96 & 79-147	"RU1" to T - Exception - Section 21.15
32	88-86	"RU1" to "0" - Exception - Section 26.19 "T" to "RI" - Exception Section 7.30 and T to "O" Exception Section 26.31
32	91-53	"RI" • Exception Section 6.2(viXa) "RI" - Exception • Section 7.32 "Rrto"CI" T"to"C4"
33	81-55	"RI" -Exception-Section7.12and
33	92-96	"CI" • Exception - Sectioa 11.7
34	79-78	"T" to T - Exception - Section 21.13
34	83-99	*C4" • Exception - Section 14.8
34	84-33	T to "C4-H" - Exception - Section 14.9 "T"to"RI"
34	88-14	
34	90-89	
34	91-9	
35	78-7	

CONCESSIONX

<u>LOT#</u>	<u>BY-LAW</u>	<u>PURPOSE</u>
2		
3		
4		
5	77-111	"RUPto"RR"
6	76-79	"RUPto"C2"
7		
8		
9		
10		
11	76-12	"RUP Amends Section 22.2 (ii)
12		
13		
14		
15	86-104	"RUP-Exception-Section 22.58
15	87-30	"RUI"- Additional Residence - Exception • Sections 22.66 & 22.67
16	77-68	"RUI-to-RR"
17	78-88	"RUI"-Additional Residence
18		
19	89-143	"RUI"- Additional Residence Exception - Section 22.93
20		
21	82-66 (repealed by 82-38)	"RUI"
21,22	88-50	"RUP - Temporary Residence Exception • Section 22.79
22	87-104	"RU"Pto"RR#
23		
24	80-96	"RUI • to "RR" - Exception Section 10.6
24	92-44	"RUI" Additional Residence Exception Sections 6.30(ii)(71) & 22.109 25
26	86-73	"RUI" - Exception - Section 22.57
27	88-44	"RUI" - Additional Residence Exception • Section 22.78
28		
29	86-105	"RUI" - Exception • Section 22.59
30	80-56	"RUP to T
31	77-107	"RUPto-RR"
32		
33		
34		
35	88-113	"RU3" to "MI"-Exception Section 16.12 "RU3" • Exception - Section 24.10

LOT#**CONCESSIONS**

2 3 3 4 5 6 7

BY-LAW

PURPOSE

8 9 10

11,12

93-35

•0" to "RR" - Exception - Section 10.62

76-89

"RU1" - Additional Residence "RU1" -

13 14 15

90-114

Exception - Section 22.100

16

78-105

"RU1" to RR

16

88-29

■RU1" - Additional Residence

17

Exception • Section 22.77

18

19

20

86-32

"RU1" to "RR" - Exception- Section 10.28

& "RU1" to "O" - Exception Section 26.13

21

"RU1" - Additional Residence -Exception

22

90-137

• Sections 22.101, 6.30 (xvii) "RU1" -

23

Additional Residence

24

25

26

88-58 83-42 (repealed

"RU1" to "RR" - Exception Section 10.42 A

27

"RU1" to "O" - Exception Section 26.18

28

82-123) 87-19

"RU1" to "RR" - Exception -Sections

29

10.18 and 10.19 •RR"-Exception 10.32

30

(epea 88)

- Exception • Section 26.9

30

83-27

"RU1" to "RR" - Exception Section 10.16

31

32

86-122

"RU3* • Exception Section 24.9

32

87-82

"RU1" to RR

33

93-106

"RU1" Additional Residence

33 34 35

Exception-Section 6.30(iiX74)& 22.115

CONCESSION Xft

LQI#	<u>BY-LAW</u>	<u>PURPOSE</u>
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
IS		
16	83-43	"Rur- Exception Section 22.28
18		
19,20	78-9	"RUI'to-RR"
20		
21		
22	86-107	"RUr - Exception Section 22.61
24		
25		
26		
27		
28		
29		
30	76-70	"RUrto"RR"
31		
32		
33		
34		
35		

CONCESSION 11 - OLD SURVEY

<u>LOT#</u>	<u>BY-LAW</u>	<u>PURPOSE</u>
1	83-105	T to "RUr - Exception Section 22.33
1	90-122	"RU1" to "RR" - Exception Section 10.50
1&2	92-59	"RU1" to "RR" - Exception Section 10.51
2		"RUP- Additional Residence • Exception Sections 6.30(xx) & 22.111
3		
4	93-121(replaced 93-54 93-120 repealed 93-5)	■RU1" to "RR* -Exception- Section 10.61
5	83-81	*RU2" • Additional Residence Exception Section 23.11
6	88-121	"RU2" • Temporary Residence Exception - Section 23.13
8	76-91 93-30(repealed 90-63)	"C2"to*C3* "RU1" - Additional Residence - Exception - Sections 6.30 (nXJ3) & 22.113
9		•T* to "RU2" - Exception - Section 23.16
10	86-133	"T" to "RU2" - Exception - Section 23.17
10		"RU2" - Exception - Section 23.16
12	91-48	"T" to "RU2*" - Exception - Section 23.21
13	81-114	"RU3" • Exception - Section 24.6
	82-85	T - Exception - Section 21.8
	84-87	Tto*RR"
14	86-30	■RU3" - Exception - Section 24.7
15	86-94	"RU2" to "RU3* - Exception • Section 24.8
15	88-153	"RU2" to "M2" - Exception - Section 17.9
15	78-45	T" to "C2" • Use Restrictions
15	81-134	T" to "C2* • Exception • Section 12.8
16	86-125	T to "C2" • Exception - Section 12.11
16	93-60	T" to "C2* - Exception • Section 12.15
17	75-88	T"to"C2"
17	75-89	Tto'CT
17	78-73	T"to"C2'
17	81-40	
18	86-138	•RU2"to"C2"
18	75-88	
18	78-73	T"to"C2'
18	85-82	"C5" • Exception - Section 15.5 and *RU2*
18 A 19	87-64	"RU2" to "RR* • Exception Section 10.33
19	89-55	"RR" to T - Exception Section 21.17
19	85-61	"RU2"to"RR*
19	78-73	T ¹ to"C2"
19		
19		
19&20		
20		

CONCESSION 11- OLD SURVEY

20	88-147	•RU2"to"RR*
21		
22	75-79	"RU2" - Additional Residence
23		
24		
25		
26		
27		
28		

f

CONCESSION III - OLD SURVEY

<u>LOT*</u>	<u>BY-LAW</u>	<u>PURPOSE</u>
1	75-86	"RU1-to-RR'
2		
3		
4,5	81-50	"RU1" - Ex ception Section 22.14
5		
6		
7		
8	82-145	"RU2* • Exception Section 23.9
9		
10	87-23	T"to"RU2" "RU2" -ExceptionSection23.18
10	92-70	•T"to"RU2"
12		
13		
14		
IS		
16		
17		

CONCESSION I - NEW SURVEY

<u>LOT#</u>	<u>BY-LAW</u>	<u>PURPOSE</u>
1		
2		
3		
4		
5		
6	83-29 84-	"RU2" - Additional Residence Exception Section 23.10
7	111	"RU2" - Exception • Section 23.12
8		
9		
10	89-37 90-	"RU2" -Additional Residence - •Exception- Sections 6.30(xiv), 23.20
11	124	"RU1" to *O*-Exception-Sections 26.29,26.30
12,13,14		
13		
14		

CONCESSION 11. NEW SURVEY

<u>LOT#</u>	<u>BY-LAW</u>	<u>PURPOSE</u>
1		
2		
3		
4		
5		
6		
7	83-81	TIU2"-Additional Residence Exception Section 23.11
8	88-139	"RU2"-Additional Residence Exception Section 23.19 9
10 11 12 13 14		

CONCESSION III- NEW SURVEY

<u>LOT*</u>	<u>BY-LAW</u>	<u>PURPOSE</u>
12		
13		
14	86-16	"RU2"-Exception Sections 23.14,23.15

Updated to By-Law #95-10

MAP REFERENCES: MAP 1

LOCATION		EXCEPTION SECTION	BY-LAW
(A)	Pt. Lots 14, 15, Cone.8	9.5	81-44
(B)	Pt. Lot Cone.9	10.6	80-96
(C)	Pt. Lot 28 Cone.5	22.13	81-16 82-124
(D)	Pt. Lot 32 Cone.6	26.7	81-39
(E)	Pt. Lot 9, Cone.7	24.5	01-73
(F)	Pt. Lot 21 Cone.4	10.8	81-36
(G)	Pt. Lot 30 Cone.11	26.9	81-125
<*)	Pt. Lot Cone * 5	w/A	i ...27
(I)	Repealed by By-law 83-26		
(J)	Repealed by By-law 82-36		
(K)	Pt. Lot 21 Cone.8	22.16	81-150
(L)	Pt. Lot 19 Cone.9	N/A	82-6
(M)	Pt. Lot Cone.9	N/A	82-24
(N)	Lots 13, 14, Plan 155, (Pt. Lot Cone.6)	10.10	82-35
(O)	Repealed by By-law 82-66		
(P)	Pt. Lot 21 Cone.5	10.11	82-57
(Q)	Pt. Lot 25 Cone.8	22.18	83-6
(R)	Pt. Lot 3, Plan 463 (Pt, . 11, Cone.8) Lot	N/A	82-69
(S)	Pt. Lot Cone.2	22.19	82-75
(T)	Pt. Lot 26 Cone.8	22.20, 22.21	82-81
	Pt. Lot 20, Cone.4	10.13	82-84
	Pt. Lot 16, Cone.9	22.22	82-90
(V)			

MAP REFERENCES: Map 1

	<u>LOCATION</u>	<u>EXCEPTION SECTION</u>	<u>BY-LAW</u>
		10.14	82-91
(W)	Pt. Lot 26, Cone.5		
(X)	Pt. Lot 23, Cone.3	22.23	82-94
(Y)	Pt. Lot 18, Cone.4		83-12
(Z)	Repealed by By-law 83-42	22.24	83-9
(27)	Pt. Lot 27, Cone.5		
(28)	Pt. Lot 24, Cone.6	22.25	83-10
(29)	Pt. Lot 30, Cone.11	10.16	83-27
(30)	Repealed by By-law 83-126	22.26	83-35
(31)	Pt. Lot 30, Cone.3		
(32)	Pt. Lot 16, Cone.11	10.18, 10.19	83-42
(33)	Pt. Lot 16, Cone.12	22.28	83-43
(34)	Pt. Lot 21, Cone.8	22.30	83-72
(35)	Lots 22, 23, Plan 155, (Pt. Lot 23, Cone.6)	10.20	83-82
(36)	Pt. Lot 9, Cone.7	22.31	83-83
(37)	Pt. Lot 30, Cone.3	22.32	83-84
(38)	Pt. Lots 34, 35, Cone.2	N/A	83-104
(39)	Pt. Lot 30, Cone.7	22.34	83-110
(40)	Pt. Lot 10, Cone.6	10.21	83-118
(41)	Pt. Lot 23, Cone.4	22.36	83-119
(42)	Pt. Lot 5, Cone.2	22.37	83-154
(43)	Not Applied		
(44)	Lots 5, 6, Plan 153		
		N/A	84-8

MAP REFERENCES: Map 1

	<u>LOCATION</u>	<u>EXCEPTION SECTION</u>	<u>BY-LAW</u>
(45)	Pt. Lots 14, 15, Cone.2	22.38	84-37
(46)	Pt. Lots 31, 32, Cone.7	10.22	84-7
(47)	Pt. Lot 35, Cone.3	10.23	84-46
(48)	Pt. Lot 8, Cone.7	N/A	84-89
(49)	Pt. Lot 16, Cone.4	10.24	84-9P
(50)	Pt. Lots 22, 23, Cone.2	22.39	84-99
(51)	Pt. Lot 35, Cone.7	10.25	84-150
(**?)	Pt. •'«©*. J, ttone.2		
(53)	Pt. Lot 20, Cone.5	22.42	85-io
(54)	Pt. Lot 31, Cone.2	6.30(v)	85-17
(55)	Pt. Lot 15, Cone.2	10.26	85-32
(56)	Pt. Lot 15, Cone.5	22.43	85-36
(57)	Pt. Lot 34, Cone.7	10.27	85-37
(58)	Pt. Lot 16, Cone.9	N/A	85-58
(59)	Pt. Lot 30, Cone.2	22.44	85-75
(60)	Pt. Lot 22, Cone.9	22.45	85-88
(61)	Pt. Lot 23, Cone.5	22.46	85-110
(62)	Pt. Lot 10, Cone.11	10.28, 26.13	86-32
(63)	Pt. Lot 15, Cone.3	22.47	85-121
(64)	Pt. Lot 15, Cone.3	22.48	85-122
(65)	Pt. Lot 22, Cone.4	6.30(vi), 22.49	85-131
(66)	Pt. Lot 10, Cone.7	22.50	85-144
(67)	Pt. Lot 25, Cone.7	22.51	86-8

yap PRPF. RENCES: --Map 1

	<u>T. OCATION</u>	<u>EXCEPTION SECTION</u>	<u>BY-LAW</u>
		22.52	86-9
(68)	Pt. Lot 26, Cone.4	22.53	86-27
(69)	Pt. Lot 26, Cone.7	N/A	86-31
(70)	Pt. Lot 16, Cone.2	22.54	86-58
(71)	Pt. Lot 20, Cone.11	22.55	86-71
(72)	Pt. Lots 19, 20, Cone.6	22.56	86-72
(73)	Pt. Lot 35, Cone.7	22.57	86-73
(74)	pt. Lot 26, Cone.10	22.58	86-104
^ ; „>:;, sot 15, Cone. 10		22.59	86-105
(76)	Pt. Lot 29, Cone.10	22.61	86-107
(77)	Pt. Lot 22, Cone.12	24.9	86-122
(78)	Pt. Lot 32, Cone.11	21.12	86-132
(79)	Pt. Lot 22, Cone.3	10.30	86-144
(80)	Pt. Lot 15, Cone.3	22.63	86-151
(81)	Pt. Lot 23, Cone.5	22.64	86-159
(82)	Pt. Lots 24, 25, Cone.4	10.31	86-143
(83)	Pt. Lot 15, Cone.8	22.65	87-5
(84)	Pt. Lot 15, Cone.7	22.66, 22.67	87-6
(85)	Pt. Lot 15, Cone.10	10.32	87-19
(86)	Pt. Lot 16, Cone.11	10.34	87-37
(87)	Pt. Lot 16, Cone.5 - Repealed	22.69	87-42
(88)	Pt. Lot 22 , Cone.3	22.70	87-60
(89)	Pt. Lots 19,20 , Cone.6	22.71	87-73
(90)	Pt. Lot 13, Cone.9		

MAP REFERENCES St Map 1

	<u>LOCATION</u>	<u>EXCEPTION SECTION</u>	<u>BY-LAW</u>
(91)	Lots 14,15, Plan 162	10.35	87-74
(92)	Pt. Lot 32, Cone. 11	N/A	87-82
(93)	Pt. Lot 15, Cone. 9	N/A	87-83
(94)	Pt. Lot 26, Cone.7	22.72	87-95
(95)	Pt. Lot 9, Cone. 7	6.30(viii)	87-96
(96)	Pt. Lot 22, Cone. 10	N/A	87-104
(97)	Pt. Lots 2,3,4, Cone. 7	6.30(ix)	87-105
(98)	Pt.Lots 24*25, Cone. 8	22.73	tf'/-J.20
(99)	Pt. Lot 20, Cone. 9	10.36	87-129
(100)	Pt. Lot 22,23, Cone. 2	26.17	87-140
(100A)	Pt. Lot 26, Cone. 2	10.37	87-160
(101)	Pt. Lot 19, Cone. 4	10.38	88-7
(102)	Pt. Lot 28, Cone. 5	10.39,22.75	88-13
(103)	Pt. Lot 24, Cone. 6	6.30(x), 22.76	88-21
(104)	Pt. Lot 7, Cone. 11	22.77	88-29
(105)	Pt. Lot 27, Cone. 10	22.78	88-44
(106)	Pt. Lot 31, Cone. 2	10.40	88-45
(107)	Pt. Lot 16, Cone.3	10.41	88-49
(108)	Pt. Lots 21,22, Cone. 10	22.79	88-50
(109)	Pt. Lot 15, Cone. 11	10.42,26.18	88-58
(110)	Pt. Lots 18,19, Cone. 9	6.30(xi), 22.80	88-60
(111)	Pt. Lot 15, Cone. 3	22.81	88-65
(112)	Pt. Lot 15, Cone. 4	10.43,22.82	88-72

MAP REFERENCES? Map 1

LOCATION f

	EXCEPTION SECTION	BY-LAW
	21.14	88-74
(113) Pt Lot 15 Cone. 2		
(114) Pt Lot 10 Cone. 9	22.83	88-92
(115) Pt. Lot 35 Cone.10	16.12, 24.10	88-113
(116) Pt. Lots 24 ,25,	22.84	88-134
(118) Pt. Lot 24 Cone.4 Cone.9		
(119) Pt. Lot 16 Cone.9	6.30(xii), 22.87	88-157
(120) Pt. Lot Cone.9	6.30(xiii), 22.88	88-165
Ul&~:-. X ■ Keg ??lan M-1571 (Pt. Lot 32/Cone.6)		
(123) Pt. Lot 30, Cone.3	N/A	88-9
(123) Pt. Lot 10, Cone.9	21.16	89-54
(124) Pt. Lot 8, Cone.6	10.45, 26.22	89-71
(125) Pt.Lot 8, Cone.6	6.30(xv), 22.89, 22.90	89-72
(126) Pt. Lot 16, Cone.10	10.46	89-74
(127) Pt. Lot 18, Cone.2	22.91	89-93
(128) Pt. Lot 20, Cone.3	22.92	89-106
(129) Pt. Lot 19, Cone.10	22.93	89-143
(130) Pt. Lot 12, Cone.8	22.94	89-144
(131) not assigned	9.12,9.13,9.14	89-182
(132) Pt. Lots 13,14,15, Cone. 2		
(133) Pt. Lots 33,34 Cone. 5	6.30(ii) (65), 22.96	90-4

MAP REFERENCES: Map 1

LOCATION

- (134) Lots 9,10, Plan 161
- (135) Pt. Lot 20, Cone. 4
- (136) Pt. Lot 20, Cone.4
- (137) Pt. Lots ^1,22 & 23, Cone. 2
- (138) Pt. Lot 22, Cone. 7
- (139) Pt. Lot 3, Cone. 11
- (140) P* , J>»i ., Cone. 2,
Lot 35, Cone. 2 & Pt. Lot 1, Cone. 2 (O.S.)
- (141) Pt. Lot 11 & 12, Cone. 11
- (142) Pt. Lot 21, Cone. 8
- (143) Pt. Lot 15, Cone. 4
- (144) Pt. Lot 12, Cone. 2
- (145) Pt. Lot 16, Cone. 2
- (146) Pt. Lots 16 & 17, Cone. 3

<u>EXCEPTION SECTION</u>	<u>BY-LAW</u>
10.47	90-9
10.48	90-55
10.49	90-56
26.28	90-91
22.99	30-101
22.100	90-114
22.101	90-137
6.32(xviii), 22.102	90-154
10.53	91-17
22.103 6 . (ii)	91-34
' 3	
10.54	91-59
22.104, 6 . (ii)	91-65
(69) . 3	